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hollis
morgan

auCTION



The Chapel Lower Lynch, Cold Ashton, Chippenham, SN14 8JZ

Auction Guide Price £270,000 +++

Hollis Morgan FEBRUARY AUCTION - A Freehold DETACHED CHAPEL (1822 Sq Ft) in need of MODERNISATION with AMAZING RURAL VIEWS - huge POTENTIAL for stunning home on a 0.4 Acre PLOT.

The Chapel Lower Lynch, Cold Ashton, Chippenham, SN14 8JZ

ADDRESS

The Chapel, Lower Lynch, Cold Ashton, SN14 8JZ

FOR SALE BY AUCTION

*** SOLD @ HOLLIS MORGAN RECORD BREAKING FEBRUARY AUCTION ***

GUIDE £250,000 +++
SOLD @ £270,000

LOT NUMBER 53

Tuesday 25th February 2020

All Saints Church Pembroke Road, Clifton, Bristol BS8 2HY

Legal Pack Room and Registration will be open from 18:15

The sale will begin promptly at 19:00

EXTENDED COMPLETION

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

SOLICITORS

Laura Brannigan
Ogden Lyles & Fox Solicitors
Laura@olfsolicitors.co.uk

ONLINE LEGAL PACKS

LEGAL PACK NOW 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 Grade II Listed Freehold detached chapel (1822 Sq Ft) occupying an elevated and commanding position with amazing far reaching rural views across St Catherine's Valley

The property has vehicular access and a generous garden to the side.

Sold with vacant possession.

LOCATION

Cold Ashton is a pretty village on the A46 with the most dramatic views across St Catherines Valley with some wonderful period homes, namely the magnificent Manor House, The Old School House and Old Vicarage. There are local amenities in the nearby village of Marshfield offering general stores, newsagents, doctors, vets, primary school and pre school.

THE OPPORTUNITY

GRAND DESIGNS

There is huge potential for a stunning family home in this sought after location with stunning rural views from the 0.4 Acre Site.

Subject to necessary consents.

PLANNING GRANTED - ENTRANCE

Reference P19/12197/F

Alternative Reference PP-08091619

Application Received Mon 02 Sep 2019

Application Validated Thu 12 Sep 2019

Address The Old Chapel Bath Road Cold Ashton South Gloucestershire SN14 8JZ

Proposal Erection of boundary fence and replacement entrance gates.

Status Decided

Decision Approve with Conditions

Decision Issued Date Thu 05 Dec 2019

Appeal Status Unknown

Appeal Decision Not Available

PLANNING - LISTED BUILDING CONSENT

Reference P19/12198/LB

Alternative Reference PP-08091619

Application Received Mon 02 Sep 2019

Application Validated Thu 12 Sep 2019

Address The Old Chapel Bath Road Cold Ashton South Gloucestershire SN14 8JZ

Proposal Internal and external alterations to include replacement of damaged joists and floor boards, replacement staircases, erection of internal stud walls and replacement window glass.

Status Decided

Decision Approve with Conditions

Decision Issued Date Tue 24 Dec 2019

Appeal Status Unknown

Appeal Decision Not Available

PLANNING - DWELLING HOUSE

REFERENCE: P87/1981

CONVERSION OF REDUNDANT CHAPEL TO DWELLINGHOUSE. CONSTRUCTION OF VEHICULAR ACCESS AND TURNING AREA (IN ACCORDANCE WITH THE AMENDED PLANS RECEIVED BY THE COUNCIL ON 30TH MAY 1988)

The Chapel Lower Lynch, Cold Ashton, Chippenham, SN14 8JZ

DISUSED CHAPEL, COLD ASHTON
DATE DECISION ISSUED : 13/07/1988
DECISION : APPROVAL FULL PLANNING

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 £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 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

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.