

estate agents **auctioneers**

ISSUE

hollis
morgan

APRIL 2014
auction

Wednesday, 30TH April 2014 | **7.00^{PM}**
All Saints Church, Pembroke Road, Clifton

auCTION

LOT 1 PAGE 19

 Redfield GUIDE PRICE: **£80k+++**

LOT 2 PAGE 20

 Filwood Park GUIDE PRICE: **£50k+++**

LOT 3 PAGE 21


 Redland GUIDE PRICE: **£575k+++**

LOT 4 PAGE 22

 Redcliffe Bay GUIDE PRICE: **£225k+++**

LOT 5 PAGE 23

 St Nicolas Mrkt GUIDE PRICE: **£75k+++**

LOT 6 PAGE 24

 Frampton Cot. GUIDE PRICE: **£85k+++**

LOT 7 PAGE 25

 Weston GUIDE PRICE: **£3k+++**

LOT 8 PAGE 26

 Clifton GUIDE PRICE: **£1.55m+++**

LOT 9 PAGE 27

 Easton GUIDE PRICE: **£90k+++**

LOT 10 PAGE 28

 Winterbourne GUIDE PRICE: **£1m+++**

LOT 11 PAGE 29

 Brandon Hill GUIDE PRICE: **£165k+++**

LOT 12 PAGE 31

 Cliftonwood GUIDE PRICE: **£500k+++**

LOT 14 PAGE 32

 Flax Bourton GUIDE PRICE: **£300k+++**

LOT 15 PAGE 33

 Clifton GUIDE PRICE: **£140k+++**

LOT 16 PAGE 34

 Clifton GUIDE PRICE: **£450k+++**

LOT 17 PAGE 35

 Wraxall GUIDE PRICE: **£380k+++**

LOT 18 PAGE 36

 Brislington GUIDE PRICE: **£125k+++**

LOT 19 PAGE 37

 Staple Hill GUIDE PRICE: **£65k+++**

LOT 20 PAGE 38

 Rangeworthy GUIDE PRICE: **£875k+++**

LOT 21 PAGE 39

 Westbury GUIDE PRICE: **£110k+++**

LOT 22 PAGE 40

 City Centre GUIDE PRICE: **£620k+++**

LOT 23 PAGE 41

 Withywood GUIDE PRICE: **£80k+++**

LOT 24 PAGE 42


 Clevedon GUIDE PRICE: **£65k+++**


LOT 25 PAGE 43

 Kingsdown GUIDE PRICE: **£200k+++**

LOT 26 PAGE 44

 Yate GUIDE PRICE: **£90k+++**

LOT 27 PAGE 45

 Weston GUIDE PRICE: **£650k+++**

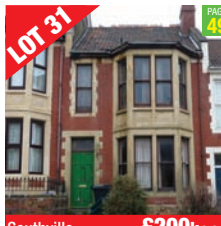
LOT 28 PAGE 46

 Redland GUIDE PRICE: **£200k+++**


LOT 29 PAGE 47


 Redland GUIDE PRICE: **£500k+++**

LOT 30 PAGE 48

 Clifton GUIDE PRICE: **£90k+++**

LOT 31 PAGE 49

 Southville GUIDE PRICE: **£200k+++**

LOT 32 PAGE 50

 Bedminster GUIDE PRICE: **£200k+++**


LOT 33 PAGE 51

 Clifton GUIDE PRICE: **£600k+++**

LOT 34 PAGE 52

 Clevedon GUIDE PRICE: **£275k+++**

LOT 35 PAGE 53

 Stockwood GUIDE PRICE: **£155k+++**

LOT 36 PAGE 54

 Bedminster GUIDE PRICE: **£320k+++**

LOT 37 PAGE 55

 Bishopston GUIDE PRICE: **£225k+++**

LOT 38 PAGE 56

 Bishopston GUIDE PRICE: **£225k+++**

LOT 39 PAGE 57

 Bedminster GUIDE PRICE: **£150k+++**

LOT 40 PAGE 59

 Gloucester GUIDE PRICE: **£15k+++**

see our website
www.hollismorgan.co.uk/auction-list
 for full auction property details



welcome to all saints for our april auction



Welcome to the £10m sale – the largest property auction ever to be held in Bristol and we are sure that the recent surge in the property market across the region will lead to a fascinating evenings' bidding, our residential department has seen a huge increase in activity with sealed bids common place which bodes well for the sale of your restored properties once you bring them to the market. We are sure to have something to suit every budget and strategy with investment properties, development opportunities, land with and without planning, garages, family homes and receivership sales all on offer with the opportunity to discuss the evenings events at the complimentary after party in the Atrium.

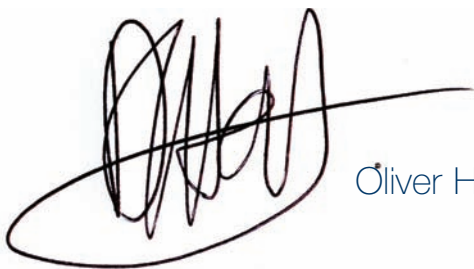
OUR AUCTION PARTNERS

Gregg Latchams
Solicitors & Notaries



We are always looking at ways to improve your auction experience and are delighted to welcome back Gregg Latchams Solicitors working as our agents in order to speed up the legal signing up process as well as another independent family owned business Kellaway Building Supplies who are also supporting the sale – we are always open to ideas so if you think of anything please let us know.

Happy bidding and good luck.



Oliver Hollis



our next auction date is

Wednesday, 30th July 2014 | 7.00 PM
All Saints Church, Pembroke Road, Clifton
* El Group



contact Andrew Morgan or Oliver Hollis on **0117 9736565** for a valuation.
auction@hollismorgan.co.uk

**hollis
morgan**

what our **AUCTION** clients say about us...

I decided to go the auction route to have a more structured sale process and not get involved in a chain. This of course would only work if the property sold. Hollis Morgan were very helpful and supportive from day one. The set viewing days/times were helpful and easy to work around. They kept me informed of the viewings and interest shown. My property sold at over the reserve price so I was therefore very happy with the whole process and the outcome. Many thanks.

Pat Lockett • BS16

I was very pleased with the service provided by Hollis Morgan in order to expedite the sale at auction of my property. The valuation process was handled effectively and provided a realistic estimate. The advertising attracted sufficient viewings to result in a successful conclusion. I found the members of the firm professional, courteous and helpful throughout.

JR Marsh • Redland

I found the whole experience of the auction very exciting, from the pre-auction offers through to the auction evening where a fantastic price was reached. All the beneficiaries were really pleased.

William Gardner • Administrator for the Douglas Lewton estate

We work exclusively with Hollis Morgan auction sale because they are utterly professional, knowledgeable and energetic with a first class attitude of nothing is too much.

Vince Nguyen • Land Promotions Group.

We wish to thank you most sincerely for your attention at all times in selling our property in Clevedon, Somerset. It made it almost effortless on our part to do with the sale. Being in business ourselves we realise the importance of your professional and friendly service and wouldn't hesitate to recommend or use yourselves again. Thank you you again.

Paula and John Morse • Clevedon

As usual very pleased with the service provided by the Hollis Morgan team. The auction forum meant a very strong result was achieved on 30 Filton Road - better than we had expected and better than might have been achieved by private treaty. Well done!

David Moore • BNP Paribas, Bristol

We have been very pleased with the service and sale prices at Hollis Morgan. Our expectations on price were low, but we achieved twice what we had budgeted for as a result of the auction process. I would not hesitate to use them again on anything in the Bristol and West Country Area.

Korax LLP

As executors of our late parent's estate we instructed Hollis Morgan to prepare a Probate Valuation. Andrew Morgan, prepared a report and recommended placing it in one of their high profile Property Auctions. Viewings were handled with the minimum of inconvenience and the Auction was an exciting experience for us and we were delighted with the result. We were impressed with the professionalism of Andrew and the Hollis Morgan team and will be delighted to recommend them to our friends and family.

Howe Family • Clifton

I decided to sell a high yield investment property in Clifton comprising of the freehold divided as five self-contained flats. I instructed Hollis Morgan alongside another Estate Agent on a joint agency basis on a winner takes all basis. In property career lasting over 30 years in the city I have never dealt with a firm that is more efficient than Hollis Morgan. The particulars were settled within three days; the property was marketed immediately; I received an offer the following week, and exchanged the week after that. The entire process from instruction to exchange of contracts took three weeks and one day and to those who say buying and selling property takes a long time they need to instruct Hollis Morgan and a speedy firm of solicitors. I cannot fault the firm in any way for the way they dealt with this matter and I can thoroughly recommend them to anyone who wants a fast, efficient and professional service.

Charles Hack • Clifton



our charity activities

This year we are supporting the Bristol Children's Help Society which was founded in 1884, the Children's Centre being established at the present location in 1890. Since then more than 100,000 children have enjoyed a break here, most of them recalling it simply as "Barton Camp". All remember the unique and calming atmosphere contributed by the caring staff, while many say their visit to Barton Camp helped to change their lives.

Bristol Children's Help Society continues to be run successfully by a small group of dedicated unpaid volunteers. We believe that our voluntary approach generates the best results, as well as keeping operating costs low.

The society's mission is to support children from disadvantaged backgrounds particularly those living in Bristol, North Somerset, South Gloucestershire and Bath and North East Somerset and to give them an opportunity to extend their horizons beyond the deprivation in which many of them live.

As well as the extensive on-site facilities, the Camp can be used as a base from which to visit the educational and recreational establishments in the surrounding area, or can be used as a holiday centre. Barton Camp is also ideal for use by Foundation Stage, Primary and Secondary Schools as a Field Study Centre.




www.bartoncamp.co.uk

JUST SOME OF OUR FUNDRAISING EXPLOITS

Penny Brohn Cancer Care **£2,000**

HOLLIS MORGAN DEDICATED CHARITY IN 2013

Hollis Morgan Burns Night for
Dance Voice **£3,000**

Gregg Latchams Winter Drinks Party raised

£3,000 for St Peter's Hospice

over **£5,000** raised with a Promises Auction at

All Saints Clifton Organ Appeal launch party

Auctioneer, Andrew Morgan MBE says

"It seems to me that as a nation the British are very generous in their sympathy and concern for others. They also like an evening out and the possibility of a bargain. A charity Auction provides all of this and can be a lot of fun. I am always amazed by what people do."



our charity auction service

Our popular Charity Auction service is part of Hollis Morgan's commitment to local charities and is offered, entirely free, to a wide range of local charities who have used the service at Balls and dinners to boost their own fundraising targets.

If you would like to discuss your Charity event with Andrew please contact him at andrew@hollismorgan.co.uk and he will be pleased to meet you to discuss how he can help with your fundraising.

If we can help, then please contact us on our dedicated Charity Line 0117 9339522.

charity is at the very heart of our activities

 contact Andrew Morgan or Oliver Hollis on **0117 9736565** for a valuation. auction@hollismorgan.co.uk

hollis morgan

some we have for sale...

...and some we have **sold**



contact Andrew Morgan or Oliver Hollis on **0117 9736565** to request a valuation

welcome to our guide to selling your **residential** property

Your property is only new to the market once.

So, get it right first time with hollismorgan.

From years of experience we know that the key to successful selling is to create a momentum based on the combination of a professionally considered asking price, powerful marketing and gentle but skillful and effective negotiations to close a sale.

the valuation

It is no longer good enough to base a valuation on “*what the house next door sold for*”. We will supply you with a detailed history of asking prices and Land Registry prices in your area and demonstrate a comparison between your property and others.

Add to this our knowledge of individual homes and our awareness of the marketplace, we are able to provide you with the accurate valuation to commence the marketing campaign.

the marketing campaign

We will visit your property to prepare detailed particulars focusing on any changes and improvements you have made coupled with helpful local information. We will take a range of digital photographs and encourage your involvement in choosing the best shots. We will also prepare professional floor plans and arrange for a local energy assessor to calculate your Energy Performance Certificate. In order to achieve the best possible price for your property it is essential that the widest possible target market is reached.

At **hollismorgan** we have several methods of communicating with the market; our website and e-mails, press advertisements, promotional events and face to face at our Clifton Office.

The Internet is the first port of call for today's house hunter.

We will list your property on our website www.hollismorgan.co.uk alongside a premium listing with the UK's number one property website www.rightmove.co.uk and others leading internet portals. Traditional print media also plays its part – Bristol Property Live and the Western Daily Press both generate a great deal of interest – along with other local publications such as Clifton Life and the Bath Chronicle.

closing the sale

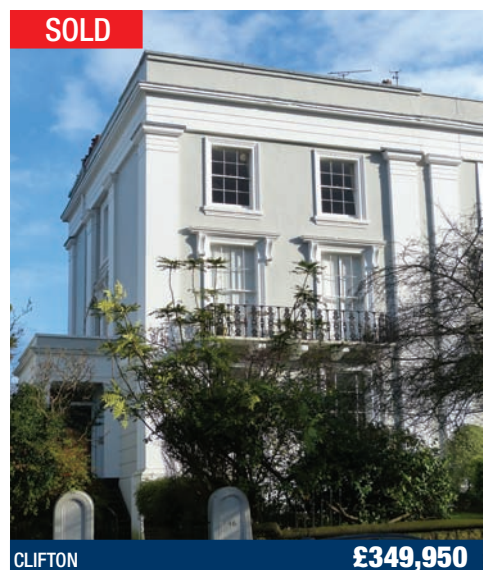
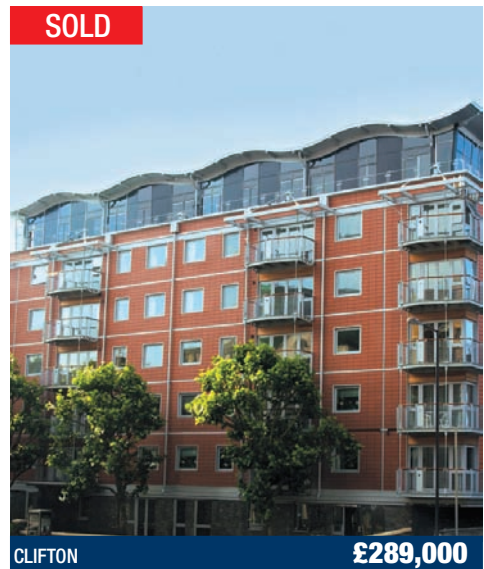
We pride ourselves on good communications and building an excellent relationship with our clients. A good property will generally sell itself but our skill is required to achieve the very best possible price and encourage buyers to a prompt exchange of contracts. We insist on credit checking all would-be purchasers prior to agreeing a sale and will assist your buyer to complete surveys and mortgage valuations as quickly as possible whilst staying in regular contact with both parties' solicitors. This should ensure any legal enquiries are settled promptly whilst any difficulties are dealt with firmly and decisively in the best interest of our client.



we use traditional media for marketing as well as the more successful web portals – not to mention our iconic sign boards



...and some we have sold



contact Andrew Morgan or Oliver Hollis on **0117 9736565** to request a valuation

why you should entrust your property to **hollis morgan** estate agents

who are we?

Andrew Morgan and Oliver Hollis lead a motivated team of experienced local estate agents with a huge knowledge of Bristol.

We have established relationships with key professional firms and advisers in the city and also work with other estate agents when it is advantageous to our clients.

We are also regularly involved in local community events and fund raising charity auctions.



a convivial place to do business...

andrew morgan MBE

is a well known estate agent and respected auctioneer with excellent contacts throughout the City. He has spent all his working life in the residential property market and over thirty years on the rostrum. He has achieved many hundreds of sales, both by traditional private treaty and at auction, and his ability to bring humour and calm to tense dramatic negotiations is legendary. His love of Bristol and interest in the welfare of others has led him to be involved in many charitable organisations, whether helping them sell a property, raising money for good works or taking a charity auction. His philosophy is always the same, "Lets see if we can achieve a little more!"

oliver hollis

was educated at Clifton College and lives in Clifton. After leaving school he worked for a year in Oxford and then took a marketing degree in Cardiff, before returning to Bristol to start a career in residential property. He has been well grounded in the dynamic Bristol property market learning the basic skills as a junior negotiator and auction assistant before running the sales department of a respected local firm. His knowledge, enthusiasm, persistence and energetic approach to life, combined with his love of people, make him ideally suited to this profession.

what do we do?

