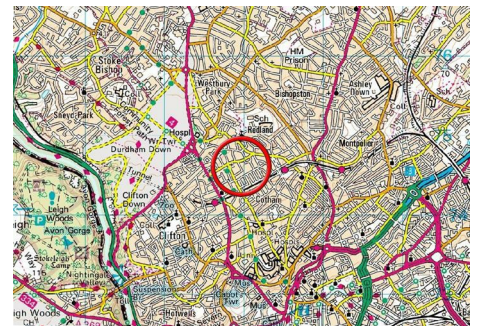
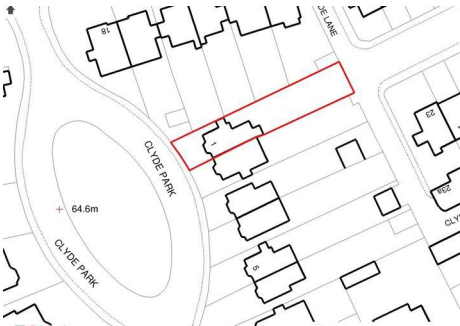




0117 973 6565
www.hollismorgan.co.uk
post@hollismorgan.co.uk

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1 Clyde Park, Redland, Bristol, BS6 6RR

Auction Guide Price £910,000 +++

An imposing semi detached PERIOD PROPERTY in need of MODERNISATION on one of Redlands most sought after roads - scope for Double garage to rear subject to PP.

1 Clyde Park, Redland, Bristol, BS6 6RR

FOR SALE BY AUCTION

GUIDE PRICE - £750,000

SOLD @ AUCTION - £910,000

LOT NUMBER 23

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

Clyde Park is considered one of the most sought after roads in Bristol and Number 1 occupies a commanding South Westerly facing position overlooking the charming communal park and is arranged over four floors. The bright and airy accommodation offers high ceilings and an abundance of period features with equally stunning views over Bristol roof tops to the rear and a large garden which faces directly onto Elliston Road.

The property is primarily arranged with two large rooms per floors with access to the garden via the side entrance or via the basement level.

EXTENDED COMPLETION

Completion is set for 8 weeks or earlier by agreement and subject to receipt of the Grant of Probate.

LOCATION

Clyde Park is situated just off Clyde Road within the heart of Redland. Chandos Road is just a short walk way and offers an eclectic range of individual shops, affluent bars, restaurants, cafes and independent retailers. The University of Bristol and the business, shopping and leisure areas of this vibrant west country city are also within walking distance. The Downs with its acres of open land, bounded on the south western side by the spectacular Avon Gorge and Clifton Suspension Bridge, is within half a mile whilst the M4 & M5 motorways can be easily accessed just to the north of the city.

THE OPPORTUNITY

A chance to renovate a prime property in one of Bristol's most sought after roads.

The property now requires complete modernisation but will make a fine family home with scope to extend to the rear subject to PP

There is scope subject to PP to develop a double garage or parking to the rear with access via Elliston Road.

Potential for four flats subject to PP.

Given the nature of the plot and access from the rear

there may be an opportunity to develop a mews house at the bottom section of the garden with access from Elliston Road. Subject to PP

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.

OFFERS

Pre auction offers can be only submitted by completing the OFFER FORM which can be downloaded within the online legal pack.

Please send 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 buyers premium to Hollis Morgan.

AUCTION BUYERS GUIDE

Available to download via our purpose built property website.

AUCTION FINANCE

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

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

CHARITY OF THE YEAR

Hollis Morgan are supporting Dance Voice as their 2015 Charity of the year. We are delighted to announce that 10% of every buyers premium will be donated to this excellent local charity - Dance Voice is dependent on voluntary donations to run its dance movement psychotherapy sessions which enable so many vulnerable people express themselves and improve and integrate their physical, emotional and social health and wellbeing. For further details on their outstanding work in the community please visit www.dancevoice.org.uk In 2014 Hollis Morgan successfully raised £2,500 for Bristol Children's Help Society www.tbchs.org.uk