



0117 973 6565

[www.hollismorgan.co.uk](http://www.hollismorgan.co.uk)

[post@hollismorgan.co.uk](mailto:post@hollismorgan.co.uk)

hollis  
morgan

auction



## Newlands, 511 Bath Road, Brislington, Bristol, BS4 3LA

Auction Guide Price £1,250,000 +++

Hollis Morgan – MARCH LIVE ONLINE AUCTION - A prime Freehold HIGH YIELDING HMO ( 3369 Sq Ft ) with 13 bedrooms producing an INCOME OF £112K PA with PARKING and GARDENS.

# Newlands, 511 Bath Road, Brislington, Bristol, BS4 3LA

## ADDRESS

Newlands, 511 Bath Road, Brislington, Bristol BS4 3LA

## FOR SALE BY LIVE ONLINE AUCTION

\*\*\* SOLD @ MARCH AUCTION \*\*\*

GUIDE PRICE £1,200,000 +++

SOLD @ £1,250,000

Lot Number 14

The Live Online Auction is on Wednesday 16th March 2022 @ 18:00

Registration Deadline is on Monday 14th March @ 16:00

The Auction will be streamed LIVE ONLINE via the Hollis Morgan website & you can chose to bid by telephone, proxy or via your computer.

Registration is a simple online process – please visit the Hollis Morgan auction website and click “REGISTER TO BID”

## 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.

## COMPLETION

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

Use this SDLT calculator to work out how much SDLT you'll pay - [www.tax.service.gov.uk/calculate-stamp-duty-land-tax/](http://www.tax.service.gov.uk/calculate-stamp-duty-land-tax/)

## SOLICITORS

Charlie Wakefield

Thrings Solicitors

CWakefield@thrings.com

## ONLINE LEGAL PACKS

\*\* LEGAL PACK COMPLETE \*\*

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 period property ( 3369 Sq Ft ) occupying an elevated position with accommodation arranged over two floors with space for 6-7 cars at the rear accessed via Roman Walk with a mature well kept front garden with outside seating.

The property was formerly a hotel and was recently converted into a 13 Bedroom fully HMO licensed luxury co-living premises.

Adjacent to the main rear entrance door and the car park is a covered, secure cycle store for approximately 12 bikes.

The car park area is well lit and provides for a robust bin store and recycling area.

The front and rear of the property are covered by CCTV.

Sold subject to existing tenancies.

## LOCATION

Brislington is ideally located within close proximity to Temple Meads train station and the City Centre as well as within easy reach of a direct commuter link into Bath.

Cabot circus is also within easy access with its range of stylish shops, restaurants, bars and cinemas whilst the local Sandy Park High Street has a wide range of Independent retailers and the nearby AvonMeads Shopping Park has a Marks & Spencer and other branded retail outlet.

## THE OPPORTUNITY

### HIGH YIELDING HMO

The Freehold property is arranged as a 13 bedroom HMO producing an annual income of £112k pa inclusive of bills.

Details on the running costs are provided in the online legal pack.

## TENANCY SCHEDULE AND INCOME

ROOM 1 - £695 pcm (tenancy started 21.12.21)  
ROOM 2 - £650 pcm (tenancy started 13.05.20)  
ROOM 3 - £800 pcm (tenancy started 17.07.21)  
ROOM 4 - £675 pcm (tenancy started 30.04.21)  
ROOM 5 - £775 pcm (tenancy started 21.05.21)  
ROOM 6 - £700 pcm (tenancy started 26.08.20)  
ROOM 7 - £775 pcm (tenancy started 19.11.21)  
ROOM 8 - £590 pcm (tenancy started 11.06.21)  
ROOM 9 - £650 pcm (tenancy started 01.01.20)  
ROOM 10 - £750 pcm (tenancy started 14.01.22)  
ROOM 11 - £700 pcm (tenancy started 10.01.21)  
ROOM 12 - £775 pcm (tenancy started 12.05.21)  
NO ROOM 13  
ROOM 14 - £800 pcm (tenancy started 29.09.21)

TOTAL - £9,335 / £112,020 per annum

Inclusive of Bills

## 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.

## REGISTRATION PROCESS

The registration process is extremely simple – visit the Hollis Morgan auction website and click on the “Register to Bid” button.

The “Register to Bid” button can be found on the auction home page or on the individual lot listings.

Please note this function is not available on Rightmove or Zoopla.

Stage 1 – Complete the Online Bidding Form

Stage 2 – Upload your certified ID

Stage 3 – Invitation to bid

Stage 4 – Pay your security deposit ( £6,200 )

You are now ready to bid – Good luck!

If your bid is successful, the balance of the deposit monies must be transferred to our client account within 24 hours of the auction sale.

If you are unsuccessful at the auction your holding deposit will be returned within 48 hours.

## PRE AUCTION OFFERS

Some vendors are willing to consider offers prior to the auction.

Pre auction offers can ONLY be submitted by completing the online PRE AUCTION OFFER FORM

The form can be found on the Hollis Morgan website on the individual auction property listings – look for the big red button .

Please note offers will not be considered until you have inspected the COMPLETE LEGAL PACK once it has been released.

There will be a note added to the list to confirm AUCTION PACK NOW COMPLETE when our clients solicitor informs us no further information is due to be added.

In the event of an offer being accepted the property will only be removed from the online auction and viewings stopped once contracts have successfully EXCHANGED subject to the standard auction terms and payment of the buyer's premium ( £1000 + VAT ) to Hollis Morgan.

Contracts can be exchanged via the solicitors or at the Hollis Morgan offices by appointment only.

## **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 FINANCE**

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

## **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.

## **CHARITY OF THE YEAR**

Hollis Morgan is supporting Bristol Charity Gympanzees as our 2022 Charity of the year with a % of each Buyers premium being donated.

Gympanzees are a charity based in Bristol helping children and young people with disabilities to access fun, fitness, and friendship.

Visit the Hollis Morgan Charity page of our website for further details or the charity direct @ [www.gympanzees.org](http://www.gympanzees.org)

## **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?**

Want to sell a property by Live Online Auction?

In 2020 we sold 150 lots by this updated method - we have embraced this change and move forward with our 2021 live online calendar of sales confident we can provide the best service for our clients.

Did you know...In 2020 Hollis Morgan SOLD more lots by auction in Bristol, North Somerset & Gloucester than any other auctioneer!

Did you know...In 2020 Hollis Morgan SOLD more £££'s of BS postcode lots than all the other local auctioneers combined!

Did you know...Since 2010 we have offered more lots in our catalogue ( 2151 ) than any other local firm.

\*Source EIG Group 2021

Hollis Morgan hold the largest monthly land & property auctions in the region – book your free, no obligation valuation today!

## **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.