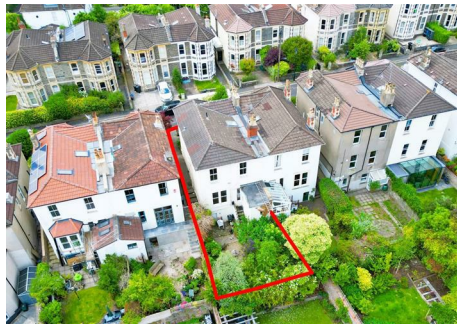




0117 973 6565
www.hollismorgan.co.uk
post@hollismorgan.co.uk

hollis
morgan
auction



31 Alexandra Park, Redland, Bristol, BS6 6QB

Auction Guide Price £695,000 +++

Hollis Morgan - JULY LIVE ONLINE AUCTION - A Freehold SEMI DETACHED PERIOD VILLA (1637 Sq Ft) currently a 8 BEDROOM HMO with scope for FAMILY HOME with REAR GARDEN in need of UPDATING | *** NOW VACANT ***

31 Alexandra Park, Redland, Bristol, BS6 6QB

FOR SALE BY LIVE ONLINE AUCTION

*** NOW FULLY VACANT ***

ADDRESS | 31 Alexandra Park, Redland, Bristol BS6 6QB

Lot Number 7

The Live Online Auction is on Wednesday 24th July 2024 @ 17:30

Registration Deadline is on Monday 22nd July 2024 @ 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”

THE PROPERTY

An imposing Freehold semi detached bay fronted period villa with accommodation (1637 Sq Ft) arranged over 2 floors arranged as 7 bedsit rooms and a self contained flat with generous rear garden and undeveloped basement.

Sold with vacant possession.

Tenure - Freehold

Council Tax - F

EPC - E

Utilities, Rights & Restrictions - Please refer to the Legal Pack

Flood Risk - Please refer to the Legal Pack

THE OPPORTUNITY

HMO INVESTMENT

The property is a fully licensed 8 bedroom HMO in this hugely popular position close to both Bristol University and the BRI Hospital.

We understand the tenants have been served notice and we anticipate vacant possession before the June 19th auction - we will be able to clarify the situation in the build up to the auction.

SCOPE TO INCREASE RENTS | BASIC UPDATING

The rooms are let to individual tenants on periodic / rolling AST (Assured Shorthold Tenancy) contracts.

Many have been in situ since 2008 and there is now scope to dramatically increase the rents inline with current market values and subject to updating.

Please refer to independent rental appraisal.

FAMILY HOME | GARDEN FLAT | UPDATING

Given the insatiable demand for family homes in the BS6 postcode there will be interested parties looking to convert and update the property back into a 4 / 5 bedroom family home with scope for a self contained garden flat / annex.

Subject to vacant possession and any necessary consents.

OFF STREET PARKING

There may be scope to create off street parking similar to other properties on the road.

Subject to consents.

BASEMENT

The large basement may offer scope for development subject to consents.

SCHEDULE OF TENANCIES | INCOME

Room 1 - 11/10/2008 | £345 pcm

Room 2 - 10/06/2008 | £310 pcm

Room 3 - 12/08/2021 | £400 pcm

Room 4 - Vacant

Room 5 - Vacant

Room 6 01/11/2014 | £380 pcm

Room 7 - Vacant

Room 8 - Vacant

Room - In occupation since | rent

LOCATION

Redland is a highly sought after residential area located in North West Bristol, known for its excellent schools, green spaces, and proximity to both Whiteladies Road & Gloucester Road it's a popular location for families and professionals. One of the key advantages of living in Redland is its proximity to the beautiful Clifton Downs, which provides plenty of space for outdoor recreation, the area is also home to several excellent schools, including Redland Green School and Colston's Girls' School. Whiteladies Road, offers a fantastic range of independent shops, cafes, and restaurants, as well as several supermarkets and a cinema. The area also has excellent transport links, with regular bus services to the city centre and is just a short distance from the Bristol Museum and Art Gallery, as well as the world famous Clifton Suspension Bridge.

RENTAL APPRAISAL

31 ALEXANDRA PARK, REDLAND, BS6 6QB

31 Alexandra Park, Redland, Bristol, BS6 6QB

Located in a very popular student area traditionally for Bristol University students but also popular with University of West of England students. Offering, the successful purchaser options around how to let the property out. Currently set out as 'studio' style rooms with private kitchenettes the property could be refurbished to continue in this way or converted to a more traditional HMO property with one communal kitchen and living room. The basement adds an opportunity (with work) to increase most likely communal kitchen and living room space.

The current rents are low when compared to the overall market. If marketing to students for the 24-25 academic year in its current condition rents would be in region of £600 per calendar month per tenant. If converted into a traditional HMO and refurbished to a good standard, rents of around £800 per calendar month per tenant could be achieved.

