



**Eastwood Farm Depot, Off Whitmore Avenue, Brislington, Bristol, BS4 4SP**

**Sold @ Auction £290,000**

Hollis Morgan FEBRUARY AUCTION LOT NUMBER 27 - A detached and vacant former DEPOT / LIGHT INDUSTRIAL building ( 2750 Sq Ft ) with first floor offices and parking - set in a unique SEMI RURAL location.



# Eastwood Farm Depot, Off Whitmore Avenue, Brislington, Bristol, BS4 4SP

## FOR SALE BY AUCTION

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

GUIDE PRICE £125,000 +++  
SOLD @ £290,000

## LOT NUMBER 27

Wednesday 22nd February 2017

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

## 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.

## SOLICITORS

Paul Bromhead

Bristol City Council Legal Services

paul.bromhead@bristol.gov.uk

## 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.

\*\*\* 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

A detached vacant former depot / light industrial building ( 2750 Sq Ft ) with first floor offices and parking - set in a unique semi rural location.

We understand electric and mains water services are in situ.

## LOCATION

The former depot is accessed from a private lane just off Whitmore Avenue within the popular suburb of Brislington. Local amenities and services are all within walking distance including convenience stores and independent retailers. Bristol City Centre is approximately three miles away.

## THE OPPORTUNITY

There is huge potential for continued light industrial use or conversion to residential subject to gaining the necessary consents.

## SERVICES AND ACCESS - REFER TO LEGAL PACK

### SERVICES

The Transferee covenants with the Transferor to install a new septic tank or other foul system solution on the Property as soon as practicable and not to use the Transferor's existing system on the Retained Land which is to be discontinued

### ACCESS

The Property shall have the benefit of : (1) the right in common with all other persons lawfully entitled thereto subject to the payment of a reasonable proportionate portion of the cost of repair and maintenance according to user of the access to pass and repass with or without vehicles (subject to a weight restriction of 15 Tonnes) at all times over and along the access on the Retained Land shown coloured brown on the Plan for the purpose of obtaining access to and egress from the Property but not for any other purpose whatsoever Subject to the Transferee locking and unlocking the gate at the top of the access road adjoining Whitmore Avenue whenever used and (2) the right in common with all other persons lawfully entitled thereto to the free passage and running of water and soil gas electricity and telecommunications from and to the Property and any building for the time being thereon through and along any sewers drains gutters watercourses pipes cables ducts and conduits at present used for the purpose and situate in or under the Retained Land with power for the Transferee and its successors in title owner or owners of the Property or any part thereof (but subject to the making good of all damage occasioned thereby) to enter upon the Retained Land for the purpose of cleansing repairing and maintaining such sewers drains gutters watercourses pipes cables ducts and conduits

### SURROUNDING LAND

BCC is only selling the land shown on the plans ( edged red ) and nothing else – all of the parkland is classified as public open space and as such is not for sale at this stage.

### PRE AUCTION OFFERS

Bristol City Council will NOT be accepting any offers prior to auction on this Lot.

### 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.

## 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 £900) are required by the Auction Department at least two full working days before the auction.

## AUCTION BUYERS GUIDE VIDEO

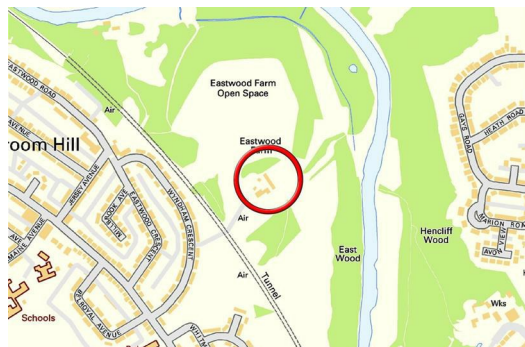
We have short video guides for both buying and selling by Public Auction on the Hollis Morgan Website. If you have any further questions regarding the process please don't hesitate to contact Auction HQ.

## 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 Bristol based " Life for a Cure" as our 2017 Charity of the year which aims 'a LIFE for a CURE', to raise funds in support of finding the 'Ultimate Vaccine' for Meningitis B. We are delighted to announce that 5 % of every buyer's premium will be donated to 'a Life for a Cure' which was founded as both a legacy to Ryan and to help raise awareness and valuable funds in search of the ultimate vaccine. This Bristol charity run purely on a voluntary basis is simply about working together to stop other amazing young lives being lost to meningitis. - to learn more about Ryans Story and this fantastic cause please visit there website. [www.ryanbresnahan.org/](http://www.ryanbresnahan.org/) In 2016 we raised £4,000 for Bristol based housing charity "Home Start" to learn more visit the charity section of our website - [www.hollismorgan.co.uk/charity/](http://www.hollismorgan.co.uk/charity/)



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