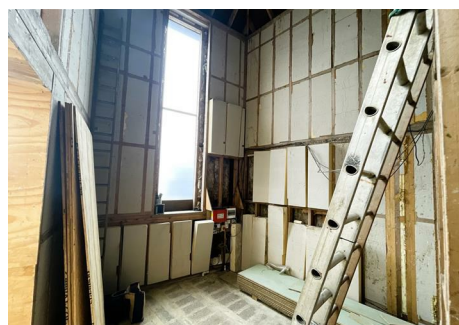
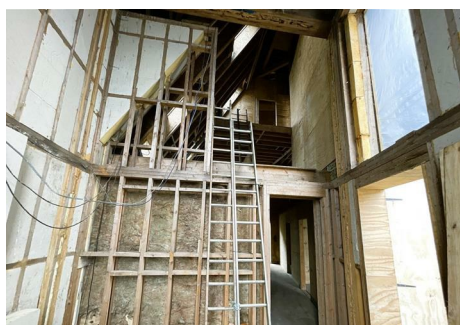


0117 973 6565
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hollis
 morgan
 auction



14 The Yard Mina Road, St Werburghs, Bristol, BS2 9YR

Auction Guide Price £550,250 +++

Hollis Morgan – JUNE LIVE ONLINE AUCTION - A Freehold UNFINISHED URBAN MASTERPIECE located in THE YARD | ECO COMMUNITY - unique DETACHED HOME (2171 Sq Ft) with PARKING and GARDEN

14 The Yard Mina Road, St Werburghs, Bristol, BS2 9YR

FOR SALE BY LIVE ONLINE AUCTION

*** SOLD @ JUNE ONLINE AUCTION ***

GUIDE PRICE £400,000 +++

SOLD @ £550,250

ADDRESS | 14 The Yard, Mina Road, Saint Werburghs, Bristol BS2 9YP

Lot Number 11

The Live Online Auction is on Wednesday 19th June 2024 @ 17:30

Registration Deadline is on Monday 17th June 2024 @ 16:00

The Auction will be streamed LIVE ONLINE via the Hollis Morgan website & you can choose 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 PROPERTY

A Freehold detached contemporary home with flexible accommodation (2171 Sq Ft) arranged over 3 floors with off street parking and enclosed rear garden.

The Yard has a thriving atmosphere and communal gardens, play area and bike store.
Sold with vacant possession.

Tenure - Freehold

Council Tax - B

EPC - TBC

Management Fees - £20 pm - Please refer to the Legal Pack

Utilities, Rights & Restrictions - Please refer to the Legal Pack

Flood Risk - Please refer to the Legal Pack

THE OPPORTUNITY

UNFINISHED PROJECT | DETACHED HOME

The property was originally granted planning permission in 2002 and works commenced in 2003, over a period of 7 years the property was developed to a first fix stage with the main structure in place and services connected - essentially as it stands today.

We understand that all works thus far have building regulation sign off and the property can be completed subject to the 2000 building regulations stipulations as per the original planning permission - please refer to legal pack

The property now requires final completion including

windows, all internal finishes, landscaping and some external cladding works.

This is a unique opportunity to complete one of the first properties to be started (and the only one to be finished + the largest Sq Ft in the development) in this iconic Eco Community development in the heart of St Werburghs.

BUILD HISTORY

2000 - Planning Permission application made for street development.

Ref. 00/03936/F/C | Initial Planning App Form | Planning App 2000 (digital copy)

2001 - Ownership transferred to Patrick S Edwards

N.B Plot no. changed from 13 to 14 | TP1 03.05.01 | Title No BL67923

2002 - Planning Application Granted 27.03.02

Planning Permission, Conditions and Advice Pack

2003-2010 - Foundations, structural work completed | Water, gas, electricity supply and roof completed | Foundations, Flooring System, Beam Schedule

2022 - 3D Scans of building commissioned

Regularisation Application made to BCC, Ref. 23/50285/RG | Ground, 1st & 2nd Floor Floorplans SWS092247

2023 - Bristol City Council Planning Dept inspection with Structural Engineer

Confirmation that Yr 2000 Building Regulations regs will continue to apply | BCC Email dated 23.10.23

Bristol City Council contacts:

Mark Lewis (Building Regs)
mark.lewis@bristolcouncil.mail.onmicrosoft.com

Becky Harman (Private Housing)
becky.harman@bristol.gov.uk

Please refer to online legal pack for further details.

