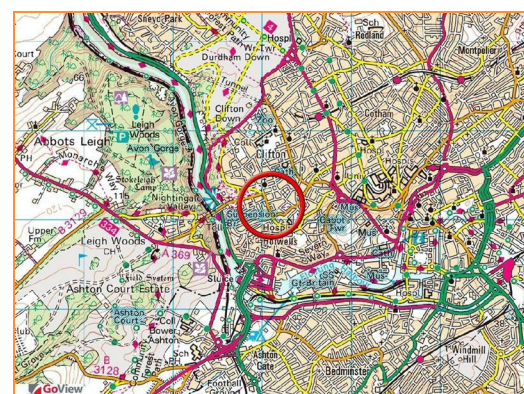
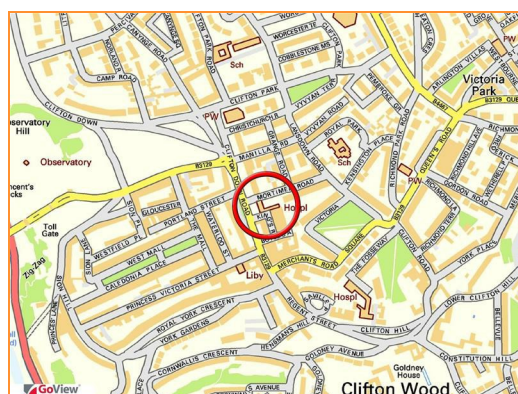




**Mortimer House, Clifton Down Road, Clifton, Bristol, BS8 4EX**

**Auction Guide Price +++ £2,000,000**

Hollis Morgan NOVEMBER AUCTION LOT NUMBER 15 - An exceptional MANSION HOUSE ( 9,800 Sq Ft ) set on a generous plot ( 0.6 Acres ) now requiring INTERNAL MODERNISATION but scope to make one of Bristol's finest Homes.



# Mortimer House, Clifton Down Road, Clifton, Bristol, BS8 4EX

## FOR SALE BY AUCTION

LOT NUMBER 15

Wednesday 18th November

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

## VIEWINGS

### SET VIEWING TIMES

Friday 16th @ 13:00

Saturday 24th @ 10:30

\*\*\* EXTRA VIEWING TIMES TO FOLLOW \*\*\*

The property is OPEN FOR 45 MINUTES but please leave a minimum of 30 minutes to inspect the property. Hollis Morgan would be grateful if you could arrive promptly to inspect the properties at the START of the specified times as we have scheduled viewings throughout the day and CANNOT wait for late arrivals. You do not need to book an appointment as it is a set viewing – simply arrive at the stated time and a member of the Hollis Morgan Auction team will take your details and show you the property. Please note there are no viewings on Bank Holidays or on the day of the auction.

## SOLICITORS

David Kirwin

Barcan Kirby

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199a Whiteladies Road, Bristol, BS8 2SB

0117 325 2929

## ONLINE LEGAL PACKS

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 register to receive them if not yet available.

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

## THE PROPERTY

This is an imposing Georgian Grade II\* listed mansion in the "Palladian" style with a magnificent front elevation of classical proportions in honey coloured stone with a pediment. The property is set well back from the road in its own grounds ( circa 0.60 Acres ) with a semi-circular drive providing access to the huge front door and exceptionally elegant entrance Hall. The exterior elevations and the roof have been extensively renovated leaving the purchaser to renovate the 9,800 sq foot interior to their own style and taste. Originally constructed in 1820 the property has a wealth of period features including some fine fireplaces and elegant and spacious rooms exuding the ambiance of a wealthy "Gentleman's Residence" typical of this period of building. There are excellent size gardens to the front and rear of the property with the opportunity for further landscaping.

## LOCATION

Apart from the "Chelsea" style atmosphere of the unique period village of Clifton, the property also enjoys easy access to some of the most prestigious shops in Bristol, several private and state schools as well as the university of Bristol. The Business areas of Bristol together with a plethora of restaurants and other leisure facilities including The Downs with its acres of open land bounded on the south western side by the spectacular Avon Gorge and Clifton Suspension Bridge. There are high speed train services to London and other parts of the country from Temple Meads Station as well as Parkway Stations and the M4 and M5 motorway network is very easily accessible.

Clifton High School 0.2 mile. Clifton Suspension Bridge 0.4 mile. Clifton College 0.5 mile. Bristol city centre 1 mile. Bristol Temple Meads 2 miles.

## THE OPPORTUNITY

Opportunity to create probably the finest family home in Bristol to your own individual requirements with 8 bedrooms and 5 reception rooms, ample parking and one of the largest gardens in Clifton Village.

There is also potential for conversion of the mansion house into six luxury, lateral apartments, subject to the necessary planning and listed building consents. We understand that previous planning guidance, indicating the possibility of this, is still available on the Bristol City Council planning portal.

PLEASE REFER TO THE ONLINE LEGAL PACK FOR DRAWINGS OF SCHEMES FOR BOTH FAMILY HOME AND FLATS.

## VAT

We understand that the conversion of a Care Home to Residential Use attracts a reduced rate of 5% vat , in addition the property has been vacant for many years ( six years plus). Prospective purchasers are advised to take expert advice on this matter.

## COMPLETION

Completion is set for 8 weeks or earlier by mutual consent.

## 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 £500 + VAT buyer's premium which is ALWAYS payable upon exchange of contracts whether the sale is concluded before, during or after the auction date.

## OFFERS

Pre auction offers can be only submitted by completing the OFFER FORM which can be downloaded within the online legal pack. Please send the COMPLETED form to – [olly@hollismorgan.co.uk](mailto: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 buyers premium to Hollis Morgan.

## EPC

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

## AUCTION FINANCE

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

## AUCTION BUYERS GUIDE VIDEO

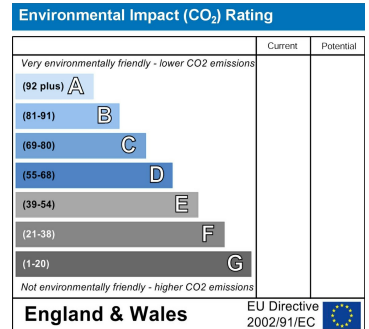
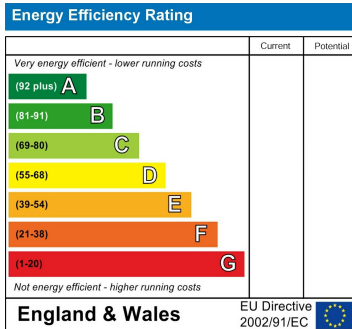
We have short video guides for both buying and selling by Public Auction on the Hollis Morgan Website. If you have any further questions regarding the process please don't hesitate to contact Auction HQ.

## 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 Dance Voice as their 2015 Charity of the year. We are delighted to announce that 10% of every buyers premium will be donated to this excellent local charity - Dance Voice is dependent on voluntary donations to run its dance movement psychotherapy sessions which enable so many vulnerable people express themselves and improve and integrate their physical, emotional and social health and wellbeing. For further details on their outstanding work in the community please visit [www.dancevoice.org.uk](http://www.dancevoice.org.uk) In 2014 Hollis Morgan successfully raised £2,500 for Bristol Children's Help Society [www.tbchs.org.uk](http://www.tbchs.org.uk)



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