



**1 - 4 The Parade and 2 Chapel Street, Church Road, Bishopsworth, Bristol, BS13 8JS**

**Sold @ Auction £2,250,000**

Hollis Morgan – APRIL LIVE ONLINE AUCTION – A Freehold MODERN BLOCK OF 16 APARTMENTS ( 7821 Sq Ft ) with scope for £230k pa | £2.93M GDV | Garages + Retail Unit | Planning for 2 x Extra Flats.



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## FOR SALE BY LIVE ONLINE AUCTION

\*\*\* SOLD @ APRIL LIVE ONLINE AUCTION \*\*\*

GUIDE PRICE £2,300,000 +

SOLD @ £2,250,000

ADDRESS | 1 - 4 The Parade Church Road & 2 Chapel Road, Bishopsworth, Bristol BS13 8JS

Lot Number 23

The Live Online Auction is on Wednesday 23rd April 2025 @ 17:30

Registration Deadline is on Monday 21st April 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

An imposing Freehold modern block of purpose built block ( 7821 Sq Ft ) of 16 apartments ( comprising total of 9 x 2 beds and 7 x 1 beds ) plus A3 commercial unit, garages and bonus parcel of land to the front.

Sold subject to existing tenancies.

Tenure - Freehold

Council Tax - 1 - 4 The Parade: Band A, 2 Chapel Street: Band A and Band B

EPC - 1 - 4 The Parade: C & D, 2 Chapel Street: C

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

Flood Risk - Please refer to the Legal Pack

## THE OPPORTUNITY

### FREEHOLD INVESTMENT

The property is fully let producing £17,900 pcm | £214,800 pa with scope for £19,225 pcm | £230,700 pa

Please refer to current and proposed schedule.

BREAK UP OPPORTUNITY | GDV £2,925,000

There is scope to break up the block with a GDV of £2,925,000 Please refer to proposed schedule.

## DEVELOPMENT | UPPER FLOORS

There is planning granted to erect a further 1 x 2 bed and 1 x 3 bed apartments on the top floor.

The planning is active as the bulk of the scheme has been completed and some of the proposed top floor construction is in place.

08/01735/F | Extension and alteration of existing block of 10 no. self-contained flats comprising the construction of a three-storey side extension and a further storey over existing building to create an additional 8 no. self-contained flats (1 one-bed, 6 two-bed & 1 three-bed).

## DEVELOPMENT | GARAGES

The garage block at the rear of the property has scope for

residential development.

We understand the Lease to Western Power for substation now expired - refer to online legal pack.

We understand no planning of this nature has been previously sought.

## DEVELOPMENT | RETAIL UNIT

The retail unit has scope for conversion into addition residential apartments.

We understand no planning of this nature has been previously sought.

subject to vacant possession.

## LAND | PARKING

There is a parcel of land at the front of the property that has scope for off street parking.

All above subject to gaining the necessary consents.

## PROPOSED SCHEDULE OF GDV

1A The Parade - £160,000

1B The Parade - £160,000

1C The Parade - £180,000

2A The Parade - £160,000

2B The Parade - £160,000

2C The Parade - £180,000

3A The Parade - £160,000

3B The Parade - £160,000

3C The Parade - £180,000

4C The Parade - £180,000

Flat 1 Chapel Road - £185,000

Flat 2 Chapel Road - £165,000

Flat 3 Chapel Road - £190,000

Flat 4 Chapel Road - £185,000

Flat 5 Chapel Road - £190,000

Flat 6 Chapel Road - £185,000

A3 Retail Unit - £100,000

Large Garage – £20,000

Garage – £15,000

Land - £10,000

TOTAL - £2,925,000

## CURRENT SCHEDULE OF INCOME | £214,500 pa

All flats let on AST contracts

1A The Parade - £925 pcm

1B The Parade - £925 pcm

1C The Parade - £1200 pcm

2A The Parade - £925 pcm

2B The Parade - £925 pcm

2C The Parade - £1200 pcm

3A The Parade - £925 pcm

3B The Parade - £925 pcm

3C The Parade - £1,100 pcm

4C The Parade - £1,200 pcm

Flat 1 Chapel Road - £1,175 pcm

Flat 2 Chapel Road - £950 pcm

Flat 3 Chapel Road - £1150 pcm

Flat 4 Chapel Road - £1150 pcm

Flat 5 Chapel Road - £1,250 pcm

Flat 6 Chapel Road - £1,200 pcm

A3 Retail Unit - £750 pcm ( 10 year lease from 2019 with a 5yr

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rent review )  
Large Garage – Vacant  
Garage – Vacant

