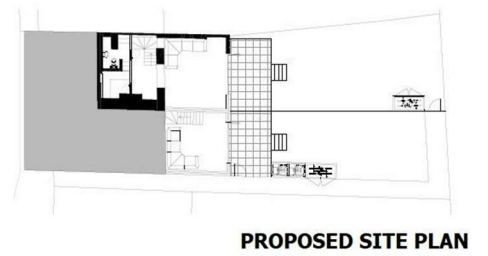
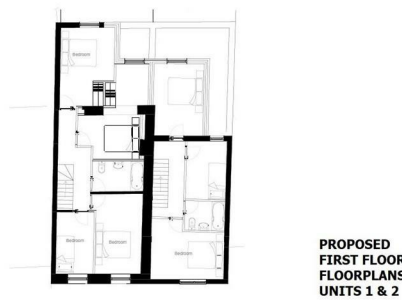
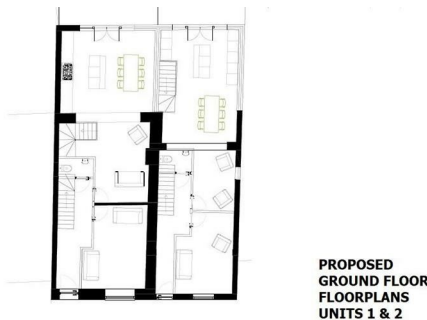
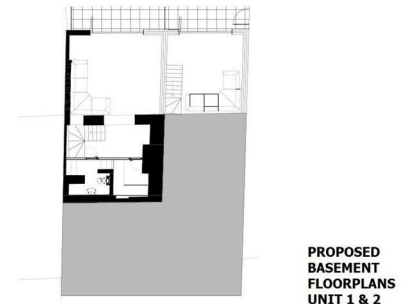




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hollis
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 auction



19, Nags Head Hill, St George, Bristol, BS5 8LN

Auction Guide Price £345,000 +++

Hollis Morgan – JUNE LIVE ONLINE AUCTION - A Freehold DEVELOPMENT OPPORTUNITY with PLANNING GRANTED to convert the existing building into 2 X HOUSES with enclosed REAR GARDENS.

19, Nags Head Hill, St George, Bristol, BS5 8LN

COVID UPDATE – LOCKDOWN 3.0

Following Government advice (05.01.21) the housing market will remain open during the new lockdown in England.

Hollis Morgan are open for viewings and valuations whilst adhering to the latest social distancing and PPE rules.

Please contact the auction team for any questions.

ADDRESS

19 Nags Head Hill, St. George, Bristol, BS5 8LN

FOR SALE BY LIVE ONLINE AUCTION

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

GUIDE PRICE £235,000 +++

SOLD @ £345,000

Lot Number 3

The Live Online Auction is on Wednesday 23rd June @ 18:00

Registration Deadline is on Monday 21st June @ 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 vendor will NOT be considering pre auction offers.

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.

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/

SOLICITORS

Peter Murray

Star Legal

Nailsea Branch

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 PROPERTY

A Freehold double width property arranged as butchers with basement and self contained flat on the upper floors with large garden to rear and side access.

Sold with vacant possession.

LOCATION

Nags Head Hill is located just a few minutes from the popular Church Road within the popular suburb of St. George.

Church Road offers an array of independent retailers, bars, cafes, restaurants and convenience stores whilst

19, Nags Head Hill, St George, Bristol, BS5 8LN

St George's park is an extremely popular local amenity space.

Bristol City Centre is approximately four miles away.

THE OPPORTUNITY

DEVELOPMENT OPPORTUNITY - PLANNING GRANTED

Planning has been granted to convert the existing building (formerly a butchers with flat above) into 2 family homes with enclosed rear gardens.

ALTERNATIVE SCHEME

Scope for conversion to multiple flats plus extend to rear. Subject to consents

PROPOSED SCHEDULE OF ACCOMMODATION

House A = 179.3 m² - 4 bed

Basement – Bathroom, Utility, Lounge with Bi Fold doors leading to enclosed rear garden

Ground Floor – Entrance Hall, Reception 1, Reception 2, Open Plan Kitchen Diner

First Floor – Bedroom 1, Bedroom 2, Bedroom 3, Bedroom 4, Bathroom

House B = 125.8 m² – 3 bed

Basement – Lounge with Bi Fold doors leading to enclosed rear garden

Ground Floor – Entrance Hall, Reception 1, Reception 2, Open Plan Kitchen Diner

First Floor – Bedroom 1, Bedroom 2, Bedroom 3, Bathroom

HOLLIS MORGAN NEW HOMES - GDV

The Hollis Morgan New Homes team have appraised the site as follows;

4 bed house - £285,000

3 bed house - £265,000

Total GDV - £550,000

For more information or to discuss any other scheme please contact Calum Melhuish - Calum@hollismorgan.co.uk

Or visit our new homes website - www.hollismorgan.co.uk/new-homes/

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: 20/03532/F

Type of application: Full Planning

Site address: 19 Nags Head Hill, Bristol, BS5 8LN.

Description of development: Conversion and extension of existing property to convert it from former butchers and maisonette to 2 No residential dwellings, with associated works.

Applicant: Mr A Gingell & Mrs J Gingell

Agent: Dexter Building Design Ltd

Committee/delegation date: 28.04.21

Date of Notice: 28.04.21

PLANNING INFORMATION

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

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.

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.

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

19, Nags Head Hill, St George, Bristol, BS5 8LN

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.

EPC

For full details of the EPC please refer to the online legal pack.

AUCTION FINANCE

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

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.

TESTIMONIALS

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

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

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.