If you have any questions or queries regarding this valuation, please contact us on 01173 294 4961 or info@bristol-student.co.uk

SOLICITORS & COMPLETION

Tom Bowering
Wards
t: 0117 986 3504
tom.bowering@wards.uk.com
<https://wards.uk.com/>

EXTENDED COMPLETION

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

LEGAL PACK COMPLETE

We have been informed by our client's solicitors that the legal pack for this lot is now complete.

Should any last minute addendums occur you will be automatically notified by email.

If the vendors have indicated they are willing to consider pre-auction offers, now is the time to submit your offer by completing the pre-auction offer form.

IMPORTANT AUCTION INFORMATION

VIEWINGS

Please submit a viewing request online and we will contact you to organise an appointment. We will send you an email and text to confirm the appointment time and the full property address. Viewings are supervised by a member of the Hollis Morgan Auction team who will meet you at the property.

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.

Press the GREEN button 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.

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 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 vendors are willing to consider offers prior to the auction.

Pre auction offers can ONLY be submitted by completing the online PRE AUCTION OFFER FORM

The form can be found on the Hollis Morgan website on the individual auction property listing.

Please note offers will not be considered until you have inspected the COMPLETE LEGAL PACK once it has been released.

There will be a note added to the list to confirm AUCTION PACK NOW COMPLETE when our client's solicitor informs us no further information is due to be added.

In the event of an offer being accepted the property will only be removed from the online auction and viewings stopped once contracts have successfully EXCHANGED subject to the standard auction terms and payment of the buyer's premium (£1000 + VAT) to Hollis Morgan.

Contracts can be exchanged via the solicitors or at the Hollis Morgan offices by appointment only.

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 & BRIDGING LOANS

Some properties may require specialist auction finance- please contact Hollis Morgan for access to expert advice and whole of market rates from our independent brokers.

Hollis Morgan may receive introductory fees for this service from the broker.

AUCTION BUYER'S 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.

2024 CHARITY OF THE YEAR

Hollis Morgan is supporting The Malcolm Gunter Foundation as our 2024 Charity of the year with a % of each Buyers premium being donated.

In 2018 Malcolm Gunter passed away from Motor Neurone Disease - In his memory, MGF has raised over £200,000 and provided support and grants for many local people living with and affected by MND.

100% of all monies raised will be utilised in supporting sufferers of MND with their physical and emotional needs, and research into the disease .

Visit the Hollis Morgan Charity Page of our website for further details

TESTIMONIALS

We are very proud of what our past clients have say about us - please visit the Hollis Morgan website to read their testimonials.

I WANT TO SELL BY AUCTION

Since 2010 Hollis Morgan have been the most successful land and property auctioneers across the Region. Famous for large public sales our reputation was built on transparent, competitive bidding leading to some memorable results. As a reaction to covid we have moved to a monthly live online platform which has proved to be a huge success. Our core service has all the benefits of a traditional auction but now, via a fully interactive online saleroom with options to bid by telephone, proxy or online we can now reach a national

31 Alexandra Park, Redland, Bristol, BS6 6QB

and international audience - the feedback from our clients is hugely positive and we are now committed to this 21st century method of selling land and property.

In 2022 Hollis Morgan Sold More Lots by auction in Bristol, North Somerset, Bath & Gloucester than any other Auctioneer!

In 2022 over £65m of land and property was successfully sold under the hammer by Hollis Morgan. Since 2010 Hollis Morgan have Sold More Lots by auction than any other local firm!

Bristol's most experienced auctioneer Andrew Morgan MBE – with forty years' experience on the rostrum.

Auction specific premium adverts on both the UK's biggest property portals Rightmove & Zoopla.

Digital Mailing list of over 40,000 Local, National, Regional and International Developers, Investors and family buyers.

Over 100 years combined property experience operating from our Regional HQ based in Clifton covering Bristol and the West Country.

Innovative yet simple marketing techniques such as virtual tours, drone shots, video tours, hi vis signage and professional photos.

Active and coordinated social media presence on Instagram, twitter, LinkedIn and Google.

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 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.

WHY LIVE ONLINE AUCTION?

- Fixed Timescales & Speed - Exchange on the day with a quick & fixed completion of 4, 6 or 8 weeks.
- Closure & Control - 10% non refundable deposit taken upon exchange and the deal is done unlike a traditional sale.
- High Profile Sale – Intensive 4-6 week marketing campaign to make your lot visible and available to all potential buyers.
- Guaranteed Price - you set a minimum reserve which protects you from selling for any less than you want.
- Transparency & Competitive Bidding - Auction provides a transparency of sale ensuring your lot is sold to the person willing to pay the most on the day.

For loads more reasons to instruct Hollis Morgan and the statistics to back it up please visit our selling by auction section of the Hollis Morgan website.

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