

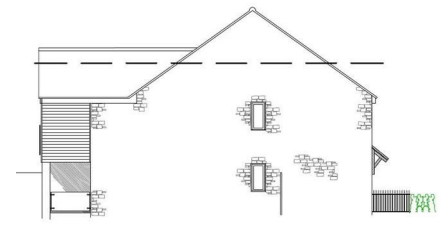
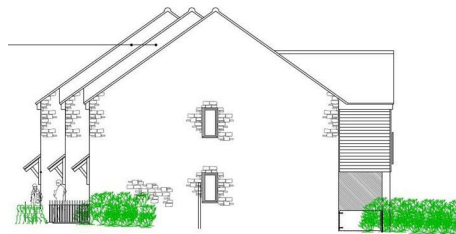
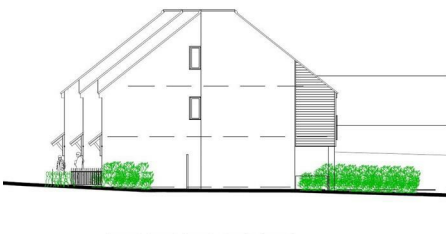
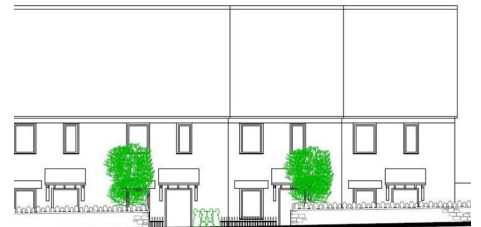
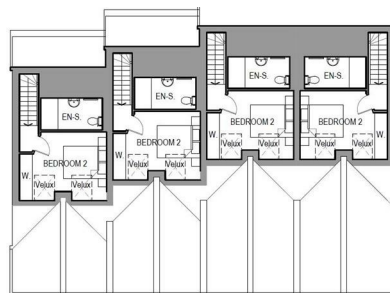
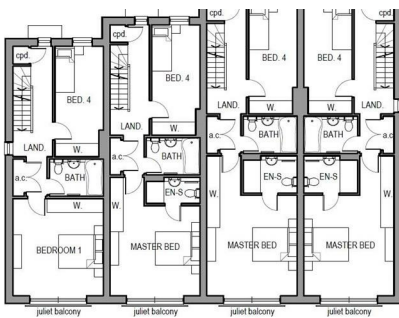
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hollis
morgan

auction



Bath Road Garage, Bath Road, Farmborough, Bath, BA2 0BX

Auction Guide Price £251,000 +++

Hollis Morgan MAY AUCTION - A Freehold SITE with RURAL VIEWS and PLANNING GRANTED for 4 x 4 Bed Houses - GDV £1.5m

Bath Road Garage, Bath Road, Farmborough, Bath, BA2 0BX

FOR SALE BY AUCTION

SOLD @ HOLLIS MORGAN MAY AUCTION

GUIDE £250,000 +++

SOLD @ £251,000

LOT NUMBER 34

Wednesday 23rd May 2018

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

PRE AUCTION OFFERS

On this occasion the vendor has decided NOT to consider any pre auction offers.

VIEWING

The front of the site is open for external viewings at all times.

SOLICITORS

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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.

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 site occupying a prominent location with rural views to front and rear in the Village of Farmborough.

LOCATION

The village is situated approximately 8 miles outside the City of Bath and is also ideally located for those needing

access to the adjoining City of Bristol, via the A37. The village itself affords a host of local amenities, including a local convenience store and garage, a church, a local primary school, two public houses and a village hall. There is a bus services into both Bath and Bristol with a main line service to London Paddington at Bath Spa station.

THE OPPORTUNITY

Planning has been granted to demolish the existing structures and to create a terrace of 4 x 4 bedroom homes.

SCHEDULE OF GROSS INTERNAL FLOOR AREAS:

UNIT 1 - 4 BEDROOM WITH G.I.A. OF 140.5m²

UNIT 2 - 4 BEDROOM WITH G.I.A. OF 169.5m²

UNIT 3 - 4 BEDROOM WITH G.I.A. OF 173.4m²

UNIT 4 - 4 BEDROOM WITH G.I.A. OF 165.5m²

TOTAL FLOOR AREA PROPOSED = 649m²

GDV - £1.5m

We understand the resale value is circa £375,000 per unit.

PLANNING GRANTED

Town and Country Planning Act 1990

NOTIFICATION OF DECISION

Application Type: PI Permission (ApprovalReserved Matters)

Address to which the proposal relates: Application No: 16/04999/RES Unoccupied Bath Road Garage Bath Road Farmborough Bath

Description of Proposal: Approval of reserved matters (scale, layout and appearance) with regard to outline application 16/01614/OUT for the re-development of the site to provide 4 No. terraced houses

Application submitted by: Executors Of the Estate Of Mrs Rita Miller

The above development is APPROVED in accordance with the application, plans and drawings submitted by you subject to the condition(s)

PLANNING INFORMATION

Full details of the scheme including drawings, elevations and decision notices can be downloaded with 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.

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 Bristol based "Life for a Cure" as our 2017 Charity of the year which aims 'a LIFE for a CURE', to raise funds in support of finding the 'Ultimate Vaccine' for Meningitis B. We are delighted to announce that 5 % of every buyer's premium will be donated to 'a Life for a Cure' which was founded as both a legacy to Ryan and to help raise awareness and valuable funds in search of the ultimate vaccine. This Bristol charity run purely on a voluntary basis is simply about working together to stop other amazing young lives being lost to meningitis. - to learn more about Ryans Story and this fantastic cause please visit there website. www.ryanbresnahan.org/ In 2016 we raised £4,000 for Bristol based housing charity "Home Start" to learn more visit the charity section of our website - www.hollismorgan.co.uk/charity/