

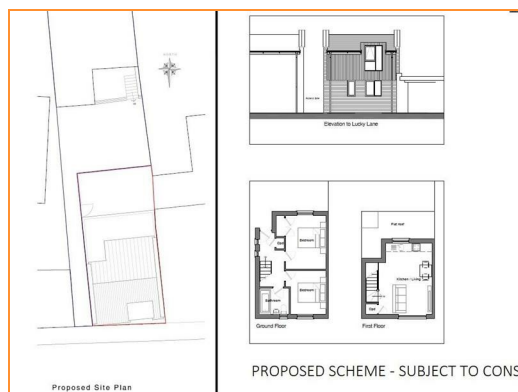


PROPOSED FRONT ELEVATION - SUBJECT TO CONSENTS

Plot to rear of, 62 Coronation Road, Southville, Bristol, BS3 1AR

Sold @ Auction £100,000

Hollis Morgan – MAY LIVE ONLINE AUCTION - A Freehold BUILDING PLOT with scope for 2 BED MEWS HOUSE (Lapsed Planning) just moments from the HARBOURSIDE and NORTH STREET.



Plot to rear of, 62 Coronation Road, Southville, Bristol, BS3 1AR

FOR SALE BY LIVE ONLINE AUCTION

ADDRESS | Plot to the rear of 62 Coronation Road, (Lucky Lane) Southville, BS3 1AR

*** SOLD @ AUCTION ***

GUIDE PRICE £90,000 + VAT
SOLD @ £100,000

Lot Number – 8

The Live Online Auction is on Monday 23rd May 2022 @ 17:30 *** PLEASE NOTE NEW AUCTION TIME & DATE ***

Registration for this lot has now closed.

The Auction will be streamed LIVE ONLINE via the Hollis Morgan website & you can choose to bid by telephone, proxy or via your computer.

Registration is a simple online process – please visit the Hollis Morgan auction website and click "REGISTER TO BID"

VIEWINGS

The site is open for inspection at all times.

SOLICITORS

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COMPLETION

4 weeks or earlier subject to mutual consent.

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.

EPC

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

THE LAND

A Freehold parcel of land to the rear of 62 Coronation Road with existing garage and access via Lucky Lane. Please note the vendor will be retaining a 1 metre pathway at the side of the plot to provide pedestrian rear access to the original property. Sold with vacant possession.

LOCATION

Coronation Road lies within the popular suburb of Southville. North Street is within walking distance and offers a wide variety of amenities including bars, pubs, cafes and independent retailers. Bristol City Centre and the Harbourside district is within a mile whilst there are also regular public transport links running from Bedminster to the Cabot Circus shopping complex which is approximately two miles away.

THE OPPORTUNITY

BUILDING PLOT - MEWS HOUSE

Planning was granted in 2012 (since lapsed) to erect a two bedroom mews house on the site. The vendor has proposed a new scheme (but not applied for planning) to create a similar property but to provide the aforementioned pedestrian access to the original property. Plots of this nature are extremely rare in BS3.

SOLICITORS

Justina Prosser
Cooke Painter

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PLANNING GRANTED (LAPSED)

NOTICE OF DECISION

Town and Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management Procedure) (England)
Order 2010

Decision : GRANTED subject to condition(s)

Application no: 12/02365/F

Type of application: Full Planning

Site address: 62 Coronation Road, Bristol, BS3 1AR.

Description of development: Erection of a new 2-bedroom mews house in the rear garden. Construction of a new front wall and formation of a bin store and planting areas.

Applicant: Edgehill Developments

PLANNING INFORMATION

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

STANDARD AUCTION INFORMATION

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 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 vendors are willing to consider offers prior to the auction. Pre-auction offers can ONLY be submitted by completing the online PRE-AUCTION OFFER FORM The form can be found on the Hollis Morgan website on the individual auction property listings – look for the big red button. Please note offers will not be considered until you have inspected the COMPLETE LEGAL PACK once it has been released.

There will be a note added to the list to confirm AUCTION PACK NOW COMPLETE when our client's solicitor informs us no further information is due to be added. In the event of an offer being accepted the property will only be removed from the online auction and viewings stopped once contracts have successfully EXCHANGED subject to the standard auction terms and payment of the buyer's premium (£1000 + VAT) to Hollis Morgan. Contracts can be exchanged via the solicitors or at the Hollis Morgan offices by appointment only.

REGISTRATION PROCESS

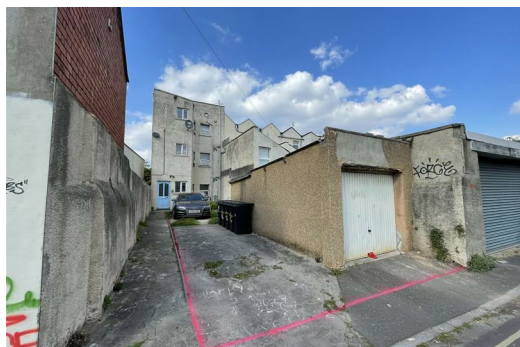
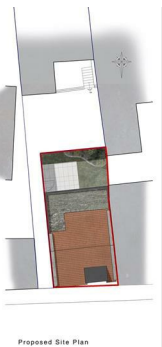
The registration process is extremely simple – visit the Hollis Morgan auction website and click on the "Register to Bid" button. The "Register to Bid" button can be found on the auction home page or on the individual lot listings. Please note this function is not available on Rightmove or Zoopla.

- Stage 1 – Complete the Online Bidding Form
- Stage 2 – Upload your certified ID
- Stage 3 – Invitation to bid
- Stage 4 – Pay your security deposit (£6,200)

You are now ready to bid – Good luck!

If your bid is successful, the balance of the deposit monies must be transferred to our client account within 24 hours of the auction sale.

If you are unsuccessful at the auction your holding deposit will be returned within 48 hours.



Welcome to Hollis Morgan LIVE ONLINE Auctions

LIVE ONLINE AUCTIONS

Could have meant dramatic adjustments to our working practices. However for our large public auctions, we have adapted by launching a monthly Live Online Auction service – an interactive platform for buying and selling all types of land and property.

A Live online auction has all the benefits of a traditional auction such as speed and transparency but with the advantage of being able to bid from anywhere with the auction streamed live on the Hollis Morgan website and the option to bid by telephone, proxy or online.

Since 2020 we have sold nearly 350 lots by this updated method – we have embraced this change and move forward with our 2022 live online calendar of sales confident we can provide the best service for our clients.

bid from anywhere | online or mobile

e-mail: post@hollismorgan.co.uk www.hollismorgan.co.uk

9 Waterloo Street, Clifton, Bristol BS8 4BT. Telephone: 0117 973 65 65

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