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Auctions

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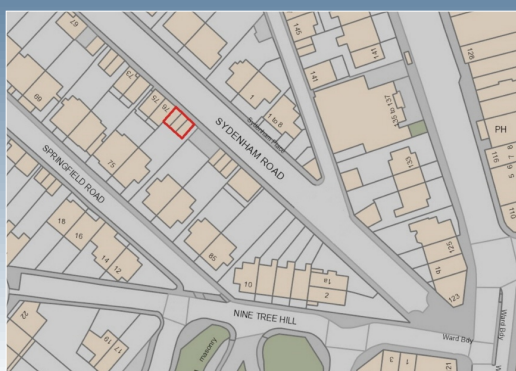
auctioneers



## LOT 1 - Garages Rear Of, 77 Springfield Road, Cotham, Bristol, BS6 5SW

### For auction Guide Price £135,000 +

An exciting opportunity to purchase a rank of 3 lock-up garages, situated in a highly sought after residential location fronting Sydenham Road in Cotham. The garages offer scope for residential development, subject to obtaining the necessary consents with a large number of similar garages and parking areas having been demolished and replaced with a range of modern houses.





# LOT 1 - Garages Rear Of, 77 Springfield Road, Cotham, Bristol, BS6 5SW

## FOR SALE BY AUCTION

This property is due to be auctioned on the 27th November 2018 at The Grace Room, The Bristol Pavilion, County Ground, Nevil Road, Bishopston, Bristol at 7pm.

## VIEWING

By appointment

## SUMMARY

RANK OF GARAGES WITH POTENTIAL FOR DEVELOPMENT

## DESCRIPTION

A rank of 3 brick-built garages with wooden folding doors, situated in a highly sought after residential location. The garages offer potential for demolition and the erection of a residential dwelling, subject to obtaining the necessary consents.

## LOCATION

The garages are situated to the rear of 77 Springfield Road in Cotham fronting Sydenham Road. Easy access is provided to an eclectic mix of independent shops and amenities on Stokes Croft and the City Centre.

## DEVELOPMENT POTENTIAL

We feel there is potential for the garages to be demolished and replaced with a new modern dwelling. Whilst our clients have not applied for planning consent on the site, the immediate area has undergone substantial redevelopment in recent years with many of the garages and parking areas fronting Sydenham Road having been developed to provide a range of modern houses. All interested parties should make their own enquiries with the Local Authority.

## LOCAL AUTHORITY

Bristol City Council.

## TENURE

The garages are to be sold on a long leasehold basis.

## SOLICITOR

Ms C Austin  
Henriques Griffiths  
18 Portland Square  
Bristol BS2 8SJ  
Tel: 0117 909 4000  
Email: caustin@henriquesgriffiths.com

## COMPLETION

6 weeks or earlier by arrangement.

## BUYER'S PREMIUM

Please be advised that all purchasers are subject to a £1,000 plus VAT (£1,200 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.

## PROXY BIDDING

If you are unable to attend the auction then you can submit a proxy bid. This will authorise a representative of Maggs & Allen to bid on your behalf up to a pre-set amount. The proxy bidding form is available to download from our website. The completed form, ID (driving licence or passport and a recent utility bill stating the home address of the purchaser) and 2 cheques (one for the 10% deposit and one for the buyer's premium of £1,200 inc VAT) is required by the auction department no later than 4pm on the day of the auction.

## ATTENDING THE AUCTION

If you are intending to bid and are successful, the following will be required:

- \* Proof of identity (valid passport or photo driving licence).
- \* Proof of address (bank statement, recent utility bill, council tax bill or tenancy agreement).
- \* 10% deposit payment.
- \* Buyer's premium payment.
- \* Details of your solicitor.

## DEPOSIT & BUYER'S PREMIUM PAYMENTS



### Auction, Commercial & Chartered Surveyors

22 Richmond Hill, Clifton  
Bristol, BS8 1BA

### Estate Agents & lettings

60 Northumbria Drive, Henleaze  
Bristol, BS9 4HW

Maggs & Allen use all reasonable endeavors 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 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

