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hollis
 morgan
 auction



Welcome to Hollis Morgan LIVE ONLINE Auctions

In response to Covid 19 Hollis Morgan have released their Live Auction service which is an innovative online platform for selling and buying all types of land and property.

It provides all the benefits of traditional public auctions, such as speed, certainty of sale and transparency with the added advantage of being able to watch live from the comfort of your own home and bid online or by proxy and telephone... The auction will be STREAMED LIVE on the Hollis Morgan website.

bid from anywhere | online or mobile

new investment 100 million of sales value in 2019

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

register to bid in just 3 easy steps

- STEP 1 Simply visit bid@hollismorgan.co.uk with your name and contact details.
- STEP 2 You will be asked a Personal Banking Form with full details and information on account - complete this form and return with you in at least 48 hours before the auction (BIP - don't forget it to the post!).
- STEP 3 You will then be allocated a unique bidding PIN and be ready for the auction.

Remember you can register to bid on as many lots as you like but can only bid on those you have registered for in advance. Any questions - contact bid@hollismorgan.co.uk

Good luck and if you have any questions about the process - we are here to help you - please contact bid@hollismorgan.co.uk

On the day of the auction, you will need to visit www.eppropertyauctions.co.uk to watch the stream and click on the 'Place Bid' button on the screen that you are interested in. These selling instructions and proxy bids can now watch the auction and we will contact you prior to your bid being placed.

To create a proxy bid you will need a working credit card - click the 'Place Bid' button within 'Online Bidding' screen.

To watch the stream to watch your bidding PIN, you need confirmed bids will show the auction starting point which will display details of the lot being offered, the current bid and the winning price.

A 'Place Bid' button will be available only on the lots that you have registered to bid on. The screen will also show the time when the auction will contact you to confirm the next steps.

The auctioneer will call the bidding 3 times before the fall of the gavel and if you are the successful purchaser the auctioneer will contact you to confirm the next steps.

Strategic Parcel of Land Church Road (A420), Wick, Bristol, BS30 5PE

Auction Guide Price £250,000 +++

Hollis Morgan NOVEMBER LIVE ONLINE AUCTION - A Freehold STRATEGIC PARCEL OF 8 ACRES of land on the edge of the Village Boundary with excellent road frontage and running alongside the Rover Boyd.

Strategic Parcel of Land Church Road (A420), Wick, Bristol, BS30 5PE

ADDRESS

Strategic Parcel of Land, Church Road, Wick BS30 5PE

FOR SALE BY LIVE ONLINE AUCTION

SOLD @ NOVEMBER LIVE ONLINE AUCTION

GUIDE £250,000 +++

SOLD @ £250,000

Lot Number – 21

The Live Online Auction is on Wednesday 18th November at 18:00

Registration Deadline is Monday 16th November

The Auction will be streamed LIVE ONLINE and you can BID by telephone, proxy or via your computer with your secure and unique bidding PIN.

Registration is a simple 3 step process – download the online auction buyers guide for further details or visit the Hollis Morgan auction website.

Or simply email bid@hollismorgan.co.uk

PRE AUCTION OFFERS

The vendor has confirmed they will NOT be considering any pre auction offers on this lot.

SOLICITORS

Angus Williams

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EXTENDED COMPLETION

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

VIEWINGS

The land is open for inspection at all times.

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 parcel of land (approx 8 acres) with vehicular access and excellent road frontage onto the A420.

The land gently slopes down to the River Boyd and is sold with vacant possession.

LOCATION

Wick is a pretty semi-rural village lying to the east of Bristol and due north of Bath. The village offers a small range of amenities including a convenience store, post office, doctors surgery and pharmacy, a beautiful local pub (popular for its spacious dining), as well as a highly regarded primary school.

It is approximately 6 miles to the centre of the UNESCO World Heritage City of Bath, and Bristol is within easy reach.

Bath and Bristol are home to a wealth of retail, business and leisure facilities.

Both have mainline stations, providing regular access to London, while Junction 18 of the M4 is only approximately 6 miles away and Bristol International Airport is approximately 16 miles away.

THE OPPORTUNITY

STRATEGIC PARCEL OF LAND

The land is positioned on the edge of the current Village boundary with long term development potential subject to to any consents.

The land is sold with an uplift of 20% for 30 years which will not include agricultural buildings or use - please refer to legal pack.

POTENTIAL EQUESTRIAN / AMENITY LAND

The land has scope for equestrian or other amenity use subject to consents.

ADVERTISING

The excellent road frontage provides scope for advertising subject to any consents.

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

Strategic Parcel of Land Church Road (A420), Wick, Bristol, BS30 5PE

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.

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.

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 All Aboard Watersports as our 2020 Charity of the year with 5% of each Buyers premium being donated.

All Aboard Watersports strive to make it possible for everyone in the local community to join in a range of watersports and water related activities for people with physical, emotional or cognitive disabilities in the historic Bristol City Docks - www.allaboardwatersports.co.uk
In 2019 we were delighted to have raised well £10k for Bristol Zoo by supporting their Bear Wood Project at the Wild Place through events including the Hollis Morgan Opera Picnic and hosting their annual Gala Evening. 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.