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hollis
 morgan

auCTION



Welcome to Hollis Morgan LIVE ONLINE Auctions

In response to Covid (19) Hollis Morgan have released their Live Auction service which is an innovative online platform for selling and buying all types of land and property.

It provides all the benefits of traditional public auctions, such as speed, certainty of sale and transparency with the added advantage of being able to watch live from the comfort of your own home and bid online or by proxy and telephone... The auction will be STREAMED LIVE on the Hollis Morgan website.

bid from anywhere | online or mobile

TOP GROSS SALES OF OVER £100 MILLION IN 2019

BUYING at online auction.....our guide to online bidding

register to bid in just 3 easy steps

- STEP 1 Simply visit bid2hollismorgan.co.uk with your name and contact details.
- STEP 2 You will be sent a Remote Bidding Form with instructions and information on how to complete this form and return only prior to at least 48 hours before the auction (BID - don't forget to bid on time!)
- STEP 3 You will then be allocated a unique bidding PIN which you will use to bid on the day of the auction.

Remember you can register to bid on as many lots as you like but can only bid on those you have registered for in advance. Any questions - contact bid2hollismorgan.co.uk

Good luck and if you have any questions about the process - we are here to help you - please contact bid2hollismorgan.co.uk

On the day of the auction, you will need to visit www.hollismorgan.co.uk to watch the stream and click on the "Place Bid" button for the lot that you wish to purchase.

Those using bid2hollismorgan.co.uk can now watch the auction and we will contact you prior to the start of the bidding period.

To create a bid you will be shown a unique code - click the "Place Bid" button with your "Unique Bidder" code.

You will be asked to confirm your bidding PIN, and once confirmed you will be shown the auction starting price which will display details of the lot being offered, the amount bid and the amount you bid.

A "Place Bid" button will be available only on the lots that you are registered to bid for. You can also click on the lots that you have not registered to bid for.

The auctioneer will call the bidding 3 times before the fall of the gavel and if you are the successful purchaser the auctioneer will contact you to confirm the next steps.

Parcel of Land @, Corner of Webb Street and Goodhind Street, St Jude's, Bristol BS6 6PU
Auction Guide Price £176,000 +++

Hollis Morgan *** SOLD BY LIVE ONLINE AUCTION *** A Freehold PARCEL OF LAND (0.1 Acres) with DEVELOPMENT POTENTIAL for 2 x HOUSES or a Detached BLOCK OF FLATS all subject to gaining the necessary consents.

Parcel of Land @, Corner of Webb Street and Goodhind Street, St Judes, Bristol, BS5 0UF

ADDRESS

Parcel of Land @ Corner of Webb Street & Goodhind Street, St Judes, Bristol, BS5 0UF

FOR SALE BY LIVE ONLINE AUCTION

*** SOLD BY LIVE ONLINE AUCTION ***

GUIDE £140,000 +++
SOLD @ £176,000

Lot Number 21
The Live Online Auction is on Wednesday 9th September 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

PRE AUCTION OFFERS

On this occasion the vendor has instructed they will NOT consider any pre auction offers.

EXTENDED COMPLETION

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

VIEWINGS

The site is open for external viewing at all times

SOLICITORS

Mark Avery
Hoole & Co
Gloucester Rd, Patchway
Tel: 0117 969 1436
e: mark.avery@hooleandco.co.uk

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.

THE PROPERTY

A Freehold parcel of land occupying the corner plot of Webb Street and Goodhind Street.
0.1 Acres
Sold with vacant possession.

LOCATION

The property is located in the Vibrant St Judes close to the cosmopolitan suburb of Easton. Local amenities including convenience stores, mini supermarkets, cafes and restaurants are all within close proximity including Cabot Circus which is short fifteen minute walk away. Bristol City Centre is approximately one mile away.

THE OPPORTUNITY

DEVELOPMENT POTENTIAL

We understand the parcel of land has residential development potential for either a pair of houses or a detached block of flats.
All subject to gaining the necessary consents.
Buyers to make their own investigations.

DEVELOPMENT APPRAISAL

This site is considered to have potential to accommodate a housing development being within the defined central area of the city with excellent accessibility by non-car modes. The site does not appear to be subject to any restrictive designations in the Local Plan and there is no current Neighbourhood Plan for this area (the site is outside the Old Market Neighbourhood Plan boundary).
We would suggest any building is designed to appear as a continuation of the existing period terrace, with the same front and rear building lines; eaves height; and property widths. The adjacent site to the north-east had permission for redevelopment in 2000 but the side building line is set back from the pavement boundary on Webb Street. Although this is at odds with the back edge of pavement building line on the other corners to buildings on Goodhind Street, there could be a reason for the set back and the Council may expect a set-back on this site also.
A flatted scheme (Use Class C3) could work well (although it should be noted there are long-term local aspirations for family homes with gardens) provided the size of the dwellings are national space standard compliant and adequate provision is made for secure cycle storage and separate refuse/recycling storage. The Council will expect all dwellings be dual aspect in accordance with adopted policy requirements and there will be an expectation for some family sized units to be

Parcel of Land @, Corner of Webb Street and Goodhind Street, St Judes, District BS5 0UE

provided (i.e. two and three bedroom) with access to garden space (private or communal).

Planning permission was refused in 2007 for a building containing 8no. 1 bedroom flats within a 2/3 storey building with a mansard roof (ref. 07/02804/F). The reasons for refusal related to an impact on the visual amenity of the area (due to the mansard roof); harm to the residential amenity of no. 40 Goodhind Street (due to the projecting rear element, beyond the existing rear building line); the absence of cycle parking; the absence of a financial contribution towards the Car Club scheme; and the absence of a Flood Risk Sequential Test. These reasons for refusal could be addressed in a revised scheme and in respect of flood risk, the EA Flood Map indicates that the site is in Flood Zone 1 (Flood Zones 2 and 3 are close to but outside the site) so neither a Sequential Test or Exception Test would now be required.

The Council has onerous sustainable design and construction requirements and if there is district heating in the area, the Council will expect the development to be designed to connect to this. This should be explored early.

Any scheme in excess of 10 units (or if the site is 0.5 ha or more) will require on-site affordable housing at 20% (an interim threshold to fast-track applications in this area) provided this level is met. Any request by the developer to reduce this would require an open book financial viability appraisal and the 40% policy percentage normally required for this area in Policy BCS17 would automatically be triggered.

CONCLUSION

We believe that the site is suitable for development and a scheme of 2 houses or a small block of flats is realistic and achievable (subject to consents)

Stokes Morgan Planning

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.

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

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

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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

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.