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auction@hollismorgan.co.uk

estate agents **auCTIONEERS**

**RESULTS**  
**ISSUE**

hollis  
**morgan**

APRIL 2011  
auCTION

Wednesday, 6<sup>th</sup> April 2011 | **7.00<sup>PM</sup>**  
All Saints Church, Pembroke Road, Clifton

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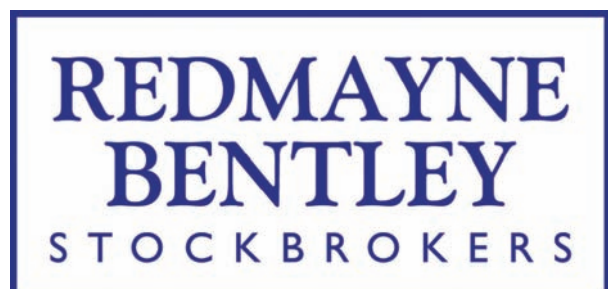
FOR A **FREE** CONSULTATION OR FURTHER INFORMATION, PLEASE CONTACT OLIVER COWELL ACSI – SENIOR STOCKBROKER ON **0207 3 817 817** OR EMAIL: **oliver.cowell@redmayne.co.uk**

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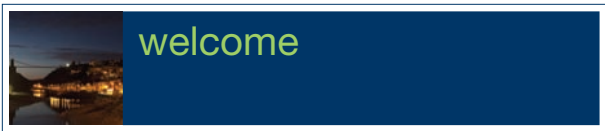
Silver Award



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Telephone: 0113 243 6941 Email: [info@redmayne.co.uk](mailto:info@redmayne.co.uk)

The price of investments and the dividends paid on them can fall as well as rise; an investor may get back less than the original investment.



## dear friends



Welcome to All Saints, Clifton for our Spring Sale when we will be offering a choice selection of really interesting Lots including some potentially fine family homes as well as some excellent development opportunities.

Our 'Property Event Auctions' present an ideal opportunity for anyone, interested or associated with property, to see the marketplace in action and to be able to fully assess current market trends, whilst the après Auction hospitality, in the relaxed atmosphere of the atrium, provides a chance to network with other property professionals as well as local business people.

Apart from the solicitors attending for individual Lots, Mrs Barbara Hunt, of Gregg Latchams, will be available prior to the sale, to offer independent legal advice to anyone interested in any of the Lots on sale tonight or on any other future Auctions.

Apart from regular Property Auctions we also organise an extensive programme of Musical and Charitable Events including a 'Glyndeborne' style Opera in the gardens of All Saints Church on 25th June 2011. Further details can be found on our website [www.hollismorgan.co.uk/charitable](http://www.hollismorgan.co.uk/charitable) events and we will be delighted to welcome you at some of these events.

Since Christmas the market has shown steady signs of improvement with many property professionals reporting increased activity. I hope that you will be successful in purchasing one of these properties tonight which, I am sure, will prove to be a good long term investment.

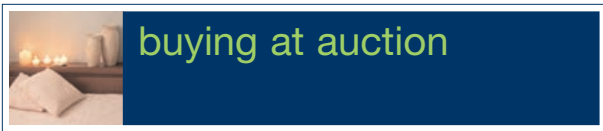
If you are able, please stay for a drink immediately after the sale.



our next auction date is

Wednesday, 18 <sup>th</sup> May 2011	<b>7.00 PM</b>	and on...
All Saints Church, Pembroke Road, Clifton		06/07/11
		14/09/11

contact Andrew Morgan or Oliver Hollis on **0117 9736565** to discuss your requirements further.



## 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 £250.

### 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.

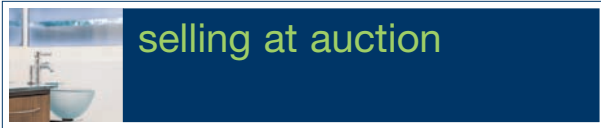
### three essential things to prepare for an auction

**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!



# 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.
- we have a prestigious 'boutique' office in the heart of fashionable Clifton.
- excellent marketing skills and a wide mailing list.
- the latest technology.
- excellent communication skills and will keep you regularly informed of progress.
- respected throughout the city by 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.

# Time for a facelift?

...need to improve your home?

**sharp**

home  
improvements

Thinking about extending your home? Or do you want to fix up the kitchen or bathroom? What about a complete refurbishment? — We offer you the excellent service you need!

Whether it's a renovation, building or maintenance work, we have the experience and skills to offer a high standard of workmanship to all our customers, to ensure projects run smoothly from start to finish for both domestic or commercial clients.

So that every aspect of your building project is delivered successfully, we work in partnership with Architects, Surveyors, Structural Engineers, Building Inspectors and Designers to enable us to manage your project efficiently from start to finish...whatever your requirements.

We pride ourselves on exceeding our customers expectations whatever your budget and size of project. If you are looking for a reputable builder . . . you've found us!

