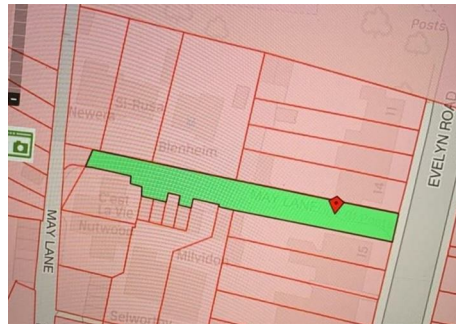




0117 973 6565
 www.hollismorgan.co.uk
 post@hollismorgan.co.uk

hollis
 morgan
 auction



Welcome to Hollis Morgan Auctions - STREAMED LIVE on our website

LIVE ONLINE Auctions

Did you know... in 2021 Hollis Morgan 5000 more lots by auction in Bath, North Somerset & Gloucestershire than any other auctioneer.

Did you know... in 2020 Hollis Morgan 5000 more lots by auction in Bath, North Somerset & Gloucestershire than any other auctioneer.

Did you know... since 2013 we have offered more lots by auction in Bath, North Somerset & Gloucestershire than any other auctioneer.

Welcome to Hollis Morgan LIVE ONLINE Auctions

LIVE Covid has meant dramatic adjustments to our working practices. Thanks to our large public auction, we have adapted to handling a monthly Live Online Auction service - an interactive platform for buying and selling all types of land and property.

A live online auction has all the benefits of a traditional auction such as speed and transparency but with the advantage of being able to bid from anywhere with the auction displayed on the Hollis Morgan website and the option to bid by telephone, 24/7 or on the go.

In 2020 we will reach nearly 100 lots by this updated method - we have embraced this change and moved forward with our 2021 live online service of sales consider we can provide the best service for our clients.

bid from anywhere | online or mobile

Welcome to Hollis Morgan LIVE Auctions - STREAMED LIVE on our website

LIVE ONLINE Auctions

BUYING at online auction.....our guide to online bidding

The registration process is extremely simple, visit our website <https://www.hollismorgan.co.uk/online/registration-to-bid/> and click on the Register to Bid button

register to bid in just 4 easy stages...

- STAGE 1** Complete the Online Bidding Form
You will receive the form either by email or by post. It contains a number of questions to ensure we can provide you with the best service possible. You will need to provide your name, address and contact details. You will also need to provide your bank details for payment of your bids.
- STAGE 2** Upload your passport photo
Upload your passport photo to the website. You will need to provide a clear, recent photograph of your face.
- STAGE 3** Register to bid
Once you have completed the form and uploaded your passport photo, you will be able to register to bid. You will receive a confirmation email once you have successfully registered to bid.
- STAGE 4** Pay your Security Deposit (£2,000)
You will need to provide a security deposit to enable you to bid. You will need to provide a bank transfer of £2,000 to our bank account. You will receive a confirmation email once you have successfully paid your security deposit.

You are now ready to bid. Good luck and if you have any questions about the process - we are here to help you - please contact bid@hollismorgan.co.uk

bid from anywhere | online or mobile

Parcel of Land @ May Lane, Off Evelyn Road, Bath, BA1 3QF

Auction Guide Price £14,000 +++

Hollis Morgan – FEBRUARY LIVE ONLINE AUCTION - A Freehold parcel of LAND with scope for PARKING SPACES subject to consents PLUS additional potential INCOME.

Parcel of Land @ May Lane, Off Evelyn Road, Bath, BA1 3QF

ADDRESS

Land @ May Lane, off Evelyn Road, Bath. BA1 3QF

FOR SALE BY LIVE ONLINE AUCTION

*** SOLD @ FEBRUARY AUCTION ***

GUIDE £10,000 +++

SOLD @ £14,000

Lot Number 18

The Live Online Auction is on Wednesday 16th February 2022 @ 18:00

Registration Deadline is on Monday 14th February @ 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

The lot is open for inspection at all times.

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

Alice Altounyan
aaltounyan@thrings.com
Thrings
Bath.

EXTENDED COMPLETION

Completion is set for 6 weeks or earlier subject to mutual consent.

THE LAND

A Freehold parcel of land with an option for parking. Please refer to the legal pack for more information

LOCATION

The Royal United Hospital is within walking distance and the city centre is approximately two miles away.

THE OPPORTUNITY

LAND WITH SCOPE FOR PARKING

There is potential to create parking spaces within walking distance of Royal United Hospital.

Subject to consents

FURTHER POTENTIAL INCOME

The lot also includes a section of May Lane with has a number of rights of way and includes the land in front a rank of garages which is currently used by local residents as parking and may offer some scope to produce additional income.

Buyers must make their own investigations and refer to online legal pack.

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 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

Parcel of Land @ May Lane, Off Evelyn Road, Bath, BA1 3QF

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.

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.

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.

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.

WHY HOLLIS MORGAN?

Want to sell a property by Live Online Auction?

In 2020 we sold 150 lots by this updated method - we have embraced this change and move forward with our 2021 live online calendar of sales confident we can provide the best service for our clients.

Did you know...In 2020 Hollis Morgan SOLD more lots by auction in Bristol, North Somerset & Gloucester than any other auctioneer!

Did you know...In 2020 Hollis Morgan SOLD more £££'s of BS postcode lots than all the other local auctioneers combined!

Did you know...Since 2010 we have offered more lots in our catalogue (2151) than any other local firm.

*Source EIG Group 2021

Hollis Morgan hold the largest monthly land & property auctions in the region – book your free, no obligation valuation today!

TESTIMONIALS

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

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.

2022 CHARITY OF THE YEAR

Hollis Morgan are supporting Bristol Charity Gympanzees as our 2022 Charity of the year with a % of each Buyers premium being donated.

Gympanzees are a charity based in Bristol helping children and young people with disabilities to access fun,

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fitness, and friendship.

Visit the Hollis Morgan Charity page of our Website for further details or the charity direct @ www.gympanzees.org