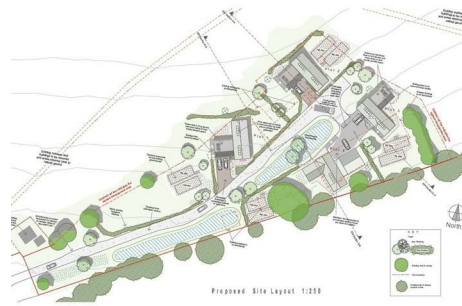




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 auction



PLOT 1



PLOT 2



PLOT 3



PLOT 4



Former BT Radio Site Long Lane, Backwell, North Somerset, BS48 3DE

Auction Guide Price £725,000 +++

Hollis Morgan – OCTOBER LIVE ONLINE AUCTION - A secluded and special 8 ACRE FREEHOLD DEVELOPMENT SITE with PLANNING GRANTED to erect 4 DETACHED LUXURY HOMES with stunning RURAL VIEWS.

Former BT Radio Site Long Lane, Backwell, North Somerset, BS48 3DE

ADDRESS

Former BT Radio Research Laboratory, Long Lane,
Backwell Hill, North Somerset, BS48 3DE

FOR SALE BY LIVE ONLINE AUCTION

*** SOLD @ AUCTION ***

GUIDE PRICE £500,000 +++
SOLD @ £725,000

Lot Number 6
The Live Online Auction is on Wednesday 20th October
@ 18:00
Registration Deadline is on Monday 18th October @
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”

PRE AUCTION OFFERS

On this occasion the vendor will NOT be considering pre auction offers.

VIEWINGS

The site is open for inspection at all times.
Interested parties access at their own risk.

EXTENDED COMPLETION

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

SOLICITORS

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ONLINE LEGAL PACKS

** LEGAL PACK 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

The site at Backwell Hill comprises some 3.44 hectares (8.05 acres) of which circa 0.7 hectares (1.73 acres) is previously developed land with the balance of 1.73 hectare (6.32 acres) undeveloped and covered in vegetation.

The land occupies an elevated position with exceptional rural views over the Valley.

The site is located in the green belt and there are a number of previously operational buildings on site in poor repair.

Historically the site was used as a Radio Research Laboratory operated by the Post Office and latterly BT before being transferred into private ownership. A small area within the site (188 m2) is owned and operated as a mast site by Cornerstone Telecommunications Infrastructure Limited. For the avoidance of doubt this is excluded from the sale.

LOCATION

The land occupies an elevated position on top of Backwell Hill and is accessed by driving to the very end of Long Lane, as you approach Home Farm there are two gates at end of the lane - use the LHS gate and the site is 50 m - you cant miss the 100ft Radio Mast!

Backwell is a suburban village south west of Bristol, on the A370 to Weston-super-Mare. It includes the hamlets of Backwell Common, Backwell Green and Farleigh. Nearby are Nailsea, Flax Bourton, Yatton, Brockley and Barrow Gurney. Backwell Lake is next to the road between Nailsea and Backwell and is just north of the railway station. The village has a long history, appearing in the Domesday Book in 1086 with the name 'Bacoile' meaning 'The well back on the hill'. The well is still in existence. Many residents of Backwell commute daily to Bristol by car via the A370, bus or train - the railway station has a direct service to London. Backwell is close to the M5 motorway and Bristol International Airport at Lulsgate is 3 miles (4.8 km) away by road. The airport serves both domestic and international routes, and is one of EasyJet's hub airports. Backwell has excellent junior and secondary schools; the largest junior school is Backwell Church of England Junior School, which is highly praised by Ofsted and performs consistently well in the league tables, and secondary school Backwell

Former BT Radio Site Long Lane, Backwell, North Somerset, BS48 3DE

School, consistently features high in the league tables for GCSE results, and is recognised as one of the best state schools in North Somerset.

THE OPPORTUNITY

PLANNING GRANTED - DEVELOPMENT SITE

Planning has been granted to erect a scheme of 4 stylish 3 / 4 bedroom detached family homes on this stunning 8 acre site.

We understand all pre planning conditions have been discharged.

GDV

Please refer to the online legal pack for a GDV breakdown prepared by Hollis Morgan New Homes.

PROPOSED SCHEUDLE

PLOT 1

3 Bed + Study (Bed 4)
4 bath
234 m2 / 2,519 ft2

PLOT 2

3 Bed + Study (Bed 4)
4 bath
207 m2 / 2,228 ft2

PLOT 3

3 Bed + Study (Bed 4)
4 bath
207 m2 / 2,228 ft2

PLOT 4

3 Bed + Study (Bed 4)
4 bath
280 m2 / 3,104 ft2

TOTAL

928 m2
9989 ft2

PLANNING LIVE

We are informed the planning is live with the Pre-commencement conditions discharged (refer to online legal pack)

PLANNING GRANTED

Reference 17/P/0233/F
Application Received Thu 05 Jan 2017

Application Validated Thu 26 Jan 2017

Address Former BT Radio Research Laboratory Long Lane Backwell BS48 3DE

Proposal Erection of 4no. detached dwellings with associated landscaping following demolition of the former BT Radio Research Laboratory buildings and associated hard standing

Status Decided

Decision Approve with Conditions

Decision Issued Date Thu 13 Apr 2017

Appeal Status Unknown

Appeal Decision Not Available

PLANNING INFORMATION

Full details of the proposed scheme and drawings 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.

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

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.

2021 CHARITY OF THE YEAR

Hollis Morgan are supporting Bristol Charity 1625 Independent People as our 2021 Charity of the year with a % of each Buyers premium being donated.

1625 Independent People (1625ip) is a charity that works with young people who are homeless, leaving care or at risk of homelessness in Bristol and the South West.

Visit the Hollis Morgan Charity page of our Website for further details - www.hollismorgan.co.uk/charity

TESTIMONIALS

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

WHY HOLLIS MORGAN?

Want to sell a property by Live Online Auction?

In 2020 we sold 150 lots by this updated method - we have embraced this change and move forward with our 2021 live online calendar of sales confident we can

provide the best service for our clients.

Did you know...In 2020 Hollis Morgan SOLD more lots by auction in Bristol, North Somerset & Gloucester than any other auctioneer!

Did you know...In 2020 Hollis Morgan SOLD more £££'s of BS postcode lots than all the other local auctioneers combined!

Did you know...Since 2010 we have offered more lots in our catalogue (2151) than any other local firm.

*Source EIG Group 2021

Hollis Morgan hold the largest monthly land & property auctions in the region – book your free, no obligation valuation today!

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.