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Latchams**  
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quality support, every step of the way.**

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T: 0117 906 9400 • E: barbara.hunt@gregglatchams.com • W: www.gregglatchams.com

introducing hollis morgan's legal expert

## If you've ever had a legal query at auction that you were afraid to ask, that's all about to change at Hollis Morgan.

**The property auctioneers and estate agents have been joined by Barbara Hunt of leading Bristol law firm Gregg**

**Latchams**, who will be acting as their duty solicitor at all their auctions, starting with the Wednesday, 23rd February sale at All Saints Church, Pembroke Road, Clifton.

Barbara, head of Gregg Latchams' residential property department and a well-known name and face in the South West property world, will be on hand to give legal advice to prospective buyers regarding the properties Hollis Morgan are offering for sale, to advise on auction procedures and to answer general property-related legal queries. With more than 35 years' experience in advising owners on residential and commercial property matters

nationwide, Barbara is ideally placed to take on the role with Hollis Morgan. She is passionate about her work, which includes dealing with property sales and purchases, leaseholds, buy-to-let schemes, development land, mortgages and finance on behalf of individuals, investors, estate owners, developers and entrepreneurs.

*She says: "I love nothing more than to be given a long complicated unregistered title to fathom out or perhaps a tricky problem relating to a listed building, a problematical boundary, an ancient covenant or an intrusive right of way. Rarely do I come up against a problem that cannot be solved.*

*"I'm really looking forward to working with Hollis Morgan and to meeting sale-goers and answering their*



*queries - see you at an auction very soon."*

Barbara came to Bristol University to study law in 1968, fell in love with the city and the South West and has never looked back. After working for a Bristol law firm, she set up her own practice in 1978 and went on to co-found Wadge Rapps & Hunt, which merged with Gregg Latchams in 2006 where Barbara is now a partner.

Gregg Latchams provides a wide range of legal services to clients in the South West and beyond, with a focus on entrepreneurs and small and medium-sized businesses with particular expertise in dealing with complex and high value private client and family matters. ■

to contact Barbara, email [barbara.hunt@gregglatchams.com](mailto:barbara.hunt@gregglatchams.com), telephone 0117 906 9449 or to find out more about Gregg Latchams, visit [www.gregglatchams.com](http://www.gregglatchams.com)

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Solicitors & Notaries

# FARROW & BALL



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[www.farrow-ball.com](http://www.farrow-ball.com)

The colour featured is 'Cook's Blue' on a background of our Silvergate wallpaper BP 850 block printed using our own paint to give the unique 'Farrow & Ball' look



# ask the experts

our auction professionals answer your queries

I want to buy a property at auction. Do I need to instruct a solicitor first?

**Barbara Hunt replies:** *"When you buy at auction you are committed as soon as the hammer comes down on your bid. You would therefore be wise to ask your solicitor to check the "auction pack" before you start bidding.*

*The "auction pack" will be prepared by the solicitor acting for the seller. It will contain details of the legal title, searches, a property information form and a copy of the contract which you will be asked to sign at the auction if you are the successful bidder. If it is a leasehold property it will contain a copy of the lease.*

*Your solicitor will be able to tell you if there is anything adverse affecting the legal title for example there could be a restriction or "covenant" against business use or against building works, your neighbours could have rights over the property which were not apparent when you inspected the property or there could be a financial obligation affecting the title such a mortgage or a rent charge.*

*The searches within the pack will tell you about the planning history of the property, road or other local authority proposals for the area, public health issues and other financial liabilities which may be*

*registered. The solicitor will be able to advise you on anything revealed by the searches which could affect the saleability or the value of the property.*

*If the property is leasehold the solicitor will check to see if the lease is properly drawn up with enforceable rights and obligations (e.g. for repair and insurance). The solicitor will also check the term of the lease and the obligations in respect of rent and service charges. This is vitally important as a defective lease will not be acceptable to a lender and you may not be able to borrow against the property. A defective lease may also affect the property's value.*

*The contract or "conditions of sale" may contain an obligation to reimburse the seller with search fees on completion among other things.*

*All these things could affect your decision to buy and perhaps the price you are prepared to pay at auction. It is therefore prudent to ask your solicitor to check the auction pack for you – but please remember to contact your solicitor a week or so before the auction so that he or she has plenty of time to do it!" ■*



## What do I need to bring to an auction?

If you wish to buy at auction you must bring two separate forms of identification and conform to money laundering regulations – please see page 29 of this catalogue for the full requirements. You must have the deposit in appropriate form – cheque or bankers draft; not cash.



## Can I bid by telephone or proxy?

You may bid by telephone or have a proxy bid on your behalf – please complete the form on page 27 of this catalogue and read the terms and conditions relating to proxy/telephone bidding on page 28.



## When do I get the keys?

Generally, following exchange of contracts at the auction, and upon receipt of the remaining funds, keys will be released within 28 days of the auction.



## Please remember

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



### Andrew Morgan

A well known figure on the Bristol property scene, Andrew is one of Bristol's foremost auctioneers with over 30 years on the rostrum.

