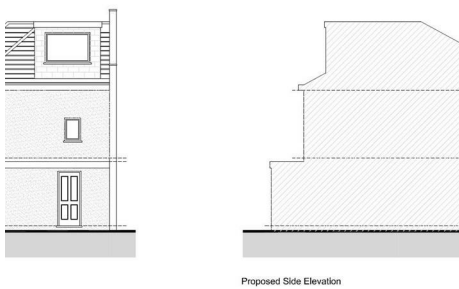
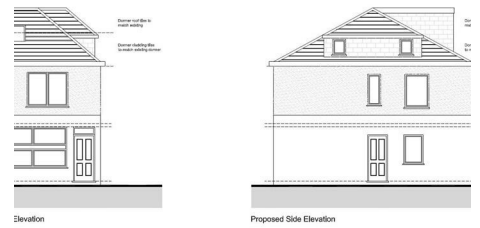
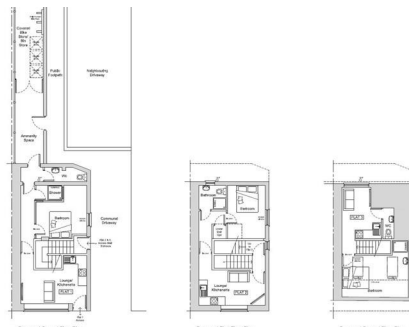
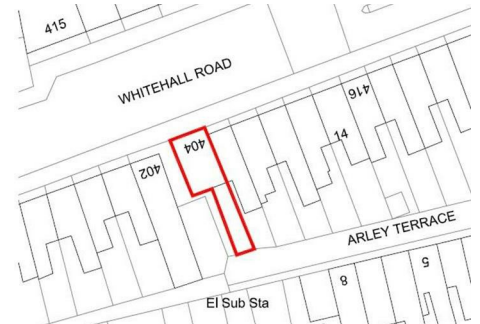




0117 973 6565
 www.hollismorgan.co.uk
 post@hollismorgan.co.uk



404 Whitehall Road, Whitehall, Bristol, BS5 7BU

Auction Guide Price £220,000 +++

Hollis Morgan NOVEMBER AUCTION - A Freehold DEVELOPMENT OPPORTUNITY to convert a semi detached property into 3 X 1 BED FLATS in this popular LOCATION with a GDV in the region of £425,000

404 Whitehall Road, Whitehall, Bristol, BS5 7BU

FOR SALE BY AUCTION

*** SOLD @ HOLLIS MORGAN NOVEMBER AUCTION

GUIDE £200,000 +++
SOLD @ £220,000

LOT NUMBER 9

Wednesday 27th November 2019

All Saints Church Pembroke Road, Clifton, Bristol BS8 2HY

Legal Pack Room and Registration will be open from 18:15

The sale will begin promptly at 19:00

EXTENDED COMPLETION

Completion is set for 6 weeks or earlier subject to mutual consent.

VIEWINGS

Viewings by appointment with Hollis Morgan.

Please contact the office to arrange a convenient time - 0117 973 65 65

SOLICITORS

Luke Boyce

Fursdon Knapper

308-312 St Levan Road, Keyham, Plymouth PL2 1JP

Tel: 01752 309090

ONLINE LEGAL PACKS

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

A Freehold semi detached property arranged over three floors with garden to rear.

Sold with vacant possession.

LOCATION

Whitehall Road is one of the main link roads within Whitehall and provides direct access to both Speedwell and St. George. Local amenities and services are all within close proximity including St George Park and the vibrant Church Road which boasts an array of independent retailers, convenience stores, bars and restaurants. Bristol City Centre is approximately two miles away.

THE OPPORTUNITY

DEVELOPMENT - PLANNING GRANTED

Planning has been granted to convert the existing building into 3 x 1 Bedroom Flats.

We understand the proposed GDV for the completed units is in the region of £425,000

Please note no CIL payment is payable on this development

SIDE DORMER - PLANNING GRANTED

Please note planning has also been granted for a side dormer on the top floor.

