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auction@hollismorgan.co.uk

estate agents **auctioneers**

RESULTS

hollis
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FEBRUARY 2011
auction

Wednesday, 23rd February 2011 | **7.00^{PM}**
All Saints Church, Pembroke Road, Clifton

FARROW & BALL



Great recipes deserve great ingredients

For the very best in paint, with recipes packed full of naturally occurring pigments and natural ingredients, look no further. From Cook's Blue to Dead Salmon – there's something to suit the most discerning palate.

Colour craftsmen since 1946

Showroom
16 Princess Victoria Street Clifton
BS8 4BP 0117 973 3900

For further information, details of local stockists or delivery to your door, please telephone +44 (0) 1202 876141 or visit our website

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



dear friends



Welcome to All Saints Clifton for our first auction of the 2011 season.

We are delighted to have collated a fine selection of family homes, investment and development opportunities to offer for your for your competition making this probably the largest residential auction sale in Bristol of the 2011 auction season.

We are pleased to report that after a long period of economic difficulties and mortgage shortages resulting in little development – or new building – the New Year has experienced a vigorous start with an up-surge in sales and competitive bidding for properties whether by Private Treaty or Auction. Good luck this evening and, if you have to pay a little more than you anticipated to obtain the right property, then I am sure that your confidence will be entirely justified.

Mrs Barbara Hunt of Gregg Latchams will be available, prior to the sale, to offer independent legal advice to anyone interested in this sale or to provide general information about future Auctions. As on other occasions, we have representatives from other property related firms as well as those representing Bristol based Charities.

Farrow and Ball, the colour craftsmen, have recently become our neighbours in Clifton Village with prestigious premises in Princess Victoria Street. They have generously donated a £100 Gift Voucher to the purchaser of 23, Bellevue Crescent, Clifton Wood in order to set the right tone in the restoration of this quintessential Clifton Home!

We hope that you will enjoy our Auction Experience Evening in this beautiful building and we extend a very warm welcome to you all to join us in the atrium for a drink immediately after the sale.

Andrew Morgan.



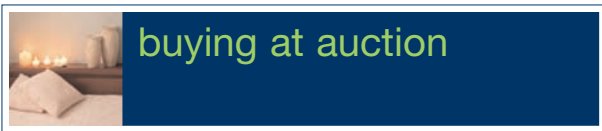
our next auction date is

Wednesday, 6th April 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, 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, telephone 0117 906 9449 or to find out more about Gregg Latchams, visit www.gregglatchams.com

Gregg
Latchams
Solicitors & Notaries

ask the experts

our auction professionals answer your queries

What affect would an increase in the Bank of England Base Rate have on you?

Jo Stewart replies: *"If you currently have a **tracker mortgage** then an increase would have a direct affect. If the base rate increased by 0.25% then your mortgage rate would also increase by this amount. This may not sound like much but on a £200k interest only mortgage this would amount to about £40 per month.*

*"If you have a **standard variable rate mortgage** then it would be up to your lender whether they made any changes, however it is likely that they would also increase their rate and this may not be at the same level as the bank base rate increase.*

"There is a lot of speculation. It is possible that the Bank of England could maintain the base rate for some time, but it is also possible that an increase is on the cards in coming months.

*With **fixed rates** at a record low and if you require an element of certainty to your monthly mortgage payments then this may be the perfect time to consider switching your mortgage to a fixed rate product. This would mean that you would know how much your payments would be for a set period of time.*



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

There are a number of things to take into consideration and lots of options to consider when you are thinking about switching your mortgage. Professional advice is readily available to consider these options and arrive at the best solution to meet your needs. ■

What are the advantages of selling at auction?

Andrew Morgan replies: *"There are numerous reasons for selling a property at auction. It is an efficient process; the fall of the gavel is an automatic exchange of contracts; completion will usually take place 28 days from exchange of contracts.*

Additionally buyers will know 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 placed in a competitive atmosphere; and the best price is seen to be achieved thus satisfying all interested parties.

