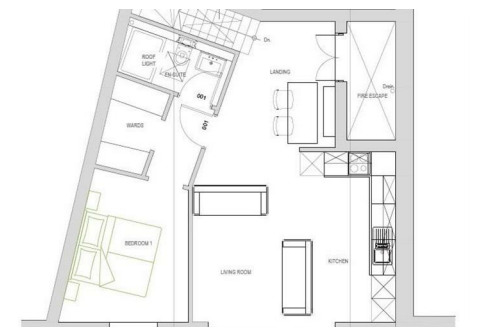
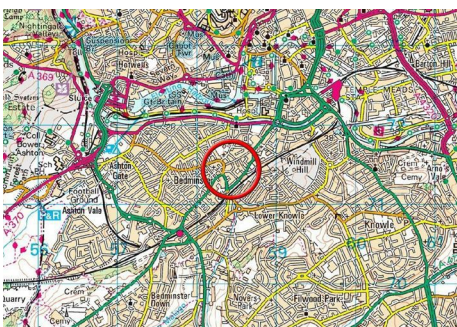
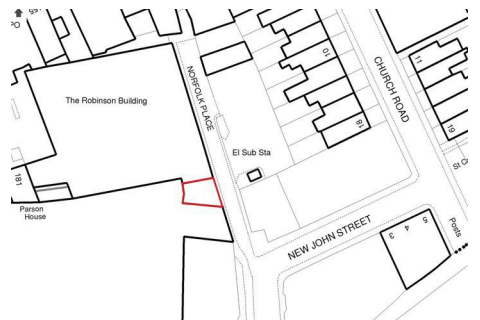
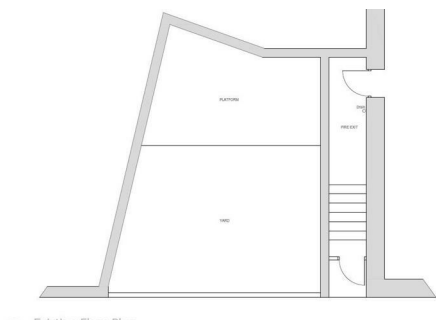




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auction



Plot @, Norfolk Place, Bedminster, Bristol, BS3 4AE

Auction Guide Price £80,000 +++

Hollis Morgan SEPTEMBER AUCTION LOT NUMBER 31 - A parcel of LAND with PLANNING GRANTED to erect a stylish 2 BED 2 BATH mews style HOUSE - GDV £275k / £1100 pcm.

Plot @, Norfolk Place, Bedminster, Bristol, BS3 4AE

FOR SALE BY AUCTION

*** SOLD PRIOR TO AUCTION ***

LOT NUMBER 31

Wednesday 28th September

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

VIEWING

The land is open for an external viewing at all times.

SOLICITORS

STEFFANI ASQUITH

Carbon Law Partners

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Steffani.Asquith@carbonlawpartners.com

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.

*** 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 LAND

A parcel of land adjacent to the recently developed Robinson Building close to the ever popular North Street.

LOCATION

Norfolk Place is located just off the Southville and Bedminster borders. Local amenities and services including the vibrant North Street are nearby and offer an array of independent retailers, affluent bars, pubs, cafes and restaurants. Bristol Temple Meads is easily accessible and is a short fifteen minute walk away.

THE OPPORTUNITY

Planning has been granted to develop the site into a 2 bedroom 2 storey house with internal courtyard and open plan living space on the first floor.

Local Agents Ocean have suggested the following;

RESALE VALUES

£250,000 - £275,000

RENTAL INCOME

£1100 pcm

Please contact Chris Moody at the Southville office for further information.

PLANNING GRANTED

Decision : GRANTED subject to condition(s)

Application no: 16/03294/F

Type of application: Full Planning

Site address: Land At, Norfolk Place, Bristol.

Description of development: Construction of new 2 storey, 2 bedroom, 4 person dwelling.

Applicant: M Pendrell

Agent: Dexter Building Design Ltd

Committee/delegation date: 24.08.16

Date of Notice: 24.08.16

PLANS

Full details of all plans, drawings and elevations can be downloaded via the online legal pack.

BUYER'S PREMIUM

Please be aware all purchasers are subject to a £750 + 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.

more about Home-Start Bristol and how you can support us please visit our website www.homestartbristol.org.uk

OFFERS

Pre auction offers can be only submitted by completing the OFFER FORM which can be downloaded within the online legal pack. Please send the COMPLETED form to – olly@hollismorgan.co.uk Please note offers will not be considered until you have viewed the property and the COMPLETE legal pack has been released. In the event of an offer being accepted the property will only be removed from the auction and viewings stopped once contracts have successfully exchanged subject to the standard auction terms and payment of the buyers premium to Hollis Morgan.

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.

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 £900) 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.

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 Home Start Bristol as our 2016 Charity of the year. We are delighted to announce that 10% of every buyer's premium will be donated to this excellent local charity – Home-Start Bristol provides a unique kind of help which has a profound impact on struggling families with young children, 98% of those who finished a period of support reported that their wellbeing had increased. If you would like to find out