



65 Grove Park Road,  
Bristol, BS4 4JH

  
**KINGSTONS**





# KINGSTONS

ESTATE AGENTS

A rare opportunity to purchase a vacant lock-up shop in a popular Victorian residential location in the Brislington suburb of Bristol. The property benefits from full planning permission to rebuild the plot into an end of terrace house. The proposed dwelling incorporates 'standout & contemporary' design features ensuing an attractive visual aspect.

Bristol City Council Planning Number 18/03497/F

**\*\*FOR SALE BY ONLINE AUCTION \*\***

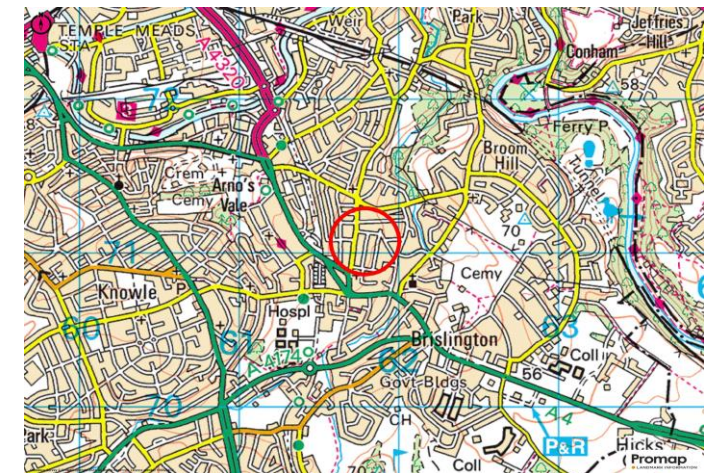
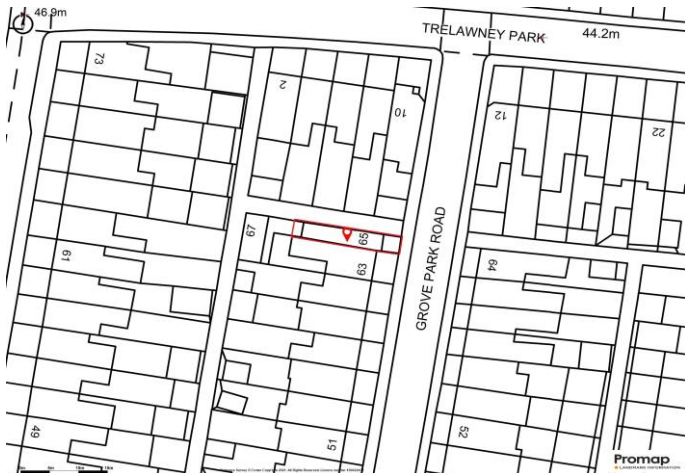
**Guide Price £70,000**

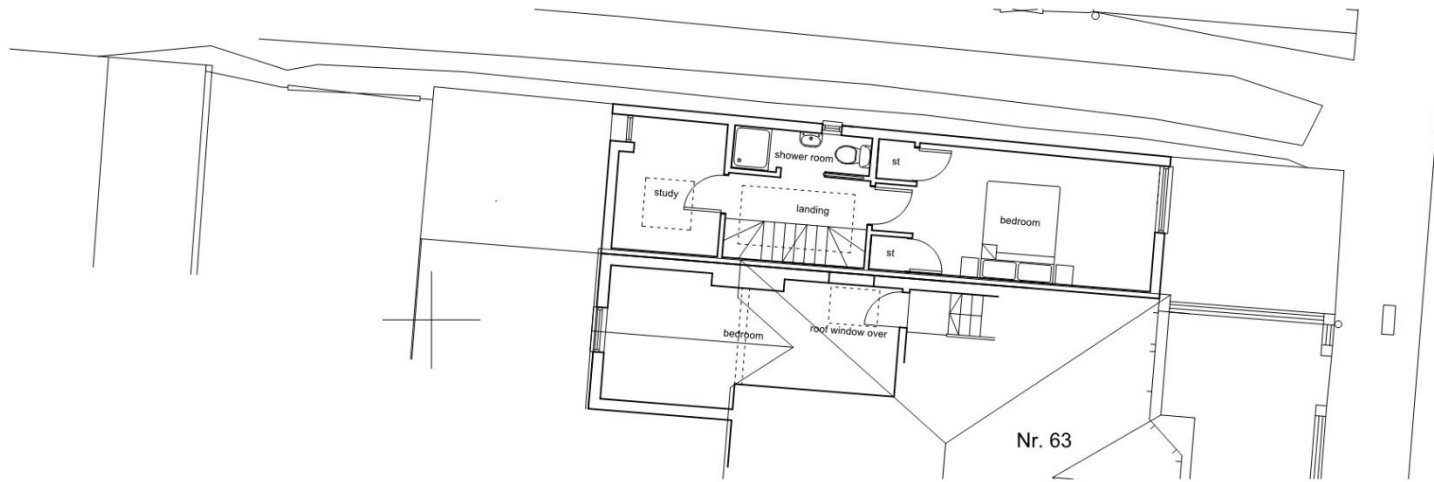
**\*\* PRE AUCTION OFFERS CONSIDERED \*\***

