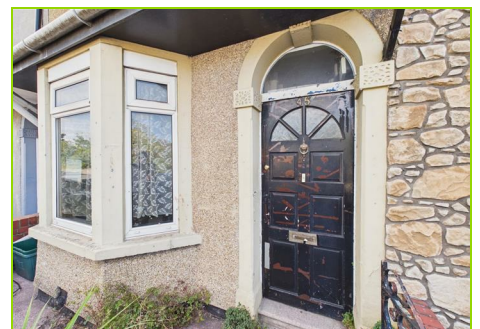




45, Hanham Road, Kingswood, Bristol, BS15 8PY

Auction Guide Price +++ £200,000

Hollis Morgan – SEPTEMBER LIVE ONLINE AUCTION – A Freehold PERIOD PROPERTY (1061 Sq Ft)
arranged as 2 X FLATS or FAMILY HOME | Garden flat requires MODERNISATION.

45, Hanham Road, Kingswood, Bristol, BS15 8PY

FOR SALE BY LIVE ONLINE AUCTION

ADDRESS | 45A & 45B Hanham Road Kingswood, Bristol BS15 8PY

Lot Number 21

The Live Online Auction is on Wednesday 16th September 2026 @ 12:00 Noon

Registration Deadline is on Friday 11th September 2026 @ 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 PROPERTY

A Freehold mid terraced period property with accommodation (1061 Sq Ft) arranged over 2 floors with enclosed rear garden.

The property is arranged as 2 self contained flats comprising a ground floor garden flat and a maisonette over the upper floors.

We understand the property was arranged and occupied in this layout when purchased by the current owners in 2013

We understand there is no formal planning permission for this configuration.

Interested parties will have to make their own investigations.

Sold with vacant possession

Tenure - Freehold

Council Tax - A | A

EPC - TBC

THE OPPORTUNITY

GROUND FLOOR FLAT | MODERNISATION

The ground floor garden flat has been let for many years and now requires modernisation.

(Upper Maisonette in good decorative order)

FAMILY HOME

There is scope to reinstate the property back into a single dwelling / family home with 3 - 4 bedrooms in this popular residential location.

RESIDENTIAL INVESTMENT

Both flats were recently occupied - interested parties to make their own investigations with regards to renting the flats.

*Please refer to independent rental appraisal.

PLANNING HISTORY | LOFT CONVERSION

Reference PK12/2136/F

Alternative Reference PP-02049398

Application Received Tue 26 Jun 2012

Application Validated Tue 26 Jun 2012

Address 45 Hanham Road Kingswood Bristol South Gloucestershire BS15 8PY

Proposal Installation of front dormer window to facilitate loft conversion

Status Decided

Decision Approve with Conditions

Decision Issued Date Tue 24 Jul 2012

LOCATION

Hanham Road is a popular residential location in Kingswood just a few miles East of Bristol city centre, providing easy access to the city's shops, restaurants, and cultural attractions. The area has excellent transport links, with regular buses and easy access to the M4 and M5 motorways, making it an ideal location for commuters. The housing stock in Two Mile Hill is diverse, with a range of property types, including Victorian terraces, 1930s semis, and modern apartments, there are several parks and green spaces nearby, including the popular Kingswood Park. The area is served by several primary and secondary schools including the highly regarded Two Mile Hill Primary School. There are also plenty of amenities in the area, including supermarkets, shops, and restaurants.

SOLICITORS & COMPLETION

Gabrielle Artess

Barcan + Kirby

0117 325 2929

g.artess@barcankirby.co.uk

<https://barcankirby.co.uk/>

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 they are uploaded.

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

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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.

2026 CHARITY OF THE YEAR

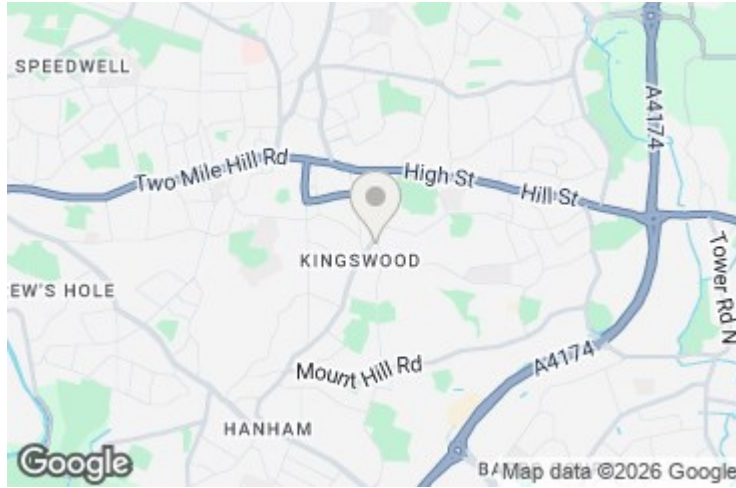
Hollis Morgan are proud to be supporting Bristol Schools Rugby Union as our 2026 Charity of the Year. BSRU (working in association with Bristol Bears) oversee and support rugby in all schools, State and Independent , in the Greater Bristol area. Bristol Schools provide School Rugby Development opportunities and County level fixtures for secondary boys and girls. Including playing fixtures at U18s against the leading Independent Schools in our region, schools such as Clifton College, BGS, QEH, Collegiate and Millfield. For more information and details of the fixture list please follow them on Instagram.

