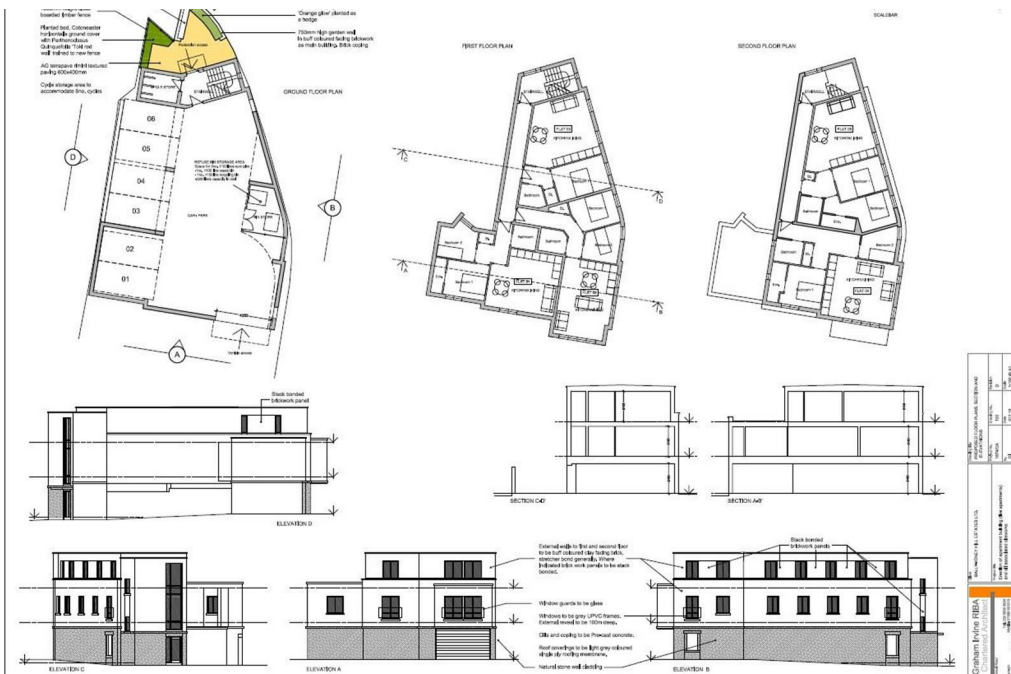
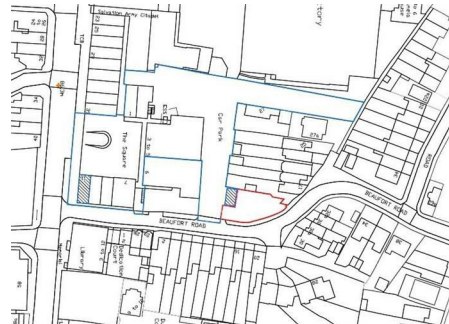


0117 973 6565
 www.hollismorgan.co.uk
 post@hollismorgan.co.uk

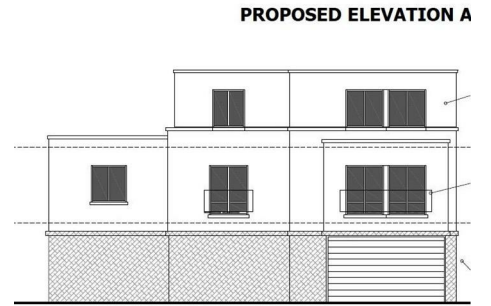
hollis
 morgan
 auction



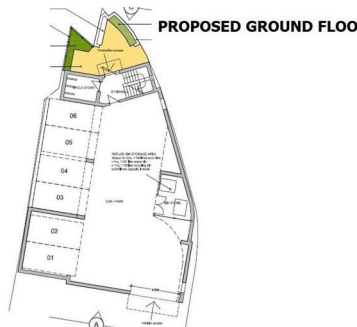
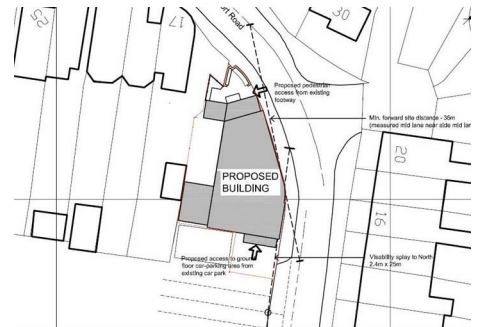
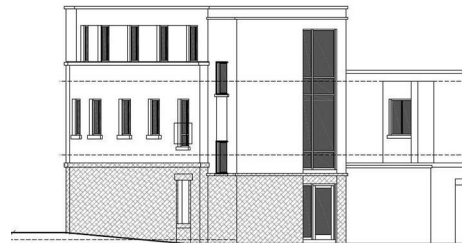
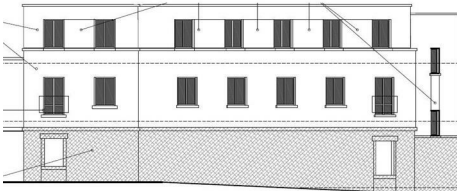
PROPOSED ELEVATION I



