



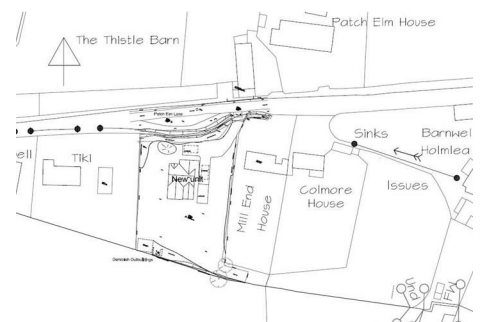
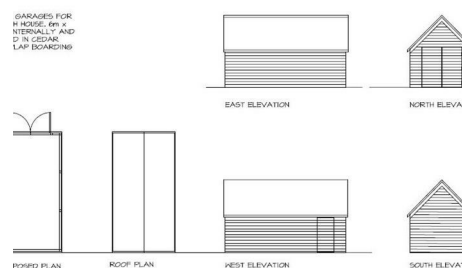
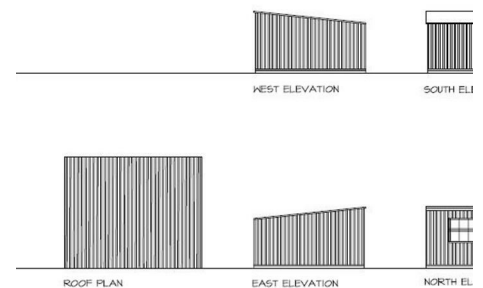
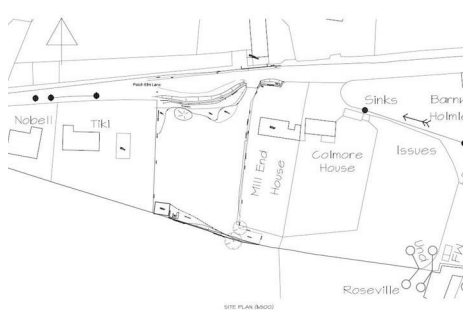
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morgan

auCTION



**Building Plot Adjacent to, Mill End House Patch Elm Lane, Rangeworthy,**

**Auction Guide Price £340,000 +++**

Hollis Morgan FEBRUARY AUCTION - A Parcel of LAND with PLANNING GRANTED to erect a DETACHED FAMILY HOME with fine RURAL VIEWS.

Welcome to Hollis Morgan Live Online Auctions [www.hollismorgan.co.uk](http://www.hollismorgan.co.uk)

# Building Plot Adjacent to, Mill End House Patch Elm Lane, Rangeworthy, Bristol BS37 7LT

## FOR SALE BY AUCTION

\*\*\* SOLD @ HOLLIS MORGAN FEBRUARY AUCTION

\*\*\*

GUIDE £250,000 +++

SOLD @ £340,000

LOT NUMBER 32

Wednesday 21st February 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 our client will NOT be considering any pre auction offers.

## EXTENDED COMPLETION

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

## VIEWING

The site is open for inspection at all times.

## SOLICITORS

Sindy Burford

Clutton Cox

12 The Plain, Thornbury, Bristol, South Gloucestershire, BS35 2BE

01454 272424

sindy@cluttoncox.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 LAND

A Freehold parcel of land accessed via a quiet country lane with rural views.

## LOCATION

The land is set in semi-rural location in the village of Rangeworthy, convenient to the town centres of Yate,

Thornbury and Wotton-under-Edge. Rangeworthy itself offers a village shop, post office, primary school and restaurant with a comprehensive range of amenities, facilities and schooling available in the larger towns. The site is convenient to the motorway network, with junction 14 of the M5 and junction 18 of the M4 both being within 10 miles. Bristol city centre and the intercity Railway station at Parkway are also readily accessible.

## THE OPPORTUNITY

### PLANNING GRANTED

Planning granted to erect a detached four bedroom family home with fine rural views in this sought after semi rural location close to the City.

### HIGHER DENSITY SCHEME

Given the size of the plot there may be scope to achieve a higher density scheme on the site subject to gaining the necessary consents.

## PLANNING GRANTED

REF: PT17/2222/O

DATE VALID: 7th June 2017

DECISION DATE: 18th September 2017

NOTICE OF DECISION - South Gloucestershire Council in pursuance of powers under the above mentioned Act hereby PERMIT:

APPLICATION NO: PT17/2222/O

DESCRIPTION OF DEVELOPMENT: Demolition of existing storage shed. Erection of 1 no. new dwelling with garage (outline) with access, appearance, layout and scale to be determined, all other matters reserved.

LOCATION: Land To West Of Mill End House Patch Elm Lane, Rangeworthy Bristol South Gloucestershire

## PLANNING INFORMATION

Full details of the planing decision and proposed plans 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

# Building Plot Adjacent to, Mill End House Patch Elm Lane, Rangeworthy,

Bristol BS27 7LT

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 £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 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 2016 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/>