



## The Old Garage, 1 Alma Vale Road, Clifton, Bristol, BS8 2HN

Auction Guide Price £220,000 +++

Hollis Morgan NOVEMBER AUCTION - A Freehold BUILDING PLOT with PLANNING GRANTED to convert to a 2 Bed COACH HOUSE with garden.

# The Old Garage, 1 Alma Vale Road, Clifton, Bristol, BS8 2HN

## FOR SALE BY AUCTION

\*\*\* SOLD @ HOLLIS MORGAN NOVEMBER AUCTION

\*\*\*

GUIDE £200,000 +++

SOLD @ £220,000

LOT NUMBER 42

Wednesday 28th November 2018

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.

## VIEWING

External Viewings at all times.

Internal inspection by appointment with Nick Heal or Lucinda Culpin - 0117 9736565

## SOLICITORS

Jonathan Beck

Carbon Law

Jonathan.Beck@carbonlawpartners.com

## 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 PROPERTY

An existing Freehold garage site located towards the west end of the road, close to Pembroke Road, in a prominent position fronting Alma Vale Road and immediately opposite the southern end of All Saints church.

Sold with vacant possession.

Front room: 33.57ft x 10.47ft

Front smaller room on the right: 14.98ft x 9.55ft

Back room: 14.98ft x 10.15ft

## LOCATION

Alma Vale Road is a unique and picturesque, mainly residential road, with an eclectic range of individual shops and quasi commercial businesses in a quiet enclave between Whiteladies Road and Clifton Village. Clifton Down shopping centre is within a short walk whilst Whiteladies Road with its plethora of restaurants, shops and leisure opportunities is also nearby. Clifton College, Clifton High School and The University of Bristol together with other educational institutions are all within close proximity. The Downs with its acres of open land bounded on the south western side by the spectacular Avon Gorge and historic suspension bridge is equally accessible whilst all the facilities to be found in the vibrant city centre can be reached via the local bus service or the train..

## THE OPPORTUNITY

PLANNING GRANTED - COACH HOUSE DEVELOPMENT ( 904 Sq Ft )

Planning has been granted to demolish the existing garages to create a stylish two bedroom coach house with an enclosed rear courtyard garden.

(Adjoining commercial properties have recently been converted into smart houses and flats).

## PLANNING GRANTED

Decision : GRANTED subject to condition(s)

Application no: 16/04706/F

Type of application: Full Planning

Site address: The Old Garage, 1 Alma Vale Road, Bristol, BS8 2HN

Description of development: Demolition of existing single storey garage with a 2-bed two-storey dwelling house.

Applicant: Mr Ben Bracey

Agent: Richard Pedlar Architects

Committee/delegation date: 21.12.16

Date of Notice: 21.12.1

## PLANNING INFORMATION

Details of all planning, elevations and decision notices can be downloaded with the online legal pack.

## RENTAL APPRAISAL

The Local Experts Say;

A great opportunity to create a great long term buy to let property on this unique road in Clifton. The two bedroom cottage would ideally suit corporate clients. Assuming the finish would be of a high standard it would be fairly unique in Clifton being a new build development and would let easily. The outdoor space would also be a very

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attractive letting feature.

If finished to a high standard the owner could expect in region of £1850.00 per calendar month or £22,200 per annum.

If you have any questions or queries regarding this valuation please contact us on 0117 911 3423, 07854367689 or [info@clifton-rentals.co.uk](mailto:info@clifton-rentals.co.uk)

## EPC

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

## 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.

## 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.

## 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](mailto: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.

In the event of an offer being accepted the property will only be removed from the auction and viewings stopped once contracts have successfully EXCHANGED subject to the standard auction terms and payment of the buyer's premium ( £1,200 ) to Hollis Morgan. Contracts can be signed either via the solicitors or at the Hollis Morgan offices subject to appointment.

## SURVEYS AND VALUATIONS

If you would like to arrange a survey or mortgage valuation of this Lot BEFORE the auction please instruct your appointed surveyor to contact Hollis Morgan and we will arrange access for them to inspect the property. Please note that buyers CANNOT attend the surveys and the surveyors are responsible for collecting and returning keys to the Hollis Morgan offices in Clifton.

## BIDDING AT THE AUCTION

This property is for sale by public auction and if you intend to bid please bring the following:

Proof of identity (valid passport or photo driving licence).  
Proof of address (bank statement, recent utility bill, council tax bill or tenancy agreement).

10% deposit payment.

Buyers premium payment.

Details of your solicitor.

## PAYING THE DEPOSIT & BUYERS PREMIUM

We can only accept the following at the auction:

Personal or Company Cheque

Bankers Draft

Debit Card ( NOT CREDIT CARD )

## TELEPHONE AND PROXY BIDDING

If you cannot attend the auction (although we strongly advise you do) you can make a TELEPHONE or PROXY BID. This authorises the auctioneer to bid on your behalf up to a pre-set limit. Forms and relevant conditions are available to download with the online legal pack. A completed form, ID and two cheques (one for the 10% deposit and one for the Buyer's Administration Fee of £900) are required by the Auction Department at least two full working days before the auction.

## AUCTION BUYERS GUIDE VIDEO

We have short video guides for both buying and selling by Public Auction on the Hollis Morgan Website. If you have any further questions regarding the process please don't hesitate to contact Auction HQ.

## TESTIMONIALS

We are very proud of what our past clients have say

about us - please visit the Hollis Morgan website to read their testimonials.

## **CHARITY OF THE YEAR**

Hollis Morgan are supporting Bristol charity based Off the Record! as our 2018 charity of the year with 5% of each buyers premium donated to help provide free and confidential mental health support and information to young people aged 11-25 in Bristol - [www.otrbristol.org.uk](http://www.otrbristol.org.uk) In 2017 we were delighted to be involved in raising £30,000 over 3 events for the "Life for a cure" Bristol based meningitis charity - [www.ryanbresnahan.org](http://www.ryanbresnahan.org) Visit the Charity page of our Website for further details - <https://www.hollismorgan.co.uk/charity/>