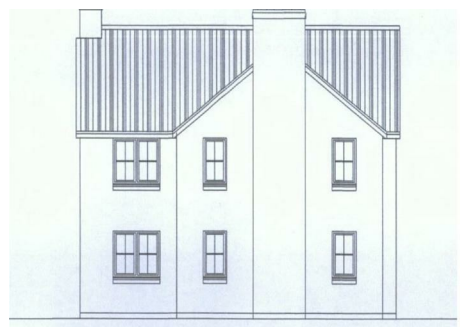
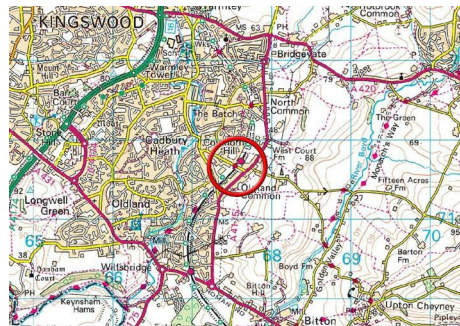
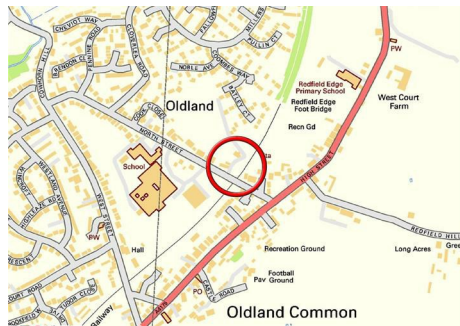




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auCTION



Development Site @, North Street, Oldland Common, Bristol, BS30 8TP

Auction Guide Price £230,000 +++

Hollis Morgan MAY AUCTION - A FREEHOLD parcel of LAND (0.09 Acres) with PLANNING GRANTED for a DETACHED 4 BEDROOM family home with GARAGE and GARDENS

Development Site @, North Street, Oldland Common, Bristol, BS30 8TP

FOR SALE BY AUCTION

*** SOLD PRIOR TO AUCTION ***

GUIDE PRICE £200,000 +++
SOLD PRIOR @ £230,000

LOT NUMBER 38

Wednesday 24th May 2017

All Saints Church Pembroke Road, Clifton, Bristol BS8 2HY

Legal packs will be available for inspection from 18:00.
The sale will begin promptly at 19:00

VIEWINGS

External inspection at all times

SOLICITORS

Lesley Brindle

Lyons

95 Regent Street, Kingswood, Bristol BS15 8LJ

Tel: 0117 9675252

Lesley.Brindle@lyonslaw.co.uk

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.

*** 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 (Approx 401 M Sq / 479 Y Sq / 0.09 Acres) with two gated entrance points.

LOCATION

Oldland Common is a popular semi rural area on the eastern side of Bristol within easy travelling distance of the centre of both Bristol and Bath and close to the Market town of Keynsham.

THE OPPORTUNITY

Residential development opportunity - planning has been granted to erect a stylish detached family home with a resale value of circa £650,000.

PLANNING GRANTED - DETACHED HOUSE

Reference PK16/6913/F

Alternative Reference Not Available

Application Received Tue 20 Dec 2016

Application Validated Tue 20 Dec 2016

Address Land At 97 North Street Oldland Common
Bristol South Gloucestershire BS30 8TP

Proposal Erection of 1no dwelling with access and associated works. (Re-submission of PK16/1718/F).

Status Decided

Decision Approve with Conditions

Decision Issued Date Fri 28 Apr 2017

Appeal Status Unknown

Appeal Decision Not Available

DECLINED PLANNING - 2 DWELLINGS

DATE VALID: 14th April 2016

DECISION DATE: 3rd November 2016

PARISH: Bitton Parish Council

NOTICE OF DECISION South Gloucestershire Council in pursuance of powers under the above mentioned Act hereby REFUSE to permit:

APPLICATION NO: PK16/1718/F

DESCRIPTION OF DEVELOPMENT: Erection of 2 no. detached dwellings with new access and associated works

LOCATION: Land At 97 North Street Oldland Common
Bristol South Gloucestershire BS30 8TP

PLANNING INFORMATION

Download full copies of the plans and elevations etc from the online legal pack.

BUYER'S PREMIUM

Please be aware all purchasers are subject to a £750 + VAT (£900 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 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 VIEWED the property and the COMPLETE LEGAL PACK has been released.

In the event of an offer being accepted the property will only be removed from the auction and viewings stopped once contracts have successfully EXCHANGED subject to the standard auction terms and payment of the buyer's premium (£900) to Hollis Morgan.

Contracts can be signed either via the solicitors or at the Hollis Morgan offices subject to appointment.

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.

BIDDING AT THE AUCTION

This property is for sale by public auction and if you intend to bid please bring the following:

Proof of identity (valid passport or photo driving licence).

Proof of address (bank statement, recent utility bill, council tax bill or tenancy agreement).

10% deposit payment.

Buyers premium payment.

Details of your solicitor.

PAYING THE DEPOSIT & BUYERS PREMIUM

We can only accept the following at the auction:

Personal or Company Cheque

Bankers Draft

Debit Card (NOT CREDIT CARD)

TELEPHONE AND PROXY BIDDING

If you cannot attend the auction (although we strongly advise you do) you can make a TELEPHONE or PROXY BID. This authorises the auctioneer to bid on your behalf

up to a pre-set limit. Forms and relevant conditions are available to download with the online legal pack. A completed form, ID and two cheques (one for the 10% deposit and one for the Buyer's Administration Fee of £900) are required by the Auction Department at least two full working days before the auction.

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.

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 Home Start Bristol as our 2016 Charity of the year. We are delighted to announce that 5% of every buyer's premium will be donated to this excellent local charity – Home-Start Bristol provides a unique kind of help which has a profound impact on struggling families with young children, 98% of those who finished a period of support reported that their wellbeing had increased. If you would like to find out more about Home-Start Bristol and how you can support us please visit our website www.homestartbristol.org.uk