



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

hollis
 morgan
 auction



Hampton Lane Garage Hampton Lane, Redland, Bristol, BS6 6LE

Auction Guide Price £575,000 +++

Hollis Morgan FEBRUARY AUCTION - A Freehold SITE currently a COMMERCIAL UNIT (2816 Sq Ft) but with huge DEVELOPMENT POTENTIAL (stc) directly behind WHITELADIES ROAD.

Hampton Lane Garage Hampton Lane, Redland, Bristol, BS6 6LE

ADDRESS

Hampton Lane Garage, Hampton Lane, Redland BS6 6LE

FOR SALE BY AUCTION

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

GUIDE £460,000 +++

SOLD @ £575,000

LOT NUMBER 25

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

EXTENDED COMPLETION

Completion is set for 12 weeks or earlier subject to mutual consent.

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.

SOLICITORS

Mr D Morris

Ashfords

d.morris@ashfords.co.uk

THE PROPERTY

A Freehold commercial unit (2816 Sq Ft) occupying a fantastic position adjacent to Whiteladies Road.

The unit is a single storey with pitched roof and mezzanine level which has operated as a successful garage / car mechanics for many years and is now for sale due to retirement.

Sold with vacant possession.

LOCATION

The property is situated on Hampton Lane immediately behind the busy and vibrant Whiteladies Road. A vast array of local retailers, restaurants, bars and pubs are all within walking distance whilst excellent transport links allow easy access to Bristol City Centre. University of Bristol and the Bristol Royal Infirmary are both within a mile.

THE OPPORTUNITY

DEVELOPMENT POTENTIAL

There is scope for a residential, student or commercial development subject to consents.

Interested parties should note that similar adjacent buildings have been developed over two storeys.

We understand no planning has been previously sought. Please refer to planning appraisal.

COMMERCIAL USE

The property is suitable for continued commercial use - B1 / B2

PROFESSIONAL PLANNING APPRAISAL

DOWNLOAD THE PPA VIA THIS LINK

<https://online.flippingbook.com/view/327415/>

The existing building has established the siting, footprint, scale, form, mass and height of development on this site, and given that it sits within the curtilage of a Grade II listed building and a conservation area, the Council is unlikely to oppose its demolition provided any replacement building preserves the setting of the listed building (i.e. does not make the relationship any worse, or better, improves it) and enhances the character and appearance of this part of the conservation area.

The adjacent site (no. 81 Whiteladies Road) has a dismissed appeal for the replacement of the existing single-storey building with a three-storey building. That decision has established that a three-storey building in this location is unacceptable for heritage and townscape reasons and will be an important material consideration in the assessment of any formal application for this adjoining site (and others).

It is considered that the site does have potential for a taller building but this is likely to be restricted to a height of 1.5 storey with a gable roof form, to appear in keeping with the height/form/massing of the mews-style buildings at the southern end of the lane. It is recommended that heritage gain is delivered as part of any redevelopment, such as reducing the height at the western end (below the existing height) to off-set any

increase in height (above the existing building) at the eastern end, and sensitively rebuilding the ends of the curtilage listed boundary walls where they have been repaired inappropriately.

There is policy protection for the existing employment use (Use Class B2) and evidence that the existing use is inappropriate/having a harmful impact upon the residential amenity of the area in order to justify its loss for employment use will be necessary. The delegated report for the refused application at no. 81 Whiteladies Road identifies this location to be suitable for small-sized accommodation (such as flats) and student housing as opposed to family housing. Equally, land uses within the B1 use class would be likely to be supported, particularly given that the existing site is currently in employment use.

STOKES MORGAN PLANNING
Full PPA report to follow.

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.

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.

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.

EPC

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

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.

AUCTION FINANCE

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

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)

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.

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.

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

WHY HOLLIS MORGAN?

WHY HOLLIS MORGAN?

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!

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.