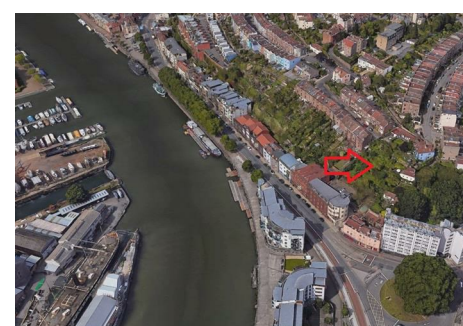
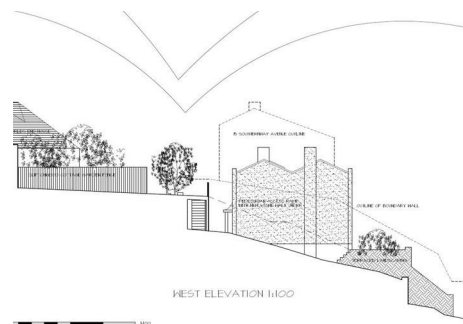
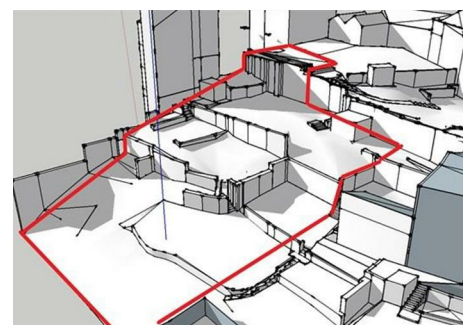
The logo for Hollis Morgan Auction is located in the bottom right corner. It features the word "hollis" in a white, lowercase, sans-serif font, followed by "morgan" in a green, lowercase, sans-serif font. Below these words is a thick white horizontal line, and underneath that line is the word "auction" in a white, lowercase, sans-serif font.

Auction Guide Price £240,000 +++

Welcome to Hollis Morgan Live Online Auctions www.hollismorgan.co.uk

Secret Building Plot Southernhay Avenue, Clifton, Bristol, BS8 4TJ

ADDRESS

Secret Plot, Southernhay Avenue, Clifton, Bristol BS8 4TJ

(Planning Address)

New dwelling on land adjacent Avon Cottage, White Hart Steps, Cliftonwood. | Avon Cottage Worlds End Lane Bristol BS8 4TQ

FOR SALE BY LIVE ONLINE AUCTION

*** SOLD POST AUCTION ***

Lot Number 40

The Live Online Auction is on Wednesday 18th November at 18:00

Registration Deadline is Monday 16th November

The Auction will be streamed LIVE ONLINE and you can BID by telephone, proxy or via your computer with your secure and unique bidding PIN.

Registration is a simple 3 step process – download the online auction buyers guide for further details or visit the Hollis Morgan auction website.

Or simply email bid@hollismorgan.co.uk

EXTENDED COMPLETION

Completion is set for 8 weeks or earlier subject to mutual consent.

VIEWINGS

Viewings can be booked on specific days for this property – please submit a viewing request online and we will contact you to arrange access.

Hollis Morgan would be grateful if you could arrive promptly to inspect the properties at the START of the agreed time as we have scheduled viewings throughout the day and CANNOT wait for late arrivals.

There are likely to be viewings on the property before and after your appointment and if you miss your slot (usually 15 minutes or longer for larger properties) you will be asked to wait until the next available time.

Please note government regulation on groups sizes and safe social distancing must be practiced at all times – please bring your own gloves and facemask.

You may be asked to wait outside before it is safe to enter – please understand and respect this request.

If you have shown any symptoms of Covid (19) in the last 10 days we would respectfully ask you to not attend the viewing.

The safety of our clients and staff is our number one priority and we thank you for your understanding.

Please note that hard copy of details will not be provided but will have been emailed to you with instructions on how to bid and what happens next before the viewing.

IMPORTANT - PLEASE READ

Whilst we have made every effort to ensure your safety when viewing this lot, you should be aware that the access is tricky and not suitable for everyone and neither the owners or Hollis Morgan, as their agents, are liable for any injuries, loss or damage to you whatsoever when entering this area.

Please mind where you step and take the utmost care whilst you are in the property.

SOLICITORS

Heidi Bateman

lawlight

M:07851 258 665

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28 Queen Square | Bristol | BS1 4ND

heidi@lawlight.co.uk

ONLINE LEGAL PACKS

** LEGAL PACK COMPLETE **

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 PLOT

A Freehold building plot (formerly garden of Avon Cottage) with access from the very end of Southernhay Avenue leading to a parking area and onto the plot which forms a Southerly facing terraced site with fantastic harbour views.

