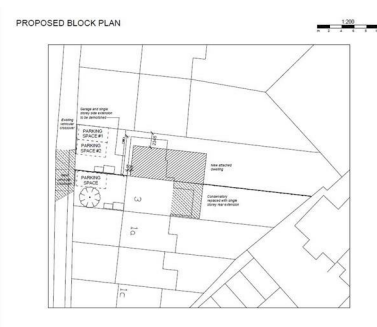
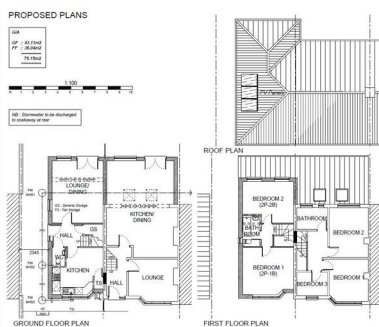
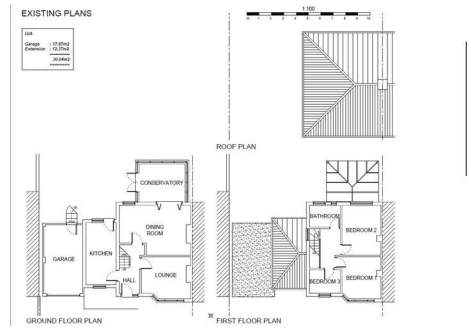
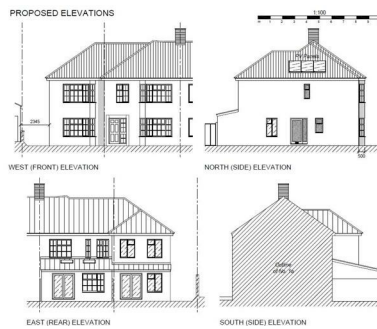
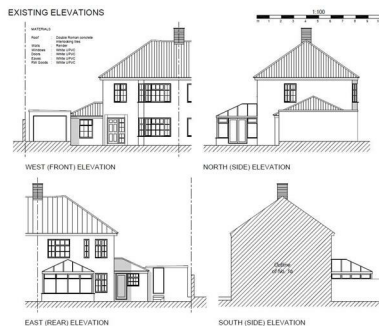




0117 973 6565
 www.hollismorgan.co.uk
 post@hollismorgan.co.uk

hollis
 morgan
 auction



3 Arbutus Drive, Coombe Dingle, Bristol, BS9 2PH

Auction Guide Price £420,000 +++

Hollis Morgan *** RECORD BREAKING JULY AUCTION - OVER £15M SOLD! *** A Freehold DEVELOPMENT OPPORTUNITY comprising a 3 BED SEMI in need of UPDATING with PLANNING GRANTED to erect a NEW BUILD HOUSE on the adjacent PLOT.

3 Arbutus Drive, Coombe Dingle, Bristol, BS9 2PH

ADDRESS

3 Arbutus Drive, Coombe Dingle, Bristol, BS9 2PH

FOR SALE BY LIVE ONLINE AUCTION

*** RECORD BREAKING JULY AUCTION - OVER £15M SOLD! ***

SOLD @ £420,000

Lot Number 21

The Live Online Auction is on Wednesday 29th July at 18:00

The sale will be streamlined LIVE ONLINE and you can BID by telephone, proxy or via your computer with your unique bidding PIN.

Registration is a simple 3 step process – download the online auction buyers guide for further details

Or simply email bid@hollismorgan.co.uk

PRE AUCTION OFFERS

Some properties may be available to buy prior to the auction.

Pre auction offers can be only submitted by completing the OFFER FORM which can be downloaded with the online legal pack - please email the COMPLETED form to – olly@hollismorgan.co.uk

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 no further information is due to be added.

In the event of an offer being accepted the property will only be removed from the auction 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 will need to be exchanged promptly via the solicitors.

EXTENDED COMPLETION

Completion is set for 8 weeks or earlier subject to mutual consent.

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

Sara Part

Star Legal - Thornbury

t: 01454 414 342

e: sara.part@star-legal.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.

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 Freehold semi detached house with accommodation arranged over two floors occupying a larger than average plot with enclosed rear garden and parking to the front.

Sold with vacant possession upon completion.

