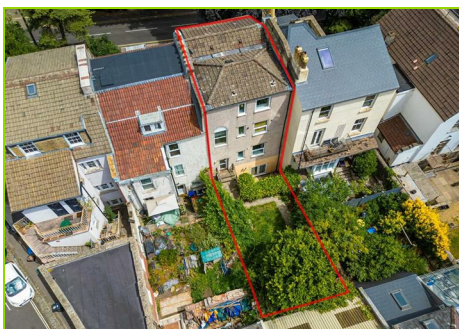
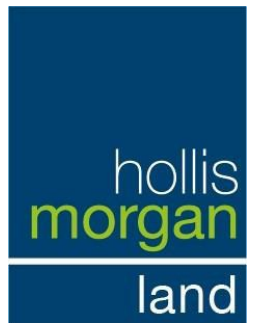


# Residential Development Land Sales



**41, Ashley Hill, Montpelier, Bristol, BS6 5JA**

**Sold @ Auction £625,000**

Hollis Morgan – SEPTEMBER LIVE ONLINE AUCTION – A Freehold PERIOD PROPERTY ( 2203 Sq Ft ) arranged as 4 X FLATS in need of UPDATING with PARKING and GARDEN.

# 41, Ashley Hill, Montpelier, Bristol, BS6 5JA

## FOR SALE BY LIVE ONLINE AUCTION

\*\*\* SOLD @ SEPTEMBER LIVE ONLINE AUCTION FOR UNDISCLOSED AMOUNT \*\*\*

ADDRESS | 41 Ashley Hill, Montpelier, Bristol BS6 5JA

Lot Number 30

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

Registration Deadline is on Monday 15th September 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 PROPERTY

An imposing Freehold mid terraced period property with 2X tandem parking spaces ( suitable for 4 small vehicles ) to the front and a large enclosed rear garden located on the Montpelier / Ashley Hill / St Andrews borders. The accommodation ( 2203 Sq Ft ) is arranged as four self contained 1 bedroom flats over four floors with generous communal areas plus stunning views over the City from the upper floors.

Sold with vacant possession upon completion.

Tenure - Freehold ( Plus 4 Separate Leases ) \*

Council Tax - Band A

EPC - Basement Flat E | Garden Flat E | First Floor D | Top Floor Flat F

## SCHEDULE OF ACCOMODATION

FLAT 1 | 575 Sq Ft

Lower Ground Floor | Private Entrance | Open Plan Kitchen / Living Space | Bedroom | Bathroom | Courtyard Garden

FLAT 2 | 580 Sq Ft

Hall Floor | Communal Entrance | Open Plan Kitchen / Living Space | Bedroom | Bathroom

FLAT 3 | 536 Sq Ft

First Floor | Communal Entrance | Kitchen | Reception | Bedroom | Bathroom

FLAT 4 | 512 Sq Ft

Top Floor | Communal Entrance | Kitchen | Reception | Bedroom | Bathroom

## OUTSIDE

2 x Tandem Parking Spaces | Enclosed Rear Garden

## THE OPPORTUNITY

FREEHOLD BLOCK OF 4 FLATS

The block has been a hugely successful residential investment for many years with each flat let on AST agreements but now offered with vacant possession upon completion.

The property now requires updating but offers huge potential for both investment and break up.

There is potential to rearrange the layout to create 2 bedroom

flats or to potentially extend to the rear to increase the footprint.

Subject to gaining the necessary consents

## INVESTMENT

The flats have excellent scope for investment in this sought after central location with parking and garden.

Please refer to independent rental appraisal.

## BASIC UPDATING | BREAK UP

Following updating there is scope for a resale of each flat to suit both owner occupiers and investors.

Interested parties will note the flats already have individual leases in place.

The Hollis Morgan New Homes team have appraised the GDV - please refer to online legal pack.

## FREEHOLD

Please note the freehold company has been dissolved due to the failure to provide annual accounts. The shareholder of the freehold company is the seller of the leasehold titles. This shareholder has instigated an application with Bona Vacantia to reinstate the company with Companies House and so legitimise that entity on the title. As this shall take several months to achieve the seller agrees to provide an Absentee Landlord indemnity policy upon completion at their expense and to continue with the application to reinstate the company at Companies House. Once reinstatement occurs, the ownership of the freehold company shall be transferred to the ownership of the buyer of the leasehold titles.

Please refer to online legal pack.

## LOCATION

Montpelier is located to the North-East of Central Bristol and is home to a thriving residential community as well as local businesses such as an organic supermarket. There's even a nature reserve and a Church converted into a climbing centre! There are many amenities within walking distance of the property such as the Cabot Circus shopping centre with Showcase Cinema De Lux and the rest of Bristol City centre. The M32 motorway is moments away connecting you to the M4 and M5 in all directions. Bristol Temple Meads train station is less than two miles, while Bristol International Airport to the south of the city is 12 miles.

## RE SALE VALUES

FLAT 1 | 575 Sq Ft

Lower Ground Floor | Private Entrance | Open Plan Kitchen / Living Space | Bedroom | Bathroom | Courtyard Garden  
£240,000

FLAT 2 | 580 Sq Ft

Hall Floor | Communal Entrance | Open Plan Kitchen / Living Space | Bedroom | Bathroom  
£230,000

FLAT 3 | 536 Sq Ft

First Floor | Communal Entrance | Kitchen | Reception | Bedroom | Bathroom  
£230,000

## 41, Ashley Hill, Montpelier, Bristol, BS6 5JA

FLAT 4 | 512 Sq Ft  
Top Floor | Communal Entrance | Kitchen | Reception |  
Bedroom | Bathroom  
£225,000

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

### 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;

41, Ashley Hill – 4 x 1 bed flats - £1200pcm - £1300pcm per flat.

