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estate agents **auctioneers**

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DECEMBER 2010
auction

Wednesday, 22nd December 2010 | **7.00^{PM}**
All Saints Church, Pembroke Road, Clifton

Investing in Property?

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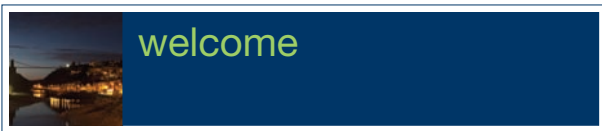
At **Financexchange** we know the how to source not only the best product but most importantly the one best suited to your needs and aspirations.

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welcome to the christmas sale



It is a great pleasure to welcome you to another Auction in this spectacular building and I do hope that you will be able to join us for a festive drink immediately after the sale in The Atrium where you will be able to talk to other people with an interest in property.

We are delighted with this building as an Auction venue and look forward to seeing you in The New Year for the 2011 Auction Season. Sales are planned for the 23rd February, 6th April and the 18th May and my colleagues and I will look forward to seeing you at all of them.

Everyone is aware of the challenges which lie ahead and yet, in many ways, these are exciting times. Property is a long term investment and, as we know from past history, normal activity is bound to return to the housing market in the not too distant future through the pressure of potential purchasers wishing to make a move as well as those looking for the right investment or development opportunity. Add to this the lowest recorded interest rates and you can see why the present time must be one of the finest moments in which to make that all important property move.

I would like to take this opportunity to thank you for your support throughout 2010 and to wish you a very happy Christmas.



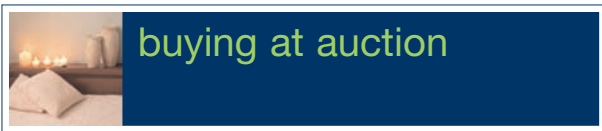
our next auction date is

Wednesday, 23rd February 2011 | **7.00 PM**
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

**hollis
morgan**



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.

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, 22 December sale at All Saints Church, Pembroke Road, Clifton. She'll be easy to spot as she has promised to wear her Christmas hat!

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. I'd also like to wish all readers a very happy Christmas and

new year on behalf of myself and Gregg Latchams and look forward to seeing 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 and 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 and particular expertise in dealing with complex and high value private client and family matters. ■

to contact Barbara, email barbara.hunt@gregglatchams.com, telephone 0117 906 9449 or to find out more about Gregg Latchams, visit www.gregglatchams.com

Gregg
Latchams
Solicitors & Notaries

LOT 1

POSTPONED

Cotham **GUIDE PRICE: £325k+++**



POSTPONED

54.5... project to... the family home or the house could be used for residential investment as it is ideally suited for subdivision into at least four flats.

PLANNING SURVEYS: Hollis Morgan are endeavouring to provide a full structural survey prepared by Andrew Beard of Andrew Beard & Company which will be available for all interested parties to inspect.

BUILD COSTS: We will endeavour to provide full quotations from two well respected local building firms for renovation and conversion.

An imposing double bay fronted Victorian property on a prominent corner position with accommodation arranged over four floors with a self contained basement flat. The building has fallen into a state of disrepair and now requires a complete overhaul providing an exciting opportunity for re development into four flats (subject to Planning Permission) or alternatively as a family home. We understand the property was being used as a fully occupied and licensed House of Multiple Occupation HMO as recently as March 2009, as such all rooms have wash hand basins in situ.



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

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

SOLICITORS Michael Prout & Co, 7 St Nicholas Street, Bristol, BS1 1UE. Telephone 0117 927 3305.

