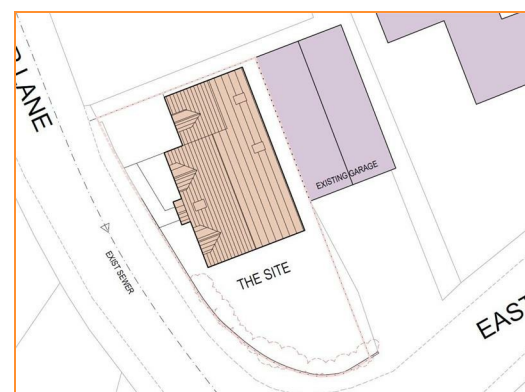




Plot @ Cider Mill Cottage, Foxmoor Lane, Ebley, Stroud, GL5 4QD

Sold @ Auction £148,000

Hollis Morgan SEPTEMBER AUCTION - A Freehold CORNER PLOT with PLANNING GRANTED to erect a DETACHED 4 BEDROOM HOUSE with GARAGE, GARDENS and PARKING.



Plot @ Cider Mill Cottage, Foxmoor Lane, Ebley, Stroud, GL5 4QD

FOR SALE BY AUCTION

*** SOLD @ THE £10M SEPTEMBER AUCTION – NOW TAKING LOTS – 0117 973 6565 ***

GUIDE £130,000 +++
SOLD PRIOR @ £148,000

LOT NUMBER 36

Wednesday 26th September 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

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 VIEWED the property and the COMPLETE LEGAL PACK has been released.
You will be emailed a note to confirm the AUCTION PACK NOW COMPLETE and then offers can be submitted.

In the event of an offer being accepted the property will only be removed from the auction and viewings stopped once contracts have successfully EXCHANGED subject to the standard auction terms and payment of the buyer's premium (£1,200) to Hollis Morgan. Contracts can be signed either via the solicitors or at the Hollis Morgan offices subject to appointment.

EXTENDED COMPLETION

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

SOLICITORS

Sarah Waller
Clutton Cox
Parliament House, 4 High Street, Chipping Sodbury, BS37 6AH
sarah@cluttoncox.co.uk
Tel: 01454 312 125

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 PLOT

A Freehold corner building plot formerly comprising a garage/workshop that has now been demolished.
The plot will enjoy vehicular access onto Foxmoor Lane an established area of residential properties.
From the first floor of the dwelling to be constructed there will be extensive views across the Stroud Valleys towards Frocester and Selsley.

LOCATION

The plot is located in a popular residential area within the Stroud Valleys conveniently located about 1½ miles west of the town centre where a good range of retail, commercial and leisure facilities are to be found, as well as the main line railway station. The M5 motorway can be joined at junction 13 just beyond Stonehouse, approximately 4 miles to the west, giving easy access to Cheltenham and Gloucester to the north and Bristol and Bath to the south.
The excellent local schools include two of Gloucestershire's remaining Grammar schools, Marling and Stroud High and Foxmoor Primary school has an excellent reputation. Wycliffe College at Stonehouse offers independent education across all age ranges.

THE OPPORTUNITY

DEVELOPMENT SITE - PLANNING GRANTED

Planning has been granted to erect a detached four bedroom family home with garage, gardens and parking in this highly sought after location.
We understand from local agents the completed property has a value in the region of £425,000 +

PLANNING GRANTED

Reference: S.18/0843/VAR
Application Received: Thu 12 Apr 2018
Application Validated: Fri 13 Apr 2018
Address: Cider Mill Cottage (Formerly Land Adj. 1The Cottages) Foxmoor Lane Ebley Stroud Gloucestershire GL5 4QD
Proposal: Variation of Condition 2 of Planning Permission S.13/0877/FUL - Additional first floor over garage, with dormer window and changes to fenestration (382427 - 205106)
Status: Decided
Decision: Permission
Decision Issued Date: Fri 08 Jun 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 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 Visit the Charity page of our Website for further details - <https://www.hollismorgan.co.uk/charity/>



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