

Car Park @, Kingsley Road, Cotham, Bristol, BS6 6AF

Auction Guide Price +++ £65,000

Hollis Morgan - APRIL LIVE ONLINE AUCTION - A gated Freehold parcel of LAND (175 Sq M) currently INVESTMENT CAR PARK with DEVELOPMENT POTENTIAL or possible EV CHARGING POINTS stc

Car Park @, Kingsley Road, Cotham, Bristol, BS6 6AF

FOR SALE BY LIVE ONLINE AUCTION

ADDRESS | The Car Park, Land Adjacent To Kingsley House, Kingsley Road, Cotham, Bristol BS6 6AF

Lot Number 22

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”

GUIDE PRICE RANGE

The vendors have issued a guide price range of £65,000 - £85,000 for this lot.

THE PROPERTY

A secure Freehold gated car park measuring approximately 175 Sq M and currently arranged to provide parking for up to 6 vehicles.

Sold with vacant possession.

Tenure - Freehold

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

LOCATION

Kingsley Road is located just off the vibrant Cheltenham Road within the popular suburb of Cotham. Cheltenham Road is an affluent hot spot and offers an array of independent retailers, bars, cafes, pubs and restaurants. A number of highly acclaimed schools are within walking distance including Redland Green School, Colston's Girls School (primary and secondary) and Cotham School. Bristol City Centre is less than one mile away.

THE OPPORTUNITY

CAR PARK INCOME - £775 pcm | £9,300 pa

The car park generates an income of £775 pcm | £9,300 pa on a rolling monthly contract.

ELECTRIC VEHICLE CHARGING POINTS

We understand the land has scope for a phase 3 electricity connection and would be ideal for 6 car electric vehicle (EV) charging points.

DEVELOPMENT POTENTIAL

The vendor has previously sought planning consent for both a dwelling and large garage which have both been refused. We understand the council are seeking a scheme " that will add a public or economic benefit " to the area and buyers are encouraged to consider applications for either an eco office or live work unit.

All subject to necessary consents.

SOLICITORS & COMPLETION

Natalie Roberts

Curtis Whiteford Crocker

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www.cwcsolicitors.co.uk

EXTENDED COMPLETION

Completion is set for 6 weeks or earlier subject to mutual consent.

PLANNING | GARAGE | REFUSED

Reference 19/03583/F

Alternative Reference PP-08015358

Application Received Mon 22 Jul 2019

Application Validated Fri 02 Aug 2019

Address Land Adjacent To Kingsley House Kingsley Road Cotham Bristol BS6 6AF

Proposal Erection of 1 no. garage with associated landscaping works.

Status Decided

Decision REFUSED

Decision Issued Date Thu 26 Sep 2019

Appeal Status Appeal decided

Appeal Decision Appeal Dismissed

PLANNING | DWELLING | REFUSED

Reference 19/01539/F

Alternative Reference PP-07701744

Application Received Thu 28 Mar 2019

Application Validated Tue 02 Apr 2019

Address Land Adjacent To Kingsley House Kingsley Road Cotham Bristol BS6 6AF

Proposal Erection of 1 no. dwelling (Use Class C3) with associated car parking, cycle storage, private amenity space and refuse storage. (Self Build).

Status Decided

Decision REFUSED

Decision Issued Date Fri 24 May 2019

Appeal Status Unknown

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.

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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

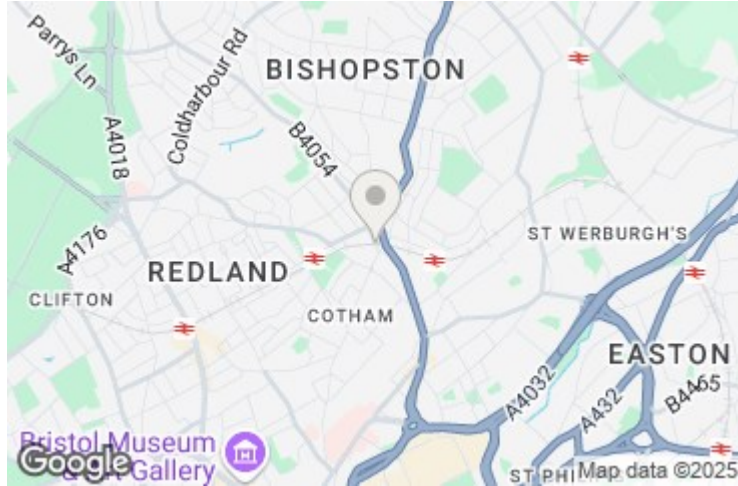
Hollis Morgan is supporting Uncle Pauls Chilli Charity empowering socially disadvantaged people with barriers to learning &/or disabilities based in Butcombe, North Somerset, our land overlooks the Mendip Hills and Blagdon lake. There are three main areas of focus at Uncle Paul's Chilli Charity Education,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

