



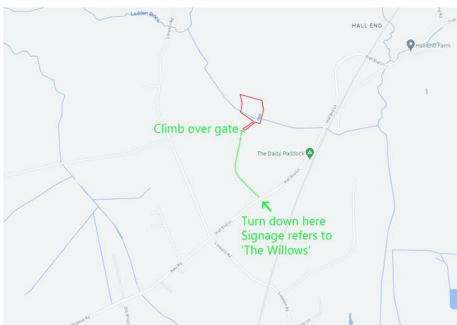
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auction



## Land and Barns Hall End, Wickwar, Wotton-Under-Edge, GL12 8PD

Auction Guide Price £125,000 +++

Hollis Morgan – JUNE LIVE ONLINE AUCTION – A Freehold RURAL OPPORTUNITY comprising 2.44 ACRES of STUNNING COUNTRYSIDE with 2 DERELICT STONE BARNs and scope for a wide range of uses including EQUESTRIAN or DEVELOPMENT stc.

# Land and Barns Hall End, Wickwar, Wotton-Under-Edge, GL12 8PD

## FOR SALE BY LIVE ONLINE AUCTION

\*\*\* SOLD @ JUNE ONLINE AUCTION \*\*\*

GUIDE PRICE £100,000 +++

SOLD @ £125,000

ADDRESS | Land & Barn @ Hall End Farm, Wickwar, Wooton Under Edge GL12 8PD

Lot Number 17

The Live Online Auction is on Wednesday 21st June 2023 @ 17:30

Registration Deadline is on Monday 19th June 2023 @ 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”

## DIRECTIONS

what3words.com - herring.ready.confining

From Hall End Lane, turn down lane with ‘The Willows’ signage and follow all the way to the end and you will come to a locked gate - this is the property.

## VIEWINGS

The land is open for inspection during day light hours - please climb over gate to access.

Please note the barns are unsafe and can only be accessed at your own risk.

## EXTENDED COMPLETION

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

## 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.

## EPC

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

## GUIDE PRICE RANGE

The vendors have issued a guide price range of £100,000 - £150,000

## THE LAND & BARN

A Freehold opportunity comprising 2.44 acres of stunning pasture land with two derelict stone barns ( Believed to be a former coaching inn built between 1450 -1500 where once Queen Elizabeth slept ) and a large pond in a beautiful and private rural setting.

Services - mains water.

Sold with vacant possession.

## LEGAL PACK COMPLETE

We have been informed by our client’s solicitors that the legal pack for this lot is now complete.

Should any last minute addendums occur you will be automatically notified by email.

If the vendors have indicated they are willing to consider pre-auction offers, now is the time to submit your offer by completing the pre-auction offer form.

## LOCATION

Hall End Farm is located two miles from Wickwar, enjoying a peaceful village location near to the Cotswolds and commutable to Bristol, Bath and Gloucester. Junction 14 of the M5 for Gloucester and Bristol lies approximately five miles from Wickwar and the A46 for Bath is accessible in under 15 minutes. Yate railway station, located 15 minutes' drive from Tyndale Reach, operates direct services to Gloucester and Weymouth. For domestic and international flights, Bristol Airport is situated around 30 miles to the south. The location benefits from a range of local amenities including a supermarket and a selection of local shops and eateries which can be found along the High Street in Wickwar. Wotton-under-Edge, four miles away, provides a broader choice of shopping, restaurants and traditional pubs, in addition to an independent cinema and an outdoor swimming pool. Families will find Alexander Hosea Primary School less than a five-minute car

journey from Tyndale Reach and Katharine Lady Berkeley's School for secondary-age students is around 10 minutes away by car. Further education can be obtained at South Gloucestershire and Stroud College, which has several campuses, all within easy reach of the development. For those wishing to pursue higher education, the universities of Bristol and Bath are within a commutable distance from the village.

## THE OPPORTUNITY

### RURAL AMENITY LAND

The land is located at the end of a quiet rural lane and would suit a wide of range of amenity uses.

### EQUESTRIAN

There is potential for equestrian use and space for stables etc.

### DEVELOPMENT

There may be scope for development of the existing barns - please note planning history.

All subject to gaining the necessary consents.

## OLD HALL END FARM | HISTORY

Formerly known as Hallen Farm, the house and barn are now in ruins.

The house was built between 1450-1500, and was once used as a coach house - Local inhabitants say that Queen Elizabeth I slept there, although several residents believe the same of Queen Anne.

The farm was occupied by the Belsire Family from the early 1600s to 1732.

John and Elizabeth Cooper were the following occupiers and they gave a £10 annuity for the upkeep of Rangeworthy Presbyterian Chapel.

The annuity came from ten fields and from a tenement called Roach's which was a smallholding.

Musket shot used around the time of the Civil War has been found in the area by metal detectors recently also coins dating from Charles 1 and a cartwheel penny plus 19th century coins and a Roman arrowhead.

