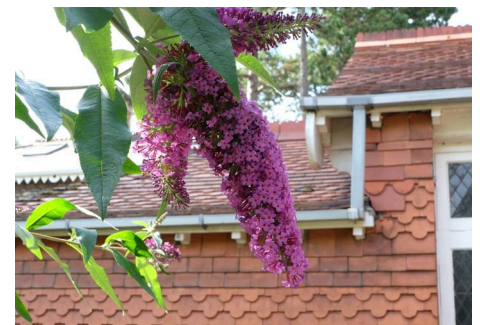




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The Coach House Church Road (Rear of The Gables), Leigh Woods, Bristol,
Auction Guide Price £290,000 +++

Detached Victorian Coach House with Original Stable Yard and Garden - Potential Residential Conversion (Subject to PP)

The Coach House Church Road (Rear of The Gables), Leigh Woods, Bristol,

BS8 2DD

FOR SALE BY AUCTION

*** SOLD - £290,000 ***

1LOT NUMBER 12

Wednesday 1st October 2014

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

THE PROPERTY

This can really be described as a charming building. This unique period coach house is almost in original form and comprises a detached building constructed of engineering redbrick under a Broseley tiled roof with a spiral turreted stairwell leading to the first floor accommodation which comprises two sizeable loft storage rooms. The former stable retains a wealth of original features with leaded light windows, a herringbone stone patterned floor and timber wall panelling. A workshop at one end still contains the original work benches. Tack room with full height glazed display cabinets. Stable and coach house garaging with an inspection pit. measuring approximately 52m with full height double doors leads onto Church Road. There is an attractive and mature garden to the rear of the property.

LOCATION

The property is situated in one of the most attractive roads in Leigh Woods very close to the historic "Arts and Crafts" church in this prestigious leafy suburb. The Coach House is located within a few hundred yards of the historic Clifton Suspension Bridge and spectacular Avon Gorge. Clifton village with its "Chelsea" style ambiance and eclectic range of shops and restaurants is within a short walk whilst the city centre is within approximately three miles. The M5 motorway can be accessed at nearby Portbury connecting with the M4 Motorway just to the north of Bristol. The university of Bristol is within a few miles together with other educational institutions whilst the business, shopping, entertainment and leisure facilities of this major city are all easily accessible. Within a few hundred yards of Ashton Court Estate this prestigious house offers the ideal position for those seeking a quasi-country location house with all the facilities of a city in closed proximity. Clifton village 0.6 miles; Bristol Airport 8.7 miles; Bristol Temple Meads 3.6 miles; M5 (J 19) 3.8 miles. Distances Approx.

THE OPPORTUNITY

To create a charming home from an outstandingly pretty and original coach house in one of the most desirable locations in Bristol.

(Subject to Gaining the necessary Consents)

We are not aware of any previous residential planning

applications made for The Coach House – buyers must make their own enquiries with the local authority.

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 £500 + VAT buyer's premium which is ALWAYS payable upon exchange of contracts whether the sale is concluded before, during or after the auction date.

CHARITY OF THE YEAR

Hollis Morgan are supporting Bristol Children's Help Society as their 2014 Charity of the year. We are delighted to announce that 10% of every buyers premium will be donated to this excellent local charity. For further details on their outstanding work in the community please visit www.tbchs.org.uk/about.html In 2013, Hollis Morgan successfully raised £2,000, which was donated to Penny Brohn.

AUCTION BUYERS GUIDE

Available to download via our purpose built property website.

AUCTION FINANCE

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

TESTIMONIALS

We are very proud of what our clients say about us - please visit our website to read our Testimonials: www.hollismorgan.co.uk/auction-testimonials.html

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 submitted by filling out the offer form in the online legal pack and then sent via email to post@hollismorgan.co.uk NB – Unless the form is completed the offer cannot be submitted.