



Churches Yard, 33 - 53 Whitchurch Road, Whitchurch, Bristol, BS13 7RU

Sold @ Auction £199,000

Hollis Morgan *** SOLD @ MAY AUCTION *** A commercial INVESTMENT producing £17k pa or DEVELOPMENT OPPORTUNITY subject consents on the 0.67 Acre PLOT



Churches Yard, 33 - 53 Whitchurch Road, Whitchurch, Bristol, BS13 7RU

FOR SALE BY AUCTION

*** SOLD @ MAY AUCTION ***

GUIDE £180,000 +++
SOLD @ £199,000

LOT NUMBER 11

Wednesday 24th May 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

SOLICITORS

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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

The site comprises a parcel of land measuring approximately 0.67 acres that is currently used as a working garage / MOT station with additional commercial and storage yards. The MOT station comprises 2 single storey buildings arranged in an L-shape providing workshop and office accommodation. The remaining yard space has been sub-divided and is currently rented to separate tenants.

It was purchased by William Walter Churches (known locally as Wally!} in the early 1960's...he was a well known 'jack of all trades!' The site has been used as a coal yard and haulage business and subsequently various sections were sub let to tenants.

The property is accessed via a lane from Whitchurch Road but we understand the deeds also contain a right of way document as he used the right of way from his home in Headley Road at the rear.

LOCATION

The site is situated to the rear of numbers 33-37 Whitchurch Road with access currently being provided by a lane to the right of number 53 Whitchurch Road. The site is bordered to the East by the Malago river and adjoins a lane to the North West which provides access to the garages at the rear of numbers 14-30 Headley Road.

THE OPPORTUNITY

HIGH YIELDING COMMERCIAL INVESTMENT OR DEVELOPMENT SITE SUBJECT TO CONSENTS

Opportunity to purchase a parcel of land measuring approximately 0.67 acres, situated to the rear of a rank of houses on Whitchurch Road and bordered to the East by The Malago river.
The site is currently used as a commercial yard and MOT station but offers potential for a variety of different uses, subject to obtaining the necessary planning consents.

There may also be potential for residential redevelopment and the current owners have submitted a pre-application enquiry to Bristol City Council with a view to redeveloping the site to provide 9 houses. A full copy of the feedback from the Council is available upon request but the main issues raised are the existing access to the site and the potential loss of employment – please refer to legal pack
Potential to develop further commercial units subject to consents.

ADVICE ON PROTECTED TENANT

Prospective buyers should take their own legal advice but the Seller's understanding is that the tenancies can be terminated on six months notice and possession recovered if for example the buyer can prove an intention and ability to redevelop

CURRENT INCOME

Mot Station/Garage - This part of the property is currently let producing approximately £280 per week (£14,560 per annum). We are advised that there is no formal lease in place but due to the length of occupancy, the tenants are protected under the 1954 Landlord & Tenant Act
The exact terms of the lease in regards to the specific areas within the yard that are included are open to interpretation and buyers must make their own conclusions - refer to legal pack.

Scaffolders Yard - This secured yard is currently let producing £50 per week (£2,600 per annum).
Notes - Please note that there are two other secure yard areas which are currently vacant.

Please refer to legal pack for further details

IMPORTANT INFORMATION

The property is sold subject to an overage provision under which an additional payment will be due to the Seller if planning permission is granted for redevelopment within 21 years of the completion of the sale. The overage will be 30% of the increase in value of the property attributable to the planning permission - REFER TO LEGAL PACK

EPC

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

BUYER'S PREMIUM

Please be aware all purchasers are subject to a £750 + 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 LIFE for a CURE', to raise funds in support of finding the 'Ultimate Vaccine' for Meningitis B. We are delighted to announce that 5 % of every buyer's premium will be donated to 'a Life for a Cure' which was founded as both a legacy to Ryan and to help raise awareness and valuable funds in search of the ultimate vaccine. This Bristol charity run purely on a voluntary basis is simply about working together to stop other



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