LOCATION

Coombe Dingle is a very popular location in Bristol offering a mix of suburban convenience with open green spaces.

The surrounding woodlands and green open spaces of the Blaise Castle Estate give way to the rolling greens of Shirehampton golf course. From dog walking, horse

3 Arbutus Drive, Coombe Dingle, Bristol, BS9 2PH

riding, childrens' playgrounds and golf, the area provides leisure opportunities for all ages on the doorstep. A short drive away the village of Westbury on Trym provides plentiful shopping as do Shirehampton and Sea Mills. The Mall and Cribbs Causeway is a mere 10 minutes away by car, offering everything from health and beauty to high fashion and Cinema Vue and lots of parking. Nearby the popular Red Bus Nursery, offers childcare opportunities for busy working parents whilst for older offspring, Bristol provides a choice of schooling in both the private and LA sectors. The motorway network is but a short drive away, accessing M4 and M5 motorways, whilst Bristol is close enough to enjoy and far enough away to escape to the peace and tranquility of your home.

THE OPPORTUNITY

HOUSE + PLOT DEVELOPMENT COMBO

HOUSE FOR UPDATING

The existing (host) property has been let for a number of years and is now in need of updating with scope to make a fine 3 bedroom home with garden and parking. Planning has been granted to demolish the existing conservatory and erect a full width ground floor extension.

We understand the renovated property will have a value of circa £425,000

BUILDING PLOT - PLANNING GRANTED

Planning has been granted to erect a new build 2 bedroom house adjoining the existing property.

We understand the completed new build property will have a value of circa £375,000

Planning was originally sought for a 3 bedroom unit but it was agreed to accept the 2 bedroom consent - buyers may wish to make their own investigations.

PROPOSED SCHEDULE

EXISTING (HOST) PROPERTY

GROUND FLOOR

Reception, Open Plan Kitchen / Diner leading to enclosed rear garden

FIRST FLOOR

Bedroom 1, Bedroom 2, Bedroom 3, Bathroom

OUTSIDE

Enclosed rear garden, off street parking

PROPOSED NEW BUILD

GROUND FLOOR

Side Entry, Kitchen, Open plan living space leading to enclosed rear garden

FIRST FLOOR

Bedroom 1, Bedroom 2, Bathroom

OUTSIDE

Enclosed rear garden, 2 x off street parking

PLANNING GRANTED

NOTICE OF DECISION

Town and Country Planning Act 1990 (as amended)

Town and Country Planning (Development Management Procedure) (England)

Order 2015

Decision : GRANTED subject to condition(s)

Application no: 19/03144/F

Type of application: Full Planning

Site address: 3 Arbutus Drive, Bristol, BS9 2PH.

Description of development: Erection of an attached dwelling and erection of a single storey rear extension.

Agent: LPC (Trull) Ltd

Committee/delegation date: 25.09.19

Date of Notice: 04.10.19

PLANNING INFORMATION

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

RENTAL APPRAISAL

Abode are delighted to provide rental figures for the above property as an existing 3 bedroom house as well as the proposed 2 bedroom new build:

* Refurbishment of exiting 3 bedroom house to include ground floor extension circa £1,300 - £1,400 PCM

* 2 bedroom new build house circa £1,000 - £1,100 PCM

If you require further information relating to the above figures, please feel free to pop by or call the office.

Mike Dixon

Lettings Director

Abode Property Management Limited

0117 973 8866

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 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 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.

Hollis Morgan was the most successful Auctioneer in Bristol & North Somerset during 2018 – 2019 with an 87 % success rate.

*Source EIG – Sales in BS and GL postcodes by agents based in BS or GL postcodes.

*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.

CHARITY OF THE YEAR

Hollis Morgan are supporting Bristol Charity All Aboard Watersports as our 2020 Charity of the year with 5% of each Buyers premium being donated.

All Aboard Watersports strive to make it possible for everyone in the local community to join in a range of watersports and water related activities for people with physical, emotional or cognitive disabilities in the historic Bristol City Docks - www.allaboardwatersports.co.uk

In 2019 we were delighted to have raised well £10k for Bristol Zoo by supporting their Bear Wood Project at the Wild Place through events including the Hollis Morgan Opera Picnic and hosting their annual Gala Evening.

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.