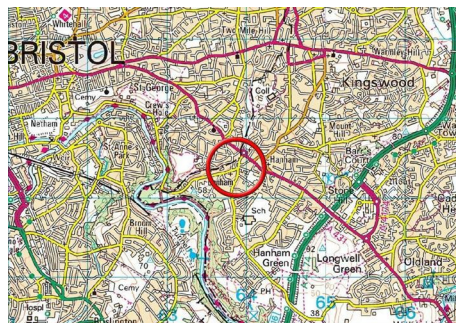
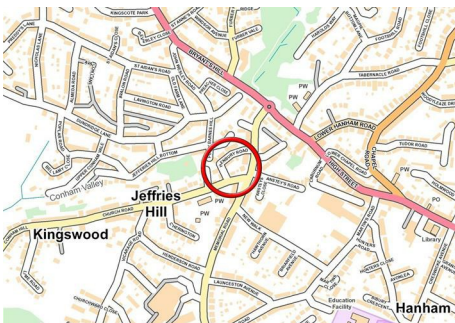
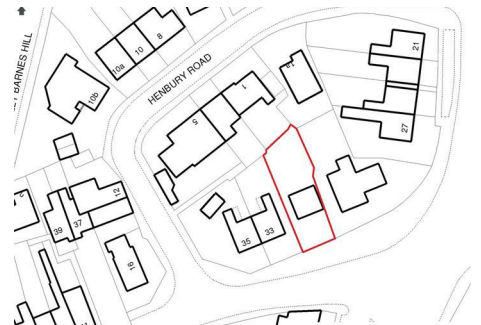




0117 973 6565
 www.hollismorgan.co.uk
 post@hollismorgan.co.uk

hollis
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 auction



Development Site Adjacent to, 33 Church Road, Hanham, Bristol, BS15 3AE

Auction Guide Price £195,000 +++

Hollis Morgan SEPTEMBER AUCTION - A Freehold BUILDING PLOT with PLANNING GRANTED to erect 2 x SEMI DETACHED 2 BED HOUSES with off street PARKING and GARDENS - GDV £560k

Development Site Adjacent to, 33 Church Road, Hanham, Bristol, BS15 3AE

FOR SALE BY AUCTION

*** SOLD @ THE £10M SEPTEMBER AUCTION –
NOW TAKING LOTS – 0117 973 6565 ***

GUIDE £175,000 +++
SOLD @ £195,000

LOT NUMBER 19

Wednesday 26th September 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

EXTENDED COMPLETION

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

VIEWING

The site is open for inspection at all times.

SOLICITORS

Steve Parker

Barcan Kirby Solicitors

s.parker@barcankirby.co.uk

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.

THE LAND

A Freehold parcel of land with an existing double garage fronting Church Road.

LOCATION

Church Road is located just off the main High Street within the popular suburb of Hanham close to Avon Valley park and woodlands, in the catchment area for Hanham Christchurch infant and Junior school and Hanham High School. Local amenities and services are all within close proximity including independent retailers,

pubs, bars, cafes and restaurants.

Bristol City Centre is approximately four miles away.

THE OPPORTUNITY

PLANNING GRANTED

Planning has been granted to demolish the existing garages and erect a pair of 2 bedroom semi detached family homes with enclosed rear gardens and off street parking.

GDV

We understand the re sale values of the finished houses are in the region of £275,000 - £280,000

£550,000 - £560,000

PLANNING GRANTED

Reference PK17/4789/F

Alternative Reference PP-06455630

Application Received Mon 16 Oct 2017

Application Validated Mon 23 Oct 2017

Address 33 Church Road Hanham Bristol South Gloucestershire BS15 3AE

Proposal Demolition of existing double garage. Erection of 2 no. semi-detached dwellings with access and associated works.

Status Decided

Decision Approve with Conditions (REFER TO DRILLING AND GROUTING REPORT)

Decision Issued Date Fri 19 Jan 2018

Appeal Status Unknown

Appeal Decision Not Available

PLANNING INFORMATION

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

DRILLING AND GROUTING REPORT

Please note full copy of the report (full intrusive ground investigation as directed by The Coal Authority has been successfully completed) is available to download with the online legal pack -

C I L

The Community Infrastructure Charge (CIL) has been served is £12500 for both houses and has been heavily discounted due to the presence of the existing building (double garage).

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.

You will be emailed a note to confirm the AUCTION PACK NOW COMPLETE and then offers can be submitted.

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/>