It's an ideal means of selling properties that may not suit the traditional market, such as properties in poor states of repair; investment opportunities, properties suitable only for cash injections, or where quick sales need to be achieved, such as executor or divorce disposals. ■



Jo Stewart

Jo is a partner in FX Mortgages an independent mortgage company covering the South West. Charming and dedicated she aims to always get the job done with the minimum of fuss. joS@fxmortgages.co.uk



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.

LOT 1

POSTPONED



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:

WEDNESDAY 11:00-11:45

502

SOLD £61k

Clifton

GUIDE PRICE: £20k+++



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

A lock up garage/store in one of 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.

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

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

VIEWING:

VIEWINGS STRICTLY BY APPOINTMENT

why not sell at our
April auction?

auction
means **action**

...here at All Saints on Wednesday 6th April 2011

**april
auction**

503



SOLD £70k

Weston-Super-Mare GUIDE PRICE: **£55k+++**

SOLICITORS Liz Knott, John M Lewis & Co, Licensed Conveyancers, 92 St Peter's Street, Derby DE1 1SR. Tel: 01332 292204, Fax: 01332 292058. Email:

FURTHER INFORMATION We understand that once the flat has been updated it will rent for between £400 and £450 pcm. Figures supplied by Westcoast Properties, tel 01934 414128.



4 Sandford Road, Weston-super-Mare BS23 3EY

A fine investment by the sea

A one bedroom garden level flat with private access at the side of the property. Comprising entrance hall, storage cupboard, lounge with bay window, double bedroom and kitchen and rear porch. Sunny rear garden accessed from the flat and, with its own, separate access.

Investment potential with rents of up to £450pcm – a 9% yield – achievable.

VIEWING:

WEDNESDAYS 10:00-10:30

LOT 4



UNSOLD

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

£105

POSTPONED

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			Environmental (CO ₂) Impact Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
A			A		
B			B		
C			C		
D			D		
E	42	49	E	36	42
F			F		
G			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		

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 14:30-15:15



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

100



SOLD AFTER

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.

Clifton **GUIDE PRICE: £100k+++**

SOLICITORS *Mr M Smith, Greg Latchams, 7 Queen Square, Bristol BS1 4JE. Telephone 0117 906 9400.*

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

VIEWING:

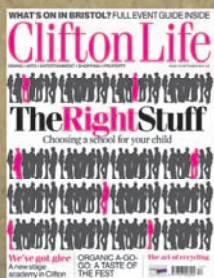
VIEWINGS STRICTLY BY APPOINTMENT



Clifton Life

For all your property requirements

Contact :- Debbie Blackman
on 01225 475800



LOT 1

POSTPONED

Redland

GUIDE PRICE: **£675k+++**



72 Cranbrook Road, Redland, Bristol BS6 7BU

Residential investment producing in excess of £45,000 per annum.

An imposing Semi Detached Victorian property that has been carefully extended to create a high quality nine bedroom investment property arranged over four floors. The property has been recently renovated and we understand has been granted a full HMO license.

Comprises: 2 studios (one with roof terrace), 7 double rooms and 5 bathrooms.



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		
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	53	39-54	E	47
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		

FURTHER INFORMATION Individual tenancy agreements exist, full details available on request.

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

VIEWING: TUESDAYS AND THURSDAYS 12:00 - 12:45



We are delighted to be working in partnership with Ashton Rose.

£500

POSTPONED

Filton

GUIDE PRICE: **£200k+++**



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 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
Best energy efficient - lower running costs	A			Best environmentally friendly - lower CO ₂ emissions	A		
	B				B		
	C				C		
	D				D		
	E	45	60		E	41	54
	F				F		
Not energy efficient - higher running costs	G			Not environmentally friendly - higher CO ₂ emissions	G		
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



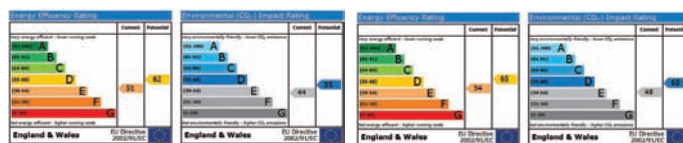
St Andrews PRICE: **£425k+++**



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.



