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hollis
morgan
auction



9 Osborne Road, Clifton, Bristol, BS8 2HA

Auction Guide Price £680,000 +++

Hollis Morgan *** SOLD @ LIVE ONLINE AUCTION *** A Freehold INVESTMENT OPPORTUNITY comprising 3 X FLATS with a combination of TENANTS in need of BASIC UPDATING in this highly sought after enclave,

9 Osborne Road, Clifton, Bristol, BS8 2HA

COVID UPDATE – LOCKDOWN 3.0

Following Government advice (05.01.21) the housing market will remain open during the new lockdown in England.

Hollis Morgan are open for viewings and valuations whilst adhering to the latest social distancing and PPE rules.

Please contact the auction team for any questions.

ADDRESS

9 Osborne Road, Clifton, Bristol, BS8 2HA

FOR SALE BY LIVE ONLINE AUCTION

*** SOLD BY HOLLIS MORGAN LIVE ONLINE AUCTION ***

GUIDE PRICE £550,000 +++

SOLD @ £680,000

Lot Number 3

The Live Online Auction is on Wednesday 19th May @ 18:00

Registration Deadline is on Monday 17th May @ 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”

PRE AUCTION OFFERS

On this occasion the vendors will NOT be considering pre auction offers.

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.

*** PLEASE NOTE - NO INTERNAL VIEWINGS OF BASEMENT FLAT ***

*** PLEASE DO NOT ACCESS THE GARDEN AREA OUTSIDE OF THE ARRANGED VIEWING TIMES ***

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 – BEAT THE STAMP DUTY DEADLINE

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

Beat the Stamp Duty Deadline and complete before June 30th

SOLICITORS

Mark Avery

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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 substantial and imposing Freehold semi detached period property arranged as four self contained flats with mature front and rear gardens with side access.

Sold subject to existing tenancies.

GARDEN FLAT - 895 Sq Ft

9 Osborne Road, Clifton, Bristol, BS8 2HA

Self contained two bedroom flat with separate kitchen and dining / reception room and sole use of the rear garden.

HALL FLOOR FLAT

Previously sold on long leasehold (not inspected)

FIRST FLOOR FLAT- 806 Sq Ft

Self contained two bedroom flat with separate kitchen and dining / reception room.

TOP FLOOR FLAT - 915 Sq Ft

Self contained two bedroom flat with separate kitchen and dining / reception room.

LOCATION

Osborne Road is a quiet and pleasant Clifton Residential Street lined with impressive period Mansion houses and superbly well positioned to take advantage of not only the wide range of amenities Clifton Village has to offer but the eclectic mix of shops, cafes and restaurants found on Whiteladies Road.

Clifton and the surrounding areas, with its Victorian and Georgian architecture, are amongst the most sought after locations in the City. The area offers charm alongside excellent amenities with independent shops, boutiques, cafes, bars and restaurants to be found on both Whiteladies Road and Clifton Village including Clifton Down shopping Centre. The Downs offers four hundred acres of green public space whilst Brunel's Clifton Suspension Bridge provides a gateway to the Ashton Court Estate with its woodlands, mountain bike trails and walks whilst there is excellent access to the exciting Harbourside district, the City Centre and Temple Meads.

THE OPPORTUNITY

FREEHOLD INVESTMENT OPPORTUNITY

The Freehold property is arranged as four self contained flats sold subject to various leases and tenancies - please refer to schedule.

The Freehold sale includes the Garden Flat, First Floor Flat and Top Floor Flat - please note the Hall Floor Flat has previously been sold on a long leasehold.

The current income is £27,600 pa

SCOPE FOR BASIC UPDATING AND INCREASED RENTAL INCOME

The flats are all in need of basic updating and subject to the individual tenancy agreements there may be scope to increase the rents.

POTENTIAL FOR OFF STREET PARKING

Please note neighbouring properties have off street parking in the front gardens,
Subject to gaining the necessary consents

GARDEN WALL ISSUE

Buyers should be aware that a section of the rear garden wall requires attention.

Please refer to legal pack for full details of correspondence with the neighbours and BCC

SCHEDULE OF TENANTS / LEASEHOLDS

FLAT 1 - GARDEN FLAT

We understand subject to a regulated tenancy under the Rent Act 1977 (Protected Tenant)

In occupation since 23/11/68

Rent £500 pcm

FLAT 2 - HALL FLOOR FLAT

Previously sold to 3rd party owner occupier on a long leasehold.

FLAT 3 - FIRST FLOOR FLAT

We understand subject to a rolling AST contract

In occupation since 01/02/18

UPDATE - TENANT HAS SERVED NOTICE TO VACATE 15th JUNE 2021

FLAT 4 - TOP FLOOR FLAT

We understand subject to an assured tenancy agreement under the housing act 1988.

In occupation since 10/11/13

Rent recently increased to £1,000 pcm

Please refer to online legal pack for copies of the leases.

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.

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.

2021 CHARITY OF THE YEAR

Hollis Morgan are supporting Bristol Charity 1625 Independent People as our 2021 Charity of the year with a % of each Buyers premium being donated.

1625 Independent People (1625ip) is a charity that works with young people who are homeless, leaving care or at risk of homelessness in Bristol and the South West.

Visit the Hollis Morgan Charity page of our Website for further details - www.hollismorgan.co.uk/charity

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?

Hollis Morgan hold the largest land & property auctions in the region.

Hollis Morgan sold more £££'s of Land & Property in both 2018 & 2019 than any other auctioneer in the region.

In fact, no auctioneer has sold more than Hollis Morgan since 2010 with over £289m of sales - £95m more than anyone else.

*Source EIG – Sales in BS and GL postcodes by agents based in BS or GL postcodes.

Hollis Morgan was the most successful Auctioneer in Bristol & North Somerset during 2018 – 2019 with an 87 % success rate.

*Source EIG – Sales in BS postcodes 2018 & 2019 by agents based in BS

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

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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.