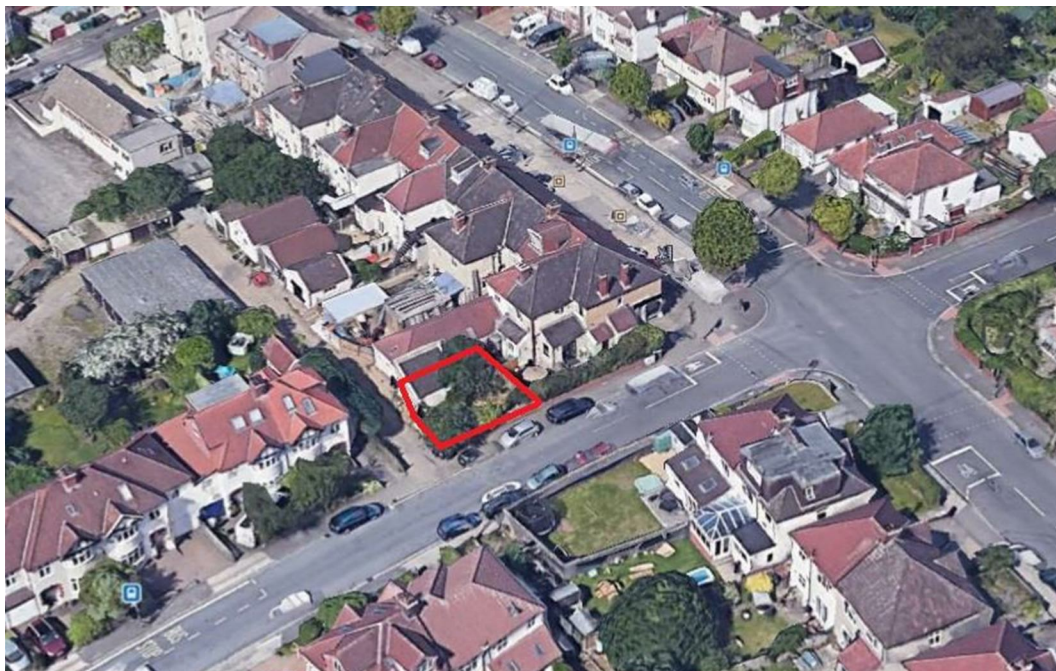




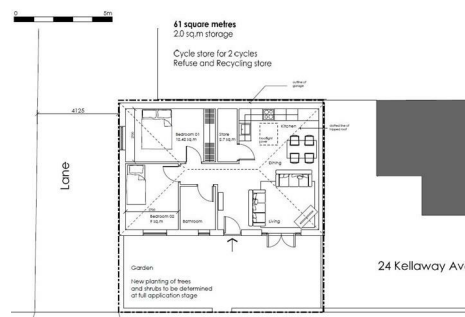
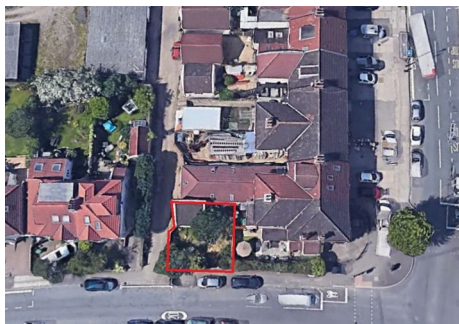
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hollis
morgan

auction



Building Plot to Rear, 24 Kellaway Avenue, Bishopston, Bristol, BS6 7XR

Auction Guide Price £115,000 +++

Hollis Morgan SOLD @ APRIL AUCTION - A Freehold BUILDING PLOT with PLANNING GRANTED to erect a TWO BED BUNGALOW (656 Sq Ft)

Building Plot to Rear, 24 Kellaway Avenue, Bishopston, Bristol, BS6 7XR

FOR SALE BY AUCTION

**** SOLD @ HOLLIS MORGAN APRIL AUCTION ****

GUIDE £90K +++
SOLD @ £115K

LOT NUMBER 36

Wednesday 24th April 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

Please be aware our client will NOT be considering pre auction offers on this occasion.

COMPLETION

Completion is set for 28 days or earlier subject to mutual consent.

SOLICITORS

Katie Hughes
AMD Solicitors
katiehughes@amdsolicitors.com

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 parcel of land and garages to the rear of 24 Kellaway Avenue fronting Bishop Road.

LOCATION

The property is situated on a popular residential road and is conveniently located for outstanding schools such as Bishop Rd Primary (25 yards away) and Redland Green Secondary to name a few. Shops, restaurants and boutiques that Henleaze Road, Coldharbour Road and Gloucester road have to offer are also within close proximity.

THE OPPORTUNITY

PLANNING GRANTED

Planning has been granted to erect a detached two bedroom bungalow (656 Sq Ft)

PLANNING GRANTED

Reference 18/04774/P

Alternative Reference

Application Received Wed 05 Sep 2018

Application Validated Wed 12 Sep 2018

Address 24 Kellaway Avenue Bristol BS6 7XR

Proposal Outline planning permission for the demolition of the existing disused garage and proposed new single storey 2 bedroom dwelling. Approval sought for proposed Scale and Layout (with matters of Access, Appearance and Landscaping reserved)

Status Decided

Decision GRANTED subject to condition(s)

Decision Issued Date Wed 07 Nov 2018

Appeal Status Unknown

PLANNING INFORMATION

Details of the scheme 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

Building Plot to Rear, 24 Kellaway Avenue, Bishopston, Bristol, BS6 7XR

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/>

PROPERTY DETAILS DISCLAIMER

We endeavour to make our sales details accurate and reliable 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. 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.