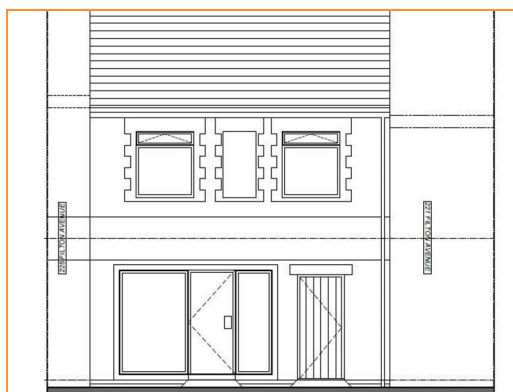




**223 Filton Avenue, Horfield, Bristol, BS7 0AY**

**Sold @ Auction £300,000**

Hollis Morgan FEBRUARY AUCTION - A Freehold DEVELOPMENT opportunity with PLANNING GRANTED to create a 10 BEDROOM HMO with potential INCOME of £60k pa



# 223 Filton Avenue, Horfield, Bristol, BS7 0AY

## FOR SALE BY AUCTION

\*\*\* SOLD @ AUCTION \*\*\*

GUIDE PRICE £295,000 +++  
SOLD @ AUCTION £300,000

### LOT NUMBER 6

Wednesday 21st February 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.

### VIEWING

By appointment with Hollis Morgan - 0117 973 6565

### SOLICITORS

Amelia Douchett  
Forrester Sylvester Mackett  
59 High Street, Malmesbury  
Wiltshire SN16 9AH.  
T: 01666 822671  
E: ameliadouchett@fmsolicitors.co.uk

### 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.  
\*\*\* 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 mid terrace Freehold mixed use property comprising a retail unit and workshop on the ground floor and one bedroom flat on the first floor.  
Vehicular access to the rear and sold with vacant possession.

### LOCATION

Prominent position with local shops adjacent and excellent transport links to UWE and Bristol University. Large employers such as MOD, Southmead Hospital, BAE Systems and Rolls Royce are close by and it is a short distance to Filton Abbey Wood Train Station. The vibrant Gloucester Road is within walking distance and offers an array of independent retailers, pubs, bars and restaurants whilst Bristol City Centre is approximately three miles away. Transport links via the M32 and Bristol Temple Mead are also easily accessible

### THE OPPORTUNITY

BUILD TO LET - HIGH YIELDING OPPORTUNITY

Planning has been granted to develop the existing Freehold vacant unit into a purpose build 10 bedroom, 4 bathroom HMO investment property.  
Additional ground floor retail unit.

We understand the rooms would achieve in the region of £450 pcm for the student market and potentially higher for professionals.  
£4,500 pcm  
£54,000 pa

The Retail unit would achieve £6k - £8k pa.

TOTAL POTENTIAL INCOME £60k pa

### PLANNING GRANTED

Decision : GRANTED subject to condition(s)  
Application no: 17/04386/F  
Type of application: Full Planning  
Site address: 223 Filton Avenue, Bristol, BS7 0AY  
Description of development: Refurbishment and extension of existing property to provide use class A1 at ground floor (front) and sui generis use at ground floor (rear) and first floor comprising 10 bedroom House in Multiple Occupation with shared bathrooms and Living spaces.  
Applicant: BDB Property Ltd  
Agent: Angus Meek Architects Ltd  
Committee/delegation date: 21.02.18  
Date of Notice: 21.02.18

### PLANNING INFORMATION

Full details of the plans, elevations and decision notice can be downloaded with 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.

### EPC

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

### 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. 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.

### 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.

### AUCTION FINANCE

Some properties may require specialist auction finance- please contact Hollis Morgan for access to expert advice and "whole of market" rates.

### 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.

### 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

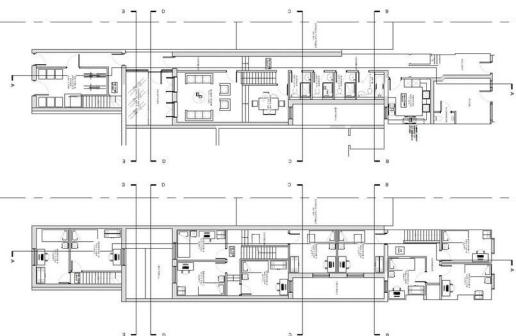
We can only accept the following at the auction: Personal or Company Cheque Bankers Draft Debit Card ( NOT CREDIT CARD )

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



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