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hollis
morgan
auction



49 Bury Hill, Winterbourne Down, Bristol, BS36 1AD

Auction Guide Price £350,000 +++

Hollis Morgan *** SOLD @ LIVE ONLINE AUCTION *** - A charming Freehold DETACHED COTTAGE (1150 Sq Ft) with MATURE GARDENS now in need of BASIC UPDATING and with a REDUCED PRICE FOR AUCTION.

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COVID UPDATE – LOCKDOWN 3.0

Following Government advice (05.01.21) the housing market will remain open during the new lockdown in England.

Hollis Morgan are open for viewings and valuations whilst adhering to the latest social distancing and PPE rules.

Please contact the auction team for any questions.

ADDRESS

49 Bury Hill, Winterbourne, Bristol, BS36 1AD

FOR SALE BY LIVE ONLINE AUCTION

*** SOLD BY HOLLIS MORGAN LIVE ONLINE AUCTION ***

GUIDE PRICE £300,000 +++

SOLD @ £350,000

Lot Number 9

The Live Online Auction is on Wednesday 19th May @ 18:00

Registration Deadline is on Monday 17th May @ 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”

COMPLETION – BEAT THE STAMP DUTY DEADLINE

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

Beat the Stamp Duty Deadline and complete before June 30th

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

Lauren Stanley

Thrings Solicitors

lstanley@thrings.com

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 PROPERTY

A Freehold detached cottage with flexible accommodation (1150 Sq Ft) arranged over two floors having been extended in the 1990's and mature 60 ft cottage gardens to the side.

The property has an array of charming period features and a stunning rural outlook to the front elevation plus off street parking and garden shed.

Sold with vacant possession.

LOCATION

The property is situated in a semi rural location on Bury Hill with a stunning rural outlook to the front elevation. The property is less than 10 minutes from Bristol Parkway train station which offers great connections to London, the North & South West. Road transport links are excellent and excellent access to the regions motorway network.

Fast Metrobus links into and around Bristol are within a 20 minute walk and the property is within a 5 minute drive of local schools, shops and Emersons Green Science Park.

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THE OPPORTUNITY

REDUCED PRICE FOR AUCTION

The property was previously listed and valued by local estate agents originally with an asking price of £440,000 and more recently offers in excess of £440,000 and is now offered with a reduced price for sale by live online auction.

HOME FOR BASIC UPDATING

The much loved family home would now benefit from basic updating but has scope for a fine property and further potential to rearrange the layout to take further advantage of both the views and the mature 60 ft cottage garden.

IMPORTANT NOTE - BOUNDARY ISSUE

Buyers should be aware that the ownership of a small section of land to the rear of 49 Bury Hill has previously been in dispute. The vendor has claimed ownership but the neighbour denies her claim. However, notwithstanding the matter of ownership, the vendor has claimed prescriptive rights over the land.

Full details of the situation are available to review in the online legal pack.

Neither the agents nor vendor are able to advise interested parties on this matter and they must seek their own counsel.

ACCOMMODATION SCHEDULE

PORCH Tiled flooring, door to the hallway.

ENTRANCE HALL Tiled flooring, radiator, stairs rising to the first floor, under stairs storage cupboard, door to the rear.

STUDY 11' 3" x 9' 7" (3.43m x 2.92m) Window to the front and rear, radiator, telephone point, television point, beamed ceiling.

LOUNGE 17' 6" x 11' 3" (5.33m x 3.43m) Windows to the side and rear, feature fireplace with open fire, shelving, radiator, television point, beamed ceiling, wall light points, exposed stone walling, stairs rising to the first floor.

KITCHEN 11' 2" x 11' 1" (3.4m x 3.38m) Windows to the front and rear, fitted with a range of wall and base units with roll edge work-surfaces over, space for cooker, space for washing machine, 1.5 sink bowl and drainer unit with mixer tap over, space for dining table, beamed ceiling, space for fridge/freezer.

All white goods included in sale - Dishwasher,

fridge-freezer, free-standing cooker, & washing machine

SHOWER/UTILITY ROOM Low level w.c., wall mounted wash hand basin, heated towel rail, walk in shower, extractor, textured ceiling.

LANDING Window to the rear, beamed ceiling, access to the loft space, built in storage cupboard.

BEDROOM ONE 11' 3" x 11' 2" (3.43m x 3.4m) Windows to the front and rear, laminate flooring, radiator, beamed ceiling, fitted wardrobe, drawers and overhead storage cupboards, fitted bedside cabinets.

BEDROOM TWO 11' 2" x 10' 9" (3.4m x 3.28m) Windows to the front and rear, fitted wardrobe and overhead storage cupboards, laminate flooring, beamed ceiling, textured ceiling.

BEDROOM THREE 11' 5" x 8' 9" (3.48m x 2.67m) Window to the side, beamed ceiling, laminate flooring, built in storage cupboards and shelving.

SHOWER ROOM Window to the front, low level w.c., walk in shower cubicle with shower over, extractor, pedestal wash hand basin, heated towel rail, radiator, built in storage cupboard.

GARDEN Double wooden gates leading to parking area, single wooden gate leading to the front door, paved courtyard garden to the front, lawned area, planted borders, mature shrubs and trees, pathway leading down the garden, established herb garden, wild flower area, pear and cherry trees, outside tap, lighting, stone walling.

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 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.

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.

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

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

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.

2021 CHARITY OF THE YEAR

Hollis Morgan are supporting Bristol Charity 1625 Independent People as our 2021 Charity of the year with a % of each Buyers premium being donated.

1625 Independent People (1625ip) is a charity that works with young people who are homeless, leaving care or at risk of homelessness in Bristol and the South West.

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

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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.