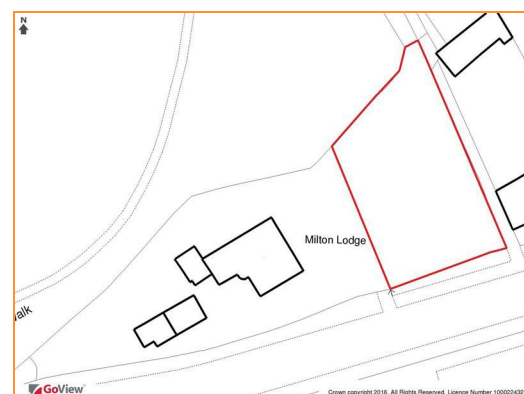




**Building Plots @, Milton Lodge Bell Hill, Stapleton Village, Bristol, BS16 1BE**

**Sold @ Auction £370,000**

Hollis Morgan NOVEMBER AUCTION - A mature PLOT with PLANNING GRANTED to erect 2 X Five bedroom DETACHED houses with fine VIEWS over Colston playing fields £1.1m GDV +



# Building Plots @, Milton Lodge Bell Hill, Stapleton Village, Bristol, BS16 1BE

## FOR SALE BY AUCTION

\*\*\* SOLD @ NOVEMBER AUCTION – 95% SUCCESS RATE AND OVER £10M OF LAND AND PROPERTY SOLD \*\*\*

GUIDE £370,000  
SOLD @ £370,000

LOT NUMBER 34  
Wednesday 29th November 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

## EXTENDED COMPLETION

Completion is set for 10th January 2018 or earlier subject to mutual consent.

## VIEWING

The plot is open for inspection at all times - please follow the directions below

From Bell Hill go up the footpath to the right of the plot until another path crosses it .  
Turn left along the other path until the second lamp post and look across to the fence and you will see where a panel has been removed and is leaning against the fence .  
This where you access the plot .

## SOLICITORS

Chris Perkins  
Wards  
chris.perkins@wards.uk.com  
01275 850460

## 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 mature parcel of land with plans for a private driveway from Bell Hill leading to an elevated position overlooks Colston school playing fields. The land was formerly the ornamental gardens of Milton Lodge and offers a luxurious residential setting.

## LOCATION

The property is located in the heart of Stapleton Village with excellent access to Frenchay, Fishponds and the City Centre as well as being positioned for the M32 and the regions motorway network.

## THE OPPORTUNITY

Outline planning has been GRANTED for the erection of two five bedroom detached houses with parking and gardens.  
The plots will benefit from a private entrance and fine views over the playing fields.  
We understand the GDV is circa £1.1m

## PLANNING GRANTED

Reference 16/02624/P  
Alternative Reference PP-05142841  
Application Received Mon 16 May 2016  
Application Validated Thu 21 Jul 2016  
Address Milton Lodge Bell Hill Bristol BS16 1BE  
Proposal Outline application - Two dwelling houses with Access, Layout and Scale to be considered.  
Status Decided  
Decision GRANTED subject to condition(s)  
Decision Issued Date Tue 20 Sep 2016  
Appeal Status Unknown

## PLANS AND DRAWINGS

Copies of all plans, drawings and elevations are available to download with the online legal pack.

## 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.  
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.

## BUYER'S PREMIUM

Please be aware all purchasers are subject to a £750 + VAT buyer's premium which is ALWAYS payable upon exchange of contracts whether the sale is concluded before, during or after the auction date.

## 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.

## 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.

## 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

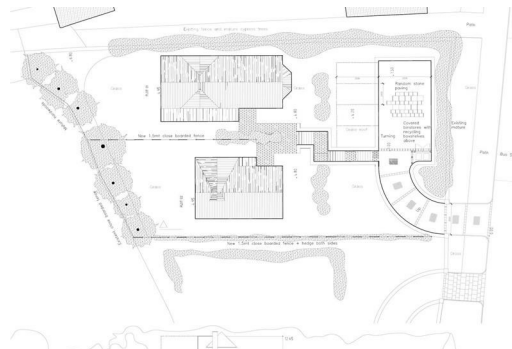
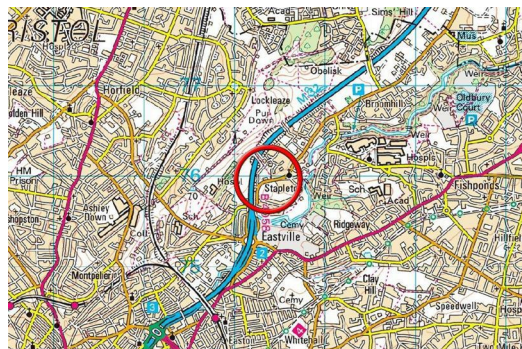
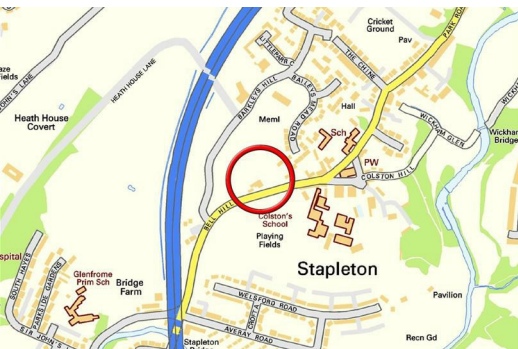
Some properties may require specialist auction finance- please contact Hollis Morgan for access to expert advice and "whole of market" rates.

## 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/



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