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hollis
 morgan
 auction



Land @ 22-34 Goldney Avenue, Warmley, Bristol, BS30 5JG

Auction Guide Price £750,000 +++

Hollis Morgan – OCTOBER LIVE ONLINE AUCTION - A Freehold BUILDING PLOT (0,6 Acres)
 with PLANNING GRANTED to erect 6 FAMILY HOMES with a GDV of circa £2.5m

Land @ 22-34 Goldney Avenue, Warmley, Bristol, BS30 5JG

ADDRESS

Land @ 22-34 Goldney Avenue, Warmley, Bristol BS30 5JG

FOR SALE BY LIVE ONLINE AUCTION

*** WITHDRAWN ***

Lot Number 14

The Live Online Auction is on Wednesday 20th October @ 18:00

Registration Deadline is on Monday 18th October @ 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”

VIEWINGS

External viewings at all times.

EXTENDED COMPLETION

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

SOLICITORS

Stephen Parker

Barcan Kirby

S.Parker@barcankirby.co.uk

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 PROPERTY

A private and mature Freehold parcel of land (0.6 Acres) to the rear of Goldney Avenue previously providing 20

garages.

Sold with vacant possession.

LOCATION

Warmley benefits from excellent transport links with the A4174 Ring Road nearby providing easy access to Bristol (approximately 6 miles away).Local amenities and services including independent retailers, local pubs, bars and restaurants are all within close proximity.

THE OPPORTUNITY

PLANNING GRANTED - 6 HOUSES

Planning has been granted (P19/18713/F) to erect a scheme of 6 dwellings with parking and gardens.

GDV

The Hollis Morgan New Homes team have appraised the site to have a GDV of circa £2.5M

Please contact Calum Melhusih for further details or download the appraisal via the online legal pack

UNIT 1 - 990 Sq Ft

£450,000

UNIT 2- 840 Sq Ft

£375,000

UNIT 3 - 890 Sq Ft

£375,000

UNIT 4 - 904 Sq Ft

£400,000

UNIT 5 904 Sq Ft

£400,000

UNIT 6 - 1250 Sq Ft

£475,000

PROPOSED SCHEDULE OF DEVELOPMENT

UNIT 1

Detached House - 990 Sq Ft

3 Bed / 2 Bath

UNIT 2

Semi Detached House - 840 Sq Ft

3 Bed / 2 Bath

UNIT 3

Semi Detached House - 890 Sq Ft

3 Bed / 2 Bath

UNIT 4

Detached House - 904 Sq Ft

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3 Bed / 2 Bath

UNIT 5

Detached House - 904 Sq Ft
3 Bed / 2 Bath

UNIT 6

Detached House - 1250 Sq Ft
4 Bed / 2 Bath

PLANNING GRANTED

NOTICE OF DECISION

TOWN AND COUNTRY PLANNING ACT 1990

South Gloucestershire Council in pursuance of powers under the above mentioned Act hereby PERMIT:

APPLICATION NO: P19/18713/F

DESCRIPTION OF DEVELOPMENT: Demolition of existing garages. Erection of 6 no detached dwellings with new access and associated works

LOCATION: Land At 22-34 Goldney Avenue Warmley Bristol South Gloucestershire BS30 5JG

PLANNING INFORMATION

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

PRE AUCTION OFFERS

Some vendors are willing to consider offers prior to the auction.

Pre auction offers can ONLY be submitted by completing the online PRE AUCTION OFFER FORM

The form can be found on the Hollis Morgan website on the individual auction property listings – look for the big red button .

Please note offers will not be considered until you have inspected the COMPLETE LEGAL PACK once it has been released.

There will be a note added to the list to confirm AUCTION PACK NOW COMPLETE when our clients solicitor informs us no further information is due to be added.

In the event of an offer being accepted the property will only be removed from the online auction and viewings stopped once contracts have successfully EXCHANGED subject to the standard auction terms and payment of the buyer's premium (£1000 + VAT) to Hollis Morgan.

Contracts can be exchanged via the solicitors or at the Hollis Morgan offices by appointment only.

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

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?

Want to sell a property by Live Online Auction?

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

Did you know...In 2020 Hollis Morgan SOLD more lots by auction in Bristol, North Somerset & Gloucester than any other auctioneer!

Did you know...In 2020 Hollis Morgan SOLD more £££'s of BS postcode lots than all the other local auctioneers combined!

Did you know...Since 2010 we have offered more lots in our catalogue (2151) than any other local firm.

*Source EIG Group 2021

Hollis Morgan hold the largest monthly land & property auctions in the region – book your free, no obligation valuation today!

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.