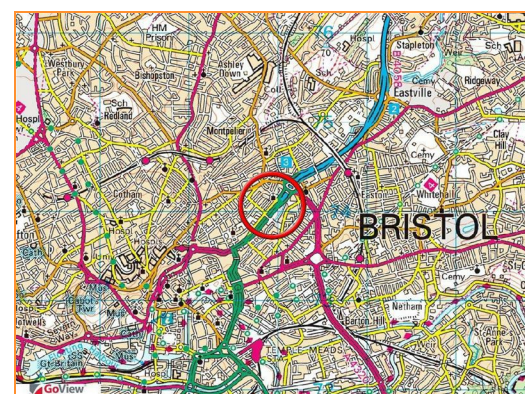
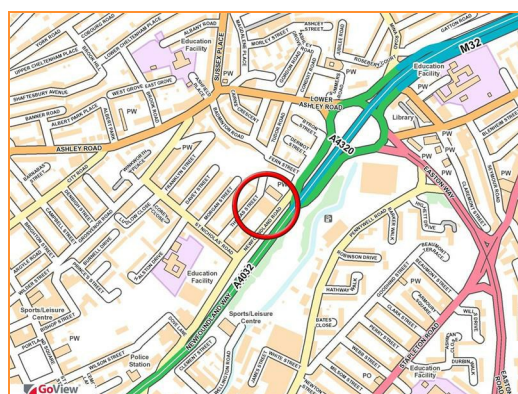




Empire Sports Club, 223 Newfoundland Road, St. Agnes, Bristol, BS2 9NX

Sold @ Auction £1,300,000

Hollis Morgan FEBRUARY AUCTION - Grade II Listed DEVELOPMENT opportunity (16,359 Sq Ft) with PLANNING GRANTED to convert the 15,000 Sq Ft to 22 RESI UNITS



Empire Sports Club, 223 Newfoundland Road, St. Agnes, Bristol, BS2 9NX

FOR SALE BY AUCTION

*** SALE AGREED PRIOR TO AUCTION ***

Lot Number 35
Wednesday 21st February 2018
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

*** SALE AGREED ***

The property is OPEN FOR 45 MINUTES but please leave a minimum of 15 minutes to inspect the property. Hollis Morgan would be grateful if you could arrive promptly to inspect the properties at the START of the specified times as we have scheduled viewings throughout the day and CANNOT wait for late arrivals. You do not need to book an appointment as it is a set viewing – simply arrive at the stated time and a member of the Hollis Morgan Auction team will take your details and show you the property. Please note there are no viewings on Bank Holidays or on the day of the auction.

SOLICITORS

Neville Catton
Carbon Law
Neville.Catton@carbonlawpartners.com
+44 (0)117 992 4860

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

The Empire Sports Club is a Grade II listed property (16,359 Sq Ft) comprising 7 buildings dating from 1882 having historically accommodated a Sunday School for the adjacent St Agnes Church, a mission hall and most recently a boxing school / gym with a one bedroom flat on the first floor.
The property is offered Freehold with vacant possession and is now in need of modernisation.

EXTENDED COMPLETION

Completion is set for 8 weeks or earlier by mutual consent

360 DEGREE VIDEO TOUR

Please click below or paste the link into your browser to view the 360 degree video tour.

http://www.hollismail.com/tours/empire_01.html

LOCATION

The property is located just off the picturesque St. Agnes Park within the popular suburb of St. Pauls. Local amenities and services are all within close proximity including independent retailers, convenience stores, pubs, cafes and restaurants. Bristol City Centre is less than 1.5 miles away.

THE OPPORTUNITY

Planning has been granted to convert the property into 22 residential units.

NEW HOMES - GDV ADVICE

Please contact Calum Melhuish from the Hollis Morgan New Homes team to discuss GDV and details on this development.
0117 973 65 65
Calum@hollismorgan.co.uk

ACCOMMODATION SCHEDULE

Flat 1 - 1 Bed - 53m2
Flat 2 – 1 Bed - 45m2

Flat 5 – 1 Bed - 58m2
Flat 6 – 2 Bed - 67m2
Flat 7 – 1 Bed - 58m2
Flat 8 – 2 Bed - 80m2
Flat 9 – 2 Bed - 83m2
Flat 10 – 2 Bed - 78m2
Flat 11 – 1 Bed - 40m2
Flat 12 – 1 Bed - 56m2

Flat 15 - 1 Bed - 73m2
Flat 16 – 1 Bed - 59m2
Flat 17 – 2 Bed - 79m2
Flat 18 – 3 Bed - 110m2
Flat 19 – 2 Bed - 77m2
Flat 20 – 1 Bed - 58m2

Flat 21 – 1 Bed - 65m2

Maisonette 1 – 2 Bed - 85m2
Maisonette 2 – 2 Bed - 70m2

House 1 – 2 Bed - 107m2
House 2 – 2 Bed - 107m2
House 3 – 2 Bed - 98.5m2

PLANNING GRANTED

Decision : GRANTED subject to condition(s)

Application no: 15/05673/F

Type of application: Full Planning

Site address: 223 Newfoundland Road, Bristol, BS2 9NX.

Description of development: Proposed development for the complete renovation and conversion of the existing Grade II listed building, Empire Sports Club into 22no. flats. Demolition of the existing infill lean-to building in the middle of the site, and the modification of gated boundary to the existing building to accommodate new entrances to the proposed housing.

(Major Application)

Applicant: The PG Group

Agent: Oxford Architects

Committee/delegation date: 26.07.17

Date of Notice: 31.07.17

LISTED BUILDING CONSENT

Decision : GRANTED subject to condition(s)

Application no: 15/05674/LA

Type of application: Listed Building Consent (Alter/Extend)

Site address: 223 Newfoundland Road, Bristol, BS2 9NX.

Description of development: Proposed development for the complete renovation and conversion of the existing Grade II listed building, Empire Sports Club into 22no. flats. Demolition of the existing infill lean-to building in the middle of the site, and the modification of gated boundary to the existing building to accommodate new entrances to the proposed housing.

Applicant: The PG Group

Agent: Oxford Architects

Committee/delegation date: 26.07.17

Date of Notice: 31.07.17

PLANNING INFORMATION

All plans, decision notices, elevations etc can be downloaded with the online legal pack

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.

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 (£1,200) 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.



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

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

Hollis Morgan Property Limited, registered in England, registered 7275716. Registered address, 5 Upper Belgrave Road, Clifton, Bristol BS8 2XQ