estate agents **auctioneers**

hollis morgan

St. Saviours Hall, Woodfield Road, Redland, Bristol, BS6 6JQ

Sold @ Auction £540,000

Hollis Morgan *** SOLD @ APRIL AUCTION *** - A Detached period property (2023 Sq Ft) in a unique location close to Chandos Road with PLANNING GRANTED for FLAT CONVERSION

St. Saviours Hall, Woodfield Road, Redland, Bristol, BS6 6JQ

FOR SALE BY AUCTION
*** SOLD @ AUCTION ***

GUIDE PRICE £300,000 +++
SOLD @ £540,000

LOT NUMBER 39
Thursday 6th April 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

PRE AUCTION OFFERS
Offers will NOT be accepted prior to auction for this lot.

SOLICITORS
Christopher Jones
Harris and Harris
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Tel: 01749 674747
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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 PROPERTY
A detached period property (2023 Sq Ft) arranged over two floors in a unique position just off Chandos Road.

LOCATION
Chandos is located in the heart of residential Redland which has a strong local identity with its own individual shops and restaurants. Whiteladies Road with its eclectic range of restaurants, boutiques, wine bars and shops and Clifton Down shopping centre are both within half a mile. Clifton Village and the University of Bristol are all within one and half miles. The City Centre is within two miles, with its array of business, educational, leisure, shopping and entertainment facilities, including the impressive new Cabot Circus shopping and lifestyle complex. Local bus routes are located on Hampton Road, and both Redland Green and Clifton Down railway stations are nearby. Redland also offers easy access to the M4 and M5 motorways.

THE OPPORTUNITY
The property would benefit from some basic updating but offers a range of opportunities in this highly sought after location.

CONTINUED COMMERCIAL USE
The property has most recently been used as a day nursery.

FLAT CONVERSION
Planning has been granted to convert the building into 2 x 2 Bed Flats.
Planning application reference 16/06673/F

FAMILY HOME
The property would make a quirky family home.

PLANNING GRANTED
Reference 16/06673/F
Alternative Reference PP-05682861
Application Received Thu 08 Dec 2016
Application Validated Thu 15 Dec 2016
Address St Saviours Hall Woodfield Road Bristol BS6 6JQ
Proposal Proposed change of use from nursery (Use Class D1) to 2 No. two bed flats (Use Class C3) and associated external alterations.
Status Decided
Decision GRANTED subject to condition(s)
Decision Issued Date Wed 15 Feb 2017
Appeal Status Unknown

PLANS AND DRAWINGS
Full details of the plans, decision notices and elevations can be downloaded with the online legal pack

NEW HOMES - GDV ADVICE
Please contact Calum Melhuish from the Hollis Morgan New Homes team to discuss GDV and details on this development.
0117 973 65 65
Calum@hollismorgan.co.uk

Calum suggests the resale value of the renovated flats will be in the region of £365,000 - £385,000 per unit.

RENTAL APPRAISAL
The Local Experts Clifton Rentals say;

An interesting lot with huge development potential. Located ideally in a popular area for both professional and student rentals. The proposed use as two 2 bedroom flats would ideally suit the professional market and would let easily as it would attract tenants working at BRI or Bristol University. If developed to a high standard the flats would market around £1500.00pcm each or £18000 p/a each.
There is also scope to develop as a student property – if relevant planning was successful – you could configure into a 6 -8 bed student property which due to its location would let easily. Each room would let for £525-£550pcm. For 6 bed return would be £3150- £4200pcm (£37800-£50400p/a)

If you have any questions or queries regarding this valuation please contact us on 0117 911 3423, 07854367689 or info@clifton-rentals.co.uk

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 (£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.

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/

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