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hollis
morgan

auCTION



Front (North) Elevation



Side (East) Elevation



Rear (South) Elevation



Side (West) Elevation



Front (North) Elevation



Rear (South) Elevation



Side (East) Elevation



Side (West) Elevation



Ground floor

Site B @ Church Farm, Hallen Road, Bristol, BS10 7RZ

Auction Guide Price £272,000 +++

Hollis Morgan SOLD @ FEBRUARY AUCTION - A Freehold BUILDING PLOT with PLANNING GRANTED to erect a terrace of 3 HOUSES (830 Sq Ft) with GARAGE, PARKING and GARDENS - site GDV £675k - £750k

Site B @ Church Farm, Hallen Road, Bristol, BS10 7RZ

FOR SALE BY AUCTION

*** SOLD @ THE HOLLIS MORGAN FEBRUARY AUCTION ***

GUIDE £200,000 +++
SOLD @ £272,000

LOT NUMBER 20

Wednesday 27th February 2019

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 vendors will NOT be considering pre auction offers.

EXTENDED COMPLETION

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

VIEWINGS

External inspection at all times.

Please note there are horses on the site so please view from the gate.

SOLICITORS

Hayley Turner

Bennetts Solicitors

Barley Wood Stables, Long Lane, Wrington, Bristol BS40 5SA

DX 96357 Yatton

01934 862786

hayley.turner@bennettlaw.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.

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 fronting onto Hallen Road with rural views to the rear.

Sold with vacant possession.

LOCATION

The land is located in the picturesque village of Hallen. Cribbs Causeway is a short drive away and offers an array of bars, cafes, restaurants and retail outlets.

The name Hallen is an old Saxon word meaning the village or place of salt, it was a popular stop off point for people travelling to the Aust ferry route to Wales pre to the Severn tunnel and bridges being built.

THE OPPORTUNITY

PLANNING GRANTED

Planning has been granted to erect a terrace of 3 x 3 bedroom townhouses (830 Sq Ft) with garage, gardens and parking.

We understand the value of the completed property is in the region of £225,000 - £250,000

SITE GDV £675K - £750K

PROPOSED ACCOMMODATION SCHEDULE

GROUND FLOOR

Entrance Hall, WC, Open Plan Living Space with Bi fold to garden.

FIRST FLOOR

Bedroom 1, Bedroom 2, Bedroom 3, Family Bathroom

PLANNING REFERENCE

APPLICATION NO: PT18/3951/RVC

DESCRIPTION OF DEVELOPMENT: Variation of condition g added to planning permission SG6117/C by PT18/1876/NMA to substitute plans for drawing numbers 757-11 2100, 757-11 2150, 757-11 2200, 757-11 2250, 757-11 BP B and 757-11 LP.

APPLICANT: Mr McGill

LOCATION: Part Of Church Farm And Jenkins Cottage Moorhouse Lane Hallen South Gloucestershire BS10 7RT

PLANNING GRANTED

Please refer to legal pack for following planning information;

Original Planning dated 26th September 1967

Certificate of Lawful Use or Development dated 30th April 1998 (establishing Extent permission)

Copy of Site drawing from 1967 Permission

Permission to update the drawings of the house designs dated 13th December 2018

CIL

We are informed that there NO CIL due on the development

RENTAL APPRAISAL

What rent can we achieve for you?

The Bristol Residential Letting Co. are confident this property would make a good rental investment. Josh Box of The Bristol Residential Letting Co suggests a rent in the region of;

3 bedroom house - £1000pcm - £1100pcm

If you would like to discuss more detail on the potential for rental, you can call me (0117 370 8818) or email (josh@bristolreslet.com) for a no obligation discussion. Alternatively why not drop into my Office (222 North Street, Southville, BS3 1JD) where I am always happy to advise investors on maximising their investment.

I will look forward to hearing from you and helping you with your investment.

Yours faithfully,

Josh Box
Senior Negotiator

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.

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 2017 we have held 45 auctions, offering 1135 lots and raising over £225m for clients across the region

Did you know....Hollis Morgan sold more £££'s of land and property by auction than all the other Bristol Auctioneers combined in 2017 with over £49m of successful sales!

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 In 2017 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 Visit the Charity page of our Website for further details - <https://www.hollismorgan.co.uk/charity/>