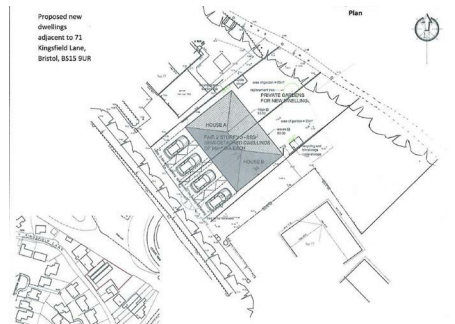




0117 973 6565
www.hollismorgan.co.uk
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hollis
morgan
auction



House + Plot, 71 Kingsfield Lane, Hanham, Bristol, BS15 9NR

Auction Guide Price £530,000 +++

Hollis Morgan *** SOLD BY LIVE ONLINE AUCTION - RECORD BREAKING JULY AUCTION - OVER £15M SOLD! *** A Freehold DEVELOPMENT OPPORTUNITY comprising a 4 BED HOUSE (1756 Sq Ft) in need of UPDATING and a BUILDING PLOT with PLANNING GRANTED to erect a scheme of 2 x 3 BED NEW BUILD HOUSES (1033 Sq Ft each)

House + Plot, 71 Kingsfield Lane, Hanham, Bristol, BS15 9NR

ADDRESS

71 Kingsfield Lane, Hanham, Bristol, BS15 9NR

FOR SALE BY LIVE ONLINE AUCTION

*** SOLD BY LIVE ONLINE AUCTION - RECORD BREAKING JULY AUCTION - OVER £15M SOLD! ***

GUIDE £385,000 +++
SOLD @ £530,000

Lot Number 3

The Live Online Auction is on Wednesday 29th July at 18:00

The sale will be streamlined LIVE ONLINE and you can BID by telephone, proxy or via your computer with your unique bidding PIN.

Registration is a simple 3 step process – download the online auction buyers guide for further details

Or simply email bid@hollismorgan.co.uk

EXTENDED COMPLETION

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

PRE AUCTION OFFERS

On this occasion the vendors have informed us they will NOT be considering pre auction offers.

VIEWINGS

Viewings can be booked on specific days for this property – please submit a viewing request online and we will contact you to arrange access.

Hollis Morgan would be grateful if you could arrive promptly to inspect the properties at the START of the agreed time as we have scheduled viewings throughout the day and CANNOT wait for late arrivals.

There are likely to be viewings on the property before and after your appointment and if you miss your slot (usually 15 minutes or longer for larger properties) you will be asked to wait until the next available time.

Please note government regulation on groups sizes and safe social distancing must be practiced at all times – please bring your own gloves and facemask.

You may be asked to wait outside before it is safe to enter – please understand and respect this request.

If you have shown any symptoms of Covid (19) in the last 10 days we would respectfully ask you to not attend the viewing.

The safety of our clients and staff is our number one priority and we thank you for your understanding.

Please note that hard copy of details will not be provided but will have been emailed to you with instructions on how to bid and what happens next before the viewing.

SOLICITORS

Michael Kelly & Co

52 High Street
Hanham
Bs15 3DR
Tel 0117 967559

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

A Freehold detached family home (1756 Sq Ft) arranged over two floors occupying a larger than average plot in this sought after quiet location.

Sold with vacant possession.

LOCATION

Hanham is a popular urban area in South Gloucestershire on the eastern border of Bristol. It is located near to the A420 with convenient access to both Bristol and Bath. Hanham has its own High Street with local shops, facilities and amenities. Bristol city centre is within 4 miles, Chippenham is 18 miles and Bath is 12.5 miles away.

THE OPPORTUNITY

HOUSE FOR UPDATING

The existing 4 bedroom property (1756 Sq Ft) is now in need of updating but has scope for a fine home with gardens and parking.

BUILDING PLOT - PLANNING GRANTED

Outline planning has been granted (on the area to the side of the house formerly glass houses) to erect a pair of semi detached 3 bedroom houses (1033 Sq Ft each) with 2 off street parking spaces and private gardens for each unit.

NEW HOMES GDV APPRAISAL

Calum Melhuish (Hollis Morgan New Homes) has

House + Plot, 71 Kingsfield Lane, Hanham, Bristol, BS15 9NR

provided the following GDV appraisal

Existing - £400,000 (1756 Sq Ft) (Renovated)
Plot 1 - £350,000 (1033 Sq Ft)
Plot 2 - £350,000 (1033 Sq Ft)

For further details please email
Calum@hollismorgan.co.uk
Or visit the Hollis Morgan New Homes website
<https://www.hollismorgan.co.uk/new-homes/>

PLANNING GRANTED

TOWN AND COUNTRY PLANNING ACT 1990 OUTLINE
PERMISSION FOR DEVELOPMENT

APP REF: PK18/5127/O

DATE VALID: 14th November 2018

DECISION DATE: 18th January 2019

PARISH: Hanham Parish Council

NOTICE OF DECISION South Gloucestershire Council
in pursuance of powers under the above mentioned Act
hereby PERMIT:

APPLICATION NO: PK18/5127/O

DESCRIPTION OF DEVELOPMENT: Demolition of
existing glass houses and erection of 2no semidetached
dwellings (Outline) with access to be determined. All
other matters reserved. (re-submission of
PK18/0611/O).

PLANNING INFORMATION

Full details of the proposed scheme and drawings can
be downloaded with the online legal pack.

RENTAL APPRAISAL

The Bristol Residential Letting Co. are confident this
property would make a good rental investment.

Josh Box of The Bristol Residential Letting Co suggests
a rent in the region of;

Existing 4 bedroom house - £1400pcm - £1500pcm

Semi detached new build houses - £1200pcm -
£1300pcm per unit

If you would like to discuss more detail on the potential
for rental, you can call me (0117 370 8818) or email
(josh@bristolreslet.com) for a no obligation discussion.

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.

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 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.

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

*Source EIG – Sales in BS and GL postcodes by agents

based in BS or GL postcodes.

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

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.