



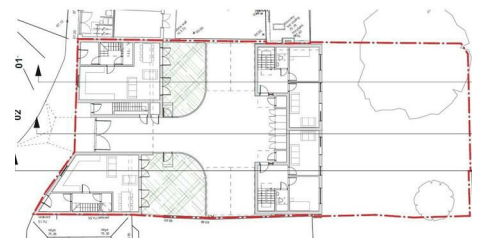
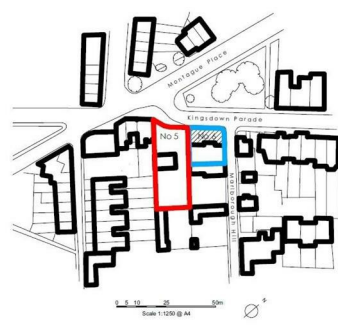
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## Development Site @, 5 Kingsdown Parade, Kingsdown, Bristol, BS6 5UP

Auction Guide Price £1,125,000 +++

Hollis Morgan – FEBRUARY LIVE ONLINE AUCTION - A prime FREEHOLD DEVELOPMENT SITE ( 0.2 Acres ) with PLANNING GRANTED to erect a scheme of 4 HOUSES and 1 MAISONETTE with a GDV of £3.2m

# Development Site @, 5 Kingsdown Parade, Kingsdown, Bristol, BS6 5UP

## ADDRESS

Development Site @ 5 Kingsdown Parade. Kingsdown, Bristol, BS6 5UP

## FOR SALE BY LIVE ONLINE AUCTION

\*\*\* SOLD @ FEBRUARY AUCTION \*\*\*

GUIDE PRICE £900,000 +++

SOLD @ £1,125,000

Lot Number 21

The Live Online Auction is on Wednesday 16th February 2022 @ 18:00

Registration Deadline is on Monday 14th February @ 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

## VIEWINGS

Interested parties can access the upper levels at any time and arrange to inspect the lower levels by appointment with HM at their own risk and must bring suitable equipment to safely access the site.

## EXTENDED COMPLETION

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

## SOLICITORS

Gregg Latchams

Contact - TBC

## 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 SITE

A Freehold site of approx 0.2 acres arranged over two levels with access from Kingsdown parade commanding an elevated position with fantastic views over the City.

Sold with vacant possession.

## LOCATION

Kingsdown Parade is located in the highly desirable residential suburb of Kingsdown / Cotham which is ideally positioned for access to Bristol University ( 0.2 Miles ) and the Bristol Royal Infirmary ( 0.1 Miles ) whilst the City Centre ( 0.4 Miles ), accessed via the historic Christmas Steps, provides a wide range of pubs, restaurants and shopping facilities including the recently developed Cabot Shopping Centre with its comprehensive range of high quality stores and individual shops.

## THE OPPORTUNITY

RESIDENTIAL DEVELOPMENT - PLANNING GRANTED

Planning has been granted to clear the site and erect a stylish scheme of 4 houses and 1 maisonette with a GDV of circa £3.2m

## GDV - HOLLIS MORGAN NEW HOMES

The Hollis Morgan New Homes team have provided a GDV appraisal which can be downloaded in the legal pack.

If you want to discuss the site or alternative schemes in further detail please contact Calum Melhuish @ Hollis Morgan HQ

## PROPOSED SCHEDULE OF ACCOMMODATION

HOUSE 1 ( 121 Sq M )

GROUND FLOOR – Lobby | Entrance Hall | WC | Open Plan L Shaped Kitchen / Dining / Living Space with Doors to Garden

FIRST FLOOR – Bedroom 1 | En Suite | Bedroom 2 | Bathroom

TOP FLOOR – Bedroom 3 | Bedroom 4

Allocated Off Street Parking

HOUSE 2 ( 121.5 Sq M )

GROUND FLOOR – Lobby | Entrance Hall | WC | Open Plan L Shaped Kitchen / Dining / Living Space with Doors to Garden

FIRST FLOOR – Bedroom 1 | En Suite | Bedroom 2 | Bathroom

TOP FLOOR – Bedroom 3 | Bedroom 4 | Bathroom

Allocated Off Street Parking

MAISONETTE ( 68.1 Sq M )

# Development Site @, 5 Kingsdown Parade, Kingsdown, Bristol, BS6 5UP

GROUND FLOOR – Private Entrance to  
FIRST FLOOR – Bathroom | Open Plan L Shaped  
Kitchen / Dining / Living Space with Doors to Terrace  
TOP FLOOR – Bedroom 1 | Bedroom 2

HOUSE 3 ( 140.3 Sq M )

LOWER GROUND FLOOR – Utility | WC | Larder |  
Open plan Kitchen / Diner with Doors to Garden  
MIDDLE FLOOR – Bedroom 1 | Balcony | En suite |  
Bedroom 2 | Bedroom 3 | Bathroom  
TOP FLOOR ( Ground floor level ) Entrance Hall |  
Shower | Bedroom 4 | Lounge with Balcony  
Allocated Off Street Parking

HOUSE 4 ( 140.3 Sq M )

LOWER GROUND FLOOR – Utility | WC | Larder |  
Open plan Kitchen / Diner with Doors to Garden  
MIDDLE FLOOR – Bedroom 1 | Balcony | En suite |  
Bedroom 2 | Bedroom 3 | Bathroom  
TOP FLOOR ( Ground floor level ) Entrance Hall |  
Shower | Bedroom 4 | Lounge with Balcony  
Allocated Off Street Parking

## PLANNING GRANTED

Reference 20/03545/F  
Alternative Reference PP-08953680  
Application Received Thu 06 Aug 2020  
Application Validated Tue 11 Aug 2020  
Address 5 Kingsdown Parade Bristol BS6 5UD  
Proposal Demolition of existing building and construction  
of 5no. new dwellings (4no. houses and 1no.  
maisonette).  
Status Decided  
Decision GRANTED subject to condition(s)  
Decision Issued Date Mon 21 Dec 2020  
Appeal Status Unknown

## PLANNING INFORMATION

Full details of the proposed scheme and drawings 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.

## 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.

## **2022 CHARITY OF THE YEAR**

Hollis Morgan are supporting Bristol Charity Gympanzees as our 2022 Charity of the year with a % of each Buyers premium being donated.

Gympanzees are a charity based in Bristol helping children and young people with disabilities to access fun, fitness, and friendship.

Visit the Hollis Morgan Charity page of our Website for further details or the charity direct @ [www.gympanzees.org](http://www.gympanzees.org)

## **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?**

Want to sell a property by Live Online Auction?

In 2020 we sold 150 lots by this updated method - we have embraced this change and move forward with our 2021 live online calendar of sales confident we can provide the best service for our clients.

Did you know...In 2020 Hollis Morgan SOLD more lots by auction in Bristol, North Somerset & Gloucester than any other auctioneer!

Did you know...In 2020 Hollis Morgan SOLD more £££'s of BS postcode lots than all the other local auctioneers combined!

Did you know...Since 2010 we have offered more lots in our catalogue ( 2151 ) than any other local firm.

\*Source EIG Group 2021

Hollis Morgan hold the largest monthly land & property auctions in the region – book your free, no obligation valuation today!

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