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# PROPERTY AUCTION CATALOGUE

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

7pm Prompt Start  
Thursday 8th February 2024

  
DAVID PLAISTER  
**AUCTIONS**

FOR



## 01 R/O 41 Ashcombe Road (Accessed via Stanley Grove), Weston-super-Mare, North Somerset, BS23 3DT

Explore a prime opportunity in Weston-super-Mare with two detached buildings offering versatile storage and workshop potential. Subject to obtaining necessary planning permissions and building regulations, these structures offer the possibility for further development. Accessible via a neighbouring coach house-style terrace, the property includes a power supply with its own meter for each outbuilding. Positioned in the heart of Weston-super-Mare, this site presents a rare chance for strategic development (subject to planning permission as previously mentioned). This well positioned site is located within reach of the seafront, beach, shops, schools and Weston-super-Mare's town centre with local amenities close by.



Tenure



EPC Rating



Business Rates may apply

### Conditions of Sale: From Solicitor:

Ms Deborah Stone, Wards Solicitors,  
37 Boulevard, Weston-super-Mare, BS23 1PE  
**Telephone:** 01934 413 535  
**Email:** Deborah.Stone@wards.uk.com

**\*Guide Price: £100,000 Plus**

Legal Completion date: Thursday 7th March 2024



## 02 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 the sale of this property is subject to probate being granted. Please note there is rear access via a private lane.



Tenure



EPC Rating



Council Tax Band

### Conditions of Sale: From Solicitor:

Mr Cai Merryweather, Merryweather Williams Solicitors,  
31 College Street, Burnham-on-Sea, TA8 1AS  
**Telephone:** 01278 780 151  
**Email:** ccm@merryweatherwilliams.com

**\*Guide Price: £240,000 Plus**

Legal Completion date: Thursday 7th March 2024



## 03 7 New Bristol Road, Worle, Weston-super-Mare, North Somerset, BS22 6AD

This four bedroom, freehold, detached house has been extensively refurbished for modern living. With a private front and rear garden providing ample space outdoors, the property further benefits from a private driveway leading to a single garage. The contemporary interior boasts two reception rooms, offering versatile settings for entertainment or relaxation. This is complemented by an updated kitchen offering a serene space with modern appliances and stylish finishes. The bedrooms guarantee both comfort and privacy, with the bathrooms echoing the contemporary design seen throughout the rest of the house.

FH

Tenure

E53

EPC Rating

D

Council Tax Band

### Conditions of Sale: From Solicitor:

Mr Chris Georgiou, Berry Redmond Gordon & Penney LLP, 50 Boulevard, Weston-super-Mare, BS23 1NF

**Telephone:** 01934 414 161

**Email:** chris.georgiou@brgplaw.co.uk

**\*Guide Price: £280,000 Plus**

Legal Completion date: Thursday 7th March 2024



## 04 70 Brockley Crescent, Bleadon Hill, Weston-super-Mare, North Somerset, BS24 9LG

This three bedroom, detached, freehold house presents a prime opportunity for modernisation and refurbishment subject to the necessary planning permissions and building regulations. Ideally situated in the sought-after Bleadon Hill area, the property features private front and rear gardens, a driveway for valuable off-street parking and an integral garage. Unlock the potential of this well-positioned home to create an ideal living space. Local facilities include Bleadon village country store & Post Office, a cafe, two garages, a hair and beauty therapy centre, and three pubs providing food and drink.

FH

Tenure

E42

EPC Rating

D

Council Tax Band

### Conditions of Sale: From Solicitor:

Ms Deborah Stone, Wards Solicitors, 37 Boulevard, Weston-super-Mare, BS23 1PE

**Telephone:** 01934 413 535

**Email:** Deborah.Stone@wards.uk.com

**\*Guide Price: £230,000 Plus**

Legal Completion date: Thursday 7th March 2024



## 05 Ground Floor Flat, 39 Severn Avenue, Weston-super-Mare, North Somerset, BS23 4DG

This leasehold, period property retains an abundance of characterful and charming features throughout, such as beautiful high ceilings and a bay window in the living room which allows a profusion of light to fill the space. The ground floor apartment comprises one double bedroom, a fantastic living room, separate dining room, kitchen/breakfast room and a shower room. This well positioned home is located in the popular South Ward area and is within reach of the seafront, beach, shops, schools and Weston-super-Mare's town centre with local amenities close by.

LH

Tenure

D60

EPC Rating

B

Council Tax Band

### Conditions of Sale: From Solicitor:

Ms Rhian Morgan, Powells Law, 7-13 Oxford Street, Weston-super-Mare, BS23 1TE

**Telephone:** 01934 637 912

**Email:** rmorgan@powellsllaw.com

**\*Guide Price: £110,000 Plus**

Legal Completion date: Thursday 7th March 2024



## 06 12d Huntspill Road, Highbridge, Somerset, TA9 3DD

Discover the potential of this charming, two bedroom, end-of-terrace, freehold property, a hidden gem waiting for a new owner to bring it to life! Embrace the outdoors with a private garden that soaks in the warmth of the approximately South West facing aspects. The property includes the convenience of its own allocated off-street parking space. The property benefits from double glazed windows throughout. A previous survey has highlighted structural issues on the exterior brick wall at the back of property from the bedroom window. With the right touch, this property could become a cosy haven or a lucrative investment. The property presents an excellent opportunity for those with a vision and the expertise to bring this property to its full potential.

