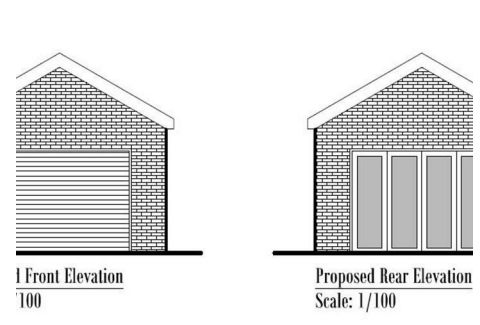
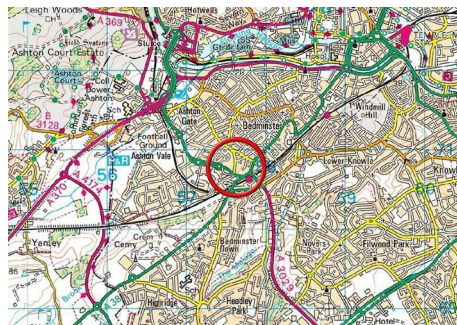




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**hollis  
 morgan**

**auCTION**



**Land to the Rear of, 209 Luckwell Road, Bedminster, Bristol, BS3 3HD**

**Auction Guide Price £18,000 +++**

Hollis Morgan APRIL AUCTION - A Freehold PARCEL of LAND with PLANNING GRANTED to erect a GARAGE / WORKSHOP plus yard area.

# Land to the Rear of, 209 Luckwell Road, Bedminster, Bristol, BS3 3HD

## FOR SALE BY AUCTION

\*\*\* SOLD @ APRIL AUCTION \*\*\*

GUIDE £10,000 +++  
SOLD @ £18,000

LOT NUMBER 35

Wednesday 11th April 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

## GUIDE PRICE RANGE

£10,000 - £15,000 +++

## PRE AUCTION OFFERS

On this occasion the vendor will NOT consider any pre auction offers.

## VIEWINGS

External inspection at all times.

## SOLICITORS

Stephen Parker

Barcan Kirby

Direct Dial: 0117 919 2404

Telephone: 0117 325 2929

[www.barcankirby.co.uk](http://www.barcankirby.co.uk)

[S.Parker@barcankirby.co.uk](mailto: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.

\*\*\* 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 to the rear of 209 Luckwell Road with pedestrian access from the main road and vehicular access from Derry Road.

## LOCATION

Luckwell Road is located just off Winterstoke Road within the popular suburb of Bedminster. Local amenities and services including the vibrant North Street are within

walking distance and offers an array of independent retailers, cafes, bars, pubs and restaurants. Bristol City Centre is within three miles.

## THE OPPORTUNITY

Planning has been granted to erect a large garage with bi fold doors leading to an enclosed yard area to the rear.

There may be scope for further development on the site subject to consents.

## PLANNING GRANTED

Reference 17/05425/F

Alternative Reference PP-06418144

Application Received Fri 29 Sep 2017

Application Validated Fri 29 Sep 2017

Address Rear Of 209 Luckwell Road Bristol BS3 3HD

Proposal Erection of single storey garage.

Status Decided

Decision GRANTED subject to condition(s)

Decision Issued Date Wed 21 Feb 2018

Appeal Status Unknown

## 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.

## **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](http://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](http://www.ryanbresnahan.org) Visit the Charity page of our Website for further details - <https://www.hollismorgan.co.uk/charity/>