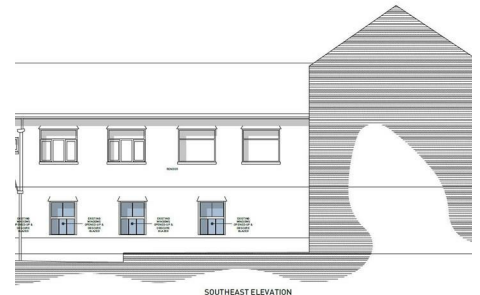
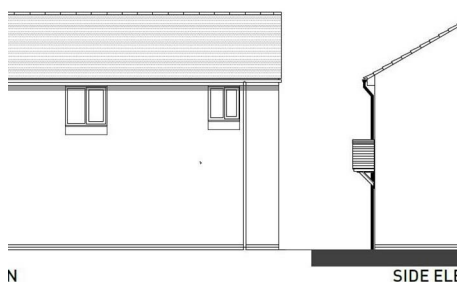




0117 973 6565
 www.hollismorgan.co.uk
 post@hollismorgan.co.uk

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 auction



Land @, 42-50 Ridgeway Road, Fishponds, Bristol, BS16 3EA

Auction Guide Price £160,000 +++

Hollis Morgan SEPTEMBER AUCTION - A Leasehold (virtual freehold) parcel of land with OUTLINE PLANNING GRANTED to develop the site into Coach House and Flats - potential GDV £490,000.

Land @, 42-50 Ridgeway Road, Fishponds, Bristol, BS16 3EA

FOR SALE BY AUCTION

*** SOLD @ AUCTION ***

GUIDE PRICE £130,000 +++
SOLD @ £160,000

LOT NUMBER 44

Wednesday 27th September 2017

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

JOINT AGENTS

CJ Hole

Downend Branch

VIEWING

Inspection by appointment with CJ Hole

0117 9565655

SOLICITORS

Jim Davis

Star Legal Fishponds

Tel: 0117 965 3504

jim.davis@star-legal.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.

*** 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 LAND

Parcel of land with a workshop / office with vehicular access from Ridgeway Road.

Leasehold (virtual freehold) - Refer to Legal Pack

LOCATION

The plot is located on Ridgeway Road and benefits from being only a short distance from local shops, amenities and transport links on Fishponds Road. Set back off Ridgeway road the site offers a private location with potential views for the coach house and off street parking

THE OPPORTUNITY

OUTLINE PLANNING GRANTED

NEW BUILD

Rank of 3 garages with a 2 bed coach house above.

Resale Value of Coach House - £165,000

CONVERSION OF EXISTING WORKSHOP

Planning granted to convert the workshop into a Huge studio apartment

Resale value - £160k

ADDITIONAL OPPORTUNITIES SUBJECT TO PLANNING

We understand that subject to planning the 3 garages could be converted into an additional 2 bed flat

Resale Value - £165k

The large studio could be re arranged as a 1 bedroom flat

POTENTIAL SITE GDV

£490,000

PLANNING GRANTED

Decision : GRANTED subject to condition(s)

Application no: 16/00596/P

Type of application: Outline Planning

Site address: Land At The Rear, 42 - 50 Ridgeway Road, Bristol, BS16 3EA

Description of development: Outline application for the erection of 1 no. 2 bedroom flat above garages (Class C3) and the change of use of basement workshop space (Class B2) to 1 no. studio apartment (ClassC3).

Applicant: Mr Gary Ayres

Agent: Pegasus Planning Group

Committee/delegation date: 28.06.16

Date of Notice: 28.06.16

BUYER'S PREMIUM

Please be aware all purchasers are subject to a £750 + VAT (£900 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.

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 (£900) 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:

- Personal or Company Cheque
- Bankers Draft
- Debit Card (NOT CREDIT CARD)

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 Bristol based " Life for a Cure" as our 2017 Charity of the year which aims 'a LIFE for a CURE', to raise funds in support of finding the 'Ultimate Vaccine' for Meningitis B. We are delighted to announce that 5 % of every buyer's premium will be donated to 'a Life for a Cure' which was founded as both a legacy to Ryan and to help raise awareness and valuable funds in search of the ultimate vaccine. This Bristol charity run purely on a voluntary basis is simply about working together to stop other amazing young lives being lost to meningitis. - to learn more about Ryans Story and this fantastic cause please visit there website. www.ryanbresnahan.org/ In 2016 we raised £4,000 for Bristol based housing charity "Home Start" to learn more visit the charity section of our website - www.hollismorgan.co.uk/charity/