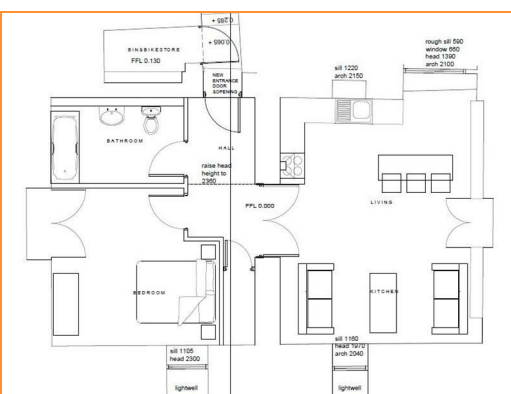




21A Jacobs Wells Road, Cliftonwood, Bristol, BS8 1DS

Sold @ Auction £100,000

Hollis Morgan *** SOLD @ NOVEMBER AUCTION *** - A self contained DEVELOPMENT OPPORTUNITY to create a 1 bedroom FLAT with PLANNING GRANTED in this sought after LOCATION.



21A Jacobs Wells Road, Cliftonwood, Bristol, BS8 1DS

FOR SALE BY AUCTION

*** SOLD PRIOR TO AUCTION ***

LOT NUMBER 34

Wednesday 30th November 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

Tim Peters

Metcalfe Solicitors

46-48 Queen Square, Bristol, BS1 4LY

Tel: 0117 929 0451

tpeters@metcalfe.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.

*** 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

Occupying the lower ground floor of this imposing period property is a self contained interesting vaulted space with natural light and a private entrance.

The unit is accessed via a private pathway to the left hand side of the Chapel (which is currently being converted into a family home) and comprises two large vaulted rooms with additional ceiling height above.

Leasehold tenure on a 999 year lease at peppercorn rent "The Freehold reversion to be transferred to a tenants' owned management company following completion of the sale of this last unit in the building".

LOCATION

The property occupies a prominent position on Jacob Wells Road within the popular suburb of Clifton Wood. Strategically located, local attractions including: Clifton Village, The Harbourside, The Triangle and The University of Bristol are all within walking distance.

THE OPPORTUNITY

Planning has been granted to develop the unit into a self contained one bedroom flat.

There is scope to remove the vaulted ceilings to reveal the much higher original ceilings and also to increase the size of the windows.

PLANNING GRANTED

Application No. 15/04499/COU

Address 21A Jacobs Wells Road, Bristol, BS8 1DS

Description of Development Prior approval for the change of use from Storage or Distribution buildings Use Class B8 to residential accommodation falling within Use Class C3 (dwelling houses)

Agent Aspect360 Ltd

Applicant Hyland Properties Ltd

Decision Prior Approval is given for the above development and as described in the notice to the council received on 26 August 2015

Date of decision: 21.10.15

PLANNING GRANTED

Decision : GRANTED subject to condition(s)

Application no: 15/06346/F

Type of application: Full Planning

Site address: 21A Jacobs Wells Road, Bristol, BS8 1DS.

Description of development: Proposed new entrance doorway into building.

Applicant: Hyland Properties Ltd

Agent: Aspect360 Ltd

Committee/delegation date: 02.02.16

Date of Notice: 02.02.16

RENTAL APPRAISAL - CLIFTON RENTALS

Unique opportunity to develop this hidden site and stamp your own design onto what could be a stunning property. Due to location property would be developed in a modern contemporary way and maximise light. The property would ideally suit professional(s) and if developed to high standard could achieve circa £1000pcm.

If you have any queries please contact Clifton Rentals on info@clifton-rentals.co.uk or 0117 911 3423/07854367689

BUYER'S PREMIUM

Please be aware all purchasers are subject to a £750 + VAT (£900 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.

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 buyer's premium (£900) 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

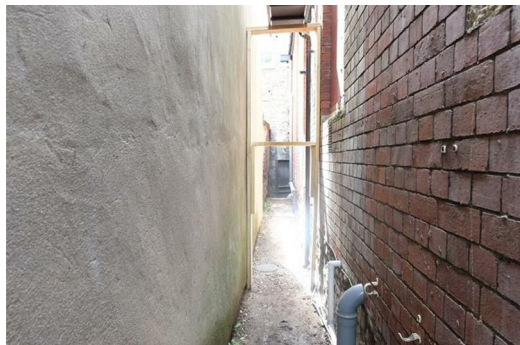
We have short video guides for both buying and selling by Public Auction on the Hollis Morgan Website. If you have any further questions regarding the process please don't hesitate to contact Auction HQ.

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 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



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

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