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hollis
morgan

auction



Loxton Pool Barns, Court Farm, Christon Road, Loxton, BS26 2XG

Auction Guide Price £320,000 +++

Hollis Morgan – JULY ONLINE AUCTION - A Freehold DEVELOPMENT OPPORTUNITY comprising TWO BARNS set in 2 ACRES with POND and scope for FAMILY HOME(S) subject to consents with fine RURAL VIEWS towards CROOK PEAK

Loxton Pool Barns, Court Farm, Christon Road, Loxton, BS26 2XG

ADDRESS

Loxton Pool Barns, Court Farm, Christon Road, Loxton
BS26 2XG

FOR SALE BY LIVE ONLINE AUCTION

*** SOLD BY HOLLIS MORGAN LIVE ONLINE
AUCTION ***

GUIDE PRICE £325,000 +++
SOLD @ £320,000

Lot Number 7

The Live Online Auction is on Wednesday 28th July @
18:00

Registration Deadline is on Monday 26th July @ 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

Viewings can be booked on specific days for this
property – please submit a viewing request online and
we will contact you to arrange internal access.

If you wish to inspect the land you are welcome to visit at
any time but please be mindful of the current tenants.

Hollis Morgan would be grateful if you could arrive
promptly to inspect the properties at the START of the
agreed time as we have scheduled viewings throughout
the day and CANNOT wait for late arrivals.

There are likely to be viewings on the property before
and after your appointment and if you miss your slot (
usually 15 minutes or longer for larger properties) you
will be asked to wait until the next available time.

Please note government regulation on groups sizes and
safe social distancing must be practiced at all times –
please bring your own gloves and facemask.

You may be asked to wait outside before it is safe to
enter – please understand and respect this request.

If you have shown any symptoms of Covid (19) in the
last 10 days we would respectfully ask you to not attend
the viewing.

The safety of our clients and staff is our number one
priority and we thank you for your understanding.

Please note that hard copy of details will not be provided
but will have been emailed to you with instructions on
how to bid and what happens next before the viewing.

COMPLETION – BEAT THE STAMP DUTY DEADLINE

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

Pay ZERO STAMP DUTY on the first £250,000 of your
purchase if you complete by September 30th

Please note 3% SDLT is still payable when purchasing
additional properties

Use this SDLT calculator to work out how much SDLT
you'll pay - www.tax.service.gov.uk/calculate-stamp-duty-land-tax/

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

Tom Dixon

Henriques Griffiths

tdixon@henriquesgriffiths.com

THE PROPERTY

A Freehold opportunity accessed via a private driveway
from Sevier Road comprising a large modern barn (
4041 Sq Ft) that has been most recently used for
industrial purposes (circa 10 years +) plus a second
modern timber clad steel framed barn (4407 Sq Ft) set
in an idyllic 2 acre plot with large pond.

The plot has fine rural views towards Crook peak with a
second driveway closer to Sevier Road.

OPTION FOR VACANT POSSESSION UPON COMPLETION

LOCATION

Loxton nestles under the Mendips in a conservation area
and area of outstanding natural beauty, with views of the
famous Crook Peak. The main facilities in the village
include a church, a country club/hotel, and a local
garage. The larger village of Winscombe is
approximately 4 miles distant, where there are shops,
banks, chemist, library, etc. Axbridge and Cheddar are
both within close driving distance, again with good
facilities. Commuting to Bristol is usually via the A38, but

the M5 is accessible at Edithmead, outside Burnham-on-Sea (Junction 22). The area offers excellent facilities, including riding and walking on the Mendips, golf, sailing or fishing on local lakes, dry skiing and sports centres. Bristol, Bath, Wells and Weston-super-Mare are all within convenient driving distance.

For schooling, Loxton falls within the Cheddar Valley School Catchment area with children being eligible to attend Lower Weare First School, Hugh Sexey Middle School and Kings of Wessex Secondary School. Alternatively the well reputed private Sidcot School is within easy driving distance.

THE OPPORTUNITY

BARNs WITH SCOPE FOR LUXURY FAMILY HOME (S)

Exciting scope to create a luxurious family home(s) in this sought after village location.

Subject to gaining the necessary consents.

PLANNING HISTORY

We understand no recent planning has been sought for a residential development.

Interested parties should make their own investigations but note a number of similar developments in the village.

COMMERCIAL INVESTMENT

The barns are currently let - see below

ALTERNATIVE USES

There is scope for a variety of other uses including office and industrial.

Subject to gaining the necessary consents.

CURRENT TENANTS / INCOME

The tenants are all on licence to occupies on a month by Month Basis.

Vacant possession is available upon completion.

Main Barn- Concrete block construction Rented fully with 3 tenants.

Rents £500, £600, and £450 total £1550 per month

Big wooden Barn £650.00

Lake Not rented.

TOTAL £26,400 PA

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 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 listings – look for the big red button .

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 clients 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.

EPC

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

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 your holding deposit will be returned within 48 hours.

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.

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.

2021 CHARITY OF THE YEAR

Hollis Morgan are supporting Bristol Charity 1625 Independent People as our 2021 Charity of the year with a % of each Buyers premium being donated.

1625 Independent People (1625ip) is a charity that works with young people who are homeless, leaving care or at risk of homelessness in Bristol and the South West.

Visit the Hollis Morgan Charity page of our Website for further details - www.hollismorgan.co.uk/charity

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.

WHY HOLLIS MORGAN?

Hollis Morgan hold the largest land & property auctions in the region.

Hollis Morgan sold more £££'s of Land & Property in both 2018 & 2019 than any other auctioneer in the region.

In fact, no auctioneer has sold more than Hollis Morgan since 2010 with over £289m of sales - £95m more than anyone else.

*Source EIG – Sales in BS and GL postcodes by agents based in BS or GL postcodes.

Hollis Morgan was the most successful Auctioneer in Bristol & North Somerset during 2018 – 2019 with an 87 % success rate.

*Source EIG – Sales in BS postcodes 2018 & 2019 by agents based in BS