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hollis
morgan

auction



Development Site @, 35 A Mountain Wood, Bathford, Bath, BA1 7RZ

Auction Guide Price £102,000 +++

Hollis Morgan APRIL AUCTION - A Freehold parcel of land with PLANNING GRANTED to erect a FOUR BEDROOM HOUSE with fine VIEWS close to the City of Bath.

Development Site @, 35 A Mountain Wood, Bathford, Bath, BA1 7RZ

FOR SALE BY AUCTION

*** SOLD @ APRIL AUCTION ***

GUIDE £75,000 +++

SOLD @ £102,000

LOT NUMBER 7

Wednesday 11th April 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 vendor will NOT consider pre auction offers.

EXTENDED COMPLETION

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

VIEWING

External inspection at all times.

*** PLEASE DO NOT KNOCK ON NEIGHBOURS DOORS - THEY DO NOT OWN THE LAND ***

SOLICITORS

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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.

*** 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 site occupying an elevated "end of terrace" position with excellent access and far reaching views from the upper floors.

LOCATION

Located in the heart of the sought after and picturesque

village of Bathford. All your day to day amenities are on hand within the village to include a local shop, village club, pub and church as well as frequent bus services to the City. Bathford lies on the fringe of the city of Bath, 4 miles East of the centre. Bath is a world heritage city and is well renowned for its wide variety of shops, restaurants, sporting events, as well as its cultural and historical merit. It has highly regarded schools in both the public and private sectors to include King Edwards School, Kingswood School, The Royal High School for girls, Monkton Combe School, Prior Park College and Stonar. The setting is ideal for those looking for commuting access to Bath and Bristol and is well placed for access to the M4, either via the A46 or Junction 17 at Chippenham. Both Bath Spa and Chippenham railway stations offer regular services to London Paddington (90 minutes approximately from Bath Spa) and to the West Country.

THE OPPORTUNITY

Planning has been granted to erect a four bedroom house with gardens and parking

GROUND FLOOR

Open Plan Kitchen / Diner

Sitting Room

Workshop

WC

Utility

FIRST FLOOR

Bedroom 1

Study

SECOND FLOOR

Bedroom 2

Bedroom 3

Bedroom 4

Bathroom

OUTSIDE

2 x Off Street Parking

Front and Rear Gardens.

PLANNING GRANTED

Town and Country Planning Act 1990

NOTIFICATION OF DECISION

Application Type: Full Application Application No: 15/01936/FUL

Address to which the proposal relates: 35A Mountain Wood Bathford Bath Bath And North East Somerset

Description of Proposal: Erection of 1no four bed detached dwelling.

PLANNING INFORMATION

Full details of all the planning information can be downloaded with the online legal pack.

ALTERNATIVE STRATEGY

There may be scope (subject to consents) to erect a development of 3 self contained flats.

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 £900) 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.

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 2016 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/>