[andrew@hollismorgan.co.uk](mailto:andrew@hollismorgan.co.uk)



### Barbara Hunt

Barbara Hunt is head of residential conveyancing at Gregg Latchams. In her own words she has been "part of the Bristol conveyancing scene forever".

[barbara.hunt@gregglatchams.com](mailto:barbara.hunt@gregglatchams.com)

**LOT 1**

**SOLD £205k**

**Filton**      **GUIDE PRICE: £135k+++**



52 Gloucester Road North,  
Bristol BS7 0SJ

**A spacious family home in a popular residential location with potential for extension subject to planning permission.**

An attractive 1930's style detached chalet style bungalow of individual style and design with rendered elevations, a tiled roof and double glazed windows. The spacious family accommodation is arranged over two floors with two excellent size reception rooms and bedrooms on the ground as well as the first floors. The accommodation is in need of up-grading but does offer the possibility of further extension (subject, of course, to obtaining any necessary planning and other consents). The property is set well back from the road in large mature gardens with extensive lawns and surrounding shrubs providing privacy from the adjoining neighbours. The property also has the advantage of a large garage and parking to the rear with access from adjoining Pine Close.

Energy Efficiency Rating		Current	Potential	Environmental (CO <sub>2</sub> ) Impact Rating		Current	Potential
Best energy efficient - lower running costs				Best environmentally friendly - lower CO <sub>2</sub> emissions			
A (91-100)				A (1-10)			
B (81-90)				B (11-20)			
C (71-80)				C (21-30)			
D (61-70)				D (31-40)			
E (51-60)				E (41-50)			
F (41-50)		45	60	F (51-60)		41	54
G (31-40)				G (61-70)			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	



**QUOTE AVAILABLE FROM AUCTIONEERS**



19-21 Lower Redland Road, Redland Bristol BS6 6TB  
tel: 0117 205 0075  
email: info@sharphomeimprovements.co.uk

**SOLICITORS** *Ms Julia Smart, 46-48 Queen Square, Bristol BS1 4LY.*  
**Telephone: 0117 929 0451.**

**VIEWING: TUESDAYS & THURSDAY 12:45-13:15**

502

**SOLD £538k**

**Redland** GUIDE PRICE: **£475k+++**



70 Waverley Road, Redland, Bristol BS6 6EU  
**High yielding investment/potential family home**

An imposing end of terrace Victorian property that has been carefully extended to create an eight bedroom investment property arranged over three floors in the heart of residential Redland close the Bristol University Campus. The property is located on a corner plot with gardens to the front and side alongside gated off street parking. We understand the property is let to a group of students on AST contracts until 30th June 2011. **The rooms are let for £330 pcm producing £31,680 per annum.**

Energy Efficiency Rating			
	Current	Potential	
Very energy efficient - lower running costs			
92-100	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E	42	49
21-38	F		
1-20	G		
Not energy efficient - higher running costs			
England & Wales EU Directive 2002/91/EC			

Environmental (CO <sub>2</sub> ) Impact Rating			
	Current	Potential	
Very environmentally friendly - lower CO <sub>2</sub> emissions			
12-100	A		
81-111	B		
69-90	C		
55-68	D		
39-54	E	36	42
21-38	F		
1-20	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales EU Directive 2002/91/EC			

**OTHER INFORMATION** **2011-2012 RENTS:** Pentrich Properties are currently marketing the property for next year at £2840.00pcm, exclusive of all bills for 2011-2012.

**SOLICITORS** Mr Hugh Feeny, Hugh Feeny & Co, 177 Whiteladies Rd, Bristol BS8 2RY. Telephone: 0117 923 9477.

**VIEWING:** TUESDAYS & THURSDAYS 14:30-15:00

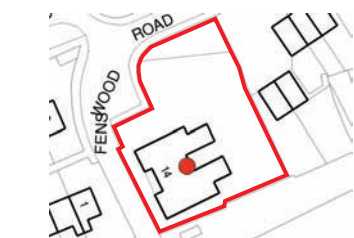


Pentrich Properties  
 133 Coldharbour Road, Redland, Bristol BS6 7SW  
 tel: 0117 9423474 fax: 0117 9423567

360

**SOLD £445k**

**Long Ashton GUIDE PRICE: £400k+++**



**OTHER INFORMATION** We understand there is existing planning permission for B1 use.



### 14, Fenswood Road, Long Ashton, North Somerset BS41 9BS **Huge development potential**

An attractive former children's home, recently used as council offices, with spacious accommodation arranged over two floors set in a large corner plot.

Given the generous nature of the plot, there a wide range of possibilities – subject to planning permission:

- division into two semi-detached properties;
- division into flats;
- alternative use ie offices, nursery, institutional purposes;
- Possibility of building plot;
- demolition and the re-development of the site
- as a large individual house;



We are delighted to be working with North Somerset Council and will be offering a variety of properties on their behalf throughout 2011.



3Sixty are preparing a scheme for this Lot. Please contact auctioneers office for details.