**\*\*BUYERS FEE APPLY \*\***

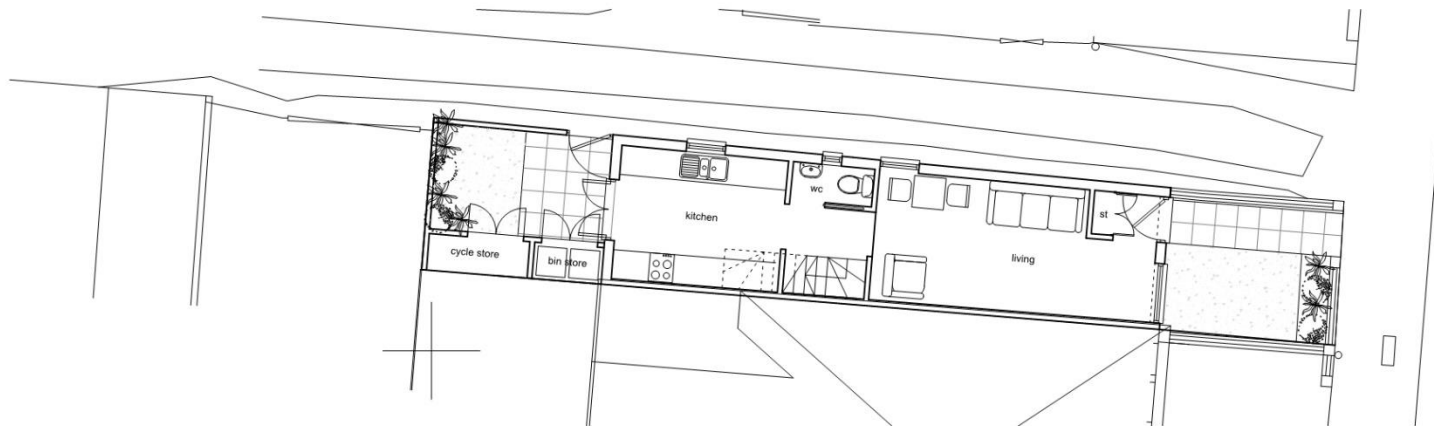
**\*\*AUCTION PACK AVAILABLE ON REQUEST \*\***

**\*\*AUCTION DATE 10th AUGUST \*\***





PROPOSED FIRST FLOOR PLAN - scale 1:100



PROPOSED GROUND FLOOR PLAN - scale 1:100

65 GROVE PARK ROAD - NEW DWELLING

1:100

CLIENT Matthew Withers  
 PROJECT No. 65 Grove Park Road  
 DRWG TITLE Proposed Floor Plans  
 DRWG NO A17 17 18 P104 Rev B  
 DRAWN NB  
 SCALE 1:100 @A3  
 DATE 20.06.18  
 CHK'D NB

**atelier 17 ltd**

© St. Atelier 17 Ltd, 28 Southleigh, Bradford On Avon, Wiltshire, BA15 2EG  
 E-mail atelier17.co.uk VV www.atelier17.co.uk T 01225 862900 F 01225 862900

This drawing is copyright. Responsibility is not accepted for errors made by others in building from this drawing. All dimensions to be checked on site prior to commencement of work. All construction information should be taken from figured dimensions only. Only to be used on the site for which designed. Any discrepancies are to be reported to the architect.





