



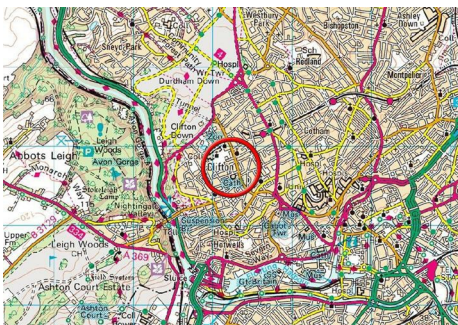
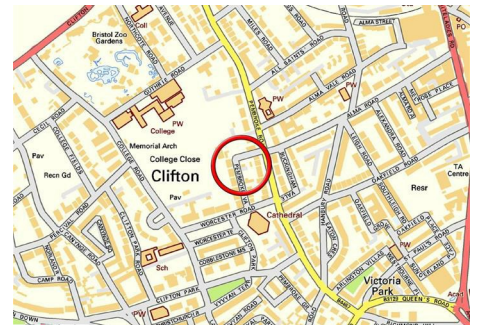
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hollis
morgan

auCTION



Garage Block @, Pembroke Vale, Clifton, Bristol, BS8 3DN

Auction Guide Price £215,000 +++

Hollis Morgan *** SOLD @ APRIL AUCTION *** - An incredibly rare FREEHOLD (757 Sq Ft)
FOUR CAR GARAGE in a prime CLIFTON location.

FOR SALE BY AUCTION

*** SOLD @ AUCTION ***

GUIDE PRICE £95,000 +++
SOLD @ £215,000

LOT NUMBER 38

THURSDAY 6th April 2017

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

Tom Bowering

Wards

Offices: Bristol

Tel: 0117 9292811

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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 GARAGES

A Freehold four car garage with up and over doors - 757 Sq Ft.

Sold with vacant possession.

LOCATION

Pembroke Vale is a very special road in many ways, not least, because of its location within the ambience of the Close of Clifton College with its vast open space, the size of the houses which has meant that have remained as family homes and the short length of the road which has created a friendly neighbourhood atmosphere. The Downs with its acres of open land bounded on the south western side by the spectacular Avon Gorge and historic Clifton Suspension Bridge is nearby together with Clifton Village with its eclectic range of shops and restaurants and "Chelsea" style streets and pavement cafes. Equally, Queens Road and the University of Bristol together with other educational institutions are within

easy reach together with the business areas, the entertainment, leisure and shopping facilities to be found in this vibrant west country city with its famous academic and business ethos. There are excellent communications in that the M32, The M5 and the M4 are within relatively short driving distances and there are high speed train services to London and most parts of the country.

THE OPPORTUNITY

An incredibly rare opportunity to purchase a large garage in Central Clifton.

The single storey building may have potential, subject to consents, for commercial or residential use in this highly sought after location.

SIDE ACCESS

There is no right of way over the side access. There is a right for services (pipes/drains/wires etc) to cross through the land (shaded brown on the attached plan). There is a right of entry but only in respect of repair of these services.

PLEASE REFER TO LEGAL PACK

PRE AUCTION OFFERS

Please note our clients will NOT be considering any offers prior to auction on this Lot.

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)

TELEPHONE AND PROXY BIDDING

*** NO FURTHER TELEPHONE OR PROXY BIDS ON THIS LOT ***

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 £900) 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.

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 based "Life for a Cure" as our 2017 Charity of the year which aims 'a LIFE for a CURE', to raise funds in support of finding the 'Ultimate Vaccine' for Meningitis B. We are delighted to announce that 5 % of every buyer's premium will be donated to 'a Life for a Cure' which was founded as both a legacy to Ryan and to help raise awareness and valuable funds in search of the ultimate vaccine. This Bristol charity run purely on a voluntary basis is simply about working together to stop other amazing young lives being lost to meningitis. - to learn more about Ryans Story and this fantastic cause please visit there website. www.ryanbresnahan.org/ In 2016 we raised £4,000 for Bristol based housing charity "Home Start" to learn more visit the charity section of our website - www.hollismorgan.co.uk/charity/