

**Chapel House, Park Road, Kingswood, Bristol, BS15 1QU**

**Sold @ Auction £80,000**

Hollis Morgan FEBRUARY AUCTION LOT NUMBER 19 - A DERELICT three bedroom DETACHED Grade II Listed House set within the grounds of Masters Church just off the High Street.



# Chapel House, Park Road, Kingswood, Bristol, BS15 1QU

## FOR SALE BY AUCTION

\*\*\* SOLD PRIOR TO AUCTION \*\*\*

### LOT NUMBER 19

Wednesday 24th February

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

### VIEWINGS

External Viewings at all times.

### SOLICITORS

Stephen Harper

Clarke Willmott LLP

1 Georges Square, Bath Street, Bristol BS1 6BA

tel: 0845 209 1370

email: [stephen.harper@clarkewillmott.com](mailto:stephen.harper@clarkewillmott.com)

[www.clarkewillmott.com](http://www.clarkewillmott.com)

### ONLINE LEGAL PACKS

Please visit the Hollis Morgan Website and select the chosen lot from our Current Auction List.

Legal Packs are free to download from Hollis Morgan.

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 register to receive them if not yet available.

You will be automatically be updated if any new information is added.

### THE CHAPEL

A detached Grade II Listed three bedroom house arranged over two floors fronting Park Road but set within the grounds and overlooking Masters Church and the Whitfield Tabernacle.

### LOCATION

Chapel House occupies a secluded position close to the bustling Kingswood High Street. Local amenities and services including convenience stores, pubs, bars and cafes are all within walking distance. Located just four miles east of Central Bristol, High Street, Kingswood, is conveniently situated on the A420 which is a major route leading out of the city centre and also provides direct access to the Avon Ring Road and in turn to the M32, M4 and M5 motorway networks.

### THE OPPORTUNITY

The property has been empty for many years and is now derelict and would require complete rebuilding but offers scope for fine family home in this highly sought after location close to the High Street.

### BUYER'S PREMIUM

Please be aware all purchasers are subject to a £750 + VAT buyer's premium which is ALWAYS payable upon exchange of contracts whether the sale is concluded before, during or after the auction date.

### 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.

### 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](mailto: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 FINANCE

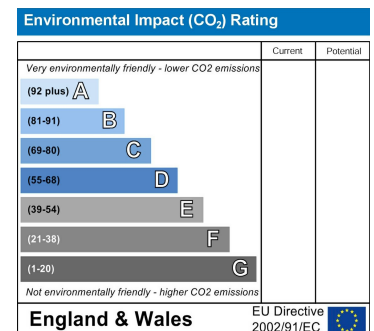
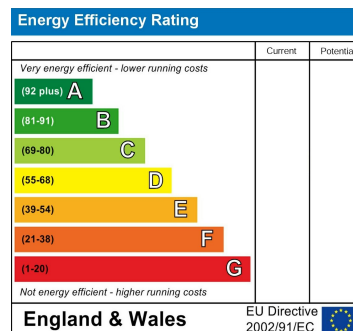
Some properties may require specialist auction finance- please contact Hollis Morgan for access to expert advice and "whole of market" rates.

### CHARITY OF THE YEAR

Hollis Morgan are supporting Home Start Bristol as our 2016 Charity of the year. We are delighted to announce that 10% of every buyer's premium will be donated to this excellent local charity – Home-Start Bristol provides a unique kind of help which has a profound impact on struggling families with young children, 98% of those who finished a period of support reported that their wellbeing had increased. If you would like to find out more about Home-Start Bristol and how you can support us please visit our website [www.homestartbristol.org.uk](http://www.homestartbristol.org.uk)

### TESTIMONIALS

We are very proud of what our past clients have say about us - please visit the Hollis Morgan website to read their testimonials.



e-mail: [post@hollismorgan.co.uk](mailto:post@hollismorgan.co.uk) [www.hollismorgan.co.uk](http://www.hollismorgan.co.uk)

9 Waterloo Street, Clifton, Bristol BS8 4BT. Telephone: 0117 973 65 65

Hollis Morgan Property Limited, registered in England, registered 7275716. Registered address, 5 Upper Belgrave Road, Clifton, Bristol BS8 2XQ