THE YARD - BACKSTORY

In 1999 The Yard was a disused scaffolding yard up for sale for development. A commercial developer had planned to build a typical housing estate on it. A group of neighbours formed Ashley Vale Action Group (AVAG) to protest these plans. It was a unique neighbourhood, and people didn't want an identikit housing development built solely to profit a development company. The group successfully stopped the plans, and then decided to develop the site themselves with plots for self-build houses, and communal gardens, workshops and a

14 The Yard Mina Road, St Werburghs, Bristol, BS2 9YR

community room for the neighbourhood. The Yard is the result of the passion and determination of many people; those original visionaries who believed that a community-led development could work, and the self-builders and neighbours who made it happen.

If you want to know more there is a book, The Story of the Yard; Building a Community by Carrie Hitchcock, available from the St Werburghs branch of the Better Food Company.

Link to Photos & Website - www.the-yard.uk/backstory/

WHAT IS LIFE LIKE INSIDE AN ECO FRIENDLY COMMUNITY

As you travel by train through Bristol there is one area that stands out from all the city's terraces, graffitied walls and gritty flyovers. It nestles in a green bowl – a patchwork of allotments, a mini nature reserve, a city farm and, at the bottom, a collection of surreal-looking houses made of copper, wood and glass in strange shapes, glinting with solar panels. This oasis of calm is Ashley Vale, a collection of 26 eco-houses that were designed and hand-built by local residents in response to a developer attempting to take over a brownfield site in the St Werburgh's district.

Link to original article - <https://www.independent.co.uk/climate-change/news/what-life-is-like-inside-an-ecofriendly-community-395946.html>

LOCATION

St. Werburghs is located to the North-East of Central Bristol and is home to a thriving residential community as well as local businesses such as an organic supermarket there's even a nature reserve and a Church converted into a climbing centre! There are many amenities within walking distance of the property such as the Cabot Circus shopping centre with Showcase Cinema De Lux and the rest of Bristol City centre. The M32 motorway is moments away connecting you to the M4 and M5 in all directions. Bristol Temple Meads train station is less than two miles, while Bristol International Airport to the south of the city is 12 miles.

SOLICITORS & COMPLETION

Helen Walker
Wards
t: 0117 428 1999
Helen.Walker@wards.uk.com
<https://wards.uk.com/>

EXTENDED COMPLETION

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

IMPORTANT AUCTION INFORMATION VIEWINGS

Please submit a viewing request online and we will contact you to organise an appointment. We will send you an email and text to confirm the appointment time and the full property address. Viewings are supervised by a member of the Hollis Morgan Auction team who will meet you at the property.

DISCLAIMER - VIEWINGS

WHILST WE HAVE MADE EVERY EFFORT TO ENSURE YOUR SAFETY WHEN VIEWING THIS PROPERTY, YOU SHOULD BE AWARE THAT THE BUILDING IS NOT FINISHED CONDITION AND ACCESS TO THE UPPER FLOORS IS VIA LADDERS PROVIDED BY THE OWNERS. NEITHER THE OWNERS OR HOLLIS MORGAN, AS THEIR AGENTS, WILL BE HELD LIABLE FOR ANY INJURIES, LOSS OR DAMAGE TO YOU WHATSOEVER WHEN ENTERING THIS AREA. PLEASE MIND WHERE YOU STEP AND TAKE THE UTMOST CARE WHILST YOU ARE IN THE PROPERTY.

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.

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, 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.