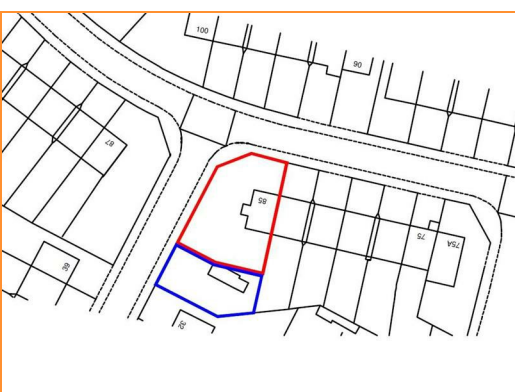




House + 2 Plots, 85 Fair Furlong, Withywood, Bristol, BS13 9HY

Sold @ Auction £195,000

Hollis Morgan SEPTEMBER AUCTION - A DEVELOPMENT COMBO comprising a HOUSE FOR UPDATING and a PLOT with PLANNING GRANTED plus a BONUS PLOT to the rear.



House + 2 Plots, 85 Fair Furlong, Withywood, Bristol, BS13 9HY

FOR SALE BY AUCTION

*** SOLD @ THE £10M SEPTEMBER AUCTION – NOW TAKING LOTS – 0117 973 6565 ***

GUIDE £ 180,000 +++
SOLD @ £ 195,000

LOT NUMBER 47

Wednesday 26th September 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

EXTENDED COMPLETION

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

SOLICITORS

Tom Bowering
WARDS
Tom.Bowering@wards.uk.com
52 Broad Street, Bristol BS1 2EP
Tel: 0117 9292811
Fax: 0117 9290686

WEEKLY SET VIEWING

The property is OPEN FOR 30 MINUTES but please leave a minimum of 15 minutes to inspect the property. Hollis Morgan would be grateful if you could arrive promptly to inspect the properties at the START of the specified times as we have scheduled viewings throughout the day and CANNOT wait for late arrivals. You do not need to book an appointment as it is a set viewing – simply arrive at the stated time and a member of the Hollis Morgan Auction team will take your details and show you the property. Please note there are no viewings on Bank Holidays or on the day of the auction.

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. 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 AND PLOTS

A Freehold end of terrace two bedroom property occupying a large corner plot with front and side access. Sold with vacant possession .

LOCATION

Fair Furlong lies within the residential suburb of Withywood. It's a great family areas with convenient shops, with a good selection of schools. A big regeneration program is also taking place in the surrounding areas with new houses, apartments restaurants and shopping complex. Great local amenities including and services are all within walking distance including retail outlets, convenience stores and a local academy. Also some lovely green spaces comprising from East Dundry, Crox bottom, Millennium Green, Manor Woods Valley Reserve and much more. Easy access to the new South Bristol community Hospital, Bristol Airport, and Bristol City Centre is approximately four miles away. The new South Bristol Link Road joins the A370 to the A38 bringing better access for the surrounding areas and forms part of the route for the city's Metrobus scheme bringing major economic development to the south of the city.

THE OPPORTUNITY

HOUSE

The two bedroom property requires updating but will make a fine home or investment.

SIDE PLOT

Planning has been granted to erect a semi detached 3 bedroom 2 reception property.

REAR PLOT

Planning has previously been refused for development but we understand there is still scope to develop the plot subject to gaining the necessary consents.

PLANNING GRANTED - SIDE

Reference 17/02787/F
Alternative Reference PP-06083703
Application Received Thu 18 May 2017

Application Validated Fri 26 May 2017
Address 85 Fair Furlong Bristol BS13 9HY
Proposal Proposed new dwelling on land to side of 85 Fair Furlong.
Status Decided
Decision GRANTED subject to condition(s)
Decision Issued Date Fri 04 Aug 2017
Appeal Status Unknown

PLANNING REFUSED - REAR

Reference 17/02785/F
Alternative Reference PP-06080407
Application Received Thu 18 May 2017
Application Validated Thu 18 May 2017
Address 85 Fair Furlong Bristol BS13 9HY
Proposal Proposed new dwelling on the land at the rear of 85 Fair Furlong.
Status Decided
Decision REFUSED
Decision Issued Date Thu 13 Jul 2017
Appeal Status Appeal decided
Appeal Decision Appeal Dismissed

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.

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 payable upon exchange of contracts whether the sale is concluded before, during or after the auction date.

PRE AUCTION OFFERS

Some properties may be available to buy prior to the auction. Pre auction offers can be only submitted by completing the OFFER FORM which can be downloaded with the online legal pack - please email the COMPLETED form to – olly@hollismorgan.co.uk. Please note offers will not be considered until you have VIEWED the property and the COMPLETE LEGAL PACK has been released. There will be a note added to the list to confirm AUCTION PACK NOW COMPLETE when no further information is due to be added. In the event of an offer being accepted the property will only be removed from the auction and viewings stopped once contracts have successfully EXCHANGED subject to the standard auction terms and payment of the buyer's premium (£1,200) to Hollis Morgan. Contracts can be signed either via the solicitors or at the Hollis Morgan offices subject to appointment.

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.

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.

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)

PROPOSED
SCALE 1/100



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