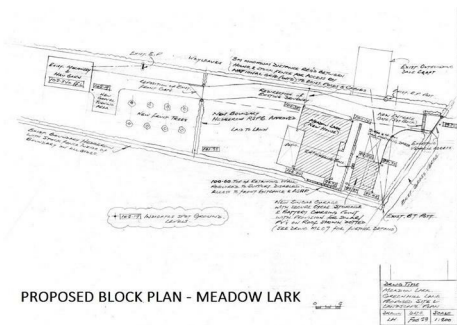


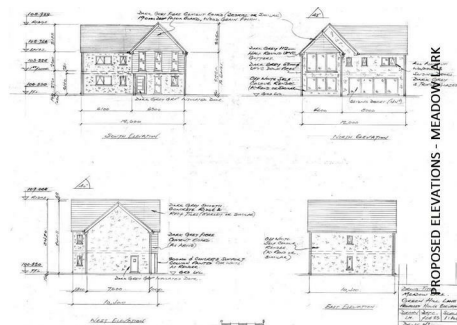


0117 973 6565  
 www.hollismorgan.co.uk  
 post@hollismorgan.co.uk

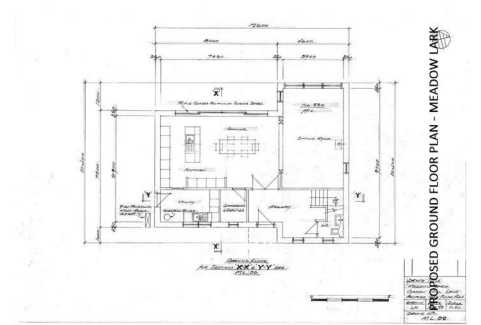
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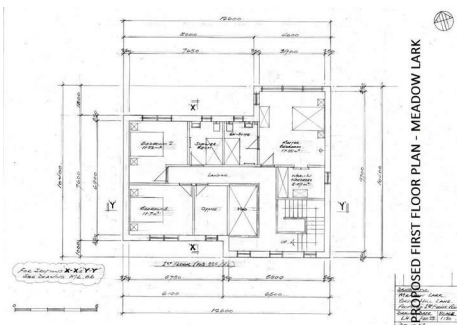
PROPOSED BLOCK PLAN - MEADOW LARK



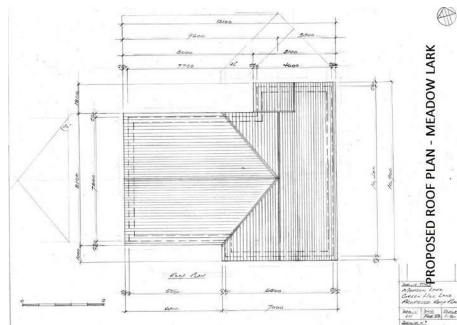
PROPOSED ELEVATIONS - MEADOW LARK



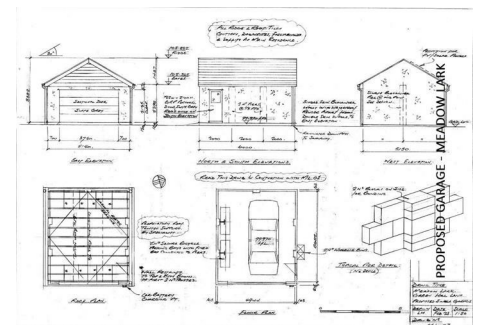
PROPOSED GROUND FLOOR PLAN - MEADOW LARK



PROPOSED FIRST FLOOR PLAN - MEADOW LARK



PROPOSED ROOF PLAN - MEADOW LARK



PROPOSED GARAGE - MEADOW LARK

## Building Plot @ Greenhill Lane, Sandford, Winscombe, BS25 5PE

Auction Guide Price £350,000 +++

Hollis Morgan – SEPTEMBER LIVE ONLINE AUCTION – A Freehold BUILDING PLOT ( 0.96acres ) with PLANNING GRANTED to erect a DETACHED HOUSE with GARAGE and LARGE GARDEN.

# Building Plot @ Greenhill Lane, Sandford, Winscombe, BS25 5PE

## FOR SALE BY LIVE ONLINE AUCTION

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

GUIDE PRICE £230,000 +++  
SOLD @ £350,000

ADDRESS | Building Plot @, Greenhill Lane Sandford,  
Winscombe, BS25 5PE

Lot Number 21

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 is open for inspection during daylight hours.

