

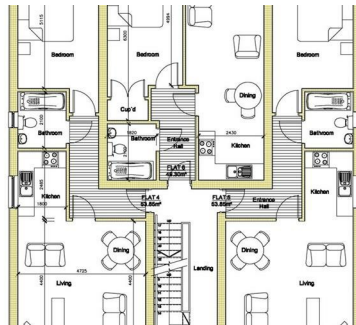
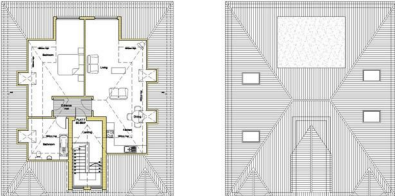
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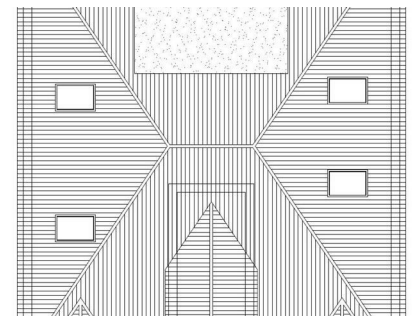
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PROPOSED NORTH EAST ELEVATION
SCALE - 1:100



Development Site to Rear, 14 Tower Road South, Warmley, Bristol, BS30 8BJ

Auction Guide Price £299,000 +++

Hollis Morgan JULY AUCTION LOT NUMBER 4 - A large site with FULL PLANNING GRANTED to erect 7 x 1 BED FLATS and 7 PARKING SPACES - Ready to go.

FOR SALE BY AUCTION

*** SOLD @ AUCTION - £299,000 ***

GUIDE PRICE £275,000 +++

LOT NUMBER 4

Wednesday 20th July 2016

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

SOLICITORS

Sheena Clark

Batrick Clark Solicitors

Telephone : 0117 973 1391

Facsimile: 0117 973 5782

Sheena@batrickclark.co.uk

ONLINE LEGAL PACKS

Please visit the Hollis Morgan Website and select the chosen lot from our Current Auction List.

Legal Packs are free to download from Hollis Morgan.

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 register to receive them if not yet available.

You will be automatically be updated if any new information is added.

THE LAND

A large mature parcel of land to the rear of 14 Tower Road South with vehicular access.

LOCATION

The land is located close to Warmley High Street just outside the popular suburb of Kingswood. Local amenities and services including independent retailers, local pubs, bars and restaurants are all within close proximity. Warmley benefits from excellent transport links with the A4174 Ring Road nearby providing easy access to Bristol (approximately 6 miles away).

THE OPPORTUNITY

Full Planning has been granted to develop the site into a detached block of 7 x 1 bedroom flats with off street parking.

The site is "Oven Ready" and ready to go.

PLEASE REFER TO ONLINE LEGAL PACK FOR FULL DETAILS OF THE PLANNING

PLANNING GRANTED

Reference PK12/0962/F

Alternative Reference PP-01868572

Application Received Mon 19 Mar 2012

Address 14 Tower Road South Warmley Bristol South

Gloucestershire BS30 8BJ

Proposal Erection of 7 no self contained flats with parking, new vehicular access and associated works. (Re submission of PK11/3767/F)

Status Approve With Conditions

DOWNLOAD PLANNING INFORMATION

Full details of the planning permission, drawings etc can be downloaded with the online legal pack.

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 £750 + 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.

OFFERS

Pre auction offers can be only submitted by completing the OFFER FORM which can be downloaded within the online legal pack. Please send 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. 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 buyers premium to Hollis Morgan.

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 £900) 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.

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 Home Start Bristol as our 2016 Charity of the year. We are delighted to announce that 10% of every buyer's premium will be donated to this excellent local charity – Home-Start Bristol provides a unique kind of help which has a profound impact on struggling families with young children, 98% of those who finished a period of support reported that their wellbeing had increased. If you would like to find out more about Home-Start Bristol and how you can support us please visit our website www.homestartbristol.org.uk