During 1850 ownership of Old Hall End came into the Hobbs family. By 1880 the property known as Allen Farm.

When the house fell into disrepair after the Second World War, arrowheads were found in the plaster in the roof, and given to Bristol City museum. The lime mortar was mixed with goats milk The door and flight of stairs were given or purchased by Lord G Berkeley and are now believed to have been exported to America.

Some of the farm buildings still remain.

Close to the old farm were six cottages which no longer

exist. A farm cottage once stood nearby occupied by Elizabeth Baker in 1700 followed by Mary Hill The dwelling then fell into disrepair by 1780

## PLANNING HISTORY

Reference PK18/4993/PNGR

Alternative Reference Not Available

Application Received Thu 01 Nov 2018

Application Validated Mon 05 Nov 2018

Address Hall End Barn Hall End Lane Wickwar Wotton Under Edge South Gloucestershire GL12 8PD

Proposal Prior notification of a change of use from agricultural building to residential dwelling (Class C3) as defined in the Town and Country Planning (Use Classes) Order 1987 (as amended) and associated works

Status Decided

Decision Refusal

Decision Issued Date Mon 10 Dec 2018

Appeal Status Appeal decided

Appeal Decision Appeal Dismissed

## PLANNING HISTORY

Reference P20/16674/F

Alternative Reference PP-09034250

Application Received Mon 07 Sep 2020

Application Validated Thu 10 Sep 2020

Address Hall End Barn North Of Hall End Lane Wickwar South Gloucestershire GL12 8PD

Proposal Demolition of existing agricultural buildings and erection of 2no. agricultural buildings with associated hardstanding, parking and improvements to access.

Status Decided

Decision Refusal

Decision Issued Date Tue 27 Oct 2020

Appeal Status Unknown

Appeal Decision Not Available

## SOLICITORS

Phillip Hogan

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www.henriquesgriffiths.com

## IMPORTANT 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.

## 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 client's 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.

## 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 & BRIDGING LOANS

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

Hollis Morgan may receive introductory fees for this service from the broker.

## 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.

## 2023 CHARITY OF THE YEAR

Hollis Morgan is supporting Spear Bristol as our 2023 Charity of the year with a % of each Buyers premium being donated.

Spear Bristol works with 16 - 24 year olds who struggle to find and then stay in employment and further education.

During intensive 6 week programmes our young people

are taught a range employment getting skills and arguably more importantly, our coaches look to address the underlying reasons our young people struggle and seek to equip them with coping mechanisms to build confidence and resilience.

With our help Spear Bristol will be working with some 100 young Bristol people this year - Visit the Hollis Morgan Charity page of our website for further details

## TESTIMONIALS

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

## I WANT TO SELL BY AUCTION

Since 2010 Hollis Morgan have been the most successful land and property auctioneers across the Region. Famous for large public sales our reputation was built on transparent, competitive bidding leading to some memorable results. As a reaction to covid we have moved to a monthly live online platform which has proved to be a huge success. Our core service has all the benefits of a traditional auction but now, via a fully interactive online saleroom with options to bid by telephone, proxy or online we can now reach a national and international audience - the feedback from our clients is hugely positive and we are now committed to this 21st century method of selling land and property.

In 2022 Hollis Morgan Sold More Lots by auction in Bristol, North Somerset, Bath & Gloucester than any other Auctioneer!

In 2022 over £65m of land and property was successfully sold under the hammer by Hollis Morgan. Since 2010 Hollis Morgan have Sold More Lots by auction than any other local firm!

Bristol's most experienced auctioneer Andrew Morgan MBE – with forty years' experience on the rostrum.

Auction specific premium adverts on both the UK's biggest property portals Rightmove & Zoopla.

Digital Mailing list of over 40,000 Local, National, Regional and International Developers, Investors and family buyers.

Over 100 years combined property experience operating from our Regional HQ based in Clifton covering Bristol and the West Country.

Innovative yet simple marketing techniques such as virtual tours, drone shots, video tours, hi vis signage and professional photos.

Active and coordinated social media presence on Instagram, twitter, LinkedIn and Google.

## WHY LIVE ONLINE AUCTION?

- Fixed Timescales & Speed - Exchange on the day with a quick & fixed completion of 4, 6 or 8 weeks.
- Closure & Control - 10% non refundable deposit taken upon exchange and the deal is done unlike a traditional sale.
- High Profile Sale – Intensive 4-6 week marketing campaign to make your lot visible and available to all potential buyers.
- Guaranteed Price - you set a minimum reserve which protects you from selling for any less than you want.
- Transparency & Competitive Bidding - Auction provides a transparency of sale ensuring your lot is sold to the person willing to pay the most on the day.

For loads more reasons to instruct Hollis Morgan and the statistics to back it up please visit our selling by auction section of the Hollis Morgan website.

## 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.