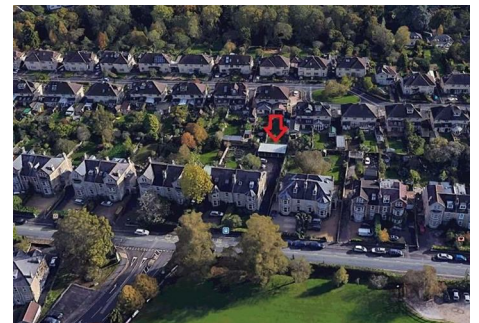
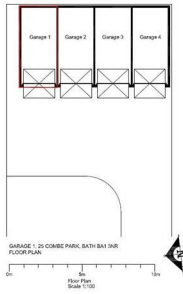
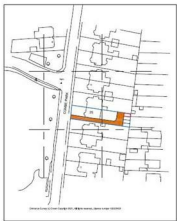




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 morgan  
 auction



## Garage 1, 25 Combe Park, Weston, Bath, BA1 3NR

**Auction Guide Price £23,000 +++**

Hollis Morgan – JUNE LIVE ONLINE AUCTION - A vacant Freehold SINGLE GARAGE in a rank of 4 within walking distance of RUH Bath for INVESTMENT or owner occupier.

# Garage 1, 25 Combe Park, Weston, Bath, BA1 3NR

## 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

Garage 1 to Rear of 25 Combe Park, Weston, Bath BA1 3NR

## FOR SALE BY LIVE ONLINE AUCTION

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

GUIDE PRICE £20,000 +++

SOLD @ £23,000

Lot Number 27

The Live Online Auction is on Wednesday 23rd June @ 18:00

Registration Deadline is on Monday 21st 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”

## COMPLETION – BEAT THE STAMP DUTY DEADLINE

Completion is set for 6 weeks or earlier subject to mutual consent.

Pay ZERO STAMP DUTY on the first £250,000 of your purchase if you complete by September 30th

Please note 3% SDLT is still payable when purchasing additional properties

Use this SDLT calculator to work out how much SDLT you'll pay - [www.tax.service.gov.uk/calculate-stamp-duty-land-tax/](http://www.tax.service.gov.uk/calculate-stamp-duty-land-tax/)

## VIEWINGS

External viewings at all times.

## SOLICITORS

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## 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 GARAGE

A Freehold single garage in an established rank of 4 units to the rear of 25 Combe Park and within walking distance of RUH Hospital.

Please note there is no permission to park in front of the garages as this is a communal turning area.

Sold with vacant possession.

Width: 2.430

Height: 2.221

Length: 5.260

## LOCATION

Combe Park is a highly sought-after residential road located in Weston Village on the north-west side of the World Heritage City of Bath. This desirable location benefits from superb access to the city centre as well as the shops and local amenities on Chelsea Road in Newbridge, including a delicatessen, bakery and cafés, and Weston Village. Bath city centre is a short drive or pleasant walk through Royal Victoria Park.

An abundance of excellent state and private schools and nurseries are within easy reach. For those that need to commute, the property has access to the A4 towards Bristol and the M4 motorway at junction 18. Bath Spa and Oldfield Park train stations are also close by for trains to London Paddington (90 minutes) or Bristol.

## THE OPPORTUNITY

FREEHOLD SINGLE GARAGE

Rare chance to acquire one of 4 single garages for owner occupier or investment in this area where both parking and storage is at a premium.

We understand the garages would let for circa £30 per week ( £1560 pa )

# Garage 1, 25 Combe Park, Weston, Bath, BA1 3NR

## EPC

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

## GUIDE PRICE RANGE

The vendors have set a guide price range of £20,000 - £25,000 for this lot.

## 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.

## 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.

## 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.

## 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.

## 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](http://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**

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.