



10 OVERNHILL ROAD
DOWNEND, BRISTOL, BS16 5DN

Auction Guide £325,000+

- 19 September LIVE ONLINE AUCTION
- Block of 5 x 1-bedroom flats
- Large corner plot with potential for further development
- In need of renovation throughout
- Potential rental income of circa £52,500 PA
- Break-up values of circa £750K once renovated



Auction & Commercial
22 Richmond Hill, Clifton, Bristol, BS8 1BA

0117 973 4940

www.maggsandallen.co.uk



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Auction Guide £325,000+

FOR SALE BY AUCTION

This property is due to feature in our online auction on 19 September 2024 at 6.00pm. Bidding is via proxy, telephone or online remote bidding.

VIEWINGS

By appointment.

SUMMARY

A BLOCK OF 5 X 1-BEDROOM FLATS FOR REFURBISHMENT ON A LARGE CORNER PLOT

DESCRIPTION

A substantial period semi-detached property arranged as five, self-contained 1-bedroom flats. The property occupies a generous corner plot with a large rear garden (approx. 70 ft) that may offer scope for further development, subject to consents. The property is in need of renovation throughout and offers a superb investment or break-up opportunity. Situated on a highly sought-after residential road in Downend, easy access is provided to a wide range of local amenities in Downend and Staple Hill.

LOCATION

The property is situated on Overhill Road in Downend on the corner of Overhill Court. A wide range of amenities are available locally in Downend/Staple Hill and excellent transport links are provided to the A4174 Ring Road and the motorway network.

SCHEDULE OF ACCOMMODATION / TENANCY DETAILS

- FLAT 1 - A ground floor flat comprising a living room, kitchen, bedroom and shower room (Vacant).
- FLAT 2 - A ground floor flat comprising a living room, kitchen, bedroom and shower room (Vacant).
- FLAT 3 - A first floor flat comprising a kitchen/living room, bedroom and shower room (Vacant).
- FLAT 4 - A first floor flat comprising a kitchen/living room, bedroom and shower room (Vacant).
- FLAT 5 - A second floor one-bedroom flat (unable to inspect) - Currently let producing £425 pcm.

Please refer to floorplan for approximate room measurements and internal layout.

PRE-PLANNING ADVICE

A pre-application was submitted to South Gloucestershire Council in 2006 in relation to the potential construction of two new dwellings on the rear garden land. At this time, the response from the Council stated that 'a smaller scaled single dwelling on the plot, with access from Overhill Court may be acceptable here'.

TENURE

The property is to be sold on a freehold basis, subject to the tenancy of the top floor flat (Flat 5).

COMPLETION

Completion for this lot will be 8 weeks from exchange of contracts or sooner by mutual agreement.

ENERGY PERFORMANCE CERTIFICATE (EPC)

Ratings:

Flat 1 - F

Flat 2 - F

Flat 3 - tbc

Flat 4 - tbc

Flat 5 - tbc

LETTING - WHAT CAN MAGGS & ALLEN ACHIEVE FOR YOU?

Maggs & Allen's experienced letting team are happy to discuss the rental of this property and can advise on maximising the investment. We offer Full Management, Let Only and Rent Collection Services. Contact Jessica Archer and her team on 0117 9499000 or email lettings@maggsandallen.co.uk.

AUCTION OR BRIDGING FINANCE REQUIRED?

Do you need a mortgage or loan quickly? Maggs & Allen have specialist Independent Brokers who can arrange residential and commercial finance on all types of property. Contact the Auction Team today to be put through to our mortgage and loan experts on 0117 9734940 or email admin@maggsandallen.co.uk

BUYER'S PREMIUM

Please be advised that all purchasers are subject to a £1,500 plus VAT (£1,800 inc VAT) buyer's premium payable upon exchange of contracts.

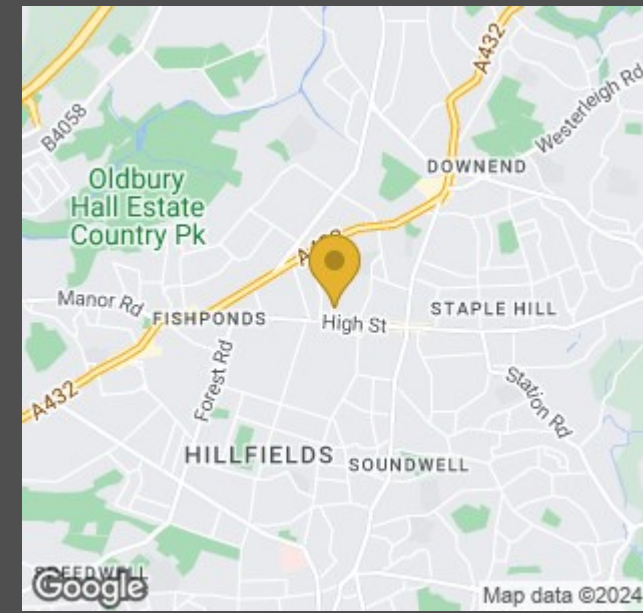
*GUIDE PRICE

Guide Prices are provided as an indication of each seller's minimum expectation. They are not necessarily figures which a property will sell for and may change at any time prior to the auction. Each property will be offered subject to Reserve Price (a figure below which the Auctioneer cannot sell the property during the auction) which we expect will be set within the Guide Range or no more than 10% above a single figure Guide.

RESERVE PRICE

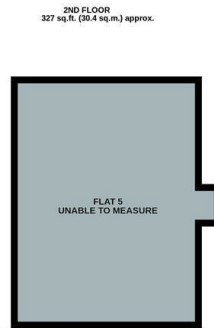
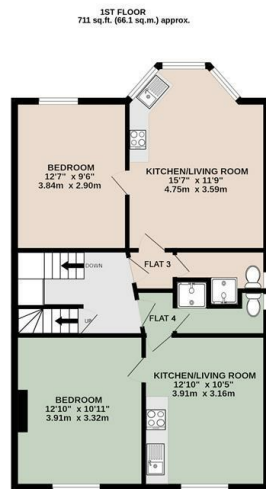
The seller's minimum acceptable price at auction and the figure below which the auctioneer cannot sell. The reserve price is not disclosed and remains confidential between the seller and the auctioneer. Both the guide price and the reserve price can be subject to change up to and including the day of the auction.





Maggs & Allen use all reasonable endeavours to supply accurate property information in line with the Consumer Protection from Unfair Trading Regulations 2008. These property details do not constitute any part of the offer or contract and all measurements are approximate. It should not be assumed that this property has all the necessary Planning, Building Regulations 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 angled lens and please be advised that any site plans used within our particulars are for illustrative purposes only and may not be to scale. Any distance from schools are for guidance only and you should make your own enquiries with the local authority.





10 OVERHILL ROAD, DOWNEND

TOTAL FLOOR AREA : 1831 sq.ft. (170.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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