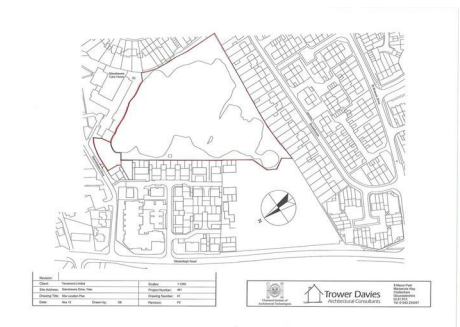
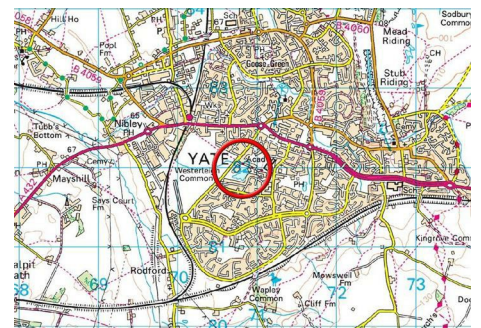
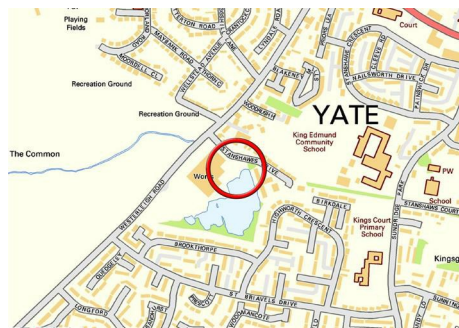




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The Lake House (Plot and Lake), Stanshawes Drive, Yate, Bristol, BS37 4ET

Auction Guide Price £205,000 +++

Hollis Morgan JULY AUCTION LOT NUMBER 19 - A unique opportunity to acquire a PLOT with PLANNING GRANTED to erect a 5 bedroom DETACHED luxury home overlooking your own 5 ACRE mature LAKE.

The Lake House (Plot and Lake), Stanshawes Drive, Yate, Bristol, BS37 4ET

FOR SALE BY AUCTION

*** SOLD @ AUCTION - £205,000 ***

LOT NUMBER 19

Wednesday 22nd July 2015

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

The site is open for inspection at all times with pedestrian access via the footpath off Stanshawes Drive (Blue Cedar Close) with the plot immediately on your left.

Please note the Lake is deep and no permission is given for swimming, boating or fishing during viewings and buyers access the lake and plot at their own risk.

SOLICITORS

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ONLINE LEGAL PACKS

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 register to receive them if not yet available.

You will be automatically be updated if any new information is added.

THE LAND

A special parcel of land accessed via a private driveway from Stanshawe Drive (to be constructed as part of planning) which opens onto an enclosed parcel of land with mature trees and includes a majestic private Lake of approximately 5 Acres for sole use of the property.

LOCATION

Stanshawe Drive is a private residential area within Yate. Local amenities and services including Yate International Academy and Kingsgate Park are all within close proximity. Bristol City Centre is approximately eleven miles away.

THE OPPORTUNITY

Planning has been granted to erect a luxurious five

bedroom detached family home on the plot designed to maximise the outstanding views over your very own private lake.

PLANNING GRANTED

Appeal Ref: APP/P0119/W/14/3000831

Stanshawes Drive, Yate, South Gloucestershire

The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.

The appeal is made by Terramond Limited against the decision of South Gloucestershire Council.

The application Ref PK14/1648/F, dated 24 April 2014, was refused by notice dated 2 October 2014.

The development proposed is the erection of 2 dwellings, access and all associated infrastructure.

DECISION

1. The appeal is ALLOWED and planning permission is GRANTED for the erection of 2 dwellings, access and all associated infrastructure at Stanshawes Drive, Yate, South Gloucestershire in accordance with the terms of the application, Ref PK14/1648/F, dated 24 April 2014 and the plans submitted with it, subject to the conditions set out in the annex to this decision.

PLANNING INFORMATION

Full details of the plans, decision notice and elevations can be downloaded with the online legal pack.

NB

Please note the adjoining plot is also for the sale in the same July 22nd Auction.

VAT

VAT will be payable on the Purchase Price unless the Buyer is able to give a warranty that they will use the Property for the purposes of constructing a dwelling house for their own use.

BUYER'S PREMIUM

Please be aware all purchasers are subject to a £500 + 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.

OFFERS

Pre auction offers can be only submitted by completing the OFFER FORM which can be downloaded within the online legal pack. Please send 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 buyers premium to Hollis Morgan.

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.

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 Dance Voice as their 2015 Charity of the year. We are delighted to announce that 10% of every buyers premium will be donated to this excellent local charity - Dance Voice is dependent on voluntary donations to run its dance movement psychotherapy sessions which enable so many vulnerable people express themselves and improve and integrate their physical, emotional and social health and wellbeing. For further details on their outstanding work in the community please visit www.dancevoice.org.uk In 2014 Hollis Morgan successfully raised £2,500 for Bristol Children's Help Society www.tbchs.org.uk