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hollis
morgan
auction



11 Gloucester Street, Clifton, Bristol, BS8 4JF

Auction Guide Price £350,000 +++

Hollis Morgan NOVEMBER AUCTION - A vacant mid terraced PERIOD PROPERTY (1410 Sq Ft)
in the heart of CLIFTON VILLAGE and now in need of UPDATING but with huge POTENTIAL.

FOR SALE BY AUCTION

*** SOLD @ HOLLIS MORGAN NOVEMBER AUCTION

GUIDE £325,000 +++
SOLD @ £350,000

LOT NUMBER 43

Wednesday 27th November 2019

All Saints Church Pembroke Road, Clifton, Bristol BS8 2HY

Legal Pack Room and Registration will be open from 18:15

The sale will begin promptly at 19:00

EXTENDED COMPLETION

Completion is set for 6 weeks or earlier subject to mutual consent.

PRE AUCTION OFFERS

On this occasion the vendors will NOT be considering pre auction offers

SOLICITORS

Gareth Edwards

Percy Hughes & Roberts Solicitors

garethedwards@phrsols.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.

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

The Grade II Listed property comprises of the upper 3 floors of this mid terraced period property which has been arranged as an investment property for many years comprising a ground floor 1 bedroom flat and a 4 / 5 bedroom maisonette on the upper two floors.

Sold with vacant possession.

TENURE

The seller retains the basement flat (as defined in the lease) known as 15 Carters Buildings and the Freehold of the building. The purchaser will have the benefit of a new 999 year lease from the 1st January 2019 and will be liable for 75% of insurance, cleaning, decorating and maintaining the retained parts.

We are informed by the sellers agent that the basement was converted ten years ago with full Building Regulations and Final Certificate.

(Please refer to the legal pack for full details).

LOCATION

Gloucester Street, is one of the last cobbled streets in the very heart of picturesque Georgian and Victorian Clifton in what is generally regarded as one of the premier locations in Bristol. Surrounded by a plethora of individual shops, boutiques and high quality restaurants there is the opportunity to enjoy the particular ambiance of this unique area which varies from Bohemian to Grandeur. The property lies within a short walk of the Downs with its acres of open land whilst the historic Clifton Suspension Bridge rapidly takes you into Somerset and the further green spaces of Ashton Court and Leigh Woods. The business areas of the city together with hospitals, schools, shopping, leisure and entertainment facilities are all within easy reach. Bristol is well served by motorways and high speed train services from both Temple Meads and Parkway stations and Clifton even has its own local railway station.

THE OPPORTUNITY

3 / 4 BEDROOM HOUSE FOR UPDATING

The property has been let for many years and now requires updating but has scope for a fine 3 / 4 bedroom home in this highly sought after location.

FLAT CONVERSION

Having been arranged and let as two separate units for a number of years there is scope to update the existing accommodation to provide a ground floor flat and upper floor maisonette.

Subject to consents.

INVESTMENT

Given the location the property has excellent rental prospects - please refer to appraisal.

RENTAL APPRAISAL

Clearly in need of extensive refurbishment this property would ideally be converted into a large student house (assuming appropriate planning was granted). The

current ground floor flat would become the communal space. With the two remaining levels being six double bedrooms – ideally these would be slightly resized from current configuration and if a bathroom/shower room could be incorporated into the middle floor it would make best use of the space.

Student rents are looking at around £550 per room for 20/21 academic year meaning an annual return of £39,600. To discuss this option please call our sister business Bristol Student Lets 0117 329 4961.

If you have any questions or queries regarding this valuation please contact us on 0117 911 3423, 07854367689 or craig@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 £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.

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.

You will need to register to bid – registration will be open from 18:15

Forms can be downloaded and completed beforehand (found in the legal pack) or collected at the auction venue.

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 £1,200) 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.

WHY HOLLIS MORGAN?

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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 £270k for clients across the region.

Did you know... In 2018 we had the highest % success rate and sold more £££'s of Land and Property by auction than all the other Auctioneers in Bristol & North Somerset combined!

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 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/>

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.