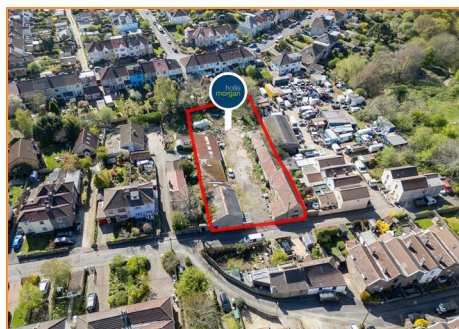




79a Grove Road, Fishponds, Bristol, BS16 2BP

Auction Guide Price +++ £950,000

Hollis Morgan – JUNE LIVE ONLINE AUCTION – A Freehold 0.5 ACRE COMMERCIAL SITE with PLANNING GRANTED to erect a scheme of 11 X 3 BED (911 Sq Ft) HOUSES with GARDENS and PARKING.

79a Grove Road, Fishponds, Bristol, BS16 2BP

FOR SALE BY LIVE ONLINE AUCTION

ADDRESS | Development Site @ 79a Grove Road, Fishponds, Bristol BS16 2BP

Lot Number TBC

The Live Online Auction is on Wednesday 18th June 2025 @ 17:30

Registration Deadline is on Monday 16th June 2025 @ 16:00

The Auction will be streamed LIVE ONLINE via the Hollis Morgan website & you can choose 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 SITE

A prime Freehold site of approximately 0.5 acres with a range of existing one and two story buildings and wide frontage on Grove Road within walking distance of the local parks and High Street.

Sold with vacant possession.

Tenure - Freehold

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

THE OPPORTUNITY

DEVELOPMENT SITE | PLANNING GRANTED

Planning (23/00133/F) has been granted to demolish the existing industrial buildings and erect a stylish scheme of 11 x 3 bedroom dwellings (911 Sq Ft) with parking and gardens and a proposed GDV of £4,745m - £4,945m

Please note we were informed there is no condition from the council for the 23/00133/F scheme to be constructed to Passivhaus regs - the only condition relating is a reduction in CO2.

Please refer to planning info.

ALTERNATIVE SCHEMES

The site will suit a range of potential uses including continued industrial use or conversion of the existing commercial buildings into residential units.

Interested parties should note the historic and now lapsed planning scheme (16/02130/F) for a higher density development.

All above subject to gaining the necessary consents.

PROPOSED SCHEDULE OF DEVELOPMENT

Unit 1 – 3 Bedroom Semi Detached House | 911 Sq Ft | Parking | Garden

Unit 2 – 3 Bedroom Semi Detached House | 911 Sq Ft | Parking | Garden

Unit 3 – 3 Bedroom End of Terrace House | 911 Sq Ft | Parking | Garden

Unit 4 – 3 Bedroom Terraced House | 911 Sq Ft | Parking | Garden

Unit 5 – 3 Bedroom Terraced House | 911 Sq Ft | Parking | Garden

Unit 6 – 3 Bedroom End of Terrace House | 911 Sq Ft | Parking | Garden

Unit 7 – 3 Bedroom Semi Detached House | 911 Sq Ft | Parking | Garden

Unit 8 – 3 Bedroom Semi Detached House | 911 Sq Ft | Parking | Garden

Unit 9 – 3 Bedroom End of Terrace House | 911 Sq Ft | Parking | Garden

Unit 10 – 3 Bedroom Terraced House | 911 Sq Ft | Parking | Garden

Unit 11 – 3 Bedroom End of Terrace House | 911 Sq Ft | Parking | Garden

PROPOSED GDV SCHEDULE

Unit 1 – £450,000 - £465,000

Unit 2 – £450,000 - £465,000

Unit 3 – £425,000 - £445,000

Unit 4 – £415,000 - £435,000

Unit 5 – £415,000 - £435,000

Unit 6 – £425,000 - £445,000

Unit 7 – £450,000 - £465,000

Unit 8 – £450,000 - £465,000

Unit 9 – £425,000 - £445,000

Unit 10 – £415,000 - £435,000

Unit 11 – £425,000 - £445,000

Total - £4,745m - £4,945m

For further information on GDV and sales advice please contact the Hollis Morgan New Homes Team.

PLANNING GRANTED

Reference 23/00133/F

Alternative Reference PP-11788760

Application Received Thu 12 Jan 2023

Application Validated Wed 15 Feb 2023

Address 79A Grove Road Fishponds Bristol BS16 2BP

Proposal Change of use from industrial use, including the demolition of the existing industrial buildings, to 11 residential PassivHaus dwellings with associated car parking and landscaping.

Status Decided

Decision GRANTED subject to condition(s)

Decision Issued Date Fri 21 Mar 2025

LAPSED PLANNING

Reference 16/02130/F

Alternative Reference PP-05056560

Application Received Tue 19 Apr 2016

Application Validated Fri 13 May 2016

Address 79A Grove Road Fishponds Bristol BS16 2BP

Proposal Change of use from industrial use, 14 new dwellings and a community hub - Revised Design (Major application).

