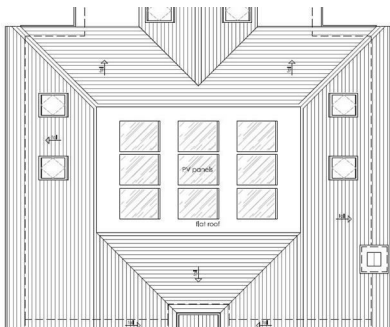
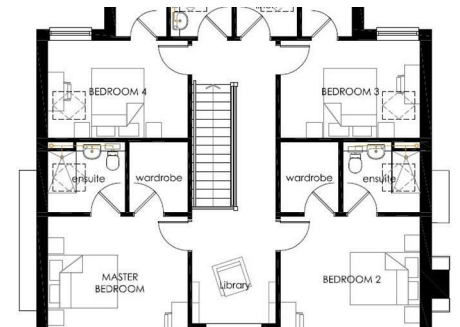




0117 973 6565
 www.hollismorgan.co.uk
 post@hollismorgan.co.uk

hollis
 morgan
 auction



Sunnypatch, Clevedon Road, Tickenham, North Somerset, BS48 1PN

Auction Guide Price £440,000 +++

Hollis Morgan FEBRUARY AUCTION - A prime BUILDING LOT with PLANNING GRANTED to erect a LUXURY FAMILY HOME (2260 Sq Ft) with far reaching RURAL VIEWS yet with easy reach of the City.

FOR SALE BY AUCTION

*** SOLD @ HOLLIS MORGAN FEBRUARY AUCTION

GUIDE £ 400,000 +++
SOLD @ £ 440,000

LOT NUMBER 17

Wednesday 21st February 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

EXTENDED COMPLETION

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

VIEWINGS

External inspection at all times.

SOLICITORS

Martin Philips

Howard Kenny LLP

No. 1 London Bridge

London

SE1 9BG

tel 0203 755 5660

email martin.philips@howardkenny.com

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 prime plot nestling on the upper section of Tickenham Hill comprising half an acre of mature gardens and a small bungalow.

The plot offers outstanding rural views over the Valley with woodlands to the rear.

LOCATION

Enjoying convenient access to the M5 motorway network both North at Junction 19 or South at Junction

20. The nearby town of Nailsea has a Waitrose for day to day shopping. Clifton Village and Bristol city centre are equally accessible. Schooling is also first class with many families enjoying the North Somerset schooling system with its many outstanding schools. Nearby you will find Backwell School as well as the well regarded Downs School in Wraxall. There are many sporting activities in North Somerset including sailing at the Chew Lakes, mountain biking in Leigh Woods, David Lloyd leisure centre in Long Ashton, golf at Tickenham/Long Ashton and sailing in Portishead.

THE OPPORTUNITY

PLANNING GRANTED - LUXURY HOME - 2260 Sq Ft

Planning has been granted to erect a luxurious detached family home set well back from the road with sweeping driveway leading to the property which will be positioned towards the rear of the mature half acre plot with far reaching rural views over the Valley.

The proposed design has practical and spacious four bedroom accommodation arranged over two floors with scope (subject to consents) to create more space in due course.

POTENTIAL FOR TWO DWELLINGS

Given the size of the plot there may be scope (Subject to consents) to erect more than one dwelling on the site- buyers must make their own investigations.

PLANNING GRANTED

Application No: 17/P/5217/FUL

Description: Replacement dwelling at Sunny Patch, Clevedon Road, West Hill, Wraxall and associated landscaping. Works to include the demolition of existing building and associated outbuildings and structures. (Revised scheme, reduced dwelling)

PLANNING INFORMATION

Full details of the planning, proposed elevations, decision notice etc 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.

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 (£1,200) 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 £1,200) 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 charity based Off the Record! as our 2018 charity of the year with 5% of each buyers premium donated to help provide free and confidential mental health support and information to young people aged 11-25 in Bristol - www.otrbristol.org.uk In 2017 we were delighted to be involved in raising £30,000 over 3 events for the "Life for a cure" Bristol based meningitis charity - www.ryanbresnahan.org Visit the Charity page of our Website for further details - <https://www.hollismorgan.co.uk/charity/>