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PROPERTY AUCTION CATALOGUE

Leigh Court, Pill Road, Abbots Leigh,
Bristol, BS8 3RA

7pm Prompt Start
Thursday 16th May 2024



DAVID PLAISTER
AUCTIONS

FOR



01 **Taganrog, 24 Crookes Lane, Kewstoke, Weston-super-Mare, North Somerset, BS22 9XE**

Nestled in an idyllic location just a stone's throw from Sand Bay Beach, this charming three-bedroom freehold detached bungalow offers a great opportunity for renovation.

With a superb private driveway and spacious front and rear gardens, this property boasts a pleasant outlook up to the hillside. While in need of modernisation and refurbishment, the bungalow provides an excellent opportunity to add to your investment portfolio or is a blank canvas to create your dream home in a sought-after coastal setting.

Location is key, and this home truly excels in that regard. Kewstoke offers guests and residents sleepy Somerset village life whilst being a stone's throw away from Sand Bay beach, the village shops, playing fields, primary school, local pubs, cafes, restaurants, and local transport links.

| | | |
|-----------|------------|------------------|
| FH | D60 | E |
| Tenure | EPC Rating | Council Tax Band |

Conditions of Sale: From Solicitor:
 Ms Victoria Smalley of Scott Bailey LLP, 63 High Street, Lymington, Hampshire, SO41 9ZT
Telephone: 01590 676 933
Email: victoria.smalley@scottbailey.co.uk

***Guide Price: £225,000 Plus**
 Legal Completion date: Friday 14th June 2024



02 **Old Bank Chambers, 35 High Street, Builth Wells, Powys, LD2 3DL**

Situated in the centre of Builth Wells, Wales, this interesting freehold commercial property offers an exciting investment opportunity. Formerly an office building, this impressive four-storey building presents an array of possibilities for development on its upper floors, subject to the required planning permission and building regulation approval.

Convenience is key, and this property doesn't disappoint. A designated off-street parking area at the rear provides allocated off-street parking. With its excellent location in the heart of Builth Wells, this commercial property truly represents an enticing opportunity for those looking to make a strategic investment. Please note: this property is to be sold by the liquidator of Bridger & Co Limited (in liquidation). Business Rates may apply.

| | | |
|-----------|-------------|------------------|
| FH | E109 | N/A |
| Tenure | EPC Rating | Council Tax Band |

Conditions of Sale: From Solicitor:
 Mr Owen Lloyd of Carbon Law Partners, Temple Quay, One Temple Back East, Bristol, BS1 6DZ
Telephone: 03304 609 635
Email: owen.lloyd@carbonlawpartners.com

***Guide Price: £125,000 Plus**
 Legal Completion date: Friday 14th June 2024



**03 Seafield Cottage,
51 South Road,
Weston-super-Mare,
North Somerset, BS23 2LU**

Uncover the untapped potential in this leasehold maisonette, comprising two bedrooms over two floors. Situated in an elevated position along the privileged hillside with impressive views spanning the Weston-super-Mare seafront and beyond, this superb property is in need of modernisation and refurbishment throughout. Benefitting from a single garage, parking space and a shared garden, it is an exciting opportunity for someone looking to make their mark.

The town centre of Weston-super-Mare is within reach and provides a variety of amenities including shops, cinema, theatre, doctor's surgeries and dentists. The popular Seafront, promenade and Weston woods are also close by. Please note the sale of this property is subject to probate being granted.

LH Tenure **E44** EPC Rating **B** Council Tax Band

Conditions of Sale: From Solicitor:
Mr Chris Georgiou of Berry Redmond Gordon & Penney LLP, 50 Boulevard, Weston-super-Mare, North Somerset, BS23 1NF
Telephone: 01934 414 161
Email: chris.georgiou@brgplaw.co.uk

***Guide Price: £160,000 Plus**
Legal Completion date: Friday 14th June 2024



**04 73 High Street, Nailsea,
North Somerset,
BS48 1AW**

Presenting a tremendous investment opportunity, this semi-detached, freehold commercial premises in Nailsea is set to go under the hammer. Currently operating as a hair salon, the property benefits from outline planning approval for a new and dynamic mixed-use development. The outline approval allows for the demolition of the existing commercial premises and the construction of 4 no. C3 residential units, along with a Class E commercial unit on the ground floor, commanding a prominent position along the bustling High Street of Nailsea.

