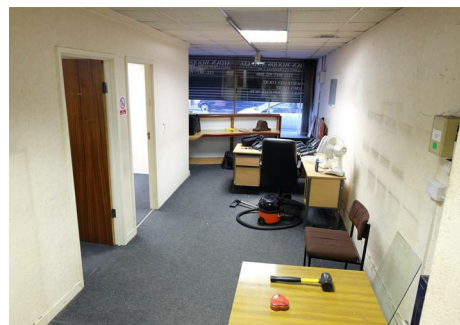
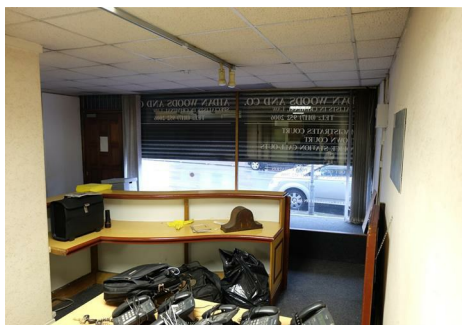




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hollis
 morgan
 auction



238, Stapleton Road, Easton, Bristol, BS5 0NT

Auction Guide Price £202,500 +++

Hollis Morgan FEBRUARY AUCTION LOT NUMBER 6 - A freehold mid terrace period property (3500 Sq Ft) for conversion into 3 x RESIDENTIAL apartments - PLANNING GRANTED.

FOR SALE BY AUCTION

GUIDE £180K +++
SOLD £202.5 K

LOT NUMBER 6

Wednesday 25th February 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

THE PROPERTY

A freehold mid terrace period property with rear access via Kensington Park arranged over three floors plus a basement that has been used as offices for many years.

In total circa 3,500 Sq Ft

Please refer to online legal pack for existing floorplans.

LOCATION

Stapleton Road is situated in the cultural suburb of Easton and offers a wide variety of independent local traders and convenience stores. Bristol City Centre is approximately two miles away whilst the nearby M32 motorway network offers a fast route out of the City.

THE OPPORTUNITY

Planning permission GRANTED for conversion into residential apartments and a small commercial unit.

GF - Commercial Unit to front and 1 bed to rear.

FF - 2 Bedroom Flat

TF - 2 Bedroom Flat

PLANS

All the relevant plans and drawings can be downloaded via the online legal pack.

PLANNING INFORMATION 1

Application No. 14/05876/COU

Address 238 Stapleton Road, Easton, Bristol, BS5 0NT.

Description of Development Prior approval for the change of use of ground floor from office floor space within Use Class A2 to 1 unit of residential accommodation falling within Class C3 (dwellinghouses).

Decision Prior Approval is GIVEN for the above development and as described in the notice to the council received on 27 November 2014

PLANNING INFORMATION 2

Decision: Certificate of Lawfulness be ISSUED

Application No. 14/05861/CP

First Schedule: Application for a Lawful Development Certificate for proposed use of upper floors of building as two residential apartments.

Second Schedule: 238 Stapleton Road, Easton, Bristol, BS5 0NT

The local lettings experts say:

The Bristol Residential Letting Co. are confident this property would make a good rental investment if converted into 3 flats as per current planning permission. Don McKeever of The Bristol Residential Letting Co suggests rents in the region of £750pcm for the 2 bedroom flats and £600 for the 1 bedroom property depending on final finish. We would advise you seek advice from a commercial agent on the viability of the commercial unit. 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

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

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