The main plot is 29.5 m x 22m plus the driveway section which is just over 6m for most of its length and 10m long.

Main plot is 649 m2 plus approx. 58 m2 for the driveway area.

Sold with vacant possession.

Secret Building Plot Southernhay Avenue, Clifton, Bristol, BS8 4TJ

LOCATION

Clifton and the surrounding areas, with its Victorian and Georgian architecture, are amongst the most sought after locations in the City. The area offers charm alongside excellent amenities with independent shops, boutiques, cafes, bars and restaurants to be found on both Whiteladies Road and Clifton Village including Clifton Down shopping Centre. The Downs offers four hundred acres of green public space whilst Brunel's Clifton Suspension Bridge provides a gateway to the Ashton Court Estate with its woodlands, mountain bike trails and walks whilst there is excellent access to the exciting Harbourside district, the City Centre and Temple Meads.

THE OPPORTUNITY

PLANNING PREVIOUSLY GRANTED - FAMILY HOME

Planning has previously been granted to erect a stylish 3 bedroom detached family home (1980 Sq Ft) arranged over two floors with fine views over the harbour.

IMPORTANT UPDATE TO CURRENT PLANNING SCHEME

The vendor has changed the eastern boundary, as shown on the approved planning permission, to form a more logical straight line between the building plot and the retained land, thereby, disabling the existing planning approval.

Prospective buyers would, therefore, need to submit a new planning application if they wished to build a house.

ALTERNATIVE SCHEME

There is scope to rearrange the layout to create a 4 bedroom scheme.

We understand there are further opportunities to create accommodation on the lower ground floor area.
Subject to gaining necessary consents.

PROPOSED SCHEME (SCHEDULE)

GROUND FLOOR

L Shaped open plan kitchen / dining room
Reception room
Utility
WC

FIRST FLOOR

Double sized Master Suite with dressing room and en suite.
Bedroom 2
Bedroom 3
Family Bathroom

OUTSIDE

Gardens and Parking space.

PLANNING GRANTED

Reference 18/05324/F

Alternative Reference PP-07338387

Application Received Tue 09 Oct 2018

Application Validated Tue 09 Oct 2018

Address Avon Cottage Worlds End Lane Bristol BS8 4TQ

Proposal New dwelling on land adjacent Avon Cottage, White Hart Steps, Cliftonwood.

Status Decided

Decision GRANTED subject to condition(s)

Decision Issued Date Fri 08 Mar 2019

Appeal Status Unknown

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.

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.

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 inspected the COMPLETE LEGAL PACK once it has been released.

There will be a note added to the list to confirm AUCTION PACK NOW COMPLETE when no further information is due to be added.

In the event of an offer being accepted the property will only be removed from the auction the online auction and viewings stopped once contracts have successfully EXCHANGED subject to the standard auction terms and payment of the buyer's premium (£1000 + VAT) to Hollis Morgan.

Contracts will need to be exchanged promptly via the solicitors.

EPC

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

ONLINE LEGAL PACKS

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AUCTION FINANCE

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

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.

TESTIMONIALS

We are very proud of what our past clients have say

about us - please visit the Hollis Morgan website to read their testimonials.

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.

CHARITY OF THE YEAR

Hollis Morgan are supporting Bristol Charity All Aboard Watersports as our 2020 Charity of the year with 5% of each Buyers premium being donated.

All Aboard Watersports strive to make it possible for everyone in the local community to join in a range of watersports and water related activities for people with physical, emotional or cognitive disabilities in the historic Bristol City Docks - www.allaboardwatersports.co.uk

In 2019 we were delighted to have raised well £10k for Bristol Zoo by supporting their Bear Wood Project at the Wild Place through events including the Hollis Morgan Opera Picnic and hosting their annual Gala Evening.

Visit the Hollis Morgan Charity page of our Website for further details - www.hollismorgan.co.uk/charity

WHY HOLLIS MORGAN?

Hollis Morgan hold the largest land & property auctions in the region.

Hollis Morgan sold more £££'s of Land & Property in both 2018 & 2019 than any other auctioneer in the region.

In fact, no auctioneer has sold more than Hollis Morgan since 2010 with over £289m of sales - £95m more than anyone else.

*Source EIG – Sales in BS and GL postcodes by agents based in BS or GL postcodes.

Hollis Morgan was the most successful Auctioneer in Bristol & North Somerset during 2018 – 2019 with an 87 % success rate.

*Source EIG – Sales in BS postcodes 2018 & 2019 by agents based in BS

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

Secret Building Plot Southernhay Avenue, Clifton, Bristol, BS8 4TJ

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.