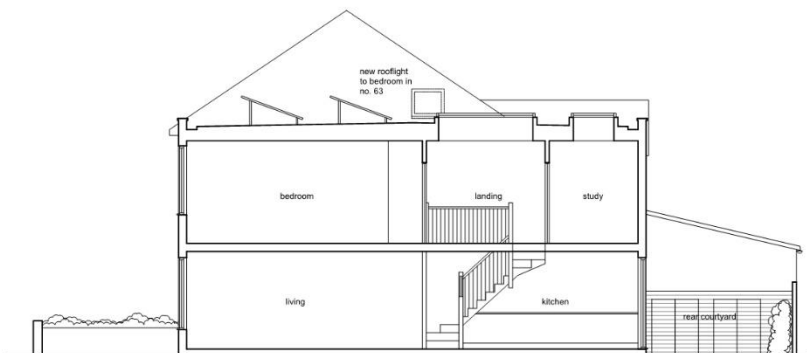
PROPOSED SIDE ELEVATION - scale 1:100



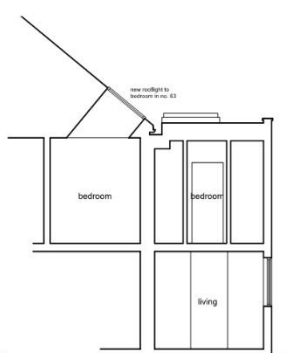
PROPOSED STREET ELEVATION - scale 1:100



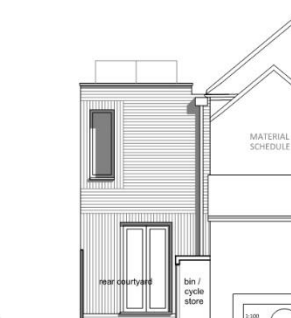
PROPOSED FRONT ELEVATION - scale 1:100



PROPOSED LONG SECTION - scale 1:100

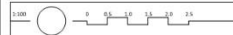


CROSS SECTION - scale 1:100



PROPOSED REAR ELEVATION - scale 1:100

MATERIAL SCHEDULE  
 WALLS - BUFF MULTISOTCK BRICK (Wienerberger Brongroen) VERTICALLY STACK BONDED AROUND WINDOWS AS ILLUSTRATED. DARK ZINC PANELS ON STREET ELEVATION AROUND FRONT DOOR / LIVING ROOM WINDOW  
 WINDOWS - BLACK ALUMINIUM FRAMES WITH BLACK PROJECTING SURROUNDINGS AROUND WINDOWS - NB FROSTED GLASS TO WC / SHOWEROOM  
 ROOF - DARK GRAY MEMBRANE WITH BLACK PPC ALUMINIUM COPINGS  
 RAINWATER GOODS - GALVANIZED METAL



CLIENT	Matthew Withers
PROJECT	No. 65 Grove Park Road
DRWG TITLE	Proposed Elevations and Section
DRWG NO	A17 17 18 P105 Rev E
DRAWN	NB
SCALE	1:100 @A3
DATE	20.06.18
CHRD	NB
<b>atelier 17 ltd</b>	
<small>           4/5, Astley 17 1/2, 28 Southgill, Bradford On Avon, Wiltshire, BA3 2DQ            01753 616161            01753 616161            www.atelier17.co.uk            www.atelier17.co.uk T: (01222) 862900 F: (01222) 862900         </small>	
<small>           This drawing is copyright. Responsibility is not accepted for errors made by others in reliance on this drawing. All dimensions to be checked on the job by the contractor. All construction materials to be taken from approved sources only. Only to be used on the site for which designed. Any discrepancy and to be reported to the architect.         </small>	

## 65 GROVE PARK ROAD - NEW DWELLING

This property is for sale via Online Auction. This is a modern twist on the traditional auction room sale where buyers can bid for the property via an online platform. The auction will run for 3 hours on a set date and time chosen by the vendor of the property. The winning bidder, assuming the reserve is met, is legally bound to exchange on the property and pay a 10% deposit similar to a traditional auction house sale and they will have 28 days to complete, please check the legal paperwork to confirm deposit amount. Upon completion of a successful auction the winning bidder will be required to pay a non-refundable reservation fee of 3% inclusive of VAT of the winning bid in addition to the purchase price subject to a minimum fee of £4,800 inclusive of VAT. The auction is powered and carried out by Whoobid and is subject to terms & conditions which will form part of the auction pack which will be available to download for free once produced by the vendors legal representatives. We strongly recommend that you review the legal documents prior to bidding and seek legal advice. PLEASE REMEMBER THAT THE RESERVATION FEES ARE PAYABLE IN ADDITION TO

THE ASKING PRICE. Fees paid to the auctioneer may be considered as part of the chargeable consideration and may attract stamp duty liability. Bidders will be required to register in order to download the 'legal pack', if you choose to bid on the property you will be required to complete further identity checks for anti-money laundering purposes and provide card details before you are able to place a bid. Properties may be sold prior to public auction if an offer is accepted by the vendors.

\*\*Guide price - This is an indication of the seller's minimum expectations at auction and is not necessarily the figure the property will achieve but acts as a guide, prices are subject to change prior to the auction.

\*\*Reserve price - Most auctions will be subject to a reserve price, if this figure is not achieved during the auction then the property will not be sold. In normal circumstances the reserve price should be no more than 10% above a single figure guide price or if a guide price bracket is quoted the reserve will fall somewhere within those figures.

### Viewing Arrangements

Please call **01225 777720** to make an appointment. We are open from Mon-Fri 9am to 6pm and Sat 9.30am to 4pm

**Kingstons Estate Agents** 5c/d Fore Street, Trowbridge, Wiltshire, BA14 8HD

t: 01225 777720 e: sales@kingstonstrowbridge.co.uk w: www.kingstons.biz

Partners: Mr A Langley, Mr B Clinch & Mr M Withers



**IMPORTANT NOTE TO PURCHASERS:** We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. Floor plans where included are not to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller.