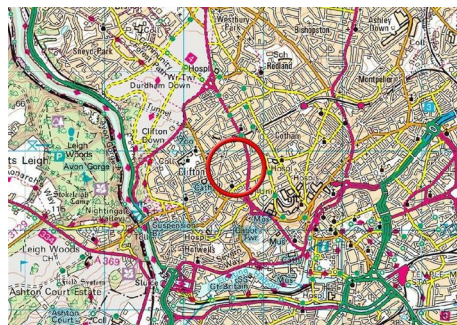




0117 973 6565
 www.hollismorgan.co.uk
 post@hollismorgan.co.uk

hollis
 morgan
 auction



10 Alexandra Road, Clifton, Bristol, BS8 2DD

Auction Guide Price £1,090,000 +++

Hollis Morgan SEPTEMBER AUCTION - A prime Clifton FAMILY HOME (4165 Sq Ft) in a sought after location with HUGE POTENTIAL and an array of ORIGINAL PERIOD FEATURES - on the market for the first time since 1979.

10 Alexandra Road, Clifton, Bristol, BS8 2DD

FOR SALE BY AUCTION

*** SOLD @ THE £10M SEPTEMBER AUCTION –
NOW TAKING LOTS – 0117 973 6565 ***

GUIDE £ 1M +++
SOLD @ £ 1,090,000

LOT NUMBER 14

Wednesday 26th September 2018

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

PRE AUCTION OFFERS

On this occasion the vendor will NOT consider any pre auction offers.

EXTENDED COMPLETION

Completion is set for 8 weeks or earlier subject to mutual consent.

WEEKLY SET VIEWING

EVERY WEDNESDAY @ 13:00 PM

SATURDAY 8TH SEPTEMBER @ 13:45 PM

The property is OPEN FOR 30 MINUTES but please leave a minimum of 15 minutes to inspect the property.

Hollis Morgan would be grateful if you could arrive promptly to inspect the properties at the START of the specified times as we have scheduled viewings throughout the day and CANNOT wait for late arrivals.

You do not need to book an appointment as it is a set viewing – simply arrive at the stated time and a member of the Hollis Morgan Auction team will take your details and show you the property.

Please note there are no viewings on Bank Holidays or on the day of the auction.

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SOLICITORS

Lesley Brindle

LYONS LAW

0117 967 5252

lesley.brindle@lyonslaw.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.

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 PROPERTY

10 Alexandra road is an imposing semi detached period property that is available for the first time since 1979 and is arranged over two floors (plus lower ground floor) with off street parking and an enclosed rear garden.

The property has been a well cared for and actively maintained family home with additional accommodation on the lower ground floor (informally arranged as 2 self contained flats) and retains the majority of the charming period features including the original porters table in the hall, white marble entrance steps, working shutters in all principle rooms alongside traditional high ceilings and ornate cornice / ceiling roses.

LOCATION

The property is located in a quiet road just a few hundred yards from Whiteladies Road with its wide range of Shops, Pubs, Restaurants and independent Retailers whilst Clifton Down shopping centre is also within a few minutes walk. Clifton Village, Clifton College, Bristol University and the Bristol Royal Infirmary are both within one mile of this sought after enclave.

THE OPPORTUNITY

FAMILY HOME WITH POTENTIAL

The property has been well maintained with a number of modern improvements including a kitchen that was fitted 6 years ago but never used and updated bathrooms but does now justify an coordinated overall plan of updating and modernisation to reflect a property in such a sought after and valuable location.

Similar properties have been valued in the region of £1.5 - £1.6m once renovated.

HOUSE + FLAT COMBO

The lower ground floor has been informally arranged as 2 self contained flats for a number of years and may provide an opportunity to combine a family home with an income producing flat or accommodation for relatives / dependants (subject to consents)

RENTAL APPRAISAL

A unique opportunity to purchase a whole property with huge potential. Ther eis potential to develop the property with consent into flats. Depending on configuration value

of flats would vary but assuming they were more than one beds then work on principle of £500 per room.

The most likely outcome if successful in bidding for the property would be to live in the properties top to floors and formalise the basement arrangements into a three bedroom flat which if fully renovated and modernised could produce an income of £1800,00 pcm (£21,600p/a) This would appeal to families, professional sharers and students alike.

If you have any questions or queries regarding this valuation please contact us on 0117 911 3423, 07854367689 or craig@clifton-rentals.co.uk

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 £1000 + VAT (£1,200 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.

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 £1,200) 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.

WHY HOLLIS MORGAN?

Hollis Morgan regularly hold the largest property auctions across Bristol and the West Country from our iconic Sale Room in Clifton, since we formed in 2010 we have sold the most £££'s of land and property by Public Auction in the region - EVERY YEAR!

Between 2010 and 2017 we have held 45 auctions, offering 1135 lots and raising over £225m for clients across the region

Did you know....Hollis Morgan sold more £££'s of land and property by auction than all the other Bristol Auctioneers combined in 2017 with over £49m of successful sales!

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 Bristol charity based Off the Record! as our 2018 charity of the year with 5% of each buyers premium donated to help provide free and confidential mental health support and information to young people aged 11-25 in Bristol - www.otrbristol.org.uk In 2017 we were delighted to be involved in raising £30,000 over 3 events for the "Life for a cure" Bristol based meningitis charity - www.ryanbresnahan.org Visit the Charity page of our Website for further details - <https://www.hollismorgan.co.uk/charity/>