PROPOSED ELEVATION C



PROPOSED ELEVATION A



PROPOSED GROUND FLOOR



PROPOSED FIRST FLOOR



PROPOSED SECOND FLOOR

Parcel of Land @ Beaufort Road, Staple Hill, Bristol, BS16 5JX

Auction Guide Price £215,000 +++

Hollis Morgan *** SOLD @ LIVE ONLINE AUCTION *** - A Freehold corner PLOT with PLANNING GRANTED to erect a scheme of 5 FLATS with PARKING in this popular location - GDV £900K

Parcel of Land @ Beaufort Road, Staple Hill, Bristol, BS16 5JX

COVID UPDATE – LOCKDOWN 3.0

Following Government advice (05.01.21) the housing market will remain open during the new lockdown in England.

Hollis Morgan are open for viewings and valuations whilst adhering to the latest social distancing and PPE rules.

Please contact the auction team for any questions.

ADDRESS

Land At Beaufort Road, Staple Hill, Bristol BS16 5JX

FOR SALE BY LIVE ONLINE AUCTION

*** SOLD BY HOLLIS MORGAN LIVE ONLINE AUCTION ***

GUIDE PRICE £140,000 +++

SOLD @ £215,000

Lot Number 30

The Live Online Auction is on Wednesday 19th May @ 18:00

Registration Deadline is on Monday 17th May @ 16:00

The Auction will be streamed LIVE ONLINE via the Hollis Morgan website & you can chose to bid by telephone, proxy or via your computer.

Registration is a simple online process – please visit the Hollis Morgan auction website and click “REGISTER TO BID”

PRE AUCTION OFFERS

On this occasion the vendors will NOT be considering pre auction offers on this lot.

JOINT AGENTS

Ocean Land & New Homes

COMPLETION – BEAT THE STAMP DUTY DEADLINE

Completion is set for 6 weeks or earlier subject to mutual consent.

Beat the Stamp Duty Deadline and complete before June 30th

VIEWINGS

The site is open for inspection at all times.

SOLICITORS

Emma Buck

Associate | Spratt Endicott

Banbury Office

T: 01295 204111 | E: ebuck@se-law.co.uk

F: 01295 204081 | W: <http://www.se-law.co.uk>

Spratt Endicott, 52-54 The Green, South Bar Street, Banbury, Oxfordshire, OX16 9AB

ONLINE LEGAL PACKS

** LEGAL PACK COMPLETE **

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 LAND

A Freehold parcel of land on with vacant possession.

LOCATION

The property is located on the borders of the popular suburbs of Staple Hill and Fishponds, a short distance from both High Street's array of local amenities & services, including independent retailers, pubs, bars, cafes and restaurants all in close proximity.

Bristol City Centre is approximately six miles away and served by frequent bus service plus an easy access route onto Bristol/Bath cycle-way to rear.

THE OPPORTUNITY

RESIDENTIAL DEVELOPMENT - PLANNING GRANTED

Planning has been granted to erect a scheme of 5 flats with parking and a GDV of £900,000

Please contact the Hollis Morgan New Homes Team for further information on the values etc.

