



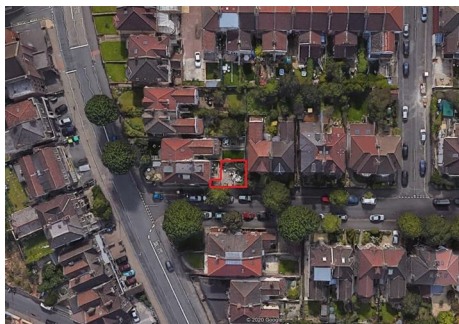
0117 973 6565

[www.hollismorgan.co.uk](http://www.hollismorgan.co.uk)

[post@hollismorgan.co.uk](mailto:post@hollismorgan.co.uk)

hollis  
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auction



## Land to Rear of 159 Wells Road, Knowle, Bristol, BS4 2AG

**Auction Guide Price £33,000 +++**

Hollis Morgan – APRIL LIVE ONLINE AUCTION - A Freehold SPECULATIVE PARCEL OF LAND AND GARAGES ( 804 Sq Ft ) with PLANNING history.



# Land to Rear of 159 Wells Road, Knowle, Bristol, BS4 2AG

## ADDRESS

Land & Garages rear of 159 Wells Road, Knowle, Bristol BS4 2BU  
THE GARAGE IS LOCATED ON LILLYMEAD AVENUE BS4 2AG

## FOR SALE BY LIVE ONLINE AUCTION

\*\*\* SOLD BY LIVE ONLINE AUCTION \*\*\*

GUIDE PRICE £25,000

SOLD @ £33,000

Lot Number 20

The Live Online Auction is on Wednesday 21st April @ 18:00

Registration Deadline is on Monday 19th April @ 16:00

The Auction will be streamed LIVE ONLINE via the Hollis Morgan website & you can chose to bid by telephone, proxy or via your computer.

Registration is a simple online process – please visit the Hollis Morgan auction website and click “REGISTER TO BID”

## VIEWINGS

External viewings at all times.

## COMPLETION – BEAT THE STAMP DUTY DEADLINE

Completion is set for 8 weeks or earlier subject to mutual consent.

Beat the Stamp Duty Deadline and complete before June 30th

## SOLICITORS

Davinia Seaman

davinia.seaman@fussellwright.co.uk

## ONLINE LEGAL PACKS

\*\* LEGAL PACK 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

A Freehold a parcel of land ( 804 Sq Ft ) currently occupied by two lock-up garages with a garden area above and vehicular access from Lilymead Avenue.

Sold with vacant possession.

## LOCATION

The site is situated in a highly sought after residential location in Knowle, to the rear of 159 Wells Road and fronting Lilymead Avenue. A wide range of local amenities are available within close proximity on Wells Road and easy access is provided to the city centre and Bristol Temple Meads train station.

## THE OPPORTUNITY

PARKING / GARDEN / STORAGE AREA

The site offers excellent garage and storage facilities in this busy location.

DEVELOPMENT POTENTIAL SUBJECT TO CONSENTS.

The site is situated in a highly sought after residential location and offers potential for residential development, subject to obtaining the necessary planning consents.

Please note details of planning history below.

## REFUSED PLANNING ( 2020 )

Reference 19/06243/F

Alternative Reference PP-08389060

Application Received Mon 30 Dec 2019

Application Validated Mon 30 Dec 2019

Address Land To The Rear Of 159 Wells Road Totterdown Bristol BS4 2BU

Proposal Demolition of existing garages and construction of single storey, 1 bedroom (2 person) dwelling (C3). With bin and cycle storage.

Status Decided

Decision REFUSED

Decision Issued Date Tue 19 May 2020

Appeal Status Unknown

Appeal Decision

## REFUSED PLANNING ( 2012 )

Reference 12/01571/F

Alternative Reference

Application Received Mon 02 Apr 2012

Application Validated Mon 02 Apr 2012

Address 159 Wells Road Totterdown Bristol BS4 2BU

Proposal Proposed 1 no.dwelling.

Status Decided

Decision REFUSED

Decision Issued Date Mon 28 May 2012

Appeal Status Appeal decided  
Appeal Decision Appeal Dismissed

## PLANNING INFORMATION

Full details of the proposed scheme and drawings can be downloaded with 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 vendors are willing to consider offers prior to the auction.

Pre auction offers can be ONLY be submitted by completing the online PRE AUCTION OFFER FORM

The form can be found on the Hollis Morgan website on the individual auction property listings – look for the big red button .

Please note offers will not be considered until you have inspected the COMPLETE LEGAL PACK once it has been released.

There will be a note added to the list to confirm AUCTION PACK NOW COMPLETE when our clients solicitor informs us no further information is due to be added.

In the event of an offer being accepted the property will

only be removed from the online auction and viewings stopped once contracts have successfully EXCHANGED subject to the standard auction terms and payment of the buyer's premium ( £1000 + VAT ) to Hollis Morgan.

Contracts can be exchanged via the solicitors or at the Hollis Morgan offices by appointment only.

## REGISTRATION PROCESS

The registration process is extremely simple – visit the Hollis Morgan auction website and click on the "Register to Bid" button.

The "Register to Bid" button can be found on the auction home page or on the individual lot listings.

Please note this function is not available on Rightmove or Zoopla.

Stage 1 – Complete the Online Bidding Form

Stage 2 – Upload your certified ID

Stage 3 – Invitation to bid

Stage 4 – Pay your security deposit ( £6,200 )

You are now ready to bid – Good luck!

If your bid is successful, the balance of the deposit monies must be transferred to our client account within 24 hours of the auction sale.

If you are unsuccessful at the auction your holding deposit will be returned within 48 hours.

## 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.

## 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.

## 2021 CHARITY OF THE YEAR

Hollis Morgan are supporting Bristol Charity 1625 Independent People as our 2021 Charity of the year with a % of each Buyers premium being donated.

1625 Independent People (1625ip) is a charity that works with young people who are homeless, leaving care or at risk of homelessness in Bristol and the South West.

Visit the Hollis Morgan Charity page of our Website for further details - [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.

## WHY HOLLIS MORGAN?

Hollis Morgan hold the largest land & property auctions in the region.

Hollis Morgan sold more £££'s of Land & Property in both 2018 & 2019 than any other auctioneer in the region.

In fact, no auctioneer has sold more than Hollis Morgan since 2010 with over £289m of sales - £95m more than anyone else.

\*Source EIG – Sales in BS and GL postcodes by agents based in BS or GL postcodes.

Hollis Morgan was the most successful Auctioneer in Bristol & North Somerset during 2018 – 2019 with an 87 % success rate.

\*Source EIG – Sales in BS postcodes 2018 & 2019 by agents based in BS

## 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.