Parking is available for approximately three vehicles at the rear of the property, with potential to expand parking facilities. With its prime location and the foresight for a modern, versatile development, this property offers an enticing proposition to investors looking for their next project. Don't miss the chance to secure this prominent commercial property bursting with potential. Business Rates may apply.

FH Tenure **D91** EPC Rating **N/A** Council Tax Band

Conditions of Sale: From Solicitor:
Ms Heather Jones of Wards Solicitors, 1-3 Alexandra Road, Clevedon, North Somerset, BS21 7QF
Telephone: 01275 850 470
Email: heather.jones@wards.uk.com

***Guide Price: £425,000 - £450,000**
Legal Completion date: Friday 14th June 2024



**05 98 Church Street,
Highbridge, Somerset,
TA9 3HR**

A mixed-use, freehold property situated in a prime, visible position in Highbridge's High Street, Somerset. This super, versatile property offers spacious and flexible accommodation with a commercial premises on the ground floor and a spacious three bedroom apartment on the first floor. The commercial unit is tenanted with a 7 year lease originally granted from 8th February 2016 (the tenant is currently overholding with a passing rental income of £9,600.00 per annum). The apartment is being sold with vacant possession upon completion.

Presented to a high standard, the property still offers scope for further reshaping to suit specific requirements, making either the ideal investment purchase or the opportunity to purchase a home and generate income from the space below. The vendor has advised that there is a public car park within a very short distance, where you can obtain an annual permit for parking. Business Rates may apply.

FH Tenure **C75** Commercial EPC Rating **D64** Residential EPC Rating **A** Council Tax Band

Conditions of Sale: From Solicitor:
Mr Chris Georgiou of Berry Redmond Gordon & Penney LLP, 50 Boulevard, Weston-super-Mare, North Somerset, BS23 1NF
Telephone: 01934 414 161
Email: chris.georgiou@brgplaw.co.uk

***Guide Price: £200,000 Plus**
Legal Completion date: Friday 14th June 2024



**06 Barn and Land off Draycott
Moor Drove, Draycott,
Somerset, BS27 3UJ**

David Plaister Ltd are delighted to present an exciting opportunity to purchase a freehold barn and a parcel of Somerset's rural agricultural land, circa 3.64 acres, in the sought-after village of Draycott in Somerset.

The barn already has planning permission approval for the existing building to be extended and converted to a two bedroom holiday let unit (see elevations on page 4 of the sales particulars). The planning permission also includes for the access entrance from Moor Drove to be increased to provide improved access, and the existing track to the barn to be widened to 3500mm and reinforced with rolled stone.

The vendor has advised that the barn is elevated on an island of rock approximately half an acre that came from the Mendip Hills during the Ice Age.

FH Tenure

Conditions of Sale: From Solicitor:
Mr Stephen Soper of Powells Law, 7-13 Oxford Street, Weston-super-Mare, North Somerset, BS23 1TE
Telephone: 01934 623 501
Email: soper@powellslaw.com

***Guide Price: £150,000 Plus**
Legal Completion date: Friday 14th June 2024



**07 68 Earham Grove,
Weston-super-Mare,
North Somerset,
BS23 3JJ**

Presenting a wonderful opportunity to acquire a two bedroom, semi-detached, freehold bungalow in a prime position near Weston-super-Mare's town centre. Benefitting from a private front driveway offering ample off-street parking, a single garage and private, enclosed front gardens, the property is ideal for an investor to add to their portfolio or a homeowner looking to purchase their next home. Set to go under the hammer this month, it is not one to be missed!

The area offers many amenities to prospective residents; various primary schools and Worle secondary school are close by, and local amenities can be found in the nearby areas of Worle, Milton high street, and Weston-super-Mare's town centre with ample shopping and leisure facilities close to hand.

FH **D63** **C**
Tenure EPC Rating Council Tax Band

Conditions of Sale: From Solicitor:
Mrs Deborah Stone of Wards Solicitors, 37 Boulevard,
Weston-super-Mare, North Somerset, BS23 1PE
Telephone: 01934 413 535
Email: deborah.stone@wards.uk.com

***Guide Price: £200,000 Plus**
Legal Completion date: Friday 14th June 2024



**08 15 Church Street,
Highbridge, Somerset,
TA9 3AF**

A unique four-bedroom freehold terraced property, once a vibrant commercial shop which has been converted into a residential property. Boasting a distinctive character, the residence features flexible living areas, offering dynamic spaces for creativity and personalisation.

