



Development Site @, Drybrook Road, Drybrook, Gloucestershire, GL17 9JJ

Sold @ Auction £195,000

Hollis Morgan APRIL AUCTION - A Freehold DEVELOPMENT SITE in the Village of Drybrook with PLANNING GRANTED to erect 4 DETACHED HOUSES with a GDV of upto £1.9m



Development Site @, Drybrook Road, Drybrook, Gloucestershire, GL17 9JJ

FOR SALE BY AUCTION

*** SOLD POST AUCTION ***

GUIDE £180,000 +++
SOLD @ £195,000

LOT NUMBER 35

Wednesday 24th April 2019
All Saints Church Pembroke Road, Clifton, Bristol BS8 2HY
Legal packs will be available for inspection from 18:00.
The sale will begin promptly at 19:00

PRE AUCTION OFFERS

Offers invited.
Pre auction offers can be only submitted by completing the OFFER FORM which can be downloaded with the online legal pack - please email the COMPLETED form to - olly@hollismorgan.co.uk.

Please note offers will not be considered until you have VIEWED the property and the COMPLETE LEGAL PACK has been released.

You will be emailed a note to confirm the AUCTION PACK NOW COMPLETE and then offers can be submitted.

In the event of an offer being accepted the property will only be removed from the auction and viewings stopped once contracts have successfully EXCHANGED subject to the standard auction terms and payment of the buyer's premium (£1,200) to Hollis Morgan. Contracts can be signed either via the solicitors or at the Hollis Morgan offices subject to appointment.

EXTENDED COMPLETION

Completion is set for 8 weeks or earlier subject to mutual consent.

SOLICITORS

Ros Yemm
Dean conveyancing
31 Market Place, Coleford, GLOS, GL168AA
Telephone 01594 810382
ros.yemm@deanconvey.co.uk

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.
Follow the RED link 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.

THE LAND

A Freehold parcel of land occupying a mature setting in the Village of Drybrook with vehicular access from Drybrook Road.

LOCATION

The village of Drybrook has a range of amenities to include butcher, chemist, general stores, post office, fish and chip shop, builder's merchant, doctor's surgery, nursery school, primary school, 2 garages, public house and a bus service to Gloucester and surrounding areas. Lydney benefits from excellent transport links with the following towns / cities easily accessible via the A48 and M5:

Gloucester - 20 miles
Cheltenham - 26 miles
Chepstow - 9 miles
Bristol - 28 miles

THE OPPORTUNITY

DEVELOPMENT OPPORTUNITY - PLANNING GRANTED

Outline planning has been granted to develop the site into four detached executive style homes with enclosed garden and garages.
New build properties of this nature are in high demand and we understand the site GDV is in the region of £1.7m - £1.9m

*** Please note the outline planning permission has now expired, however the current owner is in the process of extending the permission for another three years (decision due in 6-8 weeks) ***

GDV INFORMATION

Local Agents Steve Gooch have appraised the site and suggest the following GDV values for the completed units.

£425,000 - £475,000 per unit dependent on design, style and garaging.

Please contact Paul Brine in the Mitcheldean office for further information;
01594 542 535

PLANNING INFORMATION

Reference P0204/16/OUT
Alternative Reference DF10573
Application Received Thu 18 Feb 2016
Application Validated Thu 18 Feb 2016
Address Land At Drybrook Road Drybrook Gloucestershire
Proposal Outline application for the erection of 4 detached dwellings with ancillary works.
Status Consent
Decision Granted Permission
Decision Issued Date Wed 11 May 2016
Appeal Status Unknown

PLANNING GRANTED

In accordance with their powers under the above Act and Regulations, the Council as a Local Planning Authority grant

OUTLINE PERMISSION

To the development described below in accordance with the submitted application and its accompanying plan(s), but subject to the conditions stated

Description of Development

Outline application for the erection of 4 detached dwellings with ancillary works.

PLANNING REFERENCE NUMBER P0204/16/OUT

DATE OF APPLICATION 18/02/2016

BUYER'S PREMIUM

Please be aware all purchasers are subject to a £1000 + VAT (£1,200 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 or not 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.

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.

BIDDING AT THE AUCTION

This property is for sale by public auction and if you intend to bid please bring the following:

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.
Buyers premium payment.
Details of your solicitor.

PAYING THE DEPOSIT & BUYERS PREMIUM

We can only accept the following at the auction:

Personal or Company Cheque
Bankers Draft
Debit Card (NOT CREDIT CARD)

TELEPHONE AND PROXY BIDDING

If you cannot attend the auction (although we strongly advise you do) you can make a TELEPHONE or PROXY BID. This authorises the auctioneer to bid on your behalf up to a pre-set limit. Forms and relevant conditions are available to download with the online legal pack. A completed form, ID and two cheques (one for the 10% deposit and one for the Buyer's Administration Fee of £1,200) are required by the Auction Department at least two full working days before the auction.

AUCTION BUYERS 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.

WHY HOLLIS MORGAN?

Hollis Morgan regularly hold the largest property auctions across Bristol and the West Country from our



e-mail: post@hollismorgan.co.uk www.hollismorgan.co.uk

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