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

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 13:15-14:00

Lot 10

POSTPONED

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 11

SOLD AFTER

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.

Locally based in Pill, we aim to help people live as well as they can with and beyond cancer through a unique combination of physical, emotional and spiritual support using complementary therapies, lifestyle information and self-help techniques.

All our services are offered free of charge.



Penny Brohn Cancer Care

Life changing complementary cancer care



For more information on our services and how we can support you call **Helpline** on **0845 123 2310**



www.pennybrohn.cancercare.org

Registered Charity No. 204307

Lot 2

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				
49-54 E			49-54 E				
41-48 F		40	41-48 F	35	41		
31-39 G			31-39 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 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 3



SOLD £135k

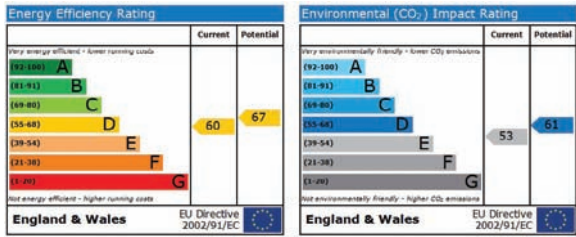
8, Eastlake Terrace, Lockleaze,
Bristol BS7 9XQ

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.

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



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



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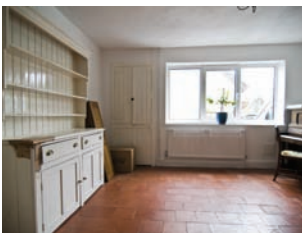
Residential team: 0117 974 4100

Advice Makes a Difference

LOT 14

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		
A			A		
B			B		
C			C		
D			D		
E			E		
F			F		
G			G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
41			35		
S7			49		
England & Wales			England & Wales		
EU Directive 2002/91/EC			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

LOT 15
1

POSTPONED

Redland

PRICE: **£550k+++**



7 Northumberland Road, Redland,
Bristol BS6 7AU

Huge potential in a popular area

A stone build semi detached house currently arranged as a small residential home with off road parking and a walled rear garden.

An ideal family home with three reception, five bedrooms and a small top floor granny flat plus walled garden and off street parking. 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. The property would convert into two generously proportioned flats subject to PP.

EPC available on request.



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:

Lot 60

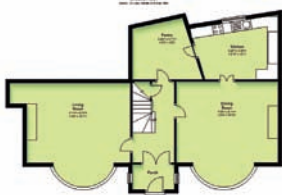
SOLD £551k

Cotham **GUIDE PRICE: £325k+++**

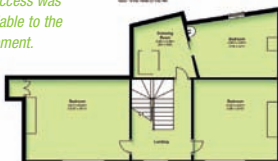


54 Freemantle Road, Cotham, Bristol BS6 5SU

An superb redevelopment opportunity for a family home/ investment/flat conversion subject to planning consent.



No access was available to the basement.



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

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.

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

VIEWING:

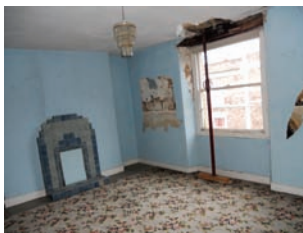
VIEWINGS STRICTLY BY APPOINTMENT

LOT 17

FARROW & BALL
£100 Voucher
 Farrow & Ball have generously donated a £100 Voucher for materials from their showroom to the purchaser of this lot.

SOLD AFTER

Cliftonwood GUIDE PRICE: **£325k+++**



23, Bellevue Crescent, Cliftonwood, Bristol BS8 4TE

Family house/investment/flat conversion (PP required)

This is a delightful stone built terraced house of considerable charm and character arranged over four floors now requiring complete modernisation with a rear walled garden and views towards Brandon Hill and the City of Bristol from the upper floors.

A rare opportunity to restore a classic period house into 4/5 bedroom family home. Possibility to create a high yielding investment property subject to gaining the necessary consents and HMO license. Or to convert the building into four one bedroom self-contained units subject to planning consent*.