PROPOSED SCHEDULE OF DEVELOPMENT

GROUND FLOOR FLAT

Estimated Value £150,000

442 Sq Ft

Private Access

Open plan Living Space

Bedroom

Shower Room

WC

FIRST FLOOR FLAT

Estimated Value £145,000

322 Sq Ft

Communal entrance

Open plan living space

Bedroom

Bathroom

TOP FLOOR FLAT

Estimated Value £130,000

365 Sq Ft

Communal entrance

Open plan living space

Bedroom

Bathroom

GDV - £425,000

PLANNING GRANTED

Reference 19/03828/COU
Alternative Reference
Application Received Tue 06 Aug 2019
Application Validated Fri 09 Aug 2019
Address 404 Whitehall Road Bristol BS5 7BU
Proposal Notification for Prior Approval for a change of use form A1 Shops, A2 Financial and Professional Services to Class C3 dwellinghouses - (3 Units)
Status Decided
Decision Prior Approval GIVEN
Decision Issued Date Mon 23 Sep 2019
Appeal Status Unknown

PLANNING GRANTED - DORMER CONVERSION

Decision : GRANTED subject to condition(s)
Application no: 19/03948/F
Type of application: Full Planning
Site address: 404 Whitehall Road, Bristol, BS5 7BU
Description of development: Erection of side dormer.
Applicant: The Elliott Group
Committee/delegation date: 17.10.19
Date of Notice: 17.10.19

PLANNING INFORMATION

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

RENTAL APPRAISAL

What rent can we achieve for you?

The Bristol Residential Letting Co. are confident this property would make a good rental investment. Josh Box of The Bristol Residential Letting Co suggests a rent in the region of;

Ground Floor 1 bedroom flat - £650pcm - £700pcm

First Floor 1 bedroom flat - £650pcm - £700pcm

Second Floor 1 bedroom flat - £650pcm - £700pcm

If you would like to discuss more detail on the potential for rental, you can call me (0117 370 8818) or email (josh@bristolreslet.com) for a no obligation discussion. Alternatively why not drop into my Office (222 North Street, Southville, BS3 1JD) where I am always happy to advise investors on maximising their investment.

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.

PRE AUCTION OFFERS

Some properties may be available to buy prior to the auction.

Pre auction offers can only be submitted by completing the OFFER FORM which can be downloaded with the online legal pack - please email 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.

You will be emailed a note to confirm the AUCTION PACK NOW COMPLETE and then offers can be submitted.

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 buyer's premium (£1,200) to Hollis Morgan. Contracts can be signed either via the solicitors or at the Hollis Morgan offices subject to appointment.

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.

BIDDING AT THE AUCTION

This property is for sale by public auction and if you intend to bid please bring the following:

Proof of identity (valid passport or photo driving licence).
Proof of address (bank statement, recent utility bill, council tax bill or tenancy agreement).
10% deposit payment.
Buyers premium payment.
Details of your solicitor.

You will need to register to bid – registration will be open from 18:15

Forms can be downloaded and completed beforehand (found in the legal pack) or collected at the auction venue.

PAYING THE DEPOSIT & BUYERS PREMIUM

We can only accept the following at the auction:

Personal or Company Cheque
Bankers Draft
Debit Card (NOT CREDIT CARD)

TELEPHONE AND PROXY BIDDING

If you cannot attend the auction (although we strongly advise you do) you can make a TELEPHONE or PROXY BID. This authorises the auctioneer to bid on your behalf up to a pre-set limit. Forms and relevant conditions are available to download with the online legal pack. A completed form, ID and two cheques (one for the 10% deposit and one for the Buyer's Administration Fee of £1,200) are required by the Auction Department at least two full working days before 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.

WHY HOLLIS MORGAN?

WHY HOLLIS MORGAN?

Hollis Morgan regularly hold the largest property auctions across Bristol and the West Country from our iconic Sale Room in Clifton, since we formed in 2010 we have sold the most £££'s of land and property by Public Auction in the region - EVERY YEAR!

Between 2010 and 2018 we have held 51 auctions, offering 1321 lots and raising over £270k for clients across the region.

Did you know... In 2018 we had the highest % success rate and sold more £££'s of Land and Property by auction than all the other Auctioneers in Bristol & North Somerset combined!

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 Bristol Zoo's Bear Wood Appeal as our 2019 charity of the year with 5% of each buyers premium being donated.

Bear Wood is an exciting new development due to open in Summer 2019 at Wild Place Project. The exhibit will transport visitors back in time when the woodland was inhabited by European brown bears, Eurasian lynx, European wolves and wolverine, showing the effects of woodland loss on our native animals.

In 2018 we were delighted to be involved in raising £10,000 over 3 events for the "Off The Record" Bristol based mental health charity - www.otrbristol.org.uk

Visit the Charity page of our Website for further details - <https://www.hollismorgan.co.uk/charity/>

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.