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morgan

auction



Biddulph House Plunder Street, Cleeve, Bristol, BS49 4PQ

Auction Guide Price £312,000 +++

Hollis Morgan – JUNE LIVE ONLINE AUCTION – A Freehold DETACHED PERIOD PROPERTY (1536 Sq Ft) with PLANNING GRANTED for a UNIQUE WOODLAND RETREAT located on the edge of GOBLIN COMBE NATURE RESERVE.

Biddulph House Plunder Street, Cleeve, Bristol, BS49 4PQ

FOR SALE BY LIVE ONLINE AUCTION

*** SOLD @ JUNE ONLINE AUCTION ***

GUIDE PRICE £275,000 +++

SOLD @ £312,000

ADDRESS | Biddulph House, Plunder Street, Cleeve
North Somerset BS49 4PQ

Lot Number 9

The Live Online Auction is on Wednesday 21st June
2023 @ 17:30

Registration Deadline is on Monday 19th June 2023 @
16:00

The Auction will be streamed LIVE ONLINE via the Hollis
Morgan website & you can chose to bid by telephone,
proxy or via your computer.

Registration is a simple online process – please visit the
Hollis Morgan auction website and click “REGISTER TO
BID”

VIEWINGS - PLEASE NOTE THE PROPERTY IS
OCCUPIED AND VIEWINGS STRICTLY BY
APPOINTMENT ONLY

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.

EXTENDED COMPLETION

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

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.

EPC

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

THE PROPERTY

Biddulph House is a charming detached Grade II Listed
Victorian building (1536 Sq Ft) located on the edge of
Goblin Combe Nature Reserve with consent for a
residential dwelling.

Please note when reviewing the planning history the
property was previously known as Cleeve Field Study
Centre but was officially renamed Biddulph House in
2023 - Biddulph was the Vicar of Yatton who funded the
original building pre 1862.

Sold with vacant possession.

LEGAL PACK COMPLETE

We have been informed by our client's solicitors that the
legal pack for this lot is now complete.

Should any last minute addendums occur you will be
automatically notified by email.

If the vendors have indicated they are willing to consider
pre-auction offers, now is the time to submit your offer
by completing the pre-auction offer form.

LOCATION

Goblin Combe is a nature reserve and site of Special
Scientific Interest (SSSI) and is home to a diverse range
of flora and fauna, including rare species of plants and
animals. The reserve features a variety of habitats,
including limestone cliffs, ancient woodland, wildflower
meadows, and wetland areas. Goblin Combe is a
popular destination for visitors who enjoy walking, hiking,
and nature watching. There are several walking trails
and footpaths that allow visitors to explore the reserve
and in addition to its natural beauty, Goblin Combe has a
rich history and is home to a number of archaeological
sites, including an Iron Age hillfort and several Bronze
Age burial mounds. The village of Cleeve in North
Somerset is situated between Weston-super-Mare and
Bristol, just off the main A370 with its associated public
transport links. There is also a bus service to Clevedon.
Bristol is within easy daily commuting distance, there is
a mainline railway station at nearby Yatton, and Bristol

Airport is a short drive away. Primary schooling is at nearby Court de Wyck school at Claverham and secondary schooling is at Backwell (much acclaimed). The village has local facilities incl. shops, hairdressers, takeaways and a village hall. Sports facilities are available at Cadbury House a few minutes drive away and there is beautiful countryside and lovely walks in the area.

THE OPPORTUNITY

UNIQUE WOODLAND RETREAT

The property now requires modernisation but has been granted planning to create a unique woodland retreat with gardens and parking.

Planning has been granted (22/P/1135/FUL) to create a luxurious residence with stunning vaulted reception room and kitchen diner with master suite to the rear.

A second scheme (23/P/0790/FUH) has been submitted and is awaiting approval for an additional extension providing 2 extra bedrooms and a shower room.

We cannot guarantee a decision will be available before the auction date - interested parties to make their own investigations.

PLANNING GRANTED - RESIDENTIAL DWELLING

Reference 22/P/1135/FUL

Application Received Fri 06 May 2022

Application Validated Tue 16 Aug 2022

Address Cleeve Field Study Centre Plunder Street Cleeve BS49 4PQ

Proposal Conversion of the old school/field study centre into one residential dwelling, including demolition of rear outbuildings and erection of single storey rear extension.

Status Decided

Decision Approve

Decision Issued Date Thu 08 Dec 2022

Appeal Status Unknown

Appeal Decision Not Available

PLANNING AWAITING DECISION

FULL PLANNING

Reference 23/P/0790/FUH

Application Received Mon 17 Apr 2023

Application Validated Thu 20 Apr 2023

Address Biddulph House Plunder Street Cleeve Bristol BS49 4PQ

Proposal Proposed erection of a single storey flat-roof rear extension and erection of a pitched single storey rear extension, with glass connection point.

Status Registered

Appeal Status Unknown

Appeal Decision Not Available

LISTED BUILDING CONSENT

Reference 23/P/0791/LBC

Application Received Mon 17 Apr 2023

Application Validated Thu 20 Apr 2023

Address Biddulph House Plunder Street Cleeve Bristol BS49 4PQ

Proposal Proposed erection of a single storey flat-roof rear extension and erection of a pitched single storey rear extension, with glass connection point.

