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hollis  
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 auction

Introducing the Hollis Morgan **LIVE STREAMED ONLINE Auctions**

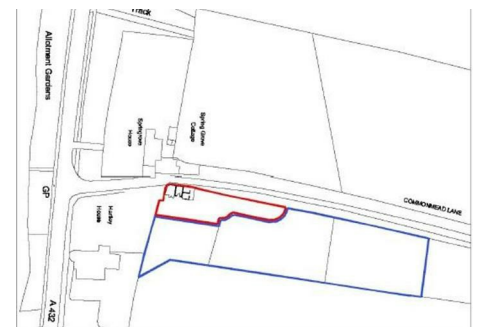
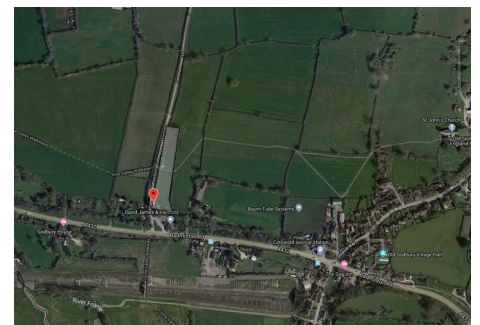
Our 29<sup>th</sup> July auction will be **STREAMED LIVE** on the Hollis Morgan website

In response to the ongoing Covid-19 situation Hollis Morgan have released their Online Auctions service which is a new, innovative and pioneering platform for selling land, garages and property.

It provides all the benefits synonymous with traditional auctions, including speed, certainty of sale and transparency but with the added advantage of being able to bid and watch from the comfort of your own home or office via desktop, tablet or mobile phone.

**Auction Advantages**  
 We are happy, willing and able to discuss the options for selling your property by online auction - you can upload videos and photos via our new collection tool, or email [oly@hollismorgan.co.uk](mailto:oly@hollismorgan.co.uk)

...LIVE STREAMED ONLINE at [www.hollismorgan.co.uk/auctions/](http://www.hollismorgan.co.uk/auctions/) home page



## The Barn and Equestrian Facilities, Commonmead Lane, Old Sodbury, Bristol, **DOOR OFF** Auction Guide Price £195,000 +++

Hollis Morgan APRIL ONLINE AUCTION \*\*\* SOLD BY ONLINE AUCTION \*\*\* A Freehold 1.38 acre PLOT with STONE BARN and PLANNING GRANTED to convert to DWELLING plus EQUESTRIAN FACILITIES with further development POTENTIAL( stc ) - please refer to Professional Planning Appraisal ( PPA )

## SOLD BY ONLINE AUCTION

This lot has now exchanged contracts and is Sold by Online Auction

Guide £185,000 +++  
Sold @ £195,000

Now taking lots for July 29th Online auction - email [olly@hollismorgan.co.uk](mailto:olly@hollismorgan.co.uk) for a free appraisal.

## ADDRESS

The Barn and Equestrian Facilities, Commonmead Lane, Old Sodbury, Bristol, BS37 6FF

## FOR SALE BY ONLINE AUCTION

LOT NUMBER 20

This lot will be offered for sale by Online Auction on Wednesday 29th April.

The bidding window opens at midday on 28th April 2020

Bidding will close at 3pm on 29th April 2020

Please register for the online legal pack to be kept informed.

Refer to 3 easy steps below for details on bidding and registration.

Please note that due to this unprecedented situation many of our client will be actively seeking pre auction offers.

If you are interested in any of the April Lots please follow the instructions on pre auction offers ( specifically waiting for legal packs to be completed ) as outlined.

## 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](mailto: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.

## EXTENDED COMPLETION

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

## VIEWING

The land and barns can be viewed at all times.

## SOLICITORS

Lucy Dickenson

Clutton Cox Conveyancing

Parliament House, 4, High Street, Chipping Sodbury, Bristol BS376AH

Email: [info@cluttoncox.co.uk](mailto:info@cluttoncox.co.uk)

Tel. 01454 312125

## 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.

## THE PROPERTY

A Freehold parcel of land ( 1.38 Acres ) set back from the road in an area of Outstanding Natural Beauty with an existing stone barn, four vehicular access points and additional equestrian facilities.

Please note the Frome Valley walkway crosses the site but does in return offer excellent access to stunning walks.

Sold with vacant possession.

## LOCATION

Located on the Cotswold AONB and the edge of the desirable village Old Sodbury a very popular village with a lovely countryside setting. Just a short drive to the local market town of Chipping Sodbury for shops and amenities. Nearby the A46 provides easy access to the M4 Junction 18) making both Bristol and Bath within commuting distance. The attractive Cotswold countryside is on its doorstep with Westonbirt Arboretum and Tetbury being an easy drive as you head north on the A46. The village itself has a C.O.E Primary School alongside the picturesque Church with its stunning views over the Severn estuary. There is also a popular public house/restaurant which is central to the village life, petrol station, football pitch, village hall, hotel,

private nursery, the Frome Valley Walk and of course the historic Cotswold Way walk.

## THE OPPORTUNITY

### BARN CONVERSION

Planning has been granted convert the existing barn into a charming one bedroom dwelling.

There may be scope for further development and extension subject to consents.

### EQUESTRIAN

There is an existing equestrian facility with services on the site.

### HOLIDAY LET

There may be scope to convert the existing equestrian into a Holiday Let - Subject to consents.

