



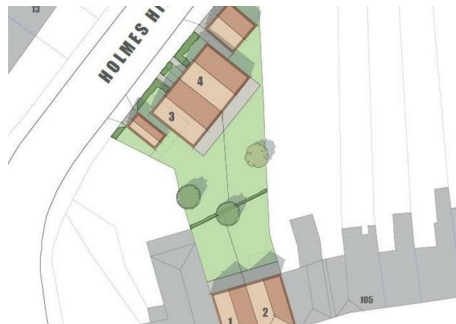
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hollis  
morgan

auktion



**99 -101 Clouds Hill Road, St. George, Bristol, BS5 7LG**

**Auction Guide Price £330,000 +++**

Hollis Morgan JULY AUCTION - A Freehold 0.13 ACRE PLOT and 2 X HOUSES in need of complete modernisation - DEVELOPMENT OPPORTUNITY SUBJECT TO PLANNING.

## FOR SALE BY AUCTION

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

GUIDE £300,000 +++

SOLD @ £330,000

LOT NUMBER 17

Wednesday 31st July 2019

All Saints Church Pembroke Road, Clifton, Bristol BS8 2HY

Legal Pack Room and Registration will be open from 18:15

The sale will begin promptly at 19:00

## PRE AUCTION OFFERS

On this occasion the vendors will NOT be considering pre auction offers.

## EXTENDED COMPLETION

Completion is set for 12 weeks or earlier subject to mutual consent.

## WEEKLY SET VIEWING

Every Thursday @ 10:45 am

\*\*\* ACCESS IS AT THE VIEWERS RISK - PLEASE NOTE ACCESS MAY BE LIMITED TO SMALL GROUPS AT A TIME \*\*\*

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

Tony Oswin

Achieve Legal Services

tel: 01253 36 51 52

e: [tony.oswin@achievelegal.co.uk](mailto:tony.oswin@achievelegal.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.

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 Freehold pair of terraced houses occupying a 0.13 acre site with road frontage onto Holmes Hill Road.

Sold with vacant possession and we understand the house and gardens will be cleared - please refer to legal pack.

## LOCATION

Clouds Hill Road is located within the popular suburb of St. George. Local amenities and services are all within close proximity including the vibrant Church Road which offers an array of independent retailers, pubs, bars, cafes, restaurants and convenience stores. Bristol City Centre is approximately three miles away.

## THE OPPORTUNITY

NEW BUILDS TO REAR

We understand there is an opportunity for a new build residential development at the rear of the plot fronting Holmes Hill Road.

We would suggest buyers investigate the potential for a block of flats or terrace of houses.

## RENOVATION OF EXISTING

The existing properties require complete modernisation but have huge potential for conversion back into a pair of terrace houses or conversion to multiple flats.

All Subject to consents.

## PROFESSIONAL PLANNING APPRAISAL ( PPA )

Stokes Morgan Planning Consultants have looked at the site and given an opinion on the development potential of the site.

Please click or paste the link below to view the Professional Planning Appraisal.

<https://online.flippingbook.com/view/441663/>

## RENTAL APPRAISAL

What rent can we achieve for you?

The Bristol Residential Letting Co. are confident this



property would make a good rental investment. Josh Box of The Bristol Residential Letting Co suggests a rent in the region of;

If converted back to a pair of 2x two bedroom houses;

£900pcm - £950pcm per unit

If converted to one and two bedroom apartments;

1 bed - £700pcm - £750pcm per unit

2 bed - £825pcm - £875pcm per unit

If you would like to discuss more detail on the potential for rental, you can call me (0117 370 8818) or email ([josh@bristolreslet.com](mailto:josh@bristolreslet.com)) for a no obligation discussion. Alternatively why not drop into my Office (222 North Street, Southville, BS3 1JD) where I am always happy to advise investors on maximising their investment.

I will look forward to hearing from you and helping you with your investment.

Yours faithfully,

Josh Box  
Lettings Associate

## 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.

## 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.

You will need to register to bid – registration will be open from 18:15

Forms can be downloaded and completed beforehand ( found in the legal pack ) or collected at the auction venue.

## 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 2018 we have held 51 auctions, offering 1321 lots and raising over £269m 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 2018 with over £44m 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 Zoo's Bear Wood Appeal as our 2019 charity of the year with 5% of each buyers premium being donated.

Bear Wood is an exciting new development due to open in Summer 2019 at Wild Place Project. The exhibit will transport visitors back in time when the woodland was inhabited by European brown bears, Eurasian lynx, European wolves and wolverine, showing the effects of woodland loss on our native animals.

In 2018 we were delighted to be involved in raising £10,000 over 3 events for the "Off The Record" Bristol based mental health charity - [www.otrbristol.org.uk](http://www.otrbristol.org.uk)

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