Status Registered

Appeal Status Unknown

Appeal Decision Not Available

PLANNING INFORMATION

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

BIO - REV BIDDULPH

The Rev. Augustus Biddulph was the vicar of the village of Yatton in Somerset, England, during the 19th century. He was born in 1801 in Wootton, Staffordshire, and studied at Trinity College, Oxford, before being ordained as a deacon in 1824 and as a priest in 1825. In 1828, Biddulph was appointed as the vicar of Yatton, where he served for over 40 years until his death in 1870. During his time as vicar, Biddulph was known for his devotion to his parishioners and his active involvement in local charities and social initiatives. Biddulph was also a prominent member of the Oxford Movement, a group of Anglican theologians who sought to revive the traditions and rituals of the Church of England. He was a close friend of John Henry Newman, one of the leaders of the Oxford Movement, and played a key role in bringing Newman's teachings to the parish of Yatton. Biddulph was also a prolific writer, publishing several books and pamphlets on religious and social topics, including "A Few Plain Words on the Doctrine of Regeneration" and "The Doctrine of the Atonement as Taught in the New Testament." He was also a regular contributor to the "Tracts for the Times," a series of theological tracts published by the Oxford Movement. Overall, the Rev. Augustus Biddulph was a respected and influential figure in the Church of England during the 19th century, known for his commitment to his parishioners and his contributions to theological and social discourse.

IMPORTANT AUCTION INFORMATION

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 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 vendors are willing to consider offers prior to the auction.

Pre auction offers can **ONLY** be submitted by completing the online PRE AUCTION OFFER FORM

The form can be found on the Hollis Morgan website on the individual auction property listings – look for the big red button.

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 our client's solicitor informs us no further information is due to be added.

In the event of an offer being accepted the property will only be removed from 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 can be exchanged via the solicitors or at the Hollis Morgan offices by appointment only.

REGISTRATION PROCESS

The registration process is extremely simple – visit the Hollis Morgan auction website and click on the "Register to Bid" button.

The "Register to Bid" button can be found on the auction home page or on the individual lot listings.

Please note this function is not available on Rightmove or Zoopla.

Stage 1 – Complete the Online Bidding Form

Stage 2 – Upload your certified ID

Stage 3 – Invitation to bid

Stage 4 – Pay your security deposit (£6,200)

You are now ready to bid – Good luck!

If your bid is successful, the balance of the deposit monies must be transferred to our client account within 24 hours of the auction sale.

If you are unsuccessful at the auction your holding deposit will be returned within 48 hours.

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.

AUCTION FINANCE & BRIDGING LOANS

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

Hollis Morgan may receive introductory fees for this service from the broker.

AUCTION BUYER'S 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.

2023 CHARITY OF THE YEAR

Hollis Morgan is supporting Spear Bristol as our 2023 Charity of the year with a % of each Buyers premium being donated.

Spear Bristol works with 16 - 24 year olds who struggle to find and then stay in employment and further education.

During intensive 6 week programmes our young people are taught a range employment getting skills and arguably more importantly, our coaches look to address the underlying reasons our young people struggle and seek to equip them with coping mechanisms to build confidence and resilience.

With our help Spear Bristol will be working with some 100 young Bristol people this year - Visit the Hollis Morgan Charity page of our website for further details

TESTIMONIALS

We are very proud of what our past clients have say about us - please visit the Hollis Morgan website to read their testimonials.

I WANT TO SELL BY AUCTION

Since 2010 Hollis Morgan have been the most successful land and property auctioneers across the Region. Famous for large public sales our reputation was built on transparent, competitive bidding leading to some memorable results. As a reaction to covid we have moved to a monthly live online platform which has proved to be a huge success. Our core service has all the benefits of a traditional auction but now, via a fully interactive online saleroom with options to bid by telephone, proxy or online we can now reach a national and international audience - the feedback from our clients is hugely positive and we are now committed to this 21st century method of selling land and property.

In 2022 Hollis Morgan Sold More Lots by auction in Bristol, North Somerset, Bath & Gloucester than any other Auctioneer!

In 2022 over £65m of land and property was successfully sold under the hammer by Hollis Morgan.

Since 2010 Hollis Morgan have Sold More Lots by auction than any other local firm!

Bristol's most experienced auctioneer Andrew Morgan MBE – with forty years' experience on the rostrum.

Auction specific premium adverts on both the UK's biggest property portals Rightmove & Zoopla.

Digital Mailing list of over 40,000 Local, National, Regional and International Developers, Investors and family buyers.

Over 100 years combined property experience operating from our Regional HQ based in Clifton covering Bristol and the West Country.

Innovative yet simple marketing techniques such as virtual tours, drone shots, video tours, hi vis signage and

professional photos.

Active and coordinated social media presence on Instagram, twitter, LinkedIn and Google.

WHY LIVE ONLINE AUCTION?

- Fixed Timescales & Speed - Exchange on the day with a quick & fixed completion of 4, 6 or 8 weeks.

- Closure & Control - 10% non refundable deposit taken upon exchange and the deal is done unlike a traditional sale.

- High Profile Sale – Intensive 4-6 week marketing campaign to make your lot visible and available to all potential buyers.

- Guaranteed Price - you set a minimum reserve which protects you from selling for any less than you want.

- Transparency & Competitive Bidding - Auction provides a transparency of sale ensuring your lot is sold to the person willing to pay the most on the day.

For loads more reasons to instruct Hollis Morgan and the statistics to back it up please visit our selling by auction section of the Hollis Morgan website.

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 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.

SOLICITORS

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