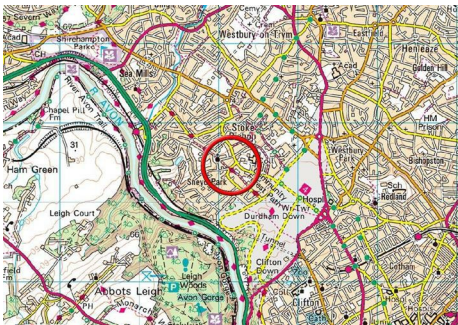
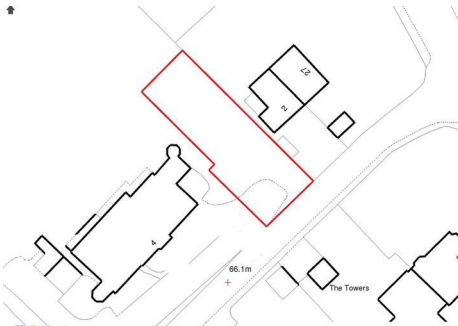




0117 973 6565
 www.hollismorgan.co.uk
 post@hollismorgan.co.uk

hollis
 morgan
 auction



Plot @ Woodlands, Church Road, Sneyd Park, Bristol, BS9 1JT

Auction Guide Price £110,000 +++

Hollis Morgan JUNE AUCTION LOT NUMBER 30 - A mature PARCEL OF LAND circa 0.15 acres (16m x 40m) - POTENTIAL FOR DEVELOPMENT subject to Gaining necessary consents

Plot @ Woodlands, Church Road, Sneyd Park, Bristol, BS9 1JT

FOR SALE BY AUCTION

*** SOLD PRIOR TO AUCTION ***

LOT NUMBER 30

Wednesday 8th June 2016

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

VIEWINGS

The land is open for an external inspection at all times.

SOLICITORS

Phillip Hogan

Henriques Griffiths

18 Portland Square, Bristol, BS2 8SJ

phogan@henriquesgriffiths.com

ONLINE LEGAL PACKS

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 register to receive them if not yet available.

You will be automatically be updated if any new information is added.

THE LAND

A mature Freehold parcel of land of circa 0.15 acres (16m x 40m) with vehicular access via the car park of the adjoining property "Woodlands".

The land has a level approach and then slopes away to the North West.

Please note that the adjoining properties DO NOT have any rights to park on the land but the owner of the plot has a right to use their driveway to access.

LOCATION

Church Road is a prestigious residential Road within walking distance of The Downs with its acres of open land, bounded by the spectacular Avon Gorge and Clifton Suspension Bridge is very close leading to Clifton Village with its Chelsea style and variety of restaurants etc. The centre of Bristol with its educational, shopping, business areas and entertainment and leisure facilities is within two to three miles. There are excellent golf courses within a short distance whilst The M4 & M5 motorways are easily accessible just to the north of Bristol. Local bus routes can be found on Julian Road with high street shopping on Whiteladies Road, North View, Henleaze or a smaller selection on Stoke Hill.

THE OPPORTUNITY

This fine parcel of land could make a prime Building Plot

subject to obtaining any necessary planning or other consents.

Prospective purchasers are strongly advised, however, to make their own planning, legal or any other enquiries.

(Hollis Morgan are not expressing any professional opinion as to the likelihood or otherwise of obtaining a Planning Approval)

Please note the adjoining plot has been successfully developed into a substantial dwelling.

BUYER'S PREMIUM

Please be aware all purchasers are subject to a £750 + 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.

OFFERS

Pre auction offers can be only submitted by completing the OFFER FORM which can be downloaded within the online legal pack. Please send 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. 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 buyers premium to Hollis Morgan.

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.

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 Home Start Bristol as our 2016 Charity of the year. We are delighted to announce that 10% of every buyer's premium will be donated to this excellent local charity – Home-Start Bristol provides a unique kind of help which has a profound impact on struggling families with young children, 98% of those who finished a period of support reported that their wellbeing had increased. If you would like to find out more about Home-Start Bristol and how you can support us please visit our website www.homestartbristol.org.uk