



0117 973 6565

www.hollismorgan.co.uk

post@hollismorgan.co.uk

hollis
morgan

auction



29 Victoria Buildings, Lower Bristol Road, Bath, BA2 3EH

Auction Guide Price £275,000 +++

Hollis Morgan *** SOLD BY LIVE ONLINE AUCTION - RECORD BREAKING JULY AUCTION - OVER £15M SOLD! *** A Freehold HOUSE (1510 Sq Ft) with well presented FLEXIBLE ACCOMMODATION including 2 RECEPTIONS and LOFT and 2 x OSP - now REDUCED PRICE FOR AUCTION,

29 Victoria Buildings, Lower Bristol Road, Bath, BA2 3EH

ADDRESS

29 Victoria Buildings, Lower Bristol Road, Bath, BA2 3EH

FOR SALE BY LIVE ONLINE AUCTION

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

GUIDE £230,000 +++
SOLD @ £275,000

Lot Number 20

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

EXTENDED COMPLETION

Completion is set for 6 weeks or earlier subject to mutual consent.

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.

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.

SOLICITORS

Emma Gannaway

Chubb Bulleid Solicitors

Direct: 01749 836132

Fax: 01749 676300

Email: Emma_Gannaway@chubb-bulleid.co.uk

Chubb Bulleid | 7, Market Place, Wells, Somerset BA5 2RJ

THE PROPERTY

A Freehold semi detached property that has been converted into a residential house with 1510 Sq Ft of flexible accommodation arranged principally over two floors with two reception rooms plus an attic space with courtyard to rear and two private off street parking spaces at the front.

The building has a Grade A Category LD2 Fire Alarm.

Sold with vacant possession.

LOCATION

The property is ideally situated for access to Bath Riverside, Green Park (with farmers market, restaurant, Coffee bar and Sainsbury's supermarket) and the proposed Bath Quays Bridge to the city centre, nearby Moorland Road offers the more traditional charm of a small high street with a variety of local shops). Bath city centre is a short level walk (offering regular intercity rail services from Bath means that Bristol can be reached in less than 20 minutes & London Paddington in less than one and a half hours) and Oldfield Park station provides further local services to Bath Spa and Bristol (including mod Abbeywood). There is a choice of doctors' surgeries in the area, a dental practice and a selection of local schools. Georgian Bath, is a historic city with two universities and world renowned for its Georgian architecture. The M4 can be reached at Junction 18 (10 miles north of the city) and provides excellent road links to London, Bristol, South Wales and the Midlands. Bristol International Airport is just 20 miles away.

THE OPPORTUNITY

REDUCED PRICE FOR AUCTION

The property was previously marketed by local agents at £325,000 and is offered at a reduced price for sale by live online auction.

INVESTMENT / HOME

The property is in good order and offers flexible accommodation with 1 official bedroom but two further reception rooms and a large attic space in this highly sought after location.

BRIEF HISTORY OF PROPERTY

We understand the property was originally built in 1881 by local developer James Tilley as a shop with living accommodation over.

In 1998 the building and completely renovated for use as offices. A new roof was fitted and the loft area was converted to be used as a storage room and we understand the building was rewired.

In 1999 planning consent was granted for a 2 storey rear extension - now the kitchen, utility room and rear bedroom.

In 2014 an extensive refurbishment was completed we understand costing in excess of £50k. The work included fitting a new kitchen, a new bathroom and extensive floor and wall tiling throughout the ground floor. The front room, formerly the shop, was used to create a home cinema. The building was extensively rewired. New Storage Heaters were installed using a Economy 7 tariff, new off peak water heating system was also installed.

An electric security shutter to the rear door of the building which leads to the courtyard.

In 2016 the Ground Floor former shop area was granted retrospective planning consent as a residential dwelling. Refer to Legal Pack for further details.

Interesting news on a local development www.lowerbristolroadredevelopment.co.uk

EPC

For full details of the EPC please refer to the online legal pack.

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.

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.

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 inspected the COMPLETE LEGAL PACK once it has been released.

There will be a note added to the list to confirm AUCTION PACK NOW COMPLETE when no further information is due to be added.

In the event of an offer being accepted the property will only be removed from the auction the online auction and viewings stopped once contracts have successfully EXCHANGED subject to the standard auction terms and payment of the buyer's premium (£1000 + VAT) to Hollis Morgan.

Contracts will need to be exchanged promptly via the solicitors.

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.

AUCTION FINANCE

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

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.

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

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

TESTIMONIALS

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

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.

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

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

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

AUCTION PROPERTY DETAILS DISCLAIMER

Hollis Morgan endeavour to make our sales details clear, 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.