- we sell **residential property** by traditional Private Treaty negotiated sales in North West Bristol and other similarly desirable areas throughout the City
- we sell **New Homes**, handling new build and off plan property in the Bristol area
- we have an active **Commercial and Investment** department
- we act for Private Individuals, Solicitors, Local Authorities, Charities, Corporate Bodies, Banks and also, on occasions, work with other respected Estate Agents
- Andrew Morgan is responsible for **probate valuations** and is able to offer his many years of experience and wealth of local contacts for all aspects of this sensitive service.

We acknowledge that technology is changing the world of Estate Agency but we also know that to be successful in a complex market an expert personal touch and local market knowledge are also essential.

our waterloo street office

We appreciate that despite modern technology, sellers and buyers still like to meet their agent in pleasant surroundings – even if prestigious corporate offices belong to a bygone era.

We are located in a small Georgian building adjacent to the Clifton Club in one of the picturesque locations in Clifton Village where shoppers, tourists and locals mingle and enjoy a relaxed ambience.

We are sure you will find it a quiet and convivial place to do business.



Andrew Morgan MBE
(left) and Oliver Hollis

what our **RESIDENTIAL** clients say about us...

“Selling is never easy, but Hollis Morgan’s professionalism has made the entire process seamless and stress free. Olly and his team have always treated me with honesty and integrity, consistently kept me updated and I feel have gone the extra mile for me. They have superb local market knowledge, have managed my expectations, but nothing ever seems too much for them. A pleasure to deal with.”

Mark Patrick, BS8

“From first contact with Olly and his team I was impressed by their professional but friendly outlook, with an appointment arranged very promptly for a valuation. The valuation was more positive than I had anticipated and was rapidly followed by a procession of home-buyers and a sale was agreed within 4 days! All round a very positive experience, strongly recommended and will use his services again in the future.”

Mr Stagg, Redland

“The sale of our house in Bristol was not without its challenges. Living outside the UK, we relied heavily on prompt and open communication. Throughout the process, Hollis Morgan, and Olly Hollis in particular, addressed all issues as they arose in an efficient, calm and diplomatic manner. We would have no reservations in contacting them again for future business or recommending their services to other people. Thank you Hollis Morgan!”

Mr and Mrs Macdonald, Clifton & Netherlands

“Thanking you and your team for taking the stress out of selling my property. It was a pleasure working with you. Your hard work and positive attitude is what I believe made the sale of my flat a success. I would not hesitate to highly recommend you.”

Maxwell Hope, Redland

“Thank you for all your help in selling my flat. Knowing that you understood the vagaries of the market kept me calm and my blood pressure level. All in all, a most professional service but with humanity and (the eternally essential) good humour.”

Revd J Hayward, Clifton

“Others had tried and failed. Our property was unique, looked fantastic, but would only appeal to a minority. It required stealth, perseverance, patience. Oliver came in and told us that he would sell it. Not maybe immediately but he would sell and without reducing significantly in price. A few months later he did just that. With honesty and an unfailing sense of humour which was much needed at times. Thanks Olly, if we ever sell again in Bristol, we will definitely come back.”

Melanie Richardson, Long Ashton

“Experienced partners, who gave sound advice on the marketing and sale of 3 new properties in Clifton. All sold quickly and transactions were handled with both charm and efficiency: it was a pleasure to team up with Hollis Morgan in a successful venture.”

John & Val, Clifton Village

“Hollis Morgan, provide an exceptional quality of service. They are brilliant at what they do and work incredibly hard on your behalf. My sale was not easy, in addition to the usual hurdles, both buyer and seller were out of the country at different times. I never thought paying an estate agents fee would feel like money well spent but in this instance it did.”

AD, BS8

“What a great blend, youth and experience? I have known Andrew for many years and he has advised and sold various properties in which I have lived. Latterly joined by Olly they have set out on a new partnership and one had the feeling of an exciting and new beginning, notwithstanding a professional approach complemented with good local knowledge, humour, and a level of communication and service clients would rightly expect, my very best wishes for the future of HOLLIS MORGAN.”

Peter Probyn Bristol BS8

our **top tips** for

making your property easier to sell

first impressions count...

first impressions, kerb appeal – call it what you will. The outside of your property has got to **appeal** before the viewer will cross the threshold



de-clutter...

prospective buyers need to imagine themselves living in your property, so take away some of the more **personal trimmings** and put them in storage until you move...

keep it clean...

nobody wants to live in a slum or buy one! Never underestimate the value of **tidiness** for viewings, especially when the photographs are taken...

dress to impress...

freshen up your property with flowers or a lick of paint and make sure prospective buyers can see the **use** of each room...

get it fixed...

dripping tap? Cracked tile? Wallpaper flapping? Get it fixed now **before viewings** start. No one wants to think about these small repairs when they are moving in...

kitchen matters...

buyers would rather buy with a reasonably **stylish kitchen** in-situ. If yours is tired, then pep it up. If it is exhausted then it may be better to replace it with something simple...

bathroom basics...

any colour you like... as long as it is **white!** If it needs 'tlc' then get it professionally cleaned, if it is avocado get a new one...

outdoors...

Even if you haven't got green fingers, be sure to make your outside spaces **neat and tidy** with freshly cut grass and tidy bins...



get the timing right...

Spring and summer are the **prime selling times**, but take advice from your agent about any local market conditions...

keep it honest!

please ask us for an honest opinion! Being upfront about any **limitations or problems** will make the sale all the smoother. Do this at particulars time...



OLLY SAYS:

“we pride ourselves on our **personal service** and like to work for clients that we can serve to a genuinely high standard”

Freephone orderline: 0500 575754

www.kellaway.co.uk



Renovating, repairing or redecorating...

We offer a wide variety of building, landscaping, plumbing and timber materials for trade and DIY. With friendly advice and accounts available to suit your every project, we'll work hard to get what you want, when you want it.

Quick and reliable delivery.

Branches in Bristol and the West at Horfield, Lockleaze, Fishponds, Ashton, Yate, Nailsea, Stonehouse, Swindon, Wincanton and Bath.



K
Kellaway
Building
Supplies



STEVE MEARS
INDEPENDENT

MORTGAGE SERVICES LLP

FINANCIAL ADVICE

*look no further for
your **independent**
financial advice*



We can offer independent
advice for all your
property-related financial
requirements...

TELEPHONE: 0117 973 4300

E-MAIL: info@stevemears.com



RESIDENTIAL AND BUY-TO-LET MORTGAGES



SECURED LOANS AND BRIDGING LOANS



COMMERCIAL MORTGAGES AND FINANCE



LIFE COVER FOR FAMILY AND BUSINESS INCLUDING TRUSTS



PROTECTION AGAINST ILLNESS FOR FAMILY AND BUSINESS

the money man

introducing steve mears – independent financial advisor



Spring has sprung and this year continues to plough on regardless, with most agents short on “stock”, even though more properties are coming to market. Even with the new Mortgage Market Review(MMR), which is already making lenders very tight on affordability, we are extremely busy and dealing with a large number of enquiries regarding all types of finance.

We now have experts available in:

- Residential mortgages and re-mortgages
- Buy to let
- Bridging Finance
- Secured loans (2nd charges)
- Commercial Finance
- Self-Build

We are always happy to chat through anyone's “cunning plan” and feel confident that, if a solution is out there, we'll find it! You will find usually at least two of us at the auction, so please introduce yourselves.

As an example, we now have a bridging product, which allows for “light refurbishment” and therefore ideal for some auction properties. It has a low rate(for Bridging) and no exit fees, and very welcome for this sector of the market, which has been starved of willing lenders for many years. This is available for experienced developers only.

Happy Bidding!

...we are always happy to chat through anyone's cunning plan and feel confident that if there is a solution out there we'll find it!

to contact Steve, email info@stevemears.com, telephone 0117 973 4300
or to find out more about Steve Mears Independent, visit www.stevemears.com



Please remember

Your home may be repossessed if you do not keep up repayments on your mortgage.


S T E V E M E A R S
I N D E P E N D E N T
MORTGAGE SERVICES LLP

Gregg Latchams

Solicitors & Notaries

For all your legal needs,
both personal and
commercial



Gregg Latchams LLP - 7 Queen Square - Bristol BS1 4JE
T: +44 (0)117 906 9400 - F: +44 (0)117 906 9401
DX: 7845 Bristol - E: enquiries@gregglatchams.com - W: www.gregglatchams.com

the legal team

introducing hollis morgan's commercial property experts



What is the role of a 'Duty Solicitor'?

To provide independent initial advice to bidders and answer any last minute questions on the night of the auction. You might like to speak to us about the legal procedure of buying and selling property or perhaps you might have a question about something in the legal pack.

Why should I speak to a solicitor?

It's important that the title to the property is investigated thoroughly before you commit to buy at auction. If your bid is successful you will be contractually bound to buy the property even if legal issues later come to light – you might have to spend more money to rectify the problems. In a worse case scenario you may be unable to obtain your mortgage funding – and if the property isn't attractive to lenders, then buyers will be harder to come by in the future.

Remember, auctions give you the opportunity to acquire unique properties at potentially bargain prices – but make sure you've considered all the risks.

When should I speak to a solicitor?

Preparation is key – you should instruct a solicitor to review the legal pack as soon as possible before the auction to ensure they have time to investigate the title, ask further questions of the seller (if necessary) and report to you in full.

On the night of the auction we won't have time to look through the entire auction pack but we will be able to point out any glaring issues.

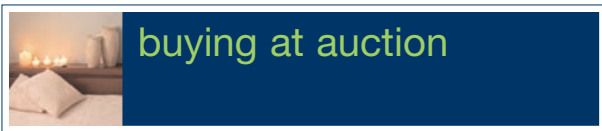
We would be happy to look at the pack in the weeks before the auction – please feel free to call us and speak with a member of our property team.

meet some of the team:

Alex Rossiter (top) is a Solicitor in our Commercial Property team. He has experience dealing with industrial units and offices, site acquisitions and disposals. Contact Alex: alex.rossiter@gregglatchams.com or on 0117 906 9454.

Lesley Dury (bottom) is a solicitor in our Residential Property team. Lesley's experience includes dealing with houses, flats and agricultural land. Contact Lesley: lesley.dury@gregglatchams.com or on 0117 906 9410.

**Gregg
Latchams**
Solicitors & Notaries



You can download the full Buyers and Sellers Guides from our website www.hollismorgan.co.uk

buying at auction – an exciting opportunity

Auctions offer a whole range of different and exciting property opportunities – why not see what is on offer?

It may seem a daunting process to buy in a saleroom but if you follow these guidelines it is a very straightforward and enjoyable process. Do not be afraid to ask for guidance from us – we are there to help you.

can I attend an auction to see what happens?

An auction is a public event you are most welcome to attend. We recommend that anyone thinking of buying by this method attends auctions in order to familiarise themselves with the process.

how do I find out about new properties?

Join our mailing list by either calling the office or send us an email via our website.

how do I view the property?

Viewings will be arranged and times published. You can view at these times without making an appointment. Arrive early to take advantage of the maximum viewing time.

what is a price guide?

A price guide is published to give an indication of general price bracket in which the property is likely to be sold. Watch our website or ring for further information – this may be adjusted as the sale date approaches.

what is a reserve price?

The reserve price will be given to the auctioneer by the vendor. Unless this figure is reached the auctioneer cannot sell the property. This figure is generally not revealed.

can I make an offer?

Sellers will sometimes accept an offer prior to the sale if they feel a satisfactory figure has been offered. Please be aware that the property will continue to be marketed until contracts have been exchanged.

Please check that the property is still available as **hollismorgan** will not be held liable for any abortive costs.

can I bid on the telephone?

Yes – please download the telephone / proxy bid form from the Buying and Selling Guide section or call the office at least 48 hours in advance of the auction.

should I have a survey?

We strongly advise you to have a structural survey prior to the sale by a suitably qualified person. We will be pleased to arrange access to carry out their inspection outside the set viewing times.

what is a legal pack?

A legal pack is prepared by our clients solicitor and is available to download via our website or can be viewed in our Clifton Office.

will I need a deposit?

You will need to bring a cheque or bankers draft to the auction for the deposit of 10* of the buying price (minimum £2,000) which is payable to our client's solicitor. **CASH IS NOT ACCEPTABLE.**

is there a Buyers Premium?

You will need to bring a separate cheque to the auction payable to hollis morgan for £350+vat.

do I need ID?

You will need to bring photographic identification with you on the sale night. *See our separate download for full details.*

can someone bid on my behalf?

Someone else can bid for you. They should make themselves known to the auctioneer prior to the sale. They must be prepared to sign the contract on your behalf and pay the required deposit. They must also bring ID with them.

three essential things to prepare for an auction

SURVEY – Organise a survey

FINANCE – Organise your finance

LEGAL – Ask your solicitor to check the legal pack and ask for any additional enquiries to be answered prior to the sale.

Good luck and happy bidding!



You can download the full Buyers and Sellers Guides from our website www.hollismorgan.co.uk

selling at auction – what to look out for

what is an auction?

An auction will bring a buyer and a seller together at a given place and time in a competitive atmosphere. The seller will give the auctioneer a reserve price (a figure which must be reached before the property can be sold). When the reserve figure, or above, is reached the auctioneer will call the bidding three times, the gavel will fall with a bang, indicating an immediate exchange of contracts, and the property will be sold to the highest bidder. An auction is a public event to which everyone is welcome.

types of property offered at auction?

This is determined by the type and condition of the property and the personal situation of the seller for example:-

- a property in a very poor state of repair, or with some development potential or with an unknown value (it may appeal to a specific buyer)
- when there is a need for transparency i.e. when acting for Trusts or Statutory Bodies,
- Executor Sales etc. (when the best price needs to be seen to have been achieved)
- investment properties.
- properties that will only be suitable for cash buyers.
- when a property needs to be sold to settle a personal situation as in the case of divorce or debt or simply to be able to move to the next property

the advantages of auction

- there will be immediate action.
- the property will receive maximum exposure to the market.
- buyers will know that you mean business and will be forced to make decisions and get organised.
- a seller and a buyer will be brought together at the same time and place in a competitive atmosphere.
- the fall of the gavel is an automatic exchange of contracts and the property is sold.
- the best price is seen to be achieved thus satisfying all interested parties.
- completion will usually take place twenty eight days from exchange of contracts.
- it enables you to make plans for the future i.e. exchange dates on other properties etc

selling by Auction

- **hollismorgan** will carry out a valuation and confirm whether the property is suitable to be sold by auction or by private treaty.
- a reserve price will be discussed and confirmed with you.
- a date will be set for the auction.
- a marketing campaign will be discussed including the issuing of an appropriate guide price.
- a solicitor or a legal conveyancer will be instructed to prepare a legal pack.
- the legal pack will be published on our auction website wherever possible.
- an Energy Performance Certificate will be prepared for the property.
- individual details will be prepared alongside the list of other auction lots.
- viewing arrangements will be confirmed.
- you will be kept informed of the interest levels in the property.
- you will be advised on our final recommendation for a reserve price just prior to the auction, in the light of the interest shown to date.
- when the property has been sold the purchaser will pay an agreed percentage of the purchase price to your solicitor and completion will take place twenty eight days later.

why use hollis morgan?

- Andrew Morgan – the most experienced auctioneer in Bristol.
- Covering Bristol and the West Country from our Clifton HQ.
- We have an enviable contact list and can reach buyers other agents can't.
- With online legal packs and registration system we have the latest technology allowing us to regularly update you.
- Relationships throughout the city with our professional colleagues.
- Accompanied viewings at set times to minimise inconvenience to you, our client.
- a legal and moral duty to achieve the very best price for our Clients.

what does an auction cost?

You will be surprised how little an auction costs. Our fee structure will also be flexible depending on the amount of work involved.

The residential and commercial property specialists.



