



**Kingscliffe, 27 - 29 Queens Road, Weston-Super-Mare, North Somerset, BS23 2LH**

**Sold @ Auction £400,000**

A handsome detached period property ( 3666 Sq Ft ) dating from 1870 occupying an elevated and commanding position on a south facing plot with views of the Bristol Channel



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## FOR SALE BY AUCTION

\*\*\* SOLD @ AUCTION - £400,000 \*\*\*

### LOT NUMBER 31

Wednesday July 22nd 2015

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

A handsome detached period property dating from 1870 occupying an elevated and commanding position on a south facing plot with views of the Bristol Channel from the first floor.

This former Quarrymasters House is on the market for the first time in over 60 years and whilst originally built as a luxurious family home encompassing 3666 Sq Ft arranged over three floors it was converted approximately 25 years ago to include a self-contained garden flat with private garden and entrance.

The accommodation is well proportioned and extremely flexible to offer a wide range of options and has a plethora of original features with large bay windows, cornice and ceiling roses and sits in the centre of a larger than average mature plot with a detached two storey garage and stone wall boundaries.

### Current Layout

Kingscliffe ( 29 Queens Road ) - Ground and First floor.

Wayside ( 27 Queens Road ) - Garden Level

### LOCATION

The property occupies a prime position on the upper levels of Weston Super Mare adjacent to the Quarry and Woodlands yet within a quarter mile of the Seafront and within walking distance of Birbeck Pier and Knightstone Island in this highly sought after Residential area of the Town and is conveniently located within close proximity of a wide range of local amenities situated within Weston Town Centre.

There is excellent access to the M5 Motorway and a railway line to Bristol and London whilst Weston-super-Mare railway station is approximately 1 mile to the south and Bristol International Airport is approx 15 miles to the North East.

Bristol - 24 Miles

Taunton - 29 Miles

Clevedon - 12 Miles

### THE OPPORTUNITY

The property now requires complete modernisation but offer an array of opportunities including;

### FAMILY HOME

Scope to create a stunning 4 / 6 bedroom family home with our without self contained flat.

### EXTENSIONS

Potential to extend the current footprint of the building subject to Planning.

### FLAT CONVERSION

Scope to create 3 - 6 Luxurious flats subject to planning

### HMO

Potential to create a high yielding investment property renting out individual rooms subject to appropriate licenses.

### BUILDING PLOTS

Scope for new build development in the grounds subject to planning.

### CONVERSION OF GARAGE

Potential to convert the existing two storey garage into residential accommodation subject to planning.

### PLOT SIZE ( APPROX )

0.27 Acres

0.11 Hectares

### EXTENDED COMPLETION

Completion is set for 28 days after Exchange but an extension of up to 10 weeks is available upon request - please contact Hollis Morgan for further details.

### 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.

### 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 only submitted by completing the OFFER FORM which can be downloaded within the online legal pack. Please send the COMPLETED form to - olly@hollismorgan.co.uk Please note offers will not be considered until you have viewed the property and the COMPLETE legal pack has been released. In the event of an offer being accepted the property will only be removed from the auction and viewings stopped once contracts have successfully exchanged subject to the standard auction terms and payment of the buyers premium to Hollis Morgan.

### 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 Dance Voice as their 2015 Charity of the year. We are delighted to announce that 10% of every buyers premium will be donated to this excellent local charity - Dance Voice is dependent on voluntary donations to run its dance movement psychotherapy sessions which enable so many vulnerable people express themselves and improve and integrate their physical, emotional and social health and wellbeing. For further details on their outstanding work in the community please visit www.dancevoice.org.uk In 2014 Hollis Morgan successfully raised £2,500 for Bristol Children's Help Society www.tbchs.org.uk

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO2 emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO2 emissions			
England & Wales		EU Directive 2002/91/EC	



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