

0117 973 6565

www.hollismorgan.co.uk

post@hollismorgan.co.uk

hollis  
morgan

auCTION



ELEVATION D  
North Elevation - Rear Gardens from road  
1:100 @ A1

New red level stone wall and  
back from road with timber  
fence above  
Verge with native shrubs and  
trees

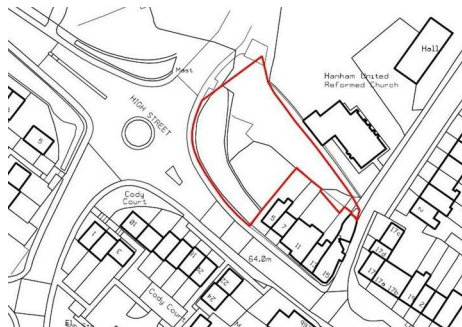
Grey roof tiles



ELEVATION E  
West Elevation - Rear Gardens from road  
1:100 @ A1



ELEVATION F  
West Elevation - Corner with rear elevation from road  
1:100 @ A1



## Development Site @ Tabernacle Road, Hanham, Bristol, BS15 8DU

Auction Guide Price £375,000 +++

Hollis Morgan – STILL AVAILABLE - OPEN TO OFFERS – A Freehold DEVELOPMENT SITE ( 0.37 Acres ) with PLANNING GRANTED to erect a scheme of 5 X CONTEMPORARY HOUSES with GARDENS and PARKING with GDV of £2,225,000

# Development Site @ Tabernacle Road, Hanham, Bristol, BS15 8DU

## FOR SALE BY LIVE ONLINE AUCTION

\*\*\* STILL AVAILABLE - OPEN TO OFFERS \*\*\*

ADDRESS | Development Site @ Tabernacle Road, Hanham, Bristol BS15 8DU

Lot Number 32

The Live Online Auction is on Wednesday 17th April 2024 @ 17:30

Registration Deadline is on Monday 15th April 2024 @ 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”

## THE LAND

An enclosed Freehold parcel of land ( 0.37 Acres ) located just moments from Hanham High Street.

## THE OPPORTUNITY

DEVELOPMENT SITE | PLANNING GRANTED | GDV £2,225,000

Planning has been granted to erect a scheme of 5 contemporary houses.

We are informed the planning is now implemented as drainage works have been started and building control have inspect etc - please refer to legal pack.

We understand section 106 payment of £7,000 has been paid.

We also understand the CIL payment of £72,000 is payable.

## GDV | HOLLIS MORGAN NEW HOMES

The Hollis Morgan new homes team have appraised the site and suggest a GDV of £2,225,000

Please contact Calum Melhuish for a full breakdown of the GDV and to discuss any further or download via the online legal pack.

Please refer online legal pack for breakdown or contact Calum Melhuish - 0117 973 6565

## PROPOSED SCHEDULE OF DEVELOPMENT

4 x 3 Bedroom Semi Detached Houses

Semi-detached houses of 112 sq m each and comprising of a spacious, open-plan kitchen/living/dining space and cloakroom on the lower ground floor. The upper ground floor will comprise of three spacious

double bedrooms (master with en-suite) and a family bathroom.

1 x 3 Bedroom Detached House

A detached house of 113 sq m comprising of a spacious, open-plan kitchen/living/dining space and cloakroom on the lower ground floor. The upper ground floor will comprise of three spacious double bedrooms (master with en-suite) and a family bathroom.

## PLANNING GRANTED

Reference P20/06621/F

Alternative Reference PP-08327146

Application Received Tue 14 Apr 2020

Application Validated Thu 16 Apr 2020

Address Land Off Tabernacle Road Hanham South Gloucestershire BS15 8DU

Proposal Erection of 5no. dwellings with associated access, parking and landscaping.

Status Unknown

Decision Approved Section 106 Signed

Decision Issued Date Mon 11 Jan 2021

Appeal Status Unknown

Appeal Decision Not Available

## ADDITIONAL PLANNING DATA

Variation of condition 10 attached to P20/06621/F to revise the red line boundary.

Land Off Tabernacle Road Hanham South Gloucestershire BS15 8DU

Ref. No: P23/02605/RVC | Received: Wed 13 Sep 2023 |

Validated: Wed 13 Sep 2023 | Status: Decided

Discharge of conditions no. 3 (SUDS), 4 (Coal Report), 7 (CEMP) & 15 (Landscaping) attached to P20/06621/F (Erection of 5no. dwellings with associated access, parking and landscaping.)

Land Off Tabernacle Road Hanham South Gloucestershire BS15 8DU

Ref. No: DOC21/00290 | Received: Fri 10 Sep 2021 |

Validated: Fri 10 Sep 2021 | Status: Decided

Discharge of condition 14 (archaeology) attached to planning permission P20/06621/F. Erection of 5no. dwellings with associated access, parking and landscaping.