Residential and Commercial
Extensions, Conversions and Modernisation
Restoration, Refurbishment and New Build
Ecologically sensitive with a sustainable ethos

0117 907 4377
www.west-tec.co.uk

West-tec
construction limited

LOT 1

SOLD £150k



Redfield **GUIDE PRICE: £80k+++**

[VIEW FULL DETAILS](http://www.hollismorgan.co.uk/property/24792672/result_auction) http://www.hollismorgan.co.uk/property/24792672/result_auction

PROPERTY AREA
1506.7 ft²/140.0 m²



Former Dentist Surgery:
90, Church Road, Redfield,
Bristol BS5 9JY

Large Victorian property requiring modernisation

A mid terraced three storey Victorian villa with ornate period detailing and yard to rear. Originally built as a family home the property was used as a dental practice for many years with ancillary accommodation on the upper floors.

- Close to local amenities
- Two miles to City Centre
- Now requires complete updating
- Has been vacant for a number of years
- Possible conversion to flats (subject PP)
- Develop back to family home (subject to consents)
- Continued commercial use.



VIEWING: **THURSDAY 12:30PM-13:00PM**

SOLICITORS *Nicola Ford, John Hodge Solicitors*
e-mail: nicola.ford@johnhodge.co.uk

Lot 2

SOLD £101.5k



Filwood Park **GUIDE PRICE: £50k+++**

[VIEW FULL DETAILS](http://www.hollismorgan.co.uk/property/24792384/result_auction) http://www.hollismorgan.co.uk/property/24792384/result_auction

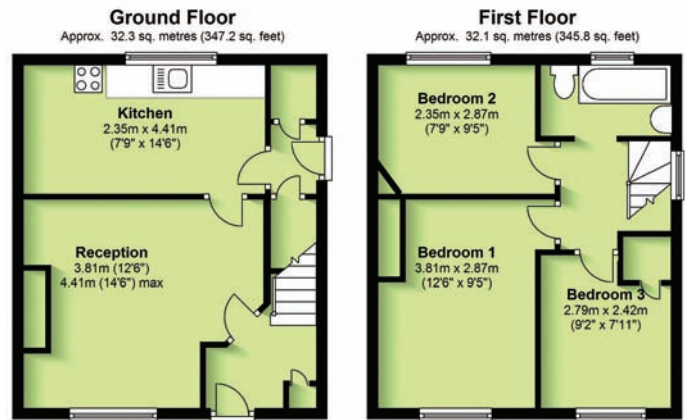
22 Ilinster Avenue, Filwood Park, Bristol BS4 1LT

PROPERTY AREA
693.1 ft²/64.4 m²

Affordable property for updating

A semi-detached brick built former council house standing back from the road with a larger than average sized garden to the rear.

- Residential suburb of Knowle West
- Local amenities on Wells Road and Broadwalk shopping Centre
- Bristol City Centre 3 Miles
- Requires complete modernisation
- Detached garage
- Scope to extend to rear (Subject PP)
- Once renovated would let for circa £8,700 PA.



SOLICITORS *Hugh Feeny, Farrells Solicitors*
e-mail: hughfeeny@farrells.co.uk

VIEWING:

TUESDAY 11:15 AM - 11:45 AM

Lot 3

SOLD £635k



Redland **GUIDE PRICE: £575k+++**

[VIEW FULL DETAILS](http://www.hollismorgan.co.uk/property/24808535/result_auction) http://www.hollismorgan.co.uk/property/24808535/result_auction

PROPERTY AREA
2381.8 ft²/221.3 m²



15 Woodstock Avenue,
Redland, Bristol BS6 6EW

Imposing period property – investment/family home

A classic double height bay semi-detached period property arranged over two floors with enclosed rear garden.

- Prime residential location
- Excellent local schools
- Bristol University within 1 mile.
- Property has been let to students for a number of years
- Now requires basic updating
- Scope for Off Street Parking (Subject PP)
- Let for £35,000 per annum
- Would make a fine 4/5 bedroom family home.



VIEWING: **WEDNESDAY 13:00 PM - 13:30 PM**

SOLICITORS *Jonathan Wilson, Wards Solicitors*
e-mail: Jonathan.Wilson@wards.uk.com



LOT 4

**STILL AVAILABLE
AT GUIDE PRICE OR CLOSE**



Joint Agents: Reeds Rains
TEL: 01275 843371
e. reedsrains.co.uk/portishead

Redcliffe Bay **GUIDE PRICE: £225k+++**

[VIEW FULL DETAILS](http://www.hollismorgan.co.uk/property/24660935/result_auction) http://www.hollismorgan.co.uk/property/24660935/result_auction

The Retreat, Newhaven Road,
Redcliffe Bay, Bristol BS20 8LH

Plot with fine sea views

A West facing building plot with full planning and panoramic views of the Bristol Channel situated in the ever popular Redcliffe Bay.

- 3 Miles to Portishead
- 20 minutes drive to Bristol
- Full planning granted
- Contemporary detached family home
- 4 beds – 2,300 ft²
- Planning reference: 11/P/2076/F

Architects

George Perris of Lewis Foster and Lewis, 3 The Plain,
Thornbury, Bristol, Avon BS35 2AG, 01454419641



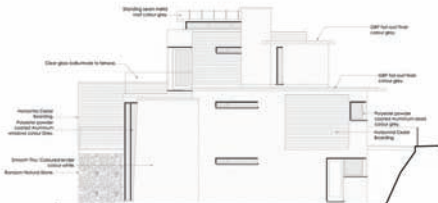
ELEVATION 3 REAR ELEVATION (SOUTH EAST)



ELEVATION 4 SIDE ELEVATION (NORTH EAST)



ELEVATION 1 FRONT ELEVATION (NORTH WEST)



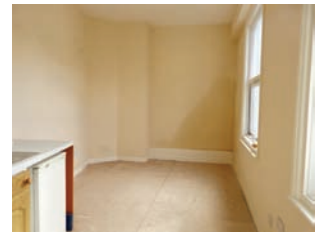
ELEVATION 2 SIDE ELEVATION (SOUTH WEST)

SOLICITORS Chris Perkins, Wards Solicitors
e-mail: chris.perkins@wards.uk.com

VIEWING: OPEN FOR INSPECTION AT ALL TIMES

LOLO

SOLD PRIOR



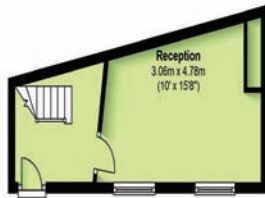
St Nicholas Market GUIDE PRICE: £75k+++

[VIEW FULL DETAILS](http://www.hollismorgan.co.uk/property/24808538/result_auction) http://www.hollismorgan.co.uk/property/24808538/result_auction

PROPERTY AREA

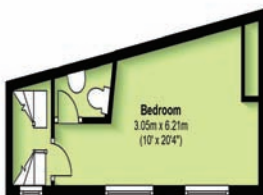
538.4 ft²/50.0 m²

Approx. 10.0 sq. metres (116.5 sq. feet)



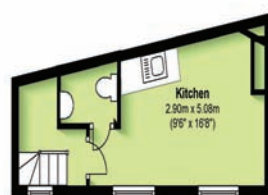
First Floor

Approx. 17.5 sq. metres (187.9 sq. feet)



Second Floor

Approx. 17.2 sq. metres (184.8 sq. feet)



Total area: approx. 50.0 sq. metres (538.4 sq. feet)

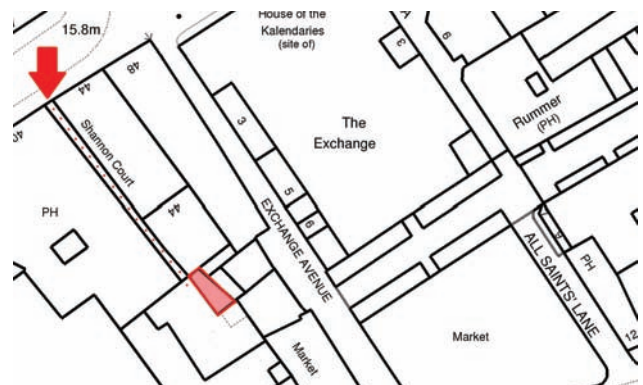
Illustration for identification purposes only; measurements are approximate, not to scale.
Floorplan Produced by Westcountry EPC.
Plan produced using The Mobile Agent.



The Carter Building, Corn Street, St Nicholas Market, Bristol, BS1 1HW **Quirky City Centre Building**

A semi-detached three storey building accessed via Corn Street that been vacant for approximately seven years but was most recently used as offices.

- Located in heart of St Nicholas Market
- City Centre within a few 100 yards
- Excellent access to Bristol University
- Huge demand for accommodation/Office space
- Potential residential conversion (subject PP)
- Access via Corn Street
- Alleyway adjacent to San Carlos Restaurant.



VIEWING: TUESDAY 14:30 PM - 15:00 PM

SOLICITORS *Mark Beaumont, Lindleys Solicitors*
e-mail: MBeaumont@lindleys.net



Frampton Cotterell GUIDE PRICE: **£85k+++**

[VIEW FULL DETAILS](http://www.hollismorgan.co.uk/property/24793782/result_auction) http://www.hollismorgan.co.uk/property/24793782/result_auction

Land at Weston Coach House:
Bristol Road, Frampton Cotterell,
Bristol BS36 2AW

Flexible site with excellent road frontage

A Freehold level site of approximately 0.8 acres with excellent road frontage, double width gated access, stone wall boundary to front and steel fence to rear. Previously used as a car park the land is offered with vacant possession.

- Close to Frampton Cottrell
- Town of Yate within 2 miles
- Close to Motorway Network
- Scope for range of uses
- Commercial and residential development subject to Planning Permission
- Road frontage offers excellent advertising
- We suggest buyers make their own enquiries.



SOLICITORS *Mark Beaumont, Lindleys Solicitors*
e-mail: MBeaumont@lindleys.net

VIEWING: **SITE IS OPEN FOR INSPECTION AT ALL TIMES**

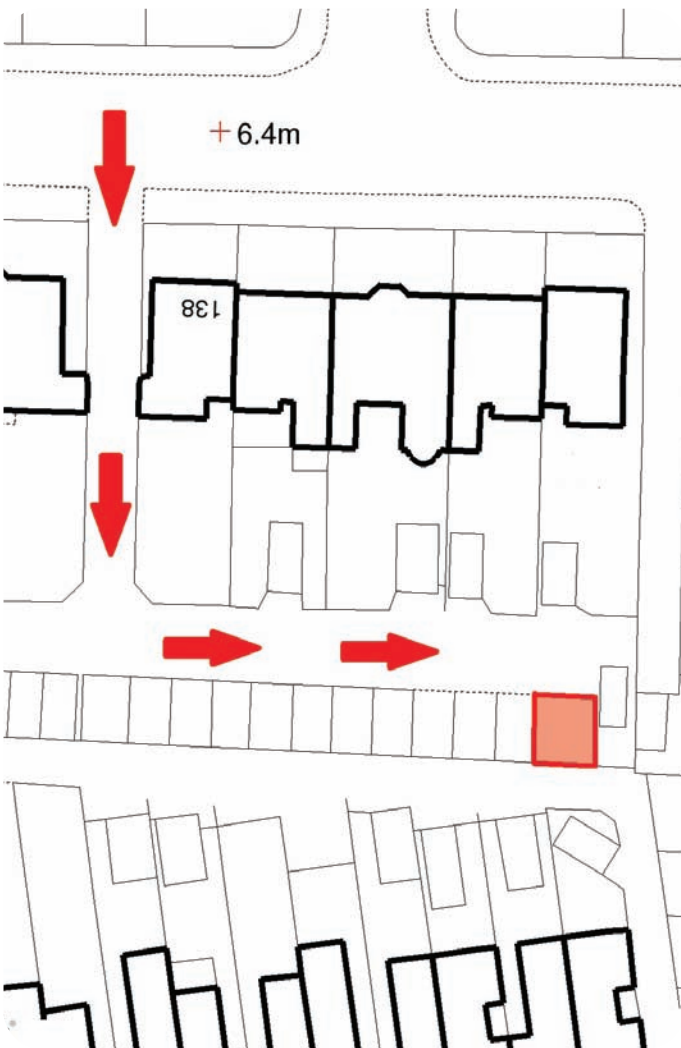
LOT 7

SOLD £7.5k



Weston-super-Mare GUIDE PRICE: **£3k+++**

[VIEW FULL DETAILS](http://www.hollismorgan.co.uk/property/24793780/result_auction) http://www.hollismorgan.co.uk/property/24793780/result_auction



Garage to the rear of:
Moorland Road, Weston-super-Mare,
BS23 4HS

End of terrace Garage

An end of terrace larger than average brick built garage with additional storage accessed via a private lane off Quantock road.

- Located just off 138 Quantock road
- Quiet residential street within walking distance of the famous Grand Pier
- Bristol City Centre is approximately forty minutes away
- Excellent storage.

***** MUST BE SOLD *** Insolvency Sale**



VIEWING: EXTERNAL INSPECTION AVAILABLE AT ALL TIMES

SOLICITORS Helen Cross, TLT Solicitors
e-mail: helen.cross@TLTsolicitors.com



Lot 88

POSTPONED TO JUNE AUCTION



Clifton **GUIDE PRICE: £1.55M+++**

[VIEW FULL DETAILS](http://www.hollismorgan.co.uk/property/24792673/result_auction) http://www.hollismorgan.co.uk/property/24792673/result_auction

146-148, Whiteladies Road,
Clifton, Bristol BS8 2RS

Prime Freehold Investment

A prominent corner unit comprising two retail units and three self-contained seven bedroom flats let to students - A rare chance to acquire a prime mixed use high yielding investment.

- On the busy and vibrant Whiteladies Road.
- University of Bristol and the Bristol Royal Infirmary are both within a mile.
- **Income:**
 - 146 Whiteladies Road £20,000 PA
 - 148 Whiteladies Road £18,000 PA
 - Flat A - £2,555 pcm (£30, 660)
 - Flat B - £2,555 pcm (£30, 660)
 - Flat C - £2,380 pcm (£28,560)
 - Vodafone Roof Mast £2,000 PA
 - **Total: £129,800 PA**

PROPERTY AREA
4315.4 ft²/400.9 m²



SOLICITORS Philip Albery, Bartons
e-mail: pja@bartons.co.uk

VIEWING: WEDNESDAY 13:45PM - 14:15 PM

Lot 9

SOLD £186k



BEING SOLD ON BEHALF OF
BRISTOL CITY COUNCIL

Easton

GUIDE PRICE: £90k+++

[VIEW FULL DETAILS](http://www.hollismorgan.co.uk/property/24808532/result_auction) http://www.hollismorgan.co.uk/property/24808532/result_auction

PROPERTY AREA
1278.2 ft²/118.8 m²



11 Kensington Park, Easton,
Bristol BS5 0NU

Victorian mid terraced house for updating.

Upon instruction of Bristol City Council

A classic mid terraced period property with double height bay window, ornate period detailing with enclosed rear garden and now requiring updating.

- Located on a quiet residential street within a 100 yards of local shops
- Stapleton Road close by and within 2 miles of the City Centre.
- The property has been vacant for a number of years.
- The property would make a fine 2 / 3 bedroom family home.
- Flat conversion subject to Planning Permission.



VIEWING: THURSDAY 11:45 PM - 12:15 PM

SOLICITORS Janet Hartnoll, Lawyer (Property)
e-mail janet.hartnoll@bristol.gov.uk

Lot 10

SOLD PRIOR £1m+



Winterbourne

GUIDE PRICE: £1M+++

[VIEW FULL DETAILS](http://www.hollismorgan.co.uk/property/24793788/result_auction) http://www.hollismorgan.co.uk/property/24793788/result_auction

Whiteshill House, Whiteshill, Winterbourne, Bristol BS16 1SD Prime investment/break up opportunity

An imposing period property with gated entrance set on a large mature plot overlooking the Village Green to the front comprising 8 luxury apartments and 2 charming mews houses. Gated off street parking, mature communal gardens and additional plot to side. Circa £100k income.

- Popular suburb of Winterbourne
- M32 provides excellent access to City of Bristol
- Former Doctors surgery, Nursing Home and Offices
- Converted in early 2000's
- High specification finish
- Mix of 1, 2 and 3 bedroom apartments
- Two self-contained mews houses with courtyard gardens
- Possible Further development in gardens (Subject PP)
- Central boiler system
- Profitable break-up scenario – figures available on the website
- For income refer to online legal pack.

