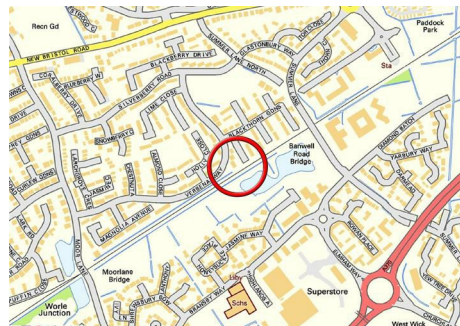




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 auction



**Plot Adjacent to, 38 Verbena Way, Worle, North Somerset, BS22 6RN**

**Auction Guide Price £15,000 +++**

Hollis Morgan NOVEMBER AUCTION LOT NUMBER 2 - A level end of terrace plot with LAPSED PLANNING to erect a 3 bedroom semi detached house. \*\*\* STILL AVAILABLE - OPEN TO OFFERS \*\*\*

# Plot Adjacent to, 38 Verbena Way, Worle, North Somerset, BS22 6RN

## FOR SALE BY AUCTION

\*\*\* STILL AVAILABLE - OPEN TO OFFERS \*\*\*

Guide Price £15,000 +++

LOT NUMBER 22

Wednesday 26th November 2014

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

## VIEWINGS

The site is open for an external viewing at all times.

## SOLICITORS

Chris Georgiou

BRGP Weston Office

50 The Boulevard

Weston-super-Mare

Somerset

BS23 1NF

Tel: 01934 414161

Email: [chris.georgiou@brgplaw.co.uk](mailto:chris.georgiou@brgplaw.co.uk)

## ONLINE LEGAL PACKS

Please visit our website [www.hollismorgan.co.uk](http://www.hollismorgan.co.uk) and follow the RED links "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 register to receive them if not yet available.

You will also automatically be updated if any new information is added.

## THE LAND

A parcel of land adjacent to 38 Verbena Way

## LOCATION

Verbena Way is located just off Silverberry Road within the popular North Somerset Village of Worle. Worle Railway station is within walking distance and Somerset Avenue nearby provides transport links to the M5 Motorway Network.

## THE OPPORTUNITY

Lapsed planning to erect a 3 bedroom semi detached home in a popular residential area.

## COMPLETION DATE

Please note extended completion of 07/01/2015 or earlier by mutual consent.

## PLANNING HISTORY

Please see with more detailed planning information in the online legal pack

## ORIGINAL PLANNING - LAPSED

Application type: Full Planning Permission

Development: Erection of new dwelling in the side

garden

Location: Land adjoining 38 Verbena Way, Weston-Super-Mare, North Somerset, BS22 6RN

Application no: 05/P/0438/F Decision date: 21 Apr 2005

Parish: Weston-super-Mare Agent: A1 Planning Services

39a High StreetPortisheadSomersetBS20 6AA

Case officer: Angela Norris Valid date: 14 Feb 2005

Applicant: Mr P Arnold

38 Verbena Way Worle Weston-super-Mare Somerset BS22 6RN

Target Date: 14 Feb 2005

## PLANNING WITH EXTRA GARAGE - REFUSED

Application type: Full Planning Permission

Development: Erection of new end of terrace dwelling and garage

Location: Land adjoining 38 Verbena Way Weston-Super-Mare BS22 6RN

Application no: 10/P/1727/F Decision date: 02 Dec 2010

Parish: Weston-super-Mare Agent: Bluewater Designs Ltd

Strowlands Edingworth BS24 0JA

Case officer: Tom French Valid date: 07 Oct 2010

Applicant: Mr P Carter

47 Oxford Street Weston-super-Mare BS23 1TN

Consultation expiry date: 03 Nov 2010

Application status: Appeal reference:

Target Date: 07 Oct 2010 Appeal decision date:

Contact Tel: 01275 888811 Contact email: [dccomments@n-somerset.gov.uk](mailto:dccomments@n-somerset.gov.uk)

## BUYER'S PREMIUM

Please be aware all purchasers are subject to a £500 + VAT buyer's premium which is ALWAYS payable upon exchange of contracts whether the sale is concluded before, during or after the auction date.

## EPC

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

## AUCTION BUYERS GUIDE

Available to download via our purpose built property website.

## TESTIMONIALS

We are very proud of what our clients say about us - please visit our website to read our Testimonials: [www.hollismorgan.co.uk/auction-testimonials.html](http://www.hollismorgan.co.uk/auction-testimonials.html)

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## **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.

## **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.

## **CHARITY OF THE YEAR**

Hollis Morgan are supporting Bristol Children's Help Society as their 2014 Charity of the year. We are delighted to announce that 10% of every buyers premium will be donated to this excellent local charity. For further details on their outstanding work in the community please visit [www.tbchs.org.uk/about.html](http://www.tbchs.org.uk/about.html) In 2013, Hollis Morgan successfully raised £2,000, which was donated to Penny Brohn.

## **OFFERS**

Pre auction offers can be submitted by filling out the offer form in the online legal pack and then sent via email to [post@hollismorgan.co.uk](mailto:post@hollismorgan.co.uk) NB – Unless the form is completed the offer cannot be submitted.

## **AUCTION FINANCE**

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