



House + Plot, 38 Middle Road, Kingswood, Bristol, BS15 4XH

Auction Guide Price +++ £950,000

Hollis Morgan – LIVE ONLINE AUCTION – A Freehold DETACHED FAMILY HOME (2609 Sq Ft) occupying a 0.5 ACRE PLOT with PLANNING for 3 x NEW BUILD HOUSES in the rear garden | GDV £2.25m

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FOR SALE BY LIVE ONLINE AUCTION

AUCTION DATE TO BE CONFIRMED DUE TO DELAY WITH PLANNING - UPDATE TO FOLLOW

ADDRESS | House & Plot Development Opportunity @ 38 Middle Road, Kingswood, Bristol BS15 4XH

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

38 Middle Road is a charming detached family home occupying a mature 0.5 Acre plot with ample off street parking to the front. On the market for the first time in 25 years having originally been a pair of smaller cottages and converted over the vendors ownership into a stunning family home. The bright and airy accommodation (2069 Sq Ft) is arranged over two floors with 6 bedrooms and flexible ground floor reception space all offered in immaculate decorative order.

Sold with vacant possession.

Tenure - Freehold

Council Tax - G (South Gloucestershire)

EPC - TBC

THE OPPORTUNITY

DEVELOPMENT COMBO - HOUSE & PLOT

38 MIDDLE ROAD

The property is offered in excellent decorative order and we understand that once the plot is split and the site is complete the resale value is in the region of £800,000.

DEVELOPMENT SITE | PLANNING 3 HOUSES

Outline Planning (Decision due November 22nd) is due to be granted to erect a scheme of 3 houses in the rear garden with access to be created down the side of the existing dwelling (no demolition required)

Proposed Schedule - 1 x Detached House | 2 x Semi Detached Houses with gardens and parking.

We understand the completed houses will have a value of circa £475,000 each

GDV | £2.25m

The combined GDV of the completed site is (£475k x 3 + £800k) £2.25m

Hollis Morgan Land & New Homes

PLANNING (AWAITING DECISION)

Reference P24/00193/O

Alternative Reference PP-12753423

Application Received Wed 24 Jan 2024

Application Validated Wed 24 Jan 2024

Address Land At 38 Middle Road Kingswood South Gloucestershire BS15 4XH

Proposal Erection of 3 no. dwellings (outline) with access and layout to be determined. All other matters reserved.

Status Awaiting decision

Appeal Status Unknown

Appeal Decision Not Available

PLANNING INFORMATION

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

LOCATION

Middle Road is a quiet residential location in Kingswood just a few miles East of Bristol city centre, providing easy access to the city's shops, restaurants, and cultural attractions. The area has excellent transport links, with regular buses and easy access to the M4 and M5 motorways, making it an ideal location for commuters. The housing stock in Two Mile Hill is diverse, with a range of property types, including Victorian terraces, 1930s semis, and modern apartments, there are several parks and green spaces nearby, including the popular Kingswood Park. The area is served by several primary and secondary schools including the highly regarded Two Mile Hill Primary School. There are also plenty of amenities in the area, including supermarkets, shops, and restaurants.

SOLICITORS & COMPLETION

Jo Cox

Setfords

t: 0330058 4012

jcox@setfords.co.uk

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

EXTENDED COMPLETION

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

IMPORTANT AUCTION INFORMATION

MATERIAL INFORMATION

Information including utilities, Electricity supply, Water supply, Sewerage, Heating, Broadband, Mobile signal / coverage, Parking, Building safety, Restrictions and rights, Rights and easements, Flood risk, Erosion risk, Coastal erosion risk, Planning permission for proposal for development, Property accessibility / adaptations, Coalfield or mining area all of which will be supplied within the legal pack that can be accessed for free via the Hollis Morgan website or via your EIG account.

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.

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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 £1,500 + 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

(£1,800 Inclusive of 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.

