



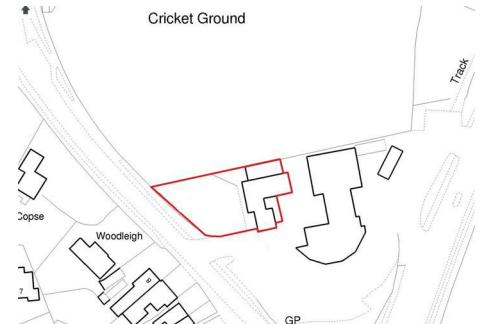
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morgan

auCTION



Crossways House Thornbury Road, Alveston, Bristol, BS35 2LR

Auction Guide Price £400,000 +++

Hollis Morgan SEPTEMBER AUCTION - A detached period property (3498 Sq Ft) in need of UPDATING overlooking Thornbury Cricket Ground with HUGE POTENTIAL

Crossways House Thornbury Road, Alveston, Bristol, BS35 2LR

FOR SALE BY AUCTION

*** SOLD @ AUCTION ***

GUIDE PRICE £370,000 +++

SOLD @ £400,000

LOT NUMBER 41

Wednesday 27th September 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 8 weeks or earlier by mutual consent.

SOLICITORS

David Curwen

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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 PROPERTY

This imposing period house of circa 3498 Sq ft is one of intriguing contrasts of both age and aspect. Set well back from the road with a very attractive façade and beautiful landscaped gardens all enjoying a south west aspect, the extremely generous accommodation is arranged over two floors with a cellar.

This very comfortable family house immediately adjoins and overlooks Thornbury Cricket Club with its large green pitch and pavilion providing the quintessential English village scene whilst to the south is a more commercial aspect of The Berkeley Vale Hyundai car dealership.

The property retains a right of way over their land and retains 4 parking spaces - refer to site map.

In addition planning permission has been granted for a new access drive into the garden and parking.

LOCATION

The property is situated in the village of Alveston close to the thriving market town of Thornbury, to the north of the City of Bristol and the M4/M5 interchange, with excellent commuting links via the motorway network and by rail from Bristol Parkway Station (Paddington / South Wales). The High Street offers a wide variety of shops, cafes, pubs and restaurants. Other facilities include the leisure centre, golf course and library, plus open community spaces, parks and sports grounds/clubs. The town is blessed with a number of primary and junior schools, plus The Castle secondary school (www.castle.gloucs.sch.uk) which is situated on the edge of open countryside close to Thornbury's Tudor Castle, now a luxury hotel.

THE OPPORTUNITY

EXCELLENT VALUE FAMILY HOME

Benefit from the dichotomy this property presents. Acquire an exceptionally well placed and spacious family home, with above average sized accommodation, at a lesser figure than in some other areas.

The layout could be rearranged to move the principle rooms to the North end of the property in order to take advantage of the charming outlook and there may be scope to further extend the property subject to consents.

FLAT CONVERSION

Subject to obtaining any necessary planning and other consents.

POSSIBLE COMMERCIAL USE

i.e a home/work situation, day nursery, medical or therapy centre etc. etc.

NEW ACCESS POINT

Planning Granted to create a new driveway and access from Thornbury Road.

APPLICATION NO: PT16/6113/F

DESCRIPTION OF DEVELOPMENT: Construction of new vehicular access onto Thornbury Road with new boundary wall and associated works

REFER TO LEGAL PACK

EPC

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

BUYER'S PREMIUM

Please be aware all purchasers are subject to a £750 + VAT (£900 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.

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.

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 £900) 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.

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/