**SOLICITORS** Clare Macourt, Solicitor, Legal Services, North Somerset Council, Town Hall, Walliscote Grove Road, Weston-super-Mare, BS23 1UJ. DX: 8411 Weston-super-Mare. Direct tel: 01275 888665, fax: 01934 634884.

**VIEWING: TUESDAYS AND THURSDAYS: 11:30 - 12:15**

Lot 4

**SOLD PRIOR**

**Redland**

GUIDE PRICE: **£28K+++**

**SOLICITORS** *Mr Roberts Murray, Wards Solicitors, 1-3 Alexandra Road, Clevedon BS21 7QF. Tel: 01275 850470. Fax: 01275 343559 DX 30353.*

Double Garage, Kensington Road, Redland, Bristol BS6 6NQ

A double garage with excellent access located on a quiet residential road adjacent to Redland Green. Within walking distance of both Chandos Road and Redland train Station.

**VIEWING:**

**VIEWINGS BY APPOINTMENT ONLY**



# CONFUSED BY MORTGAGE CHOICE? WE CAN FIND ONE TO SUIT...

Whether you are \*moving, re-mortgaging or buying your first home we offer the informed choice in mortgages.

With so many mortgage products on the market choosing the one best suited to your needs can seem impossible.

At **Financexchange** we know the how to source not only the best product but most importantly the one best suited to your needs and aspirations.

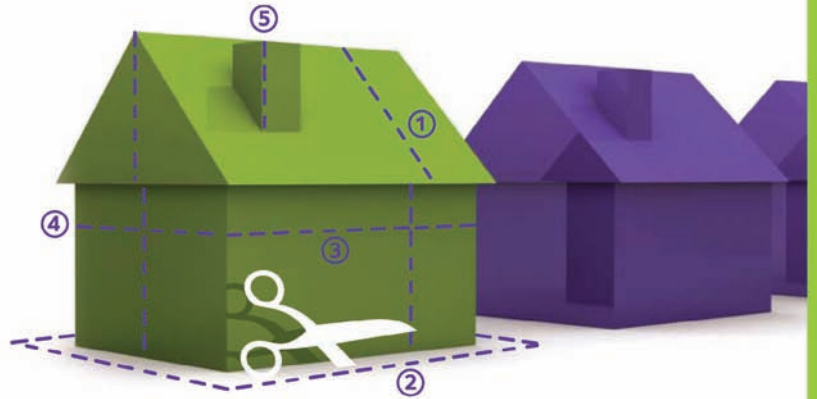
As truly independent advisors we are best suited to create a tailor-made solution designed to meet your mortgage needs and aspirations.

At **Financexchange** we research a mortgage product by taking into account the items listed, to ensure that you get the best result possible:

- 1 Rates
- 2 Fees
- 3 Redemption Penalties
- 4 Flexibility
- 5 Service from the lender

\*We can even offer a short-cut to moving home, see online for details.

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



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[financexchange.co.uk/mortgages](http://financexchange.co.uk/mortgages)



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£190k

**SOLD PRIOR**

**Fishponds** GUIDE PRICE: **£190k+++**

**SOLICITORS** Anna O'Hara, Brain Sinnot & Co., 713 Fishponds Road, Bristol, BS16 3UH. Tel 0117 965 1030.



828 Fishponds Road,  
Fishponds, Bristol BS16 3XA

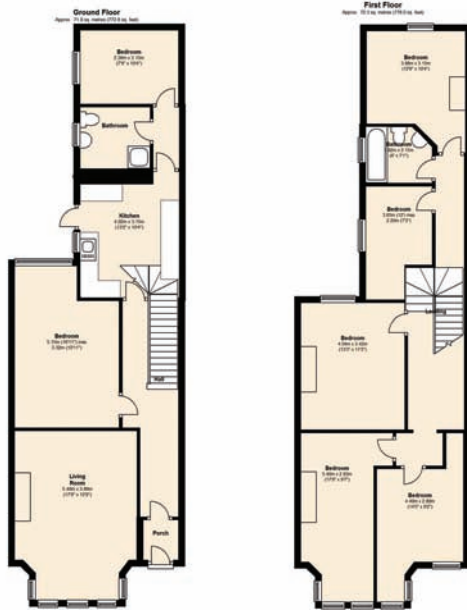
**Investment/development/family home**

A vacant mid terraced Victorian property arranged over two floors with a detached garage to the rear.

7-bedroom student investment property capable of producing circa **£17,500 per annum (£250 per room pcm on a 10 month contract)**.

**Development opportunity** – Planning Permission was granted 3 years ago to convert the property into two 2-bed flats and a 1-bed flat (08/047/2/F).