TOTAL £17,900 pcm | £214,500 pa

## POTENTIAL SCHEDULE OF INCOME | £230,700 pa

1A The Parade - £950 pcm  
1B The Parade - £950 pcm  
1C The Parade - £1275 pcm  
2A The Parade - £950 pcm  
2B The Parade - £950 pcm  
2C The Parade - £1275 pcm  
3A The Parade - £950 pcm  
3B The Parade - £950 pcm  
3C The Parade - £1,275 pcm  
4C The Parade - £1,275 pcm  
Flat 1 Chapel Road - £1,275 pcm  
Flat 2 Chapel Road - £950 pcm  
Flat 3 Chapel Road - £1275 pcm  
Flat 4 Chapel Road - £1275 pcm  
Flat 5 Chapel Road - £1,275 pcm  
Flat 6 Chapel Road - £1,275 pcm  
A3 Retail Unit - £850 pcm ( subject to rent review )  
Large Garage – £150 pcm  
Garage - £100 pcm

TOTAL £19,225 pcm | £230,700 pa

## PLANNING HISTORY

Reference 08/01735/F  
Alternative Reference  
Application Received Thu 10 Apr 2008  
Application Validated Fri 18 Apr 2008  
Address Flats At 1-4 The Parade Church Road Bishopsworth Bristol  
Proposal Extension and alteration of existing block of 10 no. self-contained flats comprising the construction of a three-storey side extension and a further storey over existing building to create an additional 8 no. self-contained flats (1 one-bed, 6 two-bed & 1 three-bed).  
Status Decided  
Decision GRANTED subject to condition(s)  
Decision Issued Date Thu 12 Jun 2008

## LOCATION

Bishopsworth is a lively and popular area located in the South of Bristol. Known for its strong community spirit it's a highly sought-after location for young professionals and families alike. Nearby Bedminster has excellent transport links, with easy access to the city centre and also has its own train station, providing regular services to Bristol Temple Meads. Nearby North Street is the heart of BS3 and offers a fantastic range of independent shops, cafes, and restaurants, as well as a weekly market and several supermarkets, there are plenty of green spaces nearby, including the popular Victoria Park, which offers tennis courts, a skatepark, and a children's play area. Bishopsworth is also just a short distance from Bristol's city centre and Harbourside district which offer a fantastic range of shops, restaurants, and cultural attractions.

## SOLICITORS & COMPLETION

Deborah Stone  
Wards Solicitors

deborah.stone@wards.uk.com

## 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 £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.

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## 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

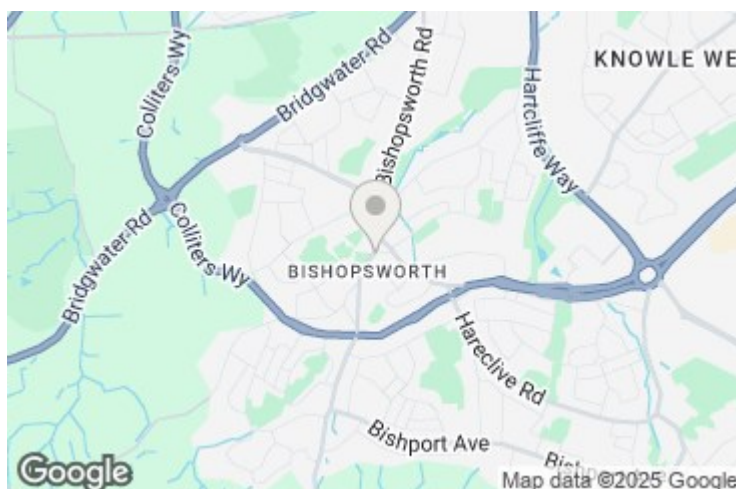
We have short video guides for both buying and selling by Public Auction on the Hollis Morgan Website. If you have any further questions regarding the process, please don't hesitate to contact Auction HQ.

## 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/](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.





Approximate total area<sup>18</sup>

726.61 m<sup>2</sup>  
7821.16 ft<sup>2</sup>

Reduced headroom

0.28 m<sup>2</sup>  
3.05 ft<sup>2</sup>

(1) Excluding balconies and terraces

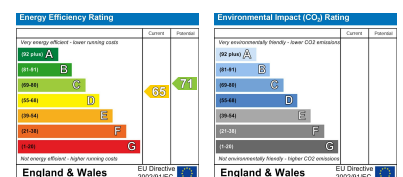
Reduced headroom

..... Below 1.5 m/5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



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