



0117 973 6565  
www.hollismorgan.co.uk  
post@hollismorgan.co.uk

hollis  
morgan  
auction



## Commercial Yard @, Church Lane, Moreton Valence, Gloucester, GL2 7NB

Auction Guide Price £1,155,000 +++

Hollis Morgan – SEPTEMBER LIVE ONLINE AUCTION – A Freehold 2.891 ACRE B2 \ B8  
COMMERCIAL YARD strategically located just off the A38.

## \*\*\* AUCTION UPDATE \*\*\*

Interested parties will be aware the July auction was postponed.

We are informed by our clients that the Auction of The Commercial Yard @ Church Lane will be going ahead on September 13th as advertised.

Please note any statements or information provided by 3rd parties contrary to this cannot be taken as formal instructions.

We are able to confirm the Yard can be viewed from Church Lane but if you find the gates are locked or you are prevented from viewing please contact Hollis Morgan.

## FOR SALE BY LIVE ONLINE AUCTION

\*\*\* SOLD @ SEPTEMBER ONLINE AUCTION \*\*\*

GUIDE PRICE £275,000

SOLD @ £1,155,000

ADDRESS | Commercial Yard @ Church Lane, Moreton Valence, Gloucestershire GL2 7NB

Lot Number 11

The Live Online Auction is on Wednesday 13th September 2023 @ 17:30

Registration Deadline is on Monday 11th September 2023 @ 16:00

The Auction will be streamed LIVE ONLINE via the Hollis Morgan website & you can chose 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 can be inspected during daylight hours and viewed externally via Church Lane. Please note this is a working yard.

## EXTENDED COMPLETION

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

## 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.

## PRE AUCTION OFFERS

Please note the vendors will NOT be considering pre auction offers.

## THE PROPERTY

A commercial yard of nearly 3 acres strategically located just off the A38.

The property is accessed via a single gated entrance from Church Lane, which is shared with Mansfield House, a residential property neighbouring the site to the east. The site comprises a near level, regular shaped plot of land bound by hedging and mature vegetation and features a mixture of hardcore, concrete and tarmac surfacing.

To the northern corner and along the south eastern boundary of the site are several light industrial units and farm buildings in varying condition. These are generally being used as vehicle workshops and storage accommodation. In addition, there are a number of portable cabins and storage containers dotted around the site.

Classification and Use - Commercial yard with mixed uses: haulage, storage and vehicle repair workshop purposes.

Location - Rural location just off A38 within small village of Moreton Valence.

Description - A near level, regular site of circa 1.170 ha (2.891 acres). Mix of surfaces, predominantly hardcore / compacted soil with areas of concrete hardstands. The site houses a number of dated / dilapidated light industrial workshops, agricultural buildings and portacabins.

Planning Use - Assumed historic use under B2 / B8 – Town & Country Planning (Use Classes) Order [1987]

Floor / Site Area - GIA of circa 1,728.86 (18,609 sq ft). 1.170 hectares (2.891 acres)

Tenure - Freehold

Services

We understand that the property is mains water and electricity services, with drainage to an onsite septic tank.

We understand that a mains gas supply is available for connection, located within Church Lane, running along the site's northern boundary.

## LEGAL PACK COMPLETE

We have been informed by our client's solicitors that the legal pack for this lot is now complete.

Should any last minute addendums occur you will be automatically notified by email.

If the vendors have indicated they are willing to consider pre-auction offers, now is the time to submit your offer by completing the pre-auction offer form.

## LOCATION

Offering access to Bristol within 29 miles, the village of Moreton Valence is set beneath the Cotswold escarpment where one can enjoy scenic walks and bridle paths with views across to Haresfield Beacon, one of the high points of the Cotswold Hills. Local attractions include sailing and cricket on the nearby Frampton on Severn village green. Local shopping and both state and private schooling is available at Stonehouse, some three miles away, with more extensive recreational, education and shopping facilities being available in Stroud, Gloucester and Cheltenham. Main line railway stations are found at Stonehouse, Stroud & Gloucester with services to London (Paddington) & Bristol (Parkway).

## IMPORTANT INFORMATION

TW and PW are the beneficiaries of the Yard under their late father's will.

PW has been running his training business from the Yard and occupies a portacabin office on the Yard

TW uses the Yard for parking various vehicles.

TW lives next door in Mansfield House.

## RIGHT OF ACCESS DISPUTE

TW exercises a right of way from his adjoining property to Church Lane

Please refer to legal pack.

## VACANT POSSESSION

Please note that TW and PW will not guarantee vacant possession.

We understand that the successful bidder could serve a section 25 Notice on TW and PW please liaise with your own legal advisor in this respect.

TW and PW occupy and use the Yard rent free for business purposes but have no formal lease.

