



0117 973 6565

[www.hollismorgan.co.uk](http://www.hollismorgan.co.uk)

[post@hollismorgan.co.uk](mailto:post@hollismorgan.co.uk)

hollis  
morgan

auction



## 74 Park Street, Totterdown, Bristol, BS4 3BJ

Auction Guide Price £550,000 +++

Hollis Morgan \*\*\* SOLD BY LIVE ONLINE AUCTION - RECORD BREAKING JULY AUCTION - OVER £15M SOLD! \*\*\* A Detached Freehold INVESTMENT - 7 BED HMO ( 1338 Sq Ft ) producing £46.2k pa plus a BONUS BUILDING PLOT with lapsed PLANNING to erect 2 x 4 Bed Flats.

## ADDRESS

74, Park Street, Totterdown, Bristol BS4 3BJ

## FOR SALE BY LIVE ONLINE AUCTION

\*\*\* SOLD BY LIVE ONLINE AUCTION - RECORD BREAKING JULY AUCTION - OVER £15M SOLD! \*\*\*

GUIDE £495,000 +++  
SOLD @ £550,000

Lot Number 12  
The Live Online Auction is on Wednesday 29th July at 18:00

The sale will be streamlined LIVE ONLINE and you can BID by telephone, proxy or via your computer with your unique bidding PIN.

Registration is a simple 3 step process – download the online auction buyers guide for further details  
Or simply email [bid@hollismorgan.co.uk](mailto:bid@hollismorgan.co.uk)

## EXTENDED COMPLETION

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

## VIEWINGS

\*\*\* PLEASE NOTE THE PROPERTY IS TENANTED AND VIEWING IS STRICTLY BY APPOINTMENT ONLY \*\*\*

Viewings can be booked on specific days for this property – please submit a viewing request online and we will contact you to arrange access.

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

There are likely to be viewings on the property before and after your appointment and if you miss your slot ( usually 15 minutes or longer for larger properties ) you will be asked to wait until the next available time.

Please note government regulation on groups sizes and safe social distancing must be practiced at all times – please bring your own gloves and facemask.

You may be asked to wait outside before it is safe to enter – please understand and respect this request.

If you have shown any symptoms of Covid (19 ) in the last 10 days we would respectfully ask you to not attend the viewing.

The safety of our clients and staff is our number one priority and we thank you for your understanding.

Please note that hard copy of details will not be provided but will have been emailed to you with instructions on how to bid and what happens next before the viewing.

## SOLICITORS

Zubair Sheikh  
Hek Jones Solicitors  
104 Whitchurch Rd, Cardiff, CF14 3LY  
02920 349820  
[zsheikh@hekjones.com](mailto:zsheikh@hekjones.com)

## 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.

\*\*\* 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

Set back from the road and accessed via a private driveway 74 Park Street is an imposing detached Freehold property occupying a larger than average plot.

## HOUSE

Detached property arranged over two floors comprising 6 letting rooms, communal lounge and kitchen plus a self contained studio.

## PLOT

A raised parcel of land to the side of the property.

## LOCATION

The house is located within the popular suburb of Totterdown and boasts far reaching views back over the City Centre. Local amenities and services are all within close proximity including independent retailers, pubs, bars, cafes and restaurants. Temple Meads and the City Centre are both within walking distance.

## THE OPPORTUNITY INVESTMENT

The 7 Bedroom HMO is fully let producing £3,850 pcm / £46,200 pa

SCOPE FOR £54K INCOME

There is scope ( subject to updating and provision of extra facilities ) to generate a rental income of £650 pcm per room.

## FURTHER DEVELOPMENT OF PLOT

Planning has lapsed ( 2017 ) to erect 2 x 4 Bedroom properties in the adjoining garden.

## ALTERNATIVE SCHEME

Lapsed planning ( 2010 ) to demolish the existing building and erect 7 x 1 / 2 Bedroom apartments

## CURRENT RENTAL SCHEDULE

All the rooms are let on AST contracts,

Room 1 – 2nd March 2019 - £550pcm  
Room 2 – 29th September 2019 - £550pcm  
Room 3 – 26th August 2018 - £550pcm  
Room 4 – 10th February 2018 - £550pcm  
Room 5 – 18th February 2017 - £525pcm  
Room 6 – 2nd March 2019 - £550pcm  
Studio – 6th September 2015 - £575pcm

Total £3,850 pcm / £46,200 pa

## LAPSED PLANNING - 2 X 4 BEDS

Decision : GRANTED subject to condition(s)

Application no: 15/01814/F

Type of application: Full Planning

Site address: 74 Park Street, Totterdown, Bristol, BS4 3BJ

Description of development: Construction of two storey, 2 no. 4 bed apartments.

Agent: Wotton Donoghue Architects

Committee/delegation date: 25.06.15

Date of Notice: 25.06.15

## LAPSED PLANNING - 7 FLATS

Decision: GRANTED subject to condition(s)

Application No: 10/00578/F

Type of Application: Full Planning

Site Address: 74 Park Street, Totterdown, Bristol, BS4 3BJ

Description of Development: Demolition of existing 6 no. studio apartments and the construction of 7 no. 1 & 2 bed apartments, including secure bicycle store and refuse recycling centre.

Agent: Andrew Wotton Associates

Committee/delegation date: 15.09.10

## PLANNING INFORMATION

Details of the planning, decision notices and proposed elevations 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 £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.

## 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](mailto:olly@hollismorgan.co.uk)

Please note offers will not be considered until you have inspected the COMPLETE LEGAL PACK once it has been released.

There will be a note added to the list to confirm AUCTION PACK NOW COMPLETE when no further information is due to be added.

In the event of an offer being accepted the property will only be removed from the auction the online auction and viewings stopped once contracts have successfully EXCHANGED subject to the standard auction terms and payment of the buyer's premium ( £1000 + VAT ) to

Hollis Morgan.

Contracts will need to be exchanged promptly via the solicitors.

## **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 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 Bristol Charity All Aboard Watersports as our 2020 Charity of the year with 5% of each Buyers premium being donated.

All Aboard Watersports strive to make it possible for everyone in the local community to join in a range of watersports and water related activities for people with physical, emotional or cognitive disabilities in the historic Bristol City Docks - [www.allaboardwatersports.co.uk](http://www.allaboardwatersports.co.uk)

In 2019 we were delighted to have raised well £10k for Bristol Zoo by supporting their Bear Wood Project at the Wild Place through events including the Hollis Morgan Opera Picnic and hosting their annual Gala Evening.

Visit the Hollis Morgan Charity page of our Website for further details - [www.hollismorgan.co.uk/charity](http://www.hollismorgan.co.uk/charity)

## **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.