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

Simon Twose  
Henriques Griffiths  
0117 9094000  
stwose@henriquesgriffiths.com  
www.henriquesgriffiths.com

### EXTENDED COMPLETION

Completion is set for 6 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

## 41, Ashley Hill, Montpelier, Bristol, BS6 5JA

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.

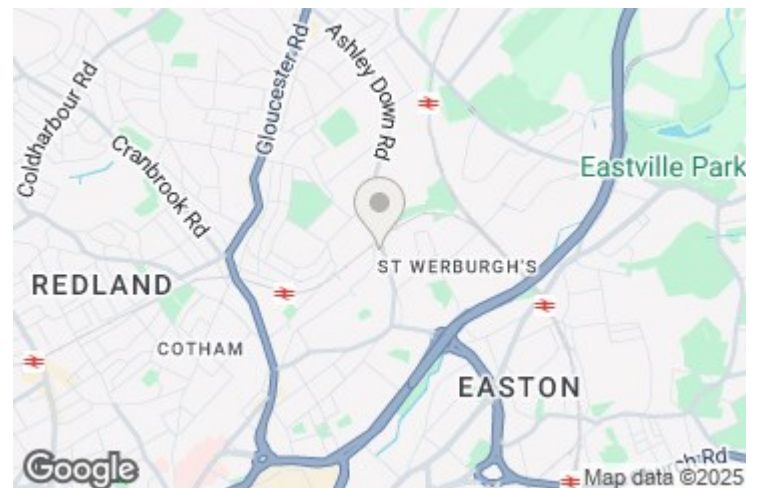
### 2025 CHARITY OF THE YEAR

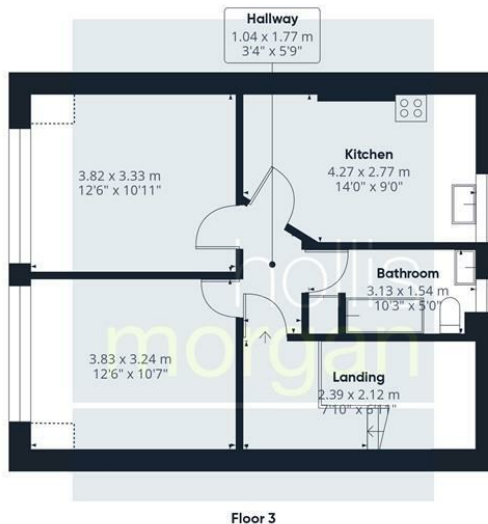
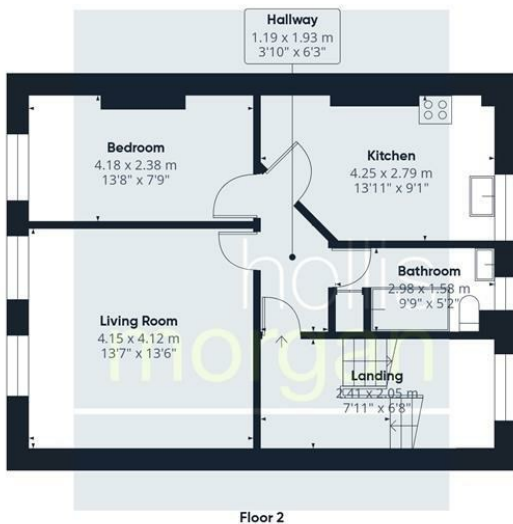
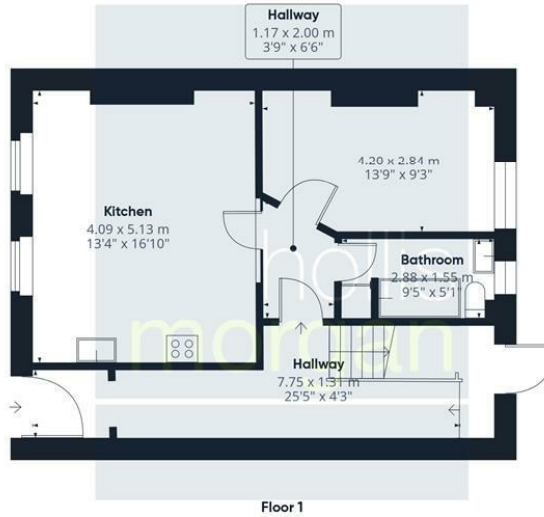
Hollis Morgan is supporting Uncle Pauls Chilli Charity empowering socially disadvantaged people with barriers to learning &/or disabilities based in Butcombe, North Somerset, our land overlooks the Mendip Hills and Blagdon lake. There are three main areas of focus at Uncle Paul's Chilli Charity

Education, Wellbeing and Social Prescribing – visit [www.chillicharity.org.uk/](http://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.





**Approximate total area<sup>(1)</sup>**  
 204.7 m<sup>2</sup>  
 2203 ft<sup>2</sup>

**Reduced headroom**  
 0.9 m<sup>2</sup>  
 9 ft<sup>2</sup>

(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