**Family home** – this would make a spacious family home with garage parking at the rear.



Energy Efficiency Rating			Environmental (CO <sub>2</sub> ) Impact Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92-100) <b>A</b>			(01-10) <b>A</b>		
(81-91) <b>B</b>			(11-20) <b>B</b>		
(69-80) <b>C</b>			(21-30) <b>C</b>		
(55-68) <b>D</b>			(31-40) <b>D</b>		
(39-54) <b>E</b>			(41-50) <b>E</b>		
(21-38) <b>F</b>	46	62	(51-60) <b>F</b>	40	55
(1-20) <b>G</b>			(61-70) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales EU Directive 2002/91/EC			England & Wales EU Directive 2002/91/EC		

VIEWING:

VIEWING BY APPOINTMENT ONLY

why not sell at our  
**may** auction?

**au**  
**ction**

...here at All Saints on Wednesday 18<sup>th</sup> May 2011



# Sale by Auction

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**VIEWING FROM MONDAY 28<sup>TH</sup> MARCH TO  
SUNDAY 3<sup>RD</sup> APRIL - 10AM TO 4PM AT BRISTOL HARBOUR**  
In front of the Cottage Inn, Baltic Wharf, Cumberland Road, Hotwells,  
Bristol BS1 6XG

**AUCTION CLOSES FRIDAY 8<sup>TH</sup> APRIL AT 12 NOON**

FOR MORE INFORMATION AND TO REGISTER:

**[www.bcvaonline.com](http://www.bcvaonline.com)**

**Bristol Commercial Valuers & Auctioneers**  
Baynton Road, Ashton, Bristol BS3 2EB t 0117 953 3676 f 0117 953 2135  
[bcva@dnfa.com](mailto:bcva@dnfa.com) [www.dnfa.com/bcva](http://www.dnfa.com/bcva)



500

**WITHDRAWN**

Swindon **GUIDE PRICE: £175k+++**

**SOLICITORS** Mr Timothy Adams, Adams Burrows, 34 Broad Street, Staple Hill, Bristol BS16 5NS. Telephone 0117 970 2240.

**FURTHER INFO** The unit is approximately 5,030 square feet. We understand units of this nature would rent for approx £4-£5 per square foot, making this an ideal investment opportunity.

Unit 12, Whitehall Industrial Estate, Swindon, Wiltshire SN4 7DB

A large purpose-built lock up industrial unit on a well located industrial estate on the outskirts of Wootton Bassett, close to Junction 16 of the M4 and a couple of miles from Swindon.

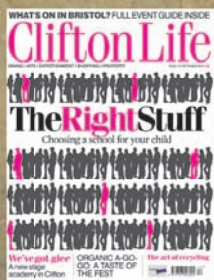
**VIEWING: VIEWING BY APPOINTMENT ONLY**



# Clifton Life

For all your property requirements

Contact :- Debbie Blackman  
on 01225 475800



500

**SOLD AFTER**

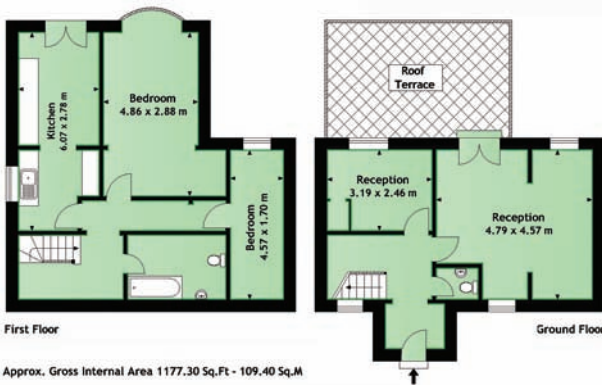
Long Ashton GUIDE PRICE: **£240k+++**



The Old Pumphouse, 3 Weston Road, Long Ashton, North Somerset BS41 9LA

**A converted detached property with 3 bedrooms, fine views and gardens - now requires some updating.**

An unusual detached property with rear views across the valley, and south facing rear garden, the property was converted some 30 years ago from a former pumping station. The accommodation on two floors includes entrance hall, cloakroom/wc, bedroom three/study, reception room with doors to large south facing terrace, lower floor with kitchen/breakfast room, two further bedrooms and bathroom. There is off road parking on the driveway. The property, which has gas central heating, could benefit from general upgrading and modernisation.



Approx. Gross Internal Area 1177.30 Sq.Ft - 109.40 Sq.M  
For illustrative purposes only. Not to scale.

**OTHER INFORMATION** We are delighted to be working on a joint basis with the well respected local estate agents Beamount Estates, Beamount Estates, 65 Weston Rd, Long Ashton BS41 9AB. Telephone 01275 393 639.

**SOLICITORS** Caroline Harrington, Burke & Co Solciitors, 1 Baileys Court, Webbs Wood Road, Bradley Stoke, Bristol BS32 8EJ. DX 124895 ALMONDSBURY 3. Tel: 0117 9314499, fax: 0117 9798889.