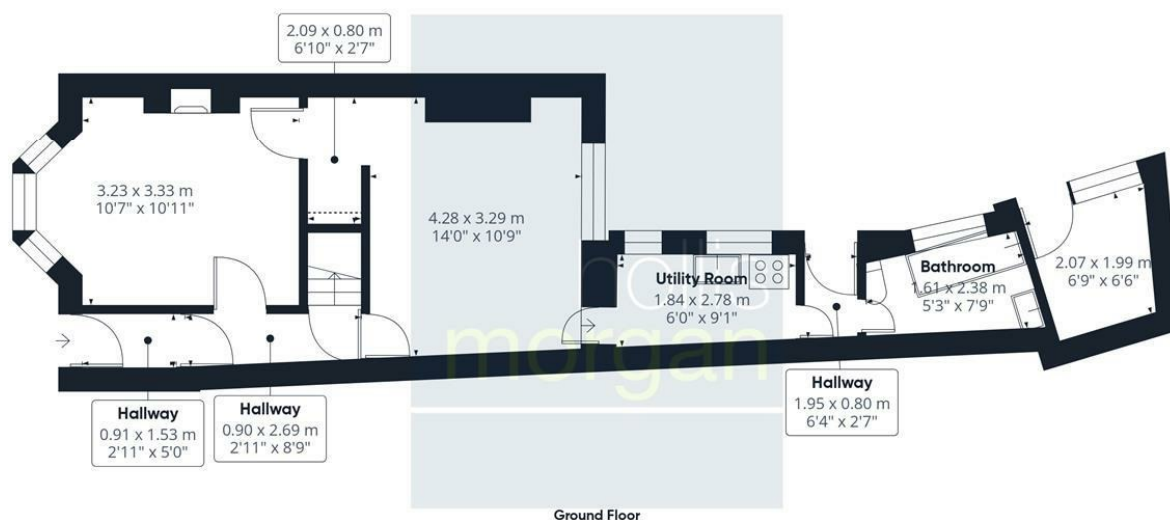
AUCTION PROPERTY DETAILS DISCLAIMER

Hollis Morgan endeavour to make our sales details clear,

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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.





Approximate total area⁽¹⁾

98.5 m²
1061 ft²

Reduced headroom

3.6 m²
38 ft²

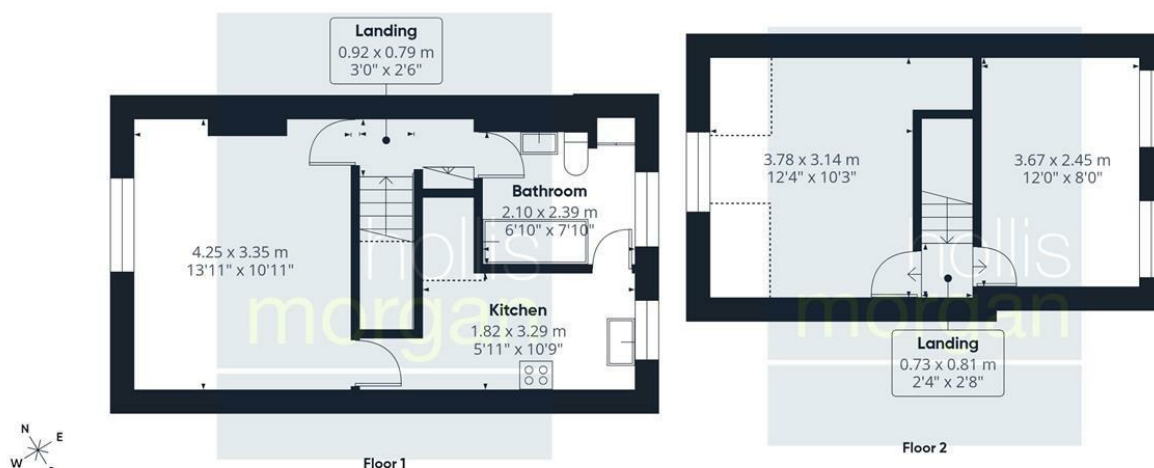
(1) Excluding balconies and terraces.

Reduced headroom

..... Below 1.5 m/5 ft.

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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Hollis Morgan Property Limited, registered in England, registered 7275716. Registered address, 5 Upper Belgrave Road, Clifton, Bristol BS8 2XQ