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hollis
morgan

auction



1 Graham Road, Weston-Super-Mare, North Somerset, BS23 1YA

Auction Guide Price £215,000 +++

Hollis Morgan – APRIL LIVE ONLINE AUCTION - A vacant FREEHOLD FORMER CHURCH (4121 Sq FT) with PLANNING GRANTED for a RESIDENTIAL conversion and scope for more units subject to consents.

1 Graham Road, Weston-Super-Mare, North Somerset, BS23 1YA

COVID UPDATE – LOCKDOWN 3.0

Following Government advice (05.01.21) the housing market will remain open during the new lockdown in England.

Hollis Morgan are open for viewings and valuations whilst adhering to the latest social distancing and PPE rules.

Please contact the auction team for any questions.

ADDRESS

1 Graham Road, Weston-super-Mare, BS23 1YA

FOR SALE BY LIVE ONLINE AUCTION

*** SOLD BY LIVE ONLINE AUCTION ***

GUIDE PRICE £225,000 +++

SOLD @ £215,000

Lot Number 25

The Live Online Auction is on Wednesday 21st April 2021 @ 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”

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

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.

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.

SOLICITORS

Jeremy Johnson

Wards Solicitors - Weston super Mare

tel: 01934 413 535

e: jeremy.johnson@wards.uk.com

THE PROPERTY

A Freehold former church with flexible accommodation (4121 Sq Ft) arranged over two floors with parking for multiple cars at the front and separate rear access via a lane to the rear.

Sold with vacant possession.

LOCATION

Weston Super Mare is a large coastal town located approximately 2 miles West of junction 21 of the M5 motorway providing excellent access to the motorway network with Bristol being approximately 24 miles to the North East.

The property is positioned a few minutes walk from the Train station and is also extremely close to the town centre and sea front.

THE OPPORTUNITY

PLANNING GRANTED - RESIDENTIAL CONVERSION

Planning has been granted to convert the upper floors

1 Graham Road, Weston-Super-Mare, North Somerset, BS23 1YA

into residential flats - please refer to proposed development schedule

*** PLEASE NOTE THE PLANNING HAS RECENTLY LAPSED ***

ALTERNATIVE SCHEME

Buyers may wish to investigate an alternative scheme for residential on the ground floor.

Subject to any consents

PROPOSED DEVELOPMENT SCHEDULE (GRANTED)

GROUND FLOOR

Commercial space with a D1 / B1a community use.

FIRST FLOOR

Self contained 1 bedroom flat (48 sq m)

Self contained 1 bedroom flat (42 sq m)

Self contained 2 bedroom flat (57 sq m)

SECOND FLOOR

Self contained 1 bedroom flat (48 sq m)

Self contained 1 bedroom flat (42 sq m)

Self contained 2 bedroom flat (60 sq m)

PLANNING GRANTED

*** PLEASE NOTE THE PLANNING HAS RECENTLY LAPSED ***

NOTICE OF DECISION - Town And Country Planning Act 1990

Application Number: 17/P/2265/F

Category: Full application

Application No: 17/P/2265/F

Site: 1 Graham Road ,Weston-Super-Mare ,BS23 1YA

Description: Conversion of first floor to provide 1no. x 2 bed flat and 2no. x 1 bed flats. Creation of a second floor level to provide 1no. x 2 bed flat and 2no. x 1 bed flats (6no. flats in total). Re-organisation of ground floor of building with associated works to include a first floor infill extension to the front elevation and a rear extension to facilitate pedestrian access to all floors

North Somerset District Council in pursuance of powers under the above mentioned Act hereby GRANTS PERMISSION for the above development

MINOR AMENDMENT

Application No: 20/P/2437/MMA

Minor material amendment to planning permission 17/P/2265/F (conversion of first floor to provide 1no. x 2 bed flat and 2no. x 1 bed flats. Creation of a second floor level to provide 1no. x 2 bed flat and 2no. x 1 bed flats

(6no. flats in total). Re-organisation of ground floor of building with associated works to include a first floor infill extension to the front elevation and a rear extension to facilitate pedestrian access to all floors) to allow for: lowering the proposed ridge line on the main building from 1290 above the existing down to 500mm above existing, adjust window heights to suit floor levels (see North and South Elevations), entrance door moved from north to west elevation, demolish and tidy up single storey wall to rear elevation (West), reinstate original window on ground floor courtyard area to offices (south elevation), alteration to the roof pitch to second floor bedroom on the south elevation, fit roof lights to second floor flats/corridors

PLANNING INFORMATION

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

GDV / RENTAL APPRAISAL

RENOVATED SALES VALUE

One bedroom flats - £110,000 - £120,000

Two bedroom flats - £130,000 - £140,000

RENOVATED RENTAL VALUE

One bedroom flats - £550 pcm

Two bedroom flats - £650 pcm

For more information please contact Local Agents Jeff Stevens at Saxons Estate Agents

01934 624400

jeff@saxonswsm.co.uk

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.

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.

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.

EPC

For full details of the EPC please refer to the online legal pack.

AUCTION FINANCE

Some properties may require specialist auction finance-please contact Hollis Morgan for access to expert advice and "whole of market" rates.

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.

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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

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

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.