



**Ground Floor, 69 Colston Road, Easton, Bristol, BS5 6AA**

**Sold @ Auction £115,000**

Hollis Morgan JULY AUCTION LOT NUMBER 10 - A development opportunity in this sought after location - PLANNING GRANTED for 2 BED FLAT with courtyard GARDEN and large GARAGE / WORKSHOP - Includes FREEHOLD.



# Ground Floor, 69 Colston Road, Easton, Bristol, BS5 6AA

**FOR SALE BY AUCTION**  
\*\*\* SOLD POST AUCTION \*\*\*

LOT NUMBER 10  
Wednesday 20th July 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

**VIEWINGS**  
By Appointment

**SOLICITORS**  
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**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 PROPERTY**  
A ground floor ( former shop ) leasehold corner unit with private entrance and site to rear.  
Please note the sale includes the Freehold but not the first floor has recently been developed into a stylish one bedroom flat and is subject to a separate long leasehold.

**LOCATION**  
Colston Road is situated in the popular suburb of Easton and is within walking distance of Stapleton Road offering a wide range of independent local traders and convenience stores. Bristol City Centre is approximately two miles away whilst the nearby M32 motorway network offers a fast route out of the City.

**THE OPPORTUNITY**  
Planning has been granted to develop the unit into a large two bedroom flat with courtyard garden and large garage / workshop to the rear.  
Please note the garage / workshop has roller shutter door and roof lights and may be suitable for home office etc.

There is also an additional basement level that may offer further development opportunity subject to gaining the necessary consents.

We understand the finished unit valued at £230,000 - £250,000.

FULL DETAILS OF THE PLANNING CAN BE FOUND WITH THE ONLINE LEGAL PACK

**RENTAL APPRAISAL**  
The local lettings experts say:

The Bristol Residential Letting Co. are confident this property would make a good rental investment. Don McKeever of The Bristol Residential Letting Co suggests a rental range of £850-£900pcm subject to the property being refurbished for the professional market. If you would like to discuss more detail on the potential for rental, you can call Don (0117 370 8818) for a no obligation discussion. He will be very happy to advise on maximising the return on this property.

**PLANNING GRANTED**  
Decision : GRANTED subject to condition(s)  
Application no: 14/04286/F  
Type of application: Full Planning  
Site address: 69 Colston Road, Bristol, BS5 6AA.  
Description of development: Convert and extend existing ground floor shop to provide a 2 bedroom flat. Construct a new garage.  
Applicant: Mr Stephen Tutton  
Agent: Apex Architecture Ltd  
Committee/delegation date: 05.11.14  
Date of Notice: 05.11.14

**DOWNLOAD PLANNING INFORMATION**  
Full details of the planning permission, drawings etc can be downloaded with 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 £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.

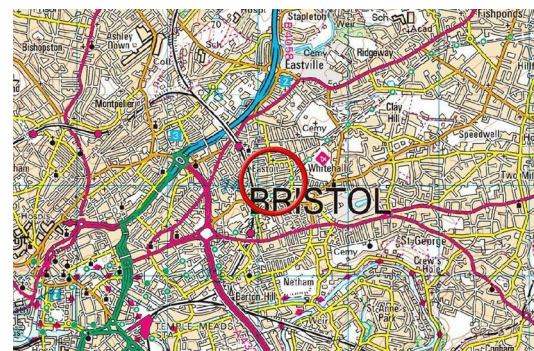
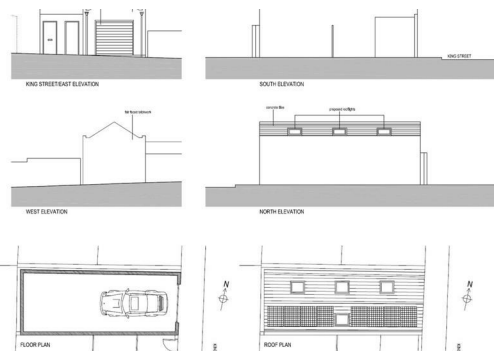
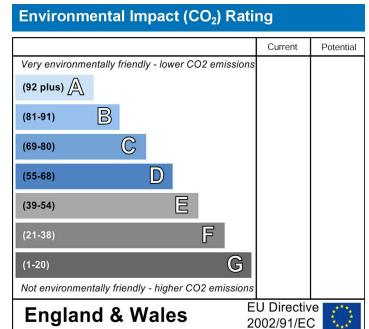
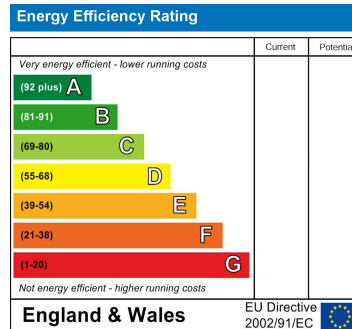
**OFFERS**  
Pre auction offers can be only submitted by completing the OFFER FORM which can be downloaded within the online legal pack. Please send the COMPLETED form to - [olly@hollismorgan.co.uk](mailto:olly@hollismorgan.co.uk) Please note offers will not be considered until you have viewed the property 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.

**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](http://www.homestartbristol.org.uk)



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