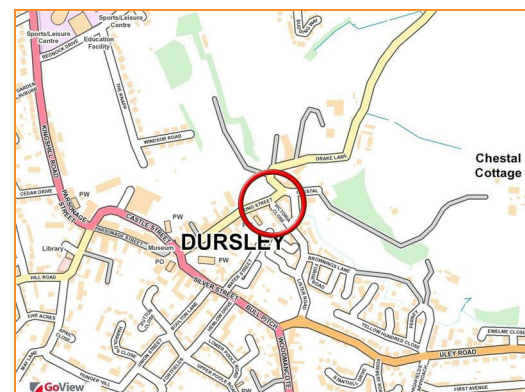




Land adjacent to the Former Drawing Office, Long Street, Dursley, Gloucestershire, GL11 4GH

Sold @ Auction £10,000

Hollis Morgan APRIL AUCTION - A speculative PARCEL OF LAND with DEVELOPMENT POTENTIAL FOR FLATS / TOWN HOUSES subject to consents / note special conditions.



Land adjacent to the Former Drawing Office, Long Street, Dursley, Gloucestershire, GL11 4GH

FOR SALE BY AUCTION

*** SOLD PRIOR TO AUCTION ***

GUIDE £1,000 +++
SOLD PRIOR @ £10,000

LOT NUMBER 36
Wednesday 11th April 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

VIEWINGS

External inspection at all times.

SOLICITORS

Robert Barnes
Thrings
rbarnes@thrings.com
0117 930 9537
The Paragon, Counterslip, Bristol BS1 6BX

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 PROPERTY

A parcel of land fronting Long Street that was originally part of the adjacent flat development next door.

LOCATION

Long Street is located in the bustling countryside market town of Dursley in Gloucestershire. Local amenities and service all are all within walking distance including convenience stores, cafes, pubs, bars and restaurants. Bristol City Centre is approximately twenty miles away.

THE OPPORTUNITY

DEVELOPMENT POTENTIAL

We understand there is scope to develop 6 - 8 flats or 3 Town houses subject to the necessary consents - Potential for 5000 sq ft GIA
Images refer to proposed scheme and no planning is in place.

Buyers must note that the guide price reflects the Section 106 from a previous planning consent for the area which allows the local authority to adopt the site for highways at any time.
Buyers must make their own investigations on the likelihood of this being enforced but their attention is drawn to the email from Stroud District Council in the online legal pack, which suggests that the works to construct the roadway at the LOT are programmed to commence in the next 8-10 weeks.
Buyers should refer to the online legal pack and the SPECIAL CONDITIONS for further information.

SPECIAL CONDITIONS

The BUYER'S attention is drawn to the Section 106 agreement disclosed, dated 3 March 2005 and made between (1) Crest Nicholson (South West) Limited, (2) NHBC and (3) Gloucestershire County Council ("SECTION 106"). The LOT is sold subject to the SECTION 106 and, in the TRANSFER, the BUYER must covenant with the SELLER to comply with the SECTION 106 and keep the SELLER indemnified against all proceedings, costs, claims and expenses arising from any failure to do so. Inter alia, the SECTION 106 permits the construction and adoption of a roadway at the LOT and prohibits anything which would increase the cost of those works. In practise, such works (if carried out) are likely to prevent the future use and development of the LOT. The BUYER must rely on its own investigations as to the likelihood of the SECTION 106 being enforced, but the BUYER'S attention is drawn to the email from Stroud District Council in the online legal pack (20 March 2018 timed at 14:53 from Nick Stewart, Principal Estates Surveyor at Stroud District Council, to the AUCTIONEER) which suggests that the works to construct the roadway at the LOT are programmed to commence in the next 8-10 weeks. The BUYER should read the SECTION 106 in full and take legal advice on its terms, and form its own view on the likelihood of enforcement, before bidding. This condition is a brief summary of the SELLER'S interpretation of some of the terms of the SECTION 106. It is not a complete summary of all of its terms and the SELLER gives no warranty as to its accuracy.

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.

PRE AUCTION OFFERS

Some properties may be available to buy prior to the auction.
Pre auction offers can be only submitted by completing the OFFER FORM which can be downloaded with the online legal pack - please email 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 buyer's premium (£1,200) to Hollis Morgan.
Contracts can be signed either via the solicitors or at the Hollis Morgan offices subject to appointment.

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?

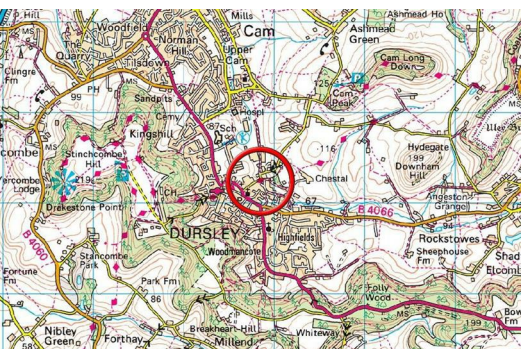
Hollis Morgan regularly hold the largest property auctions across Bristol and the West Country from our iconic Sale Room in Clifton, since we formed in 2010 we have sold the most £££'s of land and property by Public Auction in the region - EVERY YEAR! Between 2010 and 2017 we have held 45 auctions, offering 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 - www.ryanbresnahan.org Visit the Charity page of our Website for further details - https://www.hollismorgan.co.uk/charity/



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