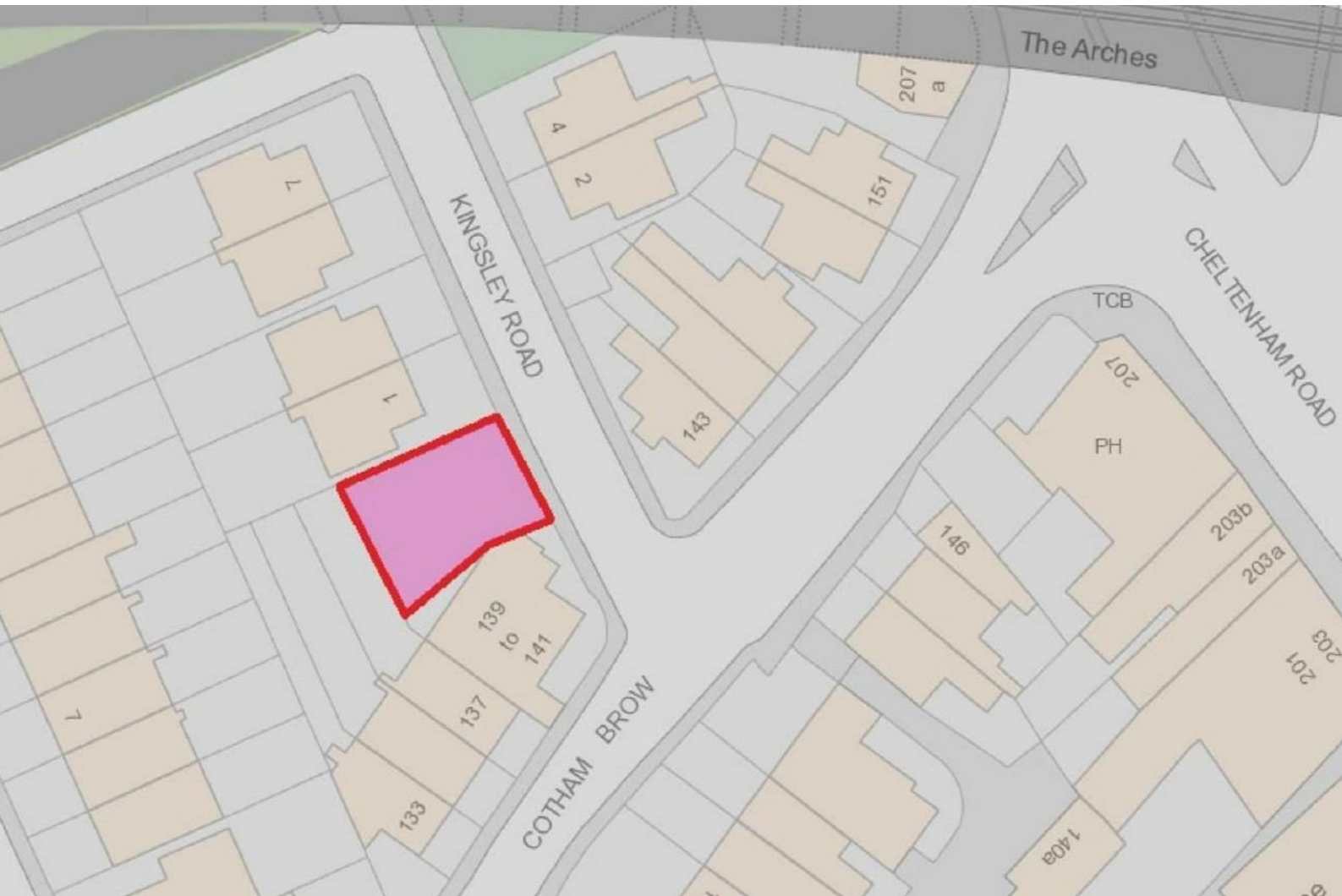
AUCTION PROPERTY DETAILS DISCLAIMER

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

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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			
	Current	Potential	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92-100) A			(10-15) A		
(81-91) B			(16-20) B		
(69-80) C			(21-25) C		
(55-68) D			(26-30) D		
(40-54) E			(31-35) E		
(21-39) F			(36-40) F		
(1-20) G			(41-45) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC	England & Wales		EU Directive 2002/91/EC

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