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hollis  
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auction



## Hillside House, 1-2 Hillside, Cotham, Bristol, BS6 6JP

Auction Guide Price £2,500,000 +++

Hollis Morgan \*\*\* SOLD BY LIVE ONLINE AUCTION - RECORD BREAKING JULY AUCTION - OVER £15M SOLD! \*\*\* Hillside House is a Freehold HIDDEN GEM comprising a PAIR OF MANSION HOUSES ( 10,226 Sq FT ) in need of COMPLETE MODERNISATION with huge DEVELOPMENT POTENTIAL ( stc )

# Hillside House, 1-2 Hillside, Cotham, Bristol, BS6 6JP

## ADDRESS

Hillside House, 1-2 Hillside, Cotham, Bristol, BS6 6JP

## FOR SALE BY LIVE ONLINE AUCTION

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

GUIDE £1,75M +++  
SOLD @ £2.5M

Lot Number 9

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)

## GUIDE PRICE RANGE

The vendors have set the guide price range at £1.75m - £2m

## EXTENDED COMPLETION

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

## PRE AUCTION OFFERS

We have been instructed the vendor does NOT wish to consider any pre auction offers for this lot.

## VIEWINGS

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

Daisy Girvin  
Capstick Solicitors  
T: 01962 678395  
[daisy.girvin@capsticks.com](mailto:daisy.girvin@capsticks.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.

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

Hillside House is "Hidden Gem" comprising a stunning matching pair of Grade II listed Mansion Houses with parking and gardens - 10,226 Sq Ft

The property has been vacant since spring 2019 having previously been occupied by the Milestones Trust ( D1 ) for approximately 15 years but would have originally been two separate residential properties.

The property is positioned at the end of a private enclave ideally positioned betwixt Whiteladeis Road, The University and the BBC approached via a choice of two private gated driveways with parking for approximately a dozen vehicles ( but scope to increase ).

The accommodation is arranged over four floor and retains many of the original period features and grandeur expected of a property of this era.

Freehold and sold with vacant possession.

## LOCATION

Cotham is amongst the most sought after and coveted locations in the city and remains an incredibly popular suburb. There are excellent amenities on the nearby Cotham Hill and Whiteladies Road which provide a wide range of supermarkets, shops, restaurants and pubs. A choice of primary and secondary schools are nearby and, in addition, there is excellent access to the City, as well as to Cribbs Causeway and the motorway network. The property is ideally located for both Bristol University and the Bristol Royal Infirmary.

## THE OPPORTUNITY

### UNIQUE OPPORTUNITY

The rarest of opportunities to purchase a property of this size and condition in such a sought after location and whilst now in need of complete modernisation following 15 years of institutional occupation we anticipate interest for a wide range of possible uses.

### LANDMARK FAMILY HOME

There is scope to create a truly epic family home with scope for accommodation on a scale to rival all others plus potential for staff accommodation etc.

### REINSTATE TO A PAIR OF FAMILY VILLAS

Having been built as a pair of family Villas there is merit to reinstate the original layout and without doubt a high demand for the completed units.

Potential for self contained ground floor flats in addition to the main living space.

### LUXURY APARTMENTS

There is potential for a lateral flat scheme of luxurious apartments or a higher density flat development again with huge demand in place for the completed units for both rental and resale.

### CONTINUED COMMERCIAL USE

The property would make an excellent school, nursery, hospital or offices.

All subject to gaining the necessary consents.

### HOLLIS MORGAN NEW HOMES

Calum Melhuish ( Hollis Morgan New Homes ) can advise on potential resale values and GDV's for the various development options.

If you can provide us with a proposed scheme we will be able to advise on values etc  
calum@hollismorgan.co.uk

### PROFESSIONAL PLANNING APPRAISAL ( PPA ) DEVELOPMENT SUMMARY

This property is Grade II listed and located in the Whiteladies Road Conservation Area.

As a care home, it is likely to have been altered internally (and perhaps externally) and any proposal to convert the building should seek to deliver conservation gain through removal of any unsympathetic additions; reinstatement of typical 'original' features and/or a more historic floor

plan arrangement. The input of a conservation architect will be essential. Historically, the property would have been two separate dwellinghouses, and as such, there is potential to convert it back into two separate villas, or perhaps into flats (Use Class C3). The number and size of the flats possible will be dependent on the ability to alter the internal plan form, which will need to be explored with a heritage specialist, as well as compliance with the nationally described space standards.

The potential for a conversion to small (C4) or large (sui generis) Houses in Multiple Occupation (HMO), and student housing, is deemed to be limited due to the high proportion of this type of accommodation within the area.

DOWNLOAD THE FULL PPA -  
<https://online.flippingbook.com/view/742289/12/>

Stoke Morgan Planning

<https://www.hollismorgan.co.uk/planning/>

### LETTING APPRAISAL

This property and its plot has such a presence and will be sought after once developed. Plenty of parking and gardens adds a unique opportunity in this central area of Cotham.

Depending how the plot is divided, the following rents can be expected:

1 bedroom apartments - £1050 - £1200 PCM  
2 bedroom apartments – £1400 - £1600 PCM  
3 bedroom apartment - £1800 - £2000 PCM

The above values will depend on space and finish and whether they are offered with off-street parking.

If you would like to discuss this further, please do not hesitate to get in touch with Abode.

ABODE LETTINGS

[www.yourabode.co.uk](http://www.yourabode.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.

You will need to register to bid – registration will be open from 18:15

Forms can be downloaded and completed beforehand ( found in the legal pack ) or collected at the auction venue.

## 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 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.

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

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

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

## 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)

## AUCTION PROPERTY DETAILS DISCLAIMER

Hollis Morgan endeavour to make our sales details clear,

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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.