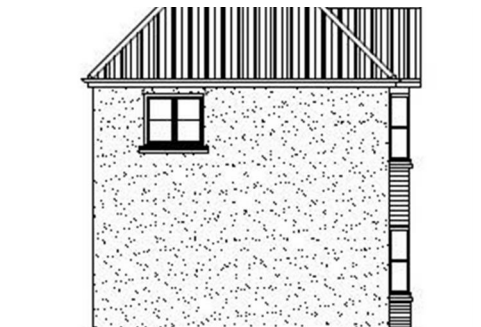
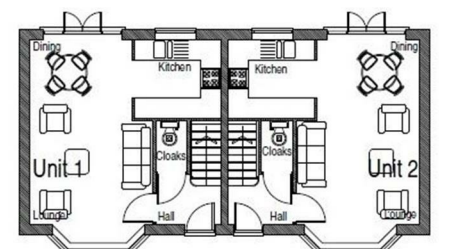
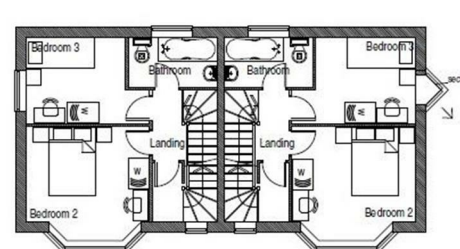
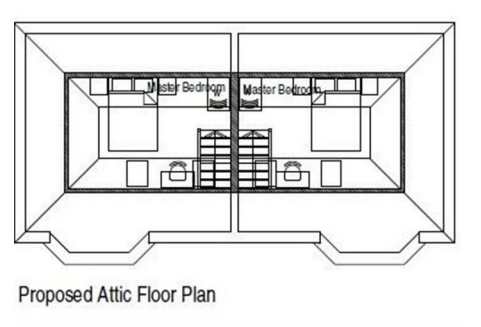
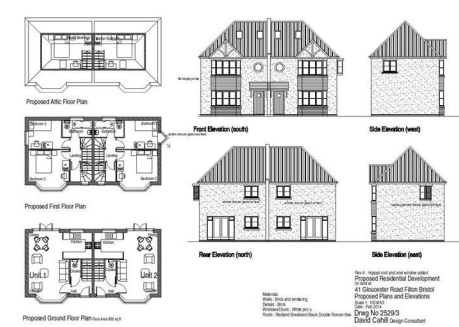
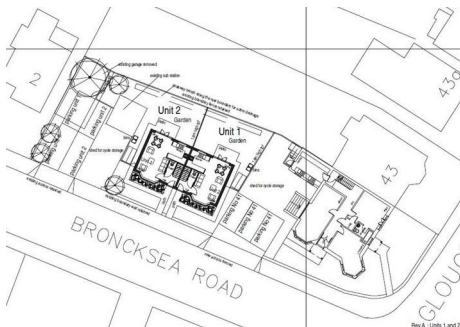
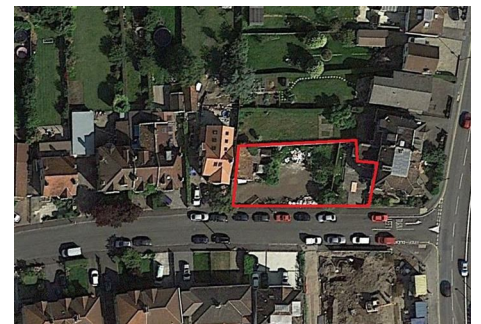
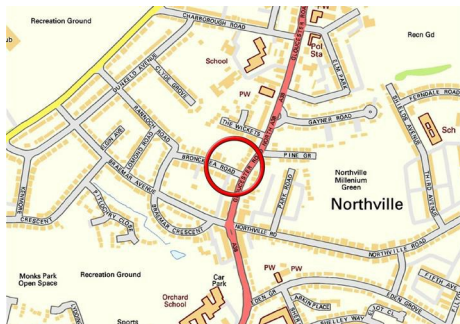


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Proposed First Floor Plan

Proposed Ground Floor Plan Floor Area 850 sq ft

**Land @ Rowan Lodge, 41 Gloucester Road North, Filton, Bristol, BS7 0SN**  
**Auction Guide Price £252,000 +++**

Hollis Morgan FEBRUARY AUCTION LOT NUMBER 41 - LAND with FULL PLANNING GRANTED to erect 2 x 3 bedroom SEMI DETACHED houses with tandem parking and gardens - GDV £560k  
 +++

## FOR SALE BY AUCTION

GUIDE PRICE - £150K +++  
SOLD @ AUCTION - £252K

LOT NUMBER 41

Wednesday 24th February 2016

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

Mark Griffiths  
Henriques Griffiths  
18 Portland Square  
Bristol  
BS2 8SJ  
Tel: 0117 909 4000  
Email: mgriffiths@henriquesgriffiths.com

## ONLINE LEGAL PACKS

Please visit the Hollis Morgan Website and select the chosen lot from our Current Auction List.  
Legal Packs are free to download from Hollis Morgan.  
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 LAND

An enclosed Freehold parcel of land with road frontage onto Bronksea Road in the highly desirable suburb of Filton close to the Southmead hospital.

## LOCATION

The property is situated in a very popular residential location within a few minutes walk of a comprehensive range of shops. There are excellent shopping and schooling facilities within the area together with British Aero Space, The University of The West of England, The Ministry of Defence, The Mall Shopping Centre, Parkway Station and The M4 & M5 Motorway network. The centre of Bristol is within approximately four miles.

## THE OPPORTUNITY

Planning has been granted to erect a pair of semi detached stylish homes arranged over three floors with open plan kitchen diner plus cloakroom on the ground floor, two bedrooms and family bathroom and a master bedroom on the top floor. Outside is an enclosed private garden and tandem parking space.

Plans can be downloaded with the online legal pack.

## RESALE VALUES

Please contact Calum Melhuish, Residential Sales Manager, to discuss the value of this properties – calum@hollismorgan.co.uk

Calum Says; " The market in Filton is extremely buoyant due to the expansion of Southmead Hospital and the excellent transport networks - on this basis i would suggest the resale values are in excess of £280,000 per unit."

## PLANNING GRANTED

Reference PT14/1161/F  
Application Received Tue 25 Mar 2014  
Proposal Removal of existing garage. Erection of 2 no. semi deatched dwellings with new access and associated works.  
Status Approve with Conditions

## 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 £750 + 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](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. 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 Home Start Bristol as our 2016 Charity of the year. We are delighted to announce that 10% of every buyer's premium will be donated to this excellent local charity – Home-Start Bristol provides a unique kind of help which has a profound impact on struggling families with young children, 98% of those who finished a period of support reported that their wellbeing had increased. If you would like to find out more about Home-Start Bristol and how you can support us please visit our website [www.homestartbristol.org.uk](http://www.homestartbristol.org.uk)