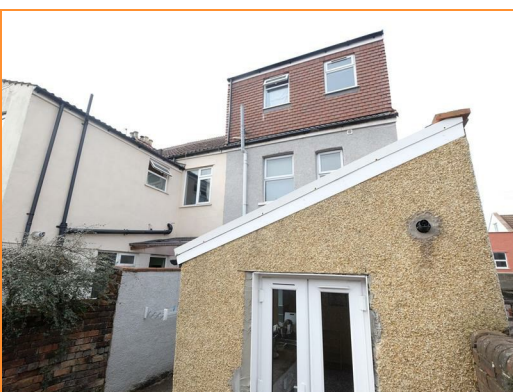




Doddridge House, 1 Milton Park, Redfield, Bristol, BS5 9HQ

Sold @ Auction £350,000

Hollis Morgan *** SOLD @ LIVE ONLINE AUCTION *** - A Freehold end of terrace period property RECENTLY RENOVATED to create a 5 BEDROOM 5 plus BATHROOM HMO (1311 Sq Ft) producing £35k pa LOCATED just off the bustling CHURCH ROAD,



Doddridge House, 1 Milton Park, Redfield, Bristol, BS5 9HQ

COVID UPDATE – LOCKDOWN 3.0

Following Government advice (05.01.21) the housing market will remain open during the new lockdown in England. Hollis Morgan are open for viewings and valuations whilst adhering to the latest social distancing and PPE rules. Please contact the auction team for any questions.

ADDRESS

Doddridge House, 1 Milton Park, Redfield, Bristol, BS5 9HQ

FOR SALE BY LIVE ONLINE AUCTION

*** SOLD BY HOLLIS MORGAN LIVE ONLINE AUCTION ***

GUIDE PRICE £335,000 +++
SOLD @ £350,000

Lot Number 20
The Live Online Auction is on Wednesday 19th May @ 18:00
Registration Deadline is on Monday 17th May @ 16:00

The Auction will be streamed LIVE ONLINE via the Hollis Morgan website & you can chose to bid by telephone, proxy or via your computer. Registration is a simple online process – please visit the Hollis Morgan auction website and click "REGISTER TO BID"

COMPLETION – BEAT THE STAMP DUTY DEADLINE

Completion is set for 6 weeks or earlier subject to mutual consent. Beat the Stamp Duty Deadline and complete before June 30th

VIEWINGS

Viewings can be booked on specific days for this property – please submit a viewing request online and we will contact you to arrange access.

Hollis Morgan would be grateful if you could arrive promptly to inspect the properties at the START of the agreed time as we have scheduled viewings throughout the day and CANNOT wait for late arrivals. There are likely to be viewings on the property before and after your appointment and if you miss your slot (usually 15 minutes or longer for larger properties) you will be asked to wait until the next available time. Please note government regulation on groups sizes and safe social distancing must be practiced at all times – please bring your own gloves and facemask. You may be asked to wait outside before it is safe to enter – please understand and respect this request. If you have shown any symptoms of Covid (19) in the last 10 days we would respectfully ask you to not attend the viewing. The safety of our clients and staff is our number one priority and we thank you for your understanding. Please note that hard copy of details will not be provided but will have been emailed to you with instructions on how to bid and what happens next before the viewing.

ONLINE LEGAL PACKS

** LEGAL PACK COMPLETE **

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.

SOLICITORS

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JMW Solicitors
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THE PROPERTY

A Freehold end of terrace period property (1311 Sq Ft) with accommodation arranged over three floors with enclosed rear garden. The property has been recently renovated and extended to provide a purpose built 5 bedroom and 5 bathroom accommodation for the HMO market. Sold subject to existing tenancies.

LOCATION

Milton Park is a quiet cul de sac located just off the vibrant Church Road within the popular suburb of Redfield. Church Road is within close proximity and offers an array of independent retailers, convenience stores, pubs, cafes, bars and restaurants. Bristol City Centre is approximately two miles away.

THE OPPORTUNITY

RESIDENTIAL INVESTMENT

The property is let to 5 professional tenants on trolling AST contracts producing £2,945 pcm / £35,340 pa in this sought after central location close to the City Centre and local amenities of Church Road. Please refer to complete online legal pack for copies of tenancy agreements.

SCHEDULE OF INCOME

Room 1 - £595 pcm
Room 2 - £615 pcm
Room 3 - £595 pcm
Room 4 - £500 pcm
Room 5 - £640 pcm
Total - £2,945 pcm / £35,340 pa

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 vendors are willing to consider offers prior to the auction. Pre auction offers can be ONLY be submitted by completing the online PRE AUCTION OFFER FORM The form can be found on the Hollis Morgan website on the individual auction property listings – look for the big red button . Please note offers will not be considered until you have inspected the COMPLETE LEGAL PACK once it has been released. There will be a note added to the list to confirm AUCTION PACK NOW COMPLETE when our clients solicitor informs us no further information is due to be added. In the event of an offer being accepted the property will only be removed from the online auction and viewings stopped once contracts have successfully EXCHANGED subject to the standard auction terms and payment of the buyer's premium (£1000 + VAT) to Hollis Morgan. Contracts can be exchanged via the solicitors or at the Hollis Morgan offices by appointment only.

REGISTRATION PROCESS

The registration process is extremely simple – visit the Hollis Morgan auction website and click on the "Register to Bid" button. The "Register to Bid" button can be found on the auction home page or on the individual lot listings. Please note this function is not available on Rightmove or Zoopla.

Stage 1 – Complete the Online Bidding Form
Stage 2 – Upload your certified ID
Stage 3 – Invitation to bid
Stage 4 – Pay your security deposit (£6,200)

You are now ready to bid – Good luck!

If your bid is successful, the balance of the deposit monies must be transferred to our client account within 24 hours of the auction sale. If you are unsuccessful at the auction your holding deposit will be returned within 48 hours.

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.

AUCTION FINANCE

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

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.

TESTIMONIALS

We are very proud of what our past clients have say about us - please visit the Hollis Morgan website to read their testimonials.



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