



Flat 1 Morningside, 85 Upper Church Road, Weston-super-Mare, North Somerset, BS23 2LJ



DAVID PLAISTER

PROPERTY AGENTS • SALES & LETTINGS • AUCTIONEERS

Flat 1 Morningside, 85 Upper Church Road, Weston-super-Mare, North Somerset, BS23 2LJ

*Auction Guide Price £140,000 Plus

For sale by Public Auction on Thursday 16th May 2024 at Leigh Court, Pill Road, Abbots Leigh, Bristol, BS8 3RA and online at 7.00pm.

Presenting a rare investment opportunity in Weston-super-Mare! This spacious three-bedroom freehold ground floor apartment is in need of refurbishment, making it an ideal project for investors and property developers alike. Situated on the desirable Weston-super-Mare hillside, this period property still retains its impressive characterful features, high ceilings and large scale rooms, offering a glimpse into its potential for restoration.

The location provides easy access to parks, woods, and the vibrant seafront, appealing to potential tenants or future buyers seeking a blend of nature and seaside living. With private front and rear gardens with parking included, there is ample space for landscaping or outdoor amenities. Don't miss out on the chance to get involved in this promising renovation opportunity in a sought-after location!

EPC rating F37, Council Tax band B.

Auction Details:

- Venue: Leigh Court, Pill Road, Abbots Leigh, Bristol, BS8 3RA (there is plenty of free parking)
- Date: Thursday 16th May 2024
- Start Time: 7:00pm
- Bidding Options: In room, online, proxy, telephone

*Guides 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 a Reserve (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.





Accommodation

Entrance

An impressive private entrance with a timber framed door into entrance hallway.

Hallway

Internal vestibule door, cupboard housing electric, useful storage cupboard, doors to principal rooms, coved ceiling, ceiling lights, night storage heater.

Living Room

A light and bright main living area with timber framed single glazed bay style sash windows, fireplace, two night storage heaters, fantastic coved ceiling, ceiling rose, ceiling light.

Bedroom One

Timber framed single glazed sash windows, decorative fireplace, night storage heater, picture rail, coved ceiling, ceiling light.

Bedroom Two

Two timber framed single glazed sash windows, electric night storage heater, picture rail, ceiling light.

Bedroom Three

Two timber framed single glazed windows, night storage heater, picture rail, coved ceiling, ceiling light.

Kitchen

Stainless steel sink and drainer above floor unit, fitted pine dresser, space for cooker, timber framed single glazed window, timber door to covered area.

Bathroom

Low-level W/C, panelled bath with electric shower, wash hand basin and pedestal, UPVC double glazed window, ceiling light.

Rear Covered Area

Lean-to roof, timber door to the side of the property, two storage cupboards.

Outside

Front

To the front of the property there is a tarmac driveway providing valuable off-street parking.



The vendor has advised that the front garden area and driveway is owned by the ground floor apartment, apart from one allocated parking space which belongs to another apartment.

Rear

To the side of the property there is gated access and a shared pathway leading to a privately owned rear garden area, mostly laid to slab, patio, gravel and overgrown areas.

Tenure

Freehold.

Services

Mains electric, gas, water, drainage.

Please Note

The land is subject to a perpetual yearly rent charge of £8.0s.0d.

The rear garden is split into three and owned by all three flats, with only the overgrown area belonging to Flat 1. With reference to the title plan, this is the only part of the garden without a number.

