



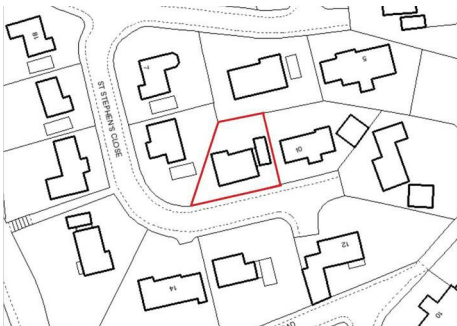
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hollis
morgan

auction



9 St. Stephens Close, Lansdown, Bath, BA1 5PP

Auction Guide Price £648,000 +++

Hollis Morgan SOLD @ FEBRUARY AUCTION - A Freehold DETACHED FAMILY HOME (1,579 sq ft) in need of BASIC UPDATING with HUGE POTENTIAL FOR 5 BEDS and REDUCED PRICE for sale by AUCTION.

9 St. Stephens Close, Lansdown, Bath, BA1 5PP

FOR SALE BY AUCTION

*** SOLD @ THE HOLLIS MORGAN FEBRUARY AUCTION ***

GUIDE £650,000 +++
SOLD @ £648,000

LOT NUMBER 18

Wednesday 27th February 2019

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

Complete Estate Agents

Corsham & Chippenham 01249 533881

Bath: 01225 683303

www.completeestateagents.com

EXTENDED COMPLETION

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

VIEWINGS

Viewings strictly by appointment with Hollis Morgan or Complete Estate agents.

SOLICITORS

Conveyancing Direct

Josephine Filler

01424 464972

Josephine.filler@cdpll.co.uk

www.conveyancingdirect.net

Conveyancing Direct Limited, Windmill Road, St Leonards on Sea, East Sussex, TN38 9BY

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 detached property (1,579 sq ft) occupying a prominent and elevated position in this popular cul de sac.

The property (1359 Sq Ft) is arranged over two floors with garage and parking plus enclosed rear gardens.

Sold with vacant possession

LOCATION

St Stephens Close is a quiet cul de sac of houses and bungalows nestled on Bath's highly desirable Northern slopes conveniently situated for local schools (St Stephens Primary School, Kingswood and Royal High. Also near by is Lansdown Tennis Club, The Hare & Hound gastro pub and Richmond Arms.

Bath is a World Heritage Site famed for its Georgian architecture and Roman heritage and provides an extensive range of business, entertainment and cultural facilities along with two universities. There are well regarded schools in both the state and independent sectors and a mainline rail link to London Paddington (journey time approx 90 mins) and Bristol Temple Meads (journey time approx 15 mins). Junction 18 of the M4 motorway is about 8.5 miles to the north and Bristol international airport is some 21 miles to the west.

THE OPPORTUNITY

REDUCED PRICE FOR AUCTION

The property was originally marketed by local agents at £850,000 and the price is now reduced for sale by public auction.

FAMILY HOME FOR UPDATING

The property has been in the same ownership for many years and would now benefit from basic updating throughout but has the potential for fine family home in this sought after location.

POTENTIAL FOR 5 BEDROOM HOUSE

There is scope to extend the property over and including the garage and also to the rear / attic to create further accommodation and up to 5 bedrooms.

Subject to consents

HMO / INVESTMENT

There is potential to convert the existing accommodation into 4 / 5 bedroom HMO or higher number of rooms if extended.

Subject to consents

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.

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.

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.

You will be emailed a note to confirm the AUCTION PACK NOW COMPLETE and then offers can be submitted.

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 (£1,200) to Hollis Morgan. Contracts can be signed either via the solicitors or at the Hollis Morgan offices subject to appointment.

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.

AUCTION FINANCE

Some properties may require specialist auction finance- please contact Hollis Morgan for access to expert advice and "whole of market" rates.

EPC

For full details of the EPC please refer to the online legal pack.

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 £1,200) are required by the Auction Department at least two full working days before the auction.

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)

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.

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.

CHARITY OF THE YEAR

Hollis Morgan are supporting Bristol Zoo's Bear Wood Appeal as our 2019 charity of the year with 5% of each buyers premium being donated.

Bear Wood is an exciting new development due to open in Summer 2019 at Wild Place Project. The exhibit will transport visitors back in time when the woodland was inhabited by European brown bears, Eurasian lynx, European wolves and wolverine, showing the effects of woodland loss on our native animals.

In 2018 we were delighted to be involved in raising £10,000 over 3 events for the “Off The Record” Bristol based mental health charity - www.otrbristol.org.uk
Visit the Charity page of our Website for further details - <https://www.hollismorgan.co.uk/charity/>

TESTIMONIALS

We are very proud of what our past clients have say about us - please visit the Hollis Morgan website to read their testimonials.

WHY HOLLIS MORGAN?

Hollis Morgan regularly hold the largest property auctions across Bristol and the West Country from our iconic Sale Room in Clifton, since we formed in 2010 we have sold the most £££'s of land and property by Public Auction in the region - EVERY YEAR!

Between 2010 and 2018 we have held 51 auctions, offering 1321 lots and raising over £269m for clients across the region.

Did you know....Hollis Morgan sold more £££'s of land and property by auction than all the other Bristol Auctioneers combined in 2018 with over £44m of successful sales!