VIEWING: VIEWINGS STRICTLY BY APPOINTMENT

LOW

POSTPONED

Filton

GUIDE PRICE: **£225k+++**

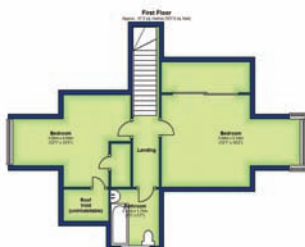


54 Gloucester Road North,
Bristol BS7 0SJ

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 some 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 ₂) Impact Rating		Current	Potential
		45	60			41	54
<small>Best energy efficient - lower running costs</small> <small>Not energy efficient - higher running costs</small>				<small>Most environmentally friendly - lower CO₂ emissions</small> <small>Not environmentally friendly - higher CO₂ emissions</small>			
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	



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

VIEWING: WEDS 11:00-11:45/SATS 10:00-10:30

503

SOLD AFTER

Knowle **GUIDE PRICE: £300k+++**



207 Wells Road, Knowle, Bristol BS4 2DF
An affordable and spacious family home or an ideal investment opportunity.

A well presented Victorian mid terrace property with bay windows at ground and first floor levels. The generous family accommodation is mainly arranged over two floors and comprises two reception rooms, kitchen, four bedrooms, three bathrooms, attic room and a converted cellar. The landscaped west facing garden has a bespoke raised timber framed garden room and deck and also the added bonus of rear access from Crowndale Road.

The property is well located on The Wells Road, close to local shops and The holy Nativity Church. The city centre is within approximately one mile.



Energy Efficiency Rating				Environmental (CO ₂) Impact Rating			
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential		
92-100 A			92-100 A				
81-91 B			81-91 B				
69-80 C			69-80 C				
55-68 D			55-68 D				
39-54 E			39-54 E				
21-38 F		40	21-38 F	35	41		
1-20 G		48	1-20 G				
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions			
England & Wales				England & Wales			
EU Directive 2002/91/EC				EU Directive 2002/91/EC			

SOLICITORS Mrs Felicity McCarthy, McCarthy & White, 34 High Street, Thornbury, Bristol BS35 2AJ. Telephone: 01454 413696.

VIEWING: **WEDS 12:15-13:00/SATS 11:00-11:30**

LOT 4

SOLD AFTER

Long Ashton GUIDE PRICE: £300k+++



Glebe Road, Long Ashton, Bristol BS41 9LH
A family home on a large plot to suit keen gardeners and with scope for further modernisation and extension.

This is a charming brick built end of terrace cottage with rendered upper elevations and a Tudor style gables roof believed to have been a former estate workers cottage belonging to the 'Smythe' Family Estate. The property retains many attractive original features including quarry tiled floors and Norfolk door latches with accommodation arranged over two floors with scope for further extension subject to obtaining Planning Permission and any other necessary consents. To the rear is a detached garage and a large L-shaped garden.

PLANNING HISTORY A planning application was submitted in November 2005 (05/P/2943/F) for the erection of a two storey rear extension and a rear conservatory – full drawings available upon request from the auctioneers office.



Energy Efficiency Rating			Environmental (CO ₂) Impact Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
105-149	A		102-106	A	
81-104	B		81-91	B	
65-80	C		69-80	C	
55-64	D		55-68	D	
39-54	E		39-54	E	
21-38	F	41	21-38	F	35
1-20	G		1-20	G	
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC			England & Wales EU Directive 2002/91/EC		

SOLICITORS Mrs Sheena Clark, Battrick Clark, 151 Whiteladies Road, Clifton, Bristol BS8 2RA. Telephone: 0117 973 1391.

VIEWING: WEDS 13:30-14:15/SATS 11:45-12:15

LOLO

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:

VIEWINGS STRICTLY BY APPOINTMENT

Just look at our success! So why not sell at our **February** auction?

