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morgan

auction



89 Hill Road, Clevedon, North Somerset, BS21 7PN

Auction Guide Price £510,000 +++

Hollis Morgan – FEBRUARY LIVE ONLINE AUCTION - A stunning REGENCY FAMILY HOME (3920 Sq Ft) with COASTAL VIEWS and now requires BASIC UPDATING but with HUGE POTENTIAL with GARDENS and off street PARKING.

Welcome to Hollis Morgan Live Online Auctions www.hollismorgan.co.uk

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

89 Hill Road, Clevedon, North Somerset, BS21 7PN

FOR SALE BY LIVE ONLINE AUCTION

SOLD @ FEBRUARY LIVE ONLINE AUCTION

GUIDE £490,000 +++

SOLD @ £510,000

Lot Number 10

The Live Online Auction is on Wednesday 10th February 2021 @ 18:00

Registration Deadline is on Monday 8th February @ 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 on the “REGISTER TO BID” button to qualify for your secure & unique bidding PIN

EXTENDED COMPLETION

Completion is set for 26th March 2021.

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.

SOLICITORS

Jonathan Evans

Star Legal

jonathan.evans@star-legal.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 stunning Freehold semi detached Grade II Listed Regency family home with accommodation (3920 Sq Ft) arranged over 3 floors plus basement and enjoying outstanding coastal views over the Channel towards the Quantocks and the islands of Flathom and Steepholm.

The property occupies an elevated position above a retail unit along the ever popular Hill Road, with a number of great restaurants and boutique shops just seconds away, and is accessed via steps to a large patio area overlooking the High Street with two off street parking spaces and mature terraced gardens to the rear. Sold with vacant possession.

NB - The retail unit below is also available in the same auction – please refer to agents website.

LOCATION

Set in a prime High Street location just a stone's throw away from Clevedon's Grade I listed Pier allowing residents easy access to the array of local and independent boutiques, bars and restaurants nearby Hill Road and Promenade have to offer. The adjoining beach

and coastal paths enable leisure pursuits whilst to the south side of the town lies the famous "Poets Walk" invoking memories of spectacular sunsets and Byron.

Clevedon is a popular North Somerset coastal town located on the edge of the Bristol Channel. Clevedon town centre has a wide range of amenities and within level walking are banks and a post office. There are golf courses, woodland and coastal walks in addition to excellent primary and secondary schools.

Bristol is 12.6 miles distant with a more extensive range of retail outlets and established independent schools with dedicated buses running from Clevedon. For the commuter, the M5 nearby serves the South West and Midlands and links to the M4 South Wales and London.

There are rail services available from Bristol Temple Meads (approx 13.3 miles) and Yatton (approx 4.8 miles) both of which have regular services to London and a number of cities nationwide.

Bristol International Airport has an extensive schedule of flights to many European and some long haul destinations.

THE OPPORTUNITY

FAMILY HOME FOR BASIC UPDATING

This fine Regency home retains many original features but would now benefit from basic updating to create a stunning family home in this highly sought after location.

REDUCED PRICE FOR AUCTION

The property was previously listed with well respected local agents at £750,000 and is now reduced for a sale by auction.

SCOPE FOR SELF CONTAINED FLAT

There is scope to create a self contained flat on the basement level with private entrance, Subject to consents.

GROUND FLOOR RETAIL UNIT

The retail unit (A1) is also available for sale in the same auction and could be Incorporated into the main dwelling. Subject to consents.

ACCOMMODATION SCHEDULE

GROUND FLOOR

Fabulous front door opens to:

Hallway - Stairs to first floor and door opening to stairs descending to the basement.

Formal Dining Room - 13' 6" x 13' 5" (4.11m x 4.09m) A

fabulous marble fireplace takes centre stage, sash window with working shutters to front.

Kitchen/Breakfast Room - 13' 7" x 13' 6" (4.14m x 4.11m) Fitted with a comprehensive range of wall and base units with working surfaces, stainless steel sink, gas and electric cooker points with tiled splashbacks, plumbing for washing machine, space for fridge/freezer. Sash window with working shutters looking out onto Hill Road. An archway opens through to:

Snug Room 12' 0" x 11' 7" (3.65m x 3.53m) Sash window to side with working shutters, pretty fireplace. Door back into hallway.

Half Landing- Chequerboard floor. French doors opening out and leading to the rear garden.

Cloakroom - White suite of WC, washhand basin, window.

Utility Room - 16' 3" x 11' 6" (4.95m x 3.50m) Fitted with a range of wall and base units with working surfaces, stainless steel sink, plumbing for washing machine, space for a fridge/freezer and tumble dryer. Access to the Mexico floor mounted boiler. Sash window.

