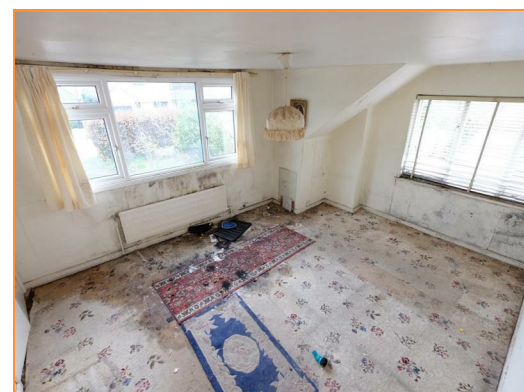
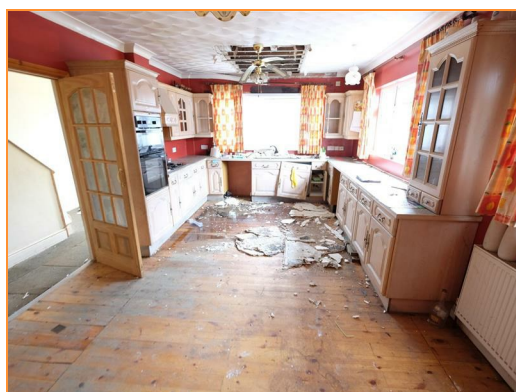




**86 Church Lane, Backwell, Bristol, BS48 3JW**

**Sold @ Auction £276,000**

Hollis Morgan \*\*\* SOLD @ MAY AUCTION \*\*\* A Modern DETACHED family home in need of MODERNISATION with scope to EXTEND plus LARGE GARDEN.



# 86 Church Lane, Backwell, Bristol, BS48 3JW

## FOR SALE BY AUCTION

\*\*\* SOLD @ MAY AUCTION \*\*\*

GUIDE PRICE £250,000 +++  
SOLD @ AUCTION £276,000

### LOT NUMBER 34

Wednesday 24th May 2017

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

### WEEKLY SET VIEWING

The property is OPEN FOR 30 MINUTES but please leave a minimum of 15 minutes to inspect the property.

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

You do not need to book an appointment as it is a set viewing – simply arrive at the stated time and a member of the Hollis Morgan Auction team will take your details and show you the property.

Please note there are no viewings on Bank Holidays or on the day of the auction.

### SOLICITORS

Griffiths Ings property Lawyers

Clare Touheg

70 High Street, Barry, CF62 7DW

01446 725197

### 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.

\*\*\* 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 PROPERTY

A semi detached modern property occupying a generous plot on one of Backwell's most sought after roads.

### LOCATION

The property is located in the popular village of Backwell. Local amenities and services including independent retailers, pubs, cafes and convenience stores are all within close proximity. Bristol City Centre is approximately 8 miles away whilst junction 19 and 20 of the M5 are less than 10 miles away.

### THE OPPORTUNITY

The property now requires complete modernisation but has scope to create a fine family home.

Subject to consents there is scope to remodel and extend the existing property to create a 4 bedroom family home - please note the lapsed planning ( Full Details in Legal Pack )

### LAPSED PLANNING TO EXTEND SIDE AND REAR

Application type: Full Planning Permission

Development: Erection of two storey and single storey side and rear extensions with alteration to front dormer, west, north and south elevations.

Location: 86 Church Lane Backwell BS48 3JW

Application no: 11/P/1357/F

Parish: Backwell

Agent: Malcolm Padfield Building Design Consultant c/o Mr M Padfield 1 Strawberry Lane St George Bristol BS5 8AZ

Valid date: 15 Jul 2011

Applicant: Mr P Weaver

86 Church Lane Backwell Somerset BS48 3JW

Consultation expiry date: \* 16 Aug 2011

### ACCOMMODATION

ENTRANCE HALL: With a half glazed front door and obscure windows to each side. A radiator, an under stairs cupboard and doors leading to:-

LIVING ROOM: 17' x 9'8" (5.20m x 2.96m) overall Bright and airy with a large, low sill window overlooking the rear garden, a reconstituted stone fireplace with wood burning stove inset log burner. Telephone and T.V. points.

