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auCTION



## 179, Charlton Road, Fishponds, Bristol, BS15 1LZ

**Auction Guide Price £495,000 +++**

Hollis Morgan – MAY LIVE ONLINE AUCTION – A Freehold 6 BED HMO ( 1165 Sq Ft ) fully let producing £54k pa | BONUS PLOT with planning for 2 BED HOUSE or EXTRA HMO BEDROOMS stp – potential £90k pa

# 179, Charlton Road, Fishponds, Bristol, BS15 1LZ

## FOR SALE BY LIVE ONLINE AUCTION

ADDRESS | 179 Charlton Road, Fishponds, Bristol BS15 1LZ

Lot Number TBC

The Live Online Auction is on Wednesday 14th May 2025 @ 17:30

Registration Deadline is on Monday 12th May 2025 @ 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”

## THE PROPERTY

A Freehold end of terrace property with accommodation ( 1165 Sq Ft ) arranged over 3 floors and comprising a refurbished ( 2021 ) purpose built 6 bed | 3 bath fully license HMO with stylish open plan communal kitchen living space. The property occupies a larger than average plot with large side extension.

Sold subject to existing tenancies - refer to online legal pack.

Tenure - Freehold

Council Tax - Band C

EPC - D

Utilities, Rights & Restrictions - Please refer to the Legal Pack

Flood Risk - Please refer to the Legal Pack

## THE OPPORTUNITY

HMO INVESTMENT | £54K PA

A fully Licensed 6 Bed | 3 Bath HMO

Sold subject to existing tenants.

£4,500 pcm | £54,000 pa ( EXCLUDING BILLS, which tenants are responsible for )

Students on single 12 month AST | Tenancy start date: 19/07/24

## 2 BED HOUSE

Planning was granted in 2023 for demolition of side-extension and erection of a 2 bed house.

23/01137/F | Construction of a 2 bed dwelling and conversion of existing dwelling to form 2 flats including parking, bins and cycle storage.

## SIDE EXTENSION | PLOT

The property occupies a larger than average plot with a

large 27.5 Sq M unused side extension.

HMO BED 7

Planning submitted for 7th bedroom in existing side extension.

( We do not know if the vendor will have a planning decision before the auction )

25/11213/F | Change of use only from small House of Multiple Occupation (C4) to large House of Multiple Occupation (Sui Generis) with 7 bedrooms for seven people including parking, bins and cycle storage.

HMO EXTRA BEDS 7 / 8 | £72k pa

Scope to create bedrooms 7 & 8  
Potential income increases to £72k pa  
Subject to consents.

HMO – 10 BEDS | £90K pa

Interested parties could look to utilise planning consent 23/01137/F and permitted development to convert the proposed 2 bedroom house into a 4 additional HMO bedrooms.

Potential income increases to £90k pa  
Subject to consents.

## PLANNING - 2 BED HOUSE

Reference 23/01137/F

Alternative Reference PP-11929035

Application Received Mon 20 Mar 2023

Application Validated Tue 04 Apr 2023

Address 179 Charlton Road St George Bristol BS15 1LZ

Proposal Construction of a 2 bed dwelling and conversion of existing dwelling to form 2 flats including parking, bins and cycle storage.

Status Decided

Decision GRANTED subject to condition(s)

Decision Issued Date Tue 04 Jul 2023

## PLANNING - BED 7

Reference 25/11213/F

Alternative Reference PP-13846008

Application Received Tue 18 Mar 2025

Application Validated Tue 18 Mar 2025

Address 179 Charlton Road St George Bristol BS15 1LZ

Proposal Change of use only from small House of Multiple Occupation (C4) to large House of Multiple Occupation (Sui Generis) with 7 bedrooms for seven people including parking, bins and cycle storage.

Status Pending consideration

## PLANNING INFORMATION

Full details of the proposed scheme and drawings can be downloaded with the online legal pack.

## LOCATION

Located on Charlton Road at the Southern End of Lodge Causeway with its wide range of amenities which leads into Fishponds and the City. Fishponds is a popular and thriving neighbourhood located in the eastern outskirts of Bristol, offering a diverse range of housing options to suit all types of buyers. With a mix of period properties and modern developments, Fishponds has a unique character and charm that appeals to many. The area is well-known for its strong community spirit, with plenty of local events and activities throughout the year. The bustling High Street is a major draw, with an array of independent shops, cafes, and restaurants offering an eclectic mix of cuisines and cultures. From artisan bakeries and coffee shops to vintage clothing stores and gift shops, Fishponds has something for everyone. For those who require easy access to the city center, Fishponds is well-connected, with regular buses and a nearby train station providing excellent transport links. It's also just a short distance from the University of the West of England (UWE), making it a popular choice for students. Families with children will appreciate the range of good schools in the area, including Fishponds Church of England Academy and Bristol Metropolitan Academy. For those who enjoy spending time outdoors, Fishponds also has several green spaces, including Fishponds Park.

## SOLICITORS & COMPLETION

Kieran Weisberg  
Weisberg Legal  
01225 422466  
kieran@weisberglegal.co.uk  
www.weisberglegal.co.uk

## EXTENDED COMPLETION

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

## LEGAL PACK COMPLETE

We have been informed by our client's solicitors that the legal pack for this lot is now complete.

Should any last minute addendums occur you will be automatically notified by email.

If the vendors have indicated they are willing to consider pre-auction offers, now is the time to submit your offer by completing the pre-auction offer form.

## IMPORTANT AUCTION INFORMATION

### VIEWINGS

Please submit a viewing request online and we will contact you to organise an appointment.

We will send you an email and text to confirm the appointment time and the full property address.

Viewings are supervised by a member of the Hollis Morgan Auction team who will meet you at the property.

## 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.

Press the GREEN button 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.

## BUYER'S PREMIUM

Please be aware all purchasers are subject to a £1,500 + VAT (£1,800 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 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.

## 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 listing.

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 client's 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 (£1,800 Inclusive of VAT) to Hollis Morgan.

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

## 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 (£6,800)

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.

## 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 & BRIDGING LOANS

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

Hollis Morgan may receive introductory fees for this service from the broker.

## AUCTION BUYER'S 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.

## 2025 CHARITY OF THE YEAR

Hollis Morgan is supporting Uncle Pauls Chilli Charity empowering socially disadvantaged people with barriers to learning &/or disabilities based in Butcombe, North Somerset, our land overlooks the Mendip Hills and Blagdon lake. There are three main areas of focus at Uncle Paul's Chilli Charity Education, Wellbeing and Social Prescribing – visit [www.chillicharity.org.uk/](http://www.chillicharity.org.uk/) for more details or the Hollis Morgan Charity Page of our website.

## 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.