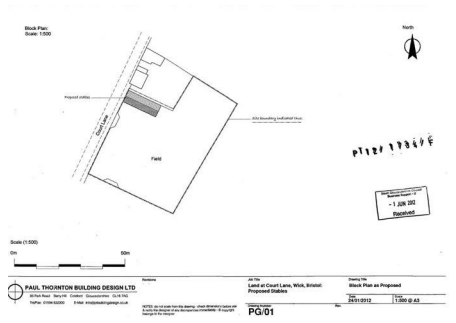
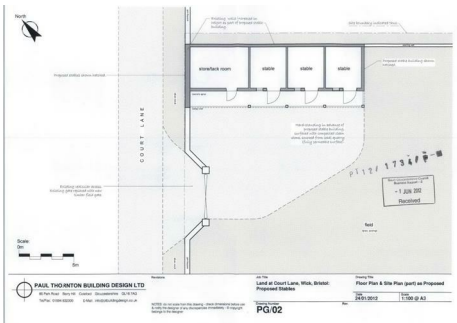
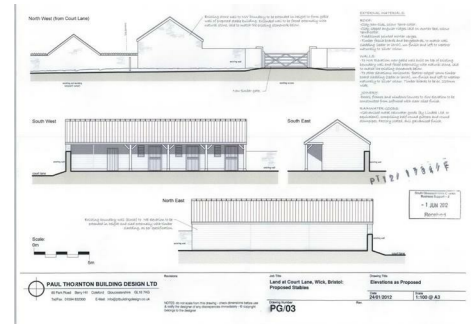




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## Equestrian and Paddock Court Lane, Wick, Bristol, BS30 5RB

Auction Guide Price £170,000 +++

Hollis Morgan - NOVEMBER LIVE ONLINE AUCTION - A Freehold EQUESTRIAN OPPORTUNITY comprising a WALLED GARDEN ( 0.75 Acres ) with PLANNING GRANTED to erect an equestrian facility plus a 4 ACRE Paddock.

# Equestrian and Paddock Court Lane, Wick, Bristol, BS30 5RB

## ADDRESS

Equestrian and Paddock, Court Lane, Wick, Bristol  
BS30 5RB

T: 01225 730 100

M: 07780 662 516

E: [angus.williams@roydswithyking.com](mailto:angus.williams@roydswithyking.com)

## FOR SALE BY LIVE ONLINE AUCTION

SOLD @ NOVEMBER LIVE ONLINE AUCTION

## VIEWINGS

The land is open for inspection at all times.

GUIDE £150,000 +++

SOLD @ £170,000

## THE PROPERTY

The lot comprises two parcels of Freehold land located at the end of a quiet rural lane close to the town of Wick.

Lot Number – 22

The Live Online Auction is on Wednesday 18th November at 18:00

Registration Deadline is Monday 16th November

Walled Garden ( 0.75 Acre ) with two sets of vehicular access.

A mature paddock ( 4 Acres ) with access to the Rover Boyd.

The Auction will be streamed LIVE ONLINE and you can BID by telephone, proxy or via your computer with your secure and unique bidding PIN.

Registration is a simple 3 step process – download the online auction buyers guide for further details or visit the Hollis Morgan auction website.

Or simply email [bid@hollismorgan.co.uk](mailto:bid@hollismorgan.co.uk)

Sold with vacant possession.

## PRE AUCTION OFFERS

The vendor has confirmed they will NOT be considering any pre auction offers on this lot.

## LOCATION

Wick is a pretty semi-rural village lying to the east of Bristol and due north of Bath. The village offers a small range of amenities including a convenience store, post office, doctors surgery and pharmacy, a beautiful local pub (popular for its spacious dining), as well as a highly regarded primary school.

It is approximately 6 miles to the centre of the UNESCO World Heritage City of Bath, and Bristol is within easy reach.

## EXTENDED COMPLETION

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

Bath and Bristol are home to a wealth of retail, business and leisure facilities.

## ONLINE LEGAL PACKS

\*\*\*LEGAL PACK COMPLETE\*\*\*

Both have mainline stations, providing regular access to London, while Junction 18 of the M4 is only approximately 6 miles away and Bristol International Airport is approximately 16 miles away.

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.

## THE OPPORTUNITY

PLANNING GRANTED FOR EQUESTRIAN ( WALLED GARDEN )

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.

Planning has been granted for the Erection of stable block and tack room.

We understand from the vendor that works have previously commenced.

## SOLICITORS

Angus Williams

Royds Withy King

T: 01225 730 260 (DDI)

## 4 ACRE PADDOCK

Adjacent paddock to compliment the equestrian facilities.

## PLANNING GRANTED

Reference PK12/1734/F

Alternative Reference Not Available

Application Received Fri 18 May 2012

Application Validated Fri 01 Jun 2012

Address Land Adjoining Court Lane Wick Bristol South Gloucestershire BS30 5RB

Proposal Change of use of land from agricultural to land

for the keeping of horses. Erection of stable block and tack room and construction of hardstanding.

Status Decided

Decision Approve with Conditions

Decision Issued Date Thu 15 Nov 2012

Appeal Status Unknown

Appeal Decision Not Available

## PLANNING INFORMATION

Full details of the proposed scheme and drawings 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 price and the reserve price can be subject to change up to and including the day of the auction.

## AUCTION FINANCE

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

## 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.

## 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.

## 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.

## 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 All Aboard Watersports as our 2020 Charity of the year with 5% of each Buyers premium being donated.

All Aboard Watersports strive to make it possible for everyone in the local community to join in a range of watersports and water related activities for people with physical, emotional or cognitive disabilities in the historic Bristol City Docks - [www.allaboardwatersports.co.uk](http://www.allaboardwatersports.co.uk)  
In 2019 we were delighted to have raised well £10k for Bristol Zoo by supporting their Bear Wood Project at the Wild Place through events including the Hollis Morgan Opera Picnic and hosting their annual Gala Evening. Visit the Hollis Morgan Charity page of our Website for further details - [www.hollismorgan.co.uk/charity](http://www.hollismorgan.co.uk/charity)

## WHY HOLLIS MORGAN?

Hollis Morgan hold the largest land & property auctions in the region.

Hollis Morgan sold more £££'s of Land & Property in both 2018 & 2019 than any other auctioneer in the region.

In fact, no auctioneer has sold more than Hollis Morgan since 2010 with over £289m of sales - £95m more than anyone else.

\*Source EIG – Sales in BS and GL postcodes by agents based in BS or GL postcodes.

Hollis Morgan was the most successful Auctioneer in Bristol & North Somerset during 2018 – 2019 with an 87 % success rate.

\*Source EIG – Sales in BS postcodes 2018 & 2019 by agents based in BS

## 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.