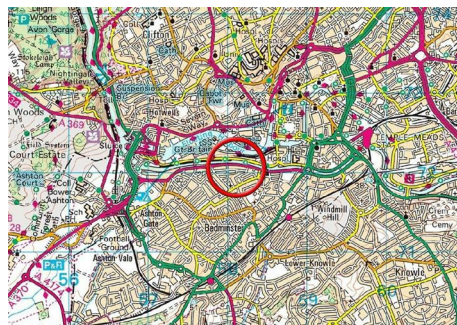
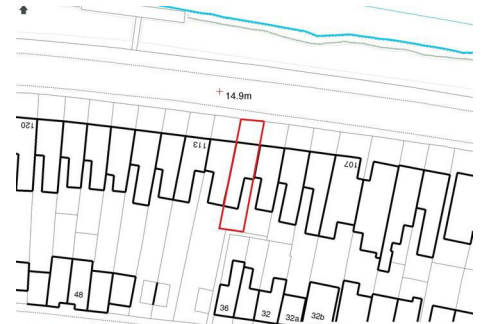




0117 973 6565
 www.hollismorgan.co.uk
 post@hollismorgan.co.uk

hollis
 morgan
 auction



111 Coronation Road, Southville, Bristol, BS3 1AZ

Auction Guide Price £454,000 +++

Hollis Morgan SEPTEMBER AUCTION - An imposing terraced PERIOD FAMILY HOME (1664 Sq Ft) with GARDEN and in need of MODERNISATION but with huge POTENTIAL and scope for FLAT CONVERSION (STP)

FOR SALE BY AUCTION

*** SOLD @ THE £10M SEPTEMBER AUCTION –
NOW TAKING LOTS – 0117 973 6565 ***

GUIDE £ 365,000 +++
SOLD @ £ 454,000

LOT NUMBER 2

Wednesday 26th September 2018

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

PRE AUCTION OFFERS

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

EXTENDED COMPLETION

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

WEEKLY SET VIEWING

EVERY WEDNESDAY @ 11:45 AM

SATURDAY 15TH SEPTEMBER @ 15:15 PM

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

Hannah Kenward
Star Legal
11 Alexandra Road, Clevedon, BS21 7QH
01275 877 277
hannah.kenward@star-legal.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 mid terraced period property with generously
proportioned accommodation (1,664 sq ft) arranged over
two floors with enclosed garden to rear.

The property is sold with vacant possession and retains
an array of original period features such as high ceilings,
fireplaces and cornices.

LOCATION

Coronation Road lies within the popular suburb of
Southville. North Street is within walking distance and
offers a wide variety of amenities including bars, pubs,
cafes and independent retailers. Bristol City Centre and
the Harbourside district is within a mile whilst there are
also regular public transport links running from
Bedminster to the Cabot Circus shopping complex
which is approximately two miles away.

THE OPPORTUNITY

FAMILY HOME FOR UPDATING

The property is on the market for the first time in over 50
years and despite being well cared for now requires
modernisation to create a large family home in this
highly sought after location.

FLAT CONVERSION

There is scope to convert the building into multiple flats (
Subject to Consents)

ATTIC CONVERSION

Potential to convert the attic to provide further family
accommodation or an additional flat (Subject to
Consents)

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 of;

4 bedroom house - £1600pcm - £1800pcm

If converted into;

1 bedroom apartments - £825pcm - £875pcm

2 bedroom apartments - £1000pcm - £1100pcm

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) 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.

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.

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 2017 we have held 45 auctions, offering 1135 lots and raising over £225m 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 2017 with over £49m 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 charity based Off the Record! as our 2018 charity of the year with 5% of each buyers premium donated to help provide free and confidential mental health support and information to young people aged 11-25 in Bristol - www.otrbristol.org.uk In 2017 we were delighted to be involved in raising £30,000 over 3 events for the "Life for a cure" Bristol based meningitis charity - www.ryanbresnahan.org Visit the Charity page of our Website for further details - <https://www.hollismorgan.co.uk/charity/>