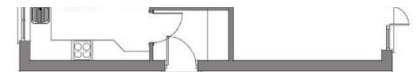
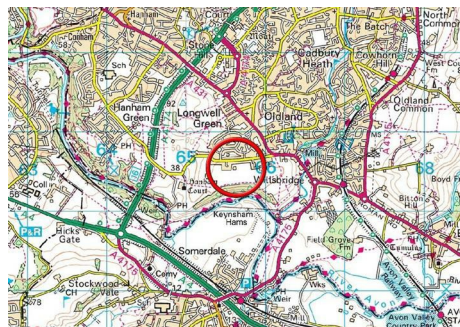
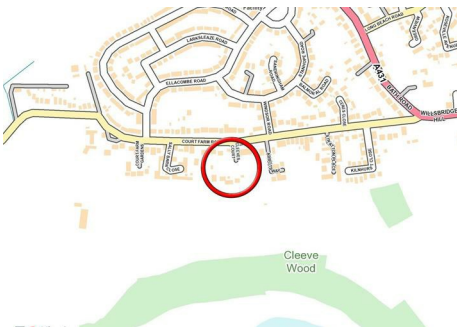


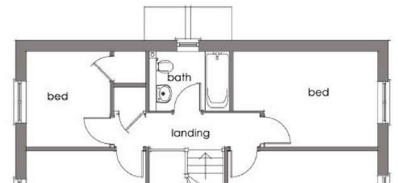


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Ground floor plan



Land @ Court Farm Road, Longwell Green, Bristol, BS30 9AW

Auction Guide Price £110,000 +++

Hollis Morgan MAY AUCTION LOT NUMBER 18 - A building PLOT with PLANNING GRANTED for a DETACHED 4 BEDROOM HOUSE in a highly sought after location - GDV £550,000 - £600,000

Land @ Court Farm Road, Longwell Green, Bristol, BS30 9AW

FOR SALE BY AUCTION

SOLD @ HOLLIS MORGAN MAY AUCTION

GUIDE £100,000 +++

SOLD @ £110,000

LOT NUMBER 18

Wednesday 23rd May 2018

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

PRE AUCTION OFFERS

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

VIEWINGS

The plot is available for external inspection at all times.

SOLICITORS

Jim Davis

Star Legal

jim.davis@star-legal.co.uk

0117 965 3504

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.

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 South facing plot positioned on the land betwixt 47 and 51 Court Farm Road.

LOCATION

Court Farm Road is considered the most desirable residential location in the local area and has excellent local facilities in nearby Keynsham and Longwell Green whilst both Bristol and Bath are easily accessible by train, bus or car.

THE OPPORTUNITY

FULL PLANNING GRANTED

Planning has been granted to erect a detached four bedroom family home set back from the road and arranged over two floors with two parking spaces at the front and enclosed gardens.

We understand the resale value of the new build is in the region of £550,000 - £600,000

SCHEDULE OF ACCOMMODATION

GROUND FLOOR

Entrance Hall

Reception

Open Plan Living Space

WC

Utility

FIRST FLOOR

Master Bedroom

En Suite

Bedroom 2

Bedroom 3

Bedroom 4

Family Bathroom

OUTSIDE

Gardens

Parking x 2

PLANNING INFORMATION

Full details of the planning decision and proposed scheme can be downloaded with the online legal pack.

PLANNING GRANTED ON APPEAL

Reference PK15/2297/F

Alternative Reference PP-04231230

Application Received Thu 28 May 2015

Application Validated Fri 05 Jun 2015

Address 2 Cleeves Court Court Farm Road Longwell Green Bristol South Gloucestershire BS30 9AW

Proposal Erection of 1 no detached dwelling and associated works

Status Decided

Decision Refusal

Decision Issued Date Wed 14 Oct 2015

Appeal Status Appeal decided

Appeal Decision Appeal Allowed

PLANNING APPEAL INFO

Appeal Ref: APP/P0119/W/16/3147526

Cleeves Court, Court Farm Road, Longwell Green, Bristol BS30 9AW.

The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.

Land @ Court Farm Road, Longwell Green, Bristol, BS30 9AW

The appeal is made by Mr Rob Jukes against the decision of South Gloucestershire Council.

The application Ref PK15/2297/F, dated 28 May 2015, was refused by notice dated 14 October 2015.

The development proposed is the erection of 1no 4 bedroom dwelling and all associated infrastructure works.

DECISION

1. The appeal is allowed and planning permission is granted for the erection of 1no 4 bedroom dwelling and all associated infrastructure works at Cleeves Court, Court Farm Road, Longwell Green, South Gloucestershire, BS30 9AW in accordance with the terms of the application, Ref PK15/2297/F, dated 28 May 2015, subject to the conditions set out in the attached Schedule.

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.

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 £1,200) 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.

WHY HOLLIS MORGAN?

Hollis Morgan regularly hold the largest property auctions across Bristol and the West Country from our iconic Sale Room in Clifton, since we formed in 2010 we have sold the most £££'s of land and property by Public Auction in the region - EVERY YEAR!

Between 2010 and 2017 we have held 45 auctions, offering 1135 lots and raising over £225m for clients across the region

Did you know....Hollis Morgan sold more £££'s of land and property by auction than all the other Bristol Auctioneers combined in 2017 with over £49m of successful sales!

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 charity based Off the Record! as our 2018 charity of the year with 5% of each buyers premium donated to help provide free and confidential mental health support and information to young people aged 11-25 in Bristol - www.otrbristol.org.uk In 2017 we were delighted to be involved in raising £30,000 over 3 events for the "Life for a cure" Bristol based meningitis charity - www.ryanbresnahan.org Visit the Charity page of our Website for further details - <https://www.hollismorgan.co.uk/charity/>