PROPERTY AREA

7584.2 ft²/704.6 m²



SOLICITORS Mark Beaumont, Lindleys Solicitors
e-mail: MBeaumont@lindleys.net

VIEWING:

WEDNESDAY 11:00 AM-11:45 AM

LOT 11

SOLD £165k

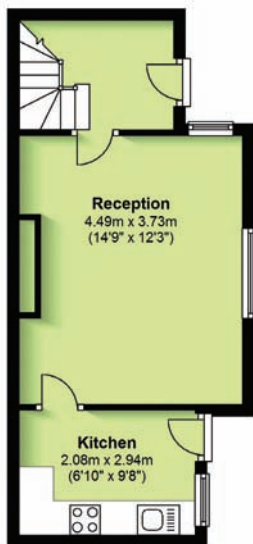


Brandon Hill **GUIDE PRICE: £165k+++**

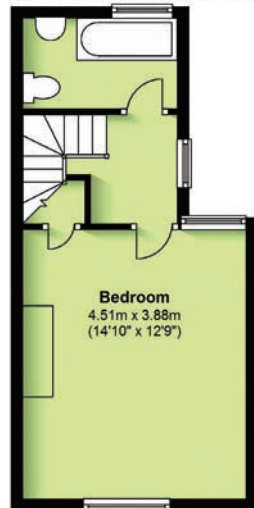
[VIEW FULL DETAILS](http://www.hollismorgan.co.uk/property/24793786/result_auction) http://www.hollismorgan.co.uk/property/24793786/result_auction

PROPERTY AREA
577.5 ft²/53.6 m²

Ground Floor
Approx. 27.6 sq. metres (296.6 sq. feet)



First Floor
Approx. 26.1 sq. metres (280.8 sq. feet)



The Cottage, 65 Hill Street,
Brandon Hill, Bristol BS1 5PU

A 'house' on a 'flat' budget

A charming period cottage with private entrance arranged over two floors now in need of some basic updating.

- located on Hill St within a few hundred yards of Park Street
- Close to Brandon Hill Park
- The University of Bristol and Bristol Royal Infirmary are within 1/4 mile
- Excellent investment – would achieve circa £850 PCM
- Requires some basic updating
- New kitchen and bathroom required
- scope to rearrange layout for open plan living
- Two entrances
- Off street parking (share of tandem space).



clifton rentals

PLEASE SEE THE CLIFTON RENTALS RENTAL APPRAISAL ON THE WEBSITE

VIEWING: MONDAY 11:30 AM-12:00 PM

SOLICITORS Emma Hill, Burroughs Day
e-mail: Emma.hill@qsbdlaw.com

Your Design Bristol

Architecture - Design - Visualisation

0117 986 0782 | 07722 23 81 37

www.yourdesignbristol.co.uk

studio@yourdesignbristol.co.uk

PLANNING PERMISSION | HOUSE DESIGN | EXTENSIONS | LOFT CONVERSIONS | RENOVATIONS | INTERNAL ALTERATIONS | NEW BUILDS | FLATS | OUTBUILDINGS | GARAGES | CONSERVATORIES | 3D VISUALISATIONS | BUILDING REGULATIONS | CHANGE OF USE

“ Your Design are approachable,
passionate, honest and professional,
I couldn't have asked for more... ”

Mrs T Tribe, Bristol



Need

Planning Permission ?

For your **EXTENSION | CONVERSION | RENOVATION**

You deserve...

FIXED FEES

FREE 3D VISUALS

FREE ADVICE | FREE QUOTES

LATEST CAD DESIGN TECHNOLOGY

LOT 12

**POSTPONED
TO JUNE AUCTION**

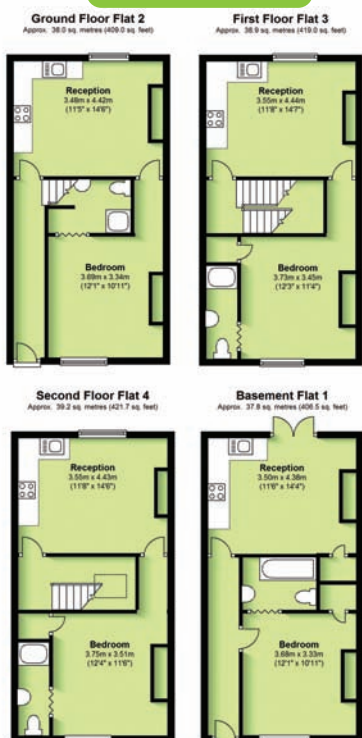


Cliftonwood **GUIDE PRICE: £500k+++**

[VIEW FULL DETAILS](http://www.hollismorgan.co.uk/property/24820135/result_auction) http://www.hollismorgan.co.uk/property/24820135/result_auction

PROPERTY AREA

1656.1 ft²/153.9 m²



10 Ambra Vale East, Cliftonwood, Bristol BS8 4RE

Block of flats in Cliftonwood

An imposing mid terraced Freehold period property arranged over four floors. The property has been converted into 4 quality self-contained one bedroom flats each comprising kitchen, sitting room, bedroom and shower with electric heating and let to professional tenants.

- Established residential area with local amenities
- Public house within a few hundred yards
- Clifton village and the Harbourside are within 1/2 mile.
- Prime investment – refer to website for AST details
- Circa £30,240 per annum
- Break up opportunity
- Scope to increase rents
- Conversion to family home (Subject PP).



abode

PLEASE SEE THE ABODE RENTAL APPRAISAL ON THE WEBSITE

VIEWING: TUESDAY 14:30 PM - 15:00 PM

SOLICITORS Bruce Scobie, Chubb Bulleid
e-mail: bruce_scobie@chubb-bulleid.co.uk



Lot 14

**STILL AVAILABLE
OPEN TO OFFERS**



Flax Bourton **GUIDE PRICE: £300K+++**

[VIEW FULL DETAILS](http://www.hollismorgan.co.uk/property/24696644/result_auction) http://www.hollismorgan.co.uk/property/24696644/result_auction

The Clock Tower, Farleigh Court, Flax Bourton, Bristol, BS48 1UR

A stunning commercial investment

The Clock Tower is the most prominent building within the Farleigh Court development which comprises a grade II listed former workhouse building converted into high quality office accommodation situated in an attractive landscaped working environment. The property is arranged over ground and three upper floor levels and benefits from a dedicated reception area, kitchenette, WC facilities, ceiling mounted category II lighting and gas fired central heating. The property further benefits from 15 allocated onsite car parking spaces.

- Semi-rural location
- 4 miles to Bristol City Centre
- Previously on market for £425,000
- Potential income circa £30,276 PA (£12 ft²)
- Total 2,523 ft² (234.4 m²).

PROPERTY AREA

3205.1 ft²/297.8 m²

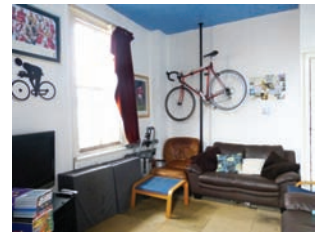
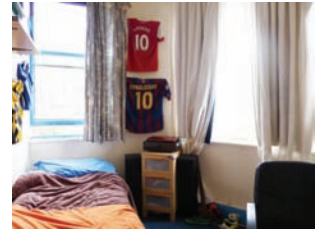


SOLICITORS *Jill Sinclair, Acorn Solicitors*
e-mail: jill.sinclair@acornsolicitors.co.uk

VIEWING: PLEASE CONTACT FINOLA INGHAM AT BURSTON COOK

LOT 15

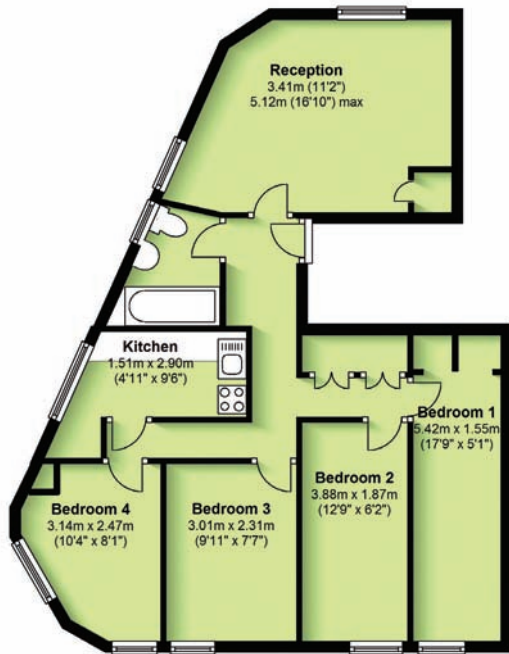
SOLD £180k



Clifton GUIDE PRICE: £140k+++

VIEW FULL DETAILS http://www.hollismorgan.co.uk/property/24808533/result_auction

PROPERTY AREA
656.9ft²/61.0m²



Flat 2, 3 Regent Street, Clifton, Bristol BS8 4HW

Investment/Doer Upper

A generously proportioned second floor apartment set within an imposing period building, comprising; four bedrooms, separate bathroom, kitchen and lounge.

- Located in Clifton Village
- Close to Bristol University
- The apartment is in need of upgrading
- Ideal first purchase or equally a fine investment.
- The property is currently let on a rolling AST agreement producing £940 per month (8% yield)
- The property has potential to increase the rental income to £11,288 PA
- The tenants situ since 2008 – 2 months notice required for Vacant Possession
- Originally a 2 bed flat – could convert back to become a spacious flat in a prime location.

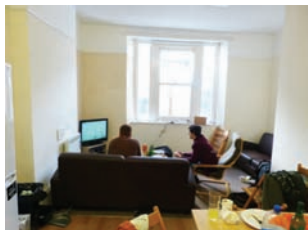


VIEWING: MONDAY 13:30 PM - 14:00 PM

SOLICITORS *David Parkhouse, Parkhouse and Co Solicitors*
e-mail: info@parkhousesolicitors.co.uk

Lot 16

SOLD PRIOR



Clifton

GUIDE PRICE: £450k+++

[VIEW FULL DETAILS](http://www.hollismorgan.co.uk/property/24793787/result_auction) http://www.hollismorgan.co.uk/property/24793787/result_auction

45 Triangle West, Clifton,
Bristol BS8 1ES

Mixed Use Investment Property.

A mid terrace period building arranged over three storeys comprising a ground floor retail unit with a prominent shop frontage and a seven bedroom student maisonette arranged over the upper floors and part of the ground floor.

- Located on the vibrant Triangle within the heart of Clifton.
- The University of Bristol is within 1/4 mile
- Queens Road Student Union within a few hundred yards
- Scope to increase density
- **Income:**
 - Retail unit - £10,500 per annum
 - Student flat - £2,555 pcm (£30,660 per annum)
 - **Total income: £41,160 per annum.**

PROPERTY AREA

1923.5 ft²/§78.7 m²



LOT
17

**STILL AVAILABLE
AT GUIDE PRICE OR CLOSE**

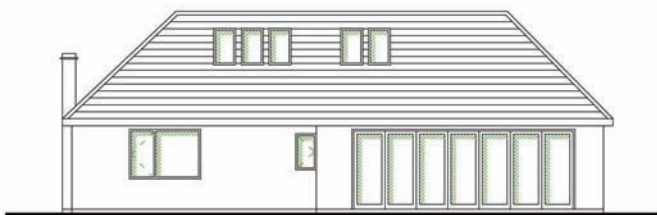


Wraxall **GUIDE PRICE: £380k+++**

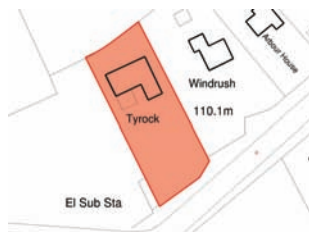
[VIEW FULL DETAILS](http://www.hollismorgan.co.uk/property/24744056/result_auction) http://www.hollismorgan.co.uk/property/24744056/result_auction



Proposed Front Elevation (1:20 @ A3)



Proposed Rear Elevation (1:20 @ A3)



Tyrock, Clevedon Road,
Wraxall, Bristol BS48 1PN

Detached Property with Planning

A detached bungalow standing well back from the road with outstanding views over the open countryside to the Mendips. Some up-grading now required. Planning Permission obtained to develop into a luxurious property. Both opportunities represent a chance to make a substantial gain. Sloping gardens a double garage and plenty of parking add to the potential of this unique development opportunity.

- Approx 10 minutes to City Centre
- M4 junction at Clevedon
- Planning granted to extend
- Far reaching views over Gordano Valley

Planning information

Erection of first floor extension with balcony over existing garage and raising ridge height to incorporate loft conversion with rooflights and alterations to fenestration 13/P/0946/F.

Now ready to be developed into a stylish family home with superb rural views.

VIEWING: **EXTERNAL: OPEN FOR INSPECTION AT ALL TIMES**
INTERNAL: CONTACT ANDREW MORGAN FOR AN APPOINTMENT

SOLICITORS *Richard Harris, AMD Solicitors*
e-mail: richardharris@amdsolicitors.com

Lot 18

SOLD £212k



BEING SOLD ON BEHALF OF BRISTOL CITY COUNCIL

Brislington

GUIDE PRICE: £125k+++

VIEW FULL DETAILS http://www.hollismorgan.co.uk/property/24808536/result_auction

Dorset House, 72 Winchester Road, Brislington, Bristol BS4 3NH

Victorian Terrace House for Updating

Upon instruction from Bristol City Council.

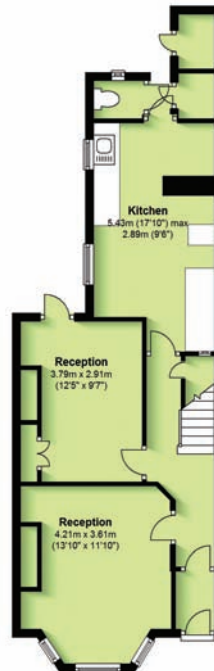
Dorset House is a mid terraced Freehold Victorian property with double height bay window and enclosed rear garden now requiring updating.

- Popular residential street in the heart of Brislington
- Close to Sandy Park Road
- Within 2 miles of the City Centre
- The property has been vacant for a number of years
- Now requires modernisation
- Original period features
- The property would make a fine family home
- Strong rental potential
- Could be converted into flats (subject to PP).

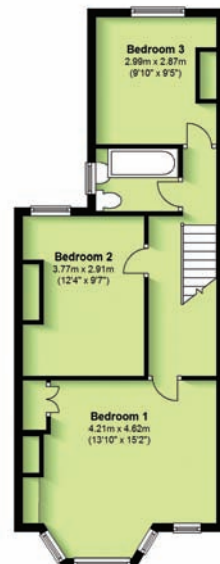
PROPERTY AREA

1069.4 ft²/99.4 m²

Ground Floor
Approx. 53.7 sq. metres (578.1 sq. feet)



First Floor
Approx. 48.8 sq. metres (525.3 sq. feet)



SOLICITORS

Janet Hartnoll, Lawyer (Property)
Tel: 0117 9222594 e-mail janet.hartnoll@bristol.gov.uk

VIEWING:

THURSDAY 14:00 PM - 14:30 PM

Lot 19

SOLD £114k



Staple Hill

GUIDE PRICE: £65k+++

[VIEW FULL DETAILS http://www.hollismorgan.co.uk/property/24793256/result_auction](http://www.hollismorgan.co.uk/property/24793256/result_auction)

Land and Outbuildings: Alexandra Place, Staple Hill, Bristol BS16 4QL

Land and Outbuildings.

An enclosed parcel of land comprising a collection of outbuildings in total circa 0.1 Acres with double width vehicular access from Alexander Place

- Used as a commercial site for approx. 30 years
- Activities including mechanics, engineering and landscape gardening
- Planning granted on appeal in 2007 to demolish existing and erect a three bedroom house but has since lapsed (APP/PO119/A/07/2059508)
- Additional land now included – plot twice the size
- Scope for residential development (subject PP)
- Continued commercial usage
- Two further pedestrian accesses
- Services: refer to legal Pack.



