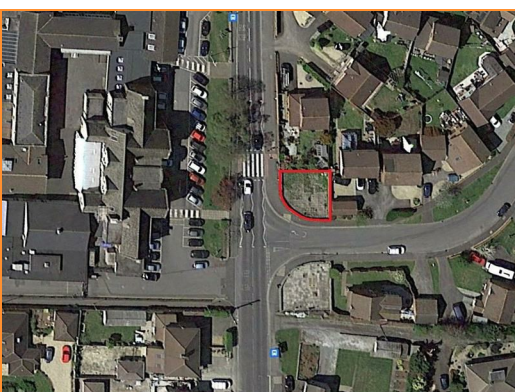




**Land on Corner of, Nightingale Way and Charlton Road, Midsomer Norton, Radstock, BA3 4NH**

**Sold @ Auction £5,000**

Hollis Morgan – FEBRUARY LIVE ONLINE AUCTION - A small FREEHOLD CORNER PARCEL OF LAND with a range of possible uses subject to consents.



Welcome to Hollis Morgan LIVE ONLINE Auctions

**LIVE ONLINE auctions**

**WELCOME TO HOLLIS MORGAN LIVE ONLINE AUCTIONS**

could have most dramatic adjustments to our working practices. Famous for our large public auctions, we have adapted by launching a monthly Live Online Auction service – an interactive platform for buying and selling all types of land and property.

A Live online auction has all the benefits of a traditional auction such as speed and transparency but with the advantage of being able to bid from anywhere with the auction streamed live on the Hollis Morgan website and the option to bid by telephone, group or online.

In 2020 we sold nearly 150 lots by this updated method – we have embraced this change and move forward with our 2021 live online calendar of sales confident we can provide the best service for our clients.

bid from anywhere | online or mobile

Welcome to Hollis Morgan LIVE ONLINE Auctions

**LIVE ONLINE auctions**

**BUYING** at online auction.....our guide to **online** bidding

The registration process is extremely simple, visit our website <https://www.hollismorgan.co.uk/auctions/register-to-bid/> and click on the 'Register to Bid' button

register to bid in just 4 easy stages...

- STAGE 1** Complete the Online Bidding Form  
You will be asked to provide your name, address, telephone number and email address. We will email you an invitation to bid with a link to complete the registration process.
- STAGE 2** Upload your certificate  
Consider using the one-click method, you will need to upload a copy of your certificate to documents when requested.
- STAGE 3** Invitation to bid  
Once you have passed the above stage, you will receive an email from us with an invitation to bid with a link to complete the registration process.
- STAGE 4** Pay your Security Deposit (£5,000)  
You will receive an email from us with a specific link to the payment of your deposit. Please note that the payment must be made by the deadline of the auction. Once the payment has been received, you will receive an email from us with a link to complete the registration process.

You are now ready to bid. Good luck and if you have any questions about the process – we are here to help you – please contact [info@hollismorgan.co.uk](mailto:info@hollismorgan.co.uk)

bid from anywhere | online or mobile

# Land on Corner of, Nightingale Way and Charlton Road, Midsomer Norton, Radstock, BA3 4NH

## ADDRESS

Land on the corner of Nightingale Way and Charlton Road, Midsomer Norton, BA3 4NH

## FOR SALE BY LIVE ONLINE AUCTION

\*\*\* SOLD @ FEBRUARY AUCTION \*\*\*

GUIDE PRICE £5,000 +++

SOLD @ £5,000

Lot Number 22

The Live Online Auction is on Wednesday 16th February 2022 @ 18:00

Registration Deadline is on Monday 14th February @ 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"

## PRE AUCTION OFFERS

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

## VIEWINGS

The land is open for inspection at all times

## EXTENDED COMPLETION

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

## SOLICITORS

Nazeelah Heetun

Shoosmiths Solicitors

Nazeelah.Heetun@shoosmiths.co.uk

## 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 small Freehold parcel of land on the corner of Nightingale Way and Charlton Road.

Sold with vacant possession.

## LOCATION

Midsomer Norton is a sought after and traditional market town situated within the very attractive rural area between Bath and the Mendip Hills with a wide range of local amenities.

## THE OPPORTUNITY

FREEHOLD PARCEL OF LAND

A speculative vacant corner parcel of land with a range of potential uses such as parking, garden, storage, advertising or commercial use subject to consents.

## 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.

## 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.

## 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.

## 2022 CHARITY OF THE YEAR

Hollis Morgan are supporting Bristol Charity Gympanzees as our 2022 Charity of the year with a % of each Buyers premium being donated.

Gympanzees are a charity based in Bristol helping children and young people with disabilities to access fun, fitness, and friendship.

Visit the Hollis Morgan Charity page of our Website for further details or the charity direct @

[www.gympanzees.org](http://www.gympanzees.org)

## 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?

Want to sell a property by Live Online Auction?

In 2020 we sold 150 lots by this updated method - we have embraced this change and move forward with our 2021 live online calendar of sales confident we can provide the best service for our clients.

Did you know...In 2020 Hollis Morgan SOLD more lots by auction in Bristol, North Somerset & Gloucester than any other auctioneer!

Did you know...In 2020 Hollis Morgan SOLD more £££'s of BS postcode lots than all the other local auctioneers combined!

Did you know...Since 2010 we have offered more lots in our catalogue ( 2151 ) than any other local firm.

\*Source EIG Group 2021

Hollis Morgan hold the largest monthly land & property auctions in the region – book your free, no obligation valuation today!

## 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.

e-mail: [post@hollismorgan.co.uk](mailto:post@hollismorgan.co.uk) [www.hollismorgan.co.uk](http://www.hollismorgan.co.uk)

9 Waterloo Street, Clifton, Bristol BS8 4BT. Telephone: **0117 973 65 65**

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