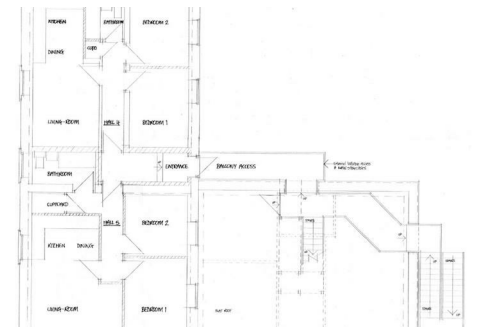
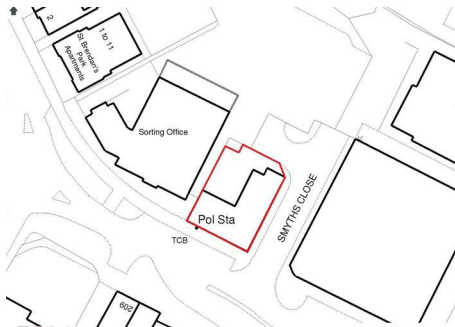
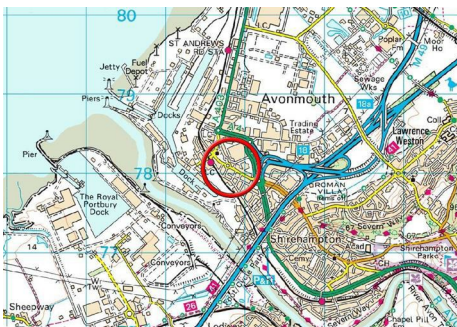
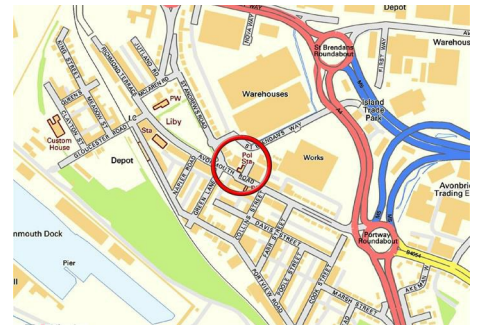




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**Avonmouth Police Station, Avonmouth Road, Avonmouth, Bristol, BS11 9LP**

**Auction Guide Price £350,000 +++**

Hollis Morgan JULY AUCTION LOT NUMBER 32 - A Freehold FORMER POLICE STATION - Circa 0.89 Acre Site / 3,215 Sq Ft - HUGE POTENTIAL FOR DEVELOPMENT.

## FOR SALE BY AUCTION

\*\*\* SOLD @ AUCTION £350,000 \*\*\*

GUIDE PRICE £320,000 +++

LOT NUMBER 32

Wednesday 20th July 2016

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

## NO VAT PAYABLE

We are informed that no VAT is payable on this lot.

## SOLICITORS

Bruce Scobie

Chubb Bulleid

Strode House, 10 Leigh Road, Street, Somerset BA16

OHA

Tel 01749 836100

bruce\_scobie@chubb-bulleid.co.uk

## 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 PROPERTY

A Freehold property dating from circa 1890's most recently used as a police station fronting onto Avonmouth Road and with vehicular access from Smyths Close and is arranged over three floors plus basement and circa 3,215 Sq Ft of flexible accommodation on a site of approx 0.89acres ( 0.036 Ha ) - current usage Sui Generis.

## EXTENDED COMPLETION

Completion is set for 6 weeks from the date of exchange or earlier by mutual consent

## LOCATION

The property is extremely well located within Avonmouth Village and is in very close proximity to the post office, medical centre, pharmacy, dentist, convenience stores and public house. Avonmouth Road borders the site on its southern boundary and Smyths Close to the west. Junction 18 of the M5 provides excellent access to the motorway network and Bristol City Centre is a short drive to the south east. Avonmouth Train Station and the

park & ride are both only a short walk away & provide a direct link into Bristol.

## THE OPPORTUNITY

We understand there is scope for development of the property for both residential and mixed use schemes subject to gaining the necessary consents.

A scheme for 7 Flats ( with External Staircase ) has been submitted and subsequently withdrawn - please refer to online legal pack for further details.

## PLANNING HISTORY

Reference 16/01062/F

Alternative Reference PP-04869533

Application Received Mon 29 Feb 2016

Application Validated Mon 11 Apr 2016

Address Avonmouth Police Station Avonmouth Road Bristol BS11 9LP

Proposal Change of use of former Police Station to 7 x 2 bedroom apartments.

Status Withdrawn

Decision Application Withdrawn

Decision Issued Date Wed 01 Jun 2016

Appeal Status Unknown

Appeal Decision

## PROPOSED SCHEME - WITHDRAWN

GROUND FLOOR

3 x 2 Bedroom Flats

FIRST FLOOR

2 x 2 Bedroom Flats

SECOND FLOOR

2 X 2 Bedroom Flats

## PROPOSED SCHEME - INFO

AVONMOUTH APARTMENTS INTERNAL FLOOR PLAN AREAS

Apartment 1 @ 47 sq.m or 506 sq.ft

Apartment 2 @ 53 sq.m or 570 sq.ft

Apartment 3 @ 58 sq.m or 624 sq.ft

Apartment 4 @ 50 sq.m or 538 sq.ft

Apartment 5 @ 56 sq.m or 603 sq.ft

Apartment 6 @ 50 sq.m or 538 sq.ft

Apartment 7 @ 56 sq.m or 603 sq.ft

Mezzanine to apartment 6 @ 13 sq.m or 140 sq.ft

Mezzanine to apartment 7 @ 10 sq.m or 108 sq.ft

Ground floor entrance hall/lobby @ 7.5 sq.m or 80 sq.ft

First and second floor entrance hall @ 5.2 sq.m or 56 sq.ft each

Overall internal floor areas as follows:

Ground floor @ 165.5 sq.m or 1,780 sq.ft

First floor @ 111.2 sq.m or 1,197 sq.ft

Second floor @ 134.2 sq.m or 1,445 sq.ft

## 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 £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.

## 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.

## 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 £900) 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.

## 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 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)