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hollis
morgan

auCTION



SW Elevation Proposed

Proposed Development Site



Proposed Development Site



Dining Room View



Landing View

Building Plot Adjacent to, Park View Butt Lane, Thornbury, Bristol, BS35 1RB

Auction Guide Price £185,000 +++

Hollis Morgan FEBRUARY AUCTION - A Freehold BUILDING PLOT with PLANNING GRANTED to erect a DETACHED 5 BED HOUSE (2100 Sq Ft) with GARAGE and GARDEN.

Building Plot Adjacent to, Park View Butt Lane, Thornbury, Bristol, BS35 1RB

FOR SALE BY AUCTION

*** SOLD @ THE HOLLIS MORGAN FEBRUARY AUCTION ***

GUIDE £185,000+++
SOLD @ £185,000

LOT NUMBER 5

Wednesday 27th February 2019

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

External inspection at all times.

EXTENDED COMPLETION

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

SOLICITORS

Sara Part

01454 414342

sara.part@star-legal.co.uk

STAR LEGAL LIMITED

40 High Street, Thornbury, BS35 2AJ

THE LAND

A Freehold parcel of land formerly gardens of the adjacent property 'Park View' with private vehicular access from Butt Lane.

LOCATION

LEISURE FACILITIES

Thornbury has a fantastic Leisure Centre with a range of sporting facilities, gym, swimming pool and classes.

LOCAL SHOPPING

Thornbury is home to a range of local independent shops including clothing, DIY and hardware stores as well as florists and furniture shops. There is also a Farmers Market on the 1st and 3rd Thursday of every month, where you can buy local products.

If you want to venture further afield, then why not head to Cabot Circus which has over 90 shops for you to explore.

EDUCATION

Park Farm is conveniently located with a range of schools nearby, including St Mary's Church of England Primary School, rated outstanding by Ofsted, which is within walking distance. Also within walking distance is The Castle Secondary School which has an excellent reputation within the local community. For further education SGS College is just a short drive away.

TRANSPORT LINKS

Commuting is made easier with access to the M4/M5 motorway and Bristol Parkway less than 11 miles away.

THE OPPORTUNITY

PLANNING GRANTED

Planning has been granted to erect a detached 5 bedroom family home with garage and garden.

We understand the completed property will have a resale value in the region of £600,000

PLANNING GRANTED

APPLICATION NO: PT18/3861/F

DESCRIPTION OF

DEVELOPMENT:

Construction of a new two storey, 5 bedroom dwelling at land adjacent Park View Butt Lane, Thornbury, Bristol

APPLICANT: Mr Wagstaff

LOCATION: Park View Butt Lane Thornbury South Gloucestershire BS35

1RB

PLANNING INFORMATION

Full details of the scheme 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.

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.

You will be emailed a note to confirm the AUCTION PACK NOW COMPLETE and then offers can be submitted.

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 (£1,200) 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

£1,200) 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.

WHY HOLLIS MORGAN?

Hollis Morgan regularly hold the largest property auctions across Bristol and the West Country from our iconic Sale Room in Clifton, since we formed in 2010 we have sold the most £££'s of land and property by Public Auction in the region - EVERY YEAR!

Between 2010 and 2018 we have held 51 auctions, offering 1321 lots and raising over £269m for clients across the region.

Did you know....Hollis Morgan sold more £££'s of land and property by auction than all the other Bristol Auctioneers combined in 2018 with over £44m of successful sales!

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 Zoo's Bear Wood Appeal as our 2019 charity of the year with 5% of each buyers premium being donated.

Bear Wood is an exciting new development due to open in Summer 2019 at Wild Place Project. The exhibit will transport visitors back in time when the woodland was inhabited by European brown bears, Eurasian lynx, European wolves and wolverine, showing the effects of woodland loss on our native animals.

In 2018 we were delighted to be involved in raising £10,000 over 3 events for the "Off The Record" Bristol based mental health charity - www.otrbristol.org.uk

Visit the Charity page of our Website for further details - <https://www.hollismorgan.co.uk/charity/>