

estate agents **auctioneers**



17 Beaufort Road, Clifton, Bristol, Gloucestershire, BS8 2

Sold @ Auction £1,070,000

hollis morgan AUCTION Freehold Requires Modernisation Huge Potential 0117 973 6565 www.hollismorgan.co.uk

A large semi detached FREEHOLD property (4318 Sq Ft) in the heart of Clifton now requiring RENOVATION but with scope to create a stunning family home or flat development subject to PP.

FOR SALE BY AUCTION
GUIDE PRICE - £900,000
SOLD @ AUCTION - 1,070,000

LOT NUMBER 8

Wednesday 15th April 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

17 Beaufort Road (4318 Sq Ft) is an imposing semi-detached Victorian Freehold property of classic proportions with accommodation arranged over four floors. A large enclosed mature garden lies to the rear whilst to the front there is off street parking for one car with the potential to create further spaces. The property has flexible accommodation with an abundance of Victorian features including high ceilings with decorative cornices and central roses. From the upper floors of the building there are extensive views over the city to the open countryside beyond. The lower ground floor is, at present, self-contained but has the possibility to reinstate the original staircase to incorporate this accommodation into the main house. The patio is reached from the garden level whilst the main rear garden is accessed from the entrance porch located to the side of the property. There is always the possibility to access the garden from the main reception room to the rear of the house (subject to any necessary consents).
STANDARD 28 DAY COMPLETION

LOCATION

The property is situated in a most desirable residential road within a short distance of Whiteladies Road and Clifton Down shopping centre with their comprehensive shopping facilities and eclectic range of restaurants. Clifton Lawn Tennis Club is adjacent whilst The Downs with its acres of open land bounded on the south western side by the spectacular Avon Gorge and Clifton Suspension Bridge is also within a short distance. The University of Bristol is within one and a half miles whilst the Business, Shopping, Medical, Leisure and Entertainment Facilities associated with a vibrant city are to be found within very close proximity. There are excellent schools within walking distance including St Johns Junior school, Clifton College and Clifton High School.

THE OPPORTUNITY

Properties of this quality and proportion are rarely on the market so this presents a genuine opportunity to acquire an imposing Victorian mansion style house in one of the most prestigious roads in Clifton. Although requiring complete modernisation a renovated family home in this area should command a value in the region of £1.5m.

Alternatively, there is also the possibility of flat conversion development with the potential to create 4 - 8 units. (Subject to obtaining any necessary planning and other consents).

The front garden has scope for off street parking for up to 4 vehicles (Subject to gaining the necessary consents)

Also, the lower ground floor could provide a separate self-contained dwelling with the option to use the remainder of the house as a family home. (Subject, again ,to gaining the necessary consents)

COUNCIL TAX

Band G

POSSESSION

Vacant possession upon completion

JOINT AGENTS

Hydes of Bristol.

EPC

For full details of the EPC please refer to the online legal pack.

