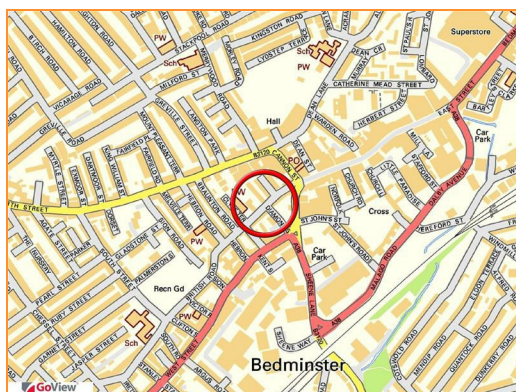




**Albert Cottage, 4 British Road, Southville, Bristol, BS3 3BW**

**Sold @ Auction £400,000**

Hollis Morgan NOVEMBER AUCTION LOT NUMBER 4 - A four storey end of terrace property in need of UPDATING - potential for large FAMILY home / division into FLATS with off street PARKING.



# Albert Cottage, 4 British Road, Southville, Bristol, BS3 3BW

## FOR SALE BY AUCTION

GUIDE PRICE £295,000  
SOLD @ AUCTION £340,000

## LOT NUMBER 4

Wednesday 18th November 2015  
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

## SOLICITORS

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## 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

Albert Cottage is a four storey end of terrace Freehold property dating back to the 1840's. The property has been let for an number of years as a 5 bedrooms House on HMO. Historically there was a separate one bedroom flat in the basement level with private access and courtyard garden. Off street parking for two vehicles. Large Plot. Sold with Vacant possession

## LOCATION

British Road is situated just off West Street within the popular suburb of Southville. Both North Street and West Street are within close proximity and offer a wide variety of amenities including bars, pubs, cafes and independent retailers. Bristol City Centre and the Harbourside district is within a mile whilst there are also regular public transport links running from Bedminster to the Cabot Circus shopping complex which is approximately two miles away.

## THE OPPORTUNITY

The property is now in need of basic updating and modernisation.

Once fully renovated there are a number of potential options:

- Family Home
- Conversion into Flats subject to PP
- HMO Investment
- Potential building plot to side of property subject to PP

## RENTAL APPRAISAL

The local lettings experts say:  
The Bristol Residential Letting Co. are confident that development on this land would make a good investment for the rental market. Don McKeever of The Bristol Residential Letting Co suggests the following options:  
Refurbishment to create a 4 bed property with a 1 bed basement flat  
4 bed to achieve in the region of £1800pcm-£2000pcm.  
1 bed to achieve in the region of £700pcm  
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 £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.

## 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.

## 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 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.

## AUCTION BUYERS GUIDE VIDEO

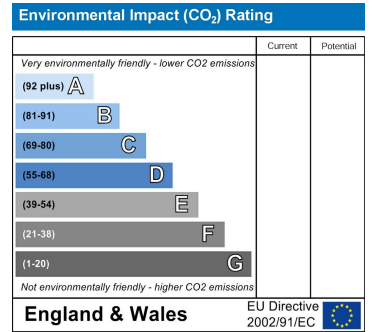
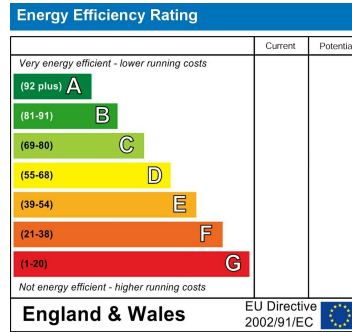
We have short video guides for both buying and selling by Public Auction on the Hollis Morgan Website. If you have any further questions regarding the process please don't hesitate to contact Auction HQ.

## TESTIMONIALS

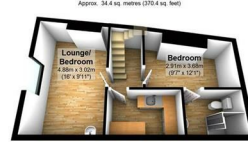
We are very proud of what our past clients have say about us - please visit the Hollis Morgan website to read their testimonials.

## 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 In 2014 Hollis Morgan successfully raised £2,500 for Bristol Children's Help Society www.tbchs.org.uk



Basement Studio Flat  
Approx. 34.4 sq. metres (370.4 sq. feet)



First Floor  
Approx. 36.2 sq. metres (421.6 sq. feet)



Ground Floor  
Approx. 38.7 sq. metres (427.1 sq. feet)



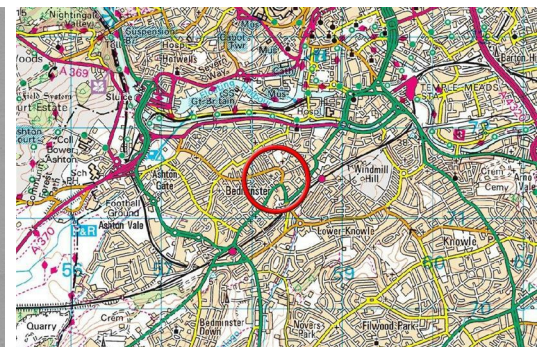
Second Floor  
Approx. 40.3 sq. metres (434.3 sq. feet)



Total area: approx. 153.6 sq. metres (1653.5 sq. feet)

Illustration for identification purposes only, measurements are approximate, not to scale.

Floorplan Produced by Westcountry EPC  
Plans produced using PlanIt.



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