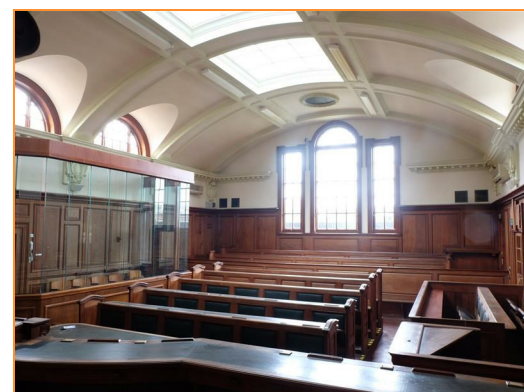




Former Magistrates Court, Northgate, Bridgwater, Somerset, TA6 3EU

Sold @ Auction £535,000

Hollis Morgan SEPTEMBER AUCTION - A Former Magistrates Court (14,000 Sq Ft) with PLANNING GRANTED for a mixed use scheme of 10 FLATS with a GDV of £1.95m



Former Magistrates Court, Northgate, Bridgwater, Somerset, TA6 3EU

FOR SALE BY AUCTION

*** SOLD PRIOR TO AUCTION ***

GUIDE PRICE £395,000
SOLD PRIOR @ £535,000

LOT NUMBER 40

Wednesday 27th September 2017

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

EXTENDED COMPLETION

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

WEEKLY SET VIEWING

By appointment only with Hollis Morgan.

SOLICITORS

John York

Adams Burrows

0117 970 2240

34 Broad Street, Staple Hill, Bristol, BS16 5NS

www.adams-burrows.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.

*** 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

A imposing period property most recently used as a magistrates court arranged over two floors with GIA of approx. 14,000 Sq Ft accessed via shared driveway leading to the rear of the level site of approx. 0.64 Acres

BIRDS EYE VIEW - TOUR

Please follow / paste this link for a brief video tour.

<https://youtu.be/pnMMvynJSms>

LOCATION

The property is situated in a central location in Bridgwater and benefits from a prominent roadside frontage. The immediate area is undergoing significant redevelopment which includes a recently completed McCarthy & Stone development of retirement apartments, a new primary school, leisure centre, hotel and amenity green space. Plans for this major application can be viewed online under application number 08/16/00063. This development will also be ideally located for the new nuclear power station at Hinkley Point, which will employ 900 people once completed.

THE OPPORTUNITY

Planning has been granted to convert the property into mixed use scheme of flats and office space with a GDV of £1.95m

There may also be potential to carry out a higher density conversion, subject to obtaining the necessary planning and listed building consents.

PROPOSED DEVELOPMENT SCHEDULE

Flat 1: 1 Bedroom Flat (104.5 sq m)

Flat 2: 2 Bedroom Flat (134.7 sq m)

Flat 3: 1 Bedroom Flat (97.8 sq m)

Flat 4: 2 Bedroom Flat (128.1 sq m)

Flat 5: 1 Bedroom Flat (71.6 sq m)

Flat 6: 1 Bedroom Flat (67.5 sq m)

Flat 7: 1 Bedroom Flat (71.9 sq m)

Flat 8: 1 Bedroom Flat (98.3 sq m)

Flat 9: 1 Bedroom Flat (69.6 sq m)

Flat 10: 2 Bedroom Flat (93.8 sq m)

Former Courtroom: (123.2 sq m)

Parking & Cycle Storage

Car Parking: 14 spaces

Cycles: 24 spaces

Motorbikes: 2 spaces

PROPOSED GDV

Flat 1: £200,000

Flat 2: £210,000

Flat 3: £180,000

Flat 4: £210,000

Flat 5: £165,000

Flat 6: £165,000

Flat 7: £165,000

Flat 8: £180,000

Flat 9: £165,000

Flat 10: £185,000

Office: £150,000

GDV: £1,975,000

EPC

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

BUYER'S PREMIUM

All purchasers are subject to a £750 + VAT (£900 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 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.

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 (£900) 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.

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 £900) 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 based " Life for a Cure" as our 2017 Charity of the year which aims 'a



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