**VIEWING:** WEDS 11:00-11:30 & SATURDAY 10:00-10:30

50

0117 973 6565  
www.hollismorgan.co.uk

**SOLD AFTER**

**hollis  
morgan  
Auction**

St Andrews

PRICE: **£425k+++**



108, Chesterfield Road, St. Andrews, Bristol BS6 5DU

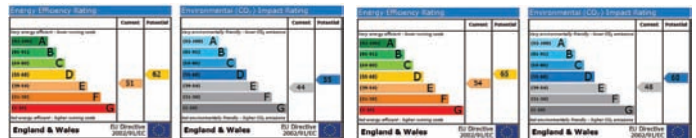
### High yielding freehold investment

The property is arranged in two units:

**UNIT ONE** is a ground floor garden flat with three double bedrooms, communal lounge and single storey extension housing the kitchen and shower room facilities. £10,800 per annum;

**UNIT TWO** comprises the first and second floors and consists of six double bedrooms, communal lounge and bathroom facilities. £21,240 per annum.

**TOTAL INCOME:** £2,670 per calendar month/£32,040 pa.



**OTHER INFORMATION** **2011-12 RENTS:** Pentrich Properties are currently marketing the Upper Maisonette for next year at £1800.00pcm, exclusive of all bills for 2011-2012.

**SOLICITORS** Mr Hugh Feeny, Hugh Feeny & Co, 177 Whiteladies Rd, Bristol BS8 2RY. Telephone: 0117 923 9477.

**VIEWING:** TUESDAYS & THURSDAYS 13:45-14:15



Pentrich Properties  
133 Coldharbour Road, Redland, Bristol BS6 7SW  
tel: 0117 9423474 fax: 0117 9423567

Lot 10

**WITHDRAWN**

**Hambrook** GUIDE PRICE: **£240k+++**



Rose Cottage, Mill Lane,  
South Gloucestershire BS16 1SA

**A Semi-detached cottage dating from 1855 with generous 3 bedroom accommodation.**

A Semi-detached Cottage, built circa 1855 and extended in the 1950's. The property has been updated and is well presented combining old and new features. The accommodation comprises; entrance hall, a bay fronted, dual aspect lounge, open plan kitchen/dining room, conservatory and downstairs wc. Most of the downfloor has parquet flooring. The first floor offers; a modern family bathroom and three double bedrooms. The property further boasts; off street parking, gardens to front/side/rear, outbuilding, double glazing and is warmed by oil fired central heating.

Energy Efficiency Rating		Environmental (CO <sub>2</sub> ) Impact Rating	
Current	Potential	Current	Potential
	46	37	46
<small>not energy efficient - higher running costs</small> EU Directive 2002/91/EC		<small>not environmentally friendly - higher CO<sub>2</sub> emissions</small> EU Directive 2002/91/EC	



Total area approx. 120.8 sq metres (1297.7 sq feet)

**SOLICITORS** *Mr Tom Sterling, Henriques Griffiths Solicitors, 107 High Street, Winterbourne, South Gloucestershire BS36 1RD. Tel: 01454 855451. Fax: 01454 773954*

**VIEWING:**

**STRICTLY BY APPOINTMENT**

LOT 11

UNSOLD



Staple Hill GUIDE PRICE: £100k+++

SOLICITORS Mr George Boyd Gibbins, Davis Wood Solicitors, 884 Fishponds Road, Fishponds, Bristol BS16 3XB. Tel: 0117 965 3504.

FURTHER INFORMATION

The property briefly comprises of:

- ENTRANCE VESTIBULE • RECEPTION HALL
- LOUNGE/DINER 29'5 x 11'2 (8.97m x 3.4m) • CONSERVATORY 11'3 x 6' (3.43m x 1.83m)
- KITCHEN 11'3 x 8'3 (3.43m x 2.51m) • UTILITY ROOM 8'3 x 5'9 (2.51m x 1.75m)
- REAR LOBBY • BATHROOM • FIRST FLOOR LANDING
- BED ONE 13' x 8'6 (3.96m x 2.59m) • BED TWO 12'5 x 8'7 (3.78m x 2.62m)
- BED THREE 9'3 x 5'9 (2.82m x 1.75m) • SHOWER ROOM
- FENCE ENCLOSED FRONT GARDEN Laid to patio. • SIDE AND REAR GARDEN



27 Beaufort Road, Staple Hill, Bristol BS16 5JX

A detached 3 bedroom family home/ investment property in need of some modernisation.

VIEWING: STRICTLY BY APPOINTMENT WITH BRUNT & FUSSELL, ESTATE AGENTS, TEL: 0117 956 6004

# Changing the way people live with cancer

Penny Brohn Cancer Care is the UK's leading charity specialising in complementary care for people with cancer and those close to them.

