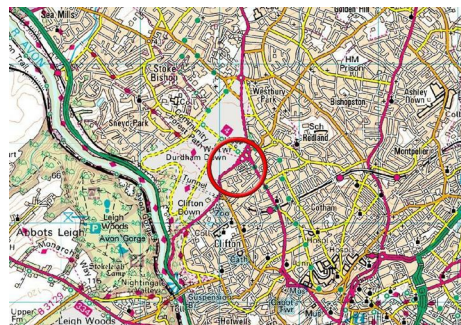




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hollis
 morgan
 auction



Land with Planning, Belgrave Hill, Clifton, Bristol, BS8 2UA

Auction Guide Price £145,000 +++

Hollis Morgan JUNE AUCTION LOT NUMBER 15 - A rare parcel of land in the heart of Clifton within walking distance of Whiteladies Road and Durdham Downs with **PLANNING GRANTED** to erect 2 x 2 BED HOUSES *** GDV £800k + ***

Land with Planning, Belgrave Hill, Clifton, Bristol, BS8 2UA

FOR SALE BY AUCTION

*** SOLD PRIOR TO AUCTION ***

LOT NUMBER 15

Wednesday 8th June 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

Julian Chapman

Julian@devlaw.co.uk

Devereux & Co

T : (0117) 941 9056

F : (0117) 959 3355

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 LAND

A rare leasehold parcel of land on Belgrave Hill.

LOCATON

The land is located in a highly sought after prime area of the City within walking distance of the amenities on Whiteladies Road and also Durdham Downs.

THE OPPORTUNITY

Planning has been granted to erect 2 x 2 bedroom houses.

There may be scope (subject to gaining the necessary consents) for alternative schemes such as a single dwelling or higher density student accommodation.

We suggest the GDV for this scheme is in the region of £800,000.

Please refer to on line legal pack for build cost and profit analysis. provided by our client.

PLANNING INFORMATION

Reference: 14/02366/F

Alternative Reference: PP-03175703

Application Received: 19 May 2014

Address: Land On North Side Of Belgrave Hill Bristol

Proposal: Proposed development of 2 no. Use Class C3

dwellings with associated external works.

Status: GRANTED subject to condition(s)

Decision issued date - 14th November 2014

PLANS AND DRAWINGS

All plans and drawings can be downloaded with the online legal pack.

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 FINANCE

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

TESTIMONIALS

We are very proud of what our clients say about us - please visit our website to read our Testimonials: www.hollismorgan.co.uk/auction-testimonials.html

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