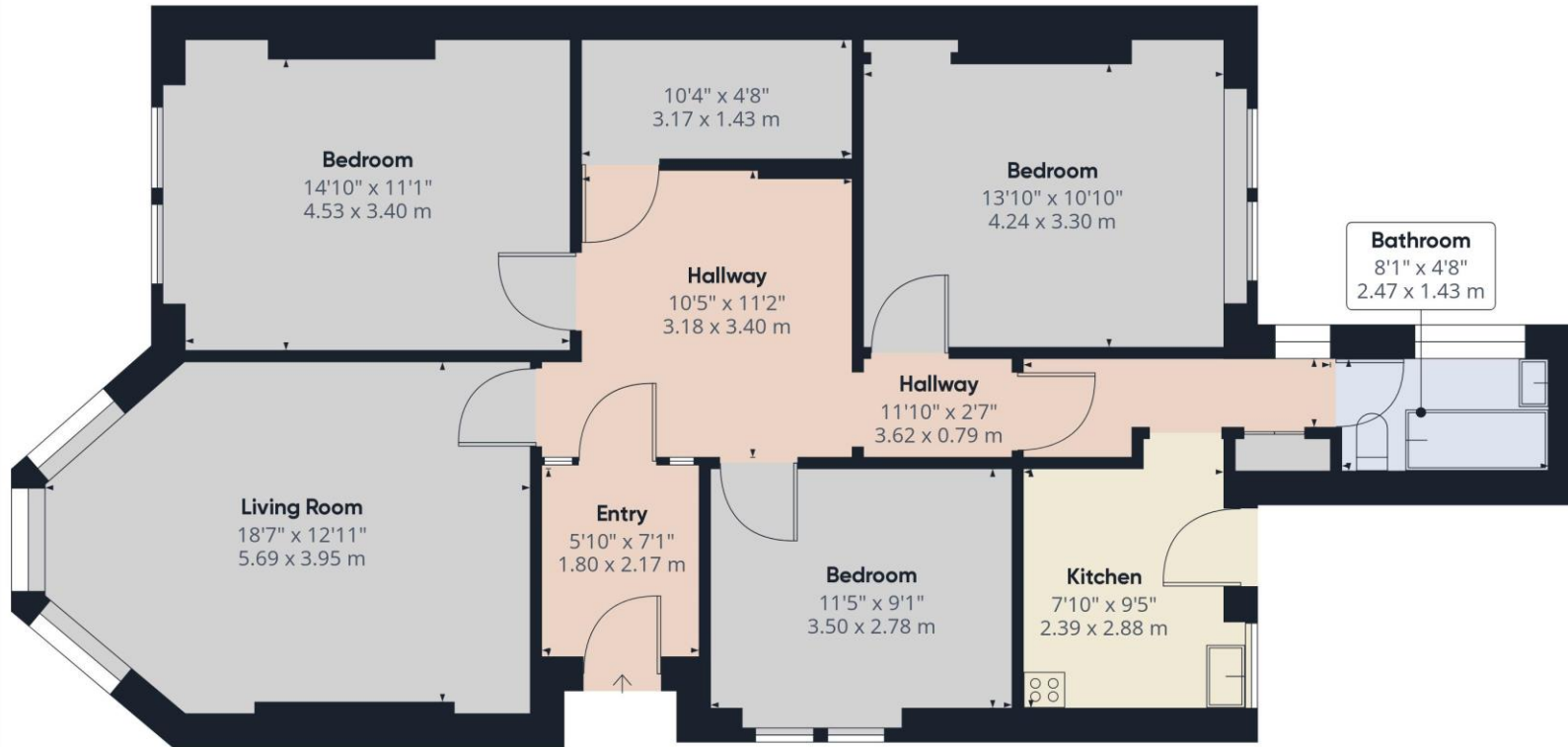
If you are attending the auction in person there is plenty of free parking at the venue.

The integrity and structure of the property is 'Sold as seen' and in addition there may well be some fixtures, fittings and chattels left at the property which will become the responsibility and ownership of the purchaser upon legal completion of the transaction.









Approximate total area⁽¹⁾

1087.49 ft²

101.03 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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N.B. The auctioneer has not tested any apparatus, equipment fittings or services and so cannot verify that they are in working order. The buyer is advised to obtain their own verification by way of survey/electrical/plumbing/soil and asbestos survey. We advise that you check the legal pack and contracts for any additional costs which may apply to the purchaser.

Tenure: Freehold

Viewings: By arrangement with agent only

Conditions of Sale: From Solicitor:

Mrs Deborah Stone of Wards Solicitors, 37 Boulevard, Weston-super-Mare, North Somerset, BS23 1PE

Email: deborah.stone@wards.uk.com

Telephone: 01934 413 535

Buyer's Premium:

All bidders will be required to produce two forms of identification at registration prior to auction. The purchaser will be required to pay the Buyer's Premium of £1,000.00 plus VAT (£1,200.00). This can be paid by bank transfer or cheque. Cheques for the Buyer's premium should be made payable to David Plaister Limited.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D		
39-54	E		
21-38	F	37 F	
1-20	G		

David Plaister Limited trading for themselves as Agents for the Vendors or Lessors of this property give notice that these particulars are produced in good faith and therefore do not constitute any part of any contract.

David Plaister Limited or any employee thereof do not have authority to make or give any warranty, guarantee or representation whatsoever in relation of this property.



Company Registration No. 08744483 VAT No. 173 8517 84

MONEY LAUNDERING REGULATIONS 2017 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order.

