



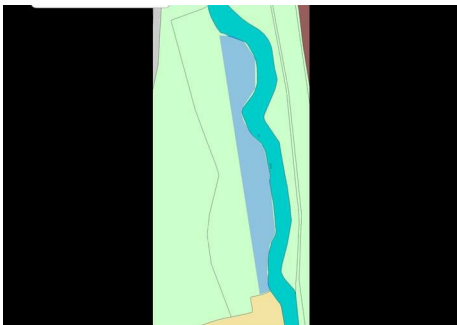
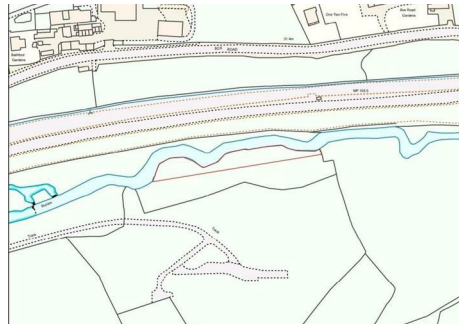
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hollis
morgan

auction



Riverbank and Fishing Rights Bathford Hill, Off Box Road, Bath, BA1 7LR

Auction Guide Price £17,000 +++

Hollis Morgan – JULY LIVE ONLINE AUCTION - An idyllic Freehold parcel of RIVER BANK circa 0.5 ACRES with FISHING RIGHT on the RIVER BYBROOK

Riverbank and Fishing Rights Bathford Hill, Off Box Road, Bath, BA1 7LR

ADDRESS

River Bank & Fishing Rights, Bathford Hill, Bathford, Bath, Avon, BA1 7LR

FOR SALE BY LIVE ONLINE AUCTION

*** SOLD BY HOLLIS MORGAN LIVE ONLINE AUCTION ***

GUIDE PRICE £10,000 +++
SOLD @ £17,000

Lot Number 15

The Live Online Auction is on Wednesday 28th July @ 18:00

Registration Deadline is on Monday 26th July @ 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”

GUIDE PRICE RANGE

The vendor has set a guide price range of £10,000 - £15,000 for this lot.

PRE AUCTION OFFERS

On this occasion the vendors will NOT be considering any pre auction offers.

VIEWINGS

External viewings at all times.

EXTENDED COMPLETION

Completion is set for 6 weeks or earlier subject to mutual consent.

SOLICITORS

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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

An idyllic Freehold parcel of land comprising circa 0.5 Acres of River Bank and fishing right on the River Bybrook.

sold with vacant possession.

DIRECTIONS

Travel to Bathford Nurseries, Box Rd, Bathford, Bath BA1 7LR

Opposite is a public footpath

Walk over the bridge and the river

Turn Left on the footpath

The land is on your left and will shortly be marked out to show the extent of the boundary.

LOCATION

Box is a popular Village located between Bath and Chippenham which has good local amenities including Budgens, a butcher, a doctors surgery, a village hall, a village primary school, a library and a pharmacy. Box Rec provides great leisure facilities including a children's play area, tennis courts, a cricket and football pitch.

Box is well placed for commuting with easy access to the M4 junctions 17 and 18, and the wider motorway network. Bath, only 5 miles to the west, is a World Heritage City, famous for its architecture and Roman history. There are some excellent local restaurants and cafes including The Northey Arms which is a short walk away, The Methuen Arms at Corsham and Neston Farm Shop, as well as the huge range of bars and restaurants in Bath.

THE OPPORTUNITY

FISHING & AMENITY SPACE

A rare opportunity to purchase an idyllic amenity space of circa 0.5 acres with the added bonus of fishing right on the River Bybrook.

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.

AUCTION FINANCE

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

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.

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

TESTIMONIALS

We are very proud of what our past clients have say

about us - please visit the Hollis Morgan website to read their testimonials.

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

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.