



0117 973 6565
 www.hollismorgan.co.uk
 post@hollismorgan.co.uk

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 auction



St. Anthony's School, 93 Belle Vue Road, Cinderford, Forest of Dean, GL14

Auction Guide Price £150,000 +++

Hollis Morgan FEBRUARY AUCTION - A Freehold FORMER SCHOOL (12,972 Sq Ft) occupying a 0.5 Acre PLOT with HUGE DEVELOPMENT POTENTIAL and a REDUCED PRICE FOR AUCTION.

ADDRESS

St. Anthony's School, 93, Belle Vue Road, Cinderford, GL14 2AA

FOR SALE BY AUCTION

*** SOLD @ HOLLIS MORGAN RECORD BREAKING FEBRUARY AUCTION ***

GUIDE £150,000 +++

SOLD @ £150,000

LOT NUMBER 54

Tuesday 25th February 2020

All Saints Church Pembroke Road, Clifton, Bristol BS8 2HY

Legal Pack Room and Registration will be open from 18:15

The sale will begin promptly at 19:00

PRE AUCTION OFFERS

On this occasion the vendors will NOT be considering pre auction offers.

SOLICITORS

Gail White

Trowers

GWhite@trowers.com

ONLINE LEGAL PACKS

LEGAL PACK NOW 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.

THE PROPERTY

St Anthony's School occupies an elevated and prominent position close to the Town Centre on a plot of 0.5 Acres fronting Belle Vue Road located next to Lady of the Victories Catholic Church and bounded by Flaxley Street to the East and Abbey Street to the East.

The accommodation comprises 12,972 Sq Ft arranged

over 3 linked buildings (Refer to Floorplans) on a 0.5 Acre plot with excellent views over the Forest from the upper floors.

LOCATION

The property is located 500 m to the South of the town centre of Cinderford (10 Miles East of Gloucester and 14 Miles North of Chepstow) which offers an array of shopping and leisure facilities and still boasting one of the oldest purpose built cinemas in Britain. Set in the picturesque Royal Forest of Dean, one of the few remaining ancient forests in England, covering twenty seven thousand acres of countryside. Award winning picnic sites, family cycle routes and guided walks, as well as a huge selection of high adrenalin activities are all just minutes away.

A number of well-respected private, grammar and comprehensive schools are within easy reach.

THE OPPORTUNITY

REDUCED PRICE FOR AUCTION

The property has been previously marketed at a higher price and is now reduced for a sale by public auction.

DEVELOPMENT OPPORTUNITY

There is huge potential to convert the 12,972 Sq Ft of accommodation with scope for a high density residential scheme subject to consents.

PLANNING POTENTIAL

Interested parties should download the Planning Appraisal in the online legal pack for further details.

PLANNING HISTORY

The Forest of Dean Council's online planning records indicate that there is no recent planning history of relevance to the potential redevelopment/re-use of the site. The last significant development relates to permissions granted in 1993 for alterations, modernisation, and change of use of part of the site from residential to school use.

TENURE

Freehold

POSSESSION

Sold with Vacant Possession.

VAT

We understand that VAT will NOT be payable on the purchase price.

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.

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.

You will need to register to bid – registration will be open from 18:15

Forms can be downloaded and completed beforehand (found in the legal pack) or collected at the auction venue.

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?

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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 2018 we have held 51 auctions, offering 1321 lots and raising over £270k for clients across the region.

Did you know... In 2018 we had the highest % success rate and sold more £££'s of Land and Property by auction than all the other Auctioneers in Bristol & North Somerset combined!

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.