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hollis
morgan
auction



House + Plot, 66 Clevedon Road, Nailsea, North Somerset, BS48 1EN

Auction Guide Price £226,000 +++

Hollis Morgan NOVEMBER AUCTION - A Freehold DEVELOPMENT COMBO with a 3 BED HOUSE (855 Sq Ft) for UPDATING and a potential BUILDING PLOT on the side.

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FOR SALE BY AUCTION

*** SOLD @ HOLLIS MORGAN NOVEMBER AUCTION

GUIDE PRICE £200,000 +++
SOLD @ £226,000

LOT NUMBER 33

Wednesday 28th November 2018

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

EXTENDED COMPLETION

Completion is set 1st of February 2019.

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.

SOLICITORS

Rebecca Stuart

Wards

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THE PROPERTY

A Freehold semi detached property (855 Sq Ft) occupying a larger than average corner plot with garage and pleasant views to the front aspect.

Sold with vacant possession.

LOCATION

Nailsea has a comprehensive range of facilities including Waitrose, Tesco, Boots, a Sports Centre and other more bespoke shops, restaurants and professional services.

Nailsea has many open green-spaces and woodland within close proximity and an abundance of footpaths and bridleways ideal for dog walkers and horse riders alike. For the commuter, the mainline connection to

Paddington is approximately 0.5 miles away and Bristol International Airport is approximately 7 miles distance. There is easy access to the motorway network and Bristol City Centre.

Education is well provided for with many highly respected junior schools, Golden Valley, Nailsea Academy and Backwell Secondary School close by. Bristol provides a good number of private schools including Clifton College, Bristol Grammar, Badminton and QEH and the highly regarded Downs Preparatory School in Wraxall and Fairfield School in Flax Bourton are within close proximity.

THE OPPORTUNITY

HOUSE FOR UPDATING

The property has been let for many years (now vacant but most recently let for £850 pcm) and would now benefit from basic updating throughout.

PLOT TO SIDE

Given the large corner plot there is scope for a building plot on the side of the property.

There is potential for a new build 2 / 3 bedroom house.

Subject to consents.

FLAT SCHEME

There is scope to develop the adjacent plot into a scheme of 4 x 1 bedroom flats.

Subject to consents.

LARGER FAMILY HOME

There is potential to extend the existing property into the side plot to create a larger 4 + Bedroom family home with gardens, parking and garage.

PLANNING GRANTED NEXT DOOR (2007)

Reference 07/P/0798/F

Application Received Mon 26 Mar 2007

Application Validated Mon 26 Mar 2007

Address 68 Clevedon Road, Nailsea, Somerset, BS48 1EN

Proposal Erection of an attached dwelling

Status Decided

Decision Approve with Conditions

Decision Issued Date Mon 21 May 2007

Appeal Status Unknown

Appeal Decision Not Available

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.

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.

You will be emailed a note to confirm the AUCTION PACK NOW COMPLETE and then offers can be submitted.

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 (£1,200) to Hollis Morgan. Contracts can be signed either via the solicitors or at the Hollis Morgan offices subject to appointment.

EPC

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

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 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.

AUCTION FINANCE

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

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)

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 2017 we have held 45 auctions, offering 1135 lots and raising over £225m for clients across the region

Did you know....Hollis Morgan sold more £££'s of land and property by auction than all the other Bristol Auctioneers combined in 2017 with over £49m of successful sales!

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 based Off the Record! as our 2018 charity of the year with 5% of

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each buyers premium donated to help provide free and confidential mental health support and information to young people aged 11-25 in Bristol - www.otrbristol.org.uk In 2017 we were delighted to be involved in raising £30,000 over 3 events for the "Life for a cure" Bristol based meningitis charity - www.ryanbresnahan.org Visit the Charity page of our Website for further details - <https://www.hollismorgan.co.uk/charity/>