PROPOSED SCHEDULE OF ACCOMMODATION

GROUND FLOOR

6 secure off street parking spaces

Bike and Bin Store

FIRST FLOOR

Flat 1 – 610 Sq Ft

Self contained unit with open plan kitchen / dining / living space, Bedroom 1, En Suite, Bedroom 2, Bathroom

Parcel of Land @ Beaufort Road, Staple Hill, Bristol, BS16 5JX

Flat 2 – 650 Sq Ft

Self contained unit with open plan kitchen / dining / living space, Bedroom 1, Bedroom 2, Bathroom

Flat 3 – 485 Sq Ft

Self contained unit with open plan kitchen / dining / living space, Bedroom 1, Bathroom

SECOND FLOOR

Flat 4 – 828 Sq Ft

Self contained unit with open plan kitchen / dining / living space, Balcony Bedroom 1, En Suite, Bedroom 2, Bathroom

Flat 5 – 688 Sq Ft

Self contained unit with open plan kitchen / dining / living space, Bedroom 1, En Suite, Bedroom 2, Bathroom

PROPOSED GDV SCHEDULE

FLAT 1 - £175,000

FLAT 2 - £180,000

FLAT 3 - £165,000

FLAT 4 - £195,000

FLAT 5 - £185,000

TOTAL - £900,000

PLANNING GRANTED

Reference PK17/1743/F

Alternative Reference PP-05994283

Application Received Thu 13 Apr 2017

Application Validated Thu 13 Apr 2017

Address Land At Beaufort Road Staple Hill South Gloucestershire BS16 5JX

Proposal Erection of 3 storey apartment building for 5 apartments with ground floor integral parking and all associated works.

Status Decided

Decision Approve with Conditions

Decision Issued Date Mon 17 Dec 2018

Appeal Status Unknown

Appeal Decision Not Available

PLANNING INFORMATION

Full details of the proposed scheme and drawings can be downloaded with the online legal pack.

RENTAL APPRAISAL

What rent can we achieve for you?

The Bristol Residential Letting Co. are confident this property would make a good rental investment. Josh Box of The Bristol Residential Letting Co suggests rents in the region of;

First floor

Flat 1 (2 bedroom, 2 bathroom flat) - £900pcm - £950pcm

Flat 2 (2 bedroom, 1 bathroom flat) - £900pcm - £950pcm

Flat 3 (1 bedroom first floor flat) - £800pcm - £850pcm

Second floor

Flat 4 (2 bedroom, 2 bathroom flat with balcony) - £925pcm - £975pcm

Flat 5 (2 bedroom, 2 bathroom flat) - £900pcm - £950pcm

If you would like to discuss more detail on the potential for rental, you can call me (0117 370 8818) or email (josh@bristolreslet.com) for a no obligation discussion. Alternatively why not drop into my Office (222 North Street, Southville, BS3 1JD) where I am always happy to advise investors on maximising their investment.

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.

BUYER'S PREMIUM

Please be aware all purchasers are subject to a £1000 + VAT (£1,200 inc VAT) buyer's premium which is ALWAYS

Parcel of Land @ Beaufort Road, Staple Hill, Bristol, BS16 5JX

payable upon exchange of contracts whether the sale is concluded before, during or after the auction date.

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.

AUCTION FINANCE

Some properties may require specialist auction finance- please contact Hollis Morgan for access to expert advice and "whole of market" rates.

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.

2021 CHARITY OF THE YEAR

Hollis Morgan are supporting Bristol Charity 1625 Independent People as our 2021 Charity of the year with a % of each Buyers premium being donated.

1625 Independent People (1625ip) is a charity that works with young people who are homeless, leaving care or at risk of homelessness in Bristol and the South West.

Visit the Hollis Morgan Charity page of our Website for further details - www.hollismorgan.co.uk/charity

TESTIMONIALS

We are very proud of what our past clients have say about us - please visit the Hollis Morgan website to read their testimonials.

WHY HOLLIS MORGAN?

Hollis Morgan hold the largest land & property auctions in the region.

Hollis Morgan sold more £££'s of Land & Property in both 2018 & 2019 than any other auctioneer in the region.

In fact, no auctioneer has sold more than Hollis Morgan since 2010 with over £289m of sales - £95m more than anyone else.

*Source EIG – Sales in BS and GL postcodes by agents based in BS or GL postcodes.

Hollis Morgan was the most successful Auctioneer in Bristol & North Somerset during 2018 – 2019 with an 87 % success rate.

*Source EIG – Sales in BS postcodes 2018 & 2019 by agents based in BS

AUCTION PROPERTY DETAILS DISCLAIMER

Hollis Morgan endeavour to make our sales details clear, accurate and reliable in line with the Consumer Protection from Unfair Trading Regulations 2008 but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. All Hollis Morgan references to planning, tenants, boundaries, potential development, tenure etc is to be superseded by the information contained in the legal pack. It should not be assumed that this property has all the necessary Planning, Building Regulation or other consents. Any services, appliances and heating system(s) listed have not been checked or tested. Please note that in some instances the photographs may have been taken using a wide angle lens. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so on behalf of the seller.