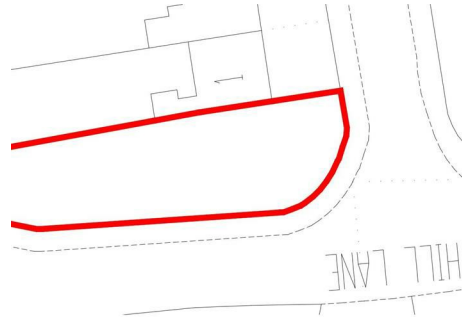




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hollis  
 morgan  
 auction



**# DID YOU KNOW?**

- Hollis Morgan sold the most amount (261.7m) of land and property by auction in our region for the 12th year running!
- Hollis Morgan achieved a 98% success rate on bids offered in 2022
- 20% of all the regions auction lots were successfully sold by Hollis Morgan in 2022
- Since 2010 Hollis Morgan have sold more lots by auction (1020) than any other firm in the region (47% more than our closest rival)
- The Hollis Morgan team has over 150 years combined estate agency experience!

**Now open for 4 years of auction sales since 2019**

**THE MOST SUCCESSFUL LAND AND PROPERTY AUCTIONEERS IN OUR REGION SINCE 2010**

Thanks to our large public auctions the Hollis Morgan reputation has built an increasing, competitive bidding list built to name international.

As a member of CML, the industry's most respected and largest body, we have acquired a monthly for online platform which has allowed us to keep auction to both buyers and sellers.

Our core services retain all the benefits of a traditional auction but now, with a fully interactive, online experience, you can bid by telephone, proxy or online, we can reach a national and international audience – the benefits in being private and we are committed to the 21st century method of selling land and property.

When someone who wishes to bid by telephone, proxy or online we can reach a national and international audience – the benefits in being private and we are committed to the 21st century method of selling land and property.

**register to bid in just 4 easy stages.**

- STAGE 1** Complete the Bidder Registration Form for the lot you wish to bid on.
- STAGE 2** Upload your verified ID. Complete using the step sheet. We will email you a copy of your ID verification when received.
- STAGE 3** Bidder to bid. Once you have completed the form, please upload your ID and wait for the email confirmation. Once received, you can bid on the lot.
- STAGE 4** Pay your Security Deposit (5% of the lot value).

Do not be afraid to ask for guidance from us – we are here to help you. Happy Bidding!

You are now ready to bid. Good luck and if you have any questions about the process, we are here to help you – please contact bid@hollismorgan.co.uk

## Land @ LHS Bowring Close, Coxley, Wells, BA5 1RH

Auction Guide Price £18,000 +++

Hollis Morgan – MAY LIVE ONLINE AUCTION – A Freehold PARCEL OF LAND ( 0.06 a ) with DEVELOPMENT POTENTIAL subject to consents.



# Land @ LHS Bowring Close, Coxley, Wells, BA5 1RH

## FOR SALE BY LIVE ONLINE AUCTION

\*\*\* SOLD @ MAY ONLINE AUCTION \*\*\*

GUIDE PRICE £18,000 +++

SOLD @ £18,000

ADDRESS | Land to Left Hand Side ( LHS ) of Bowring Close Coxley, Wells, Somerset BA5 1RH

Lot Number 28

The Live Online Auction is on Wednesday 15th May 2024 @ 17:30

Registration Deadline is on Monday 13th May 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

A Freehold parcel of land circa 260 square meters / 0.06 Acres off Bowring Close close to the centre of Coxley Sold with vacant possession.

## LOCATION

Coxley is a small village situated a short distance to the south of Wells (approx. 5 minutes drive) and offers facilities including a village hall, primary school, church and restaurant. Wells is the smallest cathedral city in England. It caters for most everyday needs, offering good shopping facilities as well as restaurants and pubs, a cinema, churches of most denominations, together with open-air markets on Wednesdays and Saturdays. Schools are excellent with the Cathedral School, the Blue School and a choice of primary schools in Wells, Millfield School in Street and Downside school in Stratton-on-the-Fosse are easily accessible. There are good road connections to Bristol, Bath, the motorway system and Bristol Airport, with rail links from Castle Cary (about 20 minutes drive away) to London Paddington.

## THE OPPORTUNITY

### DEVELOPMENT OPPORTUNITY

This Freehold parcel of land has development opportunity for a residential scheme subject to planning consents.

We are informed no previous residential scheme has been sought for this land.

## SOLICITORS

Legal Services  
Somerset Council  
Council Offices  
Cannards Grave Road  
Shepton Mallet  
Somerset BA4 5BT

## 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 available to view during day light hours.

### 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

# Land @ LHS Bowring Close, Coxley, Wells, BA5 1RH

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.

## 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

# Land @ LHS Bowring Close, Coxley, Wells, BA5 1RH

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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.

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 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,