



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

hollis
 morgan
 auction



Welcome to Hollis Morgan Auction. LIVERIED LIVE on our website. Welcome to Hollis Morgan Auction. LIVERIED LIVE on our website.

LIVE ONLINE AUCTIONS

FOR YOU KNOW! In 2011 Hollis Morgan SOLD MORE LOTS by auction in Bristol, North Somerset and Gloucestershire than any other realtor.

FOR YOU KNOW! In 2011 ALMOST 40% OF ALL THE AUCTION LOTS offered in Bristol, North Somerset and Gloucestershire were sold by Hollis Morgan.

FOR YOU KNOW! In 2011 OVER 80% OF OUR SUCCESSFUL BIDDERS entered the auction in Bristol, North Somerset & Gloucestershire by Hollis Morgan.

FOR YOU KNOW! Since 2010 Hollis Morgan has SOLD MORE LOTS BY AUCTION (2011) than any other local real estate agent.

Welcome to Hollis Morgan LIVE ONLINE Auctions

Could we meet dramatic adjustments to our working practices. Focused for our large public audience, we have adopted the following a monthly Live Online Auction service - an interactive platform for buying and selling all types of land and property.

All our online auction lots are the benefits of a traditional auction with an open and transparent bid with the advantage of being able to bid from anywhere with the auction streamed live on the Hollis Morgan website and the option to bid by telephone, print or online.

Since 2010 we have sold nearly 200 lots by this updated method - we have enhanced this offering and have launched our 2012 bid online calendar of sales confirmed we can provide the best service for our clients.

bid from anywhere | online or mobile | bid from anywhere | online or mobile

Former Bandroom Site Randolph Road, Keyford, Frome, BA11 1LP

Auction Guide Price £75,000 +++

Hollis Morgan – JUNE LIVE ONLINE AUCTION - A Freehold PARCEL OF LAND (437 Sq M) in FROME with DEVELOPMENT POTENTIAL subject to consents.

Former Bandroom Site Randolph Road, Keyford, Frome, BA11 1LP

FOR SALE BY LIVE ONLINE AUCTION

*** SOLD @ AUCTION ***

GUIDE PRICE £75,000 +++
SOLD @ £75,000

ADDRESS | Former Bandroom Site, Randolph Road,
Frome, BA11 1LP

Lot Number 18
The Live Online Auction is on Wednesday 22nd June
2022 @ 17:30
Registration Deadline is on Monday 20th June @ 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 access.
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.
We insist safe social distancing is always practiced – you will need a facemask to enter the property.
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.

EXTENDED COMPLETION

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

ONLINE LEGAL PACKS

** LEGAL PACK COMPLETE **

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.

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 any pre auction offers.

SOLICITORS

Ashfords Solicitors
Ashford House Grenadier Road
Exeter EX1 3LH

THE LAND

A Freehold parcel of land to the rear of Randolph Road comprising circa 437 Sq M.
The site has been cleared having previously had a single storey community building (Class F2) - please refer to old images.
Sold with vacant possession.

LOCATION

The land is located to the rear of the Terrace of Houses @ 18 - 20 Randolph Road, Frome.

With a population of 25,000, Frome's popularity has grown exponentially in recent years; heralded as the best place to live in Britain by the Sunday Times in 2018. The town continues to garner high regard for its 'flatpack democracy', thanks to a coalition of independents who took control of all 17 seats on its council. This activity has contributed greatly to its growing community of independent shops, creative businesses and eateries, saturated in its artisan quarter on Catherine Hill. Rye Bakery and Stony Street Café rank high in popularity with residents. The Frome Independent, a monthly market showcasing local artisans and food producers, has helped put Frome on the map, attracting over 80,000 visitors annually.
Frome sits 13 miles south of Bath and 23 miles from the city of Bristol. Located at the eastern end of the Mendip

Former Bandroom Site Randolph Road, Keyford, Frome, BA11 1LP

hills, the surrounding countryside and popular nearby towns of Mells and Bruton are easily accessible. The town has its own station, providing regular connections directly into London Paddington in under 2 hours.

THE OPPORTUNITY

LAND WITH DEVELOPMENT POTENTIAL

We understand there is scope for residential development subject to consents.

We are informed no planning of this nature has been previously sought.

Interested parties to make their own investigations.

STANDARD 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.

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.

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

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

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.

2022 CHARITY OF THE YEAR

Hollis Morgan is supporting Bristol Charity Gympanzees as our 2022 Charity of the year with a % of each Buyers premium being donated.

Gympanzees are a charity based in Bristol helping children and young people with disabilities to access fun, fitness, and friendship.

Visit the Hollis Morgan Charity page of our website for further details or the charity direct @ www.gympanzees.org

TESTIMONIALS

Former Bandroom Site Randolph Road, Keyford, Frome, BA11 1LP

We are very proud of what our past clients have say about us - please visit the Hollis Morgan website to read their testimonials.

WHY HOLLIS MORGAN

Want to sell a property by Live Online Auction?

In 2020 we sold 150 lots by this updated method - we have embraced this change and move forward with our 2021 live online calendar of sales confident we can provide the best service for our clients.

Did you know...In 2020 Hollis Morgan SOLD more lots by auction in Bristol, North Somerset & Gloucester than any other auctioneer!

Did you know...In 2020 Hollis Morgan SOLD more £££'s of BS postcode lots than all the other local auctioneers combined!

Did you know...Since 2010 we have offered more lots in our catalogue (2151) than any other local firm.

*Source EIG Group 2021

Hollis Morgan holds the largest monthly land & property auctions in the region – book your free, no obligation valuation today!

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.