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hollis  
morgan  
auction



## 78 Filton Grove, Horfield, Bristol, BS7 0AL

Auction Guide Price £350,000 +++

Hollis Morgan – FEBRUARY LIVE ONLINE AUCTION – A Freehold TERRACE HOUSE ( 964 Sq Ft ) in need of UPDATING with GARDEN and GARAGE with scope to EXTEND subject to consents.

# 78 Filton Grove, Horfield, Bristol, BS7 0AL

## FOR SALE BY LIVE ONLINE AUCTION

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

GUIDE PRICE £325,000

SOLD @ £350,000

ADDRESS | 78 Filton Grove, Horfield, Bristol BS7 0AL

Lot Number 29

The Live Online Auction is on Wednesday 14th February 2024 @ 17:30

Registration Deadline is on Monday 12th February 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”

### 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.

### EXTENDED COMPLETION

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

### 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.

### EPC

For full details of the EPC please refer to the online legal pack.

### 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.

### THE PROPERTY

A Freehold terraced property with accommodation ( 964 Sq Ft ) arranged over two floors with a small basement and large attic space.

Generous mature rear garden large garage and vehicular access from rear lane.

Please note the property has been recently re wired and has solar panels installed - please refer to online legal pack for certificates etc.

Sold with vacant possession.

### LOCATION

Horfield is a popular residential area in North Bristol bordered by the neighbourhoods of Bishopston, Ashley Down, and Filton and has excellent public transport links to the City. Southmead Hospital, which is one of the largest hospitals in the South West of England is close by as is Gloucester Road famous for its independent shops, cafes, and restaurants. Large employers such as MOD, Southmead Hospital, BAE Systems and Rolls Royce are close by and it is a short walk to Filton Abbey Wood Train Station whilst UWE main campus is only a few miles away.

### THE OPPORTUNITY

#### HOUSE | UPDATING

The property has been a much loved home for many years but now requires updating with scope for a fine family home or investment in this sought after location close to local amenities and excellent access to the City.

### PARKING

The property has an existing large garage which could be demolished to provide 2 off street parking spaces.

Equally the front garden may offer scope for parking.

## EXTEND | ATTIC CONVERSION

Interested parties should note similar properties have extended to the rear and converted the attic to provide further accommodation.

## HMO

There is scope to convert and extend the property to create an HMO with excellent access to major local employers ( MOD, Southmead Hospital, BAE Systems and Rolls Royce ) and the University of West of England.

All subject to obtaining the necessary consents.

## PLANNING GRANTED NEXT DOOR

22/05990/H | Single storey rear and side extension. | 76 Filton Grove Bristol BS7 0AL

## SOLICITORS

Jade Randall

Henriques Griffiths

t: 0117 9926779

[jrandall@henriquesgriffiths.com](mailto:jrandall@henriquesgriffiths.com)

<https://www.henriquesgriffiths.com/>

## MATERIAL INFORMATION

Tenure - Freehold

Council Tax - C

EPC - C

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

Flood Risk - Please refer to the Legal Pack

## IMPORTANT AUCTION INFORMATION

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### 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 the hold placed on your card will be lifted.

### 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.

### 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

### 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.