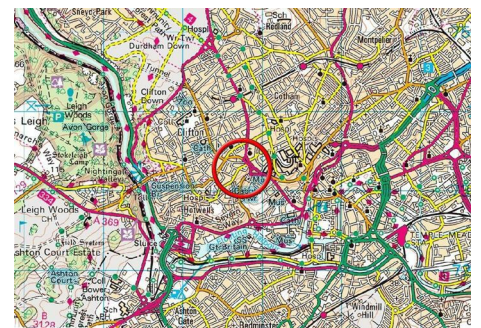
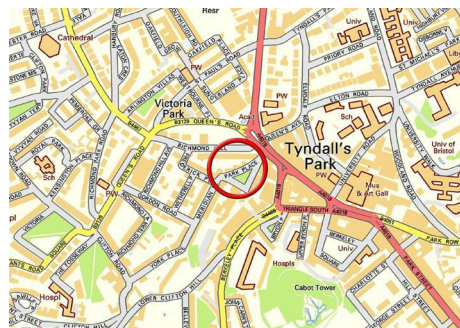
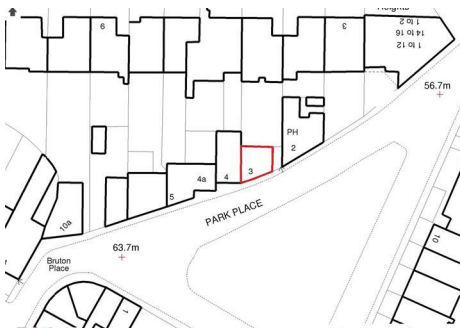


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 auction



The Coach House, 3 Park Place, Clifton, Bristol, BS8 1JW

Auction Guide Price £275,000 +++

Hollis Morgan NOVEMBER AUCTION LOT NUMBER 27 - COACH HOUSE with PLANNING GRANTED to convert into a 3 BED / 2 BATH with south facing ROOF TERRACE in an excellent location betwixt Clifton Village and The Triangle.

FOR SALE BY AUCTION

GUIDE PRICE £250,000
SOLD @ AUCTION £275,000

LOT NUMBER 27

Wednesday 18th November 2015
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

SOLICITORS

Caron Seawert
Veale Wasbrough Vizards
Orchard Court, Bristol, BS1 5WS
DX: 7831 Bristol
Tel: 0117 925 2020
cseawert@vww.co.uk

ONLINE LEGAL PACKS

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 register to receive them if not yet available. You will be automatically be updated if any new information is added.

THE PROPERTY

A charming former Coach House (Circa 635 Sq Ft) overlooking the stunning Park Place gardens and arranged over two floors with integral garage. Leasehold - we understand there is an opportunity to purchase the Freehold at a later date - please refer to legal pack.

LOCATION

Park Place is located just off the vibrant Triangle with it's wide range of affluent bars, pubs, cafes, restaurants as well as a number of convenience stores and independent retailers. Clifton Village, The Bristol Royal Infirmary and Bristol University are also within close proximity. This area is particularly popular with students and young professionals.

THE OPPORTUNITY

The property is now in need of complete modernisation and benefits from planning permission to convert into a stylish 3 bedroom mews house with integral garage, two bathrooms and stunning living space plus a south facing roof terrace.

We understand the resale value of the completed property is in the region of £600,000.

PLANNING INFORMATION

*** PLANNING GRANTED ON APPEAL ***

Reference: 13/02707/H

Application Received: Mon 17 Jun 2013

Address: 3 Park Place Clifton Bristol BS8 1JW

Proposal: Extension of an existing building for continued use as a dwelling. Existing first floor accommodation enlarged, front gable height raised. Construction of new first floor terrace. Alteration to existing vehicle entrance to accommodate modern car. New window openings at ground and first floor levels. Repair and reconstruction of parts of the existing fabric where required.

Decision: REFUSED

Appeal Status: Appeal Decided GRANTED

PLANS

Full details can be downloaded via the online legal pack.

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 £500 + 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.

OFFERS

Pre auction offers can be only submitted by completing the OFFER FORM which can be downloaded within the online legal pack. Please send 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. 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 buyers premium to Hollis Morgan.

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 Dance Voice as their 2015 Charity of the year. We are delighted to announce that 10% of every buyers premium will be donated to this excellent local charity - Dance Voice is dependent on voluntary donations to run its dance movement psychotherapy sessions which enable so many vulnerable people express themselves and improve and integrate their physical, emotional and social health and wellbeing. For further details on their outstanding work in the community please visit www.dancevoice.org.uk In 2014 Hollis Morgan successfully raised £2,500 for Bristol Children's Help Society www.tbchs.org.uk