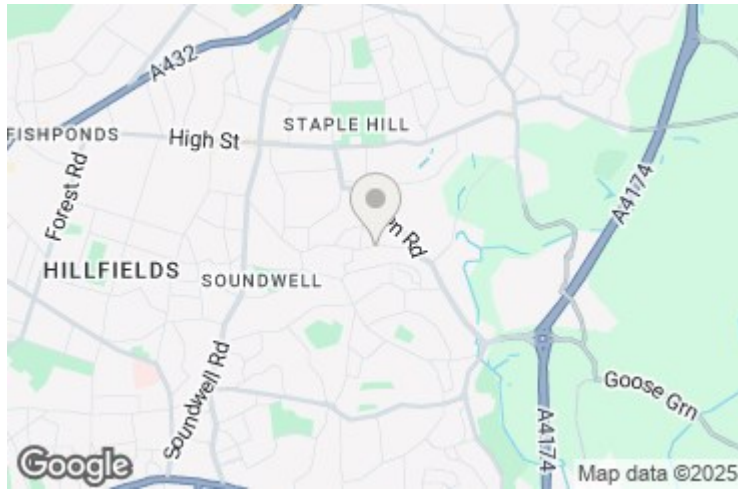
2025 CHARITY OF THE YEAR

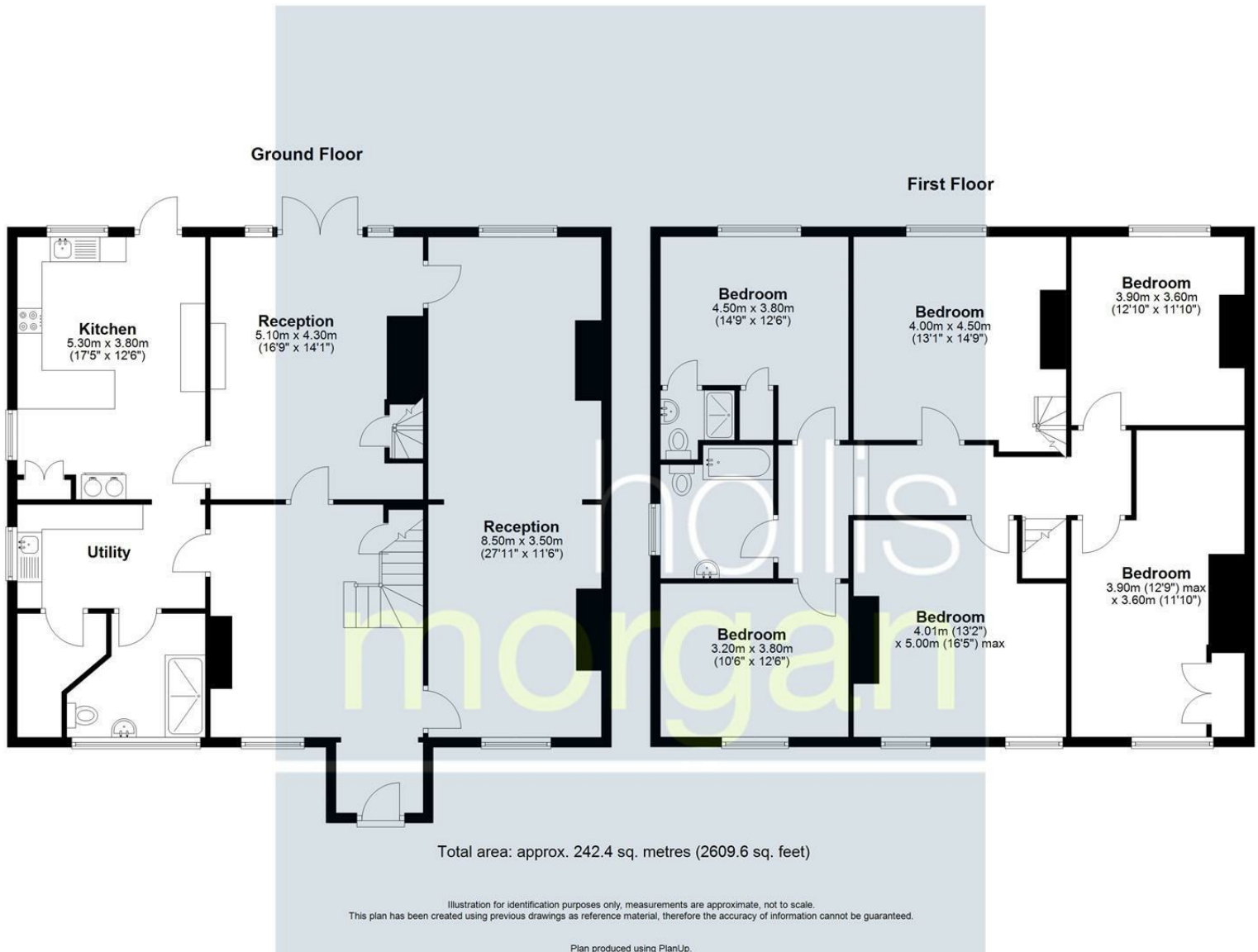
Hollis Morgan is supporting Uncle Pauls Chilli Charity empowering socially disadvantaged people with barriers to learning &/or disabilities based in Butcombe, North Somerset, our land overlooks the Mendip Hills and Blagdon lake. There are three main areas of focus at Uncle Paul's Chilli Charity Education,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

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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.





Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
92 plus A			92 plus A		
85-91 B			85-91 B		
79-84 C			79-84 C		
73-78 D			73-78 D		
67-72 E			67-72 E		
62-66 F			62-66 F		
55-61 G			55-61 G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
EU Directive minimum A		EU Directive minimum F			