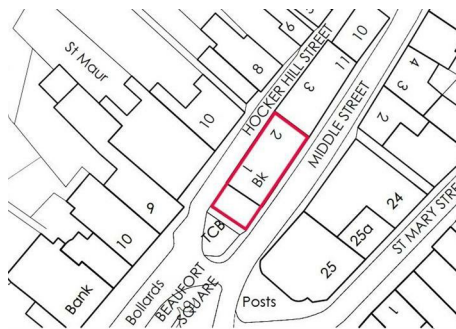
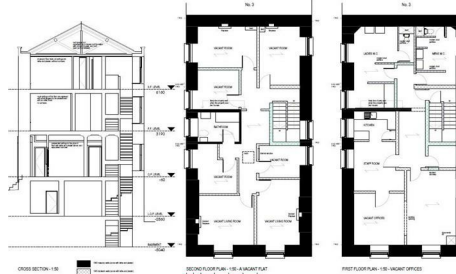
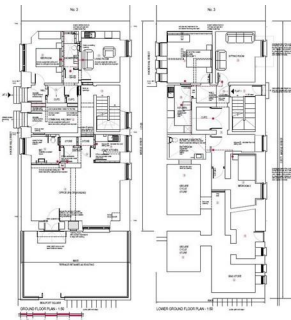




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## 1 Beaufort Square, Chepstow, Monmouthshire, NP16 5LG

Auction Guide Price £476,000 +++

Hollis Morgan – OCTOBER LIVE ONLINE AUCTION - A prominent FREEHOLD FORMER BANK ( circa 4000 Sq Ft ) with PLANNING GRANTED to convert into 6 x APARTMENTS and a retail unit with a GDV of £1.1m

# 1 Beaufort Square, Chepstow, Monmouthshire, NP16 5LG

## ADDRESS

Former NatWest Bank, 1 Beaufort Square, Chepstow  
NP16 5LG

Also referenced as 1 And 2 Hocker Hill Street Chepstow  
Monmouthshire NP16 5ZT

## FOR SALE BY LIVE ONLINE AUCTION

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

GUIDE PRICE £475,000

SOLD @ £476,000

Lot Number 10

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”

## VIEWINGS

Viewings can be booked on specific days for this  
property – please submit a viewing request online and  
we will contact you to arrange access.

Hollis Morgan would be grateful if you could arrive  
promptly to inspect the properties at the START of the  
agreed time as we have scheduled viewings throughout  
the day and CANNOT wait for late arrivals.

There are likely to be viewings on the property before  
and after your appointment and if you miss your slot (   
usually 15 minutes or longer for larger properties ) you  
will be asked to wait until the next available time.

Please note government regulation on groups sizes and  
safe social distancing must be practiced at all times –  
please bring your own gloves and facemask.

You may be asked to wait outside before it is safe to  
enter – please understand and respect this request.

If you have shown any symptoms of Covid (19 ) in the  
last 10 days we would respectfully ask you to not attend  
the viewing.

The safety of our clients and staff is our number one  
priority and we thank you for your understanding.

Please note that hard copy of details will not be provided  
but will have been emailed to you with instructions on  
how to bid and what happens next before the viewing.

## COMPLETION – BEAT THE STAMP DUTY DEADLINE

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

Pay ZERO STAMP DUTY on the first £250,000 of your  
purchase if you complete by September 30th  
Please note 3% SDLT is still payable when purchasing  
additional properties

Use this SDLT calculator to work out how much SDLT  
you'll pay - [www.tax.service.gov.uk/calculate-stamp-duty-land-tax/](http://www.tax.service.gov.uk/calculate-stamp-duty-land-tax/)

## SOLICITORS

Alan Turner & Co Solicitors  
21 Gay Street , Bath BA1 2PD  
T: 01225 336260  
F: 01225 421422  
E: [info@alanturner.com](mailto:info@alanturner.com)  
W: [www.alanturner.com](http://www.alanturner.com)

## 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

A Freehold former bank premises occupying an elevated  
position in the centre of this sought after town with views  
of the Severn Bridge and Chepstow Castle from the  
upper floors and fronting the town square.

The accommodation ( circa 4000 Sq Ft ) is arranged  
over four floors plus sub basement and a gated  
courtyard to the front.

Sold with vacant possession.

## LOCATION

The property is situated on the Town Square medieval  
market town of Chepstow just moments from Chepstow  
Castle, the oldest surviving post-roman stone  
fortification in Britain. Chepstow itself is described as the  
gateway to the Wye Valley, which is a designated area of  
outstanding natural beauty. The town itself has many  
cafes, bars, bistros and restaurants plus many

# 1 Beaufort Square, Chepstow, Monmouthshire, NP16 5LG

independently owned stores. There are good junior and comprehensive schools in the area and Chepstow has excellent commuter links via bus and rail with the A48, M4, M48 and M5 networks bringing Newport, Cardiff, Bristol, Gloucester and Cheltenham within commuting distance.

## THE OPPORTUNITY

### PLANNING GRANTED - CONVERSION TO APARTMENTS

Planning has been granted ( DM/2021/00197 ) to convert the property into 6 apartments and a retail unit with outdoor space.

We understand the GDV to be in the region of £1.1m

#### RETAIL UNIT

There is scope subject to consents to convert the retail unit into a 7th residential unit.

### PROPOSED SCHEDULE OF ACCOMMODATION

#### FLAT 1

Two Bedroom Flat - 77m2  
£256,934

#### FLAT 2

One Bedroom Flat - 37m2  
£123,462

#### FLAT 3

One Bedroom Flat - 37m2  
£123,462

#### FLAT 4

Two Bedroom Flat - 63.5m2  
£211,887

#### FLAT 5

One Bedroom Flat - 37m2  
£123,462

#### FLAT 6

Two Bedroom Flat - 64.5m2  
£215,224

Residential value £1,054,432

#### RETAINED COMMERCIAL SPACE

Retail space with gated outdoor area (B1/A3) 54m2  
£81,520

Combined Value (Residential + Commercial):  
£1,135,952

## PLANNING GRANTED

Reference DM/2021/00197

Alternative Reference PP-09408528

Application Received Thu 04 Feb 2021

Application Validated Thu 04 Feb 2021

Address 1 And 2 Hocker Hill Street Chepstow  
Monmouthshire NP16 5ZT

Proposal Change of use and alterations to part of the ground floor from A2 (Financial and professional), to A1,A2, A3 and B1 use. Conversion, change of use and alterations to the remaining building into 6 residential flats.

Status Decided

Decision Approve

Decision Issued Date Wed 07 Jul 2021

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.

## 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 £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](http://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.