The property benefits from a rear courtyard and rear access via a private alley. This property presents an exciting investment opportunity with potential for further development subject to planning permission and building regulations. Please note there is rear access via a private lane.

FH **D62** **A**
Tenure EPC Rating Council Tax Band

Conditions of Sale: From Solicitor:
Mr Cai Merryweather of Merryweather Williams
Solicitors, 31 College Street, Burnham-On-Sea,
Somerset, TA8 1AS
Telephone: 01278 780 151
Email: ccm@merryweatherwilliams.com

***Guide Price: £200,000 Plus**
Legal Completion date: Friday 14th June 2024



**09 Biddisham Garage, A38,
Biddisham, Somerset,
BS26 2RD**

This former haulage yard presents a lucrative investment opportunity with its prime location and potential for further development. The lot includes a spacious four-bedroom detached residential property and a substantial hard standing yard space. The property features a workshop, storage rooms, and office buildings spanning approx. 1,000 sq. ft. providing ample space for business expansion or conversion to suit various needs.

Boasting excellent road frontage along the A38 and easy access to transport links, this property is ideal for businesses seeking a strategic location. With the potential to enhance the existing structures, subject to necessary approvals, the auction presents a rare chance to secure a versatile property with endless possibilities. Please note; this property is to be sold by the administrator of S C Lyons Haulage Ltd (in administration). Business Rates may apply.

FH **E110** **E46** **C**
Tenure Commercial EPC Rating Residential EPC Rating Council Tax Band

Conditions of Sale: From Solicitor:
Mr Owen Lloyd of Carbon Law Partners, Temple Quay,
One Temple Back East, Bristol, BS1 6DZ
Telephone: 0330 460 9635
Email: owen.lloyd@carbonlawpartners.com

***Guide Price: £725,000 - £750,000**
Legal Completion date: Friday 14th June 2024



**10 Brinsea Cottage,
Stock Lane, Brinsea,
Congresbury, North
Somerset, BS49 5JL**

David Plaister Ltd are delighted to present this exceptional four bedroom, detached, freehold family home in the picturesque hamlet of Brinsea. Set to go under the hammer this May, the property is in need of modernisation and refurbishment whilst retaining some of its characterful features, presenting an exciting opportunity for any bidder to make their own mark. Nestled on a commanding plot of circa 0.77 Acre, this property further benefits from gardens, a rear paddock, outbuildings, garaging and storage, including workshop space for various pursuits.

The hamlet of Brinsea is a short distance from the popular village of Congresbury and within commuting distance of the City of Bristol and the seaside town of Weston-super-Mare along the A370. In addition, there is access to the motorway network at Clevedon (Junction 20) and St. Georges (Junction 21). There is an international airport at Bristol and access to a mainline railway station at Yatton.

FH **E43** **F**
Tenure EPC Rating Council Tax Band

Conditions of Sale: From Solicitor:
Mr James Gass of John Hodge Solicitors, Morston
Court, Aisecombe Way, Weston-super-Mare, North
Somerset, BS22 8NG
Telephone: 01934 410 910
Email: : james.gass@johnhodge.co.uk

***Guide Price: £600,000 Plus**
Legal Completion date: Friday 14th June 2024



11 1 St. Bridges Close, Kewstoke, Weston-super-Mare, North Somerset, BS22 9UN

Presenting a superb three-bedroom, detached bungalow nestled in a quiet Cul-de-Sac of Kewstoke, Weston-super-Mare. In need of modernisation and refurbishment, this freehold property presents a unique opportunity for those seeking a renovation project or the chance to create their dream home. The property further benefits from front and rear private gardens, a driveway offering valuable off-street parking and a single garage and storage area.