KITCHEN-DINER: 20'4" x 12" (6.20m x 3.65m) Dual aspect with a uPVC bow window allowing an outlook to the front and two uPVC windows to the side aspect. Fully glazed uPVC door leading to:

UTILITY AREA: With half glazed door leading to the driveway, a window to the side aspect and a door to:-

CLOAKROOM: With a window to the rear and a W.C.

BEDROOM ONE: 15' 2" x 12" (4.61m x 3.65m) With a uPVC window to the front and a further window to the side, a small built in cupboard, radiator and T.V. point.

BEDROOM TWO: 11' x 9' 10" (3.35m x 3m) With a uPVC window overlooking the rear gardens and allowing views towards the distant hills. A built in cupboard house a gas boiler and a radiator.

BATHROOM: A white suite comprising a panelled bath, a close coupled WC and a wash hand basin. A radiator and a frosted uPVC window to the rear.

OUTSIDE: A driveway provides parking for several cars and leads to the attached Single Garage. A path and

gate at the side of the house lead in turn to the REAR

GARDEN: With a generous area of lawn adjoining the rear of the house together with a greenhouse and small garden shed. The rear garden enjoys a sunny aspect and a good measure of seclusion with some fencing and shrubs forming boundaries.

### EPC

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

### BUYER'S PREMIUM

Please be aware all purchasers are subject to a £750 + VAT (£900 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 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.

### 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 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 buyer's premium ( £900 ) to Hollis Morgan. Contracts can be signed either via the solicitors or at the Hollis Morgan offices subject to appointment.

### 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.

### 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.

### 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 )

### 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 £900) are required by the Auction Department at least two full working days before the auction.

### AUCTION BUYERS GUIDE VIDEO

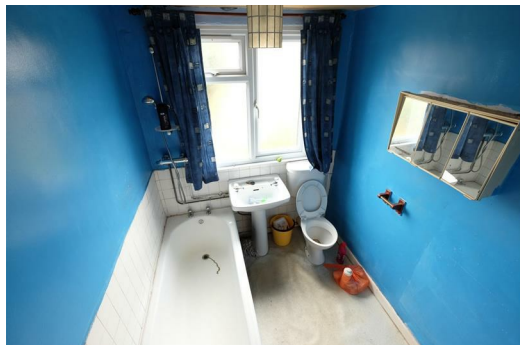
We have short video guides for both buying and selling by Public Auction on the Hollis Morgan Website. If you have any further questions regarding the process please don't hesitate to contact Auction HQ.

### TESTIMONIALS

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

### CHARITY OF THE YEAR

Hollis Morgan are supporting Bristol based " Life for a Cure" as our 2017 Charity of the year which aims 'a LIFE for a CURE', to raise funds in support of finding the 'Ultimate Vaccine' for Meningitis B. We are delighted to announce that 5 % of every buyer's premium will be donated to 'a Life for a Cure' which was founded as both a legacy to Ryan and to help raise awareness and valuable funds in search of the ultimate vaccine. This Bristol charity run purely on a voluntary basis is simply about working together to stop other amazing young lives being lost to meningitis. - to learn more about Ryans Story and this fantastic cause please visit their website. [www.ryanbresnahan.org/](http://www.ryanbresnahan.org/) In 2016 we raised £4,000 for Bristol based housing charity "Home Start" to learn more visit the charity section of our website - [www.hollismorgan.co.uk/charity/](http://www.hollismorgan.co.uk/charity/)



e-mail: [post@hollismorgan.co.uk](mailto:post@hollismorgan.co.uk) [www.hollismorgan.co.uk](http://www.hollismorgan.co.uk)

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