



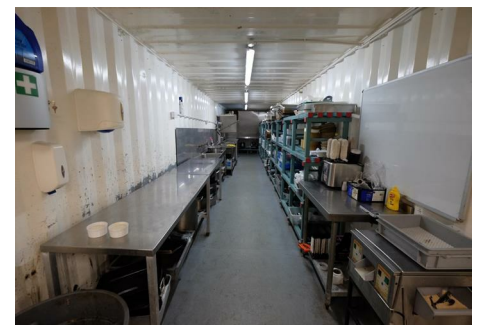
0117 973 6565

www.hollismorgan.co.uk

post@hollismorgan.co.uk

hollis
morgan

auction



The Orchard, The Whitminster Inn, Whitminster, Gloucester, GL2 7NY

Auction Guide Price £400,000 +++

Hollis Morgan JULY AUCTION - A Freehold WEDDING AND FUNCTION VENUE occupying a mature 2.7 Acre SITE with a PERMANENT MARQUE (5784 Sq Ft) and PLANNING for 16 LOG CABINS.

The Orchard, The Whitminster Inn, Whitminster, Gloucester, GL2 7NY

FOR SALE BY AUCTION

*** SOLD @ HOLLIS MORGAN JULY AUCTION ***

GUIDE £400,000 +++

SOLD @ £450,000

LOT 23

Wednesday 31st July 2019 (NEW DATE)

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.

VIEWINGS

Viewings strictly by appointment with Hollis Morgan - 0117 9736565

SOLICITORS

Hugh Reed

Leeper Prosser Solicitors

01453 791 461

hread@leeperprosser.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 PROPERTY

A Freehold 2.7 acre parcel of land formerly an Orchard with vehicular access from the A38.

The land is set back from the road adjacent to The Whitminster Inn and China Garden restaurant both established businesses with excellent local reputations.

The Orchard has a permanent marquee (S.10/1203/FUL, retention of marquee for temporary period / in situ since 2006) with a license for 250 seated guests and scope for an additional 100 and is set in

mature gardens with parking for approximately 100 vehicles as well as an outdoor BBQ area, Bar area, Kitchens, storage and bathroom facilities.

LOCATION

The village of Whitminster lies between Stroud (5 Miles West) and Gloucester (Six Miles South) on the A38 with J13 of the M5 motorway just 1 mile away.

Main line railway stations are found at Stonehouse, Stroud & Gloucester with services to London (Paddington) & Bristol (Parkway).

THE OPPORTUNITY

VENUE WITH PERMANENT MARQUEE

The Orchard and marquee has been run as a successful wedding and party venue since 2006 with a license for 250 guest and space / potential to increase this to 350 (subject to consents)

Historically the venue turns over approximately £250,000 gross annually hosting weddings, parties, christmas events and charity functions – this is made up of hire fees and then upselling food and drinks.

Please refer to legal pack for statement from owners on potential income streams.

LOG CABINS – PLANNING GRANTED

Planning has been granted for 16 log cabins to be erected in the grounds to provide holiday accommodation.

This has the potential for an excellent revenue stream when built into the venue package with scope for circa £30 per night per cabin.

Please refer to legal pack for planning information.

HOTEL – PLANNING GRANTED

Planning was granted for a 60 Bedroom unit.

Please refer to legal pack for planning information.

RESIDENTIAL DEVELOPMENT

There may be scope for residential development of the site subject to gaining the necessary consents.

HISTORICAL INCOME

This is based on information provided by the vendors based on historical information on annual revenues.

Christmas Party Nights - £90,000

Christmas Day - £10,000

New Year's Eve - £12,500

Charity Functions - £40,000

Weddings - £100,000

Total income attributable to the marquee £252,500 (gross)

PLANNING GRANTED - LOG CABINS

Reference S.13/1508/FUL
Application Received Mon 15 Jul 2013
Application Validated Wed 17 Jul 2013
Address Whitminster Inn Whitminster Gloucester Gloucestershire GL2 7NY
Proposal Construction of an ancillary outbuilding, provision of 16 log cabins for tourist accommodation, and retention of marquee.
Status Permitted
Decision Permission
Decision Issued Date Mon 14 Oct 2013
Appeal Status Unknown

PLANNING GRANTED - HOTEL

Reference S.07/1234/FUL
Application Received Mon 21 May 2007
Application Validated Mon 21 May 2007
Address Whitminster Inn Whitminster Gloucester Gloucestershire GL2 7NY
Proposal Two storey hotel accommodation to provide 30 bedrooms. (Revised plan submitted 19.07.2007)
Status Permitted
Decision Permission
Decision Issued Date Wed 13 Feb 2008
Appeal Status Unknown
Appeal Decision

PLANNING HISTORY

S.05/1823/FUL, retention of existing marquee for three years
S.07/1165/FUL, relocation of existing marquee for a temporary period
S.07/1234/FUL, two storey hotel accommodation to provide 30 bedrooms
S.07/2001/FUL, erection of additional two storey hotel building to provide 30 bedrooms
S.10/1203/FUL, retention of marquee for temporary period

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.

PRE AUCTION OFFERS

Some properties may be available to buy prior to the auction.

Pre auction offers can only be 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.

You will be emailed a note to confirm the AUCTION PACK NOW COMPLETE and then offers can be submitted.

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 (£1,200) 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 £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 2018 we have held 51 auctions, offering 1321 lots and raising over £269m 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 2018 with over £44m 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 Zoo's Bear Wood Appeal as our 2019 charity of the year with 5% of each buyers premium being donated.

Bear Wood is an exciting new development due to open in Summer 2019 at Wild Place Project. The exhibit will transport visitors back in time when the woodland was inhabited by European brown bears, Eurasian lynx, European wolves and wolverine, showing the effects of woodland loss on our native animals.

In 2018 we were delighted to be involved in raising £10,000 over 3 events for the "Off The Record" Bristol based mental health charity - www.otrbristol.org.uk

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

AUCTION PROPERTY DETAILS DISCLAIMER

Hollis Morgan endeavour to make our sales details clear, accurate and reliable in line with the Consumer Protection from Unfair Trading Regulations 2008 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. All Hollis Morgan references to planning, tenants, boundaries, potential development, tenure etc is to be superseded by the information contained in the legal pack. It should not be assumed that this property has all the necessary Planning, Building Regulation or other consents. Any services, appliances and heating system(s) listed have not been checked or tested. Please note that in some instances the photographs may have been taken using a wide angle lens. 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.