



0117 973 6565

www.hollismorgan.co.uk

post@hollismorgan.co.uk

hollis
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auction



Yeovil Foyer and Former Trinity Church Peter Street, Yeovil, Somerset, BA20

Auction Guide Price **£250,000 +++**

Hollis Morgan – DECEMBER LIVE ONLINE AUCTION - A Freehold OPPORTUNITY comprising TRINITY CHURCH and YEOVIL FOYER - 33 BEDS (12, 931 Sq Ft) sold with VACANT possession.

ADDRESS

Yeovil Foyer and Former Trinity Church, Peter Street, Yeovil, BA20 1PN

FOR SALE BY LIVE ONLINE AUCTION

*** SOLD BY LIVE ONLINE AUCTION ***

Lot Number 22

The Live Online Auction is on Wednesday 16th December @ 18:00

Registration Deadline is on Monday 14th December @ 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 on the “REGISTER TO BID” button to qualify for your secure & unique bidding PIN

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.

Please note government regulation on groups sizes and safe social distancing must be practiced at all times – please bring your own gloves and facemask.

You may be asked to wait outside before it is safe to enter – please understand and respect this request.

If you have shown any symptoms of Covid (19) in the last 10 days we would respectfully ask you to not attend the viewing.

The safety of our clients and staff is our number one priority and we thank you for your understanding.

Please note that hard copy of details will not be provided but will have been emailed to you with instructions on how to bid and what happens next before the viewing.

SOLICITORS

Daisy Girvin

Capstick Solicitors

T: 01962 678395

daisy.girvin@capsticks.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 PROPERTY

Yeovil Foyer (12,391 Sq Ft) is a landmark detached property in the town centre and comprises the former Holy Trinity Church (Grade II Listed) which most recently accommodated office, catering and meeting space and a modern extension to the rear (Foyer Building) comprising of a 33 bed cluster block (circa 1995) designed as a young persons residential scheme. Freehold and Sold with vacant possession

FORMER CHURCH OF THE HOLY TRINITY

The Church was erected in 1846 by Benjamin Ferrey and is Grade II listed. The main walls are of solid stone externally faced with Ham stone ashlar under a pitched Welsh slated roof with flat roof sections. The cruciform plan consist of 4-bays to nave, with added North and South aisles there is no Chancel tower, but a small turret to the West end, all predominantly in a 13th Century Gothic style. The building has been sympathetically converted, we understand by Boon Brown Architects, to provide the current use while retaining much of the buildings historic character. It was recently occupied (bit now vacant) providing administration and support services with ancillary staff space; including meeting rooms and an informal communal Cafe' area.

FOYER BUILDING

The development was constructed in the mid 1990s and consists of principally 2 blocks of 3 storey construction and provides approximately 33 cluster bedrooms, approached via an inner court yard and form open external timber staircases. The buildings are of traditional modern block render or stone faced to the road frontage.

OUTSIDE

Externally there is a private parking area adjacent to the church and accessed from South Street and grounds to

the front and side with independent access to both buildings.

The building stands on a compact site which has a building to site ratio of about 80:20 with a total area circa 0.32 acre

CURRENT USE

The Land Use Gazetteer, a comprehensive guide to land uses and their use classes, defines Homeless (temporary accommodation) Hostel and Local Authority Hostels for Homeless as "Sui-Generis" a use that does not fall within any defined use class. We are unable to confirm the planning use of the Former church but it may also be "Sui-Generis" or possible B1 office use.

LOCATION

The site is approached from Peter Street to the north and South Street to the south close to central Yeovil and adjacent to a public car park, accessible to a range of local shops and amenities.

Yeovil is a town and civil parish in south Somerset, England, with a population of 45,000. The town lies within the local district of South Somerset, situated at the southern boundary of Somerset, 130 miles (210 km) from London, 40 miles (64 km) south of Bristol and 30 miles (48 km) from Taunton.

THE OPPORTUNITY

This vacant Grade II listed property offers a wide range of both residential and commercial uses subject to gaining the necessary consents.

We suggest buyers investigate either a residential or commercial scheme with a focus on the income potential of the 33 bed cluster flat (Foyer) and the use of the Former Church for B1 offices etc.

*** PLEASE NOTE IMPORTANT INFORMATION BELOW ***

RESTRICTIONS AND IMPORTANT POINTS OF INTEREST

There are a number of possible uses some of which may be impacted by restrictive covenants and 3rd Party negotiations.

The property is sold subject to these restrictions.

The vendor will not enter into any negotiations to have these removed and buyers must rely on their own investigation and conclusions on possible use.

FORMER CHURCH OF THE HOLY TRINITY

ST124813 – "Holy Trinity Church" which comprises the church building transferred by the Church Commissioners on 3rd November 1995

There is a restriction preventing it from being used for

anything other than "residential and community use", including use by the public of the café and meeting room areas

There is a restriction preventing the demolition of any buildings on the land

There is a covenant requiring us to erect and forever maintain a prominent notice board of a size and type to be approved by the church indicating that the property is used for the residential and community use" referred above

There is a restriction preventing us from making any structural or architectural changes unless they have first been approved by the church

There is a restriction preventing us from moving the monument without the permission of the church

You are not allowed to remove any of the stained glass windows without the permission of the church

The entrance road to the car park forming part of this title is subject to a right of way in favour of a neighbouring property 17 South Street, which owns the land comprising 6 car parking spaces on the right hand side of our access road from South Street.

FOYER BUILDING

ST106935 – "Land on the north side of South Street" (Foyer Building) which comprises the land which was transferred by South Somerset District Council on 7th March 1994

There is a restriction not to use the land for anything other than as open space or for the provision of residential accommodation with associated recreational and training facilities for persons between the ages of 16 and 27 years

There is a restriction on us selling or letting part only of the land for general residential purposes other than associated with the provision of accommodation to the client group referred above

OTHER

ST159769 – "Land on the north side of South Street" (access road into the car park)

The entire land in this title is subject to the right of way in favour of a neighbouring property (as referred above)

Full details on this and any other restrictions can be

found with the online legal pack.

BUYERS TO MAKE THEIR OWN ENQUIRIES

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 £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 vendors are willing to consider offers prior to the auction.

Pre auction offers can be 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 clients 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 – Save your unique bidding PIN

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.

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

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

TESTIMONIALS

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

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.