



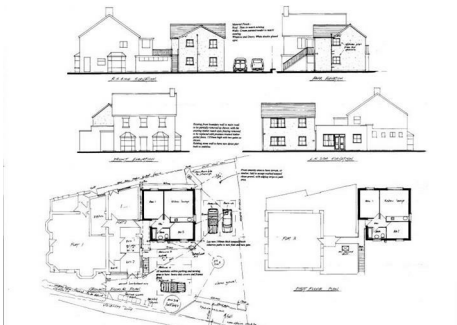
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hollis
morgan

auction



1 Wood Road, Mile End, Coleford, GL16 7DE

Auction Guide Price £265,000 +++

Hollis Morgan – MARCH LIVE ONLINE AUCTION – A Freehold DETACHED PROPERTY (2758 Sq Ft) arranged as 3 X 2 BED FLATS with PLANNING to create 2 x EXTRA FLATS or scope to create LARGE FAMILY HOME with parking and GARDEN.

1 Wood Road, Mile End, Coleford, GL16 7DE

FOR SALE BY LIVE ONLINE AUCTION

*** SOLD @ MARCH ONLINE AUCTION ***

GUIDE PRICE £250,000 +++

SOLD @ £ 265,000

ADDRESS | Flat 1 & 3, 1 Wood Road & 7 Main Road
Mile End, Coleford GL16 7DE

Lot Number 22

The Live Online Auction is on Wednesday 15th March
2023 @ 17:30

Registration Deadline is on Monday 13th March 2023 @
16:00

The Auction will be streamed LIVE ONLINE via the Hollis
Morgan website & you can chose to bid by telephone,
proxy or via your computer.

Registration is a simple online process – please visit the
Hollis Morgan auction website and click “REGISTER TO
BID”

VIEWINGS

Viewings can be booked on specific days for this
property – please submit a viewing request online and
we will contact you to arrange access.

Hollis Morgan would be grateful if you could arrive
promptly to inspect the properties at the START of the
agreed time as we have scheduled viewings throughout
the day and CANNOT wait for late arrivals.

There are likely to be viewings on the property before
and after your appointment and if you miss your slot
(usually 15 minutes or longer for larger properties) you
will be asked to wait until the next available time.

EXTENDED COMPLETION

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

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.

EPC

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

THE PROPERTY

A Freehold period property on a generous corner plot,
parking with dropped kerbs both sides and gardens. The
accommodation (2758 Sq Ft) is arranged over two
floors comprising 3 self contained 2 bedroom flats.
Sold with vacant possession.

Flat 1, 1 Wood Road, Mile End - Rear Ground Floor Flat
7 Main Road, Mile End - Garden Flat

Flat 3, 1 Wood Road, Mile End - First Floor Flat

LEGAL PACK COMPLETE

We have been informed by our client's solicitors
that the legal pack for this lot is now complete.

Should any last minute addendums occur you will be
automatically notified by email.

If the vendors have indicated they are willing to consider
pre-auction offers, now is the time to submit your offer
by completing the pre-auction offer form.

LOCATION

Coleford is a bustling and picturesque town in the
popular Forest of Dean area with its magnificent historic
woodlands providing leisure opportunities such as
walking cycling and use of the steam railway and visits
to disused mines. Chepstow is within easy travelling
distance connecting with the M4 motorway and thus
providing connections to Newport, Cardiff and Bristol via
the first Severn Bridge.

THE OPPORTUNITY

REDUCED PRICE FOR AUCTION

The property was previously listed with local agents at
£325,000 and is offered with a reduced guide for auction.

RESIDENTIAL INVESTMENT | 3 X FLATS

The flats have been a successful investment and have
recently been producing £24,000 per annum.

They would now benefit from some basic updating
which we understand should generate an rental income
between £750 / £800 pcm.

PLANNING GRANTED | 5 X FLATS

Planning is granted to extend the property and create 2 additional 2 bedroom flats.

GDV AND RE SALE VALUES

We understand the GDV for the site would be in the region of £750,000.

Modern 2 bedroom flats in this area have a resale value circa £150,000

Please find below some comparable properties:

£160,000 Conway Court, Berry Hill, approx. 1.1 miles away - https://www.rightmove.co.uk/properties/129104048#/?channel=RES_BUY

£158,000 71 Lawdley Road, Coleford, approx. 1.5 miles away - <https://www.rightmove.co.uk/house-prices/details/england-51434600-90822540?s=3a45194b1a2794e62513c2ea236650fc3c8b48deb71a6440dec8350730701671#/>

FAMILY HOME

This large property has scope for a fine family home with gardens and parking in this sought after location.

RENTAL HISTORY

Flat 1, 1 Wood Road, Mile End – Previously let for £650 pcm

7 Main Road, Mile End - Previously let for £700 pcm

Flat 3, 1 Wood Road, Mile End - Previously let for £650 pcm

PLANNING GRANTED 2012

Reference P0227/12/FUL

Alternative Reference DF14481

Application Received Fri 17 Feb 2012

Application Validated Fri 17 Feb 2012

Address 1 Wood Road Mile End Coleford Gloucestershire GL16 7DE

Proposal Alterations and extension to create a further two flats in addition to the existing three flats. Alterations to existing vehicular access. (Revised Scheme).

