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hollis  
morgan

auction



## Land South of The Lodge, Bagstone Road, Bagstone, South Gloucestershire,

**Auction Guide Price £200,000 +++**

Hollis Morgan NOVEMBER AUCTION - A Freehold BUILDING PLOT ( 0.15 Acres ) with PLANNING GRANTED to erect a DETACHED FAMILY HOME in this sought after village location with fine RURAL VIEWS.

### FOR SALE BY AUCTION

\*\*\* SOLD @ AUCTION \*\*\*

GUIDE £165,000 +++

SOLD @ £200,000

LOT NUMBER 53

Wednesday 28th November 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

Ian Robinson

Barcan Kirby

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199a Whiteladies Road, Clifton, BS8 2SB

### 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 LAND

A Freehold building plot of circa 0.15 Acres occupying a prominent position backing onto open pastureland in a mature setting with fine rural views.

Please note the plot is to be sold as per the physical boundary in place in the drone photos and not the outline planning boundaries.

### LOCATION

The land is set in semi-rural location in the village of Bagstone, convenient to the town centres of Yate, Thornbury and Wotton-under-Edge. Nearby Rangeworthy offers a village shop, post office, primary

school and restaurant with a comprehensive range of amenities, facilities and schooling available in the larger towns. The site is convenient to the motorway network, with junction 14 of the M5 and junction 18 of the M4 both being within 10 miles. Bristol city centre and the intercity Railway station at Parkway are also readily accessible.

### THE OPPORTUNITY

PLANNING GRANTED

Outline planning has been granted to erect a detached dwelling with fine rural views in this sought after location. the buyer now has scope to apply for full planning permission to erect a 4 / 5 bedroom family home with a GDV in the region of £700,000

### PLANNING GRANTED

South Gloucestershire Council in pursuance of powers under the above mentioned Act hereby PERMIT:

APPLICATION NO: PT18/2785/O

DESCRIPTION OF DEVELOPMENT: Erection of 1. no dwelling (Outline) with access to be determined and all other matters reserved

APPLICANT: Mr P Griffiths

LOCATION: Land South Of The Lodge Bagstone Road Rangeworthy Wotton Under Edge South Gloucestershire

### PLANNING INFORMATION

Details of the proposed plans can be downloaded with 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.

### 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.

### 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](mailto: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.

You will be emailed a note to confirm the AUCTION PACK NOW COMPLETE and then offers can be submitted.

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.

### 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 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](http://www.otrbristol.org.uk) In 2017 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](http://www.ryanbresnahan.org) Visit the Charity page of our Website for further details - <https://www.hollismorgan.co.uk/charity/>