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hollis  
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 auction



## Development Site @ Capgrave Crescent, Brislington, Bristol, BS4 4TW

Auction Guide Price £185,000 +++

Hollis Morgan - FEBRUARY LIVE ONLINE AUCTION – A Freehold DEVELOPMENT SITE ( 0.2 Acres ) comprising 16 GARAGES with PLANNING GRANTED to erect 3 X 2 BED HOUSES with a GDV of £850k



# Development Site @ Capgrave Crescent, Brislington, Bristol, BS4 4TW

## \*\*\* RESTRICTIVE COVENANT, CONTAMINATION & ACCESS

\*The vendor will pay the one off fee for the contingent consideration of 50% uplift in value to the council, please refer to Restrictive Covenant 12.3.1 in the Legal pack.

\*Contamination report now available and can be downloaded from the online legal pack \*

\*The garages are vacant and the site gate is locked. Access rights to the neighbouring garages have been established. Properties No 62 & 64 Capgrave Crescent only have access through the land.

## FOR SALE BY LIVE ONLINE AUCTION

ADDRESS | Development Site @, Capgrave Crescent  
Brislington, Bristol, BS4 4TW

Lot Number TBC

The Live Online Auction is on Wednesday 12th February 2025 @ 17:30

Registration Deadline is on Monday 10th February 2025 @ 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 parcel of land ( 0.2 Acres ) with 16 garages and private vehicular access from Capgrave Crescent. Sold with vacant possession.

Tenure - Freehold

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

Flood Risk - Please refer to the Legal Pack

## THE OPPORTUNITY

DEVELOPMENT SITE | PLANNING GRANTED

Planning has been granted ( 21/05860/F ) to demolish the 16 garages and erect a stylish scheme of 3 x 2 bedroom houses with parking and gardens.

Plot 1 – Semi Detached | 2 Bed + Study | 887 Sq Ft | Private Garden | Allocated Parking

Plot 2 – Semi Detached | 2 Bed + Study | 902 Sq Ft | Private Garden | Allocated Parking

Plot 3 – Detached | 2 Bed + Study | 1146 Sq Ft | Private Garden | Allocated Parking

GDV | £850k

We understand the following resale prices of the completed units are achievable.

Please contact Calum Melhuish from the Hollis Morgan New Homes team for further information.

Plot 1 – £275,000

Plot 2 – £275,000

Plot 3 – £300,000

GARAGE INVESTMENT | £19,200 pa

Alternatively the 16 garages are capable of producing an income of circa £100 pcm | £19,200 pa

Sold with vacant possession

## PLEASE NOTE

We are informed the existing access rights for the neighbouring properties have been legally established and will be retained for 3 vehicles to access the garages to the rear of No 60, 62 & 64 Capgrave Crescent. Properties No 66 - 80 Capgrave Crescent have no rights of access across the site, therefore the buyer can reinstate the fence along the eastern boundary. Please refer to online legal pack

## LOCATION

Capgrave Crecent is a quiet residential area located just off Broomhill Road within the popular suburb of Brislington. Bath Road is nearby and provides excellent access to both Bristol City Centre (3 miles) and Bath (10 miles).

## SOLICITORS & COMPLETION

Claire O'Malley

Batchelor Sharp

t: 0117 9671772

claire.omalley@batchelorsharp.co.uk

<https://www.batchelorsharp.co.uk/>

## 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.

# Development Site @ Capgrave Crescent, Brislington, Bristol, BS4 4TW

## PLANNING INFORMATION

Full details of the proposed scheme and drawings can be downloaded with the online legal pack.

## PLANNING GRANTED

Reference 21/05860/F  
Alternative Reference PP-10349813  
Application Received Mon 01 Nov 2021  
Application Validated Mon 01 Nov 2021  
Address Garages Capgrave Crescent Bristol BS4 4TW  
Proposal Demolition of 16 residential garages and construction of 3no. two bedroom single dwellings (Renewal of planning permission 17/05501/F).  
Status Decided  
Decision GRANTED subject to condition(s)  
Decision Issued Date Tue 15 Mar 2022  
Appeal Status Unknown  
Appeal Decision

## 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;

Development Site @, Capgrave Crescent - £2000pcm - £2200pcm per 3 bed house

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.

## 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 £1500 + VAT (£1,800 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 (£6,800)

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.

## 2025 CHARITY OF THE YEAR

Hollis Morgan is supporting Uncle Pauls Chilli Charity empowering socially disadvantaged people with barriers to learning &/or disabilities based in Butcombe, North Somerset, our land overlooks the Mendip Hills and Blagdon lake. There are three main areas of focus at Uncle Paul's Chilli Charity Education, Wellbeing and Social Prescribing – visit [www.chillicharity.org.uk/](http://www.chillicharity.org.uk/) for more details or the Hollis Morgan Charity Page of our 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.