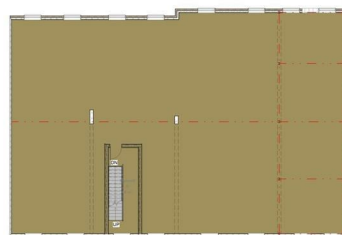
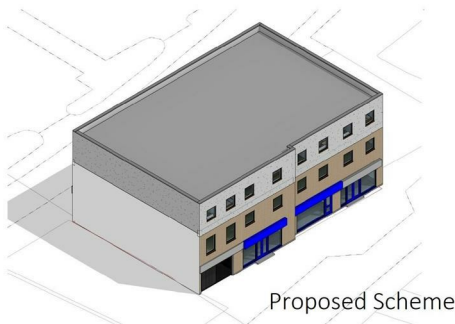




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 auction



## 67 - 69 High Street, Nailsea, North Somerset, BS48 1AW

Auction Guide Price £975,000 +++

Hollis Morgan – JUNE LIVE ONLINE AUCTION - A Freehold DEVELOPMENT OPPORTUNITY with PLANNING GRANTED to create 14 x 1 BEDROOM FLATS with a GDV of £2.5M - £2.65M

## FOR SALE BY LIVE ONLINE AUCTION

ADDRESS | 67 - 69 High Street, Nailsea, BS48 1AW

\*\*\* SOLD PRIOR TO AUCTION \*\*\*

GUIDE PRICE £975,000 +++  
SOLD @ £975,000

Lot Number 22

The Live Online Auction is on Wednesday 22nd June 2022 @ 17:30

Registration Deadline is on Monday 20th June @ 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”

## 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.

We insist safe social distancing is always practiced – you will need a facemask to enter the property.

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.

## EXTENDED COMPLETION

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

## 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.

## EPC

For full details of the EPC please refer to the online legal pack.

## THE PROPERTY

The Freehold upper floor of this purpose built mixed use 1980's property in the town centre of Nailsea comprising circa 4,000 Sq Ft of open plan space that has been stripped out in anticipation of development.

The property is accessed via two ground floor units on the rear of the block - refer to plans.

Sold with vacant possession.

## LOCATION

Nailsea is a suburban town of North Somerset, approximately 8 miles (13 km) southwest of Bristol. The surrounding North Somerset Levels has wildlife habitats and Bucklands Pool/Backwell Lake is a Local Nature Reserve. The well populated town centre includes two major supermarkets, high street banks, coffee shops, pubs and a leisure centre. Nailsea is close to the M5 motorway (junction 20) and Bristol International Airport at Lulsgate is 7 miles (11 km) away by road. The airport serves both domestic and international routes, and is one of EasyJet's hub airports. Secondary education is provided by Nailsea School (rebuilt as an Academy in 2009), and primary education by St Francis School, Grove School, Kingshill School and Golden Valley. Churches include the 14th-century Holy Trinity Church and Christ Church, which was built in 1843.

## THE OPPORTUNITY

DEVELOPMENT OPPORTUNITY | 14 FLATS | GDV £2.5M - £2.65M

Planning was granted to add an additional floor to the building transforming its appearance to create a contemporary development of 14 self contained one bedroom flats in the heart of the Town Centre.

## RENTAL APPRAISAL

The Bristol Residential Letting Co. are confident this property would make a good rental investment if brought

to a standard suitable for the professional rental market. Danny Dean of The Bristol Residential Letting Co suggests a rent in the region of; £800pcm - £850pcm.

If you would like to discuss more detail on the potential for rental, you can call me on 07738766640 or email (danny@bristolreslet.com) for a no obligation discussion. I am always happy to advise investors on maximising their investment.

## PLANNING GRANTED - FIRST FLOOR

Reference 21/P/2523/FUL

Application Received Wed 01 Sep 2021

Application Validated Wed 01 Sep 2021

Address 67 - 69 High Street Nailsea Somerset BS48 1AW

Proposal Change of use of former Nightclub (Sui Generis) on first floor and commercial (retail) Unit 4 on ground floor (Use Class E) to form 7no. residential units (Use Class C3) with associated bin and cycle storage and minor external alterations to rear elevation (amended description)

Status Decided

Decision Approve

Decision Issued Date Fri 12 Nov 2021

Appeal Status Unknown

Appeal Decision Not Available

## PLANNING GRANTED - SECOND FLOOR

Reference 21/P/3230/DABA

Application Received Wed 17 Nov 2021

Application Validated Thu 02 Dec 2021

Address 67 - 69 High Street Nailsea BS48 1AW

Proposal Application for prior approval of a proposed additional floor on top of existing terrace of commercial buildings to create 7no. self-contained flats.

Status Decided

Decision Prior approval - required and grant

Decision Issued Date Thu 27 Jan 2022

Appeal Status Unknown

Appeal Decision Not Available

## FLAT SIZES

Unit 1 - 40.2 sq m

Unit 2 - 42 sq m

Unit 3 - 47.4 sq m

Unit 4 - 42.7 sq m

Unit 5 - 48.6 sq m

Unit 6 - 44.8 sq m

Unit 7 - 47.5 sq m

Unit 8 - 40.1 sq m

Unit 9 - 43.1 sq m

Unit 10 - 48.6 sq m

Unit 11 - 42.3 sq m

Unit 12 - 48.4 sq m

Unit 13 - 45.8 sq m

Unit 14 - 47.2 sq m

## GDV

Hollis Morgan New Homes have appraised the site and proposed resale values of £175,000 - £190,000 for the individual units once completed.

To discuss the resale values ( or any other development ) please contact Calum Melhuish @ Hollis Morgan New Homes.

## PLANNING INFORMATION

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

## STANDARD AUCTION INFORMATION

### 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 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 client's 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 – 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 BUYER'S 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.

### 2022 CHARITY OF THE YEAR

Hollis Morgan is supporting Bristol Charity Gympanzees as our 2022 Charity of the year with a % of each Buyers premium being donated.

Gympanzees are a charity based in Bristol helping children and young people with disabilities to access fun, fitness, and friendship.

Visit the Hollis Morgan Charity page of our website for further details or the charity direct @ [www.gympanzees.org](http://www.gympanzees.org)

### 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

Want to sell a property by Live Online Auction?

In 2020 we sold 150 lots by this updated method - we have embraced this change and move forward with our 2021 live online calendar of sales confident we can provide the best service for our clients.

Did you know...In 2020 Hollis Morgan SOLD more lots by auction in Bristol, North Somerset & Gloucester than any other auctioneer!

Did you know...In 2020 Hollis Morgan SOLD more £££'s of BS postcode lots than all the other local auctioneers combined!

Did you know...Since 2010 we have offered more lots in our catalogue (2151) than any other local firm.

\*Source EIG Group 2021

Hollis Morgan holds the largest monthly land & property auctions in the region – book your free, no obligation valuation today!

### 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.