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hollis
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 auction



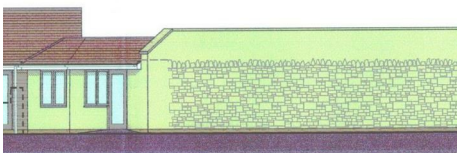
North East Sectional Elevation.



East Elevation to Entrance.



ion.



: Elevation to Garden.



Land to the Rear of, 7 Ellenborough Park Road, Weston-Super-Mare, North

Auction Guide Price £70,000 +++

Hollis Morgan FEBRUARY AUCTION - A Freehold BUILDING PLOT (0.01 Acres) with lapsed PLANNING GRANTED to erect a DETACHED 3 BED BUNGALOW (1591 Sq Ft) with access from Albert Avenue.

Land to the Rear of, 7 Ellenborough Park Road, Weston-Super-Mare, North

Somerset BS23 1XJ

ADDRESS

Land to the Rear of, 7, Ellenborough Park Road,
Weston-Super-Mare, BS23 1XJ

FOR SALE BY AUCTION

*** SOLD @ HOLLIS MORGAN RECORD BREAKING
FEBRUARY AUCTION ***

GUIDE £50,000 +++

SOLD @ £70,000

LOT NUMBER 50

Tuesday 25th February 2020

All Saints Church Pembroke Road, Clifton, Bristol BS8
2HY

Legal Pack Room and Registration will be open from
18:15

The sale will begin promptly at 19:00

SOLICITORS

Daisy Girvin

Capstick Solicitors

T: 01962 678395

daisy.girvin@capsticks.com

ONLINE LEGAL PACKS

LEGAL PACK NOW 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.

THE LAND

A Freehold parcel of land (0.01 Acres) located to the
rear of 7 Ellenborough Park Road with access from
Albert Avenue.

Sold with vacant possession.

LOCATION

Situated in a level location close to Weston Golf Club
and convenient for Weston sea front, Clarence Park and
The Beach Lawns. Local shops are available nearby

with a wide range of shopping and leisure facilities
available in Weston-super-Mare town centre which
includes the Indoor Sovereign Shopping Centre, Banks,
Doctors, Dentists, Cinema and Theatre. The area is well
served by a local bus service and for those travelling
further afield there is a mainline railway connection at
Weston-super-Mare providing access to Bristol Temple
Meads, London Paddington and other major towns and
cities. Access to the M5 Motorway network is at Junction
21 (St Georges) and 22 (Edithmead).

THE OPPORTUNITY

BUILDING PLOT WITH LAPSED PLANNING

Planning was granted in 2006 to erect a detached 3
bedroom bungalow (1591 Sq Ft) with parking.

Work has not commenced and the planning is now
lapsed / expired.

Buyers would need to submit a new application.

We are informed the previous consent (and any new
consent) is not restricted by the usage (C3) so a
standard residential use is possible (subject to
consents)

We understand a large 3 bedroom bungalow in this
location has a value in the region of £250,000 - £300,000

LAPSED PLANNING

Reference - 06/P/1830/F

Application Received - Wed 12 Jul 2006

Application Validated - Wed 12 Jul 2006

Address - 7 Ellenborough Park Road, Weston-Super-
Mare, Somerset, BS23 1XJ

Proposal - Erection of a single storey 3 bed care unit
with support accommodation following demolition of
garage

Status - Decided

Decision - Approve with Conditions

Decision Issued Date - Wed 20 Sep 2006

Appeal Status - Unknown

Appeal Decision - Not Available

PLANNING INFORMATION

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

PRE AUCTION OFFERS

Some properties may be available to buy prior to the auction.

Pre auction offers can only be 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.

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.

You will need to register to bid – registration will be open from 18:15

Forms can be downloaded and completed beforehand (found in the legal pack) or collected at the auction venue.

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?

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Hollis Morgan regularly hold the largest property auctions across Bristol and the West Country from our iconic Sale Room in Clifton, since we formed in 2010 we have sold the most £££'s of land and property by Public Auction in the region - EVERY YEAR!

Between 2010 and 2018 we have held 51 auctions, offering 1321 lots and raising over £270k for clients across the region.

Did you know... In 2018 we had the highest % success rate and sold more £££'s of Land and Property by auction than all the other Auctioneers in Bristol & North Somerset combined!

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 All Aboard Watersports as our 2020 Charity of the year with 5% of each Buyers premium being donated.

All Aboard Watersports strive to make it possible for everyone in the local community to join in a range of watersports and water related activities for people with physical, emotional or cognitive disabilities in the historic Bristol City Docks - www.allaboardwatersports.co.uk

In 2019 we were delighted to have raised well £10k for Bristol Zoo by supporting their Bear Wood Project at the Wild Place through events including the Hollis Morgan Opera Picnic and hosting their annual Gala Evening.

Visit the Hollis Morgan Charity page of our Website for further details - www.hollismorgan.co.uk/charity

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.