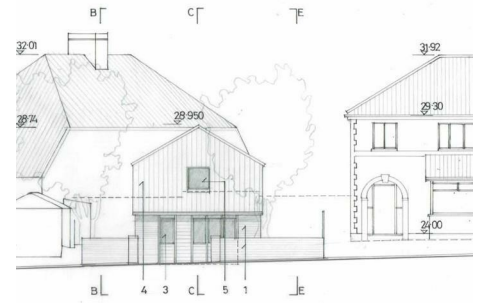
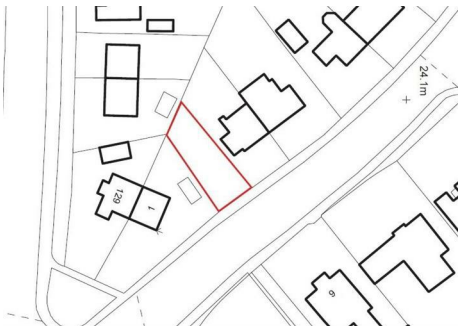




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 www.hollismorgan.co.uk  
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Welcome to Hollis Morgan LIVE Auctions...STAYTUNED LIVE at our website... Welcome to Hollis Morgan Auctions...STAYTUNED LIVE at our website

**LIVE ONLINE AUCTIONS**

**WELCOME TO HOLLIS MORGAN LIVE ONLINE AUCTIONS**

**LIVE** could mean dramatic adjustments to our working practices, terms for our large public auctions are now selected by browsing in monthly Live Online Auctions service - an interactive platform for buying & selling all types of land and property.

At the end of the auction you will be notified of a successful purchase with an agreed 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 video.

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

bid from anywhere | online or mobile

Welcome to Hollis Morgan LIVE Auctions...STAYTUNED LIVE at our website... Welcome to Hollis Morgan LIVE Auctions...STAYTUNED LIVE at our website

**LIVE ONLINE AUCTIONS**

**BUYING at online auction.....our guide to online bidding**

The registration process is extremely simple, visit our website <https://www.hollismorgan.co.uk/auctions/register-to-bid> and click on the Register to Bid button.

register to bid in just 4 easy stages...

- STAGE 1** Complete On-line Bidding Form  
You will be notified by email when the auction starts. You will be notified when you are successful in your bid. You will be notified when you are successful in your bid. You will be notified when you are successful in your bid.
- STAGE 2** Upload your payment  
Payment must be made by the time the auction ends. You will be notified when you are successful in your bid. You will be notified when you are successful in your bid. You will be notified when you are successful in your bid.
- STAGE 3** Transfer to bid  
Once you have passed the bid, you will be notified when you are successful in your bid. You will be notified when you are successful in your bid. You will be notified when you are successful in your bid.
- STAGE 4** Pay your Security Deposit (£2,000)  
You will be notified when you are successful in your bid. You will be notified when you are successful in your bid. You will be notified when you are successful in your bid.

You are now ready to bid. Good luck and if you have any questions about the process - we are here to help you - please contact [post@hollismorgan.co.uk](mailto:post@hollismorgan.co.uk)

bid from anywhere | online or mobile

## Land Adjacent to, 3 Westbury Lane, Coombe Dingle, Bristol, BS9 2PD

Auction Guide Price £75,000 ++

Hollis Morgan – SEPTEMBER LIVE ONLINE AUCTION - A speculative FREEHOLD PARCEL OF LAND (206 sq m) with scope for DEVELOPMENT or RECREATIONAL / ALLOTMENT / HOME OFFICE all subject to consents.

# Land Adjacent to, 3 Westbury Lane, Coombe Dingle, Bristol, BS9 2PD

## ADDRESS

Land Adjacent to 3 Westbury Lane, Coombe Dingle, Bristol, BS9 2PD

## FOR SALE BY LIVE ONLINE AUCTION

\*\*\* SOLD @ AUCTION \*\*\*

GUIDE PRICE £55,000 +++  
SOLD @ £75,000

\*\*\* BIDDING REGISTRATION EXTENDED 24 HOURS  
DUE TO LATE ARRIVAL OF LEGAL PACK \*\*\*

If you have any questions relating to the legal packs please email them to us ASAP and we will seek answers where possible.  
bid@hollismorgan.co.uk

You can only BID if you REGISTER by 16:00 on Tuesday 14th!

Lot Number 11

The Live Online Auction is on Wednesday 15th September @ 18:00

Registration Deadline is on Monday 13th September @ 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”

## PRE AUCTION OFFERS

On this occasion the vendor will NOT be seeking pre auction offers

## VIEWINGS

The site is open for inspection at all times.

## COMPLETION – BEAT THE STAMP DUTY DEADLINE

Completion is set for 6 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/](http://www.tax.service.gov.uk/calculate-stamp-duty-land-tax/)

## SOLICITORS

Janine Harris  
Head of Commercial Property  
AMD Solicitors

139A Whiteladies Road, Clifton, Bristol, BS8 2PL

T: 0117 9733989

F: 0117 973 2140

E: [janineharris@amdsolicitors.com](mailto:janineharris@amdsolicitors.com)

## 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.

## THE LAND

An enclosed Freehold parcel of land (206 sq m) with road frontage to Westbury Lane.

Sold with vacant possession.

## LOCATION

Coombe Dingle is a very popular location in Bristol offering a mix of suburban convenience with open green spaces.

The surrounding woodlands and green open spaces of the Blaise Castle Estate give way to the rolling greens of Shirehampton golf course. From dog walking, horse riding, childrens' playgrounds and golf, the area provides leisure opportunities for all ages on the doorstep. A short drive away the village of Westbury on Trym provides plentiful shopping as do Shirehampton and Sea Mills. The Mall and Cribbs Causeway is a mere 10 minutes away by car, offering everything from health and beauty to high fashion and Cinema Vue and lots of parking. Nearby the popular Red Bus Nursery, offers childcare opportunities for busy working parents whilst for older offspring, Bristol provides a choice of schooling in both the private and LA sectors. The motorway network is but a short drive away, accessing M4 and M5 motorways, whilst Bristol is close enough to enjoy and far enough away to escape to the peace and tranquility of your home.

# Land Adjacent to, 3 Westbury Lane, Coombe Dingle, Bristol, BS9 2PD

## THE OPPORTUNITY RESIDENTIAL DEVELOPMENT

Planning has been previously sought and refused for a detached dwelling on the site.

We understand there is scope for a more sensitive residential scheme and buyers should make their own investigations

All subject to obtaining the necessary consents.

## AMENITY LAND / GARDENS / ALLOTMENTS

There is huge demand for outside space in this ever popular residential enclave and the land could be used as garden space or allotments etc.

## HOME OFFICE / TEMPORARY BUILDINGS

There is potential to use the space for home offices with temporary dwellings - buyers to make their own investigations and all subject to consents.

## PLANNING HISTORY - REFUSED

Reference 15/06602/F

Alternative Reference PP-04709535

Application Received Wed 23 Dec 2015

Application Validated Tue 05 Jan 2016

Address Land Adjacent To 3 Westbury Lane Bristol BS9 2PD

Proposal Erection of dwelling with associated access from Westbury Lane.

Status Decided

Decision REFUSED

Decision Issued Date Thu 25 Feb 2016

Appeal Status Appeal decided

Appeal Decision Appeal Dismissed

## PLANNING INFORMATION

Full details of the proposed scheme and drawings can be downloaded with the online legal pack.

## 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 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.

## 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 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.

## 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](http://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.

## 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

## 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.