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IMPORTANT NOTICE TO BE READ BY ALL BIDDERS

1. Unless otherwise announced at the time of the auction each lot is sold subject to the Conditions of Sale (Auctions (Bidding Agreements Act 1969) and to the Special Conditions of Sale to each lot along with the conditions contained in this Notice numbered 1-21 inclusive.
2. Prospective purchasers shall be deemed to have inspected the relevant property and made all usual and necessary searches and enquiries with all relevant authorities and other bodies.
3. Prospective purchasers shall be deemed to have checked the legal documents and contracts for any additional costs which may apply to the purchaser.
4. Subject to the General and Special Conditions, as soon as the Auctioneer's hammer falls on a bid the successful bidder is under a binding contract to purchase the relevant property.
5. Following the fall of the hammer, the successful bidder must immediately present to the Auctioneer's Clerk his/her name and address and if appropriate, the name and address of the person or company on whose behalf he/she has been bidding and in default of such information being provided at once, the Auctioneer shall be entitled to re-submit the property for sale.
6. Prospective purchasers are strongly advised to check the property particulars as to measurements, areas and all other matters to which the properties are expressed to be subject to or have the benefit of and in respect of any contents, fixture or fittings, expressed to be included in the sale by making inspection of the property and all necessary enquiries to David Plaister Limited, the vendor, the vendors appropriate advisers and all other appropriate authorities. All measurements and areas referred to in these and all other particulars are approximately only.
7. All location plans published in the Particulars of Sale are to enable prospective purchasers to locate the property only. The plans are photographically reproduced and therefore not to scale and are not intended to depict the interest to be sold and are expressly excluded from any contract. Any arrow on photographs are again only to enable prospective purchasers to locate the property and are not intended to depict the interest to be sold.
8. The right is reserved to sell any lot or lots or any part of any lot before the auction, to alter the order of sale or to amalgamate lots or divide lots or to withdraw the whole or any parts thereof.
9. Each lot is sold subject to a reserve price and the vendor reserves the right to bid up to the reserve price through the Auctioneer at the auction.
10. Should any dispute arise between the vendor and the purchaser before completion, as to any point whatsoever contained in the property particulars or as to their interpretation of the matter in dispute, it shall be referred to the Arbitration of the Auctioneers whose decision shall be final and binding on all parties and who shall decide how the cost of such reference shall be borne.
11. Prospective purchasers are strongly advised to view the Special Conditions of Sale and additional information appertaining to each lot which are available separately from the relevant Auctioneer's office or the offices of the acting Solicitors.
12. **Prospective purchasers are reminded that no questions will be taken after the commencement of the sale. The Auctioneers and Solicitors will be available approximately half an hour prior to the commencement of the sale to answer any last minute queries. However, prospective purchasers are strongly advised to make any enquiries before the day of the sale.**
13. Bids will be regulated entirely at the discretion of the Auctioneer.
14. **Methods of payment: If you are intending to bid at the auction, acceptable methods of deposit payment are; cheques drawn on a UK bank, a bankers' draft, solicitor's client account cheque or a building society cheque.**
15. Deposits: Each buyer will be required to provide a minimum deposit of £2,000 (two thousand pounds) or 10% of the purchase price, whichever is higher. Separate deposits will be required for each Lot purchased.
16. If you are bidding by proxy, telephone or internet then all deposit funds must be cleared and received into our client bank account no later than 5pm the day before the auction. *(This is a strict and adhered to policy).*
17. Buyer's Premium is applicable to ALL LOTS. The successful buyer will be required to pay a Buyer's Premium of £1,000.00 + VAT (£1,200.00 including VAT) to the auctioneers upon exchange of contracts. This applies to each purchase and supersedes any references to alternate costs in the legal documentation for the Lots. This premium is unequivocally payable when the property is purchased prior to the auction/at the auction/subsequent to the auction.
18. **Prior Sale.** Under no circumstances will the property be sold within 10 days of the auction date.
19. Block viewings apply to auction properties. Contact the office to register your interest and to find out when the viewings will take place. No viewings will take place at the property on the day of the auction. *(This is a strict and adhered to policy)*
20. The auctioneer has not tested any apparatus, equipment fittings or services and so cannot verify that they are in working order. The buyer is advised to obtain their own verification by way of survey/electrical/plumbing and asbestos survey.
21. The Buyer is responsible for Insurance of the building from the fall of the Auctioneer's hammer. It is prudent to make arrangements for this to be put in place prior to the Auction.