

Residential Development Land Sales

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Freehold Block @, 84 - 86 Stapleton Road, St Judes, Bristol, BS5 0PW

Auction Guide Price +++ £1,200,000

Hollis Morgan – NOVEMBER LIVE ONLINE AUCTION – A Freehold BLOCK (8,494 Sq Ft) comprising 12 X PURPOSE BUILT FLATS with scope for £160k pa INCOME close to CITY CENTRE.

Freehold Block @, 84 - 86 Stapleton Road, St Judes, Bristol, BS5 0PW

FOR SALE BY LIVE ONLINE AUCTION

ADDRESS | Flats 1 - 12, 84 - 86 Stapleton Road, St Jude's, Bristol BS5 0PW

Lot Number 5

*** PLEASE NOTE NEW AUCTION START TIME - NOW 12:00

The Live Online Auction is on Wednesday 19th November 2025 @ 12:00 Noon
Registration Deadline is on Friday 14th November 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

A Freehold modern purpose built block (8494 Sq Ft) comprising 12 self contained flats in this mixed use property located in a prominent position just moments from the City Centre.

The block consists of 5 x 1 bedroom flats and 7 x 2 bedrooms flats with smart communal areas and gardens to rear.

Please refer to floorplans and schedule of accommodation - please note the internal photos relate to flats 7 & 9.

Please note the 3 retail units are not included in the lot and are under separate leases.

Sold subject to existing tenancies

Tenure - Freehold

Council Tax - A

EPC - B / C

THE OPPORTUNITY

FREEHOLD RESI INVESTMENT | £160,800 pa

The property is sold subject to the existing tenants (flat 7 vacant) producing £10,073.48 pcm | £120,881.64 pa

Many of the tenants have been in situ for a number of years (refer to schedule of income) and there is scope to bring the income up to current market rents and potential for £13,400 pcm | £160,800 pa

Interested parties to make their own investigations - Hollis Morgan can introduce to letting agents.

BREAK UP OPPORTUNITY

There is scope to create individual leases and break the property up for resale.

Please note - Flat 5 is being repainted, cleaned and having new carpets fitted throughout, and will be in good decorative order upon completion.

PROPOSED RESALE VALUE

Flat 1 - £150,000

Flat 2 - £175,000

Flat 3 - £140,000

Flat 4 - £175,000

Flat 5 - £175,000

Flat 6 - £180,000

Flat 7 - £190,000

Flat 8 - £140,000

Flat 9 - £150,000

Flat 10 - £175,000

Flat 11 - £175,000

Flat 12 - £190,000

Total GDV - £2,015,000

SCHEDULE OF INCOME

Flat 1 - Rent £899.99 pcm | Commenced 19/05/2010 | Current Market Rent £1000 pcm

Flat 2 - Rent £1095 pcm | Commenced 04/06/2021| Current Market Rent £1200 pcm

Flat 3 - Rent £738.48 pcm | Commenced 04/06/2010| Current Market Rent £1000 pcm

Flat 4 - Rent £600 pcm | Commenced 04/06/2010| Current Market Rent £1000 pcm

Flat 5 - Rent £1095 pcm | Commenced 27/08/2010 | Current Market Rent £1200 pcm

Flat 6 - Rent £750 pcm | Commenced 11/07/2010 | Current Market Rent £1200 pcm

Flat 7 - Vacant | Current Market Rent £1200 pcm

Flat 8 - Rent £800 pcm | Commenced 24/03/2023 | Current Market Rent £1000 pcm

Flat 9 - Rent £950 pcm | Commenced 30/09/2025 | Current Market Rent £1000 pcm

Flat 10 -Rent £1000 pcm | Commenced 14/08/2025 | Current Market Rent £1200 pcm

Flat 11 -Rent £1095 pcm | Commenced 13/08/2010 | Current Market Rent £1200 pcm

Flat 12 -Rent £1050 pcm | Commenced 18/05/2010 | Current Market Rent £1200 pcm

Current Total Income - £10,073.48 pcm | £ 120,881.64 pa

Potential Total Income £13,400 pcm | £ 160,800 pa

SCHEDULE OF ACCOMMODATION

Flat 1 - 1 bed - 562 Sq. Ft | Ground Floor | Open Plan Kitchen Diner / Living | 1 Bedroom | 1 Bathroom

Flat 2 - 2 bed - 600 Sq. Ft | Ground Floor | Open Plan Kitchen Diner / Living | 2 Bedroom | 1 Bathroom

Flat 3 - 1 bed - 446 Sq. Ft | First Floor | Open Plan Kitchen Diner / Living | 1 Bedroom | 1 Bathroom

Flat 4 - 1 bed - 519 Sq. Ft | First Floor | Open Plan Kitchen Diner / Living | 1 Bedroom | 1 Bathroom

Flat 5 - 2 bed - 575 Sq. Ft | First Floor | Open Plan Kitchen Diner / Living | 2 Bedroom | 1 Bathroom

Flat 6 - 2 bed - 591 Sq. Ft | First Floor | Open Plan Kitchen Diner / Living | 2 Bedroom | 1 Bathroom

Flat 7 - 2 bed - 640 Sq. Ft | First Floor | Open Plan Kitchen Diner / Living | 2 Bedroom | 1 Bathroom

Flat 8 - 1 bed - 446 Sq. Ft | Second Floor | Open Plan Kitchen Diner / Living | 1 Bedroom | 1 Bathroom

Flat 9 - 1 bed - 519 Sq. Ft | Second Floor | Open Plan Kitchen Diner / Living | 1 Bedroom | 1 Bathroom

Flat 10 - 2 bed - 575 Sq. Ft | Second Floor | Open Plan Kitchen Diner / Living | 2 Bedroom | 1 Bathroom

Flat 11 - 2 bed - 591 Sq. Ft | Second Floor | Open Plan Kitchen Diner / Living | 2 Bedroom | 1 Bathroom

Flat 12 - 2 bed - 640 Sq. Ft | Second Floor | Open Plan Kitchen Diner / Living | 2 Bedroom | 1 Bathroom

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LOCATION

The property is located on the vibrant Old Market end of Stapleton Road within the cosmopolitan suburb of St Judes. Local amenities including convenience stores, mini supermarkets, cafes and restaurants are all within close proximity including Cabot Circus which is short fifteen minute walk away. Bristol City Centre is approximately one mile away.

