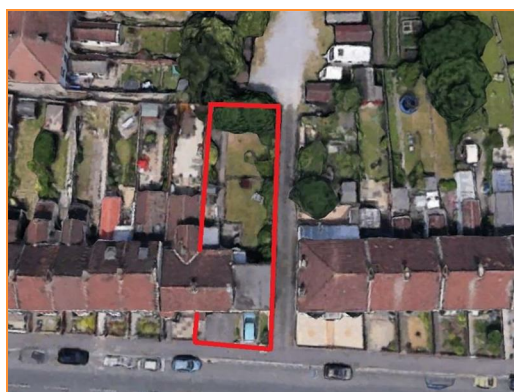
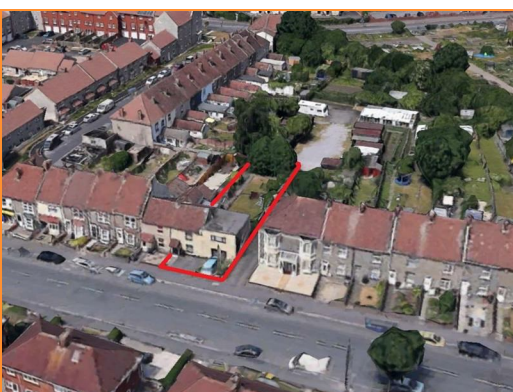




169 Speedwell Road, Speedwell, Bristol, BS5 7SP

Sold @ Auction £229,000

Hollis Morgan NOVEMBER AUCTION - A Freehold DOUBLE WIDTH HOUSE (1330 Sq Ft) occupying a large PLOT and now in need of MODERNISATION for large FAMILY HOME scope for 2 x HOUSES or multiple FLATS.



169 Speedwell Road, Speedwell, Bristol, BS5 7SP

FOR SALE BY AUCTION

*** SOLD @ HOLLIS MORGAN NOVEMBER AUCTION ***

GUIDE PRICE £175,000 +++
SOLD @ £229,000

LOT NUMBER 1
Wednesday 28th November 2018
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

EXTENDED COMPLETION

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

SOLICITORS

Stephen Parker
Barcan Kirby Solicitors
111/117 Regent Street, Kingswood, Bristol, BS15 8LJ
0117 919 2404
s.parker@barcankirby.co.uk

ONLINE LEGAL PACKS

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

A Freehold semi detached property (1330 Sq Ft) occupying a double width plot with large garden to the rear. The property is arranged over two floors and offered with vacant possession.

LOCATION

The property is located just off Speedwell Road in between the popular family suburbs of Whitehall and Speedwell. Local amenities are all within walking distance including independent retailers, convenience stores, bars, cafes and restaurants. Bristol City Centre is approximately six miles away.

THE OPPORTUNITY

DEVELOPMENT OPPORTUNITY

The property has been in the same family for many years and now requires complete modernisation but the double width plot and garage offer scope to extend / demolish and create the following subject to consents.

LARGE FAMILY HOME

Potential for a large 4 / 5 bedroom family home.

Potential Value - £350,000

MULTIPLE ROOM HMO

Scope to create a high density HMO style investment property

Potential for £550 per room pcm

PAIR OF 2 / 3 BEDROOM HOUSES

Opportunity to demolish the garage and erect a second separate dwelling.

Potential Value - £250,000 - £300,000 per unit

FLAT DEVELOPMENT

Potential to create 4 / 6 flats.

Potential Value - £120,000 per flat.

RENTAL APPRAISAL

What rent can we achieve for you?

The Bristol Residential Letting Co. are confident this property would make a good rental investment. Josh Box of The Bristol Residential Letting Co suggests a rent of;

If converted to a 4 or 5 bedroom house;

4 bedroom house - £1100pcm - £1200pcm

5 bedroom house - £1250pcm - £1350pcm

If converted to a HMO;

£550pcm per room

If converted to accommodate 2 separate units;

2 bedroom house - £850pcm - £900pcm

3 bedroom house - £950pcm - £1050pcm

If converted to accommodate 4 – 6 flats;

1 bedroom flats - £650pcm - £700pcm

2 bedroom flat - £775pcm - £825pcm

If you would like to discuss more detail on the potential for rental, you can call me (0117 370 8818) or email (josh@bristolreslet.com) for a no obligation discussion. Alternatively why not drop into my Office (222 North Street, Southville, BS3 1JD) where I am always happy to advise investors on maximising their investment.

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.
Please note offers will not be considered until you have VIEWED the property and the COMPLETE LEGAL PACK has been released.

You will be emailed a note to confirm the AUCTION PACK NOW COMPLETE and then offers can be submitted.

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 buyer's premium (£1,200) to Hollis Morgan. Contracts can be signed either via the solicitors or at the Hollis Morgan offices subject to appointment.

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.

PAYING THE DEPOSIT & BUYERS PREMIUM

We can only accept the following at the auction:



e-mail: post@hollismorgan.co.uk 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