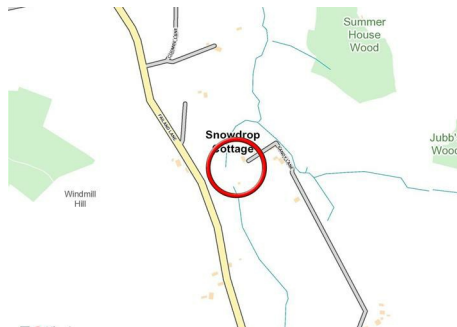




0117 973 6565
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hollis
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 auction



Gowan Croft, Church Lane, Lower Failand, Bristol, BS8 3SP

Auction Guide Price £580,000 +++

Hollis Morgan SEPTEMBER AUCTION - An exciting OPPORTUNITY for a GRAND DESIGNS family home set in 4 ACRES of MATURE GROUNDS with far reaching RURAL VIEWS and excellent access to the CITY.

FOR SALE BY AUCTION

*** SOLD @ THE £10M SEPTEMBER AUCTION –
NOW TAKING LOTS – 0117 973 6565 ***

GUIDE £ 400,000 +++
SOLD @ £ 580,000

LOT NUMBER 25

Wednesday 26th September 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.

WEEKLY SET VIEWING

*** EXTERNAL VIEWINGS OF THE GROUNDS AT ALL TIMES ***

INTERNAL ACCESS:

TUESDAY 11TH @ 12:00 PM

TUESDAY 18TH @ 14:30 PM

SATURDAY 8TH SEPTEMBER @ 10:30 AM

MORE VIEWING TIMES TO BE RELEASED - PLEASE REGISTER FOR ONLINE LEGAL PACK TO BE KEPT UPDATED

The property is OPEN FOR 30 MINUTES but please leave a minimum of 15 minutes to inspect the property. Hollis Morgan would be grateful if you could arrive promptly to inspect the properties at the START of the specified times as we have scheduled viewings throughout the day and CANNOT wait for late arrivals.

You do not need to book an appointment as it is a set viewing – simply arrive at the stated time and a member of the Hollis Morgan Auction team will take your details and show you the property.

Please note there are no viewings on Bank Holidays or on the day of the auction.

SOLICITORS

Ben Hingley
Porter Dodson
ben.hingley@porterdodson.co.uk

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.

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 PROPERTY

Gowan Croft occupies an elevated and private position as the final plot on Church Lane comprising 4 acres of mature woodlands, pasture and pond with stunning far reaching rural views.

The property comprises a range of buildings (2874 Sq Ft) providing excellent storage and temporary accommodation.

Freehold and sold with vacant possession.

The Bungalow (953 Sq Ft)

A detached 3 bedroom wooden bungalow that has been recently occupied but is now in poor condition.

The Chalet (464 Sq FT)

A recently constructed two bedroom timber chalet with bathroom and scope for kitchenette.

Garage & Workshop (1455 Sq FT)

A recently constructed detached garage and workshop arranged over two floors with electric doors.

Various outbuildings and wood stores etc

LOCATION

Lower Failand is amongst one of North Somerset's most sought after locations due to its access into Clifton Village and Bristol City Centre with its many shops, bars, restaurants and amenities. Lower Failand itself is an active village, of largely family houses and boasts a Village Hall, local pub, post office and general store.

There is also excellent access to junction 20 of the M5, Bristol Temple railway station (London Paddington in 90 minutes), and Bristol International Airport offering an extensive range of flights.

THE OPPORTUNITY

BUILD YOUR OWN GRAND DESIGNS STYLE HOME

The stunning location and privacy afforded by the 4 acre

site demands a "Grand Designs" style property is built on the site.

The property has the benefit of a lapsed planning permission to erect a 1614 Sq Ft Bungalow (Refer to Legal Pack) and interested parties are urged to make their own investigations with the local authority.

BUYERS PLEASE NOTE

"Planning application 11/P/1817/F was obtained but never implemented. The erection of the recent garages in or around 2012 were not believed to require planning permission. Both parts of the garage were originally going to have pitched roofs, but on the advice of the planning officer, it was agreed that only part of the garage should have a pitched roof. No further planning history is available and Buyers should make all prudent enquiries."

The above Statement is given by the Seller in order to assist any buyer. Please note that no specific enquiries or investigations have been carried out by either the Seller nor by Porter Dodson LLP or the members of that firm and any buyer should rely entirely upon their own investigations and enquiries.

LAPSED PLANNING

Application No: 11/P/1817/F

Site: Gowan Croft, Church Lane, Lower Failand, BS8 3SP

Description: Demolition of existing single storey dwelling, erection of replacement dwelling and change of use of agricultural land to domestic curtilage.

North Somerset District Council in pursuance of powers under the above mentioned Act hereby GRANTS CONSENT for the above development in accordance with the plans and particulars received and subject to the following conditions (s):-

Full details can be downloaded with the online legal pack.

EPC

For full details of the EPC please refer to 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.

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.

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.

WHY HOLLIS MORGAN?

Hollis Morgan regularly hold the largest property auctions across Bristol and the West Country from our iconic Sale Room in Clifton, since we formed in 2010 we have sold the most £££'s of land and property by Public Auction in the region - EVERY YEAR!

Between 2010 and 2017 we have held 45 auctions, offering 1135 lots and raising over £225m for clients across the region

Did you know....Hollis Morgan sold more £££'s of land and property by auction than all the other Bristol Auctioneers combined in 2017 with over £49m of successful sales!

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/>