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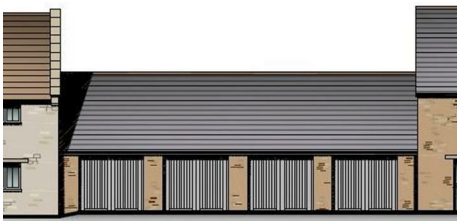
hollis
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 auction



WEST ELEVATION - UNITS 1 TO 4



WEST ELEVATION - UNITS 3 & 4



SOUTH ELEVATION - UNITS 4 & 5



WEST ELEVATION

The Old Forge Limington Road, Limington, Near Yeovil, BA22 8EH

Auction Guide Price £498,000 +++

Hollis Morgan *** **SOLD @ MAY AUCTION** *** A semi rural Plot (1.39 Acres) close to Limington Village with **PLANNING GRANTED** for 5 HOUSES with a GDV of £2m +

The Old Forge Limington Road, Limington, Near Yeovil, BA22 8EH

FOR SALE BY AUCTION

*** SOLD @ MAY AUCTION ***

GUIDE PRICE £460,000 +++
SOLD @ £498,000

LOT NUMBER 26
Wednesday 24th May 2017
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

VIEWING

External inspection at all times.

SOLICITORS

Bruce Weir & Michelle Mallon
Porter Dodson Solicitors
The Quad, Blackbrook Park Ave, Taunton, Somerset,
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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.
*** 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.

THE LAND

A level parcel of land of circa 1.39 Acres with derelict outbuildings and charming semi rural views over Pastureland and excellent road frontage onto Limington Road.

LOCATION

The land is situated on the edge of the picturesque village of Limington which is comprised of mostly period properties and a church (Thomas Wolsey was a rector here before becoming a cardinal during Henry VIII's reign).
Nearby Sherborne offers a comprehensive range of amenities as well as a main line railway station with direct trains to Waterloo (from 2 hours 15 minutes).
The A303 is nearby and offers excellent links to the

West Country and London via the motorway network.
Bristol and Exeter airports are both approximately 40 miles away.

THE OPPORTUNITY

Planning has been granted to erect 5 stylish homes in this semi rural setting close to the Village of Limington.
We understand the resale value is in the region of £400,000 per unit with a predicted GDV of £2m +

There may be scope to further increase the density of the site subject to planning.

PLANNING GRANTED

Outline application for the erection of up to 5 dwellings (GR 354005/122444)
Application No. 15/04446/OUT
Type of application Outline Application
Case Officer Andrew Collins
Location Address The Old Forge Limington Road
Limington Yeovil Somerset BA22 8EH
Ward IVELCHESTER
Parish Limington
Area EAST
Applicant Name Mr D Stark
Status Application permitted with conditions
Decision Application Permitted with Conditions
Date received 01 October 2015
Date validated 01 October 2015
Target date 26 November 2015
Target committee date
Actual committee date
Decision date 23 February 2017

PLANS ETC

Full details of the planning including drawings, elevations and floor plans can be downloaded with the online legal pack.

SCHEDULE OF ACCOMMODATION

UNIT 1

GROUND FLOOR
Open Plan Living Space, Living Room, Utility, WC and Study
FIRST FLOOR
Four Bedrooms, Two En suite, Family Bathroom
OUTSIDE
Double garage, Enclosed Rear Garden

UNIT 2

GROUND FLOOR
Open Plan Living Space, Living Room, Utility, WC and Study
FIRST FLOOR
Four Bedrooms, One En suite, Family Bathroom
OUTSIDE
Double garage, Enclosed Rear Garden

UNIT 3

GROUND FLOOR

Open Plan Living Space, Living Room, Utility, WC and Study

FIRST FLOOR

Four Bedrooms, One En suite, Family Bathroom

OUTSIDE

Two Off Street Parking Spaces, Enclosed Rear Garden

UNIT 4

GROUND FLOOR

Open Plan Living Space, Living Room, Utility, WC and Study / Bedroom 5

FIRST FLOOR

Four Bedrooms, Two En suite, Family Bathroom

OUTSIDE

Double Garage, Two Off Street Parking Spaces, Enclosed Rear Garden

UNIT 5

GROUND FLOOR

Open Plan Living Space, Living Room, Utility, WC and Study

FIRST FLOOR

Four Bedrooms, One En suite, Family Bathroom

OUTSIDE

Double Garage, Enclosed Rear Garden

BUYER'S PREMIUM

Please be aware all purchasers are subject to a £750 + VAT (£900 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.

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 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 buyer's premium (£900) to Hollis Morgan. Contracts can be signed either via the solicitors or at the Hollis Morgan offices subject to appointment.

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.

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.

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)

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

£900) are required by the Auction Department at least two full working days before the auction.

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 Bristol based "Life for a Cure" as our 2017 Charity of the year which aims 'a LIFE for a CURE', to raise funds in support of finding the 'Ultimate Vaccine' for Meningitis B. We are delighted to announce that 5 % of every buyer's premium will be donated to 'a Life for a Cure' which was founded as both a legacy to Ryan and to help raise awareness and valuable funds in search of the ultimate vaccine. This Bristol charity run purely on a voluntary basis is simply about working together to stop other amazing young lives being lost to meningitis. - to learn more about Ryans Story and this fantastic cause please visit there website. www.ryanbresnahan.org/ In 2016 we raised £4,000 for Bristol based housing charity "Home Start" to learn more visit the charity section of our website - www.hollismorgan.co.uk/charity/