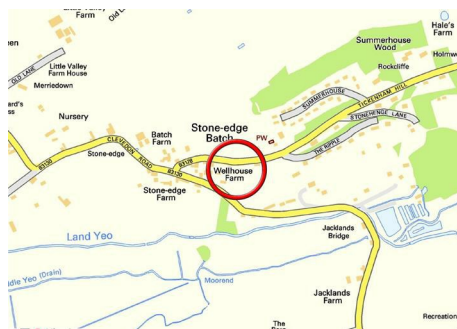
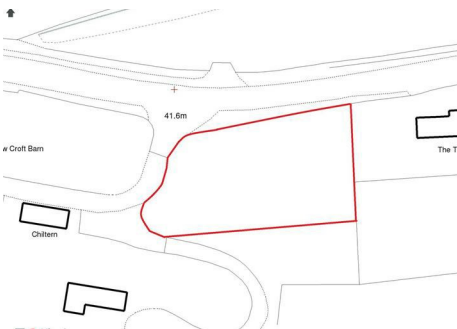




0117 973 6565
 www.hollismorgan.co.uk
 post@hollismorgan.co.uk

hollis
 morgan
 auction



Parcel of Land @, Tickenham Hill, Tickenham, Clevedon, BS21 6SH

Auction Guide Price £120,000 +++

Hollis Morgan JULY AUCTION LOT NUMBER 41 - An elevated plot of LAND (Circa 0.33 Acres) with far reaching RURAL VIEWS and huge potential for DEVELOPMENT subject to gaining any necessary consents.

Parcel of Land @, Tickenham Hill, Tickenham, Clevedon, BS21 6SH

FOR SALE BY AUCTION

*** SOLD PRIOR TO AUCTION ***

LOT NUMBER 41

Wednesday 20th July 2016

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

VIEWINGS

The site is open for inspection at all times.

SOLICITORS

Mr Steven Brice

AMD Solicitors

T: 0117 9744100

E: stephenbrice@amdsolicitors.com

15 The Mall, Clifton, Bristol, BS8 4DS

ONLINE LEGAL PACKS

Please visit the Hollis Morgan Website and select the chosen lot from our Current Auction List.

Legal Packs are free to download from Hollis Morgan.

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 register to receive them if not yet available.

You will be automatically be updated if any new information is added.

THE PROPERTY

A Freehold south facing parcel of land (Circa 0.3 Acres) set in an elevated position with far reaching rural views over the Somerset plains and towards the Mendip Hills and vehicular access from Tickenham Hill.

The freehold also includes ownership of the driveway which is used by Wellhouse Farm.

LOCATION

Tickenham Hill is located approximately eight miles from Bristol on the B3128 Clevedon Road. The thriving town of Nailsea is within a few miles with its comprehensive facilities whilst the Victorian seaside resort of Clevedon provides many other facilities as well as the marine sporting facilities of a waterside town. The M5 Motorway is easily accessible connecting with the M4 Motorway just to the north of Bristol. Clifton and the City centre can be approached via the Suspension Bridge or the Weston super Mare Road.

THE OPPORTUNITY

A site with potential for residential development subject to gaining any necessary consents.

We understand that no planning has previously been applied for or declined.

Ideal opportunity for self build in this stunning location or for planning gain and re sale.

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.

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 Home Start Bristol as our 2016 Charity of the year. We are delighted to announce that 10% of every buyer's premium will be donated to this excellent local charity – Home-Start Bristol provides a unique kind of help which has a profound impact on struggling families with young children, 98% of those who finished a period of support reported that their wellbeing had increased. If you would like to find out more about Home-Start Bristol and how you can support us please visit our website www.homestartbristol.org.uk