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hollis
 morgan
 auction



WELCOME TO THE MOST COUNTRY'S BIGGEST LIVE PROPERTY EVENT hollismorgan hollismorgan

Welcome to Hollis Morgan LIVE ONLINE Auctions

DO YOU KNOW?

- Hollis Morgan sold the most amount (£51.7m) of land and property by auction in our region for the 14th year running!
- Hollis Morgan achieved a 98% success rate on lots 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 (£220m) than any other firm in the region - 61% more than our closest rival.
- The Hollis Morgan team have over 150 years combined estate agency experience!

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

As a member to Cucke, the industry has never called and we have achieved a number of sales which have been proved to be a huge success for both buyers and sellers.

Our core values consist of the quality of a traditional auction but now, via a fully interactive online platform with clients to bid by telephone, proxy or online we can reach a national and international audience - the feedback is highly positive and we are committed to the first century tradition of selling land and property.

NOW LIVE ONLINE SALES FROM 9AM

hollismorgan bid from anywhere online or mobile hollismorgan the results speak for themselves

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LIVE CHALLENGE

register to bid in just 4 easy stages...

The registration process is extremely simple, visit our website: <https://www.hollismorgan.co.uk/transactions/register-to-bid> and click on the Register to Bid button

- STAGE 1** Complete the Online Bidding Form. You will be asked to provide your name, address, telephone number and email address. We will send you a confirmation email once we have received your registration form in advance.
- STAGE 2** Upload your proof of ID. Complete with the appropriate details, your name and address. We will send you a confirmation email once we have received your registration form in advance.
- STAGE 3** Institute to bid. Once you have received the bid, the three leading bidders will be invited to bid. You are invited to bid until you have registered to bid.
- STAGE 4** Pay your Security Deposit (£5,000). After the auction, you will be asked to enter your cash details for the Security Deposit. Once all the bids are completed, the highest bidder will be notified of their successful bid. The Security Deposit will be held in a separate account and will be returned to you once the auction has completed. All the details of the auction will be available on the day of the auction.

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

hollismorgan the results speak for themselves hollismorgan bid from anywhere online or mobile

106 Entry Hill, Combe Down, Bath, BA2 5LS

Auction Guide Price £140,000 +++

Hollis Morgan – JULY LIVE ONLINE AUCTION – A Freehold BUILDING PLOT with LAPSED PLANNING to erect a DETACHED 4 BED HOUSE with GARDEN and PARKING.

106 Entry Hill, Combe Down, Bath, BA2 5LS

FOR SALE BY LIVE ONLINE AUCTION

ADDRESS | 106, Entry Hill Combe Down, Bath, BA2 5LS

Lot Number TBC

The Live Online Auction is on Wednesday 24th July 2024 @ 17:30

Registration Deadline is on Monday 22nd July 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 PROPERTY

A Freehold detached stone property with large garden to rear and parking to side.

We understand works begun in 2011 to develop the property including removal of the roof which was started but not completed and no further works have taken place since 2013.

The property is accessed via a shared driveway through an archway from Entry Hill.

Sold with vacant possession.

Tenure - Freehold

Council Tax - n/a

EPC - n/a

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

Flood Risk - Please refer to the Legal Pack

THE OPPORTUNITY

BUILDING PLOT | LAPSED PLANNING

The property has lapsed planning to demolish and erect a detached four bedroom home with accommodation arranged over two floors, large rear garden and parking to the side.

DETACHED HOUSE | MODERNISATION

The existing dwelling now requires complete modernisation but has scope for reinstatement to a detached 3 / 3 bedroom home with garden and parking.

ALTERNATIVE SCHEME | FLATS

Interested parties may also consider a new build development of 4 + flats

All subject to gaining the necessary consents.

LOCATION

Entry Hill enjoys a convenient position on the popular southern fringes of Bath, just a little over two miles from the centre of the city. The property is situated within the village of Combe Down which offers a wide range of local shops and amenities. It is close to the Glasshouse and Entry Hill playing fields, a range of excellent schools (including Combe Down Primary, Ralph Allen, Prior Park and Monkton Combe), whilst Bath University, Bath Golf Club, Combe Grove, Bath Spa railway station and the huge number of shops and facilities in the city centre are also just a short bus journey away. Wonderful walks through open countryside are also nearby.

LAPSED PLANNING

Town and Country Planning Act 1990

NOTIFICATION OF DECISION

Application Type: Full Application Application No: 13/03649/FUL

Address to which the proposal relates: 106 Entry Hill Combe Down Bath Bath And North East Somerset

Description of Proposal: Erection of 1no. dwelling with associated works

PLANNING INFORMATION

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

RENTAL APPRAISAL

What rent could be achieved?

Aspire To Move has reviewed the property and similar listings in the area. The property is in need of refurbishment and our figure below is based on this being completed. With our knowledge of the local market, and considering the current market conditions we would estimate the property could achieve a rental figure in the region of: £2,400 - £2,800 PCM. If you would like to discuss this in more detail, then please do not hesitate to contact me on 01225444333 or email me wmaslin@aspiretomove.co.uk.

SOLICITORS & COMPLETION

Juliet Hardick

Juliet Hardick Solicitors

t: 01225 311177

admin@juliethardicksolicitors.co.uk

EXTENDED COMPLETION

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

IMPORTANT AUCTION INFORMATION

VIEWINGS

The property is derelict and dangerous and we are

unable to provide internal viewings.

The property can be viewed from the shared driveway but please be mindful of neighbouring properties.

NEITHER THE OWNERS OR HOLLIS MORGAN, AS THEIR AGENTS, WILL BE HELD LIABLE FOR ANY INJURIES, LOSS OR DAMAGE TO YOU WHATSOEVER IF YOU CHOOSE TO ENTER 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.