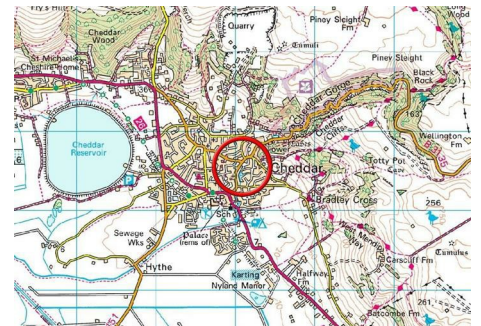
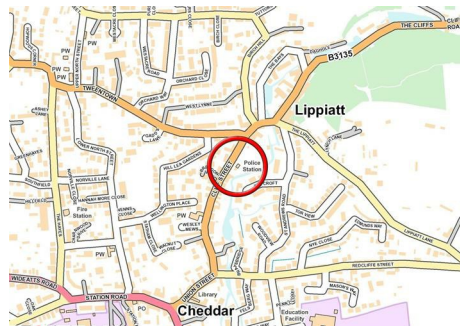
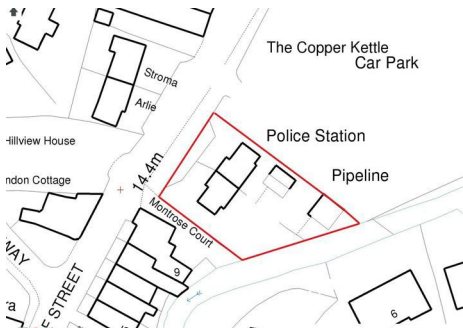




0117 973 6565  
 www.hollismorgan.co.uk  
 post@hollismorgan.co.uk

hollis  
 morgan  
 auction



**Cheddar Police Station Cliff Street, Cheddar, Somerset, BS27 3PS**

**Auction Guide Price £340,000 +++**

Hollis Morgan APRIL AUCTION - A Detached FORMER POLICE STATION ( 3,013 Sq ft ) with PLANNING GRANTED to convert in 2 x HOUSES.

## FOR SALE BY AUCTION

\*\*\* SOLD @ APRIL AUCTION \*\*\*

GUIDE £275,000 +++  
SOLD @ £340,000

LOT NUMBER 32

Wednesday 11th April 2018

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

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

## SOLICITORS

Ellie Bennun

TLT LLP

t: 0333 006 1318

e: [ellie.bennun@tltsolicitors.com](mailto:ellie.bennun@tltsolicitors.com)

[www.TLTsolicitors.com](http://www.TLTsolicitors.com)

## 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.

\*\*\* 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 PROPERTY

The Property comprises a Freehold pair of semi-detached dwellings dating from 1970 most recently used as Cheddar police station but now offered with vacant possession.

Each dwelling is of traditional brick construction beneath a pitched tiled roof, arranged over two storeys with single storey side extensions.

The property includes two garage/ workshop blocks together with some surfaced car parking to the rear of the left hand facing building, whilst the garden to the rear of the right-hand dwelling has been retained as a lawned area.

## LOCATION

The property occupies a prominent position on the main

road within the popular village of Cheddar. Local amenities and services are all within close proximity including independent retailers, public houses and convenience stores. Bristol City Centre is approximately 20 miles away.

## THE OPPORTUNITY

RESIDENTIAL DEVELOPMENT - PLANNING GRANTED

Planning has been granted to convert into 1 x 3 bedroom house and 1 x 4 bedroom house.

There may be scope to further increase the density of the site - subject to consents.

## PLANNING GRANTED

Planning Application Number: 17/15/00057

Location: Police Station, Cliff Street, Cheddar, BS27 3PS

Proposal: Change of use from Police Station (Sui-Generis) to residential (Use Class C3) to form two dwellings.

Registered Date: 30/07/2015

Decision: Granted Permission

Decision Date: 14/01/2016

## DOWNLOAD PLANS

All the relevant drawings and plans can be downloaded via the online legal pack.

## EPC

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

## 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.

## TESTIMONIALS

We are very proud of what our past clients have say

about us - please visit the Hollis Morgan website to read their testimonials.

## CHARITY OF THE YEAR

Hollis Morgan are supporting Bristol charity based Off the Record! as our 2018 charity of the year with 5% of each buyers premium donated to help provide free and confidential mental health support and information to young people aged 11-25 in Bristol - [www.otrbristol.org.uk](http://www.otrbristol.org.uk) In 2018 we were delighted to be involved in raising £30,000 over 3 events for the "Life for a cure" Bristol based meningitis charity - [www.ryanbresnahan.org](http://www.ryanbresnahan.org) Visit the Charity page of our Website for further details - <https://www.hollismorgan.co.uk/charity/>