Kewstoke is within reach of local transport links and Sand Bay beach – a relatively wild beach offering views across the Bristol Channel to South Wales. Weston-super-Mare’s bustling town centre is approximately two miles away and provides an array of shops, restaurants, schools, beaches and local amenities. The M5 motorway is within reach and provides access to most major towns and cities

| | | |
|-----------|------------|------------------|
| FH | F38 | D |
| Tenure | EPC Rating | Council Tax Band |

Conditions of Sale: From Solicitor:
Mr Chris Georgiou of Berry Redmond Gordon and Penney LLP, 50 Boulevard, Weston-super-Mare, North Somerset, BS23 1NF
Telephone: 01934 414 161
Email: chris.georgiou@brgplaw.co.uk

***Guide Price: £300,000 Plus**
Legal Completion date: Friday 14th June 2024



12 97 & 97b Oxford Street, Burnham-on-Sea, Somerset, TA8 1EW

A great opportunity to acquire an end of terrace, mixed use, freehold commercial/residential premises in the heart of Burnham-on-Sea. The property consists of a ground floor commercial unit and a residential first floor one bedroom apartment, providing an interesting investment opportunity. The commercial unit is tenanted with a 15 year lease in place from 10th March 2020 (rental income of £15,500 per annum, paid quarterly).

The property also benefits from a valuable workshop area which is used by the current vendors as parking. Please note we are offering the freehold of the entire building which includes the ground floor commercial unit and first floor one bedroom residential apartment. 97a is a separate flat which is on a long leasehold title and is NOT included in the sale. Business Rates may apply.

| | | | |
|-----------|-----------------------|------------------------|------------------|
| FH | D84 | E50 for 97b | A |
| Tenure | Commercial EPC Rating | Residential EPC Rating | Council Tax Band |

Conditions of Sale: From Solicitor:
Mr Charles Flemming of Holley and Steer Solicitors, 1 Berrow Road, Burnham-On-Sea, Somerset, TA8 2ET
Telephone: 01278 780 202
Email: charles@holleyandsteer.co.uk

***Guide Price: £250,000 Plus**
Legal Completion date: Friday 14th June 2024



13 274 Lodge Causeway, Fishponds, Bristol, BS16 3RD

Located in the bustling area of Fishponds, Bristol, this freehold terraced property presents a lucrative investment opportunity for investors. The six-bedroom property, currently tenanted by three individual occupants, generates a steady rental income of £3,000 per calendar month.

The vendor has advised that the property underwent extensive refurbishment approximately three years ago including; a kitchen extension, bathroom upgrades and re-wiring and re-plumbing, ensuring a modern and well-maintained interior for the occupants. The private rear garden offers additional appeal.

Strategically situated, the property is within close proximity to the local amenities of Fishponds and Bristol city, enhancing its desirability and convenience for tenants. With an Energy Performance Certificate (EPC) rating of D62 and council tax band B, the property offers an attractive option for investors.

| | | |
|-----------|------------|------------------|
| FH | D62 | B |
| Tenure | EPC Rating | Council Tax Band |

Conditions of Sale: From Solicitor:
Mr James Pearn of Hugh James Solicitors, Two Central Square, Cardiff, South Glamorgan, CF10 1FS
Telephone: 02922 675 405
Email: james.pearn@hughjames.com

***Guide Price: £375,000 - £400,000**
Legal Completion date: Friday 14th June 2024



14 Hutton Court, 38 Church Lane, Hutton, North Somerset, BS24 9SN

Step into Hutton Court, a prestigious and commanding, Grade II* Listed, gentleman’s residence steeped in rich history, nestled on a circa 4.19 acre plot complete with a timber stable barn block and barn. Once belonging to the Abbey of Glastonbury just before the Norman Conquest, this remarkable property is a former Manor House presented as an end of terrace over three stories and featuring six bedrooms. To the downstairs accommodation; an impressive entrance area, living room with dual aspect, sitting room, study, dining hall, garden room, kitchen, utility and cellar room. The baronial hall was built in the late 15th and early 16th Century which is still evident today with the oak beamed and panelled roof with its carved figures. A spiral staircase ascends to the second floor leading to the first three bedrooms, a shower room and bathroom. The upper floor houses the final three bedrooms and a second spiral staircase continues to rise to the top of the turret and flat roof area.

| | | |
|-----------|---------------|------------------|
| FH | EXEMPT | G |
| Tenure | EPC Rating | Council Tax Band |

Conditions of Sale: From Solicitor:
Mrs Deborah Stone of Wards Solicitors, 37 Boulevard, Weston-super-Mare, North Somerset, BS23 1PE
Telephone: 01934 413 535
Email: deborah.stone@wards.uk.com

***Guide Price: £1,200,000 Plus**
Legal Completion date: Friday 14th June 2024



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

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!

