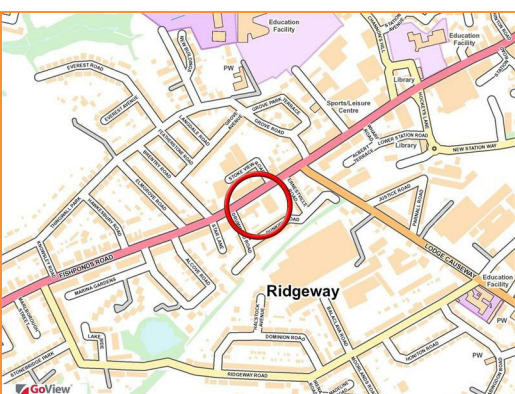




**Garden Flat, 566 Fishponds Road, Fishponds, Bristol, BS16 3DD**

**Sold @ Auction £160,000**

Hollis Morgan SEPTEMBER AUCTION - A large GARDEN FLAT ( 829 Sq Ft ) with PLANNING GRANTED to EXTEND and convert into a self contained THREE bedroom flat - potential INCOME £14.4k pa



# Garden Flat, 566 Fishponds Road, Fishponds, Bristol, BS16 3DD

## FOR SALE BY AUCTION

\*\*\* SOLD PRIOR TO AUCTION \*\*\*

GUIDE PRICE - £99,000  
SOLD @ £160,000

### LOT NUMBER 25

Wednesday 27th September 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

### EXTENDED COMPLETION

Completion is set for 6 weeks or earlier subject to mutual consent.

### SOLICITORS

Zubair Sheikh

Hek Jones Solicitors

zsheikh@hekjones.com

104 Whitchurch Road, Cardiff, CF14 3LY

029 2034 9820

### 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 large self contained garden flat ( 829 Sq Ft ) occupying the lower ground floor of this imposing period property with sole use of the rear garden.

### UPPER MAISONETTE

Please note the upper maisonette is for sale separately in the same auction.

### LOCATION

The property is situated on the vibrant and bustling Fishponds Road. A vast array of local amenities are immediately available including independent retailers, convenience stores, cafes, bars, restaurants. Bristol City Centre is approximately three miles away.

### THE OPPORTUNITY

The property is sold with vacant possession and is now in need of complete modernisation.

### THREE BEDROOM FLAT

Planning has been granted to extend the property into the rear garden and rearrange the layout to provide three bedrooms, two bathrooms and large open plan living space.

Potential income £14.4k pa

### RENOVATE EXISTING

Scope to create a large two bedroom flat with garden by renovating the existing property.

### PLANNING GRANTED

Decision : GRANTED subject to condition(s)

Application no: 17/01238/F

Type of application: Full Planning

Site address: 566 Fishponds Road, Fishponds, Bristol, BS16 3DD.

Description of development: Conversion of existing house to 1 x 3-bed flat and 6-bed House of Multiple Occupation (HMO)

Applicant: Mr S Mead

Agent: David Cahill Design Consultants Ltd

Committee/delegation date: 15.05.17

Date of Notice: 15.05.17

### PLANNING INFORMATION

Full details of the planning and proposed layouts are available to download with the online legal pack

### RENTAL APPRAISAL

About this property:

If offered to the market today in a modernised state we would expect to achieve circa £1,200 per calendar month on the property as a 3 bed.

Scope for conversion to a large 2 Bedroom flat- £995

Next steps:

If you would like further information on our services or on this or any other property please contact us at our Bristol office on 01179 55 18 17 or via email at [enquiries@piperproperty.co.uk](mailto:enquiries@piperproperty.co.uk). Alternatively, please visit our website [www.piperproperty.co.uk](http://www.piperproperty.co.uk) for information on our office locations, services and to find out how we do things differently. We look forward to hearing from you.

### 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.

### 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](mailto: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 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



e-mail: [post@hollismorgan.co.uk](mailto:post@hollismorgan.co.uk) [www.hollismorgan.co.uk](http://www.hollismorgan.co.uk)

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