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hollis
 morgan
 auction



The Old Stables, Bury Lane, Doynton, South Gloucestershire, BS30 5SR

Auction Guide Price £440,000 +++

Hollis Morgan MAY AUCTION LOT NUMBER 29 - A charming DEVELOPMENT OPPORTUNITY with PLANNING GRANTED to convert the OLD STABLES into a stylish home with fine RURAL VIEWS and a large garden (0.38 Acres) with TENNIS COURT.

The Old Stables, Bury Lane, Doynton, South Gloucestershire, BS30 5SR

FOR SALE BY AUCTION

SOLD @ HOLLIS MORGAN MAY AUCTION

GUIDE £325,000 +++

SOLD @ £440,000

LOT NUMBER 29

Wednesday 23rd May 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

PRE AUCTION OFFERS

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

EXTENDED COMPLETION

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

SOLICITORS

Matthew Pitt

Wards Solicitors

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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.

THE PROPERTY

The old stables are a detached building occupying a private and secluded plot (0.38 Acres) and all weather tennis court set back from the road in this charming village and backing onto open pasture land with stunning rural views.

LOCATION

The village of Doynton is situated on the lower slopes of the Cotswold in an area of outstanding natural beauty

and about 10 miles east of Bristol and 7 miles north of Bath. The village has various events at the Village Hall and a popular Summer Fete. The village also has a local pub, The Holy Trinity Church, a park and a playing field.

THE OPPORTUNITY

PLANNING GRANTED

Planning has been granted to modernise and extend the existing barn to create a stunning home with accommodation arranged principally on the ground floor with a large master bedroom at first floor level, garage and parking.

AMEND PLANNING SCHEME

We understand there is merit in buyers exploring the possibility of amending the planning to create further accommodation, especially at first floor level and to the rear - subject to consents.

HIGHER DENSITY SCHEME

There may be scope to achieve a higher density scheme by obtaining planning on the tennis court - subject to consents.

ACCOMMODATION SCHEDULE

GROUND FLOOR

Entrance Hall

Reception 1

Kitchen / Diner

WC

Bathroom

Bedroom 1

Bedroom 2

FIRST FLOOR

Master Bedroom

En Suite

OUTSIDE

Front Garden

Parking

Garage & Store

Large Rear Garden

PLANNING GRANTED

Reference PK17/4571/F

Alternative Reference PP-06357989

Application Received Fri 29 Sep 2017

Application Validated Tue 17 Oct 2017

Address The Old Stables Off Bury Lane Bury Lane Doynton Bristol South Gloucestershire BS30 5SR

Proposal Extension and alterations to existing stables to facilitate conversion to 1no. dwelling and associated

works.
Status Decided
Decision Approve with Conditions
Decision Issued Date Fri 09 Mar 2018
Appeal Status Unknown
Appeal Decision Not Available

PLANNING INFORMATION

Full details of the planning including proposed drawing etc 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.

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.

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?

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 2017 we have held 45 auctions, offering 1135 lots and raising over £225m for clients across the region Did you know....Hollis Morgan sold more £££'s of land and property by auction than all the other Bristol Auctioneers combined in 2017 with over £49m of successful sales!

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 based Off the Record! as our 2018 charity of the year with 5% of each buyers premium donated to help provide free and confidential mental health support and information to young people aged 11-25 in Bristol - www.otrbristol.org.uk In 2017 we were delighted to be involved in raising £30,000 over 3 events for the "Life for a cure" Bristol based meningitis charity -

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www.ryanbresnahan.org Visit the Charity page of our
Website for further details -
<https://www.hollismorgan.co.uk/charity/>

EXTENDED COMPLETION

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