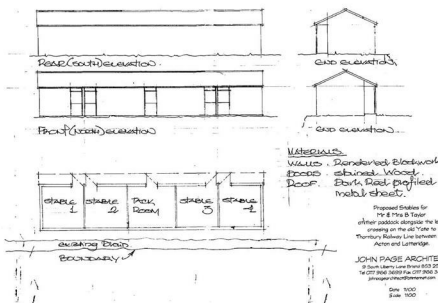




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hollis
 morgan
 auction



Land North and East of Crossing Cottage, Latteridge Road, Iron Acton, South
Auction Guide Price £133,000 +++

Hollis Morgan MAY AUCTION LOT NUMBER 24 - A Freehold parcel of LAND (3.98 ACRES) with VEHICULAR ACCESS in a fine RURAL SETTING - Consent for EQUESTRIAN and RESIDENTIAL DEVELOPMENT subject to consents.

Land North and East of Crossing Cottage, Latteridge Road, Iron Acton, South

Gloucestershire BS37 9TL

FOR SALE BY AUCTION

SOLD @ HOLLIS MORGAN MAY AUCTION

GUIDE £70,000 +++

SOLD @ £133,000

LOT NUMBER 24

Wednesday 23rd May 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

On this occasion the vendors have chosen NOT to consider any pre auction offers.

EXTENDED COMPLETION

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

VIEWINGS

External inspection at all times.

The main gate is locked but there is pedestrian access to the side of the gate.

SOLICITORS

Katrina Bartlett

WARDS

6 Fountain Court, New Leaze, Bradley Stoke, Bristol BS32 4LA

Tel: 01454 204880

Fax: 01454 201391

Katrina.Bartlett@wards.uk.com

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 LAND

A Freehold 3.98 acre parcel of land with vehicular

access from Latteridge Road in a stunning rural setting.

The site is sold as seen and includes a number of dilapidated outbuilding and motor homes.

LOCATION

The land is located in between Latteridge and Iron Acton. Winterbourne is nearby and provides an array of local amenities and services. Bristol City Centre is approximately ten miles away.

THE OPPORTUNITY

EQUESTRIAN

Planning has been granted for equestrian use and stables on the site.

RESIDENTIAL DEVELOPMENT

Interested parties should investigate the opportunity for either a large single dwelling or a high density housing scheme on the site subject to gaining the necessary consents.

OVERAGE CLAUSE

"The land is sold subject to an existing overage with a 50% uplift triggered by the sale of the land with the benefit of outline or detailed planning permission for any purpose other than agricultural or equestrian use. Fuller details are contained within the 2003 Transfer which forms part of the legal pack."

PLANNING GRANTED

Reference PT17/1427/F

Alternative Reference PP-05952493

Application Received Wed 29 Mar 2017

Application Validated Thu 20 Apr 2017

Address Field North And East Of Crossing Cottage East Of Railway Latteridge Road Iron Acton Bristol South Gloucestershire BS37 9TL

Proposal Change of use of land from agricultural to equestrian use and erection of stables and tack room

Status Decided

Decision Approve with Conditions

Decision Issued Date Fri 06 Oct 2017

Appeal Status Unknown

Appeal Decision Not Available

PLANNING INFORMATION

Full details of the planning including proposed drawing etc can be downloaded with the online legal pack.

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/>