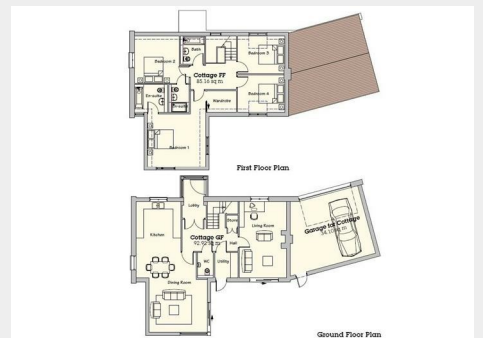


Home Farm Cottage Gravel Hill Road, Yate, Bristol, BS37 7BP

Sold @ Auction £382,000



- FOR SALE BY ONLINE AUCTION
- WEDNESDAY 17TH MAY 2023
- VIDEO TOUR NOW ONLINE
- VIEWINGS - REFER TO DETAILS
- LEGAL PACK COMPLETE
- MAY 2023
- FREEHOLD BUILDING PLOT
- PLANNING | DETACHED | 2271 Sq Ft
- 4 BEDS | DOUBLE GARAGE
- EXTENDED 8 WEEK COMPLETION

Hollis Morgan – MAY LIVE ONLINE AUCTION – A Freehold BUILDING PLOT with PLANNING GRANTED to erect a DETACHED 4 BED HOUSE (2271 Sq Ft) set on a mature plot with FINE VIEWS.

Home Farm Cottage Gravel Hill Road, Yate, Bristol, BS37 7BP

Accommodation

Floor plan

FOR SALE BY LIVE ONLINE AUCTION

*** SOLD @ MAY ONLINE AUCTION ***

GUIDE PRICE £225,000
SOLD @ £382,000

ADDRESS | Home Farm Cottage, Gravel Hill Road Yate, Bristol, BS37 7BP

Lot Number 11

The Live Online Auction is on Wednesday 17th May 2023 @ 17:30
Registration Deadline is on Monday 15th May 2023 @ 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"

VIEWINGS

The site is open for inspection during day light hours.
Please note the existing house is not safe to enter and should not be accessed at any time without express permission from Hollis Morgan.

EXTENDED COMPLETION

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

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.

EPC

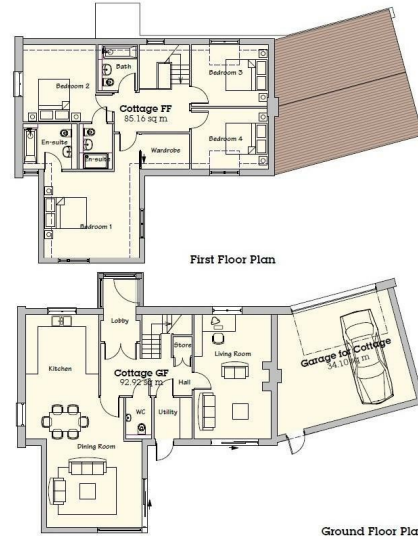
For full details of the EPC please refer to the online legal pack.

PRE AUCTION OFFERS

On this occasion the vendors have confirmed they will not be considering pre auction offers.

THE PROPERTY

A Freehold detached cottage occupying a mature plot with fine views and vehicular access from Gravel Hill Road.
Sold with vacant possession.



EPC Chart

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs			
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

9 Waterloo Street
Clifton
Bristol
BS8 4BT

**hollis
morgan**

Tel: 0117 973 6565
Email: post@hollismorgan.co.uk
www.hollismorgan.co.uk

Hollis Morgan Property Limited, registered in England, registered 7275716.
Registered address, 5 Upper Belgrave Road, Clifton, Bristol BS8 2XQ

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.

Please refer to our website for further details.