



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

hollis
morgan
auction



10 Southernhay Avenue, Cliftonwood, Bristol, BS8 4TJ

Auction Guide Price £550,000 +++

Hollis Morgan – JULY LIVE ONLINE AUCTION – A charming FREEHOLD PERIOD FAMILY HOME (1537 Sq Ft) with GARDEN and VIEWS now in need of BASIC UPDATING and REDUCED FOR AUCTION | previously £685k

10 Southernhay Avenue, Cliftonwood, Bristol, BS8 4TJ

FOR SALE BY LIVE ONLINE AUCTION

ADDRESS | 10 Southernhay Avenue, Cliftonwood, Bristol, BS8 4TJ

Lot Number 11

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

A Freehold period mid terraced family home occupying an elevated position in this sought after and quiet no through road in Cliftonwood with glorious harbourside views. The bright and airy accommodation (1527 Sq Ft) is arranged over 3 floors with large reception room, kitchen, utility and WC on the ground floor, 3 bedrooms and a bathroom on the first floor with a stunning open plan master bedroom on the top floor. There is a mature garden to the rear of the property with pedestrian access to Worlds End Lane.

Sold with vacant possession.

Tenure - Freehold

Council Tax - E

EPC - D

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

Flood Risk - Please refer to the Legal Pack

LOCATION

Cliftonwood 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

FAMILY HOME | BASIC UPDATING

The property has been a much loved home for many years and would now benefit from basic updating throughout with scope to create a fine period house with harbour views, mature garden and bright accommodation in this sought after residential enclave.

REDUCED PRICE FOR AUCTION

The property was originally listed with local agents for £685,000 and is now offered with a reduced guide price for sale by auction.

RENTAL APPRAISAL

What rent can we achieve for you?

The Bristol Residential Letting Co. are confident this property would make a good rental investment if brought to a standard suitable for the professional rental market. Danny Dean of The Bristol Residential Letting Co suggests a rent in the region of;

10, Southernhay Avenue - £2500pcm - £2750pcm.

If you would like to discuss more detail on the potential for rental, you can call me on 07738766640 or email (danny@bristolreslet.com) for a no obligation discussion. I am always happy to advise investors on maximising their investment.

SOLICITORS & COMPLETION

Helen Walker

Wards

t: 0117 428 1999

helen.walker@wards.uk.com

<https://wards.uk.com/>

EXTENDED COMPLETION

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

SCHEDULE OF ACCOMMODATION

Entrance

The attractive home is entered from the pavement via steps. The space to the front is perfect for attractive plants or similar. The elevated position grants prominence, light and views. Double glazed door leads inward to the enclosed hallway.

Entrance Hall 7' max x 3' 2" max (2.13m max x 0.97m max)

The attractive hallway offers the perfect place for hats and coats granting the added protection from the elements. A further internal door leads inward into the main open-plan living space.

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Open-Plan Living Space 27' 5" max x 14' 7" max (8.36m max x 4.45m max)

The gorgeous open-plan living space easily accommodates a living room and dining space with consummate ease. The space in conjunction with the triple sash bay window accentuates the light and 'roomy' feel as found throughout. The pretty outlook and light is enhanced given the glazed door to the garden aspect. Conveniently, the living space leads onward to the kitchen.

Kitchen 12' 3" max x 10' 3" max (3.73m max x 3.12m max)

The well proportioned kitchen easily fits a dining table and offers a really rather pleasant environment. Complete with wall and base units, gas oven, stainless steel sink and drainer, fridge space....all bathed with light given the sash window to the garden aspect with a lovely outlook.

Utility 9' max x 5' 4" max (2.74m max x 1.63m max)

The hugely useful utility space is complete with further worktops and cabinets plus sink and drainer and space for the white goods. Here we also find the gas combination boiler. Glazed door leading to the garden.

W.C. 5' 3" max x 2' 3" max (1.60m max x 0.69m max)
Additional WC with sink and drainer.

Stairs Leading to First Floor

Bedroom 1 14' 6" max x 11' 8" max (4.42m max x 3.56m max)

Bedroom 1 with twin sash windows faces the front aspect. The space finished with carpet offers built-in storage, pendant light and picture rails. Light and bright, spacious and offers a lovely outlook.

Bedroom 2 13' 8" max x 9' 5" max (4.17m max x 2.87m max)

The second bedroom is also well proportioned offering pretty garden views through the double glazed window. Finished to the same attractive standard with built-in storage and feature fireplace recess.

Bedroom 3 10' 2" max x 5' 11" max (3.10m max x 1.80m max)

The third bedroom on this floor also offers lovely light and a fabulous outlook. Slightly smaller but ideal as a spare room, office or nursery perhaps.

Bathroom 7' 1" max x 5' 7" max (2.16m max x 1.70m max)

The bathroom is complete with bath and shower over, WC, basin and bidet. The space is well presented

offering high storage and window to the side.

Stairs Leading to Top Floor

Bedroom 4 / Studio 27' 3" max x 10' 9" max (8.31m max x 3.28m max)

The roof conversion grants incredible further space and extraordinary views to front and rear. Most notably to the front is the view of the harbour leading from the SS Great Britain into the centre. The space is currently used as an art studio given the awesome light but offers tremendous flexibility. There are twin very well proportioned Velux windows to the front aspect with further double glazed windows looking out over the garden. The space offers eaves storage, basin and workstation plus lighting including spots.

External

Rear Garden

The well presented garden leads from the utility/kitchen and conveniently from the main living space. The surroundings are highly attractive with classic period homes with gardens and a friendly neighbourhood. The outlook feels very open with views to the north east of Brandon Hill and Worlds End Lane offering convenient rear access towards the centre of Bristol. The garden is complete with herbaceous borders and paved areas split into two tiers.

Parking

Permit parking throughout CW Zone. Southernhay Avenue - Non-through road.

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 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.

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 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.