SOLICITORS

Jon Wilson
Barcan Kirby
j.wilson@barcankirby.co.uk
0117 992 3378

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.

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.

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 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

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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.

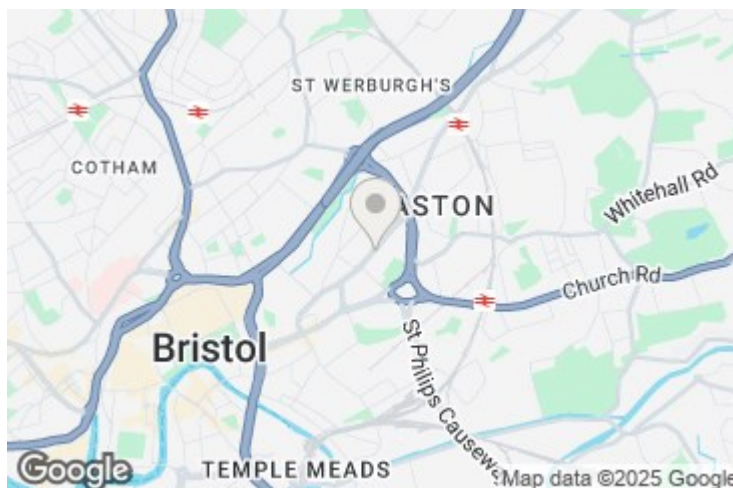
2025 CHARITY OF THE YEAR

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

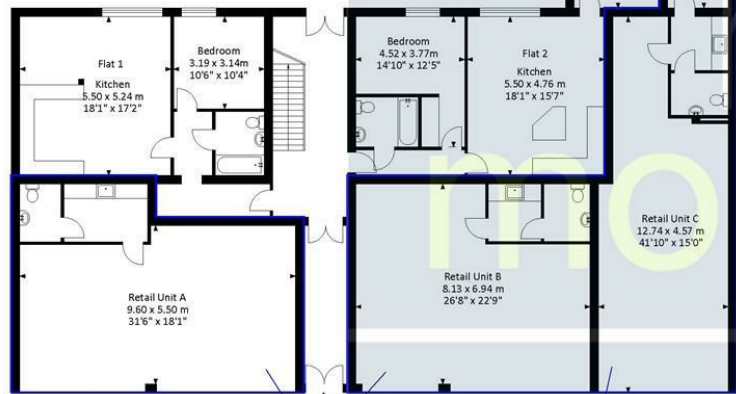
Hollis Morgan endeavour to make our sales details clear, accurate and reliable in line with the Consumer Protection from Unfair Trading Regulations 2008 but they should not be relied on as statements or representations of fact, and they do not constitute any part of an offer or contract. All Hollis Morgan 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.



84-86 Stapleton Road, St Jude's
Bristol BS5 0PW

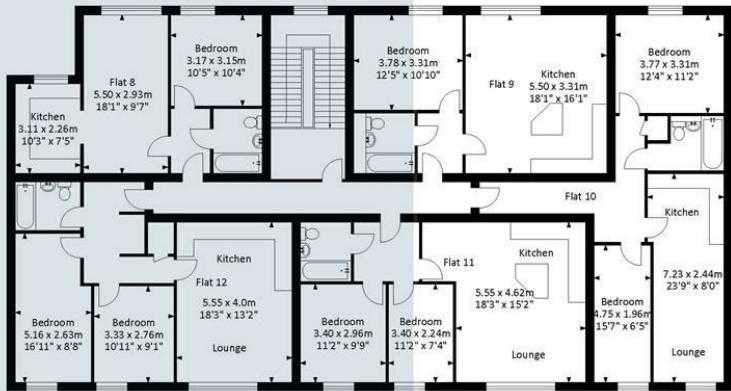
Approx. Gross Internal Area
8494.66 Sq.Ft - 789.18 Sq.M



Ground Floor

Retail Not Included in Sale, For Reference Only

- Flat 1 562.41 Sq.Ft - 52.25 Sq.M
- Flat 2 600.08 Sq.Ft - 55.75 Sq.M
- Flat 3 446.48 Sq.Ft - 41.48 Sq.M
- Flat 4 519.57 Sq.Ft - 48.27 Sq.M
- Flat 5 575.76 Sq.Ft - 53.49 Sq.M
- Flat 6 591.15 Sq.Ft - 54.92 Sq.M
- Flat 7 640.02 Sq.Ft - 59.46 Sq.M
- Flat 8 446.48 Sq.Ft - 41.48 Sq.M
- Flat 9 519.57 Sq.Ft - 48.27 Sq.M
- Flat 10 575.76 Sq.Ft - 53.49 Sq.M
- Flat 11 591.15 Sq.Ft - 54.92 Sq.M
- Flat 12 640.02 Sq.Ft - 59.46 Sq.M



Second Floor



First Floor

For illustrative purposes only. Not to scale.
Whilst every attempt has been made to ensure
accuracy of the floor plan all measurements are
approximate and no responsibility is taken for
any error, omission or measurement.

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