VIEWING: TUESDAY 12:00-13:00PM & SATURDAY 10:00-11:00AM

SOLICITORS *Cara Lyons, Lyons Solicitors*
e-mail: caralyons@lyonslaw.co.uk

Lot
20

STILL AVAILABLE
CONTACT ANDREW MORGAN



Rangeworthy **GUIDE PRICE: £875k+++**

[VIEW FULL DETAILS](http://www.hollismorgan.co.uk/property/24657207/result_auction) http://www.hollismorgan.co.uk/property/24657207/result_auction

Yate Court Farm, Lime Kiln Road,
Rangeworthy, South Glos BS37 7QB

Historic family home – a Cotswold dream

Stone built Grade II listed farmhouse, dating in parts from the 13th century with a moat on the western side and a landscaped garden and pastureland. Originally part of an important manorial complex thought to belong to the Berkeley family and the Crown this charming property is packed full of original features including panelled doors, large inglenook fireplaces, ceiling beams and window seats etc. There is a plethora of outbuildings including the ivy clad remains of a castle which completes the Constable effect of this rural idyll.

- Located in hamlet of Rangeworthy – close to Wickwar
- Excellent transport links
- Offered in excellent decorative order
- Outbuildings to develop subject to Planning Permission.

PROPERTY AREA

4975.3ft²/462.2m²



SOLICITORS Sue Rzeznicki, Gregg Latchams
e-mail: sue.rzeznicki@gregglatchams.com

VIEWING: BY APPOINTMENT WITH THE AUCTIONEERS

LOT
21

SOLD £150k

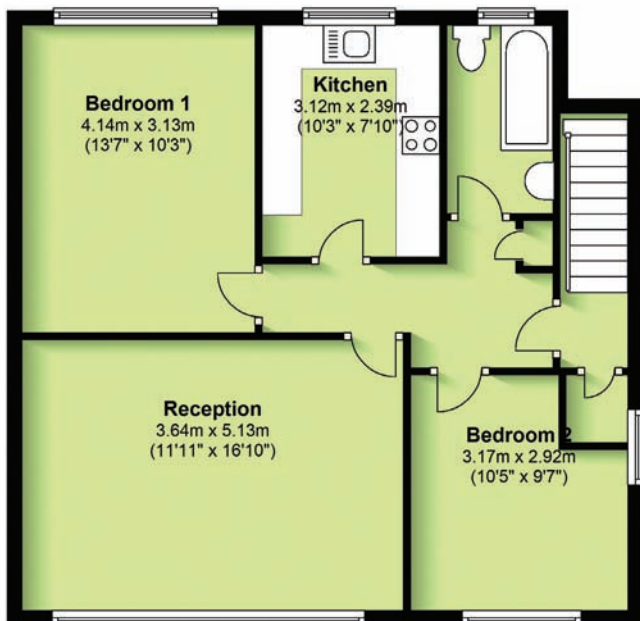


JOINT AGENTS WOODS
28 HIGH STREET, WESTBURY-ON-TRYM
tel: 0117 950 5542

Westbury-on-Trym GUIDE PRICE: **£110k+++**

[VIEW FULL DETAILS](http://www.hollismorgan.co.uk/property/24792383/result_auction) http://www.hollismorgan.co.uk/property/24792383/result_auction

PROPERTY AREA
650.0 ft²/60.4 m²



67a, Westover Road, Westbury On Trym, Bristol, BS9 3LP

Flat for investment/owner occupier

A purpose built two bedroom first floor flat with lounge diner, separate kitchen, bathroom, rear garden and garage to the rear.

- Located on a quiet residential street
- Within the popular suburb of Westbury-on-Trym
- Westbury Village is within walking distance
- Priced to sell – excellent starter home
- Potential for basic updating
- Could produce in the region of £650-£750 pcm
- We are advised that the ground floor flat is currently let for £725 pcm.



VIEWING: BY APPOINTMENT WITH WOODS

SOLICITORS *Cara Lyons, Lyons Solicitors*
e-mail: caralyons@lyonslaw.co.uk



Lot 22

POSTPONED TO JUNE AUCTION



City Centre GUIDE PRICE: £620k+++

VIEW FULL DETAILS http://www.hollismorgan.co.uk/property/24793775/result_auction

1, 1a and 2, Broad Quay, City Centre, Bristol BS1 4DA

Mixed use City Centre investment

A prominent corner property arranged over five floors comprising two ground floor retail units and a five bedroom student flat on the upper floors.

- In the heart of the City Centre
- Close to Bristol University
- Walking distance to harbourside
- Vibrant retail area
- **Income:**
- 1 Broad Quay: £15,000 per annum, ten year lease expiring in 2020.
- 2 Broad Quay: £13,750 per annum, twelve year lease expiring in 2022
- 1a Broad Quay: £2058 pcm (£24,696 pa)

Total income: £53,446 per annum.

PROPERTY AREA 2278.9 ft²/211.7 m²



Lot 23

SOLD £86k



Withywood

GUIDE PRICE: £80k+++

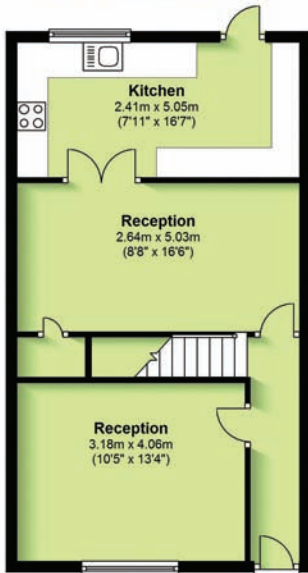
VIEW FULL DETAILS http://www.hollismorgan.co.uk/property/24793781/result_auction

PROPERTY AREA

966.3 ft²/89.8 m²

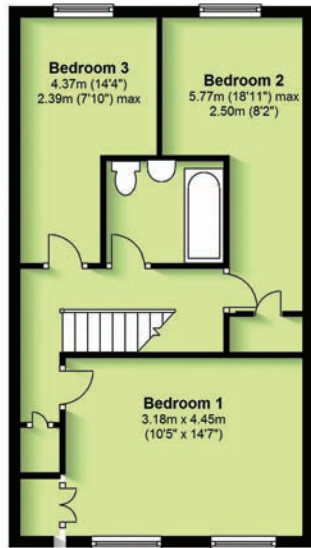
Ground Floor

Approx. 44.8 sq. metres (482.3 sq. feet)



First Floor

Approx. 45.0 sq. metres (484.0 sq. feet)

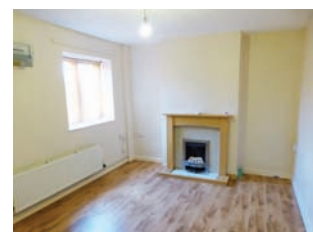


9, Gatehouse Way, Withywood, Bristol, BS13 9AN

Maisonette for investment/owner Occupier

A ground and first floor three bedroom property situated in a purpose built block of flats with two reception rooms, separate kitchen and private rear garden. Double glazed windows throughout.

- Residential suburb of Withywood.
- Local amenities and services are all within close proximity
- Bristol City Centre within approximately four miles
- Suitable for buy to let investors.
- Could produce in the region of £650-£675 per calendar month.
- Potential £8,100 per annum

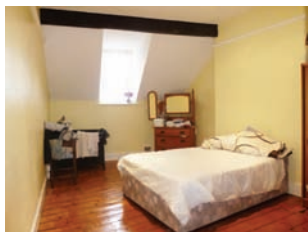


VIEWING: TUESDAY 10:30 AM - 11:00 AM

SOLICITORS *Steffani Asquith, Cook and Co*
e-mail: steffani.asquith@cookco.co.uk

LOT 24

SOLD £72.5k



Clevedon

GUIDE PRICE: £65k+++

[VIEW FULL DETAILS](http://www.hollismorgan.co.uk/property/24821073/result_auction) http://www.hollismorgan.co.uk/property/24821073/result_auction

Flat 3, 20 Old Church Road, Clevedon, North Somerset BS21 6LY

Investment by the Sea

A larger than average 1 or 2 bedroom top floor flat located above a commercial premises - ideal investment / first time buyer

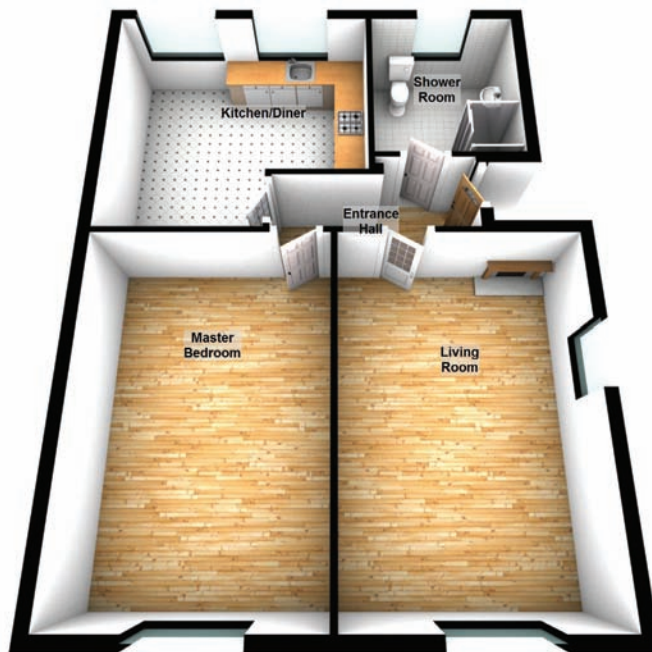
- Easy access to Clevedon Town Centre
- Local High Street immediately outside
- Let on a rolling AST agreement for £550 pcm (£6600 per annum)
- We understand there is scope to further increase the rents.
- The internal accommodation was updated by the current owner in 2007 and has been let since.
- New 999 year lease – please refer to Legal Pack.
- Externally we are informed the property had a new roof in 2008.
- We understand the Mangt Company costs £50PCM.

PROPERTY AREA

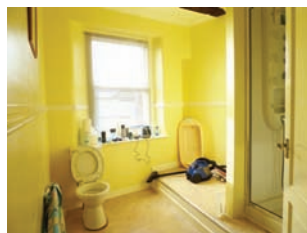
702.9 ft²/65.3 m²

Ground Floor

Approx. 65.3 sq. metres (702.9 sq. feet)



Total area: approx. 65.3 sq. metres (702.9 sq. feet)



SOLICITORS **Mark Griffiths, Henriques Griffiths**
e-mail: mgriffiths@henriquesgriffiths.com

VIEWING: TUESDAYS 12:00PM-13:00PM

LOT
25

SOLD £235k



Kingsdown GUIDE PRICE: **£200k+++**

VIEW FULL DETAILS http://www.hollismorgan.co.uk/property/24791389/result_auction

PROPERTY AREA
1004.8ft²/93.4m²



2a Kingsdown Parade,
Kingsdown, Bristol BS6 5UD

House for owner occupier/investors

A charming mid terrace Georgian house arranged over two floors with a small yard to rear. Period properties of this size are rare in this popular residential area.

- Cotham/Kingsdown borders
- Excellent access to both the University of Bristol and the Bristol Royal Infirmary
- The property does now require updating
- Potential for flat conversion (Subject PP)
- Student investment property (Subject PP)
- Contact Jon Finch at Jacksons for student lettings advice.
- Refurb as a house – possible extension to rear.



VIEWING: **TUESDAY 15:30 PM - 16:00 PM**

SOLICITORS **Tim Adams. Adams Burrows**

Lot 26

SOLD £90k



Yate

GUIDE PRICE: £90k+++

[VIEW FULL DETAILS](http://www.hollismorgan.co.uk/property/24793776/result_auction) http://www.hollismorgan.co.uk/property/24793776/result_auction

Unit 10 Falcons Gate, Dean Road, Yate, Bristol BS37 5NH

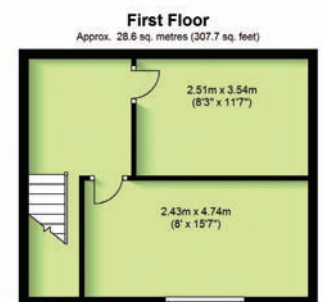
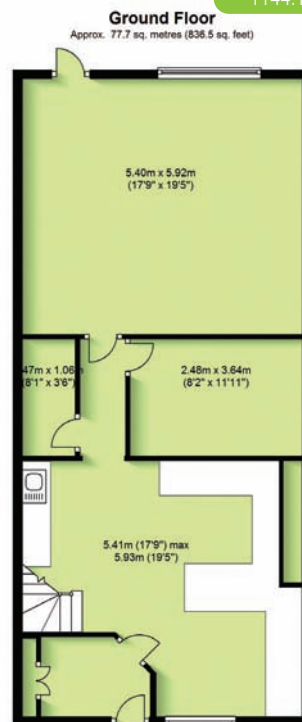
Vacant Industrial Unit

Suitable for office, light industrial or storage use, benefits from an inner grassed communal area and two car parking spaces.

- Established Falcons Gate Industrial Estate on Dean Road in Yate
- Approximately ten miles North East of Bristol City Centre
- The A432 gives access to the M4 and M32
- Air conditioning – ground floor gas central heated.
- Potential income circa £9k per annum.

PROPERTY AREA

1144.1 ft²/106.3 m²

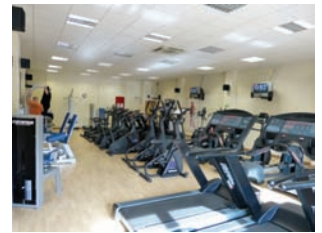


SOLICITORS Simon Day, Clarke Willmott LLP
e-mail: simon.day@clarkewillmott.com

VIEWING: BY APPOINTMENT ONLY

Lot 27

**POSTPONED
TO JUNE AUCTION**



Weston-super-Mare GUIDE PRICE: £650k+++

[VIEW FULL DETAILS http://www.hollismorgan.co.uk/property/24793784/result_auction](http://www.hollismorgan.co.uk/property/24793784/result_auction)



Freehold, Sunnyside Road North,
Weston-super-mare BS23 3PZ

Commercial investment

A modern Freehold commercial property circa 18,000ft² set on a large corner plot with ample parking. The unit is currently occupied as a sports centre and snooker club.

- Sunnyside North is situated in the heart of Weston Super Mare
- Close proximity to train station
- Bristol City Centre is approximately twenty three miles away.
- A high yielding Freehold investment.
- Please refer to legal pack for leases etc
- **Total income:** £63,000 per annum.



VIEWING: EXTERNAL VIEWING ONLY

SOLICITORS Mark Beaumont, Lindleys Solicitors
e-mail: MBeaumont@lindleys.net

Lot 28

SOLD £200k



Redland

GUIDE PRICE: £200k+++

[VIEW FULL DETAILS](http://www.hollismorgan.co.uk/property/24793778/result_auction) http://www.hollismorgan.co.uk/property/24793778/result_auction

First Floor Flat, 6 Cambridge Park,
Redland, Bristol BS6 6XN

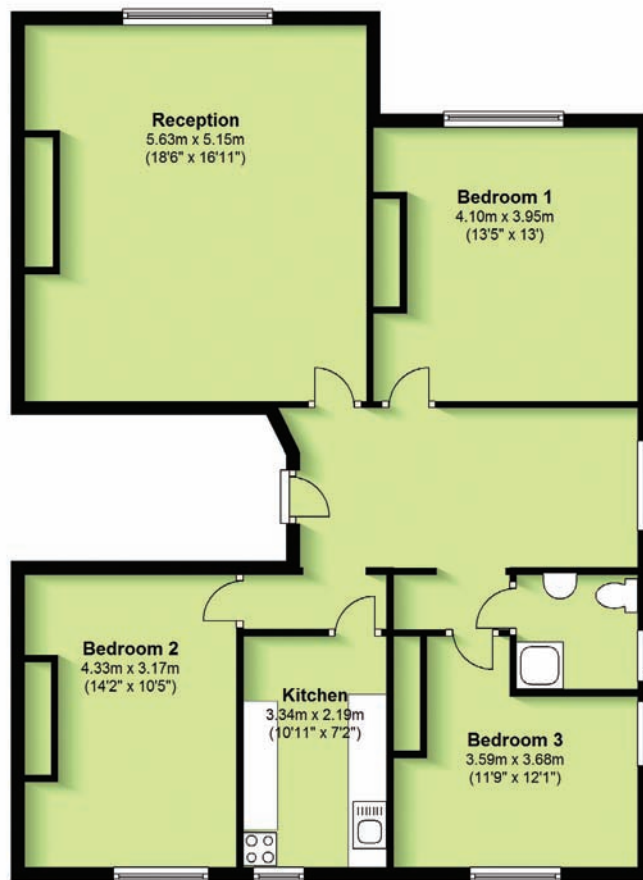
Prime Flat: Protected Tenant

Situated within an imposing period property on one of Bristol's most desirable residential cul de sac's, this first floor flat has an allocated parking space, excellent communal areas and a wealth of period features with fine views over Bristol to the rear.

