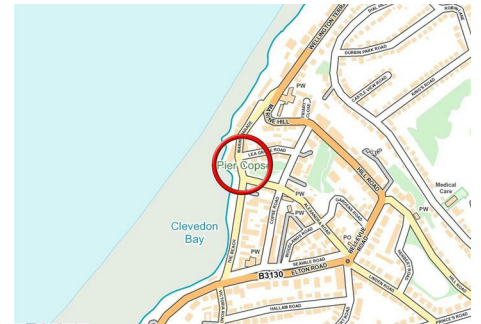
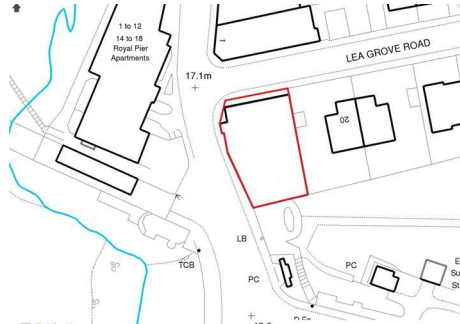




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hollis
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 auction



Campbells Landing, 21 - 23 The Beach, Clevedon, North Somerset, BS21 7QT

Auction Guide Price £750,000 +++

Hollis Morgan SEPTEMBER AUCTION - A PRIME OPPORTUNITY to develop this ICONIC BUILDING (7437 Sq Ft) overlooking CLEVEDON PIER with PLANNING GRANTED for SIX LUXURY APARTMENTS with a GDV of £2.27m

FOR SALE BY AUCTION

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

GUIDE £700,000

SOLD PRIOR @ £750,000

LOT NUMBER 9

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

EXTENDED COMPLETION

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

SOLICITORS

Lesley Warren

Gregg Latchams

7 Queen Square, Bristol BS1 4JE

(0)117 9069 400

lesley.warren@gregglatchams.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 PROPERTY

Campbells Landing is an iconic period property (7437 Sq Ft) occupying a prime sea front position overlooking Clevedon's Grade I Listed Pier and the stunning Victorian promenade.

The Freehold property is sold with vacant possession and is now in need of modernisation but retains many of the classic period features and bay windows to maximise the maritime outlook.

LOCATION

Set in a prime sea front location just a stone's throw

away from Clevedon's Grade I listed Pier allowing residents easy access to the array of local and independent boutiques, bars and restaurants nearby Hill Road and Promenade have to offer. The adjoining beach and coastal paths enable leisure pursuits whilst to the south side of the town lies the famous "Poets Walk" invoking memories of spectacular sunsets and Byron.

Clevedon is a popular North Somerset coastal town located on the edge of the Bristol Channel. Clevedon town centre has a wide range of amenities and within level walking are banks and a post office. There are golf courses, woodland and coastal walks in addition to excellent primary and secondary schools.

Bristol is 12.6 miles distant with a more extensive range of retail outlets and established independent schools with dedicated buses running from Clevedon. For the commuter, the M5 nearby serves the South West and Midlands and links to the M4 South Wales and London.

There are rail services available from Bristol Temple Meads (approx 13.3 miles) and Yatton (approx 4.8 miles) both of which have regular services to London and a number of cities nationwide.

Bristol International Airport has an extensive schedule of flights to many European and some long haul destinations.

THE OPPORTUNITY

PLANNING GRANTED - FLAT CONVERSION

Planning has been granted to convert the existing accommodation into six luxurious sea front apartments with a garden / terraces.

Each unique property will benefit from classic period features such as high ceilings and bay windows combined with the inherent benefits of a modern conversion including a lift whilst the penthouse will have a magnificent tower with some of the best views in the Town. Please note no CIL liability is payable.

GDV of £2,270,000

FAMILY HOME

Scope for a truly spectacular family home with parking and gardens.

PROPOSED SCHEDULE

Apartment 1

Ground Floor, 1 Bed, 1 Bath (699 Sq Ft)

Apartment 2

Ground Floor, 2 Bed, 2 Bath, Garden (1,065 Sq Ft)

Apartment 3

First Floor, 2 Bed, 2 Bath, 2 Terraces (968 Sq Ft)

Apartment 4

Campbells Landing, 21 - 23 The Beach, Clevedon, North Somerset, BS21 7QT

First Floor, 1 bed, 1 Bath (699 Sq Ft)

Apartment 5

Second Floor, 2 Bed, 2 Bath, Terrace (1,040 Sq Ft)

Apartment 6 (Tower Penthouse)

Top Floor, 2 Bed, 2 Bath, Tower, Balcony (1,044 Sq FT)

GDV

Local experts Steven Smith have appraised the development provided the following resale values;

Apartment 1 - £220,000

Apartment 2 - £425,000

Apartment 3 - £460,000

Apartment 4 - £230,000

Apartment 5 - £475,000

Apartment 6 - £460,000

TOTAL - £2,270,000

Please contact Nick Emery for further information
nick@stevensmithhomes.co.uk

PLANNING GRANTED

Application No: 18/P/2865/FUL

Site: Campbells Landing, 21 - 23 The Beach, Clevedon, BS21 7QT

Description: Change of use of former public house and hotel to provide 6 no.1 and 2 bedroom apartments together with the demolition of existing single storey extensions, reduction in the height of boundary walls and the introduction of new walls and metal railings, first floor extension over remodelled single storey elements, the creation of upper floor terraces, roof extension to provide additional accommodation at third floor level, flat roofed lift overrun at third floor level, the replacement of existing windows with double glazed timber windows, and the provision of bin and recycling storage and external steps.

PLANNING INFORMATION

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

EPC

For full details of the EPC please refer to 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.

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.

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.

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.

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/>

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