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auction

Building Plot to Rear of, 16 Mariners Drive, Sneyd Park, Bristol, BS9 1QQ

Auction Guide Price £730,000 +++

Hollis Morgan JULY AUCTION LOT NUMBER 21 - This is without doubt one of the most spectacular building plots (0.44 Acres) to come to the market in North West Bristol for many years ***
PLANNING GRANTED FOR A 5 BEDROOM DETACHED FAMILY HOME ***

Building Plot to Rear of, 16 Mariners Drive, Sneyd Park, Bristol, BS9 1QQ

FOR SALE BY AUCTION
*** SOLD @ AUCTION - £730,000 ***

LOT NUMBER 21
Wednesday 22nd July 2015
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
The site is open for inspection at all times.

SOLICITORS
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ONLINE LEGAL PACKS
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 register to receive them if not yet available. You will be automatically be updated if any new information is added.

THE LAND
This is without doubt the most spectacular residential building opportunity to come to the market in North West Bristol for many years.
The plot comprises nearly half an acre (0.44 acres) of prime residential building land in Sneyd Park, Bristol and is located between Mariners Drive and Old Sneed Park.
It is approached via an exclusive and private 200ft driveway which sits between 23 and 25 Old Sneed Park, one of the most prestigious roads in this highly sought-after area.
The secluded level plot is surrounded by mature trees with little visibility of the surrounding homes, giving it unique privacy and a semi rural feeling despite being within a few minutes of City conveniences.

LOCATION
Sneyd Park, as its' name implies, used to be an ancient deer park going back to the 1200's. Over the centuries the area has been slowly developed and is now recognised as the most prestigious residential area of Bristol.
The plot lies between the borders of Sneyd Park and Stoke Bishop where many of the substantial detached family homes stand in their own large plots and are mainly Stride built reflecting the unique quality of Sneyd Park. Its' quiet and leafy streets are a short walk from the Clifton/Durdham Downs and its acres of open land and views of the well known Avon Gorge and the famous Clifton Suspension Bridge. Whilst the Old Sneed Park Nature Reserve is also near by.
Stoke Bishop village provides a range of eclectic local shops and a restaurant, whilst a little further away the busy shopping village of Westbury on Trym or Whiteladies Road, Clifton provide a wider selection of shopping facilities.
Shirehampton Golf Club is a short drive away and quick access onto the Portway ensure other sporting facilities such as David Lloyd Centre, Clifton College sporting facilities in Abbots Leigh are only minutes away.
Sneyd Park is also well within easy reach of all the main schools of Bristol both public and private, as well as easy access to the M4/M5 and the business parks of South Gloucestershire and the shopping facilities of Cribbs Causeway. The main train stations serving Bristol are Temple Meads and Parkway and can be reached within half and hours drive.

THE OPPORTUNITY
*** PLANNING GRANTED ***

This is probably the last available plot of any considerable size in which to build in one of the West Country's finest suburbs.
We understand that all main services are available in the road
Full Planning permission has been granted for a stylish 5 bedroom family home.'

PLANNING GRANTED
Reference: 14/05592/F
Alternative Reference: PP-03788711
Application Received: 11 Nov 2014
Address: 16 Mariners Drive Bristol BS9 1QQ
Proposal: Construction of a two storey dwelling on land to the rear of 16 Mariners Drive.
Status: GRANTED subject to condition(s)

PLANNING INFORMATION
Please visit the online legal pack for full details of the planning and all elevations, decision notices etc.

BUYER'S PREMIUM
Please be aware all purchasers are subject to a £500 + 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.

OFFERS

Pre auction offers can be only submitted by completing the OFFER FORM which can be downloaded within the online legal pack. Please send 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 buyers premium to Hollis Morgan.

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 Dance Voice as their 2015 Charity of the year. We are delighted to announce that 10% of every buyers premium will be donated to this excellent local charity - Dance Voice is dependent on voluntary donations to run its dance movement psychotherapy sessions which enable so many vulnerable people express themselves and improve and integrate their physical, emotional and social health and wellbeing. For further details on their outstanding work in the community please visit www.dancevoice.org.uk In 2014 Hollis Morgan successfully raised £2,500 for Bristol Children's Help Society www.tbchs.org.uk