



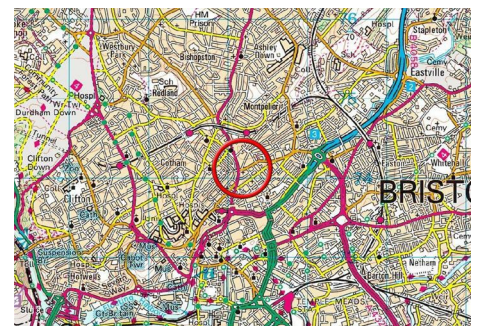
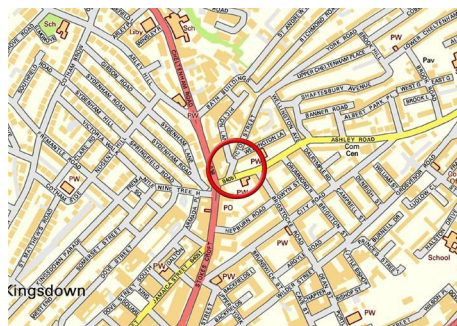
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morgan

auction



Land and Buildings, 7 Ashley Road, St. Pauls, Bristol, BS6 5NH

Auction Guide Price £300,000 +++

Hollis Morgan APRIL AUCTION LOT NUMBER 12 - A semi derelict BUILDING on a large corner plot with HUGE POTENTIAL for RESIDENTIAL DEVELOPMENT subject to gaining necessary consents.

Land and Buildings, 7 Ashley Road, St. Pauls, Bristol, BS6 5NH

FOR SALE BY AUCTION

SOLD @ AUCTION £300,000

GUIDE PRICE £50,000

APRIL AUCTION TOTAL SALES £8.5m

LOT NUMBER 12

Wednesday 20th April 2016

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

*** UPDATE - COMPLETION LENGTH ***

Please note an updated contract extending completion from 10 working days to 20 working days.

*** UPDATE - VAT ***

The contract now states that VAT is not payable subject to successful revocation of the option to tax and the contract requires a retention of a sum equivalent to the VAT that would be payable on the purchase price (to be retained by the seller in the event VAT is payable or to be released back to the buyer in the event VAT is not payable).

SOLICITORS

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ONLINE LEGAL PACKS

Please visit the Hollis Morgan Website and select the chosen lot from our Current Auction List.

Legal Packs are free to download from Hollis Morgan.

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 register to receive them if not yet available.

You will be automatically be updated if any new information is added.

NO PRE AUCTION OFFERS

Our client has instructed us to proceed straight to auction with NO PRE AUCTION OFFERS.

THE PROPERTY

A semi derelict building on a large corner plot on the market for the first time in 50 years

Formerly a commercial premises occupied by the Salvation Army.

The property is currently occupied by Squatters.

TENURE

Leasehold pursuant to a 1000 year lease dated 13

December 1817.

We are informed that no copy of the lease is available.

Our client has owned the property since 1966 and in that time have not received any communication from any Landlord or successor in title.

LOCATION

7 Ashley Road boasts a prominent corner position within the heart of the vibrant and colourful suburb of St. Pauls. Cheltenham Road is within a stone's throw away and offers an array of independent retailers, affluent bars, pubs and restaurants. Excellent transport links are also available with the M32 motorway network nearby providing routes in and out of the City Centre.

THE OPPORTUNITY

Huge potential for development subject to gaining the necessary consents.

Please note the planning history to this property on the Bristol City Council Website.

Please note the property is sold as seen.

REFUSED PLANNING APPLICATION

Reference 12/04120/F

Alternative Reference PP-02201887

Application Received Tue 18 Sep 2012

Application Validated Tue 18 Sep 2012

Address 7 Ashley Road Bristol BS6 5NH

Proposal Demolition of all existing buildings and sheds, and the construction of 3no two-storey houses along Picton Street; with an A3 use class premises to become an active corner frontage with 2no one-bed flats above that are accessed off Ashley Road.

Status Decided

Decision REFUSED

Decision Issued Date; Wed 23 Jan 2013

Appeal Status Appeal;I decided

Appeal Decision Appeal ;Dismissed

WITHDRAWN PLANNING

Reference; 12/02448/F

Alternative Reference; PP-01913544

Application Received; Tue 29 May 2012

Application Validated Fri 01 Jun 2012

Address; 7 Ashley Road Bristol BS6 5NH

Proposal; Demolition of all existing buildings and sheds, and the construction of 3 no. two-storey houses along Picton Street with an A3 use class premises to become an active corner frontage with 2 no. one-bed flats above, that are accessed off Ashley Road. In submitting for an A3 use class, allow for the premises future sustainability with the ability to change use from A3 to A2 or A1 without requiring future planning permission.

Status; Withdrawn

Decision Application; Withdrawn

Decision Issued Date Thu 26 Jul 2012

Appeal Status Unknown

REFUSED PLANNING APPLICATION

Reference; 07/05296/F
Alternative Reference;
Application Received; Thu 22 Nov 2007
Application Validated; Tue 18 Dec 2007
Address; 7 Ashley Road Bristol BS6 5NH
Proposal; Construction of 13 no. self-contained flats with refuse and cycle storage.
Status; Decided
Decision; REFUSED
Decision Issued Date; Fri 14 Mar 2008
Appeal Status; Unknown

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 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.

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 Home Start Bristol as our 2016 Charity of the year. We are delighted to announce that 10% of every buyer's premium will be donated to this excellent local charity – Home-Start Bristol provides a unique kind of help which has a profound impact on struggling families with young children, 98% of those who finished a period of support reported that their wellbeing had increased. If you would like to find out more about Home-Start Bristol and how you can support us please visit our website www.homestartbristol.org.uk