FH

Tenure

C76

EPC Rating

A

Council Tax Band

### Conditions of Sale: From Solicitor:

Mrs Barabara Crome, Holley & Steer Solicitors, Tregunter, 1 Berrow Road, Burnham-On-Sea, TA8 2ET

**Telephone:** 01278 788 991

**Email:** barbara@holleyandsteer.co.uk

**\*Guide Price: £80,000 Plus**

Legal Completion date: Thursday 7th March 2024





## 07 1a Upper Kewstoke Road & 50 Birnbeck Road, Weston-super-Mare, North Somerset, BS23 2EP

This mixed-use, two storey, freehold building presents an excellent opportunity for the investor, with superb potential to develop further subject to planning permission and building regulation approval. The hall floor apartment comprises a living/kitchen/dining room, cloakroom, storeroom, four bedrooms and two bathrooms, with a private entrance. The apartment is being sold with the tenant in situ. A new six month tenancy will be created upon completion with a monthly passing rent of £1,000.00. The lower ground floor former restaurant and takeaway premises comprises a serving area, restaurant area, kitchen, two storerooms and W/C facilities and is sold as seen with all items included, including the kitchen equipment. The private courtyard garden is an added benefit. Business Rates may apply.

FH

Tenure

E46 & C74

EPC Rating

B

Council Tax Band

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

**\*Guide Price: £320,000 Plus**  
Legal Completion date: Thursday 7th March 2024



## 08 17-21 High Street, Weston-super-Mare, North Somerset, BS23 1HA

We are delighted to present this prime property, the former T J Hughes building, available for sale by public auction. 17-21 High Street offers tremendous potential for growth and profitability. Draft planning permission has already been approved for the development of x 40 residential apartments, x 4 ground floor retail units, and x 10 parking spaces (planning reference: 23/P/0985/FUL). Full planning permission is pending subject to registration with land registry. The vendor has advised that business rates have been removed and the sale price is subject to VAT. Situated within the centre of Weston-super-Mare, this property boasts a convenient location just moments away from the seafront and beach. Residents of the development will enjoy the benefits of excellent transport links and an array of amenities right at your doorstep. The upper floors of the property offer pleasant views of the coastline.

FH

Tenure

C66

EPC Rating

N/A

Council Tax Band

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

**\*Guide Price: £1,800,000 - £1,900,000 +VAT**  
Legal Completion date: Thursday 21st March 2024



## 09 45 Knightstone Beacon, Knightstone Causeway, Weston-super-Mare, North Somerset, BS23 2AD

A super two bedroom, leasehold third-floor apartment with tremendous sea views and a private balcony. Nestled in the prestigious and unique location of Knightstone Island, this impressive residence comes with the added convenience of an allocated off-street parking space. The property is being sold with the current tenants in situ so presents an excellent buy to let investment opportunity. The well positioned apartment is a stone's throw away from the seafront, beach, shops, restaurants, and Weston-super-Mare's town centre with local amenities close by. For the commuter, excellent transport links are within reach including Junction 21 which provides access to the M5, and from there to most major towns and cities.

LH

Tenure

C79

EPC Rating

D

Council Tax Band

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

**\*Guide Price: £150,000 Plus**  
Legal Completion date: Thursday 7th March 2024



## 10 Greystones, 16 Lippetts Way, Catcott, Somerset, TA7 9HZ

Set in a tranquil rural locale, this charming three bedroom, detached, freehold bungalow offers superb potential. The circa 0.44 acre plot offers a delightful front and rear garden which frame the home accompanied by a private gravel driveway offering ample off-street parking and the perfect scope to extend (subject to necessary planning permissions and building regulations). The property extends its appeal with a detached timber cabin, offering versatile space for a home office or studio, complemented by additional storage rooms, sheds and shepherd's hut. To the rear of the garden is a lovely pergola providing sheltered seating and to one corner a view of the iconic Glastonbury Tor. Nestled amongst open countryside this versatile home is ideal for those seeking a serene family haven or an investor looking for their next project, this bungalow invites you to realise its endless possibilities.

FH

Tenure

F24

EPC Rating

E

Council Tax Band

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

**\*Guide Price: £470,000 Plus**  
Legal Completion date: Thursday 7th March 2024



## Meet our Auction Team



### David Plaister

Managing Director  
Valuer / Auctioneer  
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



**Chloe Plaister**  
Director / Sales & Auction Manger  
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**Edward Plaister**  
Director / Valuer  
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## Buyers Step by Step Auction Guide





# IMPORTANT INFORMATION

TO BE READ BY  
ALL INTENDING  
TO BID

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.
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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