



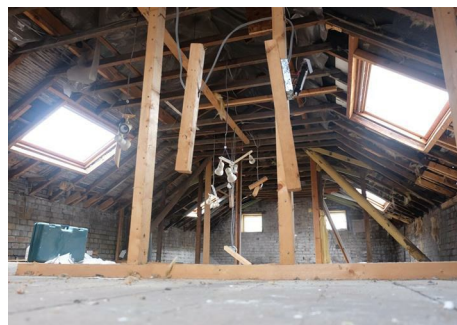
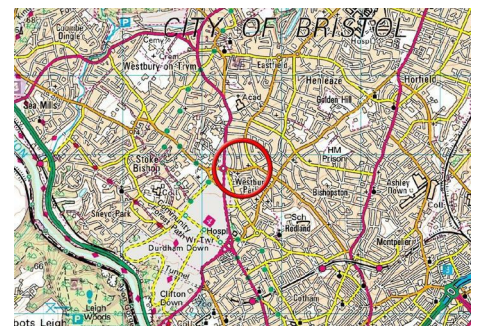
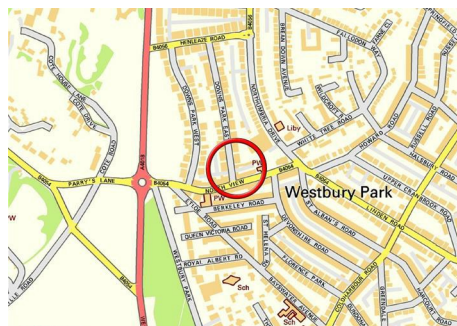
0117 973 6565

www.hollismorgan.co.uk

post@hollismorgan.co.uk

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auction



The Coach House, 2A Downs Park East, Westbury Park, Bristol, BS6 7QD

Auction Guide Price £140,000 +++

A two storey coach house with PLANNING GRANTED to convert into office accommodation with residential scope subject to PP.

The Coach House, 2A Downs Park East, Westbury Park, Bristol, BS6 7QD

FOR SALE BY AUCTION

Guide Price £125,000 +++

LOT NUMBER 12

Wednesday 26th November 2014

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

The property comprises a large coach house currently used as a store/small warehouse with Planning Permission to convert to additional office accommodation - although the building requires attention it does have a certain picturesque charm and after conversion and improvement will, no doubt, create an attractive individual office space. There is parking to the side for several cars.

GROUND FLOOR - 39'6" depth x 18'5" width.

SECOND FLOOR - 16'8" into eaves x 39'6".

LOCATION

Situated just off North View the property is located within a few yards of an excellent and vibrant range of shops and close to the Henleaze Road and Waitrose therefore, offering some of the best retail facilities to be found anywhere in the suburbs of Bristol and serving a vast hinterland of high quality residential housing. The Downs with its acres of open land is within a hundred yards bounded on the south western side by the spectacular Avon Gorge. The City centre is within approx. four miles and there are frequent bus services from the nearby White Tree.

THE OPPORTUNITY

This building offers a great opportunity to develop an office in a quasi residential/commercial area of high quality development where there is a strong demand for professional offices of some quality and individual character.

We understand there is scope for a 3 bedroom mews style house subject to gaining the necessary consents.

COMPLETION DATE

Please note extended completion of 07/01/2015 or earlier by mutual consent.

PLANNING

Decision : GRANTED subject to condition(s)

Application no: 14/00696/F

Type of application: Full Planning

Site address: 2A Downs Park East, Bristol, BS6 7QD.

Description of development: Alterations and partial

change of use of an existing two storey coach house and adjoining store to provide additional office accommodation.

Committee/delegation date: 17.04.14

Date of Notice: 17.04.14

PLANS

All plans, drawings and elevations can be downloaded with the online legal pack.

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.

AUCTION BUYERS GUIDE

Available to download via our purpose built property website.

CHARITY OF THE YEAR

Hollis Morgan are supporting Bristol Children's Help Society as their 2014 Charity of the year. We are delighted to announce that 10% of every buyers premium will be donated to this excellent local charity. For further details on their outstanding work in the community please visit www.tbchs.org.uk/about.html In 2013, Hollis Morgan successfully raised £2,000, which was donated to Penny Bohn.

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

AUCTION FINANCE

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

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 submitted by filling out the offer form in the online legal pack and then sent via email to post@hollismorgan.co.uk NB – Unless the form is completed the offer cannot be submitted.