- located Redland/Westbury Park borders
- Close to Durdham Downs
- Please note the property has a **Protected Tenant** that has been in situ since 1982
- Paying £415 pcm (£4,980 pa)
- Please refer to the Rent Act 1977 for more information on protected tenancies
- **Cannot be occupied.**

PROPERTY AREA

1034.0 ft²/96.1 m²



SOLICITORS Mark Beaumont, Lindleys Solicitors
e-mail: MBeaumont@lindleys.net

VIEWING: TBA: PLEASE REGISTER YOUR INTEREST

LOT
29

POSTPONED
TO JUNE AUCTION: NEW GUIDE PRICE



Redland **GUIDE PRICE: £500k+++**

abode

[VIEW FULL DETAILS](http://www.hollismorgan.co.uk/property/24820622/result_auction) http://www.hollismorgan.co.uk/property/24820622/result_auction

PROPERTY AREA
2144.1 ft²/199.2 m²



3 Alexandra Park, Redland, Bristol BS6 6QB

Block of Flats in Redland

An imposing mid terraced Freehold period property arranged over four floors. The property has been converted into 4 quality self-contained one bedroom flats each comprising kitchen, sitting room, bedroom and shower with electric heating and let to professional tenants.

- Prime residential area within a few hundred yards of Redland Green Train station
- Local amenities can be found in Chandos Road which now has a Michelin Star restaurant
- The BRI and Bristol University are within one mile.
- Prime investment – refer to website for income.
- Circa £27,840 per annum
- Break up opportunity .



VIEWING: TUESDAY 13:00 PM - 13:30 PM

SOLICITORS Bruce Scobie, Chubb Bulleid
e-mail: bruce_scobie@chubb-bulleid.co.uk

Lot 30

SOLD £143k



Clifton

GUIDE PRICE: £90k+++

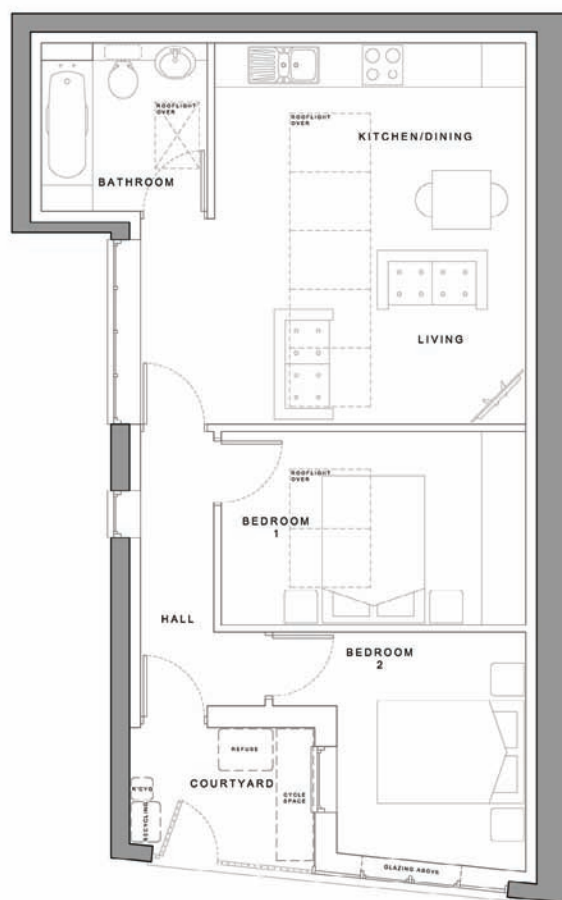
[VIEW FULL DETAILS](http://www.hollismorgan.co.uk/property/24808537/result_auction) http://www.hollismorgan.co.uk/property/24808537/result_auction

The Coach House, 8 Richmond Lane, Clifton, Bristol BS8 1AW

Coach House for Development

A detached period coach house fronting Richmond Lane with residential potential subject to gaining the necessary planning consents.

- Picturesque and secluded enclave
- In the heart of historic Clifton between Clifton Village and Queens Road
- Rare to the market - excellent storage / garaging
- Residential development subject to PP.
- Please refer to online legal pack for planning status and correspondence from Council.



GROUND FLOOR PLAN 1:150



SOLICITORS Jonathan Wilson, Wards Solicitors
e-mail: Jonathan.Wilson@wards.uk.com

VIEWING: MONDAY 12:30 PM - 13:00 PM

Lot 37

SOLD £328k



Southville

GUIDE PRICE: £200k+++

[VIEW FULL DETAILS](http://www.hollismorgan.co.uk/property/24813974/result_auction) http://www.hollismorgan.co.uk/property/24813974/result_auction

PROPERTY AREA

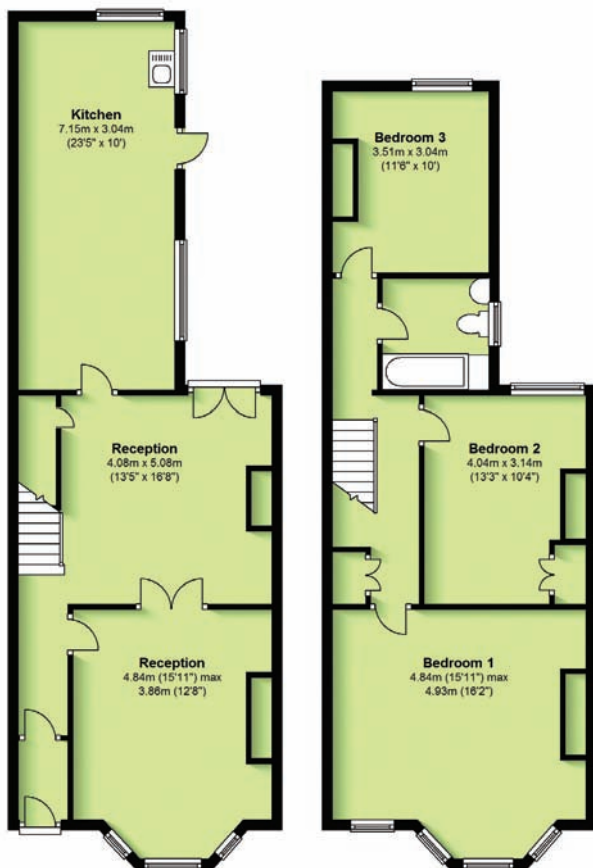
1301.7 ft²/120.9 m²

Ground Floor

Approx. 64.1 sq. metres (689.8 sq. feet)

First Floor

Approx. 59.8 sq. metres (643.4 sq. feet)



Rockcliffe, 84 Leighton Road, Southville, Bristol BS3 1NU

Terrace for updating

A classic mid terraced double bay fronted period property arranged over two floors with enclosed rear garden and far reaching City Views towards the Clifton crescents and Cabot Tower.

- Popular suburb of Southville.
- North Street is within walking distance
- Bristol City Centre and the Harbourside district is within a mile.
- The property has been vacant for many years
- Now requires complete modernisation
- Scope for attic conversion
- Would make a fine family home
- Flat conversion (subject PP)
- **NB: 88 Leighton Road sold for £395k in January 2014.**



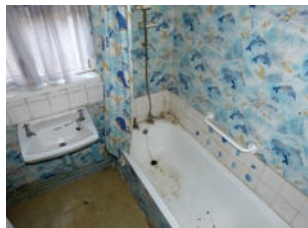
ADDITIONAL VIEWING: Saturday 29th March 10:30AM-11:00AM – THIS IS THE FIRST OPEN VIEWING

VIEWING: TUESDAY 12:45 PM - 13:15 PM

SOLICITORS Debbie Stone, Rodney King and Partners
e-mail: DStone@rodneyking.co.uk

Lot 32

SOLD £272k



BEING SOLD ON BEHALF OF BRISTOL CITY COUNCIL

Bedminster

GUIDE PRICE: £200k+++

VIEW FULL DETAILS http://www.hollismorgan.co.uk/property/24808534/result_auction

Hillside, 366, St. Johns Lane, Bedminster, Bristol, BS3 5BA

Period Property for Renovation

Upon instruction from Bristol City Council.

A Freehold semi-detached double bay fronted period property arranged over three floors (arranged as 2 flats) set on a large plot with off street parking and terraced rear garden.

- Popular residential suburb of Bedminster.
- West Street/East Street within walking distance
- Bristol City Centre/Harbourside both within two miles
- Both flats have been vacant for a number of years
- Now requires complete modernisation.
- Refurbish existing Units
- Scope to increase density of flats (subject PP)
- Convert back into 4 /5 bed family home (subject PP)
- Excellent rental prospects

PROPERTY AREA

1938.6 ft²/180.1 m²



SOLICITORS Janet Hartnoll, Lawyer (Property) e-mail janet.hartnoll@bristol.gov.uk

VIEWING:

TUESDAY 12:00PM-12:3 PM

hollismorgan.com/auction april 2014

Lot 33

POSTPONED
TO JUNE AUCTION: NEW GUIDE PRICE

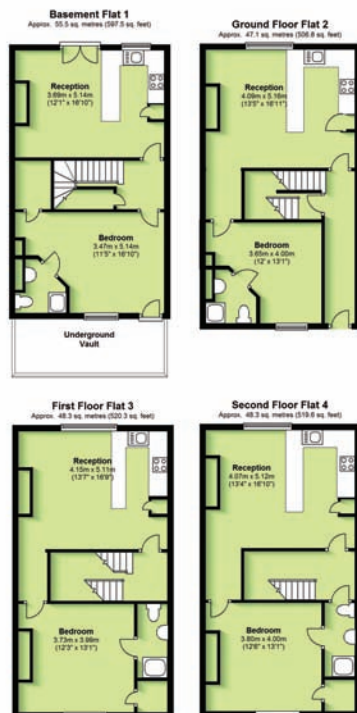


Clifton **GUIDE PRICE: £600k+++**

abode

[VIEW FULL DETAILS](http://www.hollismorgan.co.uk/property/24820623/result_auction) http://www.hollismorgan.co.uk/property/24820623/result_auction

PROPERTY AREA
2144.1 ft²/199.2 m²



7 Anglesea Place, Clifton,
Bristol BS8 2UN

Block of flats in Clifton

An imposing mid terraced Freehold period property arranged over four floors. The property has been converted into 4 quality self-contained one bedroom flats each comprising kitchen, sitting room, bedroom and shower with electric heating and let to professional tenants.

- Walking Distance to Whiteladies Road
- Close to Durdham Downs
- The BRI and Bristol University are within 1.5 mile.
- Prime investment – refer to website for income.
- Circa £31,440 per annum
- Break up opportunity.



VIEWING: **TUESDAY 13:45 PM - 14:15 PM**

SOLICITORS *Bruce Scobie, Chubb Bulleid*
e-mail: bruce_scobie@chubb-bulleid.co.uk

Lot 34

SOLD £250k



Clevedon **GUIDE PRICE: £275k+++**

[VIEW FULL DETAILS](http://www.hollismorgan.co.uk/property/24830318/result_auction) http://www.hollismorgan.co.uk/property/24830318/result_auction



Joint Agents: Cliftons Estate Agents
TEL: 01275 844434

e.portishead@cliftonsestateagents.co.uk

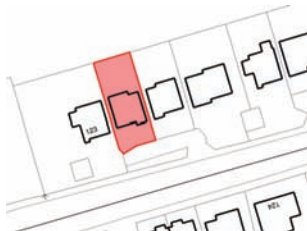
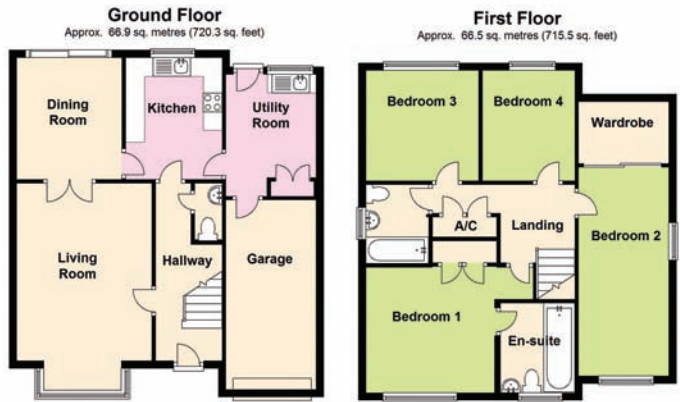
121 Old Church Road,
Clevedon, North Somerset BS21 7XP

PROPERTY AREA
1435.8 ft²/133.4 m²

Excellent Value by The Sea

A four bedroom detached house set on a generous plot that now requires some basic updating.

- Heart of the popular coastal town of Clevedon
- Local amenities including Clevedon sea front and the open spaces of the Salt House Public Park are all within close proximity
- Bristol City Centre is approximately fourteen miles away
- Although in need of some general updating and modernising, this wonderful sized detached house is an ideal family home
- *Further information from our Joint Agents Cliftons.*



SOLICITORS Anna Harrison, Quality Solicitors Burroughs Day
e-mail: anna.harrison@qsbdlaw.com

VIEWING: CAN BE ARRANGED VIA OUR JOINT AGENTS

Lot 315

POSTPONED
TO JUNE AUCTION: DELAY WITH PROBATE



Stockwood **GUIDE PRICE: £155k+++**

[VIEW FULL DETAILS](http://www.hollismorgan.co.uk/property/24832176/result_auction) http://www.hollismorgan.co.uk/property/24832176/result_auction

PROPERTY AREA

909.8 ft²/84.5 m²

Ground Floor

Approx. 84.5 sq. metres (909.8 sq. feet)



2 Hollway Close, Stockwood,
Bristol BS14 8PU

Probate Sale

A two bed semi detached bungalow in a quiet cul de sac Includes a hall, lounge, two bedrooms, kitchen, bathroom, gas central heating, conservatory, garage and a good size garden.

- The property is situated in the heart of the popular residential suburb of Stockwood
- Within close proximity to local shops, a school and a medical centre
- Bristol City Centre is approximately five miles away.
- Deceased estate
- The property would now benefit from minor upgrading
- Double glazed windows throughout the property.
- Excellent Opportunity for an attractive affordable home.



VIEWING: **THURSDAY 15:00PM-15:30PM**

SOLICITORS *S. Oldrey, Rodney King and Partners*
e-mail: enquiries@rodneyking.co.uk



Lot 36

POSTPONED TO JUNE AUCTION



Bedminster GUIDE PRICE: £320k+++

VIEW FULL DETAILS http://www.hollismorgan.co.uk/property/24836691/result_auction

House of Vanburgh, 204 West Street, Bedminster, Bristol BS3 3NB

Mixed use with huge potential – fine views

204 West Street is a substantial mixed use opportunity comprising a ground floor shop / retail unit, large first floor flat, workshop and yard.

- West Street is located in the popular residential suburb of Bedminster
• Bristol City Centre and the Harbourside district are both within two miles
• Huge potential and space to take advantage of the fine views to the rear
• Owner occupier: space for both family and business use
• Development potential: adjacent site has been heavily developed - clear scope for flats and houses subject to PP
• Continued commercial use: Combination of retail unit and large yard to rear plus excellent road frontage - would suit a wide range of businesses.
• Adjacent land: Please note the adjacent land has been recently developed into a modern block of apartments.

