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hollis
morgan

auction



Former Methodist Church, Beach Avenue, Severn Beach, Bristol, BS35 4PB

Auction Guide Price £90,000 +++

Hollis Morgan FEBRUARY AUCTION LOT NUMBER 59 - A detached former CHURCH (1230 Sq ft) on a large plot (0.22 Acres) with scope for RESI DEVELOPMENT subject to planning - possible 4 x HOUSES

FOR SALE BY AUCTION

*** SOLD PRIOR TO AUCTION ***

LOT NUMBER 59

Wednesday 24th February 2016

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

The site is open for external inspection at all times.

SOLICITORS

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ONLINE LEGAL PACKS

Please visit the Hollis Morgan Website and select the chosen lot from our Current Auction List.

Legal Packs are free to download from Hollis Morgan.

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 register to receive them if not yet available.

You will be automatically be updated if any new information is added.

THE PROPERTY

A Former Methodist Church (1230 Sq ft), formerly known as the Severn Beach United Church on a large site (0.22 Acres) with vehicular access from Beach Avenue.

LOCATION

The property is to be found in the village of Severn Beach, which is located along the River Severn. Severn Beach has many local facilities including post office, convenience store, bakery and Primary School. As well as a train station, this has a regular service to Bristol Templemeads, making this an ideal location for commuters.

Severn Beach is located approximately 10 miles from Bristol's City Centre. It is also conveniently situated for access to the M4, providing access to the East and to Wales, the M5 with exceptional links to the Midlands and South West.

THE OPPORTUNITY

We understand there is scope for residential development on the site subject to gaining any necessary consents.

There is a scheme in place for 4 houses - two pairs of

semi detached houses.

Please note NO PLANNING has been applied for, granted or declined to our knowledge.

LOCAL AUTHORITY

South Gloucestershire District Council

Tel: 01454 868004

Website: www.southglos.gov.uk

SERVICES AND TENURE

We understand that mains electricity, water and drainage are all available at the property, however all services have been disconnected. It is understood that mains gas is available in the road. Interested parties should address any specific enquiries to relevant service providers.

TOWN AND COUNTRY PLANNING

We understand the existing building is not Listed and does not stand within a designated Conservation Area.

The property is within D1 use as a place of worship, which would also permit other community uses including clinics, surgeries, day nurseries, crèches and consulting rooms, as well as museums, libraries and exhibition halls.

BUYER'S PREMIUM

Please be aware all purchasers are subject to a £750 + 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.

OFFERS

Pre auction offers can be only submitted by completing the OFFER FORM which can be downloaded within the online legal pack. Please send 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 buyers premium to Hollis Morgan.

AUCTION FINANCE

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

EPC

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

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.

CHARITY OF THE YEAR

Hollis Morgan are supporting Home Start Bristol as our 2016 Charity of the year. We are delighted to announce that 10% 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

TESTIMONIALS

We are very proud of what our past clients have say about us - please visit the Hollis Morgan website to read their testimonials.