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Auctions

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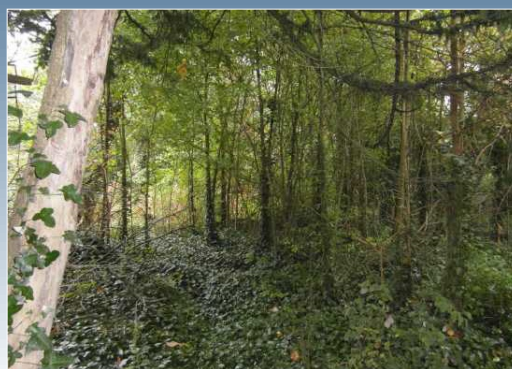
auctioneers



**LOT 4 - Land At, Hollywood Lane, Cribbs Causeway, Bristol, BS10 7TW**  
**For auction Guide Price £95,000 +**

**\*\* POTENTIAL DEVELOPMENT SITE\*\***

A large site of approximately 0.6 acres situated close to The Mall at Cribbs Causeway and conveniently situated for the M5 motorway. The land offers excellent potential for residential or commercial development, subject to obtaining the necessary planning consents.



# LOT 4 - Land At, Hollywood Lane, Cribbs Causeway, Bristol, BS10 7TW

## FOR SALE BY AUCTION

This property is due to be auctioned on the 26th February 2019 at The Grace Room, The Bristol Pavilion, County Ground, Nevil Road, Bishopston, Bristol at 7pm.

## VIEWING

The site is open for inspection at all times.

## SUMMARY

0.6 ACRE SITE WITH POTENTIAL

## DESCRIPTION

Parcel of land of approximately 0.6 acres fronting Hollywood Lane which offers potential for a variety of uses, subject to consents. The site is located in the Cribbs Causeway area of South Gloucestershire, south of the M5 and East of Hollywood Lane. The land is triangular in shape.

## LOCATION

Travelling Westwards on Cribbs Causeway (A4.18) continue past the Shell petrol station on your left hand side, at the next roundabout continue straight ahead for approximately 150 yards before turning left into Hollywood Lane. The site can be found on your right hand side.

## NOTES

The site is not situated within any conservation area and there are no listed buildings within or immediately adjacent to the site. It is also within Flood Zone 1, the area least at risk from flood events.

A review of South Gloucestershire Council online policies map shows that the site is within the settlement boundary, outside of the green belt and within the wider Cribbs Causeway/Patchway New Neighbourhood Area.

## LOCAL AUTHORITY

South Gloucestershire Council.

## SOLICITOR

Mr M Coward  
FDC Law  
Norton House  
High Street  
Midsomer Norton BA3 2DF  
Tel: 01761 417575  
Email: mcoward@fdc-law.co.uk

## BUYER'S PREMIUM

Please be advised that all purchasers are subject to a £1,000 plus VAT (£1,200 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 £1,200 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 & BUYER'S 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.