Please note local example below.

## PROFESSIONAL PLANNING APPRAISAL (PPA)

Interested parties can inspect the professional planning appraisal via the link below;

<https://online.flippingbook.com/view/354092/>

Stoke Morgan Planning.

## UPLIFT CLAUSE

"The property is sold with the benefit of planning permission reference 14/2581/F. Please note the property is to be subject to an uplift agreement for a 25 year period at a charge of 30% on the grant of a further planning permission or the amendment to planning permission 14/2581/F. We would refer potential buyers to the terms of the Uplift agreement attached to the contract of sale as The Schedule."

Please refer to online legal pack.

## PLANNING GRANTED - BARN CONVERSION

Reference PK14/2581/F

Alternative Reference PP-03501032

Application Received Tue 01 Jul 2014

Application Validated Tue 01 Jul 2014

Address Commonmead Lane Old Sodbury Bristol South Gloucestershire BS37 6LX

Proposal Conversion and extension of existing barn to form 1 no. dwelling with associated works (resubmission of PK13/2333/F)

Status Decided

Decision Approve with Conditions

Decision Issued Date Tue 25 Nov 2014

Appeal Status Unknown

Appeal Decision Not Available

## PLANNING - CERTIFICATE OF LAWFULNESS

Reference PK18/2774/CLP

Alternative Reference PP-07040411

Application Received Mon 11 Jun 2018

Application Validated Mon 11 Jun 2018

Address The Barn Commonmead Lane Old Sodbury Bristol South Gloucestershire BS37 6LX

Proposal Application for Certificate of Lawfulness to demonstrate that the proposed development commenced before 24 November 2017 (in relation to approved planning permission PK14/2581/F)

Status Decided

Decision Approve with Conditions

Decision Issued Date Fri 14 Sep 2018

Appeal Status Unknown

Appeal Decision Not Available

## PLANNING - CHANGE OF USE TO EQUESTRIAN

Reference PK07/2143/F

Alternative Reference TEMP07/2215

Application Received Wed 04 Jul 2007

Application Validated Mon 09 Jul 2007

Address Land at North East corner of Badminton Road and Commonmead Lane Old Sodbury South Gloucestershire

Proposal Change of use of land from agricultural to land for the keeping of horses. Erection of 2no. stables and 1.2 metre high fence. (Retrospective).

Status Decided

Decision Approve with Conditions

Decision Issued Date Fri 14 Sep 2007

Appeal Status Unknown

Appeal Decision Not Available

## CONVERSION OF EQUESTRIAN TO HOLIDAY LET

Please find below a local example of consent granted to convert an equestrian facility into a Holiday Let.

Reference PK17/1836/F

Alternative Reference PP-06005678

Application Received Fri 21 Apr 2017

Application Validated Mon 15 May 2017

Address Land At Coombs End Old Sodbury Bristol South Gloucestershire BS37 6SQ

Proposal Change of use of existing stable block to 1no. holiday cottage (Class C3)

Status Decided

Decision Approve with Conditions

Decision Issued Date Fri 07 Jul 2017

Appeal Status Unknown

Appeal Decision Not Available

Please note the site on offer does not have this consent and the example is purely informative.

Buyers must make their own investigations.

## 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 £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 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.

## ONLINE BIDDING GUIDE - THREE EASY STEPS

### Step 1 – Register to Bid

Go to Hollis Morgan website and click on the lot page that you want to bid on

The online auction "widget" will automatically pop up to prompt you.

Log in ( or Register if your first time ) and follow the instructions.

You will be asked to upload your ID and verify your registration via SMS text.

### Step 2 – Enter your payment details

On the 23rd April you will receive an email reminder to enter your payment details for the auction.

This is the earliest date that details can be provided.

You will not be approved for bidding unless payment

details are provided.

Please note we require DEBIT CARD details.

### Step 3 – Ready to Bid!

Once you have successfully completed the registration & payment process you will receive email confirmation you are authorised to bid.

You will be able to start placing your bids from midday on 28th April.

Bidding will close on 29th April at 3pm for lot 1 and at 5 minute intervals for the remaining lots.

Unlike eBay, bid sniping is impossible - All auctions will close as per their advertised 'Auction End Date', however if a bid is placed within the final 60 seconds of the auction's scheduled end time the auction will be extended by an additional 60 seconds – known as the 'bidding extension window'.

Download the Buyers Guide in the online legal pack for further information

Congratulations - you are the winner!

As the winning bidder you will receive email confirmation, payment of £6,200 will be taken and one of the Hollis Morgan Auction Team will contact you to talk you through the next steps.

2 important tasks to remember

- The deadline to transfer the remainder of the deposit is Friday 1st May

- You also need to nominate your solicitor to complete the transaction

## 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.

## WHY HOLLIS MORGAN?

### WHY HOLLIS MORGAN?

Hollis Morgan regularly hold the largest property auctions across Bristol and the West Country from our iconic Sale Room in Clifton, since we formed in 2010 we have sold the most £££'s of land and property by Public Auction in the region - EVERY YEAR!

Between 2010 and 2018 we have held 51 auctions, offering 1321 lots and raising over £270k for clients across the region.

Did you know... In 2018 we had the highest % success rate and sold more £££'s of Land and Property by

auction than all the other Auctioneers in Bristol & North Somerset combined!

## TESTIMONIALS

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

## 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](http://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](http://www.hollismorgan.co.uk/charity)

## 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.