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hollis
 morgan
 auction



Court Elevation - Whitehall Road terrace



North elevation proposed - Whitehall Road



Development Site, 280 - 286 Whitehall Road, Whitehall, Bristol, BS5 7BL

Auction Guide Price £700,000 +++

Hollis Morgan *** SOLD BY LIVE ONLINE AUCTION - RECORD BREAKING JULY AUCTION - OVER £15M SOLD! *** A Freehold DEVELOPMENT SITE (0.2 Acres) with PLANNING GRANTED to erect a stylish scheme of 9 HOUSES with a GDV of circa £3m

Development Site, 280 - 286 Whitehall Road, Whitehall, Bristol, BS5 7BL

ADDRESS

Development Site 280 - 286 Whitehall Road, Whitehall, Bristol, BS5 7BL

FOR SALE BY LIVE ONLINE AUCTION

*** SOLD BY LIVE ONLINE AUCTION - RECORD BREAKING JULY AUCTION - OVER £15M SOLD! ***

GUIDE £675,000 +++
SOLD @ £700,000

Lot Number 40

The Live Online Auction is on Wednesday 29th July at 18:00

The sale will be streamlined LIVE ONLINE and you can BID by telephone, proxy or via your computer with your unique bidding PIN.

Registration is a simple 3 step process – download the online auction buyers guide for further details
Or simply email bid@hollismorgan.co.uk

PRE AUCTION OFFERS

Some properties may be available to buy prior to the auction.

Pre auction offers can only be 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.

You will be emailed a note to confirm the AUCTION PACK NOW COMPLETE and then offers can be submitted.

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.

EXTENDED COMPLETION

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

VIEWING

The land is open for external viewings at all times.

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.

SOLICITORS

AMD Solicitors

Tony Moore

TonyMoore@amdsolicitors.com

THE LAND

A Freehold level and clear development site of approximately 0.2 Acres fronting Whitehall Road with access from Charterhouse Road.

LOCATION

Whitehall Road is one of the main link roads within Whitehall and provides direct access to both Speedwell and St. George. Local amenities and services are all within close proximity including the vibrant Church Road which boasts an array of independent retailers, convenience stores, bars and restaurants. Bristol City Centre is approximately two miles away.

THE OPPORTUNITY

PLANNING GRANTED - 9 HOUSES

Planning was granted in 2010 with a Certificate of Lawfulness issued in 2017 to erect 9 houses.

We understand the GDV is Circa £3m - please refer to the GDV appraisal on the online legal pack.

Please contact the Hollis Morgan New Homes team for further details - 0117 9736565

PROPOSED SCHEDULE OF ACCOMMODATION

UNITS 1 - 7

Terrace of 7 x 3 / 4 bedroom townhouses arranged over 4 floors with parking and balconies

GROUND FLOOR

Entrance Hall

Utility / Bedroom 4

FIRST FLOOR

Open plan kitchen, diner, living room opening onto balcony / roof garden.

SECOND FLOOR PLAN

Bedroom 1, En Suite, Bedroom 2, En Suite

THIRD FLOOR PLAN

Master Bedroom, dressing room, bathroom, balcony.

UNITS 8 - 9

2 X 2 Bedroom townhouses with parking and balcony.

GROUND FLOOR

Entrance Hall

FIRST FLOOR

Open plan kitchen, diner, living room opening onto balcony / roof garden.

SECOND FLOOR

Bedroom 1, En Suite, Bedroom 2, En Suite

SIZE SCHEDULE

PLOT 1

3 Bed, 83 Sq M

PLOT 2

3 Bed, 83 Sq M

PLOT 3

4 Bed, 115 Sq M

PLOT 4

4 Bed, 115 Sq M

PLOT 5

4 Bed, 115 Sq M

PLOT 6

4 Bed, 115 Sq M

PLOT 7

4 Bed, 115 Sq M

PLOT 8

2 Bed, 60 Sq M

PLOT 9

2 Bed, 60 Sq M

CERTIFICATE OF USEFUL LAWFULNESS

Reference 17/03343/CE

Alternative Reference PP-06015303

Application Received Thu 15 Jun 2017

Application Validated Tue 27 Jun 2017

Address 280 - 286 Whitehall Road Bristol BS5 7BL

Proposal To establish that planning permission

10/05456/F which consented 9 houses was lawfully

implemented.

Status Decided

Decision Certificate of Lawfulness BE ISSUED

Decision Issued Date Thu 24 Aug 2017

Appeal Status Unknown

PLANNING GRANTED

Reference 10/05456/F

Alternative Reference PP-01323127

Application Received Fri 17 Dec 2010

Application Validated Mon 20 Dec 2010

Address 280-286 Whitehall Road Bristol BS5 7BL

Proposal Erection of 9no. houses including parking and access and communal courtyard.

Status Decided

Decision GRANTED subject to condition(s)

Decision Issued Date Mon 14 Feb 2011

Appeal Status Unknown

PLANNING INFORMATION

Full details of the proposed scheme and drawings 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.

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.

Hollis Morgan was the most successful Auctioneer in Bristol & North Somerset during 2018 – 2019 with an 87 % success rate.

*Source EIG – Sales in BS and GL postcodes by agents based in BS or GL postcodes.

*Source EIG – Sales in BS postcodes 2018 & 2019 by agents based in BS

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 All Aboard Watersports as our 2020 Charity of the year with 5% of each Buyers premium being donated.

All Aboard Watersports strive to make it possible for everyone in the local community to join in a range of watersports and water related activities for people with physical, emotional or cognitive disabilities in the historic Bristol City Docks - www.allaboardwatersports.co.uk

In 2019 we were delighted to have raised well £10k for Bristol Zoo by supporting their Bear Wood Project at the Wild Place through events including the Hollis Morgan Opera Picnic and hosting their annual Gala Evening.

Visit the Hollis Morgan Charity page of our Website for further details - www.hollismorgan.co.uk/charity

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.