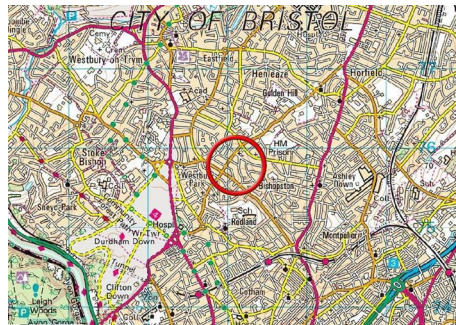
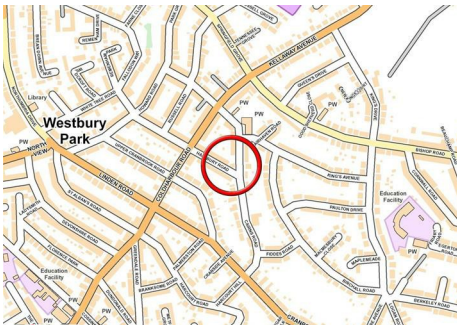




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## 83 Halsbury Road, Westbury Park, Bristol, BS6 7ST

Auction Guide Price £380,000 +++

Hollis Morgan JULY AUCTION - A Family Home ( 1013 Sq Ft ) occupying a large CORNER PLOT with POTENTIAL in this sought after LOCATION with scope for EXTENSION of possible NEW DWELLING.

# 83 Halsbury Road, Westbury Park, Bristol, BS6 7ST

## \*\*\* SOLD @ HOLLIS MORGAN JULY AUCTION \*\*\*

GUIDE £ 380,000 +++

SOLD @ £380,000

LOT NUMBER 22

Wednesday 18th July 2018

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

## EXTENDED COMPLETION

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

## WEEKLY SET VIEWING

The property is OPEN FOR 30 MINUTES but please leave a minimum of 15 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

Julian Chapman

Julian@devlaw.co.uk

Devereux & Co

T : (0117) 941 9056

F : (0117) 959 3355

## 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 semi detached family home ( 1013 Sq Ft ) arranged over two floors occupying a large corner plot with detached garage.

Leasehold (residue of 10,000 year lease from 1931) and sold with vacant possession.

## LOCATION

Halsbury Road is located within the popular family suburb of Westbury Park. Local amenities and services including independent retailers, bars, cafes, pubs and restaurants are all within close proximity. Bristol City Centre is approximately three miles away.

## THE OPPORTUNITY

FAMILY HOME - REDUCED PRICE FOR AUCTION

A well presented family home that offers great value in this sought after location.

## SCOPE TO EXTEND & ATTIC CONVERSION

There is space to extend the property to the side or attic conversion ( subject to consents )

## CORNER PLOT - DEVELOPMENT OPPORTUNITY

Given the size of the corner plot there may be scope ( subject to consents ) for an additional dwelling to be erected.

## STRUCTURAL CONDITION

Purchasers should be aware of historical subsidence at the property which may affect a buyer's ability to obtain finance. Reports by Peter Orme B.Sc., C.Eng., M.I.C.E., M.I.Struct.E. dated 26th April 2006 and 14th September 2011 with intervening email circa 2007 are available within the Legal Pack. (This Report was prepared exclusively for the present owner and is, therefore, for reference only. There is no third-party liability).

Purchasers are recommended to make their own enquiries as to the present structural state of the property and of the possibility of obtaining finance.

## RENTAL APPRAISAL

A well - proportioned 3 bedroomed house. Ideally suited to a family or professional sharer. The property would be a popular family rental due to its location to good primary schools and is within Redland Green School catchment area.

There is potential to extend to both the side and rear of the property (subject to planning) which could potentially increase the number of bedrooms.

With the property's current layout, rent would be in the

region of £1500 per calendar month (£18000 p.a.) which would generate a rental yield of 4.7% if purchased at the guide price.

If you have any queries please contact Clifton Properties on [info@clifton-rentals.co.uk](mailto:info@clifton-rentals.co.uk) or phone 0117 911 3423/07854367689

## 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 be only 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](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 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.

## 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?

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 2017 we have held 45 auctions,

offering 1135 lots and raising over £225m for clients across the region

Did you know....Hollis Morgan sold more £££'s of land and property by auction than all the other Bristol Auctioneers combined in 2017 with over £49m of successful sales!

### 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 charity based Off the Record! as our 2018 charity of the year with 5% of each buyers premium donated to help provide free and confidential mental health support and information to young people aged 11-25 in Bristol - [www.otrbristol.org.uk](http://www.otrbristol.org.uk) In 2017 we were delighted to be involved in raising £30,000 over 3 events for the "Life for a cure" Bristol based meningitis charity - [www.ryanbresnahan.org](http://www.ryanbresnahan.org) Visit the Charity page of our Website for further details - <https://www.hollismorgan.co.uk/charity/>