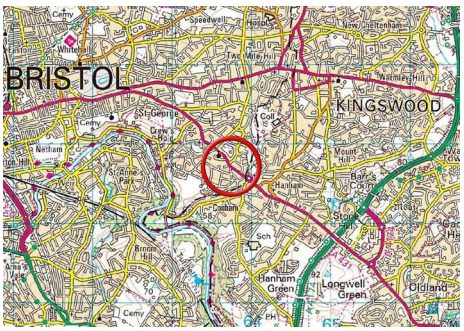
0117 973 6565
www.hollismorgan.co.uk
post@hollismorgan.co.uk

hollis morgan
auction



99 Bryants Hill, St. George, Bristol, BS5 8RG

Auction Guide Price £160,000 +++

Hollis Morgan *** SOLD @ NOVEMBER AUCTION *** - A mid terraced period property (649 Sq Ft) with HUGE GARDEN in need of COMPLETE MODERNISATION and scope for EXTENSION.

99 Bryants Hill, St. George, Bristol, BS5 8RG

FOR SALE BY AUCTION

*** SOLD @ AUCTION ***
GUIDE PRICE - £70,000 +++
SOLD @ £160,000

LOT NUMBER 1
Wednesday 30th November 2016
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

SOLICITORS

Kevin Froud
Legal Services
Bristol City Council
Parkview Campus, PO Box 3176, Bristol, BS3 9FS
DX 7827 Bristol
Tel: 0117 92 22932
kevin.froud@bristol.gov.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.
*** 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 mid terraced period Freehold property (649 Sq Ft) set back from the road with spacious accommodation arranged over two floors with enclosed large garden to the rear.

EXTENDED COMPLETION

Completion has been set for the 6th January 2017

LOCATION

Bryants Hill is located Hanham / St George borders just off the vibrant Hanham High Street where an array of local amenities including independent retailers, cafes, bars, pubs and restaurants are all available. Bristol City Centre is approximately four miles away.

THE OPPORTUNITY

The property is in need of complete modernisation but will make a fine home or investment in this highly sought after area.
Scope for extension to rear and attic conversion.
Sold with vacant possession

RENTAL APPRAISAL

The local lettings experts say:

The Bristol Residential Letting Co. are confident this property would make a good rental investment. Don McKeever of The Bristol Residential Letting Co suggests a rent of £750-£800pcm subject to the property being refurbished for the professional market. If you would like to discuss more detail on the potential for rental, you can call Don (0117 370 8818) for a no obligation discussion. He will be very happy to advise on maximising the return on this property.

REASON FOR SALE BY AUCTION

The property up for auction is privately owned, and not a council house.
The Council previously obtained charging orders against the property to secure unpaid council tax and has subsequently obtained a Court Order to enforce those charging orders by means of a sale of the property.
The Council has a rigorous and robust approach to the collection of council tax as this income is used to fund services provided by the Council.

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 £750 + VAT (£900 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)

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.

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 Home Start Bristol as our 2016 Charity of the year. We are delighted to announce that 10% of every buyer's premium will be donated to this excellent local charity – Home-Start Bristol provides a unique kind of help which has a profound impact on struggling families with young children, 98% of those who finished a period of support reported that their wellbeing had increased. If you would like to find out more about Home-Start Bristol and how you can support us please visit our website www.homestartbristol.org.uk