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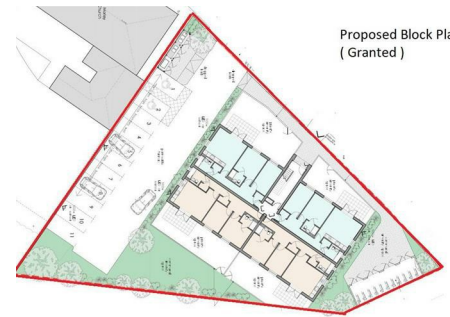
auction



Proposed North West Elevation
(Granted)



Proposed Rear Elevation
(Granted)



Proposed Block Plan
(Granted)



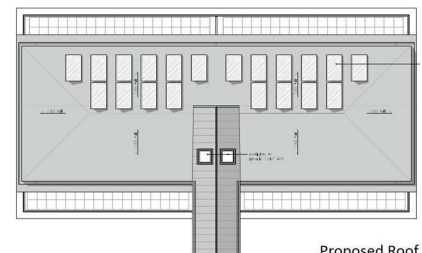
Proposed Ground Floor
(Granted)



Proposed First Floor
(Granted)



Proposed Second Floor
(Granted)



Proposed Roof Plan
(Granted)

Land Adjacent to, 131 Whitefield Road, Speedwell Road, Bristol, BS5 7TZ

Auction Guide Price £635,000 +++

Hollis Morgan *** SOLD BY LIVE ONLINE AUCTION - RECORD BREAKING JULY AUCTION - OVER £15M SOLD! *** A level FREEHOLD DEVELOPMENT SITE comprising 0.34 Acres with FULL PLANNING GRANTED to erect a scheme of 10 APARTMENTS with a GDV of £2.4m

Land Adjacent to, 131 Whitefield Road, Speedwell Road, Bristol, BS5 7TZ

ADDRESS

Land Adjacent To Argyle Morley United Reformed, Church, Whitefield Road, Bristol, BS5 7TZ.

FOR SALE BY LIVE ONLINE AUCTION

*** SOLD BY LIVE ONLINE AUCTION - RECORD BREAKING JULY AUCTION - OVER £15M SOLD! ***

GUIDE £575,000 +++
SOLD @ £635,000

Lot Number 33
The Live Online Auction is on Wednesday 29th July at 18:00

The sale will be streamlined LIVE ONLINE and you can BID by telephone, proxy or via your computer with your unique bidding PIN.
Registration is a simple 3 step process – download the online auction buyers guide for further details
Or simply email bid@hollismorgan.co.uk

EXTENDED COMPLETION

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

VIEWINGS

The site is open for inspection at all times.

ONLINE LEGAL PACKS

LEGAL PACK COMPLETE

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.

SOLICITORS

Simon Twose
FDC Law
stwose@fdc-law.co.uk

THE LAND

A Freehold parcel of land of approx 0.34 Acres with vehicular access from Whitefield Road.
Sold with vacant possession

THE OPPORTUNITY

DEVELOPMENT - PLANNING GRANTED

Planning has been granted to erect a scheme of 10 stylish apartment with parking in this sought after location.

We estimate the GDV to be in the region of £2.4m
Full details of the planning and a phase 3 ground investigation report are available to download with the online legal pack.

GDV APPRAISAL - HOLLIS MORGAN NEW HOMES

The Hollis Morgan NEW HOMES team have appraised the site to have a GDV in the region of £2.4m
Please contact Calum Melhuish for further details - 0117 973 6565
Calum@hollismorgan.co.uk

PROPOSED SCHEDULE OF ACCOMMODATION

UNIT 1 - Ground Floor
2 Bed Flat (70 Sq M)
Allocated Off Street Parking

UNIT 2 - Ground Floor
2 Bed Flat (70 Sq M)
Allocated Off Street Parking

UNIT 3 - Ground Floor
2 Bed Flat (70 Sq M)
Allocated Off Street Parking

UNIT 4 - Ground Floor
2 Bed Flat (70 Sq M)
Allocated Off Street Parking

UNIT 5 - First Floor
2 Bed Flat (70 Sq M)
Allocated Off Street Parking

UNIT 6 - First Floor
2 Bed Flat (70 Sq M)
Allocated Off Street Parking

UNIT 7 - First Floor
2 Bed Flat (70 Sq M)
Allocated Off Street Parking

UNIT 8 - First Floor
2 Bed Flat (70 Sq M)
Allocated Off Street Parking

Land Adjacent to, 131 Whitefield Road, Speedwell Road, Bristol, BS5 7TZ

UNIT 9 - Top Floor

3 Bed Flat with Roof Terrace (86 Sq M)
Allocated Off Street Parking

UNIT 10 - Top Floor

3 Bed Flat with Roof Terrace (86 Sq M)
Allocated Off Street Parking

PLANNING GRANTED

Decision : GRANTED subject to condition(s)
Application no: 19/04291/F
Type of application: Full Planning
Site address: Land Adjacent To Argyle Morley United Reformed Church, Whitefield Road, Bristol, BS5 7TZ.
Description of development: Full planning application for the erection of 10 no. selfcontained flats (Use Class C3) with associated car parking, cycle storage, private amenity space and refuse storage.
Applicant: Sampson Homes Ltd
Agent: DLP Planning Ltd
Committee/delegation date: 09.12.19
Date of Notice: 09.12.19

PLANNING INFORMATION

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

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.

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.

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 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 no further information is due to be added.

In the event of an offer being accepted the property will only be removed from the auction 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 will need to be exchanged promptly via the solicitors.

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.

AUCTION FINANCE

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

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.