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hollis
morgan

auCTION



Bakers, Nailsea Wall Lane, Nailsea, Bristol, BS48 4DD

Auction Guide Price £500,000 +++

Hollis Morgan NOVEMBER AUCTION - A Freehold 2.5 ACRE SITE with PLANNING GRANTED FOR COMMERCIAL B1(c)B2,B8 or potential RESIDENTIAL DEVELOPMENT (stc) now REDUCED PRICE for AUCTION previously listed £800k.

FOR SALE BY AUCTION

*** SOLD @ HOLLIS MORGAN NOVEMBER AUCTION

GUIDE £475,000 +++
SOLD @ £500,000

LOT NUMBER 33

Wednesday 27th November 2019

All Saints Church Pembroke Road, Clifton, Bristol BS8 2HY

Legal Pack Room and Registration will be open from 18:15

The sale will begin promptly at 19:00

JOINT AGENTS

Russell Property Consultants

Chris Miles MRICS

m. 07970 886740

e. chris@russellpc.co.uk

EXTENDED COMPLETION

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

VIEWING

Viewings by appointment via Joint Agents or Hollis Morgan

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

Wards

Heather Jones

heather.jones@wards.uk.com

THE PROPERTY

A Freehold site of 2.5 acres that has until recent times operated as a successful abattoir but is now offered with

vacant possession.

The site is approached via a long driveway with car parking for 20 + vehicles.

At the rear of the site is the main commercial building (refer to existing floor plans and description below) and additional paddock (refer to site plan)

The main property is of portal frame construction set beneath a pitched steel profile roof providing 10% natural roof lights. There are two dock loading doors. The main warehouse has a concrete floor and has been internally subdivided to provide

working areas and refrigeration. There is a lean-to extension previously used as a holding pen for livestock. There is a two storey flat roof extension which provides a ground floor butchery room and first floor offices.

Warehouse - 6,566 Sq Ft

Holding Pens - 2,293 Sq Ft

FF Office - 1,690 Sq Ft

Total - 10,549 Sq Ft

LOCATION

The site is located approximately 1 mile west from Nailsea town centre in an area known at West End. Nailsea is located approximately 7 miles south west of Bristol. The property fronts on to Nailsea Wall which is an arterial route connecting to Clevedon which in turn provides access to J20 of the M5.

THE OPPORTUNITY

REDUCED PRICE FOR AUCTION

The property was previously listed for sale at £800,000

COMMERCIAL USE / INVESTMENT

Planning has been granted for Class B1(c) B2 or B8 commercial use over 10 units with excellent income prospects.

Please refer to proposed block plan in the planning information.

OWNER OCCUPIER

The premises would suit a SME owner occupier - sold with vacant possession.

RESIDENTIAL DEVELOPMENT

We understand there is potential for residential development on the site for upto 4 detached dwellings subject to consents.

Full Planning Appraisal to follow.

PLANNING APPRAISAL (PPA)

In terms of residential development, the site is not in the

Flood Plain (its Flood Zone 1) nor is it in the Green Belt. The site is previously developed land in the countryside and not within a defined settlement. The NPPF states that for the reuse of existing buildings for dwellings in more isolated locations, there is a requirement to significantly enhance the immediate setting, and be sensitive to the defining characteristics of the local area.

Given the industrial nature of the existing buildings in question, we would suggest that any scheme for redevelopment seeks to restore some local character by introducing replacement buildings on the site that reflect the traditional agricultural and vernacular character of buildings (i.e. a complex of converted barns) that feature strongly in the West End of Nailsea.

There is circa 1000 sq m of floor area on the site, this would comfortably translate into 4 detached dwellings on the site.

The overall approach in North Somerset is to safeguard sites in existing economic use for employment reuse. The site is previously developed land which would be suitable for reuse for business purposes. Where sites are no longer occupied the Council requires active marketing to demonstrate that this potential has been fully explored before allowing any change of use.

Full Professional Planning Appraisal (PPA) via the link below
<https://online.flippingbook.com/view/720339/>

Stokes Morgan Planning Ltd
Planning Consultants

COMMERCIAL RENTAL APPRAISAL

The proposed draft schematic is purely to give an idea of how the property could be subdivided into smaller units. No doubt interested parties will have their own individual opinion on configuration. As set out below we believe the units will command the approximate rental values on an annual basis subject to specification. Should you require any further advice on configuration, rental tone and specification please do not hesitate to contact the agents.

PROPOSED SCHEDULE / SQ FT / PROPOSED INCOME

UNITS 1, 2, 3 - 1,668 Sq Ft / £13,500 pa
UNIT 4 - 936 Sq Ft / £8,000 pa
UNIT 5 - 936Sq Ft / £8,000pa
UNIT 6 (GF + FF) - 1,205 Sq Ft / £10,000PA
UNIT 7 - 936 Sq Ft / £8,000 pa
UNIT 8 - 936 Sq Ft / £8,000 pa
UNIT 9 (GF + FF) - 2,153 Sq Ft / £14,000 pa
UNIT 10 (GF + FF) - 1,184 Sq Ft / £8,000 pa

TOTAL - 9,954 Sq Ft / £77,500 pa

Further details contact Chris Miles of Russell Property Consultants.

PLANNING - CHANGE OF USE

Reference 19/P/2154/FUL

Application Received Thu 29 Aug 2019

Application Validated Thu 29 Aug 2019

Address Nailsea Abattoir Nailsea Wall Lane West End Nailsea BS48 4DD

Proposal Alterations to the existing abattoir building to facilitate change of use to employment uses in Class B1(c), Class B2 and Class B8 with associated car parking and ancillary development.

Status Decided

Decision Approve

Decision Issued Date Thu 24 Oct 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.

RATEABLE VALUE

We are informed - Abattoir and slaughter houses £35,250

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.

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.

PRE AUCTION OFFERS

Some properties may be available to buy prior to the auction.

Pre auction offers can only be 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.

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.

You will need to register to bid – registration will be open from 18:15

Forms can be downloaded and completed beforehand (found in the legal pack) or collected at the auction venue.

AUCTION FINANCE

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

EPC

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

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)

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.

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 £1,200) are required by the Auction Department at least two full working days before the auction.

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 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.

CHARITY OF THE YEAR

Hollis Morgan are supporting Bristol Zoo's Bear Wood Appeal as our 2019 charity of the year with 5% of each buyers premium being donated.

Bear Wood is an exciting new development due to open in Summer 2019 at Wild Place Project. The exhibit will transport visitors back in time when the woodland was inhabited by European brown bears, Eurasian lynx, European wolves and wolverine, showing the effects of woodland loss on our native animals.

In 2018 we were delighted to be involved in raising £10,000 over 3 events for the "Off The Record" Bristol based mental health charity - www.otrbristol.org.uk
Visit the Charity page of our Website for further details - <https://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.

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!