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hollis
 morgan
 auction



Welcome to Hollis Morgan LIVE ONLINE Auctions

In response to Covid (19) Hollis Morgan have released their Live Auction service which is an innovative online platform for selling and buying all types of land and property. It provides all the benefits of traditional public auctions, such as speed, certainty of sale and transparency with the added advantage of being able to watch live from the comfort of your own home and bid online or by proxy and telephone... The auction will be STREAMED LIVE on the Hollis Morgan website.

bid from anywhere | online or mobile

over 100 million of online sales since 2010

BUYING at online auction.....our guide to online bidding

register to bid in just 3 easy steps

- STEP 1 simply visit bid2hollismorgan.co.uk with your name and contact details.
- STEP 2 You will be sent a Welcome Bidding Form with instructions and information on how to complete this form and return only on or at least 48 hours before the auction (BIP - don't forget to bid receipt!)
- STEP 3 You will then be allocated a unique bidding PIN which will be ready for the auction.

Remember you can register to bid on as many lots as you like but can only bid on those you have registered for in advance. Any questions - contact bid2hollismorgan.co.uk

On the day of the auction, you will need to visit www.gogymgpauctions.co.uk to watch the stream and click on the 'Place Bid' button on the auction that you wish to purchase.

Those using tablets and proxy bids can now watch the auction and we will contact you prior to the start of the auction.

To ensure you will be able to watch a welcome video - click the 'Sign Up' button which will 'Take Welcome' screen.

To ensure you can watch your bidding PIN, you must confirm you will be shown the auction viewing gallery which will display details of the bid being placed, the amount bid and the amount won.

A 'Place Bid' button will be available only on the lots that you have registered to bid for. You should also see a message will show whether you are the successful purchaser.

The auctioneer will call the bidding 3 times before the fall of the gavel and if you are the successful purchaser the auctioneer will contact you to confirm the next steps.

Good luck and if you have any questions about the process - we are here to help you - please contact bid2hollismorgan.co.uk

41a Alma Vale Road, Clifton, Bristol, BS8 2HL

Auction Guide Price £377,000 +++

Hollis Morgan *** SOLD BY LIVE ONLINE AUCTION *** A spacious 3 BEDROOM MAISONETTE (1122 Sq Ft) with BRIGHT and airy accommodation - in need of UPDATING but with HUGE POTENTIAL.

41a Alma Vale Road, Clifton, Bristol, BS8 2HL

ADDRESS

41a Alma Vale Road, Clifton Bristol BS8 2HL

FOR SALE BY LIVE ONLINE AUCTION

*** SOLD BY LIVE ONLINE AUCTION ***

GUIDE £295,000 +++
SOLD @ £377,000

Lot Number 27

The Live Online Auction is on Wednesday 9th September at 18:00

The sale will be streamlined LIVE ONLINE and you can BID by telephone, proxy or via your computer with your unique bidding PIN.

Registration is a simple 3 step process – download the online auction buyers guide for further details
Or simply email bid@hollismorgan.co.uk

EXTENDED COMPLETION

Completion is set for 8 weeks or earlier subject to mutual consent.

PRE AUCTION OFFERS

On this occasion the vendor has instructed they will NOT consider any pre auction offers.

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.

SOLICITORS

Tom Bowering
Wards - Henleaze Office

t: 0117 428 1999

e: tom.bowering@wards.uk.com

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 self contained leasehold maisonette (1122 Sq Ft) occupying the upper floors of this mixed use period property (ground floor is D1 Pre School Care) with bright and airy accommodation and private access from Alma Vale and a pleasant outlook to the rear.

Sold with vacant possession.

The lease has 961 years remaining of 999 (we understand the ground floor owns the Freehold)

We understand there are no monthly management fees and the annual ground rent is £25.00.

LOCATION

Alma Vale Road is a unique and picturesque, mainly residential road, with an eclectic range of individual shops and quasi commercial businesses in a quiet enclave between Whiteladies Road and Clifton Village. Clifton Down shopping centre is within a short walk whilst Whiteladies Road with its plethora of restaurants, shops and leisure opportunities is also nearby. Clifton College, Clifton High School and The University of Bristol together with other educational institutions are all within close proximity. The Downs with its acres of open land bounded on the south western side by the spectacular Avon Gorge and historic suspension bridge is equally accessible whilst all the facilities to be found in the vibrant city centre can be reached via the local bus service or the train..

