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hollis  
morgan

auction



## Chapel, Barstaple House Old Market Street, Old Market, Bristol, BS2 0EU

Auction Guide Price £290,000 +++

Hollis Morgan - MARCH LIVE ONLINE AUCTION - A truly stunning GRADE II\* LISTED CHAPEL ( 1270 Sq Ft ) requiring RENOVATION the heart of the City with PLANNING GRANTED to create a unique 3 BEDROOM HOME.

## COVID UPDATE – LOCKDOWN 3.0

Following Government advice ( 05.01.21 ) the housing market will remain open during the new lockdown in England.

Hollis Morgan are open for viewings and valuations whilst adhering to the latest social distancing and PPE rules.

Please contact the auction team for any questions.

## ADDRESS

The Chapel, Bastaple House, Old Market Street, BS2 0EU

## PRE AUCTION OFFERS

On this occasion the vendor will NOT be considering pre auction offers.

## FOR SALE BY LIVE ONLINE AUCTION

\*\*\* SOLD BY HOLLIS MORGAN LIVE ONLINE AUCTION \*\*\*

GUIDE £190,000 +++

SOLD @ £290,000

Lot Number 2

The Live Online Auction is on Wednesday 10th March @ 18:00

Registration Deadline is on Monday 8th March @ 16:00

The Auction will be streamed LIVE ONLINE via the Hollis Morgan website & you can chose to bid by telephone, proxy or via your computer.

Registration is a simple online process – please visit the Hollis Morgan auction website and click on the “REGISTER TO BID” button to qualify for your secure & unique bidding PIN

## COMPLETION - STAMP DUTY DEADLINE

Completion is set for 8 weeks or earlier subject to mutual consent.

Completion before the STAMP DUTY DEADLINE on March 31st is available upon request

## SOLICITORS

Tim Hotchkiss

Awdry Bailey & Douglas

01672 518634

Tim.Hotchkiss@awdry.co.uk

## ONLINE LEGAL PACKS

\*\* LEGAL PACK COMPLETE \*\*

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 Chapel ( 1270 Sq Ft ) is set within the grounds of the Barstaple Almshouse dating from circa 1850 which is now a stunning Grade II\* Listed enclosed residential development with well maintained communal gardens.

The Chapel is the final part of the scheme to be completed and offers unique accommodation accessed via a private entrance hall leading to a flexible space with all the expected ecclesiastical proportions and period features.

Leasehold - Residue of 999 years

Management Fees - £158.06 pcm

Sold with vacant possession.

Please refer to legal pack for further information.

## LOCATION

The property is located on Old Market Street within the popular suburb of Old Market. Local amenities and services are all within close proximity including independent retailers, bars, pubs and cafes. Bristol Temple Meads railway station is within walking distance as well as the Cabot Circus retail complex.

## THE OPPORTUNITY

PLANNING GRANTED - 3 BEDROOM HOUSE

The property has been vacant for a number of years but Planning and Listed Building consent have been granted to convert the chapel into a stunning 3 bedroom home with two bathrooms and an epic open plan living space in this sought after location with excellent access to the city.

Please refer to plans for further information.

## PLANNING INFORMATION

Full details of the proposed scheme and drawings can be downloaded with the online legal pack.

- The original planning was granted in 2016
- New planning application was granted on 06/02/2018
- Conditions were satisfied on 28/05/2018
- The development has started as we are informed the vendors have begun some initial works.

## PLANNING - 3 BED

Reference 15/06150/COND  
Alternative Reference PP-04667285  
Application Received Tue 01 Dec 2015  
Application Validated Tue 01 Dec 2015  
Address Barstaple House Old Market Street Bristol  
Proposal Application to approved details in relation to condition 2(a) (Further details prior to commencement) of permission 15/03152/LA Alteration to a previously approved Listed Building Consent ref. no. 14/01955/LA (Conversion of Chapel, Barstaple House into a three bedroom flat (Resubmission following planning approval 13/04157/F for a two bedroom flat) .  
Status Decided  
Decision Condition application decided  
Decision Issued Date Tue 02 Feb 2016  
Appeal Status Unknown

## PLANNING - LISTED BUILDING CONSENT

NOTICE OF DECISION  
Town and Country Planning Act 1990 (as amended)  
Planning (Listed Buildings and Conservation Areas) Act 1990  
Decision : GRANTED subject to condition(s)  
Application no: 17/06990/LA  
Type of application: Listed Building Consent (Alter/Extend)  
Site address: Barstaple House, Old Market Street, Bristol, BS2 0EU  
Description of development: Alteration to the internal layout of a previously approved application, ref no. 15/03152/LA.  
Applicant: The Good Property Company  
Agent: Oxford Architects LLP  
Committee/delegation date: 06.02.18  
Date of Notice: 06.02.18

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Applicant: The Good Property Company  
Agent: Oxford Architects

Committee/delegation date: 21.08.15

Date of Notice: 21.08.15

## 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.

## REGISTRATION PROCESS

The registration process is extremely simple – visit the Hollis Morgan auction website and click on the “Register to Bid” button.

The “Register to Bid” button can be found on the auction home page or on the individual lot listings. Please note this function is not available on Rightmove or Zoopla.

- Stage 1 – Complete the Online Bidding Form
- Stage 2 – Upload your certified ID
- Stage 3 – Save your unique bidding PIN
- Stage 4 – Pay your security deposit ( £6,200 )

You are now ready to bid – Good luck!

If your bid is successful, the balance of the deposit monies must be transferred to our client account within 24 hours of the auction sale.

If you are unsuccessful at the auction your holding deposit will be returned within 48 hours.

## **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.

## **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.

## **2021 CHARITY OF THE YEAR**

Hollis Morgan are supporting Bristol Charity 1625 Independent People as our 2021 Charity of the year with a % of each Buyers premium being donated.

1625 Independent People (1625ip) is a charity that works with young people who are homeless, leaving care or at risk of homelessness in Bristol and the South West.

Visit the Hollis Morgan Charity page of our Website for further details - [www.hollismorgan.co.uk/charity](http://www.hollismorgan.co.uk/charity)

## **TESTIMONIALS**

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

## **WHY HOLLIS MORGAN?**

Hollis Morgan hold the largest land & property auctions in the region.

Hollis Morgan sold more £££'s of Land & Property in both 2018 & 2019 than any other auctioneer in the region.

In fact, no auctioneer has sold more than Hollis Morgan since 2010 with over £289m of sales - £95m more than anyone else.

\*Source EIG – Sales in BS and GL postcodes by agents based in BS or GL postcodes.

Hollis Morgan was the most successful Auctioneer in Bristol & North Somerset during 2018 – 2019 with an 87 % success rate.

\*Source EIG – Sales in BS postcodes 2018 & 2019 by agents based in BS

## **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.