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hollis
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 auction



residential sales | auctions

Introducing the Hollis Morgan LIVE STREAMED ONLINE Auctions

Our 29th 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 Valuations
 We are happy willing and able to discuss the options for selling your property by online auction - you can collect videos and photos via our new valuation tool or email us via info@hollismorgan.co.uk

...LIVE STREAMED ONLINE at www.hollismorgan.co.uk/auctions/home

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Building Plot, 6 Harmony Drive, Portishead, North Somerset, BS20 8DH

Auction Guide Price £220,000 +++

Hollis Morgan APRIL ONLINE AUCTION *** STILL AVAILABLE *** A Freehold BUILDING PLOT (0.55 Acres) with PLANNING GRANTED for a LUXURY DETACHED HOUSE in a private and mature setting.

Building Plot, 6 Harmony Drive, Portishead, North Somerset, BS20 8DH

*** **SOLD @ HOLLIS MORGAN** ***

GUIDE £220,000 +++

SOLD @ £220,000

ADDRESS

Building Plot @, 6, Harmony Drive, Portishead, BS20 8DH

FOR SALE BY ONLINE AUCTION

LOT NUMBER 26

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

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.

SOLICITORS

Louise Godfrey

Block Solicitors

01473230033

info@blocklegal.co.uk

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.

VIEWINGS

The land is open for inspection at all times.

THE LAND

A secluded Freehold parcel of land (formerly the garden of Number 6) with shared access from Harmony Drive comprising circa 0.5 Acres of mature land.

Sold with vacant possession.

LOCATION

Harmony Road is a quiet residential land set back from the Road in this popular location regarded as one of the prime residential areas of the thriving coastal town of Portishead with views of the Bristol Channel and excellent access to the thriving High Street with its wide range of amenities and the the modern harbourside with it restaurants, bars and Waitrose whilst the Lake Grounds with its park, esplanade and outdoor swimming pool are also close by. Access onto the regional motorway network via the M5 is within 3.5 miles whilst Clevedon is just under 5 miles away.

THE OPPORTUNITY

PLANNING GRANTED - DETACHED HOUSE

A Freehold parcel of land (0.54 Acres) with outline planning granted to erect a luxury detached family home.

SCOPE FOR 2 UNITS

A planning application originally for 2 dwellings was submitted but planning was granted for 1 unit,

We are informed that planning for 2 units still has scope but would require additional time and negotiations with the local authority.

PROFESSIONAL PLANNING APPRAISAL

Planning Experts Stokes Morgan comment;

The site represents an infill opportunity within the

Building Plot, 6 Harmony Drive, Portishead, North Somerset, BS20 8DH

settlement boundary of Portishead. The Council accept the potential for residential development provided environmental issues are addressed. The character of the area consists of backland development and the Local Planning Authority is not adverse to similar backland development on the plot. Any development of the site has to adequately address the impact of protected trees, amenity of neighbours and safe highway access.

There is potential for upto 2 no. extra two storey houses within large plots in accordance with the Council Residential Design Guidelines.

PLANNING GRANTED

Reference 19/P/1796/OUT

Application Received Tue 23 Jul 2019

Application Validated Tue 23 Jul 2019

Address 6 Harmony Drive Portishead Bristol BS20 8DH

Proposal Outline application for the erection of a detached dwelling in addition to existing remaining dwelling with all matters reserved for subsequent approval).

Status Decided

Decision Approve

Decision Issued Date Tue 03 Dec 2019

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.

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?

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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.

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.