THE OPPORTUNITY

MAISONETTE FOR UPDATING

The property now requires updating but offers huge potential for a fine home or investment in this sought after location.

VIDEO TOUR

This property is marketed with a video tour – please view via the link above or visit the Hollis Morgan YouTube page.

USEFUL INFORMATION

We understand the owners of the ground floor (separate to maisonette) have recently made the following planning application with a decision still pending.

Reference 20/01892/F

Alternative Reference PP-08693181

Application Received Mon 04 May 2020

Application Validated Mon 04 May 2020

Address 41 Alma Vale Road Bristol BS8 2HL

Proposal Change of use of ground floor and basement from pre-school care (Use Class D1) to 2no. bedroomed flat (Use Class C3), with associated external alterations.

Status Pending consideration

Appeal Status Unknown

Further details can be found on the BCC planning portal

[https://planningonline.bristol.gov.uk/online-applications/applicationDetails.do?](https://planningonline.bristol.gov.uk/online-applications/applicationDetails.do?keyVal=Q9SX6IDNJ3C00&activeTab=summary)

[keyVal=Q9SX6IDNJ3C00&activeTab=summary](https://planningonline.bristol.gov.uk/online-applications/applicationDetails.do?keyVal=Q9SX6IDNJ3C00&activeTab=summary)

RENTAL APPRAISAL

This is a great opportunity to purchase a maisonette on a very sought-after road in Clifton. The property requires modernising throughout and with the addition of a fourth bedroom would make this an ideal student let purchase, this would be subject to gaining the appropriate planning. The location is perfectly located for University of Bristol students.

The rental income will be determined by the standard of the refurbishment carried out but if completed to a good standard this property could achieve a rental income in the region of £2240 PCM.

If you have any questions or queries regarding this valuation please contact us on 0117 911 3423, 07854367689 or craig@clifton-rentals.co.uk

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.

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.

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 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.

CHARITY OF THE YEAR

Hollis Morgan are supporting Bristol Charity All Aboard Watersports as our 2020 Charity of the year with 5% of each Buyers premium being donated.

All Aboard Watersports strive to make it possible for everyone in the local community to join in a range of watersports and water related activities for people with physical, emotional or cognitive disabilities in the historic Bristol City Docks - www.allaboardwatersports.co.uk
In 2019 we were delighted to have raised well £10k for

Bristol Zoo by supporting their Bear Wood Project at the Wild Place through events including the Hollis Morgan Opera Picnic and hosting their annual Gala Evening. Visit the Hollis Morgan Charity page of our Website for further details - www.hollismorgan.co.uk/charity

TESTIMONIALS

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

WHY HOLLIS MORGAN?

Hollis Morgan hold the largest land & property auctions in the region.

Hollis Morgan sold more £££'s of Land & Property in both 2018 & 2019 than any other auctioneer in the region.

In fact, no auctioneer has sold more than Hollis Morgan since 2010 with over £289m of sales - £95m more than anyone else.

Hollis Morgan was the most successful Auctioneer in Bristol & North Somerset during 2018 – 2019 with an 87 % success rate.

*Source EIG – Sales in BS and GL postcodes by agents based in BS or GL postcodes.

*Source EIG – Sales in BS postcodes 2018 & 2019 by agents based in BS

AUCTION PROPERTY DETAILS DISCLAIMER

Hollis Morgan endeavour to make our sales details clear, accurate and reliable in line with the Consumer Protection from Unfair Trading Regulations 2008 but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. All Hollis Morgan references to planning, tenants, boundaries, potential development, tenure etc is to be superseded by the information contained in the legal pack. It should not be assumed that this property has all the necessary Planning, Building Regulation or other consents. Any services, appliances and heating system(s) listed have not been checked or tested. Please note that in some instances the photographs may have been taken using a wide angle lens. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so on behalf of the seller.