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Life changing complementary cancer care



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www.pennybrohncancercare.org

Registered Charity No. 284881

**LOT 12**



**POSTPONED**

**Arnos Vale**      **GUIDE PRICE: £250k+++**

**SOLICITORS** *Mr Roy Coles, Roy Coles & Co, 11 Berkeley Square, Bristol, BS8 1HG. Tel: 0117 925 6257. info@roycoles.com*

**FURTHER INFORMATION**

	NO OF BEDS	GARDEN	RENTAL INCOME	CONTRACT TERM
Ground floor	Studio	–	£325 pcm	LET ON AST: EXPIRED JULY 2010
First Floor	1	–	£500 pcm	LET ON AST: NOW ROLLING CONTRACT
Second Floor	2	YES	£600 pcm	LET ON AST EXPIRES NOVEMBER 2011
Top Floor	1	YES	£375 pcm	LET ON AST EXPIRES DECEMBER 2010

**TOTAL RENTAL INCOME** £1,800 PCM (£21,600pa)



232 Bath Road, Arnos Vale, BS4 3EQ  
**Investment/breakup opportunity**

An imposing Victorian house recently converted into four individual units. The property provides an ideal opportunity for an owner occupier, an investor or for someone wishing to take advantage of the opportunity to individually market each unit.

Each flat is currently let on an individual AST contract.

The A4 is a busy thoroughfare leading from the centre of Bristol to Bath and, therefore, it services a huge area of commercial and quasi industrial businesses and is well situated to meet the demands of young people and students wishing to enjoy the ambience and convenience of Vibrant City Life.

**VIEWING:**

**BY APPOINTMENT**



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**Clifton Print House, 99 Queens Road, Clifton, Bristol**

LOT  
13

**SOLD £180k**

**Clevedon** GUIDE PRICE: **£225k+++**



1 & 2 Marson Road, Clevedon, North Somerset BS21 7NN

### Two Victorian houses

Two semi detached adjoining stone built period houses currently arranged as one unit previously used by North Somerset Social Services as offices, located in the centre of the Triangle district of Clevedon with a fine selection of retail outlets within a hundred yards.

We understand all future potential uses are subject to planning permission:

- the property can continue as prestigious offices;
- the building lends itself to residential development.

*EPC available on request.*



We are delighted to be working with North Somerset Council and will be offering a variety of properties on their behalf throughout 2011.

**SOLICITORS** Clare Macourt, Solicitor, Legal Services, North Somerset Council, Town Hall, Walliscote Grove Road, Weston-super-Mare, BS23 1UJ. DX: 8411 Weston-super-Mare. Direct tel: 01275 888665, fax: 01934 634884.

**VIEWING:**

**STRICTLY BY APPOINTMENT**

LOT 14

**SOLD PRIOR**

Fishponds GUIDE PRICE: **£200k+++**



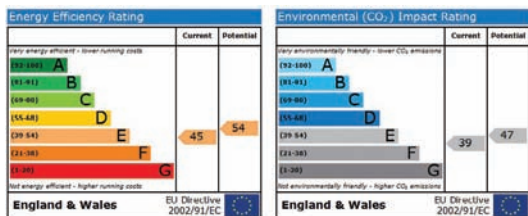
1, Alexandra Park, Fishponds, Bristol BS16 2BG

**A substantial semi detached Victorian property located on a quiet cul-de-sac off Fishponds Road.**

The property would make a generous **five bedroom family home** with garage, garden and parking.

Or, we understand the property offers a range of opportunities:

- **investment** – recently been used as a student investment property producing in the region of (6 beds x £275 per room pcm) £19,000 per annum. We understand the property is fully HMO compliant with a license granted which will be available to inspect in the legal pack.
- **development** – subject to PP there is the possibility to create 6 one bedroom flats (we are informed next door is already converted into 4 one bedroom flats).



**SOLICITORS** Anna O'Hara, Brain Sinnott & Co, 713 Fishponds Road Bristol BS16 3UH. 0117 965 1030

**VIEWING:** TUESDAYS & THURSDAYS 10:30 - 11:00



LOT 15

WITHDRAWN

Westbury-on-Trym PRICE: £650k+++



Woodrange, 26 Henbury Road, Westbury-on-Trym, Bristol BS9 3HU

### Detached family home

A Substantial elegant double fronted bath stone detached house situated in private grounds approaching half an acre on the outskirts of Westbury village.

An exciting opportunity to further develop and improve this classic period house with its beautiful setting and exceptionally large grounds.

**OTHER INFORMATION** We would like to clarify that Hollis Morgan has been made aware of some long term structural issues relating to the front elevation of the property of which the present owner was fully aware of when he purchased the property some twenty years ago. An estimate for necessary works has been obtained by the auctioneers but prospective purchasers are welcome to make their own enquiries.

**SOLICITORS** Mr Phillip Hogan, Henriques Griffiths, 18 Portland Square, Bristol. Telephone: 0117 909 4000.



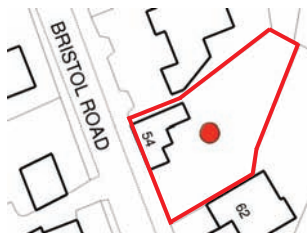
Mr James Boyce, West Tec Ltd, 30 Whiteladies Rd, Bristol, City of Bristol BS8 2LG. tel: 0117 907 4377

VIEWING: VIEWINGS STRICTLY BY APPOINTMENT

LOT 16

**SOLD £200k**

**Whitchurch** GUIDE PRICE: **£180k+++**



Pear Tree Cottage, 54, Bristol Road, Whitchurch, Bath & North East Somerset BS14 0PY

**A Detached Cottage for modernisation set in large gardens.**

This is a delightful detached cottage fronting the main road but with the huge advantage of a large garden and a garage together with parking space. The property enjoys all the attributes of a period home with Inglenook style fireplaces and stone walls. There is a fitted kitchen and bathroom but the rest of the accommodation is in need of modernisation. The large landing on the first floor provides the opportunity to create a further bedroom (subject to any necessary planning consents). The large level garden has clearly been well landscaped and stocked in the past and will easily be restored to the traditional landscape so appropriate for this type of property.