Land Off Tabernacle Road Hanham South Gloucestershire BS15 8DU

Ref. No: DOC21/00056 | Received: Fri 19 Feb 2021 |

Validated: Fri 19 Feb 2021 | Status: Decided

## PLANNING INFORMATION

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

# Development Site @ Tabernacle Road, Hanham, Bristol, BS15 8DU

## LOCATION

Hanham is a popular urban area in South Gloucestershire on the eastern border of Bristol. It is located near to the A420 with convenient access to both Bristol and Bath. Hanham has its own High Street with local shops, facilities and amenities. Bristol city centre is within 4 miles, Chippenham is 18 miles and Bath is 12.5 miles away.

## RENTAL APPRAISAL

What rent can we achieve for you?

The Bristol Residential Letting Co. are confident this property would make a good rental investment if brought to a standard suitable for the professional rental market. Danny Dean of The Bristol Residential Letting Co suggests a rent in the region of;

Development Site @, Tabernacle Road– 3 bedroom house - £2000 - £2500pcm

If you would like to discuss more detail on the potential for rental, you can call me on 07738766640 or email ([danny@bristolreslet.com](mailto:danny@bristolreslet.com)) for a no obligation discussion. I am always happy to advise investors on maximising their investment.

I will look forward to hearing from you and helping you with your investment.

## SOLICITORS

Mihaela Hyett  
Bartons  
t: 0117 925 6000  
[m.hyett@bartons.co.uk](mailto:m.hyett@bartons.co.uk)  
<https://bartons.co.uk/>

## EXTENDED COMPLETION

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

## LEGAL PACK COMPLETE

We have been informed by our client's solicitors that the legal pack for this lot is now complete.

Should any last minute addendums occur you will be automatically notified by email.

If the vendors have indicated they are willing to consider pre-auction offers, now is the time to submit your offer by completing the pre-auction offer form.

## IMPORTANT AUCTION INFORMATION

### VIEWINGS

The land is open for inspection during day light hours with access from Tabernacle Road.

## 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.

Press the GREEN button 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.

## 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 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 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 listing.

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 client's 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.

## 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.

## 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 & BRIDGING LOANS

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

Hollis Morgan may receive introductory fees for this service from the broker.

## AUCTION BUYER'S 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.

## 2024 CHARITY OF THE YEAR

Hollis Morgan is supporting The Malcolm Gunter Foundation as our 2024 Charity of the year with a % of each Buyers premium being donated.

In 2018 Malcolm Gunter passed away from Motor Neurone Disease - In his memory, MGF has raised over £200,000 and provided support and grants for many local people living with and affected by MND.

100% of all monies raised will be utilised in supporting sufferers of MND with their physical and emotional needs, and research into the disease .

Visit the Hollis Morgan Charity Page of our website for further details

## TESTIMONIALS

We are very proud of what our past clients have say about us - please visit the Hollis Morgan website to read their testimonials.

## I WANT TO SELL BY AUCTION

Since 2010 Hollis Morgan have been the most successful land and property auctioneers across the Region. Famous for large public sales our reputation was built on transparent, competitive bidding leading to some memorable results. As a reaction to covid we have moved to a monthly live online platform which has proved to be a huge success. Our core service has all

the benefits of a traditional auction but now, via a fully interactive online saleroom with options to bid by telephone, proxy or online we can now reach a national and international audience - the feedback from our clients is hugely positive and we are now committed to this 21st century method of selling land and property.

In 2022 Hollis Morgan Sold More Lots by auction in Bristol, North Somerset, Bath & Gloucester than any other Auctioneer!

In 2022 over £65m of land and property was successfully sold under the hammer by Hollis Morgan. Since 2010 Hollis Morgan have Sold More Lots by auction than any other local firm!

Bristol's most experienced auctioneer Andrew Morgan MBE – with forty years' experience on the rostrum.

Auction specific premium adverts on both the UK's biggest property portals Rightmove & Zoopla.

Digital Mailing list of over 40,000 Local, National, Regional and International Developers, Investors and family buyers.

Over 100 years combined property experience operating from our Regional HQ based in Clifton covering Bristol and the West Country.

Innovative yet simple marketing techniques such as virtual tours, drone shots, video tours, hi vis signage and professional photos.

Active and coordinated social media presence on Instagram, twitter, LinkedIn and Google.

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.

## WHY LIVE ONLINE AUCTION?

- Fixed Timescales & Speed - Exchange on the day with a quick & fixed completion of 4, 6 or 8 weeks.
- Closure & Control - 10% non refundable deposit taken upon exchange and the deal is done unlike a traditional sale.
- High Profile Sale – Intensive 4-6 week marketing campaign to make your lot visible and available to all potential buyers.
- Guaranteed Price - you set a minimum reserve which protects you from selling for any less than you want.
- Transparency & Competitive Bidding - Auction provides a transparency of sale ensuring your lot is sold to the person willing to pay the most on the day.

For loads more reasons to instruct Hollis Morgan and the statistics to back it up please visit our selling by auction section of the Hollis Morgan website.

## AUCTION PROPERTY DETAILS DISCLAIMER

Hollis Morgan endeavour to make our sales details clear, accurate and reliable in line with the Consumer