## TENANTS

Unit 2 & Parking Spaces

1st October 2022 – 30th September 2023

Mechanic & Car Repairs

£8160 pa

Parking Space for Lorry

1st October 2022 – 30th September 2023

£2400 pa

The Land & Building

1st October 2022 – 30th September 2023

Parking of Commercial Vehicles

£1560 pa

The Land & Shed

1st October 2022 – 30th September 2023

Industrial Fork Lift Training

£6,000 pa

Please refer to legal pack.

## THE OPPORTUNITY

B2 / B8 COMMERCIAL

We note the property is not within a specific land use zone or settlement zone, however, we have been provided with a letter from Stroud DC dated 4th October 2000, where the site is acknowledged as a haulage yard ( refer to legal pack ). We there assume that the property would fall into use class B2 / B8 – Town & Country Planning (Use Classes) Order [1987]

## WASTE / SKIP

We note other industrial users in the surrounding areas including a number of hauliers and Smiths who deal with skip hire and waste management. Subject to planning the property would lend itself to these kinds of uses as outlined above, within classes B2 / B8.

## RESIDENTIAL DEVELOPMENT

The site may have scope for a residential scheme subject to consents.

We understand no previous scheme of this nature has been sought.

## SOLICITORS

Cheryl Maynard

Leeper Prosser Solicitors

t: 01453 791461

[cmaynard@leeperprosser.co.uk](mailto:cmaynard@leeperprosser.co.uk)

<https://www.leeperprosser.co.uk/>

## USEFUL INFORMATION

Tenure – Freehold  
Council Tax – Exempt  
EPC - Exempt

## IMPORTANT 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.

### 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.

### 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.

### AUCTION FINANCE & BRIDGING LOANS

Some properties may require specialist auction finance- please contact Hollis Morgan for access to expert advice and whole of market rates from our independent brokers.

Hollis Morgan may receive introductory fees for this service from the broker.

### AUCTION BUYER'S 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.

### 2023 CHARITY OF THE YEAR

Hollis Morgan is supporting Spear Bristol as our 2022 Charity of the year with a % of each Buyers premium being donated.

Spear Bristol works with 16 - 24 year olds who struggle to find and then stay in employment and further education.

During intensive 6 week programmes our young people are taught a range employment getting skills and arguably more importantly, our coaches look to address the underlying reasons our young people struggle and seek to equip them with coping mechanisms to build confidence and resilience.

With our help Spear Bristol will be working with some 100 young Bristol people this year - Visit the Hollis Morgan Charity page of our website for further details

## TESTIMONIALS

We are very proud of what our past clients have say about us - please visit the Hollis Morgan website to read their testimonials.

## I WANT TO SELL BY AUCTION

Since 2010 Hollis Morgan have been the most successful land and property auctioneers across the Region. Famous for large public sales our reputation was built on transparent, competitive bidding leading to some memorable results. As a reaction to covid we have moved to a monthly live online platform which has proved to be a huge success. Our core service has all the benefits of a traditional auction but now, via a fully interactive online saleroom with options to bid by telephone, proxy or online we can now reach a national and international audience - the feedback from our clients is hugely positive and we are now committed to this 21st century method of selling land and property.

In 2022 Hollis Morgan Sold More Lots by auction in Bristol, North Somerset, Bath & Gloucester than any other Auctioneer!

In 2022 over £65m of land and property was successfully sold under the hammer by Hollis Morgan. Since 2010 Hollis Morgan have Sold More Lots by auction than any other local firm!

Bristol's most experienced auctioneer Andrew Morgan MBE – with forty years' experience on the rostrum.

Auction specific premium adverts on both the UK's biggest property portals Rightmove & Zoopla.

Digital Mailing list of over 40,000 Local, National, Regional and International Developers, Investors and family buyers.

Over 100 years combined property experience operating from our Regional HQ based in Clifton covering Bristol and the West Country.

Innovative yet simple marketing techniques such as virtual tours, drone shots, video tours, hi vis signage and professional photos.

Active and coordinated social media presence on Instagram, twitter, LinkedIn and Google.

## WHY LIVE ONLINE AUCTION?

- Fixed Timescales & Speed - Exchange on the day with a quick & fixed completion of 4, 6 or 8 weeks.
- Closure & Control - 10% non refundable deposit taken upon exchange and the deal is done unlike a traditional sale.
- High Profile Sale – Intensive 4-6 week marketing campaign to make your lot visible and available to all

potential buyers.

- Guaranteed Price - you set a minimum reserve which protects you from selling for any less than you want.
- Transparency & Competitive Bidding - Auction provides a transparency of sale ensuring your lot is sold to the person willing to pay the most on the day.

For loads more reasons to instruct Hollis Morgan and the statistics to back it up please visit our selling by auction section of the Hollis Morgan website.

## 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.