<p>Lot 1</p> <p>PRIVATE TREATY</p> <p>Tickenham PRICE: £300k+++ The Chapel, Tickenham Hill BS21 6SH Unique opportunity to acquire an historic stone built chapel with PP to convert into 'Grand Designs' style property.</p>	<p>Lot 2</p> <p>POSTPONED</p> <p>Redland GUIDE: £400k+++ 13 Harcourt Road, Redland BS6 7RO Nine bed Edwardian terraced house with parking at rear - investment/family home. Potential income circ £36,900 pa.</p>	<p>Lot 3</p> <p>PRIVATE TREATY</p> <p>Fishponds GUIDE: £190k+++ 828 Fishponds Road, Fishponds BS16 3XA 7 bed student investment property; potential income circa £17,500 pa. PP to convert into 2x2 bed & 1x1 bed flats.</p>	<p>Lot 4</p> <p>PRIVATE TREATY</p> <p>Southville GUIDE: £190k+++ Albert Lodge, British Road, Southville BS3 3SW Imposing Investment / Family home (circa 1840) with a self contained studio flat and parking.</p>	<p>Lot 5</p> <p>SOLD</p> <p>Clifton GUIDE PRICE: £250k+++ Villa Nova, 16 Byron Place, Clifton BS8 1JT A 4-bed period house arranged over three floors plus courtyard garden. Requires updating.</p>	<p>Lot 6</p> <p>WITHDRAWN</p> <p>Kingswood GUIDE: £775k+++ The Old Bus Depot, Moravian Road BS15 6ND Impressive site approx 0.83 acres adjacent to Kingswood High Street - huge potential for a range of uses - PP required.</p>
<p>Lot 7</p> <p>SOLD</p> <p>Clifton GUIDE: £430k+++ Plot to rear of 18 Knowle Road, Knowle BS4 2EE High Yielding residential Investment Property currently producing £36,372 pa.</p>	<p>Lot 8</p> <p>SOLD</p> <p>Kingsweston GUIDE: £400k+++ Quakers Meet, Kingsweston Road BS11 0UX A period house of huge character in need of some upgrading. Garage / Coach house and gardens.</p>	<p>Lot 9</p> <p>WITHDRAWN</p> <p>Knowle GUIDE: £75k+++ 13 Triangle South, Clifton BS8 1EY Building plot with PP for a four bedroom detached Mews cottage.</p>	<p>Lot 10</p> <p>SOLD</p> <p>Avonmouth GUIDE: £60k+++ 23 Meadow Street, Avonmouth BS11 9AS One bedroom house in need of modernisation - suit FTB / Investor</p>	<p>Lot 11</p> <p>SOLD</p> <p>Cheltenham GUIDE: £210k+++ 4 Christchurch Terrace, Cheltenham GL50 2NS Three storey period house in a prime location in need of full modernisation - investment/development/family home.</p>	<p>Lot 12</p> <p>WITHDRAWN</p> <p>Horfield GUIDE: £200k+++ 454 Gloucester Road, Horfield BS7 8TX 3 bedroom, 3 reception partially modernised terrace house with parking for two cars. Suit FTB/Investor</p>
<p>Lot 13</p> <p>POSTPONED</p> <p>Brislington GUIDE: £275k+++ 232 Bath Road, Arnos Vale BS4 3EQ An imposing Victorian investment property recently converted into four individual units.</p>	<p>Lot 14</p> <p>SOLD</p> <p>Stapleton GUIDE: £125k+++ The Stables, Grange House, Stapleton BS16 1AT A fine Grade II stable block with full Planning Permission for a 2-bed dwelling.</p>	<p>Lot 15</p> <p>SOLD</p> <p>Clifton GUIDE: £550k+++ 30 Alma Road, Clifton BS8 2DB Imposing semi detached Victorian Villa with 5 bed, 3 rec, double garage and south facing garden - requires upgrading.</p>			

taking lots **now**
for 23rd February 2011

telephone **0117 973 6565**

next auction
23 FEBRUARY
2011

500

SOLD £110k

Clifton

GUIDE PRICE: **£100k+++**



Whatley Road, Clifton, Bristol BS8 2PS
A retirement apartment for the over 60s close to Whiteladies Road and Clifton Down shopping centre*

A one double bedroom period apartment linked to the Whatley Court Retirement Complex. Comprising a private entrance with stairs to the top floor (first floor) of this character style coach house, with plenty of storage cupboards, light and airy sitting room, modern kitchen/breakfast room, white bathroom suite and also offering visitors/communal parking, communal sitting room/conservatory, lovely enclosed rear communal grounds and emergency alarm system.