FIRST FLOOR

Landing. Stairs rise to second floor. Double doors open to:

The Drawing Room - 32' 6" x 13' 5" (9.90m x 4.09m) A simply stunning room with a beautiful open fireplace, three sash windows looking out over Hill Road, the rooftops of mid Clevedon and towards Marine Lake and Poets Walk. Door opens to:

Sitting Room/Study - 13' 5" x 12' 6" (4.09m x 3.81m) Measurements exclude a built in cupboard. Sash window to rear. Feature fireplace.

Laundry Room - 12' 0" x 11' 9" (3.65m x 3.58m) Measurements include built in wardrobes. Sash window.

Half Landing - Sash window looking over the rear garden.

Cloakroom - White WC with high cistern, window.

Guest Bedroom - 15' 0" x 11' 3" (4.57m x 3.43m) NB. Measurements include en-suite. Access to loft space, sash window.

En-Suite - Beautifully fitted with a three piece white suite of WC, washhand basin, shower cubicle with electric shower, partially tiled walls, chequerboard floor.

SECOND FLOOR

Landing. Access to loft space.

Bedroom 1 - 13' 7" x 12' 5" (4.14m x 3.78m) Sash window providing an incredible southerly aspect across the rooftops of mid Clevedon incorporating Marine Lake, Poets Walk, Bristol Channel, Sand Bay and Steepholm.

En-Suite - Three piece suite of WC with concealed cistern, washhand basin set into vanity unit, corner bath with electric shower, fully tiled walls, sash window.

Bedroom 2 - 13' 8" x 11' 11" (4.16m x 3.63m) Currently being used as a home office, sash windows providing a similar aspect to bedroom 1.

Bedroom 3 - 13' 8" x 12' 3" (4.16m x 3.73m) Measurements include built in wardrobes. Sash window overlooking the rear gardens, access to loft space.

Bedroom 4 - 12' 3" x 11' 10" (3.73m x 3.60m) Currently being used as a craft room. Sash window to side, wall mounted washhand basin.

BASEMENT

Until recently this has been used as a flat. The basement can be accessed via the ground floor hallway, steps descend to:

Room 1 - 12' 8" x 12' 3" (3.86m x 3.73m) Currently being used as a playroom. Sash window to rear.

Room 2 - 12' 6" x 10' 4" (3.81m x 3.15m) Window to side.

Bathroom - White suite of washhand basin, bath with handheld shower attachments, fully tiled walls, extractor fan, chequerboard floor.

From the hallway a lockable door opens to:

Inner Hall - With flagstone floors with access to two useable cellar rooms:

Cellar Room 1 - 14' 7" x 12' 8" (4.44m x 3.86m) In situ is the original cooker with a surround.

Cellar Room 2 - Of a similar size for further storage. The

inner hall has a lockable door which gives access via a walkway and a wrought iron gate to the front of the property and to the parking space for this house.

OUTSIDE

From Hill Road steps rise to a wooden gate which opens to the front of 89 Hill Road and leading to the front door under the original veranda. There is an impressive roof terrace which is perfect for freestanding pots etc and immediately outside of the property a lovely patio. There are 2 off street parking spaces, a rarity along Hill Road.

THE REAR GARDEN

Can be accessed via the french doors of the half landing. Number 89 certainly has an interesting rear garden and is tiered due to the height of the hill. Steps rise to the first tier which has been laid to stone shingles and is perfect for a small patio for furniture. There are small established shrubs. A gate opens with further steps rising to the second tier which is laid to lawn with a fine array of established shrubs and perennials. More steps to the third tier where there is a stone shingle area and further seating and patio and finally steps to the fourth tier where there is a beautiful summer house and bbq area. This is the perfect vantage space to take in that stunning southerly aspect view of the Bristol Channel, the islands of Steepholm and Flatholm, the Welsh coastline, right across the Victorian part of Clevedon and not for getting those impressive summer sunsets. There is also further access to the very top of the garden where there is a lockable gate giving access to the walkway between Hill Road and Dial Hill Road. The gardens are bound by a mixture of close board panelled fencing and traditional Victorian stone walling. These gardens will attract the keenest of gardeners.

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.

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.

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.

EPC

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

COUNCIL TAX

BAND F

<http://cti.voa.gov.uk/cti/InitS.asp?>

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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.

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 – Save your unique bidding PIN

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.

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.

AUCTION FINANCE

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

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

TESTIMONIALS

We are very proud of what our past clients have say about us - please visit the Hollis Morgan website to read their testimonials.

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.