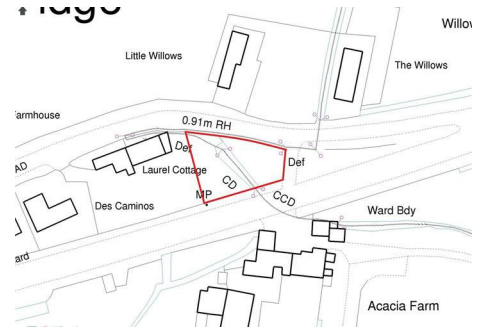
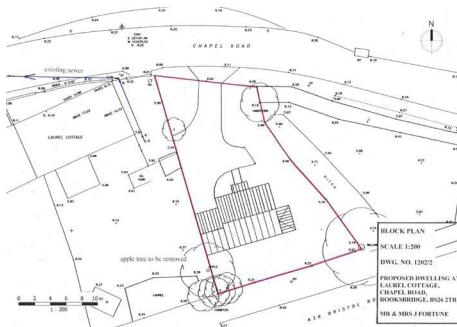
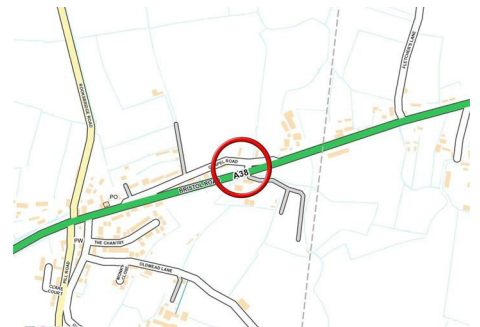




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## Land To East of, Laurel Cottage Chapel Road, Rooksbridge, Somerset, BS26

Auction Guide Price **£110,000 +++**

Hollis Morgan JULY AUCTION - A parcel of land with outline PLANNING GRANTED to erect a DETACHED HOUSE with stunning RURAL VIEWS to the rear.

# Land To East of, Laurel Cottage Chapel Road, Rooksbridge, Somerset, BS26

## FOR SALE BY AUCTION

\*\*\* SOLD @ AUCTION \*\*\*

GUIDE PRICE - £115k +++)

SOLD @ £110K

LOT NUMBER 41

Wednesday 19th July 2017

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 by mutual consent.

## VIEWING

The land is open for inspection at all times.

## SOLICITORS

Vanessa Dawson

Berry Redmond Gordon & Penney

Winscombe Office, 10 Woodbrough Road, Winscombe, Somerset, BS25 1AA

Tel: 01934 842 811

Email: [vanessa.dawson@brgplaw.co.uk](mailto:vanessa.dawson@brgplaw.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. \*\*\* 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 Freehold parcel of land with vehicular access from Chapel Road and stunning Rural Views to the rear.

## LOCATON

Rooksbridge is a small village community set within the beautiful Somerset countryside within the Parish of East Brent and offering a range of village amenities including: Post Office, Public House/Restaurant and Garage. The nearby towns of Weston-super-Mare and Burnham-on-Sea are both within easy access and offer a comprehensive range of professional services, shopping facilities and leisure amenities for all ages. Rooksbridge

lies within the school catchment area for East Brent Church of England First School, Hugh Sexey Church of England Middle School with secondary education is available at The Kings of Wessex Academy in Cheddar. For the commuter and those travelling further afield access to the M5 motorway network is available at Junction 22 (Edithmead) with mainline railway connections at the Highbridge and Burnham railway station and Weston-super-Mare offering direct links to Bristol Temple Meads, London Paddington and other major towns and cities.

## THE OPPORTUNITY

Outline planning has been granted to erect a detached 3 / 4 bedroom family home arranged over 2 floors with off street parking, gardens and rural views.

We understand the site GDV will be circa £370,000 - £385,000

Buyers should note that permission has been granted to relocate the Rhyne to a more favourable position - full details in legal pack - and this may now provide scope for a new planning application and the possibility of a pair of smaller dwellings subject to consents and including the the extra land to side which also included ( separate title and not subject to current outline planning )

## PLANNING GRANTED

Type: Outline Planning Permission

Location: Land to the East of, Laurel Cottage, Chapel Road, Rooksbridge, Axbridge, BS26 2TB

Proposal: Erection of dwelling and formation of access off of Chapel Road.

Case Officer: Shanta Parsons

Registered Date: 28/01/2015

Applicant: Mr & Mrs J Fortune

Applicant Address: Laurel Cottage Chapel Road Rooksbridge Axbridge, Somerset BS26 2TB

Agent: Hoddell Associates, Barley Wood Stables Long Lane

Agent Address: Barley Wood Stables Long Lane Wrington North Somerset BS40 5SA

Consultation Start Date: 17/02/2015

Earliest Decision Date: 14/03/2015

Committee or Delegated: Delegated

Committee Date: 17/02/2015

Decision: Granted Permission

Decision Date: 19/03/2015

## EPC

For full details of the EPC please refer to the online legal pack.

## 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](mailto: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 ( £900 ) to Hollis Morgan.

Contracts can be signed either via the solicitors or at the Hollis Morgan offices subject to appointment.

## 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.

## AUCTION FINANCE

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

## BUYER'S PREMIUM

Please be aware all purchasers are subject to a £750 + VAT (£900 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.

## 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 £900) are required by the Auction Department at least two full working days before the auction.

## 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 )

## CHARITY OF THE YEAR

Hollis Morgan are supporting Bristol based " Life for a Cure" as our 2017 Charity of the year which aims 'a LIFE for a CURE', to raise funds in support of finding the 'Ultimate Vaccine' for Meningitis B. We are delighted to announce that 5 % of every buyer's premium will be donated to 'a Life for a Cure' which was founded as both a legacy to Ryan and to help raise awareness and valuable funds in search of the ultimate vaccine. This Bristol charity run purely on a voluntary basis is simply about working together to stop other amazing young lives being lost to meningitis. - to learn more about Ryans Story and this fantastic cause please visit there website. [www.ryanbresnahan.org/](http://www.ryanbresnahan.org/) In 2016 we raised £4,000 for Bristol based housing charity "Home Start" to learn more visit the charity section of our website - [www.hollismorgan.co.uk/charity/](http://www.hollismorgan.co.uk/charity/)

## TESTIMONIALS

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