Now requiring modernisation - The opportunity to create an idyllic country cottage with a village atmosphere.



Total area approx. 117.4 sq. metres (1284.9 sq. feet)

**SOLICITORS** *Jodie Smith, Meade King, 11-12 Queen Square Bristol BS1 4NT. Tel: 0117 9264121.*

**VIEWING:**

**WEDNESDAYS 12:15-12:45**

LOT  
17

**SOLD AFTER**

Redland

PRICE: **£550k+++**



7 Northumberland Road, Redland, Bristol BS6 7AU

### Huge potential in a popular area

#### The opportunity

Whilst the property has been excellently maintained by the Abbeyfield Bristol Society Ltd, it represents the following opportunity:

**Family home:** An ideal family home with three reception, five bedrooms and a small top floor granny flat plus walled garden and off street parking.

**Investment:** With washing facilities in most rooms the property would potentially make an excellent investment/student property subject to gaining an HMO license and any other necessary consents.

**Flat conversion:** The property would convert into two generously proportioned flats subject to PP. *EPC available on request.*



QUOTE AVAILABLE FROM AUCTIONEERS



Abbeyfield  
29 Alma Vale Road, Clifton, Bristol BS6 7SW



19-21 Lower Redland Road, Redland Bristol BS6 6TB  
tel: 0117 205 0075  
email: info@sharphomeimprovements.co.uk

**SOLICITORS** Barbara Hunt, Gregg Latchams, 7 Queen Square, Bristol BS1 4JE. Tel: 0117 906 9400.

**VIEWING:** WEDNESDAYS 13:30-14:00 & SATURDAYS 11:45-12:15

contact Andrew Morgan  
or Oliver Hollis  
on **0117 973 6565**  
to arrange a viewing  
or make an offer.

# residential sales

**RENOVATED**



Redland **£365,000**

**ROOF TERRACE**



Clifton **£345,000**

**DETACHED**



Sneyd Park **£995,000**

**COMING SOON**



WRAXALL **£1,250,000**

**FIVE BEDROOMS**



Redland **£575,000**

**DETACHED**



Failand **£479,950**

**PRIVATE GARDEN**



Clifton **£225,000**

**HALL FLOOR**



Clifton **£449,950**

**TOP FLOOR**



Clifton **£275,000**

**FREEHOLD**



Kingsdown **£330,000**

**CHURCH CONVERSION**



Redland **£345,000**



## Buying or selling residential or commercial property?

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Waterloo House, Waterloo Street, Clifton, Bristol BS8 4BT

## 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 £250 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.



# 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 **hollismorgan**. For telephone bids you may prefer to give us a blank cheque duly signed.

I also enclose a separate cheque for £250 inclusive of 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 \_\_\_\_\_



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auction@hollismorgan.co.uk

hollis  
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## **hollismorgan proxy and telephone bidding terms**

**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.





## 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 March 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.*



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saturday 25 june 2011

# the opera picnic



An opportunity to enjoy a 'Glyndebourne' style day in Bristol – a repeat of this extremely popular day. Four members of The Welsh National Opera Company will once again delight us with 'Opera' highlights in the beautiful surroundings of All Saints Church.

*Concert starts at 18.30 with a picnic break for one hour and twenty minutes followed by the second half of the performance. Picnic in the church or the beautiful grounds and bring your friends to this memorable evening.*

*Ticket price £20 Concessions £15. Bring your own picnic or (Picnics can be ordered from Anne Guy Catering in advance and delivered to the church in a cool box which you can keep). This is an evening not to be missed and a highlight of the Bristol Summer Season!*

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#### North Somerset Council

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### media



#### Bristol Property Live

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#### Clifton Life

[www.cliftonlifemag.co.uk](http://www.cliftonlifemag.co.uk)



#### Bath Chronicle

[www.thisisbath.co.uk](http://www.thisisbath.co.uk)



#### Western Daily Press,

[www.westerndailypress.co.uk](http://www.westerndailypress.co.uk)

## our auction location



## 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.

## our next auction date is



Wednesday, 18<sup>th</sup> May 2011

**7.00 PM**

and on...  
06/07/11  
14/09/11

All Saints Church, Pembroke Road, Clifton



contact Andrew Morgan or Oliver Hollis on  
**0117 9736565** to discuss your requirements further.

**0117 973 6565**  
auction@hollismorgan.co.uk

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