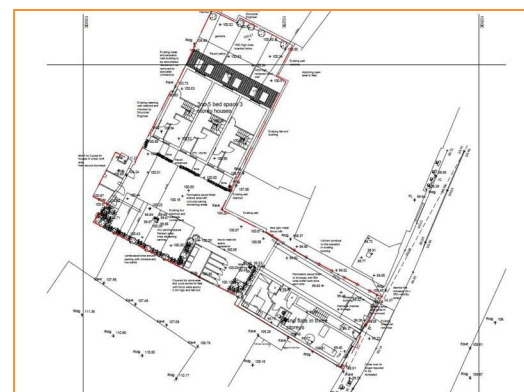


Development Site @, 54 West Street, Bedminster, Bristol, BS3 3LH

Sold @ Auction £500,000

Hollis Morgan SOLD @ FEBRUARY AUCTION - A Freehold DEVELOPMENT SITE (0.15a) with PLANNING GRANTED to erect a scheme of 3 X HOUSES and 4 x FLATS plus PARKING with a GDV upto £1.85m



Development Site @, 54 West Street, Bedminster, Bristol, BS3 3LH

FOR SALE BY AUCTION

*** SOLD @ THE HOLLIS MORGAN FEBRUARY AUCTION ***

LOT NUMBER 12

Wednesday 27th February 2019

All Saints Church Pembroke Road, Clifton, Bristol BS8 2HY

Legal packs will be available for inspection from 18:00.

The sale will begin promptly at 19:00

EXTENDED COMPLETION

Completion is set for 8 weeks or earlier subject to mutual consent.

SOLICITORS

Dave Roberts

Star Legal

david.roberts@star-legal.co.uk

ONLINE LEGAL PACKS

Digital Copies of the Online legal pack can be downloaded Free of Charge.

Please visit the Hollis Morgan Website and select the chosen lot from our Current Auction List.

Follow the RED link to "Download Legal Packs" For the first visit you will be required to register simply with your email and a password.

Having set up your account you can download legal packs or if they are not yet available they will automatically be sent to you when we receive them.

You will be automatically updated by email if any new information is added.

There will be a note added to the list to confirm AUCTION PACK NOW COMPLETE when no further information is due to be added.

*** STAY UPDATED *** By registering for the legal pack we can ensure you are kept updated on any changes to this Lot in the build up to the sale.

THE LAND

A Freehold L shaped parcel of land (0.158 Acres) with access from West Street.

Ground investigation report - refer to online legal pack.

LOCATION

Located at the lower end of West Street and is close to North Street which offers an array of independent retailers, gourmet restaurants, affluent bars, cafes and friendly public houses.

Bristol City Centre is less than 1 mile away.

THE OPPORTUNITY

PLANNING GRANTED

Planning has been granted to erect a scheme of 3 x 3 bed houses and 4 x Flats.

Full details of the proposed development can be downloaded with the online legal pack.

Please refer to online pack for copies of contamination reports and various other relevant documents relating to the conditions.

HOUSES

Terrace of 3 x 3 Bedroom (5 Person) houses arranged over 3 floors - 1087 Sq Ft

Ground Floor - Kitchen, Living Space, WC, Courtyard Garden and Bin Store

First Floor - Bedroom 3, Bedroom 2, Bathroom.

Top Floor - Bedroom 1, Bathroom.

FLATS

Flat 1 608 sq ft (1 Bed)

Flat 2 786 sq ft (2 Bed)

Flat 3 570 sq ft (1 Bed)

Flat 4 581 Sq ft (1 Bed)

PARKING

4 Spaces

SITE GDV

HOUSES

£325,000 - £350,000 (x 3)

FLATS

£175,000 - £185,000 (1 Bed x 3)

£230,000 - £250,000 (2 x 1)

TOTAL GDV

£1.73m - £1.85m

Please contact our NEW HOMES TEAM for GDV breakdown.

Calum Melhuish

Calum@hollismorgan.co.uk

PLANNING GRANTED

Reference 16/05399/F

Alternative Reference PP-05482722

Application Received Wed 05 Oct 2016

Application Validated Wed 12 Oct 2016

Address 54 West Street Bedminster Bristol BS3 3LH

Proposal Demolition of workshop and erection of 3 x 3 storey houses and 3 storey block containing 4 flats with associated external works.

Status Decided

Decision GRANTED subject to condition(s)

Decision Issued Date Mon 13 Mar 2017

Appeal Status Unknown

PLANNING UPDATE - CONDITIONS

Reference 17/05695/COND

Alternative Reference PP-06450052

Application Received Thu 12 Oct 2017

Application Validated Thu 12 Oct 2017

Address 54 West Street Bedminster Bristol BS3 3LH

Proposal Application to approve details in relation to condition 2(Contamination), 3 (Remediation Scheme), 4 (Implementation of Remediation Scheme), 6 (Noise Sensitive Premises Assessment), 7(Construction environmental management plan), 9 (SUDS) and 11 (Artificial Lighting) of permission 16/05399/F Demolition of workshop and erection of 3 x 3storey houses and 3 storey block containing 4 flats with associated external works.

Status Decided

Decision Condition application decided

Decision Issued Date Wed 06 Dec 2017

Appeal Status Unknown

RENTAL APPRAISAL

What rent can we achieve for you?

The Bristol Residential Letting Co. are confident this property would make a good rental investment. Josh Box of The Bristol Residential Letting Co suggests rents in the region of;

3 bedroom houses - £1200pcm - £1300pcm

2 bedroom flat - £1000pcm - £1100pcm

1 bedroom flats - £800pcm - £850pcm

If you would like to discuss more detail on the potential for rental, you can call me (0117 370 8818) or email (josh@bristolreslet.com) for a no obligation discussion. Alternatively why not drop into my Office (222 North Street, Southville, BS3 1JD) where I am always happy to advise investors on maximising their investment.

EPC

For full details of the EPC please refer to the online legal pack.

GUIDE PRICE

An indication of the seller's current minimum acceptable price at auction. The guide price or range of guide prices is given to assist consumers in deciding whether or not to pursue a purchase. It is usual, but not always the case, that a provisional reserve range is agreed between the seller and the auctioneer at the start of marketing. As the reserve is not fixed at this stage and can be adjusted by the seller at any time up to the day of the auction in the light of interest shown during the marketing period, a guide price is issued. This guide price can be shown in the form of a minimum and maximum price range within which an acceptable sale price (reserve) would fall, or as a single price figure within 10% of which the minimum acceptable price (reserve) would fall. A guide price is different to a reserve price (see separate definition). Both the guide price and the reserve price can be subject to change up to and including the day of the auction.

RESERVE PRICE

The seller's minimum acceptable price at auction and the figure below which the auctioneer cannot sell. The reserve price is not disclosed and remains confidential between the seller and the auctioneer. Both the guide price and the reserve price can be subject to change up to and including the day of the auction.

BUYER'S PREMIUM

Please be aware all purchasers are subject to a £1000 + VAT (£1,200 inc VAT) buyer's premium which is ALWAYS payable upon exchange of contracts whether the sale is concluded before, during or after the auction date.

PRE AUCTION OFFERS

Some properties may be available to buy prior to the auction.

Pre auction offers can be only submitted by completing the OFFER FORM which can be downloaded with the online legal pack - please email the COMPLETED form to - olly@hollismorgan.co.uk.

Please note offers will not be considered until you have VIEWED the property and the COMPLETE LEGAL PACK has been released.

You will be emailed a note to confirm the AUCTION PACK NOW COMPLETE and then offers can be submitted.



e-mail: post@hollismorgan.co.uk www.hollismorgan.co.uk

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