Status Consent

Decision Granted Permission

Decision Issued Date Wed 11 Apr 2012

Appeal Status Unknown

Appeal Decision

WE UNDERSTAND THAT WORKS HAVE COMMENCED AND THE PLANNING IS LIVE - PLEASE REFER TO ONLINE LEGAL PACK

PLANNING INFORMATION

Full details of the proposed scheme and drawings can be downloaded with the online legal pack.

SOLICITORS

Star Legal

Rhydian James

rhydian.james@star-legal.co.uk

IMPORTANT AUCTION INFORMATION

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 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 vendors are willing to consider offers prior to the auction.

Pre-auction offers can ONLY be submitted by completing the online PRE-AUCTION OFFER FORM

The form can be found on the Hollis Morgan website on the individual auction property listings – look for the big red button.

Please note offers will not be considered until you have inspected the COMPLETE LEGAL PACK once it has been released.

There will be a note added to the list to confirm AUCTION PACK NOW COMPLETE when our client's solicitor informs us no further information is due to be added.

In the event of an offer being accepted the property will only be removed from the online auction and viewings stopped once contracts have successfully EXCHANGED subject to the standard auction terms and payment of the buyer's premium (£1000 + VAT) to Hollis Morgan.

Contracts can be exchanged via the solicitors or at the Hollis Morgan offices by appointment only.

REGISTRATION PROCESS

The registration process is extremely simple – visit the Hollis Morgan auction website and click on the “Register to Bid” button.

The “Register to Bid” button can be found on the auction home page or on the individual lot listings.

Please note this function is not available on Rightmove or Zoopla.

Stage 1 – Complete the Online Bidding Form

Stage 2 – Upload your certified ID

Stage 3 – Invitation to bid

Stage 4 – Pay your security deposit (£6,200)

You are now ready to bid – Good luck!

If your bid is successful, the balance of the deposit monies must be transferred to our client account within 24 hours of the auction sale.

If you are unsuccessful at the auction your holding deposit will be returned within 48 hours.

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.

AUCTION FINANCE & BRIDGING LOANS

Some properties may require specialist auction finance- please contact Hollis Morgan for access to expert advice and whole of market rates from our independent brokers.

Hollis Morgan may receive introductory fees for this service from the broker.

AUCTION BUYER'S 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.

2023 CHARITY OF THE YEAR

Hollis Morgan is supporting Spear Bristol as our 2023 Charity of the year with a % of each Buyers premium being donated.

Spear Bristol works with 16 - 24 year olds who struggle to find and then stay in employment and further education.

During intensive 6 week programmes our young people are taught a range employment getting skills and arguably more importantly, our coaches look to address the underlying reasons our young people struggle and seek to equip them with coping mechanisms to build confidence and resilience.

With our help Spear Bristol will be working with some 100 young Bristol people this year - Visit the Hollis Morgan Charity page of our website for further details

TESTIMONIALS

We are very proud of what our past clients have say about us - please visit the Hollis Morgan website to read their testimonials.

I WANT TO SELL BY AUCTION

Since 2010 Hollis Morgan have been the most successful land and property auctioneers across the Region. Famous for large public sales our reputation was built on transparent, competitive bidding leading to some memorable results. As a reaction to covid we have moved to a monthly live online platform which has proved to be a huge success. Our core service has all the benefits of a traditional auction but now, via a fully interactive online saleroom with options to bid by telephone, proxy or online we can now reach a national and international audience - the feedback from our clients is hugely positive and we are now committed to this 21st century method of selling land and property.

In 2022 Hollis Morgan Sold More Lots by auction in Bristol, North Somerset, Bath & Gloucester than any other Auctioneer!

In 2022 over £65m of land and property was successfully sold under the hammer by Hollis Morgan.

1 Wood Road, Mile End, Coleford, GL16 7DE

Since 2010 Hollis Morgan have Sold More Lots by auction than any other local firm!

Bristol's most experienced auctioneer Andrew Morgan MBE – with forty years' experience on the rostrum.

Auction specific premium adverts on both the UK's biggest property portals Rightmove & Zoopla.

Digital Mailing list of over 40,000 Local, National, Regional and International Developers, Investors and family buyers.

Over 100 years combined property experience operating from our Regional HQ based in Clifton covering Bristol and the West Country.

Innovative yet simple marketing techniques such as virtual tours, drone shots, video tours, hi vis signage and professional photos.

Active and coordinated social media presence on Instagram, twitter, LinkedIn and Google.

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.

WHY LIVE ONLINE AUCTION?

- Fixed Timescales & Speed - Exchange on the day with a quick & fixed completion of 4, 6 or 8 weeks.
- Closure & Control - 10% non refundable deposit taken upon exchange and the deal is done unlike a traditional sale.
- High Profile Sale – Intensive 4-6 week marketing campaign to make your lot visible and available to all potential buyers.
- Guaranteed Price - you set a minimum reserve which protects you from selling for any less than you want.
- Transparency & Competitive Bidding - Auction provides a transparency of sale ensuring your lot is sold to the person willing to pay the most on the day.

For loads more reasons to instruct Hollis Morgan and the statistics to back it up please visit our selling by auction section of the Hollis Morgan website.

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