PLANNING Planning permission has been granted (with Architects plans) to clear the front garden and create separate access via steps to the basement level.

FURTHER INFORMATION *Quotations are available on request.

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	
A (92-100)		A (92-100)	
B (81-91)		B (81-91)	
C (69-80)		C (69-80)	
D (55-68)		D (55-68)	
E (39-54)	49	E (39-54)	48
F (21-38)		F (21-38)	54
G (1-20)		G (1-20)	
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	



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

SOLICITORS Theo Vitagliano, Wards Solicitors, 52 Broad Street, Bristol BS1 2EP. Tel: 0117 9292811, fax: 0117 9290686. DX 7824.

VIEWING: TUESDAYS 11:00-11:45 & SATURDAYS 10:45-11:15

Lot 88

POSTPONED

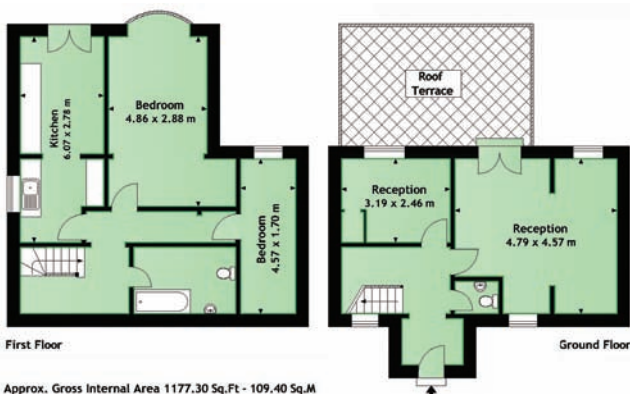
Long Ashton GUIDE PRICE: £235k+++



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 Solicitors, 1 Baileys Court, Webbs Wood Road, Bradley Stoke, Bristol BS32 8EJ. DX 124895 ALMONDSBURY 3. Tel: 0117 9314499, fax: 0117 9798889.

VIEWING: WEDS 15:00-15:30 & SATURDAY 12:15-12:45

Lot 19

SOLD £190k

Cotham GUIDE PRICE: **£190k+++**



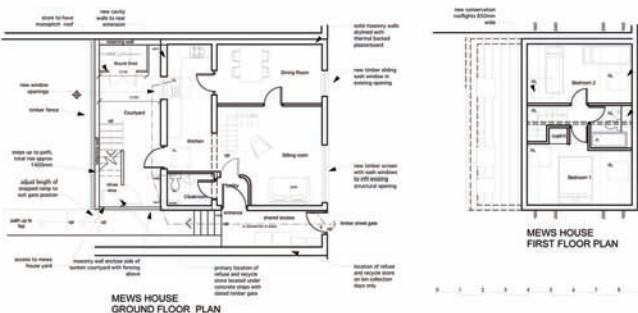
16 Sydenham Lane, Cotham, Bristol BS6 5SQ **Garden apartment with large garden and garage/coach house with full Planning consent**

The property must be sold and remain as one lot for the present time but provides a discerning purchaser with a number of opportunities. The Lot comprises; A bright and airy garden level flat at present used as medical consultation rooms with D1 planning consents now with change of use granted for conversion into a 1/2 bedroom residential unit. A large walled garden joins the flat to the coach house – see site map provided. The coach house has full Planning consent for conversion into a residential dwelling similar to others recently converted on the lane. *Quotations and drawings are available on request.*

Garden Apartment



Proposed Coach House Plans



Grazebrook Design
RIBA chartered architect



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

SOLICITORS Mr P Duggan, Metcalfes, 46-48 Queen Square, Bristol BS1 4LY. Telephone 0117 929 0451.

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

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

residential sales



Redland **£550,000**



Redland **£400,000**



Clifton **£250,000**



Clifton **£345,000**



Clifton **£325,000**



Southville **£225,000**



Coombe Dingle **£399,000**



Stoke Bishop **£899,000**



Clifton **£342,500**



Clifton **£185,000**



Clifton **£315,000**

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- 3 Redemption Penalties
- 4 Flexibility
- 5 Service from the lender

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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.



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