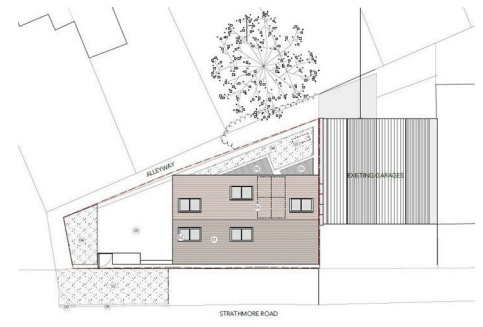
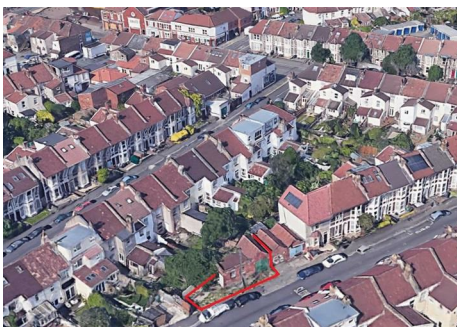
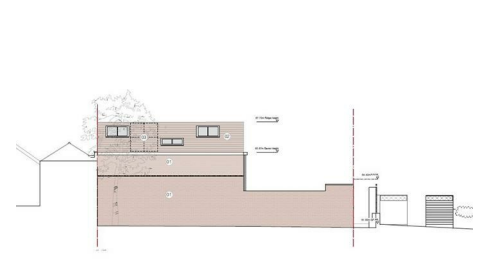




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Plot @ Strathmore Road, Horfield, Bristol, BS7 9QQ

Auction Guide Price £173,000 +++

Hollis Morgan MARCH AUCTION - A Freehold BUILDING PLOT with PLANNING GRANTED to erect a contemporary TWO BEDROOM HOUSE (907 Sq Ft) with courtyard GARDEN and a completed value of £400k

Plot @ Strathmore Road, Horfield, Bristol, BS7 9QQ

FOR SALE BY LIVE ONLINE AUCTION

ADDRESS

Land & Garages to south side of Strathmore Road, Horfield, BS7 9QQ

*** SOLD @ MARCH AUCTION ***

GUIDE PRICE £110,000 +++
SOLD @ £173,000

Lot Number 5

The Live Online Auction is on Wednesday 16th March 2022 @ 18:00

Registration Deadline is on Monday 14th March @ 16:00

The Auction will be streamed LIVE ONLINE via the Hollis Morgan website & you can chose 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”

PRE AUCTION OFFERS

On this occasion the vendor will NOT be considering pre auction offers.

VIEWINGS

The site is available for external viewings at all times.

EXTENDED COMPLETION

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

SOLICITOR

Nicholas Wykeham
Wykeham & Co
Tel: 01249 721010
E: info@nwykeham.co.uk

ONLINE LEGAL PACKS

** LEGAL PACK COMPLETE **

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.

EPC

For full details of the EPC please refer to the online legal pack.

THE LAND & GARAGES

The plot comprises a mid terraced work shop (262 Sq Ft) and additional garage (191 Sq Ft) with land to side. Sold with vacant possession.

LOCATION

The plot is located in a popular residential location close to the to the vibrant Gloucester Road which offers an array of independent retailers, pubs, bars, cafes and restaurants.

Bristol City Centre is within three miles.

THE OPPORTUNITY

PLANNING GRANTED - RESIDENTIAL DEVELOPMENT

Planning has been granted to demolish the existing garages and create a contemporary and energy efficient (note predicted EPC in legal pack & predicted annual energy bills of £71.75 pa) two bedroom house (907 Sq Ft) with courtyard garden and a completed value of £400k

Ground Floor - 48 Sq M

First Floor - 35 Sq M

Total - 84 Sq M

PROPOSED SCHEDULE OF ACCOMMODATION

GROUND FLOOR

Entrance Hall | Open Plan Kitchen / Diner / Living Room | Utility | Bathroom

OUTSIDE

Via Bi Fold Doors from Living Space / Independent Access from Strathmore Road to Courtyard Garden | Bike & Bin Store with living green roof

FIRST FLOOR

Bedroom 1 | Bedroom 2 | Bathroom

Plot @ Strathmore Road, Horfield, Bristol, BS7 9QQ

PLANNING GRANTED

NOTICE OF DECISION

Town and Country Planning Act 1990 (as amended)

Town and Country Planning (Development Management Procedure) (England) Order 2015

Decision : GRANTED subject to condition(s)

Application no: 21/04648/F

Type of application: Full Planning

Site address: Land And Garages On The South Side Of, Strathmore Road, Bristol, BS7 9QQ.

Description of development: Application for the demolition of two garages and the erection of a two bedroom, four person residential property. (Self Build)

Applicant: Mr Jack Allen

Committee/delegation date: 14.01.22

Date of Notice: 14.01.22

PLANNING INFORMATION

Full details of the proposed scheme and drawings can be downloaded with the online legal pack.

STANDARD AUCTION INFORMATION

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 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 listings – look for the big red button.

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 (£1000 + 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 (£6,200)

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

Plot @ Strathmore Road, Horfield, Bristol, BS7 9QQ

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.

Hollis Morgan holds the largest monthly land & property auctions in the region – book your free, no obligation valuation today!

AUCTION FINANCE

Some properties may require specialist auction finance- please contact Hollis Morgan for access to expert advice and "whole of market" rates.

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.

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.

2022 CHARITY OF THE YEAR

Hollis Morgan is supporting Bristol Charity Gympanzees as our 2022 Charity of the year with a % of each Buyers premium being donated.

Gympanzees are a charity based in Bristol helping children and young people with disabilities to access fun, fitness, and friendship.

Visit the Hollis Morgan Charity page of our website for further details or the charity direct @ www.gympanzees.org

TESTIMONIALS

We are very proud of what our past clients have say about us - please visit the Hollis Morgan website to read their testimonials.

WHY HOLLIS MORGAN

Want to sell a property by Live Online Auction?

In 2020 we sold 150 lots by this updated method - we have embraced this change and move forward with our 2021 live online calendar of sales confident we can provide the best service for our clients.

Did you know...In 2020 Hollis Morgan SOLD more lots by auction in Bristol, North Somerset & Gloucester than any other auctioneer!

Did you know...In 2020 Hollis Morgan SOLD more £££'s of BS postcode lots than all the other local auctioneers combined!

Did you know...Since 2010 we have offered more lots in our catalogue (2151) than any other local firm.

*Source EIG Group 2021