Status Decided

Decision GRANTED subject to condition(s)

Decision Issued Date Mon 19 Jun 2017

Appeal Status Unknown

PLANNING INFORMATION

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

LOCATION

Fishponds is a popular and thriving neighbourhood located in the eastern outskirts of Bristol, offering a diverse range of housing options to suit all types of buyers. With a mix of period properties and modern developments, Fishponds has a unique character and charm that appeals to many. The area is

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well-known for its strong community spirit, with plenty of local events and activities throughout the year. The bustling High Street is a major draw, with an array of independent shops, cafes, and restaurants offering an eclectic mix of cuisines and cultures. From artisan bakeries and coffee shops to vintage clothing stores and gift shops, Fishponds has something for everyone. For those who require easy access to the city center, Fishponds is well-connected, with regular buses and a nearby train station providing excellent transport links. It's also just a short distance from the University of the West of England (UWE), making it a popular choice for students. Families with children will appreciate the range of good schools in the area, including Fishponds Church of England Academy and Bristol Metropolitan Academy. For those who enjoy spending time outdoors, Fishponds also has several green spaces, including Fishponds Park.

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;

Development Site @, 79A, Grove Road 3 bed houses-£1600pcm++++++

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.

SOLICITORS & COMPLETION

James Allum
Carbon Law Partners
0330 460 9635
james.allum@carbonlawpartners.com
<https://carbonlawpartners.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.

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

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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.

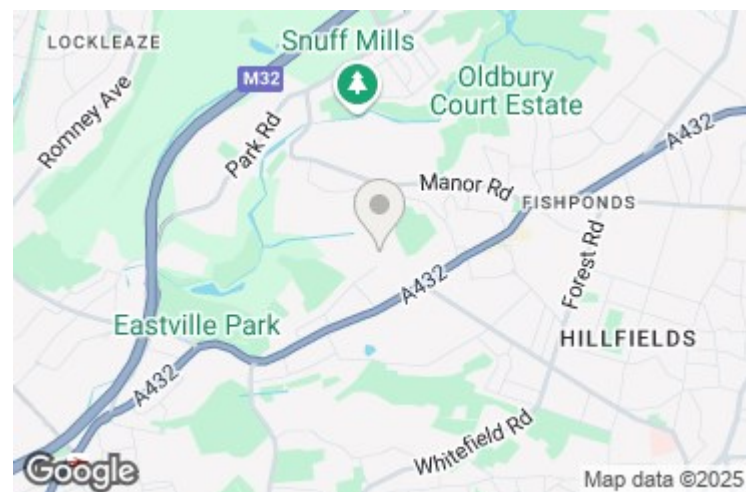
2025 CHARITY OF THE YEAR

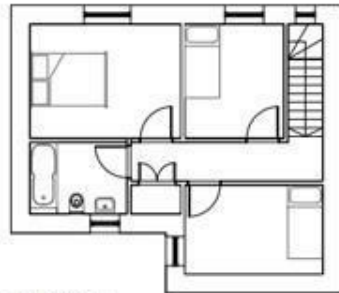
Hollis Morgan is supporting Uncle Pauls Chilli Charity empowering socially disadvantaged people with barriers to learning &/or disabilities based in Butcombe, North Somerset, our land overlooks the Mendip Hills and Blagdon lake. There are three main areas of focus at Uncle Paul's Chilli Charity Education, 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 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.





First Floor Plan



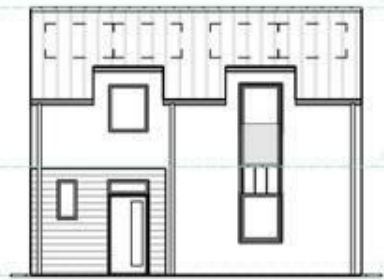
Ground Floor Plan



Section A-A



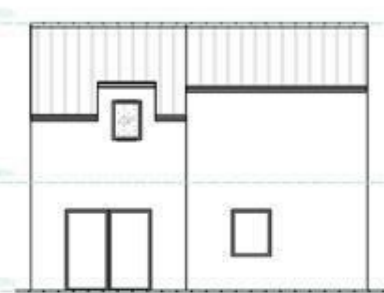
South (street facing) Elevation w/ Gable
Plot 1



South (street facing) Elevation w/o Gable
Plots 3, 4, 5 and 6



Side Elevation - Plot 1
Plot 3: Rendered w/o windows
Plot 6: Rendered w/ windows



North (garden facing) Elevation

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				
A			A	
B			B	
C			C	
D			D	
E			E	
F			F	
G			G	
Not energy efficient - higher running costs				
Not environmentally friendly - higher CO ₂ emissions				
England & Wales		England & Wales		
EU Directive 2002/91/EC		EU Directive 2002/91/EC		

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

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