Energy Efficiency Rating		Current	Potential	Environmental (CO ₂) Impact Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions			
(92-100) A				(92-100) A			
(81-91) B				(81-91) B			
(69-80) C				(69-80) C			
(55-68) D				(55-68) D			
(39-54) E				(39-54) E			
(21-38) F				(21-38) F			
(1-20) G			32	(1-20) G			1
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	

OTHER INFORMATION *We understand this may be owned by people younger than 60, but only occupied by people of the approved age.

SOLICITORS Legal packs can be e-mailed to prospective purchasers – please contact: Mr M Smith, Greg Latchams, 7 Queen Square, Bristol BS1 4JE. Telephone 0117 906 9400.

VIEWING: VIEWINGS STRICTLY BY APPOINTMENT

LOT 1

POSTPONED



Lockleaze GUIDE PRICE: **£115k+++**

SOLICITORS Legal packs can be e-mailed to prospective purchasers – please contact: Jonathan Evans, Sims Cook Teague, 40 High Street, Thornbury BS35 2AJ. Tel: 01454 414342. e-mail info@simscookteague.com

Energy Efficiency Rating		Current	Potential	Environmental (CO ₂) Impact Rating	
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions	
92-100	A			92-100	A
81-91	B			81-91	B
69-80	C			69-80	C
55-68	D	60	67	55-68	D
39-54	E			39-54	E
21-38	F			21-38	F
1-20	G			1-20	G
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions	
England & Wales		EU Directive 2002/91/EC		England & Wales	
				EU Directive 2002/91/EC	

8, Eastlake Terrace, Lockleaze, Bristol BS7 9XQ
Investment property or family home.

A great opportunity to acquire this three bedroom semi detached property situated in Lockleaze. The property has open plan lounge diner and separate kitchen, Three good size bedrooms and family bathroom. Benefits further from having a large family garden and osp for 2/3 cars. With gas central heating and being fully glazed this would make a great family home.

VIEWING: TUESDAYS AND THURSDAYS 11:00 – 11:30

500

WITHDRAWN



Redland GUIDE PRICE: **£400k+++**

SOLICITORS

Harcourt Road, Redland, Bristol BS6 7RQ

VIEWING: VIEWINGS STRICTLY BY APPOINTMENT

50

SOLD £120k

Staple Hill GUIDE PRICE: **£100k+++**



27 Beaufort Road, Staple Hill, Bristol BS16 5JX

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

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
- BEDROOM ONE 13' x 8'6 (3.96m x 2.59m)
- BEDROOM TWO 12'5 x 8'7 (3.78m x 2.62m)
- BEDROOM THREE 9'3 x 5'9 (2.82m x 1.75m)
- SHOWER ROOM
- FENCE ENCLOSED FRONT GARDEN Laid to patio.
- SIDE AND REAR GARDEN Good size area of enclosed garden which extends to the side and rear and is mainly laid to south cerney and patio with side gated access and various mature shrubs.

Energy Efficiency Rating		Current	Potential	Environmental (CO ₂) Impact Rating		Current	Potential
Best energy efficient - lower running costs (92-100) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not energy efficient - higher running costs		33	51	Best environmentally friendly - lower CO ₂ emissions (12-144) A (91-91) B (50-80) C (31-44) D (29-54) E (21-38) F (5-38) G Not environmentally friendly - higher CO ₂ emissions		29	43
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	

SOLICITORS Legal packs can be e-mailed to prospective purchasers – please contact: Mr George Boyd Gibbins, Davis Wood Solicitors, 884 Fishponds Road, Fishponds, Bristol BS16 3XB. Tel: 0117 965 3504.

