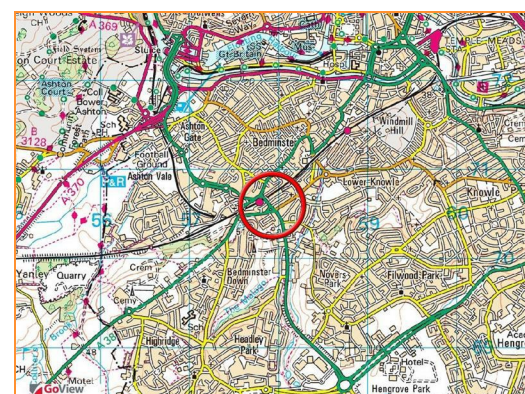
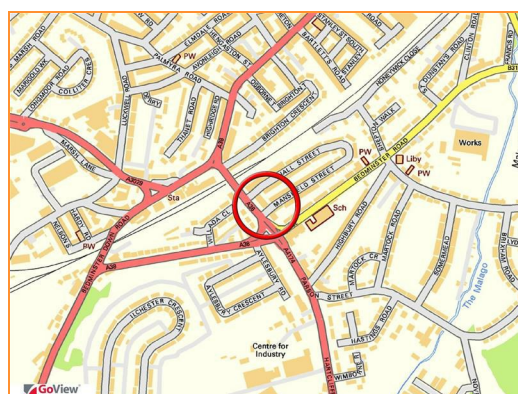




16 Parson Street, Bedminster, Bristol, BS3 5PT

Sold @ Auction £210,000

Hollis Morgan *** SOLD @ NOVEMBER AUCTION *** - A prominent corner FREEHOLD property with scope for MULTIPLE FLAT CONVERSION subject to planning consent *** REDUCED GUIDE PRICE ***



16 Parson Street, Bedminster, Bristol, BS3 5PT

FOR SALE BY AUCTION

*** SOLD PRIOR TO AUCTION ***

GUIDE PRICE £190,000 +++
SOLD @ £210,000

LOT NUMBER 32

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

VIEWING

By appointment only.

Please contact Auction HQ to arrange a viewing.

SOLICITORS

Clutton Cox
Mr Simon Coward
12 The Plain, Thornbury, Bristol BS35 2BE
TEL: 01454-272424
E: thornbury@cluttoncox.co.uk

THE PROPERTY

A prominent corner property arranged over two floors with basement.
The detached garage to the rear has been replaced by a small work shop but we understand the drop kerb still remains.

The Freehold mixed use property is sold with vacant possession having previously been used as offices and residential accommodation above..

LOCATION

Parson Street is located just off Hartcliffe Way within the popular suburb of Bedminster. Local amenities and services are all within close proximity including West Street which offers an array of independent retailers, convenience stores, pubs, bars and cafes. Bristol City Centre is less than two miles away.

THE OPPORTUNITY

The property now requires updating but offers excellent scope, subject to gaining the necessary consents, for a flat development scheme.

There is potential for the following scheme subject to gaining the necessary consents

GROUND FLOOR

Self contained 2 bedroom flat.
Re-sale £200,000

FIRST FLOOR PLUS ATTIC SPACE

Three bedroom maisonette with access via external staircase to rear.
Re-sale £250,000

BASEMENT

There may be scope for an additional unit on the basement level - buyers must make their own investigations.

Alternative schemes would be continued mixed use or HMO style investment.

RENTAL APPRAISAL

The local lettings experts say:

Refurbished: £950-£1000pcm

The Bristol Residential Letting Co. are confident this property would make a good rental investment if redeveloped as flats. Don McKeever of The Bristol Residential Letting Co suggests rents of £700-750pcm for 1 bed new build flats in this area, £800-£850 for 2 beds, and £950-1050 for 3 beds subject to the development being suited to 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.

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.

PRE AUCTION OFFERS

Some properties may be available to buy prior to the auction.
Pre auction offers can be only submitted by completing the OFFER FORM which can be downloaded with the online legal pack - please email the COMPLETED form to -olly@hollismorgan.co.uk.
Please note offers will not be considered until you have VIEWED the property and the COMPLETE LEGAL PACK has been released.

In the event of an offer being accepted the property will only be removed from the auction and viewings stopped once contracts have successfully EXCHANGED subject to the standard auction terms and payment of the buyer's premium (£900) to Hollis Morgan.

Contracts can be signed either via the solicitors or at the Hollis Morgan offices subject to appointment.

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 £900) are required by the Auction Department at least two full working days before the auction.

AUCTION BUYERS GUIDE VIDEO

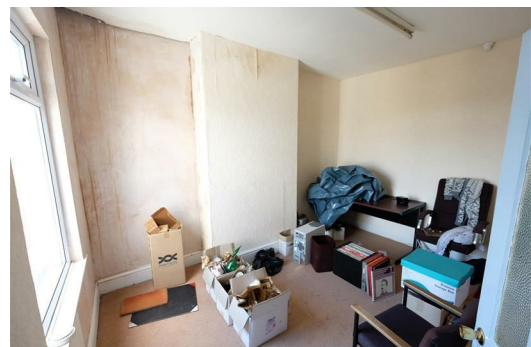
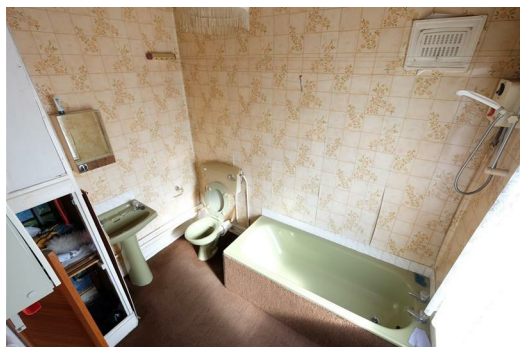
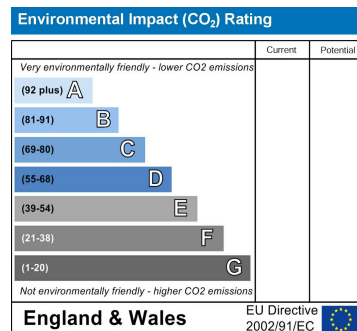
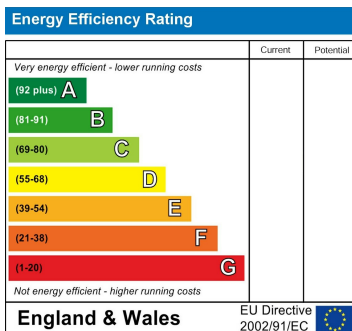
We have short video guides for both buying and selling by Public Auction on the Hollis Morgan Website. If you have any further questions regarding the process please don't hesitate to contact Auction HQ.

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 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



e-mail: post@hollismorgan.co.uk www.hollismorgan.co.uk

9 Waterloo Street, Clifton, Bristol BS8 4BT. Telephone: **0117 973 65 65**

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