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22 Richmond Hill, Clifton, Bristol BS8 1BA

Auctions

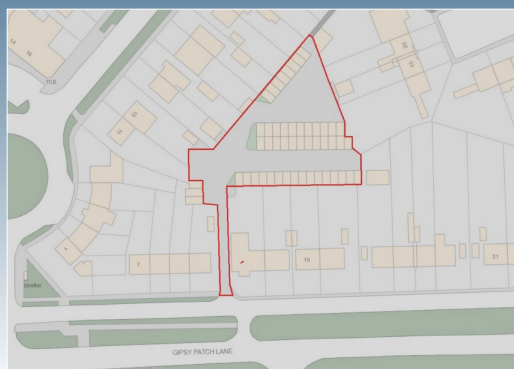
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LOT 30 - Garage Site Off, Gipsy Patch Lane, Little Stoke, Bristol, BS34 8LS
For auction Guide Price £275,000 +

POSTPONED TO APRIL AUCTION. A parcel of land measuring approximately 0.47 acres, currently occupied by 47 lock-up garages. Situated in a popular residential location with easy access to Bristol Parkway train station, the site may offer potential for redevelopment, subject to obtaining the necessary consents. Alternatively, the individual garages offer excellent rental potential as a retained investment.



LOT 30 - Garage Site Off, Gipsy Patch Lane, Little Stoke, Bristol, BS34 8LS

FOR SALE BY AUCTION

This property is due to be auctioned on the 27th February 2018 at The Grace Room, The Bristol Pavilion, County Ground, Nevil Road, Bishopston, Bristol at 7pm.

VIEWING

POSTPONED TO APRIL AUCTION

SUMMARY

POSTPONED TO APRIL AUCTION

DESCRIPTION

A large site measuring approximately 0.47 acres, currently occupied by 47 lock-up garages in 4 separate ranks. The site may be suitable for residential development, subject to obtaining the necessary planning consents. The garages are to be sold with vacant possession upon completion.

LOCATION

The garage site is situated in a residential location to the rear of houses on Gipsy Patch Lane in Little Stoke. Vehicular access is provided via a lane adjacent to no. 15 Gipsy Patch Lane. Bristol Parkway train station is located approximately 1 mile away.

SOLICITOR

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BUYERS PREMIUM

Please be advised that all purchasers are subject to a £750 plus VAT (£900 inc VAT) buyer's 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 buyer's 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.
- * Buyer's 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.