PROPERTY AREA 6626.3 ft²/615.6 m²

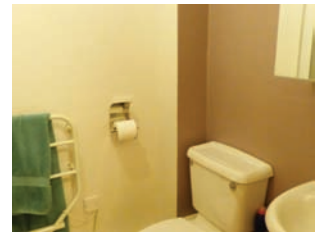


SOLICITORS Michael Dickman, Fussell Wright e-mail: admin@fussellwright.co.uk

VIEWING: TUESDAY: 13:30PM-14:00PM

LOT
37

STILL AVAILABLE
SEE GUIDE PRICE



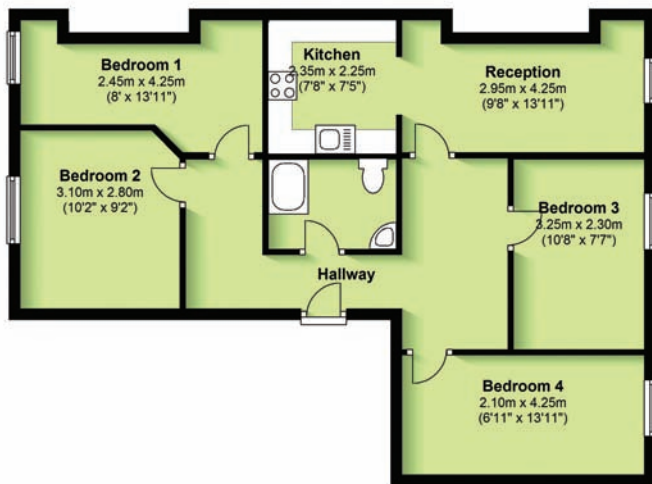
Bishopston

GUIDE PRICE: **£225k+++**

VIEW FULL DETAILS http://www.hollismorgan.co.uk/property/24840903/result_auction



PROPERTY AREA
693.6 ft²/64.4 m²



16a Gloucester Road, Bishopston,
Bristol BS7 4AE

High Yielding Investment

16 a: A spacious four double bedroom first floor apartment in good condition with excellent communal areas, open plan kitchen diner and bathroom.

- In a popular part of the city with excellent local amenities
- Ideal for access in and out of the city centre.
- Close To Bristol University and BRI
- Currently let generating an income of £16,080 per annum
- Also let for 2015 academic year
- AST can be downloaded with online legal pack
- Located above Commercial premises
- Access via Gloucester Road.
- Excellent Investment.



VIEWING:

TUESDAY: 12:15PM-12:45PM

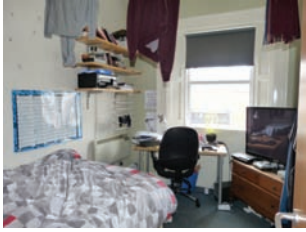
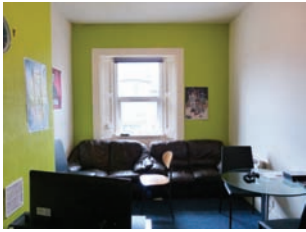
SOLICITORS

Marilina Pucarelli, Ocean Property Lawyers

e-mail: westburylawyers@oceanhome.co.uk

Lot 38

**STILL AVAILABLE
SEE GUIDE PRICE**



Bishopston **GUIDE PRICE: £225k+++**



[VIEW FULL DETAILS](http://www.hollismorgan.co.uk/property/24840902/result_auction) http://www.hollismorgan.co.uk/property/24840902/result_auction

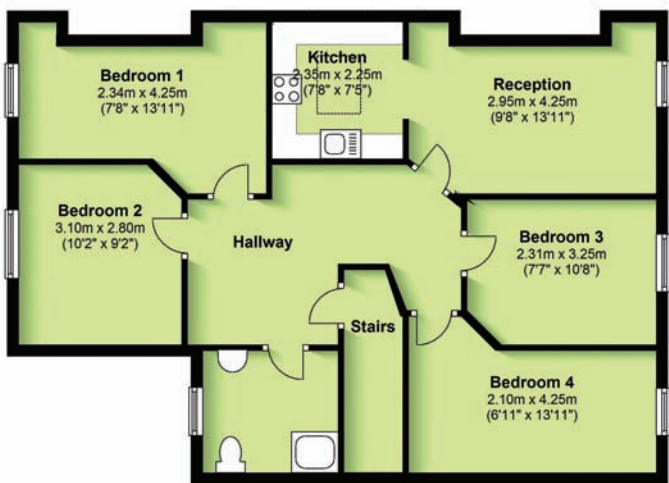
16b Gloucester Road, Bishopston, Bristol BS7 4AE

PROPERTY AREA
769.1 ft²/71.5 m²

High yielding investment

16b: A spacious four double bedroom top floor apartment in good condition with excellent communal areas, open plan kitchen diner and bathroom.

- In a popular part of the city with excellent local amenities
- Ideal for access in and out of the city centre.
- Close To Bristol University and BRI
- Currently let generating an income of £16,080 per annum
- Also let for 2015 academic year
- AST can be downloaded with online legal pack
- Located above Commercial premises
- Access via Gloucester Road.
- Excellent Investment.



SOLICITORS *Marilina Pucarelli, Ocean Property Lawyers*
e-mail: westburylawyers@oceanhome.co.uk

VIEWING: **TUESDAY: 12:15PM-12:45PM**

Lot 39

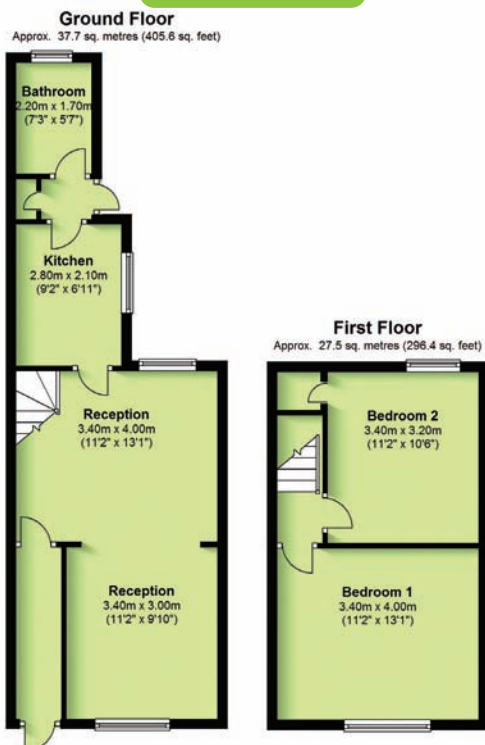
STILL AVAILABLE
CHECK NEW GUIDE PRICE



Bedminster **GUIDE PRICE: £150k+++**

[VIEW FULL DETAILS](http://www.hollismorgan.co.uk/property/24850887/result_auction) http://www.hollismorgan.co.uk/property/24850887/result_auction

PROPERTY AREA
702.0 ft²/65.2 m²



5 Highbury Road, Bedminster,
Bristol BS3 5NS

Classic 'Doer-upper'

A mid-terraced period two bedroom property arranged over two floors with enclosed rear garden and single storey extension to rear.

- The property occupies a convenient location within 200 yards of Parson Street station
- 200 yards from Parson Street Primary School
- 1.5 miles to vibrant North Street with its extensive range of amenities
- The property now requires some basic updating
- Would make a fine 2-bed home
- The property could be let either as a 2 bedroom house or convert the ground floor reception to a bedroom for house sharers.



VIEWING: **TUESDAY: 14:15PM-14:45PM**

SOLICITORS *Laura Harding, MFG Solicitors*
e-mail: laura.harding@mfgsolicitors.com

THE NAVITAS PARTNERSHIP

PROVIDING TOTAL ENERGY SURVEY SOLUTIONS

THE REGION'S LEADING COMMERCIAL EPC SUPPLIER

INFO@THENAVITASPARTNERSHIP.COM

01275 397025



WWW.THENAVITASPARTNERSHIP.COM



Have you thought of joining our auction night action?

We can offer our auction partners a package to include: advertising in our printed and on-line catalogue; exhibition/demo space on auction night; and exposure to our almost 6,500-strong 'auction-client list' of developers, landlords and property owners.



so why not come and join us?

if you need more information, or to book your place, call or e-mail Olly Hollis
tel: **0117 973 6565** e-mail: olly@hollismorgan.co.uk

**hollis
morgan**

Lot 40

SOLD £37.5k



Gloucester

GUIDE PRICE: £15k+++

VIEW FULL DETAILS http://www.hollismorgan.co.uk/property/24684804/result_auction



5 Garages at:
Calton Road, Gloucester,
Gloucestershire GL1 5DT

Garages for Investment

A rank of 5 single garages with up and over doors.
(9 garages in total but we understand 4 owned by separate parties).

- Let to individual tenants
- £30 PCM income per garage
- Potential to increase rent
- Possible long term potential if other garages acquired
- Vibrant residential area.



VIEWING: OPEN FOR EXTERNAL INSPECTION AT ALL TIMES

SOLICITORS Lesley Dury, Gregg Latchams
e-mail: lesley.dury@gregglatchams.com



Westcountry EPC

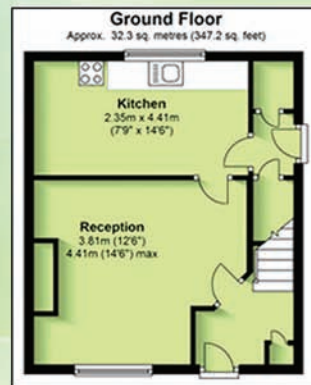
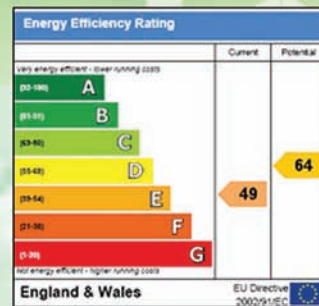
Competitive and Local Specialists in supplying **Energy Performance Certificates (EPCs)** for properties for sale or rent. We also supply professional **Floor Plans** to make your property stand out from the rest.

Appointments can be made within 24-48 hours of instruction and returned to your Estate Agent the same day.

Please contact us direct or through Hollis Morgan Estate Agents for a competitive quote.

Tel : 01275 400157

info@westcountryepc.co.uk



www.westcountryepc.co.uk

why not sell at auction?

no-one sells more £££s of property

We've sold **360** properties by auction in Bristol and the surrounding areas worth **£56m** during 2011/2012/2013*.

To find out how and why call us today.

our **11TH JUNE**
upcoming **30TH JULY**
auctions **1ST OCTOBER**

action
action



* Source: El Group



hollismorgan proxy and telephone bidding form

Date of Auction: Lot Number: _____

I hereby instruct and authorise you to bid on my behalf in accordance with the terms and conditions below and I understand that should my bid be successful the offer will be binding upon me. If required, you will bid on my behalf taking my instruction in this respect on the telephone when the relevant lot is being sold at the auction. I authorise you to record such bidding and instructions in order to avoid any doubts or disputes.

Property Address _____

Maximum Bid Price: £ _____ Words _____

(for telephone bids the Maximum Bid Price may be left blank)

Cheque for 10% deposit (minimum £2,000 for bids below £20,000). enclosed herewith made payable to **Vendors Solicitors**. For telephone bids you may prefer to give us a blank cheque duly signed.

I also enclose a separate cheque for £350 + VAT payable to **hollismorgan** in respect of the administration fee.

Please note that it is a requirement that you must provide CERTIFIED COPIES (SIGNED AND STAMPED BY A PROFESSIONAL PERSON) of documentation to confirm your name and residential address. Please refer to the buyer and sellers guides regarding acceptable ID.

Please note that if you are unsuccessful with your bid all cheques will be destroyed unless otherwise instructed.

Proxy Bidding – Buyer's Details

Contract Name _____

Full Name(s) _____

Company _____

Address _____

Postcode _____

Telephone Business: Home: _____

Mobile: _____

Buyer's Solicitor's Details

Company _____

Address _____

Postcode _____

Telephone: _____ Fax: _____

For the Attention of: _____

Signature of Prospective Buyer _____

Date of Signing _____

DX No _____

Telephone Bidding – Buyer's Details

Contract Name _____

Full Name(s) _____

Company _____

Address _____

Postcode _____

Telephone: (1) _____

(2) _____

Buyer's Solicitor's Details

Company _____

Address _____

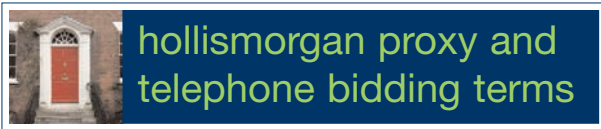
Postcode _____

Telephone: _____ Fax: _____

For the Attention of: _____

Signature of Prospective Buyer _____

Date of Signing _____



We always strongly advise you to attend the Auction sale. When this is not possible you may make a telephone or proxy bid authorising the Auctioneer to bid on your behalf up to a pre-set limit. Please complete and return the proxy Bidding form to the Auctioneers' office not less than 48 hours prior to the Auction together with a cheque for the 10% deposit and a separate cheque for our administration fee.

TERMS & CONDITIONS FOR REMOTE BIDDING

1. A prospective purchaser should complete and sign this proxy form. In particular the prospective purchaser should complete the form showing the maximum price which the prospective purchaser authorises the auctioneer to bid for a particular property.
2. A separate form must be completed for each lot for which a prospective Buyer wishes the auctioneer to bid.
3. The maximum price to which the auctioneer is authorised to bid must be an exact figure. The auctioneer reserves the right not to bid on behalf of the prospective Buyer should there be any error or confusion in respect of these instructions or the accompanying deposit.
4. The completed form or forms must be delivered to **hollismorgan** by hand or post so that it is received not less than 48 hours prior to the time of the commencement of the auction at which the particular property is to be sold. It is your responsibility to ensure the form has been received.
5. No alteration to any proxy or telephone bidding form will be accepted after it is received by the auctioneer.
6. The prospective Buyer should send with the proxy form a valid cheque or banker's draft drawn on a United Kingdom branch and payable to the vendors solicitor representing the 10% (minimum £2,000) of the maximum price to which the prospective Buyer wishes to bid. Where the particular lot is purchased below the maximum bid figure the balance of the deposit will be considered as an additional deposit towards the purchase price.
7. The prospective Buyer appoints the auctioneer as agent and authorises the auctioneer to bid for the relevant lot on behalf of the prospective Buyer in such manner as the auctioneer thinks fit in his absolute discretion.
8. The prospective Buyer shall be considered to have inspected the auction catalogue and the general and separate special conditions of sale and notices to prospective Buyers for the relevant lot and to have full knowledge thereof and authorises the auctioneer or any duly authorised partner or employee of **hollismorgan** as the prospective purchasers agents to sign the memorandum of contract incorporating all such matters at or after the auction.
9. In the case of a telephone bid, the prospective Buyer should provide a signed blank cheque which the auctioneer will complete on behalf of the prospective Buyer (for 10% of the purchase price – minimum deposit £2,000) if the prospective Buyer is successful in purchasing the relevant property.
10. The prospective purchaser may in writing only at any time up to the commencement of the auction in which the particular lot is to be sold withdraw the auctioneer's authority to bid. It is the prospective purchaser's responsibility to ensure that the auctioneer personally receives such instructions and he should check to ensure such instructions have been received.
11. The amount of the prospective purchasers bid will not be disclosed to the vendor or any other person either during or after the sale without the consent of the prospective Buyer.
12. The auctioneer reserves the right to bid himself or through an agent up to the reserve price for the particular lot.
13. Prospective Buyers are advised to telephone **hollismorgan** on the day of the auction to ensure that there are no amendments to the particulars of sale or conditions relating to the relevant lot or other matters relating to it. The prospective Buyer will be deemed to have knowledge of such amendments and will buy subject to them in any event. If the prospective Buyer does not telephone and such amendments have been made, the auctioneer may in his absolute discretion decide not to bid for the relevant lot on the prospective Buyer's behalf and the auctioneers will not be responsible for any loss, costs or damages incurred by the prospective Buyer as a result thereof.
14. Should the prospective Buyer wish to bid at the auction in person or through an agent, such intention must be conveyed in writing to the auctioneer in person prior to the lot being offered for sale. In this case the auctioneer will not make any bids on behalf of the prospective Buyer.
15. The auctioneer will make no charge to a prospective purchaser for this service and will accept no liability whatsoever for any bid not being made on behalf of the prospective purchaser whether through lack of clarity of instructions or for any other reason whatsoever. The prospective purchaser will be advised if the relevant lot has been successfully purchased on his behalf as soon as possible after the auction. Where the lot has not been purchased the prospective purchaser will be notified by post and the deposit returned as soon as possible.
16. Prospective Buyers are advised in respect of telephone bids that should they become disconnected during bidding or are unobtainable, **hollismorgan** will not be held responsible or liable for any loss suffered in respect thereof.
17. The successful buyer or bidder will be jointly and severally liable to pay **hollismorgan** the buyer's fee.
18. The auctioneer will make no charge as to the prospective buyer for this service, and will accept no liability whatsoever for any bid not being made on behalf of the prospective buyer for any reason whatsoever. Prospective telephone buyers will not hold **hollismorgan** liable for any loss or claims relating to the telephone bidding system.

buying at auction – our terms and conditions

Auctions represent an excellent opportunity for purchasers to acquire interesting properties at potentially bargain prices. If you are new to auctions please take a moment to read our Auction Buyers Guide

Please note new Government regulations regarding payment.