## 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.

Press the GREEN button 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.

EPC

For full details of the EPC please refer to the online legal  
pack.

## PRE AUCTION OFFERS

On this occasion the vendors have confirmed they will  
not be considering pre auction offers.

## THE LAND

A Freehold parcel of land ( 0.96 Acres ) with vehicular  
access from Greenhill Lane which is an extremely quiet  
cul de sac located just to the East of the Village.

The plot benefits from a steel framed agricultural building  
( circa 645 Sq Ft ).

Sold with vacant possession.

## 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

Sandford is a convenient and highly favoured village  
nestled in the beautiful North Somerset countryside. It is

well served by local facilities, including a church, village  
store, primary school ( which has recently had an

outstanding 'Ofsted' report, and a recently redeveloped  
pub and restaurant. Secondary schooling is available at

nearby Churchill Academy and Sixth Form Centre (

which has recently been awarded 'Outstanding' by  
Ofsted and also benefits from a modern sports complex.

There are excellent private schools available in the area  
at Bristol, Wells, The Downs at Wraxall and the popular

Sidcot School, which is just a few minutes' drive away.

The countryside around is well known for its beauty, with  
a host of country activities available in the area including

riding, sailing, dry skiing, fishing and country walks. A  
range of shopping facilities are available in nearby

Winscombe with more comprehensive facilities  
available at Weston-super-Mare and of course Bristol.

Indeed, Sandford is within commuting distance of the  
City of Bristol and the seaside town of Weston-super-

Mare and there is access to the motorway network at  
Clevedon (junction 20) and St. Georges (junction 21).

There is an international airport at Lulsgate and access  
to a mainline railway station at Yatton.

## THE OPPORTUNITY

PLANNING GRANTED | DETACHED HOUSE

# Building Plot @ Greenhill Lane, Sandford, Winscombe, BS25 5PE

Planning has been granted to erect a detached family home ( Meadow Lark ) to occupy this generous mature plot just moments from the Village.

## PROPOSED SCHEDULE OF ACCOMMODATION

### GROUND FLOOR

Double Height Entrance Hall | Utility | Kitchen / Diner | Sitting Room | WC

### FIRST FLOOR

Master Bedroom | En Suite | Dressing Room | Bedroom 2 | Bedroom 3 | Family Bathroom | Study / Bedroom 4

### OUTSIDE

Mature Gardens ( 0.96 Acres ) | Detached Garage | Parking

## PLANNING GRANTED

Reference 20/P/1154/OUT

Application Received Mon 01 Jun 2020

Application Validated Tue 23 Jun 2020

Address Land East Of Hillview Greenhill Lane Sandford  
Proposal Outline application for the erection of 1 No. dwelling with the formation of vehicular access (Appearance, landscaping, layout and scale reserved for subsequent approval.)

Status Decided

Decision Refuse

Decision Issued Date Wed 30 Sep 2020

Appeal Status Appeal decided

Appeal Decision Appeal Allowed with Conditions

## PLANNING ( RESERVED MATTERS )

Reference 23/P/0592/RM

Application Received Tue 21 Mar 2023

Application Validated Tue 21 Mar 2023

Address Land East Of Hillview Greenhill Lane Sandford North Somerset

Proposal Reserved matters application for approval of appearance, landscaping, layout and scale pursuant to outline application 20/P/1154/OUT allowed at appeal under reference APP/D0121/W/20/3262397 (outline application for the erection of 1 No. dwelling with the formation of vehicular access (appearance, landscaping, layout and scale reserved for subsequent approval)

Status Decided

Decision Approve

Decision Issued Date Tue 16 May 2023

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.

## SOLICITORS

Peter Bartlett

Barrington & Sons

t: (01278) 782 371

[pbartlett@barrington-sons.co.uk](mailto:pbartlett@barrington-sons.co.uk)

<https://barrington-sons.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

# Building Plot @ Greenhill Lane, Sandford, Winscombe, BS25 5PE

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 2023 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?

# Building Plot @ Greenhill Lane, Sandford, Winscombe, BS25 5PE

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- 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.