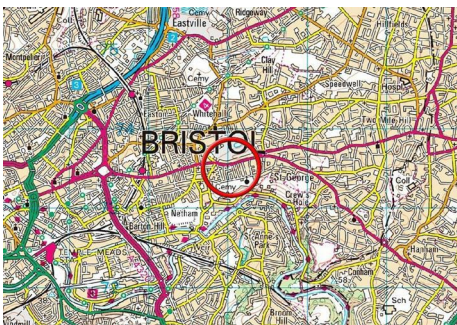
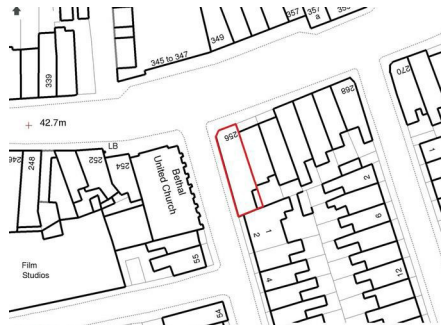




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256 Church Road, St. George, Bristol, BS5 8AF

Auction Guide Price £275,000 +++

Hollis Morgan JULY AUCTION - A prominent corner property with PLANNING GRANTED to convert into 4 x FLATS and small commercial unit - GDV £715k

FOR SALE BY AUCTION

*** SOLD PRIOR TO AUCTION ***

GUIDE PRICE £270,000

SOLD @ £275,000

LOT NUMBER 53

Wednesday 19th July 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

VIEWING

*** PLEASE NOTE BUYERS ACCESS THE PROPERTY AT THEIR OWN RISK ***

*** PART OF THE FIRST FLOOR IS OUT OF BOUNDS DUE TO SAFETY CONCERNS ***

Viewings by appointment.

SOLICITORS

Katrina Bartlett

Wards

6 Fountain Court, New Leaze, Bradley Stoke, Bristol BS32 4LA

Tel: 01454 204880

Fax: 01454 201391

Katrina.Bartlett@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.

*** 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 prominent mixed use Freehold corner property with large extension to rear.

LOCATION

Situated on the vibrant Church road where an array of local amenities and services are all within walking distance whilst St Georges Park is within a few hundred yards and Bristol City Centre is approximately two miles away.

THE OPPORTUNITY

DEVELOPMENT OPPORTUNITY

Planning has been granted to convert the existing building plus additional storey into 4 flats and a small commercial unit.

1 x 1 Bed Flat

2 x 2 Bed Flat

1 x 2 Bed Maisonette

1 x Shop

GDV

1 x 1 Bed Flat - £150,000

2 x 2 Bed Flat - £165,000

1 x 2 Bed Maisonette - £185,000

1 x Shop - £50,000

Total - £715,000

PLANNING GRANTED

Reference 16/03117/F

Alternative Reference DM

Application Received Fri 03 Jun 2016

Application Validated Fri 03 Jun 2016

Address 256 Church Road St George Bristol BS5 8AF

Proposal Re-submission - Proposed conversion and extension (by an additional floor) of property into 4 flats and retention of ground floor retail unit.

Status Decided

Decision GRANTED subject to condition(s)

Decision Issued Date Wed 27 Jul 2016

PLANNING INFORMATION

Full details of the plans, drawings and elevations can be downloaded with the online legal pack

RENTAL APPRAISAL

The local lettings experts say:

The Bristol Residential Letting Co. are confident this development would make a good rental investment if developed into flats. Don McKeever of The Bristol Residential Letting Co suggests a rent in the region of:

1 bedroom flat - £725pcm

1 Bedroom flat – £850pcm

2 Bedroom maisonette - £850pcm

If you would like to discuss more detail on the potential for rental, you can call Don (0117 370 8818) for a no obligation discussion. He will be very happy to advise on maximising the return on this property.

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.

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/