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22 Richmond Hill, Clifton, Bristol BS8 1BA

Auctions

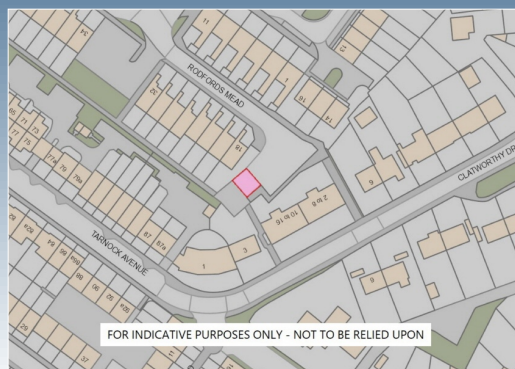
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LOT 12 - Land Adjoining, 18 Rodfords Mead, Whitchurch, Bristol, BS14 9UD
For auction Guide Price £10,000 to £20,000 +

GUIDE PRICE £10,000-£20,000. Level parcel of land measuring approximately 47sqm that we understand was previously occupied by 3 lock-up garages. The land offers potential for a variety of different uses including residential development subject to obtaining the necessary planning consents.



FOR INDICATIVE PURPOSES ONLY - NOT TO BE RELIED UPON



LOT 12 - Land Adjoining, 18 Rodfords Mead, Whitchurch, Bristol,

FOR SALE BY AUCTION

This property is due to be auctioned on the 28th November 2017 at The Grace Room, The Bristol Pavilion, County Ground, Nevil Road, Bishopston, Bristol at 7pm.

VIEWING

Open for inspection

SUMMARY

PARCEL OF LAND WITH POTENTIAL

DESCRIPTION

Level parcel of land measuring approximately 47sqm that we understand was previously occupied by 3 lock-up garages. The land offers potential for a variety of different uses including residential development subject to obtaining the necessary planning consents.

LOCATION

The site is situated adjacent to number 18 Rodfords Mead at the head of the residential cul de sac. Easy access is provided to the A4174 Hengrove Way.

TENURE

Understood to be Freehold, please refer to legal pack for confirmation.

LOCAL AUTHORITY

Bristol City Council.

NOTES

Please note that the paved area to the rear of the site is not included.

SOLICITOR

Ms K Reynolds
KR Conveyancing
Ty Menter
Navigation Park
Abercynon CF45 4SN
Telephone: 01443 475570
Email: karen@krconveyancing.co.uk

BUYERS PREMIUM

Please be advised that all purchasers are subject to a £750 plus VAT (£900 inc VAT) buyers premium payable upon exchange of contracts.

*GUIDE PRICE

Guide Prices are provided as an indication of each seller's minimum expectation. They are not necessarily figures which a property will sell for and may change at any time prior to the auction. Each property will be offered subject to Reserve Price (a figure below which the Auctioneer cannot sell the property during the auction) which we expect will be set within the Guide Range or no more than 10% above a single figure Guide.

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.

PROXY BIDDING

If you are unable to attend the auction then you can submit a proxy bid. This will authorise a representative of Maggs & Allen to bid on your behalf up to a pre-set amount. The proxy bidding form is available to download from our website. The completed form, ID (driving licence or passport and a recent utility bill stating the home address of the purchaser) and 2 cheques (one for the 10% deposit and one for the buyers premium of £900 inc VAT) is required by the auction department no later than 4pm on the day of the auction.

ATTENDING THE AUCTION

If you are intending to bid and are successful, the following will be required:

- * Proof of identity (valid passport or photo driving licence).
- * Proof of address (bank statement, recent utility bill, council tax bill or tenancy agreement).
- * 10% deposit payment.
- * Buyers premium payment.
- * Details of your solicitor.

DEPOSIT & BUYERS PREMIUM PAYMENTS

Forms of acceptable payment:

- * Cheque
- * Bankers Draft
- * Debit Card Payment

For card payments:

Please ensure that you advise your bank of the potential payment prior to the auction.



Auction, Commercial & Chartered Surveyors

22 Richmond Hill, Clifton
Bristol, BS8 1BA

Estate Agents & lettings

60 Northumbria Drive, Henleaze
Bristol, BS9 4HW

Maggs & Allen use all reasonable endeavors to supply accurate property information in line with the Consumer Protection from Unfair Trading Regulations 2008. These property details do not constitute any part of the offer or contract and all measurements are approximate.

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.

Any site and floor plans provided are for indicative purposes only and should not be relied upon.

