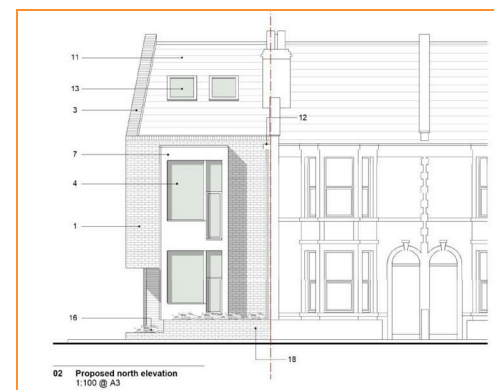




Land Adjacent to, 34 Glendare Street, Barton Hill, Bristol, BS5 9SG

Sold @ Auction £77,000

Hollis Morgan JULY AUCTION - A Freehold corner PLOT with PLANNING GRANTED to erect a NEW BUILD 3 BEDROOM HOUSE with courtyards GARDEN.



Land Adjacent to, 34 Glendare Street, Barton Hill, Bristol, BS5 9SG

FOR SALE BY AUCTION

*** SOLD @ HOLLIS MORGAN JULY AUCTION ***

GUIDE £70,000 +++
SOLD @ £77,000

LOT NUMBER 7

Wednesday 31st July 2019 (NEW DATE)
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

VIEWING

The site is open for external inspection at all times.

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.

SOLICITORS

Theo Vitagliano
Wards
52 Broad Street, Bristol, BS1 2EP
0117 9292811
theo.vitagliano@wards.uk.com

THE LAND

A Freehold corner parcel of land forming the end terrace of Glendare Street and March Lane.

LOCATION

Glendare Street is located within the popular suburb of Barton Hill, a popular area within a few minutes of the vibrant Church road with its eclectic range of independent shops, pubs, bars, cafes, restaurants and convenience stores and Netham Park. Easy access to the City Centre by car or train with the train station close by.

THE OPPORTUNITY

PLANNING GRANTED - NEW BUILD

Planning has been granted to erect a new build quirky end of terrace architect designed Freehold property. The new building will be arranged over three floors with bright and airy accommodation plus a courtyard garden.

DIMENSIONS OF NEW BUILD

Ground floor = 390 sq ft
First floor = 415 sq ft
Second floor = 253 sq ft

Total = 1,058 sq ft

PLANNING GRANTED

Decision : GRANTED subject to condition(s)
Application no: 17/06481/F
Type of application: Full Planning
Site address: Land Adjacent To 34, Glendare Street, Bristol.
Description of development: Construction of a three storey, 3 bedroom end-of-terrace house.
Agent: Gambles Architects
Committee/delegation date: 16.02.18
Date of Notice: 16.02.18

PROPOSED SCHEDULE

GROUND FLOOR

Entrance Hall
Kitchen Diner
Bed 1 / Reception
Courtyard Garden
Bike / Bin Store

FIRST FLOOR

Living Room
Bedroom 2
Bathroom

SECOND FLOOR

Bedroom 3
Bathroom

PLANNING INFORMATION

Full details of the proposed scheme and drawings can be downloaded with 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.

EPC

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

PRE AUCTION OFFERS

Some properties may be available to buy prior to the auction.
Pre auction offers can only be 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.
You will be emailed a note to confirm the AUCTION PACK NOW COMPLETE and then offers can be submitted.

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 (£1,200) to Hollis Morgan. Contracts can be signed either via the solicitors or at the Hollis Morgan offices subject to appointment.

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.

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.

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.

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.

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)

AUCTION FINANCE

Some properties may require specialist auction finance- please contact Hollis Morgan for access to expert advice and "whole of market" rates.

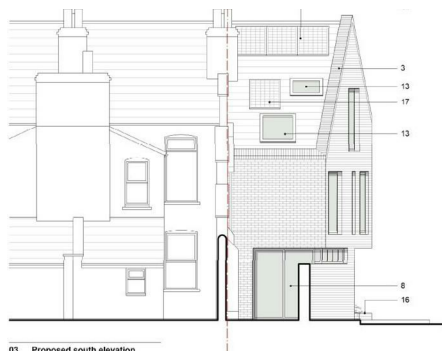
BIDDING AT THE AUCTION

This property is for sale by public auction and if you intend to bid please bring the following:

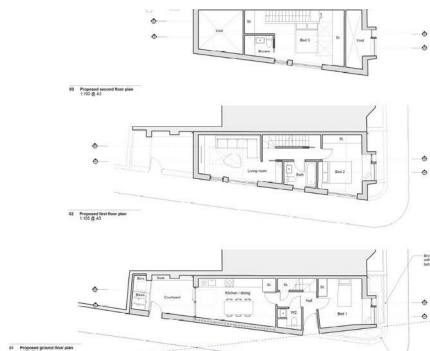
Proof of identity (valid passport or photo driving licence).
Proof of address (bank statement, recent utility bill, council tax bill or tenancy agreement).
10% deposit payment.
Buyers premium payment.
Details of your solicitor.

CHARITY OF THE YEAR

Hollis Morgan are supporting Bristol Zoo's Bear Wood Appeal as our 2019 charity of the year with 5% of each



03 Proposed south elevation



04 Proposed ground floor plan



e-mail: post@hollismorgan.co.uk www.hollismorgan.co.uk

9 Waterloo Street, Clifton, Bristol BS8 4BT. Telephone: **0117 973 65 65**

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