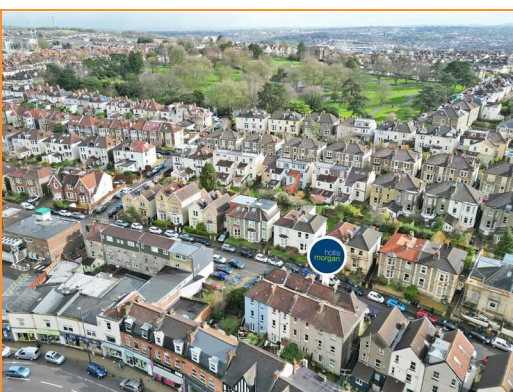




91 North Road, St. Andrews, Bristol, BS6 5AQ

Auction Guide Price +++ £425,000

Hollis Morgan – MAY LIVE ONLINE AUCTION – A Freehold PERIOD PROPERTY (1507 Sq Ft) in need of BASIC UPDATING arranged as 2 X FLATS but with scope for FAMILY HOME with GARDEN



91 North Road, St. Andrews, Bristol, BS6 5AQ

FOR SALE BY LIVE ONLINE AUCTION

ADDRESS | 91 North Road, St Andrews, Bristol BS6 5AQ

Lot Number 16

The Live Online Auction is on Wednesday 15th May 2024 @ 17:30
Registration Deadline is on Monday 13th May 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 mid terraced period property with accommodation (1507 Sq Ft) arranged over three floors with an enclosed rear garden.

Originally a 4/5 bedroom family home planning was granted in 2002 (02/00747/F) to split the property into a 1 bedroom garden flat on the lower ground floor with private entrance via the front courtyard and a self contained 3 bedroom maisonette on the upper floors.
Sold with vacant possession.

Tenure – Freehold

Council Tax - LGF A | MAIS C

EPC -

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

Flood Risk - Please refer to the Legal Pack

THE OPPORTUNITY

FREEHOLD BLOCK OF FLATS | INVESTMENT

Both flats now require basic updating but have excellent rental potential in this incredibly sought after location.
Please refer to independent rental appraisal.

FLATS | UPDATING | BREAK UP

Huge scope to update both units for resale – please note the flats have already been split into 2 long leasehold which are included in the sale.

REFURBISHED GDV | £655k - £700k

We understand the local agents have quoted renovated values of £375,000 - £400,000 for the Maisonette and £280,000 - £300,000 for the Garden flat.

IMPORTANT NOTE

When purchasing the block in 2010 the vendor was made aware of building control issues relating to implementation of the 2002 planning scheme to split the property into two units.

We understand contact was made by the original developer with building control but formal sign off was never obtained.

The vendor purchased with the benefit of an indemnity policy against building control enforcement.
Further details in the online legal pack.

FAMILY HOME

The property would suit being converted back into a family home with additional scope to convert the attic space and a small extension to the rear.
Subject to gaining any necessary consents.

NB – DAMP WORKS

Comprehensive damp-proofing work was carried out to the front and rear walls of the garden flat in Q1 2018 by Bristol & West Preservations. Copy documentation, guarantee, etc available on request"

PLANNING HISTORY

Reference 02/00747/F

Alternative Reference PF2018

Application Received Fri 01 Mar 2002

Application Validated Mon 18 Mar 2002

Address 91 North Road St Andrews Bristol BS6 5AQ

Proposal Change a three storey house into a basement flat and a two storey house above.

Status Decided

Decision GRANTED subject to condition(s)

Decision Issued Date Mon 13 May 2002

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;

91, North Road. 1 bed, GFF – £1100pcm – £1200pcm | 3 bed maisonette - £1800pcm - £2000pcm | Family home - £3000+pcm depending on refurbishment etc.

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.

LOCATION

North Road is one of the premier roads in St Andrews within easy reach of Cheltenham Road and Gloucester Road with its eclectic range of shops and restaurant and close to the city centre with its business areas, shopping and leisure opportunities as well as some of the major institutions of Bristol including the University of Bristol and BRI plus Sefton Park, Brunel Field and Fairlawn Primary Schools and Fairfield & Cotham Secondary Schools. There is a railway station nearby connecting with Temple Meads and excellent public transport routes.

SOLICITORS

Stephen Parker

Barcan+Kirby LLP

t: 0117 919 2404

S.Parker@barcankirby.co.uk

www.barcankirby.co.uk

EXTENDED COMPLETION

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

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

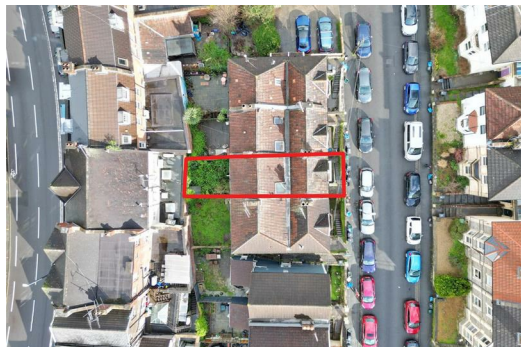
An indication of the seller's current minimum acceptable price at auction. The guide price or range of guide prices is given to assist consumers in deciding whether to pursue a purchase. It is usual, but not always the case, that a provisional reserve range is agreed between the seller and the auctioneer 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.



e-mail: post@hollismorgan.co.uk www.hollismorgan.co.uk

9 Waterloo Street, Clifton, Bristol BS8 4BT. Telephone: **0117 973 65 65**

Hollis Morgan Property Limited, registered in England, registered 7275716. Registered address, 5 Upper Belgrave Road, Clifton, Bristol BS8 2XQ