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hollis
morgan
auction



Milan House, 22 Dean Lane, Southville, Bristol, BS3 1DD

Auction Guide Price £287,500 +++

Hollis Morgan *** SOLD BY ONLINE AUCTION *** A Freehold PERIOD PROPERTY (1326 Sq Ft)
currently arranged as 2 x FLATS with scope to convert to FAMILY HOME and now in need of
BASIC UPDATING.

SOLD BY ONLINE AUCTION

This lot has now exchanged contracts and is Sold by Online Auction

Guide £250,000 +++
Sold @ £287,500

Now taking lots for July 29th Online auction - email olly@hollismorgan.co.uk for a free appraisal.

FOR SALE BY ONLINE AUCTION

LOT NUMBER 1

This lot will be offered for sale by Online Auction on Wednesday 29th April.

The bidding window opens at midday on 28th April 2020

Bidding will close at 3pm on 29th April 2020

Please register for the online legal pack to be kept informed.

Refer to 3 easy steps below for details on bidding and registration.

Please note that due to this unprecedented situation many of our client will be actively seeking pre auction offers.

If you are interested in any of the April Lots please follow the instructions on pre auction offers (specifically waiting for legal packs to be completed) as outlined.

BEST AND FINAL OFFERS – MONDAY 6TH APRIL

The vendors have requested best and final offers by midday on Monday 6th April.

Please note the vendors will favour cash offers or offers that do not rely on 3rd party finances such as mortgages etc.

Offers are submitted on the principle that the legal pack has been inspected and buyers are ready for exchange of contracts via solicitors within 48 hours and completion within 8 weeks or earlier by mutual consent (speed of completion may also be taken into account)

Best and Final 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

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

ADDRESS

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EXTENDED COMPLETION

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

VIEWINGS TEMPORARILY POSTPONED

Due to the ongoing COVID (19) situation viewings are now temporarily postponed until further notice.

Dependant on government advice we aim to organise viewings by appointment in due course.

Video tours are available on some properties.

*** TO ENSURE YOU REMAIN UPDATED PLEASE REGISTER FOR THE ONLINE LEGAL PACK ***

VIDEO TOUR

This property is marketed with a video tour – please view via the link above or visit the Hollis Morgan YouTube page.

SOLICITORS

Tom Bowering
Wards

Offices: Bristol

Tel: 0117 9292811

Email: Tom.Bowering@wards.uk.com

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 mid terraced period property (1326 Sq Ft) with accommodation arranged over two floors with a rear garden (plus rear access)

The property was originally a 3 bedroom family home but has in recent years been arranged as 2 self contained flats.

We are informed that each flat is leasehold with shared ownership of the Freehold - there is currently no management set up - please refer to online legal pack.

Sold with vacant possession.

LOCATION

Dean Lane is located within the popular suburb of Southville. North Street is within walking distance and

offers a wide variety of amenities including bars, pubs, cafes and independent retailers. Bristol City Centre and the Harbourside district is within a mile whilst there are also regular public transport links running from Bedminster to the Cabot Circus shopping complex which is approximately two miles away.

THE OPPORTUNITY

REDUCED PRICE FOR AUCTION

The flats were previously listed individually by a prominent North Street agents at £240,000 and £210,000 and are now offered at a reduced price for a Freehold sale.

FLATS FOR BASIC UPDATING

The flats have both been let for a number of years and would now benefit from basic updating but offer excellent resale or investment prospects in this highly sought after location.

FAMILY HOME

There is scope to convert the property back into a 3 bedroom family home with further potential for an attic conversion (subject to consents)

INVESTMENT

Excellent rental prospects subject to consents.

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.

ONLINE BIDDING GUIDE - THREE EASY STEPS

Step 1 – Register to Bid

Go to Hollis Morgan website and click on the lot page that you want to bid on

The online auction “widget” will automatically pop up to prompt you.

Log in (or Register if your first time) and follow the instructions.

You will be asked to upload your ID and verify your registration via SMS text.

Step 2 – Enter your payment details

On the 23rd April you will receive an email reminder to enter your payment details for the auction.

This is the earliest date that details can be provided.

You will not be approved for bidding unless payment details are provided.

Please note we require DEBIT CARD details.

Step 3 – Ready to Bid!

Once you have successfully completed the registration & payment process you will receive email confirmation you are authorised to bid.

You will be able to start placing your bids from midday on 28th April.

Bidding will close on 29th April at 3pm for lot 1 and at 5 minute intervals for the remaining lots.

Unlike eBay, bid sniping is impossible - All auctions will close as per their advertised 'Auction End Date', however if a bid is placed within the final 60 seconds of the auction's scheduled end time the auction will be extended by an additional 60 seconds – known as the 'bidding extension window'.

Download the Buyers Guide in the online legal pack for further information

Congratulations - you are the winner!

As the winning bidder you will receive email

confirmation, payment of £6,200 will be taken and one of the Hollis Morgan Auction Team will contact you to talk you through the next steps.

2 important tasks to remember

- The deadline to transfer the remainder of the deposit is Friday 1st May
- You also need to nominate your solicitor to complete the transaction

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.

WHY HOLLIS MORGAN?

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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.

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

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

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

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 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

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.