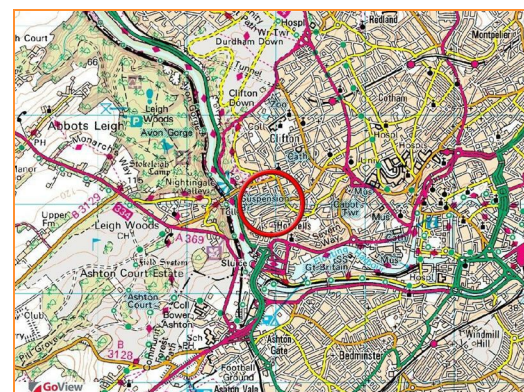
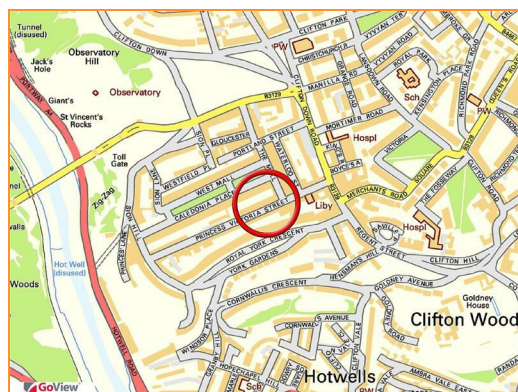




36 Princess Victoria Street, Clifton Village, Bristol, BS8 4BZ

Sold @ Auction £340,000

PLANNING GRANTED to convert existing property into a stylish four bedroom family home in the heart of CLIFTON VILLAGE.



36 Princess Victoria Street, Clifton Village, Bristol, BS8 4BZ

FOR SALE BY AUCTION

*** SOLD PRIOR TO AUCTION ***

Guide Price £340,000 +

LOT NUMBER 5

Wednesday 26th November 2014

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

THE PROPERTY

This is a most interesting Victorian property until recently used for commercial purposes as a tyre centre. Planning Permission has now been granted for the conversion of the buildings into a luxurious residential unit.

LOCATION

The property is situated in the very heart of Clifton Village where picturesque residential mews houses and individual and distinctive retail units meet to form the unique Chelsea style ambiance that is Clifton Village. The Downs with its acres of open land is nearby together with The Avon Gorge and Clifton Suspension Bridge making this one of the most unique and desirable locations in this vibrant city. All the facilities of the city are within very easy reach, including the university of Bristol, whilst the open Somerset countryside can be reached via Brunel's bridge crossing the spectacular gorge.

THE OPPORTUNITY

To create a unique stylish and spectacular house of manageable proportions in the heart of this internationally known Victorian village with its myriad of attractions.

PLANNING

Decision : GRANTED subject to condition(s)

Application no: 14/02346/F

Type of application: Full Planning

Site address: 36 Princess Victoria Street, Bristol, BS8 4BZ.

Description of development: Change of use and associated alterations to 36 Princess Victoria Street from garage & office use to a single occupancy dwelling.

Agent: Angus Meek Architects Ltd

Committee/delegation date: 29.08.14

Date of Notice: 29.08.14

PLANNING INFO

Details of all plans and drawings / elevations can be downloaded with the online legal pack.

JOINT AGENTS

We are delighted to be working once again with our joint agents ETP

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.

CHARITY OF THE YEAR

Hollis Morgan are supporting Bristol Children's Help Society as their 2014 Charity of the year. We are delighted to announce that 10% of every buyers premium will be donated to this excellent local charity. For further details on their outstanding work in the community please visit www.tbchs.org.uk/about.html In 2013, Hollis Morgan successfully raised £2,000, which was donated to Penny Brohn.

AUCTION BUYERS GUIDE

Available to download via our purpose built property website.

AUCTION FINANCE

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

TESTIMONIALS

We are very proud of what our clients say about us - please visit our website to read our Testimonials: www.hollismorgan.co.uk/auction-testimonials.html

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 submitted by filling out the offer form in the online legal pack and then sent via email to post@hollismorgan.co.uk NB – Unless the form is completed the offer cannot be submitted.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC		
England & Wales		



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