BUYER'S PREMIUM

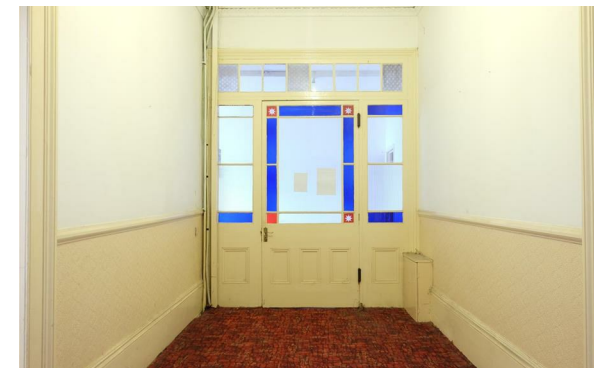
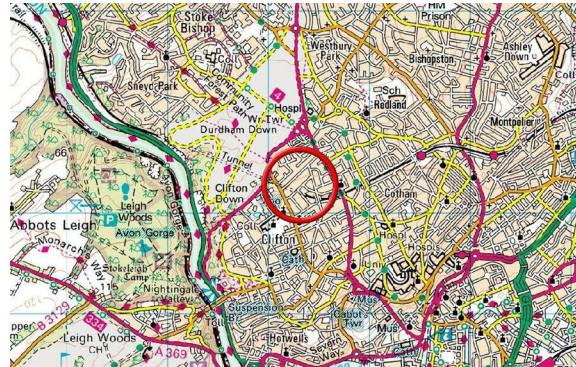
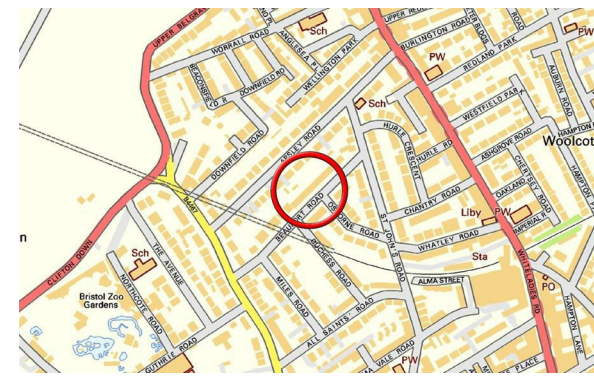
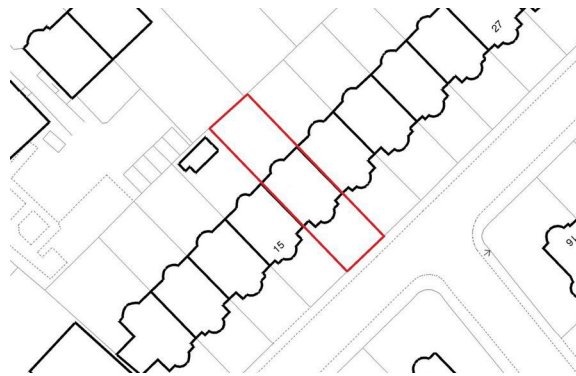
Please be aware all purchasers are subject to a £500 + VAT buyer's premium which is ALWAYS payable upon exchange of contracts whether the sale is concluded before, during or after the auction date.

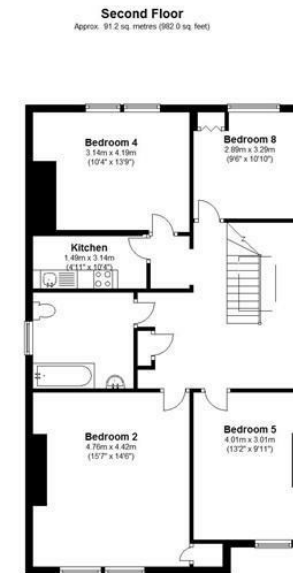
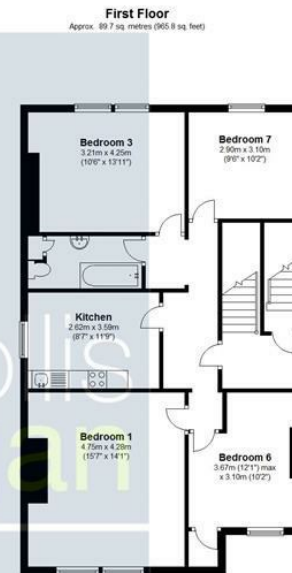
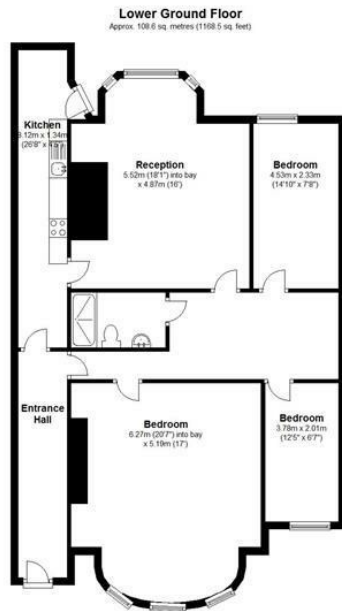
GUIDE PRICE

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.





Total area: approx. 401.2 sq. metres (4318.0 sq. feet)
Illustration for identification purposes only, measurements are approximate, not to scale.
Floorplan Produced by Westcountry EPC
Plan produced using PlanItip.

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

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