



Development Opportunity, 44 High Street, Weston, Bath, BA1 4BY

Sold @ Auction £575,000

Hollis Morgan FEBRUARY AUCTION LOT NUMBER 28 - Development Opportunity with PLANNING GRANTED to create SIX residential units with a GDV of £1.7m +

Development Opportunity, 44 High Street, Weston, Bath, BA1 4BY

FOR SALE BY AUCTION

*** SOLD PRIOR TO AUCTION ***

GUIDE PRICE £450K +++

SOLD @ £575K

LOT NUMBER 28

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.

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 vacant Freehold listed building formerly known as the Crown and Anchor public House with various outbuildings and car park to rear.

LOCATION

The Development is conveniently positioned within close proximity of Bath City Centre and is particularly well placed for easy access to Weston village which offers a comprehensive range of excellent local amenities which include a doctors and dental practice, a chemist, a national chain supermarket and convenience store and a number of takeaways and public houses. The Royal United Hospital is also within easy walking distance.

The UNESCO World Heritage City of Bath is within 30 minutes level walk and offers a wonderful array of chain and independent retail outlets, many fine restaurants, cafes and wine bars and a number of well-respected cultural activities which include a world famous international music and literary festival, the attractions at the Romans Baths and Pump Rooms and a

selection of good museums and art galleries.

A number of good schools are also within striking distance and include WASPS, St Mary's and Newbridge Junior Schools, Oldfield School, Beechen Cliff School and The Royal High and Kingswood Schools in Lansdown.

World class sporting facilities are available at Bath Rugby and Cricket Clubs and at Bath University and there are excellent golf facilities at Lansdown Golf Club. In addition wonderful hotel and spa facilities are available at The nearby Royal Crescent and Priory Hotels.

Communications include a direct line to London Paddington, Bristol and South Wales (Crossrail link commences 2017) from Bath Spa Railway Station. The M4 Motorway is easily accessible via Lansdown Lane and is approx. 8 miles to the north and Bristol Airport is 18 miles to the west.

THE OPPORTUNITY

Planning has been granted to convert the existing building and outbuildings into a stylish scheme of 6 individual residential units capable of producing an income of £1.6m - £1.775m

Two Bed House

One Bed Flat

Two Bed Flat

Two Bed Flat

Two Bed Flat

Detached 3 Bed House

PLANNING GRANTED

All plans, permissions, elevations etc can be downloaded with the online legal pack.

GDV

We understand the GDV is in the region of £1.6m - £1.775m

Unit 1: A two bed end of terrace house with private parking and private garden: £325,000-£350,000 +

Unit 2: A one bedroom apartment, with a 'first-come' parking space and a shared garden: £200,000 - £225,000

Unit 3: A two bedroom flat with a 'first-come' parking space and shared garden: £225,000 - £250,000

Unit 4: A two bedroom flat with a 'first-come' parking space and shared garden: £225,000 - £250,000

Unit 5: A large two bedroom flat with a huge open-plan reception room, 'first-come' parking space and shared garden: £250,000 - £275,000

Unit 6: A detached 3 bedroom house, with private garden and private parking space: £375,000 - £425,000

SCHEDULE

UNIT 1 74m²/ 797 ft²

UNIT 2 39m²/ 420 ft²

UNIT 3 68m²/ 731 ft²

UNIT 4 54m²/ 581 ft²

UNIT 5 100m²/ 1076 ft²

UNIT 6 94m²/ 1011 ft²

GRAND TOTAL 432/4648.

VAT

We understand that VAT is not applicable.

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RATES

We understand the local authority have approved the building to be exempt from business rates as the building is derelict, listed, and being converted to residential.

EPC

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

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.

PRE AUCTION OFFERS

Some properties may be available to buy prior to the auction. Pre auction offers can be only submitted by completing the OFFER FORM which can be downloaded with the online legal pack - please email 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 buyer's premium (£900) to Hollis Morgan.

Contracts can be signed either via the solicitors or at the Hollis Morgan offices subject to appointment.

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.

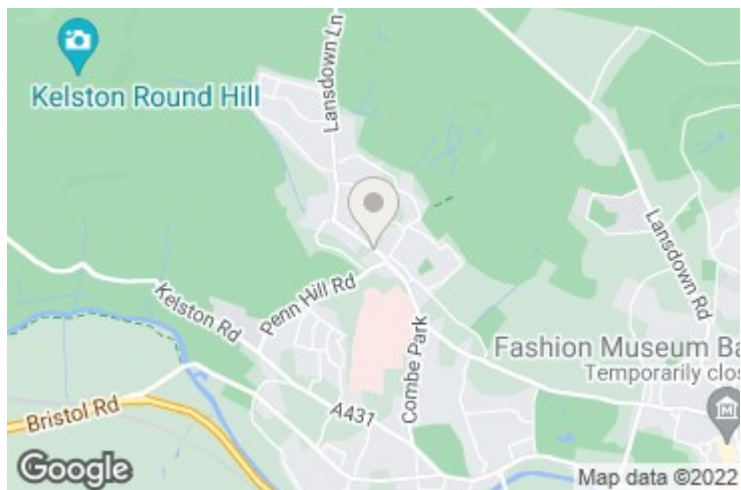
TESTIMONIALS

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/ 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/

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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Proposed	Current	Proposed
92-95% A			92-95% A	
81-91% B			81-91% B	
69-80% C			69-80% C	
55-68% D			55-68% D	
39-54% E			39-54% E	
21-38% F			21-38% F	
1-20% G			1-20% G	
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC	

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