



Development Site @ Tithebarn Lane, Monkerton, Exeter, EX1 3RH

Sold @ Auction £220,000

Hollis Morgan NOVEMBER AUCTION - A Freehold 0.58 ACRE DEVELOPMENT SITE with scope for 5 LUXURY HOUSES in this sought after location *** GDV £1.75m - £1.9m *** (STC)



Development Site @ Tithebarn Lane, Monkerton, Exeter, EX1 3RH

FOR SALE BY AUCTION

SOLD @ AUCTION - £220,000

LOT NUMBER 22

Wednesday 28th November 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

COMPLETION

Completion is set for 20th December 2018

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.

SOLICITORS

Karl Brown

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VIEWING

The plot is open for inspection at all times.

THE LAND

A Freehold parcel of land comprising 0.635 acres with access will be off the adopted service lane – Gypsy Lane.

Sold with vacant possession.

LOCATION

Conveniently situated on the north eastern fringe of the cathedral and university city of Exeter, approximately 2 miles from the centre, whilst within easy walking distance of the local amenities in Pinhoe, including schooling, shops and easy access to a regular bus route. Exeter is situated on the River Exe and affords a fantastic range of amenities, including well-regarded schools, sporting and leisure facilities and a wealth of excellent shopping and dining opportunities.

The M5 is easily accessible and provides links to the A30 and A38 trunk roads. There are two mainline railway stations on the Paddington and Waterloo lines and an international airport with daily flights to London.

THE OPPORTUNITY

RESIDENTIAL DEVELOPMENT

We understand there is scope for a low density scheme of luxury properties in this sought after location.

Whilst no planning has been granted (or previously sought) we suggest 3 - 6 houses would be a reasonable aspiration for the site.

Subject to gaining the necessary consents.

PROPOSED 5 UNIT SCHEME

Proposed scheme of 5 x detached houses at 1,220 Sq Ft with separate garages.

Refer to Legal pack and images.

ADJACENT LINDEN HOMES DEVELOPMENT

Linden Homes have developed 350 units immediately adjacent to the site. showing excellent precedents for a scheme of this nature.

GDV APPRAISAL

5 of Detached Units @ approx. 1250 Sq FT would achieve a GDV of £1.75m - £1.9m

If you would like any further information on our appraisal of this site or like to discuss any other Land & New Home opportunities. Please contact our New Homes Department on 01404 519982 or newhomes@hallandscott.co.uk

ADJACENT LINDEN HOMES DEVELOPMENT

Reference 14/1090/RES

Alternative Reference PP-03356606

Application Received Tue 06 May 2014

Application Validated Tue 20 May 2014

Address Tithebarn Green Land At Monkerton Exeter

Proposal 350 dwellings (approval of reserved matters for appearance, landscaping, layout and scale, Ref No

12/0802/01 granted 29 November 2013)

Status Decided

Decision Permitted

Decision Issued Date Wed 10 Dec 2014

Appeal Status Unknown

Appeal Decision

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.

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.

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.

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)

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.

TELEPHONE AND PROXY BIDDING

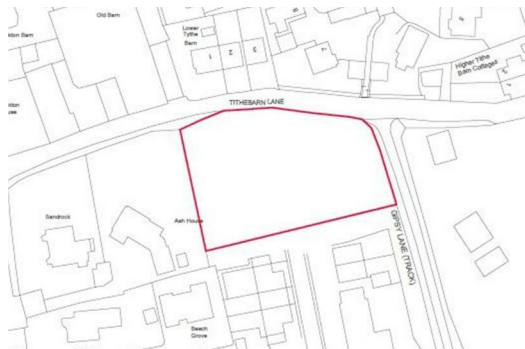
If you cannot attend the auction (although we strongly advise you do) you can make a TELEPHONE or PROXY BID. This authorises the auctioneer to bid on your behalf up to a pre-set limit. Forms and relevant conditions are available to download with the online legal pack. A completed form, ID and two cheques (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 FINANCE

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

TESTIMONIALS

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



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