

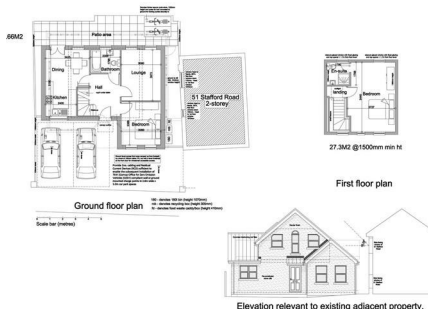
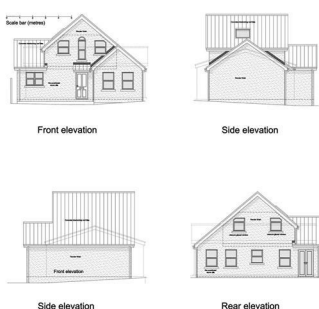
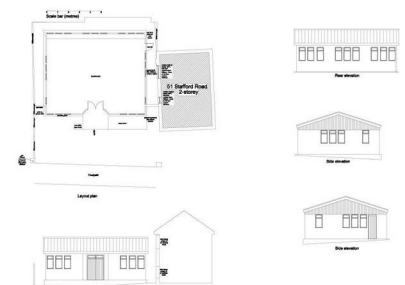
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hollis  
morgan

auction



## 49a Stafford Road, Weston-Super-Mare, North Somerset, BS23 3BS

**Auction Guide Price £113,000 +++**

Hollis Morgan – DECEMBER LIVE ONLINE AUCTION – A Freehold BUILDING PLOT with PLANNING GRANTED to erect a DETACHED 2 BED 2 BATH HOUSE ( 861 Sq Ft ) with 2 x PARKING and PATIO GARDEN.



# 49a Stafford Road, Weston-Super-Mare, North Somerset, BS23 3BS

## FOR SALE BY LIVE ONLINE AUCTION

\*\*\* SOLD @ DECEMBER ONLINE AUCTION \*\*\*

GUIDE PRICE £70,000 +++  
SOLD @ £113,000

ADDRESS | 49a Stafford Road, Weston-Super-Mare,  
North Somerset BS23 3BS

Lot Number 4

The Live Online Auction is on Wednesday 13th  
December 2023 @ 17:30  
Registration Deadline is on Monday 11th December  
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

The site is available for external inspection during day  
light hours.

## 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.

Press the GREEN button 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.

## PRE AUCTION OFFERS

On this occasion the vendors will not be considering pre  
auction offers.

## 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.

## THE PROPERTY

A Freehold detached bungalow in need of complete  
modernisation occupying a prominent plot fronting  
Stafford Road.

Sold with vacant possession.

## LOCATION

Weston Super Mare is a popular seaside town located  
on the Bristol Channel coast of North Somerset situated  
approximately 18 miles (29 km) south-west of Bristol  
and has a population of approximately 80,000 people.  
The town has a long history as a popular holiday  
destination, with a sandy beach that stretches for over  
two miles (3.2 km) and a variety of attractions and  
activities for visitors. The town centre has a mix of old  
and modern buildings, with several historic landmarks  
such as the Grand Pier, the Winter Gardens Pavilion,  
and the Birnbeck Pier. Westons main attraction is its  
beach, which is backed by a wide promenade and a  
range of amenities such as cafes, restaurants, and  
shops. The Grand Pier is a popular destination for  
families, with a variety of fairground rides, arcade  
games, and attractions. The town also has several  
parks and green spaces, including the 12-acre Grove  
Park, which has a children's play area, a boating lake,  
and a miniature railway. Other popular parks include  
Clarence Park and Ashcombe Park, both of which offer  
picturesque settings for picnics and walks. Weston is  
well connected with the M5 motorway running nearby  
and regular train services to Bristol, Bath, and other  
major cities. The town also has its own railway station,  
which is located within walking distance of the town  
center and the beach.

## THE OPPORTUNITY

SITE | PLANNING GRANTED

Planning has been granted to demolish the existing single storey dwelling and erect a 2 bedroom | 2 bathroom detached house with accommodation ( 861 Sq Ft ) arranged over two floors and off street parking for 2 cars to the front and a patio garden to the rear.

**PROPOSED SCHEDULE OF ACCOMMODATION | 861 Sq Ft**

Ground Floor - Entrance Hall | Open Plan Kitchen Diner | Doors to Patio | Lounge | Bedroom 2 | Bathroom  
First Floor - Bedroom 1 | En Suite

## ALTERNATIVE SCHEME

There may be merit in exploring renovation of the existing detached dwelling subject to consents.

## PLANNING GRANTED

Reference 23/P/1016/FUL

Application Received Tue 16 May 2023

Application Validated Tue 23 May 2023

Address The Apostolic Church 49A Stafford Road Weston-super-Mare BS23 3BS

Proposal Proposed change of use of land from class E - worship to class to C3 - residential. Proposed demolition of existing building and erection of a detached dwelling.

Status Decided

Decision Approve

Decision Issued Date Wed 04 Oct 2023

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.

## SOLICITORS

Hayley Turner

Bennetts Solicitors

t: 01934 864958

hayley.turner@bennettlaw.co.uk

<https://www.bennettlaw.co.uk/>

## USEFUL INFORMATION

Tenure - Freehold

Council Tax - C

EPC - TBC

## 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 listing.

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 the hold placed on your card will be lifted.

## 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.

## 2024 CHARITY OF THE YEAR

Hollis Morgan is supporting The Malcolm Gunter Foundation as our 2024 Charity of the year with a % of each Buyers premium being donated.

In 2018 Malcolm Gunter passed away from Motor Neurone Disease - In his memory, MGF has raised over

£200,000 and provided support and grants for many local people living with and affected by MND.

100% of all monies raised will be utilised in supporting sufferers of MND with their physical and emotional needs, and research into the disease .

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.