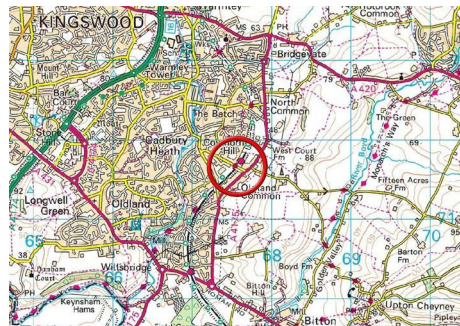




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 auction



Land @, 97 North Street, Oldland Common, Bristol, BS30 8TP

Auction Guide Price £205,000 +++

Hollis Morgan FEBRUARY AUCTION LOT NUMBER 58 - A FREEHOLD parcel of LAND (0.09 Acres) with potential for RESIDENTIAL DEVELOPMENT subject to planning.

FOR SALE BY AUCTION

GUIDE PRICE £90,000 +++

SOLD @ AUCTION - £205,000

LOT NUMBER 58

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

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.

SOLICITORS

Alan Benson

South Gloucestershire Council

alan.benson@southglos.gov.uk

Tel: 01454 863026

SOUTH GLOUCESTERSHIRE COUNCIL

This lot is offered on behalf of South Gloucestershire Council

PRE AUCTION OFFERS

South Gloucestershire Council will not accept any pre auction offers on this Lot.

THE LAND

A Freehold parcel of land (Approx 401 M Sq / 479 Y Sq / 0.09 Acres) with two gated entrance points.

LOCATION

Oldland Common is a popular semi rural area on the eastern side of Bristol within easy travelling distance of the centre of both Bristol and Bath and close to the Market town of Keynsham.

THE OPPORTUNITY

We are informed that the land has no planning History but would suggest that subject to gaining the necessary consents has potential for either a pair of semi detached houses or a larger detached property on the site.

Buyers must make their own investigations.

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.

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.

AUCTION FINANCE

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

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.