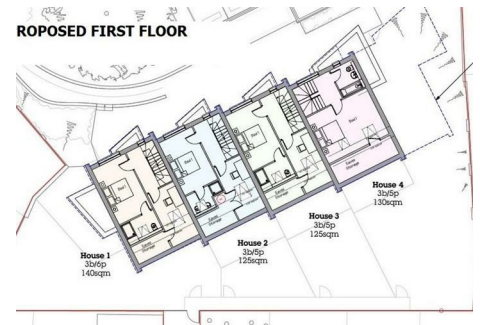
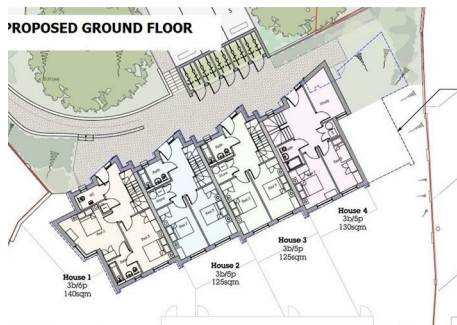
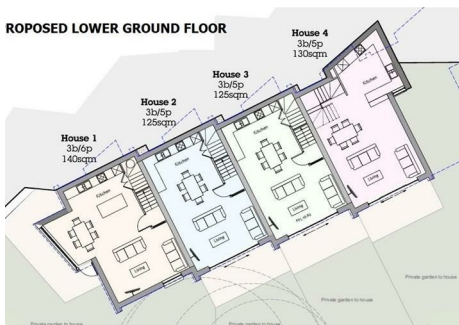




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12 - 22 Mascot Road, Bedminster, Bristol, BS3 4PP

Auction Guide Price £500,000 +++

Hollis Morgan – DECEMBER LIVE ONLINE AUCTION - A Freehold DEVELOPMENT SITE (0.3a) with PLANNING GRANTED to erect a terrace of 4 X TOWNHOUSES with a GDV of £1.7m in a central BS3 location.

12 - 22 Mascot Road, Bedminster, Bristol, BS3 4PP

ADDRESS

Development Site @ 12 - 22 Mascot Road, Bedminster, Bristol, BS3 4PP

FOR SALE BY LIVE ONLINE AUCTION

SOLD @ DECEMBER LIVE ONLINE AUCTION

GUIDE £475,000 +++
SOLD @ £500,000

Lot Number 9

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

The land is available for external viewing at all times.
Please access via Brendon Road

EXTENDED COMPLETION

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

SOLICITORS

Ruth Sampson
Battrick Clark
ruth@battrickclark.co.uk

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.

THE LAND

A Freehold parcel of land (circa 0.3 Acres) with access from Mascot and Brendon Road.
Sold with vacant possession

LOCATION

Mascot Road lies within the popular suburb of Bedminster close to Victoria Park. North Street is within a short distance and offers a wide variety of amenities including bars, pubs, cafes and independent retailers. Bristol City Centre and the Harbourside district is within a mile whilst there are also regular public transport links running from Bedminster to the Cabot Circus shopping complex which is approximately two miles away.

THE OPPORTUNITY

DEVELOPMENT SITE - PLANNING GRANTED

Planning has been granted to erect a stylish terrace of 4 townhouses with enclosed rear gardens.

We understand the resale values of each unit is circa £425k equating to a potential GDV of £1.7m

Please contact the Hollis Morgan New Homes Team for further information on the values etc.

DEVELOPMENT SUMMARY

House 1 – End of Terrace (140 Sq M / 1506 Sq Ft)
House 2 – Mid Terrace (125 Sq M / 1345 Sq Ft)
House 3 – Mid Terrace (125 Sq M / 1345 Sq Ft)
House 4 – End of Terrace (130 Sq M / 1399 Sq Ft)

PROPOSED SCHEDULE OF ACCOMMODATION

HOUSE 1

Lower Ground Floor – Open Plan Kitchen / Diner Living Space with doors to private garden.

Ground Floor – Entrance Hall, WC, Bedroom 2, Bedroom 2, Jack & Jill Bathroom

First Floor – Bedroom 1, En Suite Bathroom, Study

HOUSE 2

Lower Ground Floor – Open Plan Kitchen / Diner Living Space with doors to private garden.

Ground Floor – Entrance Hall, Bedroom 2, Bedroom 2, Bathroom, Store

First Floor – Bedroom 1, En Suite Bathroom, Study

HOUSE 3

Lower Ground Floor – Open Plan Kitchen / Diner Living Space with doors to private garden.

Ground Floor – Entrance Hall, Bedroom 2, Bedroom 2, Bathroom, Store

First Floor – Bedroom 1, En Suite Bathroom, Study

HOUSE 4

Lower Ground Floor – Open Plan Kitchen / Diner Living Space with doors to private garden.

Ground Floor – Entrance Hall, Study, Bedroom 2, Bedroom 2, Bathroom, Store

First Floor – Bedroom 1, En Suite Bathroom

PLANNING GRANTED

NOTICE OF DECISION

Town and Country Planning Act 1990 (as amended)

Town and Country Planning (Development Management Procedure) (England) Order 2015

Decision : GRANTED subject to condition(s)

Application no: 19/01404/F

Type of application: Full Planning

Site address: 12-22 Mascot Road, Bristol, BS3 4PP.

Description of development: Demolition of an existing derelict workshop/store building and construction of four new dwellings.

Applicant: Mr Greg Clark

Agent: O'LearyGoss Architects

Committee/delegation date: 30.10.20

Date of Notice: 30.10.20

PLANNING INFORMATION

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

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.

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

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

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.