- We can NOT accept cash deposits.
- Cheque book or bankers draft ONLY.
- We require IDENTIFICATION such as a photo driving license and recent utility bill.

Buyers Premium

Please be advised that all lots are subject to a Buyers Premium of £350 plus VAT, which is payable to hollismorgan on the fall of the hammer

Conditions of Sale and Title

It is essential that you check the Conditions of Sale, Title and Local Authority searches prior to committing yourself to the purchase. It is advisable to employ a Solicitor for this purpose.

The property, unless previously sold or withdrawn, will be sold subject to the Special and General Conditions which have been prepared by the Vendor's Solicitors. These Conditions may be inspected during the usual office hours at the offices of the Vendor's Solicitors during the five working days immediately before and exclusive of the date of sale. The Conditions may be inspected in the Sale Room immediately before the sale, but will not be read out loud. The Purchaser shall be deemed to bid on these terms whether he has inspected the Conditions or not.

Addendum sheet

Any last minute changes will be made available to all purchasers at the Auction – please ask hollismorgan staff for any additional information on the night.

Questions

Questions must be asked of the Auctioneers or Solicitors before the Auction and will not be dealt with after it has started.

Finance

Arrange your finance early. If you need a mortgage remember that a Building Society is legally obliged to obtain a valuation for which you will have to pay.

Inspection

We have not surveyed the property and it is essential that you carry out your own inspection. You are advised to commission a Surveyor to assess its condition. Your Solicitor will advise you of a suitable firm and the cost of a survey is small compared with the size of your proposed investment. The Auctioneers accept no responsibility for the condition of the property.

Availability

You should make the Auctioneers aware of your interest in a property and check 2 days before to ensure that it has not been sold prior to Auction. Purchasers are reminded that properties are offered for sale at the entire discretion of the Vendor and neither the Auctioneers nor the Vendors accept responsibility for abortive costs where a property is withdrawn or sold before the Auction.

Bidding

We will take care to ensure that bids are not missed but, in a room full of people, you must ensure your bids are clear, preferably by raising your hand to attract the Auctioneer's attention. You should carefully assess your maximum bid before the excitement of the Auction room, but it is sensible to allow yourself some leeway, as you might regret losing a property for a nominal sum. If you are apprehensive, consider appointing a Solicitor or Surveyor to bid on your behalf. The property will be offered for sale subject to a reserve price and the Vendors, their Auctioneers and/or their Agents shall be entitled to bid. The Auctioneers reserve the right to regulate the bidding and may, in their absolute discretion, refuse any bid/s without giving a reason for refusal. In the case of dispute as to any bid, the Auctioneer may forthwith determine the dispute, re-offer the property or withdraw it.

Contract

The successful Bidder is committed to a binding contract to purchase at the fall of the Auctioneer's hammer. Immediately after the Auction a Memorandum of Sale must be signed by the buyer and in the event of failure to do so, the Auctioneers may sign the contract on the Buyer's behalf or re-offer the property for sale with the Buyer being responsible for consequential loss. A deposit of 10% of the purchase price (minimum £2,000) must be paid by the Buyer immediately following the Auction by Bankers Draft or Guaranteed Cheque.

Insurance

The Purchaser 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.

Measurements

All measurements and areas provided by the Auctioneers are approximate, to give guidance only. It is essential that you check any which are important to you as they cannot be guaranteed.

Fixtures and Fittings

If you think that fixtures and fittings are included in the price, you must check with us to confirm. We have not tested services, appliances and fittings and are unable to guarantee they are safe, comply with regulations or in working order. You should obtain specialist advice on such items.

Offers

You may wish to submit a Pre-Auction offer to tempt the Vendor to sell prior to Auction. These offers may or may not be accepted by the Vendor prior to Auction.

Particulars Plans and Photographs

The Auctioneers for themselves and the Vendors, whose Agents they are, give notice that these particulars do not constitute any part of an offer or a contract. Intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars, as neither the Auctioneers, nor anyone employed by them has authority to make or give any representation or warranty in relation to this property. The particulars are for you to identify the property and are expressly excluded from the contract as they are not intended to delineate the legal interest. All enquiries relating to legal matters should be directed to the Vendor's Solicitors.

Value Added Tax

Properties which are registered for Value Added Tax will be sold net of VAT and the Purchaser shall pay VAT to the Seller in addition to the sale price.

Tenanted Investments

Tenancy details are provided by our Clients and cannot be guaranteed by us. Tenancies (particularly of residential units) do change and you should check before the Auction with the Vendor's Solicitors to ensure that the tenancy details and rents are accurate and remain the same as those included on our marketing details. No responsibility is accepted by the Auctioneers or the Vendor where tenancy details have changed.

Planning and other Regulations

No warranty is given by the Seller or the Auctioneers that the property or any part thereof is authorised for any planning use or complies with regulations relating to such use. Purchasers must make their own enquiries of the appropriate authorities.

hollismorgan Disclaimer

1. These particulars do not constitute part or all of an offer or contract.
2. The Measurements indicated are supplied for guidance only and as such must be considered incorrect.
3. Potential buyers are advised to recheck the measurements before committing to any expense.
4. hollismorgan has not tested any apparatus, fixtures, fittings or services and it is in the buyer's interest to check the working condition of any appliances.
5. hollismorgan have not sought to verify the legal title of the property and buyers must obtain such verification from their solicitors.

INVESTORS

Buying at auction?

Make sure you get a deal that works for you. In the enthusiasm of a busy auction it's easy to go one bid further than you mean to. Make sure you know your investment will work for you.

Contact The Bristol Residential Letting Co. for free, impartial advice pre auction.

- Experienced, intelligent and independent letting advice to investors considering properties in BS2, BS3, BS4 & BS5
- We'll provide you with rental valuations and advice on selected lots that we have visited pre auction
- Competitive pricing for our letting & management services

Why are we the right agent for you?

- 100% lettings - all day every day
- Qualified Experts - here to provide honest advice to you
- We rent every property
- 99% of our Landlords would recommend us

Contact your local lettings experts

South Branch: 222 North Street, Southville, BS3 1JD

Don McKeever: Call 0117 370 8818 or email don@bristolreslet.com

North Branch: 19 Clifton Down Shopping Centre, Whiteladies Rd, Clifton, BS8 2NN

Deborah Hadley: Call 0117 973 5237 or email deborah@bristolreslet.com

The **Bristol**
Residential
Letting Co.



ARE YOU READY TO CHANGE?

If you need friendly, individually tailored support from an experienced personal trainer, then give me a call...

With sessions at a location to suit you – your home, outside or my Clifton gym – I can help with:

- weight loss and body toning
- stress and anxiety management
- personalised nutrition strategy
- increased energy levels
- body transformations



MIRO CAMINADE

Personal Training

TEL: 07453 267 257 E-MAIL: ENQUIRIES@MIROCAMINADE.CO.UK WEB: WWW.MIROCAMINADE.CO.UK

estate agents | **auctioneers**

hollis
morgan

telephone **0117 973 6565**

9 Waterloo Street, Clifton, Bristol BS8 4BT.



anti money laundering legislation

The EU's second money Laundering Directive was laid before parliament at the end of December 2003 and the regulations apply from May 1st 2004.

The three sets of legislation are as follows:

- The Money Laundering Regulations 2003
- The Proceeds of Crime Act 2002
- Terrorism act 2000 as amended by the Anti Terrorism, Crime and Security Act 2001

PLEASE NOTE THAT any person buying or bidding at auction, MUST produce documentation to confirm their name and residential address.

Please find opposite a schedule of acceptable documentation.

You must provide one document from each list

Identity documents:

- Current signed passport

- Current UK Photo card driving licence
- Current full UK driving licence (old version) (Provisional Driving Licence will not be accepted)
- Resident permit issued by the Home Office to EU Nationals
- Inland Revenue Tax Notification
- Firearms Certificate

Evidence of address:

- Current full UK driving licence (old version) (Provisional Driving Licence will not be accepted)
- A utility bill issued within the last 3 months
- Local authority tax bill (current year)
- Bank, building society or credit union statement
- Most recent mortgage statement from a UK lender

Please note that a driving licence can be used as evidence for either one or the other BUT NOT BOTH.

Bristol Children's Help Society

Registered Charity 1092921

Bristol Children's Help Society was founded in 1884, the Children's Centre being established at the present location in 1890. Since then more than 100,000 children have enjoyed a break here, most of them recalling it simply as "Barton Camp". All remember the unique and calming atmosphere contributed by the caring staff, while many say their visit to Barton Camp helped to change their lives.



EXPLORE • DREAM • DISCOVER

www.bartoncamp.co.uk

When Barton Camp is not in use by educational establishments it is available to hire for:
Youth Organisations • Church Groups • Uniformed Organisations (Beavers, Cubs, Scouts, Brownies, Air Cadets etc..) • Field Studies • Children's Parties • Adult Training • Seminars • Conferences • Sports Events/Tournaments • Corporate Team Building • Corporate Events ...or any other group event you may be planning.

Set in 7.5 acres the facilities include: Heated outdoor swimming pool • dormitories sleeping 80+ children with separate adult accommodation • Fully equipped kitchen & dining areas • Sports Hall • Sports fields • Well equipped Activity Centre • Play chalet for younger children • Small arboretum and nature trail • Barbeque terrace

For further details or to make a booking please contact us on **01761 241120** or email: **bchsbarnton@aol.com**



JOINT PROPERTY AGENTS

	Bradley Residential TEL: 0845 652 8634 www.bradleyresidential.co.uk
	BNS Management Services TEL: 0117 957 0809 www.bns.co.uk
	Campions TEL: 0117 973 0041 www.campionsletting.co.uk
	Clifton Rentals TEL: 0117 911 3423 www.clifton-rentals.co.uk
	Digs (Bristol) Ltd TEL: 0117 9308750 www.bristoldigs.co.uk
	Hopewell Properties www.hopewellproperties.co.uk
	Hydes of Bristol TEL: 0117 973 1516 www.hydes.co.uk
	Jackson Property Management Ltd TEL: 0117 974 4121 www.jacksonproperty.co.uk
	Sarah Kenny TEL: 0117 946 7171 www.sarahkenny.co.uk
	Kingsley Thomas Limited TEL: 0117 946 6767 www.kingsleythomas.co.uk
	Knight Frank TEL: 0117 317 1999 www.knightfrank.co.uk
	Medics On The Move TEL: 0117 944 2051 www.movingtobristol.co.uk
	Westcoast Properties www.westcoast-properties.co.uk
	Woods Estate Agents www.woodsstateagents.co.uk
OUR CLIENTS	
	The Abbeyfield Bristol Society www.abbeyfield-bristol.co.uk
	Alder King Property Consultants www.alderking.com
	BNP Paribas Real Estate www.bnpparibas.com
	Capita Symonds TEL: 01275 840840
	ETP Property Consultants tel: 0117 973 1474 • www.etpproperty.co.uk
	North Somerset Council www.n-somerset.gov.uk
	South Gloucestershire Council www.southglos.gov.uk

DESIGN AND CONSTRUCT

	Matthew Deering Architects Ltd TEL: 0117 973 3776 www.mwdarchitect.co.uk
	Icon Facilities Management ANDYCONWAY@ICONFM.CO.UK
	Kellaway Building Supplies ORDELINE: 0500 575 764 www.kellaway.co.uk
	Pink Heating TEL: 0845 201 1275 www.pinkheating.co.uk
	Sharp Home Improvements TEL: 0117 205 0075 www.sharphomeimprovements.com
	West-tec TEL: 0117 907 4377 www.west-tec.org.uk
	Your Design TEL: 0117 230 3838 www.yourdesignbristol.co.uk

INTERIORS AND LIFESTYLE

	BCVA TEL: 0117 953 3676 www.dnfa.com/bvca
	Farrow & Ball www.farrow-ball.com
	GH Fitness TEL: 07973 683 539 • www.ghfitness.co.uk
	Origami TEL: 07967 09 09 06 • www.origamievents.co.uk
	Toots Malton Interior Design www.tootsmalton.co.uk
	The Mall Deli TEL: 0117 973 4440 www.themalldeli.co.uk

SURVEYORS

	Andrew Forbes www.andrew-forbes.co.uk
	Clifton DEA www.cliftondea.co.uk
	Osborne Irish Associates TEL: 0117 973 0803 www.osborneirishassociates.co.uk
	SP Surveyors TEL: 07852 879330 www.spsurveyors.co.uk

FINANCE AND INSURANCE

	Charterbank www.charterbank.co.uk
	Churchill Wealth Management www.churchillwm.co.uk
	Lloyds TSB Commercial www.lloydstsbbusiness.com
	Royal Bank of Scotland Group www.rbs.co.uk
	Steve Mears Independent LLP TEL: 0117 973 4300 www.stevemears.com
	Towergate Insurance www.towergate.co.uk

MEDIA

	Bath Chronicle www.thisisbath.co.uk
	Bristol Property Live www.bristolpropertylive.co.uk
	Clifton Life www.cliftonlifemag.co.uk
	Cole Design Associates tel: 0117 923 9118 • www.cole-design.co.uk
	North Somerset Times www.northsomersetimes.co.uk
	Rightmove www.rightmove.co.uk
	Andrew Stagg Photography www.andrewstagg.com
	Western Daily Press www.westerndailypress.co.uk
	YourProperty Network Magazine www.yourpropertynetwork.co.uk

SOLICITORS AND CONVEYANCERS

	AMD Solicitors TEL: 0117 923 5562. www.amdsolicitors.com
	Devereux & Co www.devlaw.co.uk
	Gregg Latchams LLP TEL: 0117 906 9400 www.gregglatchams.com
	Rodney King and Partners TEL: 0117 926 5201
	Parkhouse & Co TEL: 0117 962 9978 www.parkhousesolicitors.co.uk
	Clarke Willmott LLP TEL: 0845 209 1816 www.clarkewillmott.com

our auction location



the packed sale room at our april auction

how to find All Saints...



directions...

All Saints is on Pembroke Road in Clifton, near to the Downs and the Zoo.

If you are coming from the **M5 southbound**, follow the directions for the Zoo but take the left turning before the Zoo into Pembroke Road, All Saints is on the left hand side. If you are coming from the **M5 northbound** leave the M5 at Junction 17 and follow the signs for Clifton Village, crossing the Suspension Bridge. Coming from the **City Centre** follow the directions to the Zoo, at the Victoria Rooms continue on Queens Road and at the second mini-roundabout turn right into Pembroke Road, All Saints is on the right-hand side.

Clifton Down railway station connects with Temple Meads and is a five-minute walk from All Saints. Public Transport serves Pembroke Road with the number 8 and 9 buses. The Alma Tavern is nearby for those in need of pre-auction refreshment.



0117 973 6565

auction@hollismorgan.co.uk

hollis
morgan