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

Lot 10



SOLD £61k

Clifton

GUIDE PRICE: **£20k+++**

SOLICITORS Legal packs can be emailed to prospective purchasers – please contact: Barbara Hunt, Gregg Latchams, 7 Queen Square, Bristol BS1 4JE. Telephone 0117 906 9400.



Garage, 17 Royal York Crescent, Clifton, Bristol BS8 4JY

A lock up garage and store located in one of the Bristol's finest terraces. Electric up and over door and power.

Royal York Crescent is probably one of the most impressive of the Clifton terraces and extends from Regent Street to Sion Hill. This is an area of high-density, high-quality residential properties and consequently there is a great shortage of parking – let alone secure parking and storage.

This garage will add considerable value to any home in the area and will be a fine long-term investment.

*Garage dimensions 5.33m x 2.2m;
store dimensions 5.39m x 1.74m.*

VIEWING:

VIEWINGS STRICTLY BY APPOINTMENT

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

auction
means **action**

...here at All Saints on Wednesday 23rd February 2011



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

residential sales



SOLD
Redland **£550,000**

A fine, imposing Victorian semi detached house with 2 receptions, kitchen, 5/7 beds and west facing garden. Whilst the exterior has been meticulously maintained the internal decoration now requires some attention.



PRICE REDUCTION
Clifton **now £374,950**

A luxurious hall floor apartment with three bedrooms, spacious lounge, modern kitchen, sole use of the garden and gated off-street parking for up to 3 vehicles.



SOLD
Clifton **£175,000**

Fourth floor purpose built apartment with lift access set in large gardens just a few hundred yards from Whiteladies Road and Clifton Down shopping centre. Let for some years producing £750 pcm; now requires some updating.



SOLD
Coombe Dingle **£399,950**

A fine example of an extended semi-detached home now providing excellent family accommodation with a vast open plan kitchen diner and south facing garden.



NEW INSTRUCTION
Clifton **now £349,950**

An impressive hall floor apartment with spacious rooms, high ceilings and many period features. Two beds, drawing room, Kitchen, two bathrooms, gardens, parking and no onward chain.



NEW INSTRUCTION
Redland **£575,000**

An imposing mid terrace five bedroom Victorian family home offered in exceptional decorative order.



SOLD
Long Ashton **£699,950**

Sunnymead is an exquisite stone build Grade II listed 17th Century rural retreat comprising 5 beds, 4 receptions, kitchen and gardens. Yet within two miles of the centre of Bristol.



SOLD
Southville **£225,000**

An end of terrace period property arranged over two floors, completely modernised and offered in immaculate condition with two bedrooms, open plan living and c/y garden.



SOLD
Redland **£400,000**

A traditional Victorian end of terrace bay fronted villa arranged over three floors presented in immaculate condition with three bedrooms, two bathrooms located in Redland backwater.



SOLD
Clifton Village **£325,000**

An elegant first floor balcony flat located on Royal York Crescent with panoramic South facing views over Bristol and Beyond. Two bedrooms, two bathrooms, drawing room, dining area, kitchen and separate mezzanine room.



SOLD
Clifton **£250,000**

Excellent recently modernised, stylish 2 bedroom garden flat with private entrance, front/rear gardens, spacious lounge, 2 bathrooms and allocated OSP. No onward chain.



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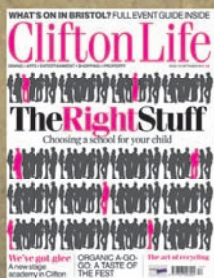
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Contact :- Debbie Blackman
on 01225 475800



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 _____



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.



St Peter's Hospice is Bristol's only adult Hospice caring for local people with terminal illnesses. You can help us in any of the following ways:

- **Visit your local St Peter's Hospice shop**
- **Join our weekly Local Lotto**
- **Take part in a fundraising event**

For more information on these and the many other ways you can help visit: **www.stpetershospice.org** or call **0117 915 9300**



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we are delighted to be associated with...



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, 23rd February 2011 | **7.00 PM**
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

**hollis
morgan**