FH Tenure **F37** EPC Rating **B** Council Tax Band

Conditions of Sale: From Solicitor:
Mrs Deborah Stone of Wards Solicitors, 37 Boulevard,
Weston-super-Mare, North Somerset, BS23 1PE
Telephone: 01934 413 535
Email: deborah.stone@wards.uk.com

***Guide Price: £140,000 Plus**
Legal Completion date: Friday 14th June 2024

*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.



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David Plaister

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david@davidplaister.co.uk



“ DAVID BRINGS A WEALTH OF KNOWLEDGE, EXPERTISE, & PASSION TO OUR PROPERTY AUCTIONS. ”

Allow us to introduce our esteemed property auctioneer, David Plaister. With over 40 years of experience in the industry, David brings a wealth of knowledge, expertise, and passion to our property auctions. Known for his exceptional auctioneering skills, he has successfully facilitated numerous property sales, always ensuring a fair and transparent process for both buyers and sellers.

David understands the intricacies of the property market and is adept at navigating its dynamics to maximize value for clients. He possesses an in-depth understanding of current market trends, property valuation, and various considerations involved in property auctions. His charismatic and engaging style captivates audiences, making each property auction an exciting and dynamic event.

David Plaister Ltd are an organisation which heavily commits to and endorses the requirement of trade regulation, qualification, training, systems, and compliance.

David Plaister Ltd are fully qualified members of:

- National Association of Estate Agents (NAEA)
- Association of Residential Lettings Agents (ARLA)
- National Association of Valuers & Auctioneers (NAVA)
- The Property Ombudsman (Sales & Lettings)
- Propertymark - Client Money Protection (CMP)

These professional organisations strictly regulate the trading methods, practices and standards of their members and are fundamentally strategic to their agents' development and progression.



Please contact our auction department



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#investwest PROPERTY EXPO

NETWORKING EVENT

An exciting networking event running alongside the David Plaister Ltd Property Auction.

The #investwest Property Expo offers the chance to connect with like-minded property professionals and individuals within the industry who share a passion for property. Alongside the networking event, you will get the chance to amp up your auction experience by mingling with prospective bidders and fellow budding developers.

The #investwest Property Expo extends a warm invitation to a diverse range of exhibitors from the property industry, each showcasing their services and products. Immerse yourself in a great atmosphere where a fantastic collection of individuals from the South West's property industry come together to engage in stimulating conversations, while the auction seamlessly unfolds in the background.

- ✓ PRIME LOCATION
- ✓ NETWORKING
- ✓ VISIBILITY

Buyers Step by Step Auction Guide



Step 1

View the property you are interested in.



Step 2

Download the legal pack.



Step 3

Review the legal pack.



Step 4

Make any pre-sale enquiries.



Step 5

Arrange all finances in advance of the auction.



Step 6

Register to bid on the night of the auction.



Step 7

Bid on the lot of interest.



Step 8

If successful you will be required to provide ID, sign contracts (exchange), pay 10% deposit and buyer's premium.



Step 9

Instruct a solicitor to deal with post exchange and pre-completion formalities.



Step 10

Complete in 28 days unless agreed otherwise.





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 for 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, instructed a survey 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.

IMPORTANT INFORMATION

TO BE READ BY ALL INTENDING TO BID

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; debit card payment, bank transfer, 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 £2,000.00 (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 plus 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 working 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.
22. David Plaister Ltd comply with The Money Laundering Regulations 2017, therefore all purchasers must provide two forms of identity (one photographic and one with proof of address) upon the fall of the gavel. David Plaister Ltd are required to take copies which will be held on file. Certified ID is acceptable for those wishing to bid remotely providing the documentation has been correctly completed and the person certifying the documents is a professional and not a relative. David Plaister Ltd are obligated to carry out necessary Anti-Money Laundering (AML) checks prior to accepting any monetary transactions from bidders.
23. 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.



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Contact Deborah Stone / Stacey Gormley on 01934 413535
37 Boulevard, Weston-super-Mare, BS23 1PE

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