



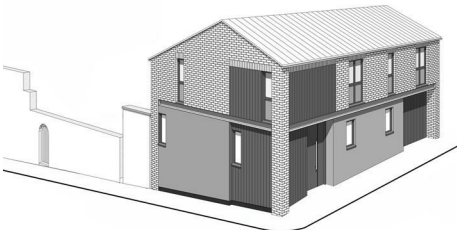
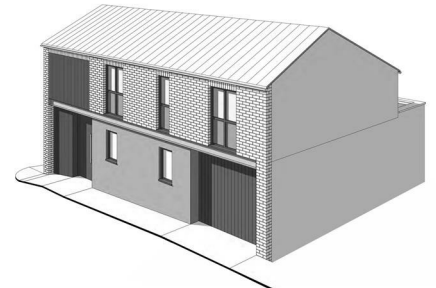
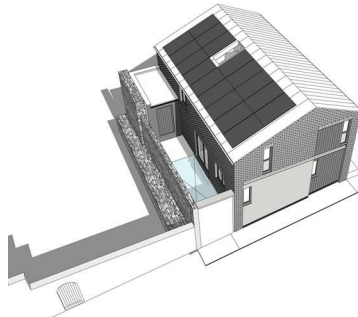
0117 973 6565

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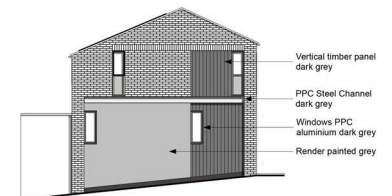
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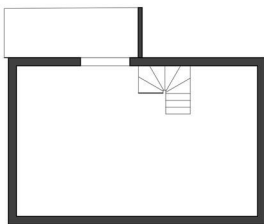
auction



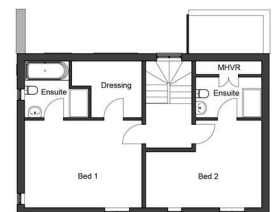
West Front Elevation - Scale 1:100



North Elevation - Scale 1:100



Basement Floor - Scale 1:100



First Floor - Scale 1:100

Plot @ South Green Street, Clifton, Bristol, BS8 4NG

Auction Guide Price £264,000 +++

Hollis Morgan – JULY LIVE ONLINE AUCTION - A Freehold BUILDING PLOT with PLANNING GRANTED to erect a DETACHED MEWS HOUSE (1743 Sq Ft) with GARAGE and courtyard garden.

Plot @ South Green Street, Clifton, Bristol, BS8 4NG

ADDRESS

Land At Corner Of Hope Chapel Hill And South Green Street, Clifton, Bristol BS8 4NG

FOR SALE BY LIVE ONLINE AUCTION

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

GUIDE PRICE £200,000 +++

SOLD @ £264,000

Lot Number 5

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 £200,000 - £225,000 for this lot.

27.7.21

PRE AUCTION OFFERS

On this occasion the vendor has confined they will NOT be considering pre auction offers.

COMPLETION – BEAT THE STAMP DUTY DEADLINE

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

Pay ZERO STAMP DUTY on the first £250,000 of your purchase if you complete by September 30th

Please note 3% SDLT is still payable when purchasing additional properties

Use this SDLT calculator to work out how much SDLT you'll pay - www.tax.service.gov.uk/calculate-stamp-duty-land-tax/

VIEWINGS

External viewings at all times.

SOLICITORS

Theo Vitagliano

Wards

Theo.Vitagliano@wards.uk.com

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 LAND

A Freehold corner parcel of land formerly used as off street parking.

Sold with vacant possession.

LOCATION

Clifton and the surrounding areas, with its Victorian and Georgian architecture, are amongst the most sought after locations in the City. The area offers charm alongside excellent amenities within a 10 minute walk with independent shops, boutiques, cafes, bars and restaurants to be found on both Whiteladies Road and Clifton Village including Clifton Down shopping Centre. The Downs offers four hundred acres of green public space whilst Brunel's Clifton Suspension Bridge provides a gateway to the Ashton Court Estate with its woodlands, mountain bike trails and walks whilst there is excellent access to the exciting Harbourside district, the City Centre and Temple Meads. The property is also within close proximity to Hotwells primary, whilst Bristol Cathedral and Cotham Secondary school are a short car Journey away.

THE OPPORTUNITY

PLANNING GRANTED - MEWS HOUSE (162 Sq M / 1743 Sq Ft)

Planning has been granted to erect a stylish two bedroom mews house with garage in this highly sought after location where building plots remain extremely rare.

We understand the completed value of the property will be in the region of £650,000

PROPOSED SCHEDULE OF ACCOMMODATION

GROUND FLOOR - 40 Sq M

Entrance Hall

Plot @ South Green Street, Clifton, Bristol, BS8 4NG

Open Plan Kitchen/ Dining / Living space
WC
Courtyard Garden

GARAGE - 21 Sq M

Integral Garage with internal access

FIRST FLOOR - 54 Sq m

Bedroom 1
En Suite
Dressing Room

Bedroom 1
En Suite

BASEMENT - 47 Sq M

Large basement area.

PLANNING GRANTED

Reference 21/00364/F
Alternative Reference PP-09449487
Application Received Mon 25 Jan 2021
Application Validated Tue 02 Feb 2021
Address Land At Corner Of Hope Chapel Hill And South Green Street Bristol BS8 4NG
Proposal Erection of a two storey dwelling with cellar, integrated garage and bin and bike store, it follows previously approved Application 18/05358/F. (Self Build).
Status Decided
Decision GRANTED subject to condition(s)
Decision Issued Date Tue 27 Apr 2021
Appeal Status Unknown

PLANNING INFORMATION

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

CONSTRUCTION VIDEO

To watch a video of the initial phase of the construction work, please copy and paste the below link into your web browser:

<https://vimeo.com/572476206>

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.

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 – Invitation to bid
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.

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.

TESTIMONIALS

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

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.

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.

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 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