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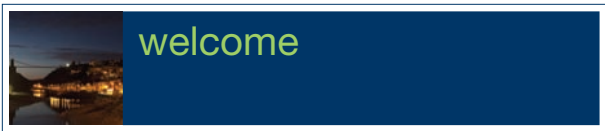
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FEBRUARY 2012
auCTION

Wednesday, 1st February 2012 | **7.00^{PM}**
All Saints Church, Pembroke Road, Clifton

auCTION

- LOT 1** GUIDE PRICE **£180,000+++** 15
18 Westfield Park, Redland, Bristol BS6 6LX
 2-bed basement flat in need of modernisation with gardens and allocated OSP.
- LOT 2** GUIDE PRICE **£9,000+++** 17
Garage to rear of, 65 Begbrook Drive, Frenchay, Bristol BS16 1HG
 Larger than average single lock up garage with excellent rental history.
- LOT 3** GUIDE PRICE **£45,000+++** 18
Land adjacent to, 162, Bath Road, Totterdown, Bristol BS4 3EF
 Site with planning permission to construct 3 new-build 1-bed flats with open.
- LOT 4** GUIDE PRICE **£450,000+++** 19
18, St. Johns Road, Clevedon BS21 7TG
 A large Period family home with self contained annexe – huge potential.
- LOT 5** GUIDE PRICE **£30,000+++** 21
East Garages, Juniper Court, Eastville, Bristol BS5 6YH
 A site with full planning for a single dwelling - 11/02880/F
- LOT 6** GUIDE PRICE **£175,000** 22
27, Maxse Road, Knowle, Bristol BS4 2JG
 Classic mid-terrace 3-bed Victorian property now requiring updating/ modernisation.
- LOT 7/8/9** GUIDE PRICE @ **£135,000+++** ****SOLD PRIOR**** 21
Hall Floor, First Floor and Second Floor Flats,
9 Unity Street, Off Park Street, Bristol BS1 5HH
- LOT 10** GUIDE PRICE **£115,000+++** ****SOLD PRIOR**** 23
Top Floor Flat, 9 Unity Street, Bristol BS1 5HH
- LOT 11** GUIDE PRICE **£650,000+++** 24
50 Royal York Crescent, Clifton, Bristol BS8 4JS
 A freehold investment with 12 bedrooms producing circa £56,00 pa.
- LOT 12** GUIDE PRICE **£235,000+++** 25
194 Henbury Road, Henbury Village, Bristol BS10 7AE
 Fabulous Grade II listed 4-bed town house, well presented with period features.
- LOT 13** GUIDE PRICE **£70,000+++** ***** POSTPONED/MARCH***** 26
Unit 3 Garfield Rd &, 80c, Bell Hill Road, St George, Bristol BS5 7LU
 DEVELOPMENT OPPORTUNITY – Two single storey units with long term potential to redevelop – current potential income £10,500.
- LOT 14** GUIDE PRICE **£140,000+++** ***** POSTPONED/MARCH***** 27
80, 80a, 80b, Bell Hill Road, St George, Bristol BS5 7LU
 A freehold investment comprising three residential units and advertising hoarding producing total of £17,713 per annum.
- LOT 15** GUIDE PRICE **£200,000+++** 28
Land to rear of, 74-80, Bell Hill Road, St George, Bristol BS5 7LU
 Large site with excellent access + full planning for 5 3-bed houses + 3 flats.
- LOT 16** GUIDE PRICE **£180,000+++** 29
50 Birnbeck Road, Weston-super-mare BS23 2EE
 Freehold investment comprising ground floor restaurant and 5 bedroom flat producing £13k pa PLUS potential building plot adjacent subject to PP
- LOT 17** GUIDE PRICE **£5,000+++** 31
Parking Space 1, Talavera Close, City Centre, Bristol BS2 0ED
 Secure allocated off street parking space within a modern development of stylish flats close to the City Centre.
- LOT 18** GUIDE PRICE **£5,000+++** 31
Parking Space 2, Talavera Close, City Centre, Bristol BS2 0ED
 Secure allocated off street parking space within a modern development of stylish flats close to the City Centre.
- LOT 19** GUIDE PRICE **£100,000+++** 32
Wedmore Villa, 142 A, Bath Road, Totterdown, Bristol BS4 3EF
 The property comprises two stories of brick built accommodation, a single storey extension to the rear and potential for garden/OSP to the front.
- LOT 20** GUIDE PRICE **£400,000+++** 32
142-148, Bath Road, Totterdown, Bristol BS4 3EF
 4 freehold properties with ground floor commercial + 2-storey residential above.
- LOT 21** GUIDE PRICE **£475,000+++** 33
186, Wells Road, Knowle, Bristol BS4 2AL
 A pair of large semi detached houses with full planning for conversion into 7 flats, a 2 bedroom house and ground floor commercial unit
- LOT 22** GUIDE PRICE **£30,000+++** 34
Four Garages @, Chatterton Street, Caxton Gate, Bristol BS1 6RJ
 4 modern garages adjacent to Temple Meads – currently let for £70 per/garage pcm.
- LOT 23** GUIDE PRICE **£15,000+++** 34
Two Garages @, Chatterton Street, Caxton Gate, Bristol BS1 6RJ
 2 modern garages adjacent to Temple Meads – currently let for £70 per/garage/pcm.
- LOT 24** GUIDE PRICE **£7,500+++** 34
Garage @, Chatterton Street, Caxton Gate, Bristol BS1 6RJ
 Modern garage adjacent to Temple Meads – currently let for £70 per garage pcm
- LOT 25** GUIDE PRICE **£450,000+++** ****WITHDRAWN**** 35
24, Alma Vale Road, Clifton, Bristol BS8 2HY
- LOT 26** GUIDE PRICE **£215,000+++** ****SOLD PRIOR**** 36
6c, Cotham Lawn Road, Cotham, Bristol BS6 6DU
- LOT 27** GUIDE PRICE **£550,000+++** 37
Regent Court, 33, Regent Street, Clifton Village, Bristol BS8 4HR
 A freehold investment with 12 bedrooms producing circa £56,00 pa.
- LOT 28** GUIDE PRICE **£150,000+++** 39
18, Worcester Street, Gloucester, Gloucestershire, GL1 3AA
 Large vacant freehold premises with five residential rooms above a 1000 sq ft commercial unit - capable of producing circa £25k pa.
- LOT 29** GUIDE PRICE **£80,000+++** 41
Site @ 21 - 23, Gilda Close, Whitchurch, Bristol BS14 9JX
 Site with Full Planning to construct two buildings comprising four 2 be flats.
- LOT 30** GUIDE PRICE **£200,000+++** 42
72 and 73, Old Market Street, Bristol BS2 0EJ
 Freehold opportunity to acquire a 6,000 sq ft property close to the City Centre with Planning for A3, A4 and A5 usage + Residential development subject to planning.
- LOT 31** GUIDE PRICE **£60,000+++** 43
First Floor Flat, 174a, Greystoke Avenue, Southmead, Bristol BS10 6AP
 A first floor one bedroom flat situated in a modern semi detached building – capable of producing circa £6k pa
- LOT 32** GUIDE PRICE **£650,000+++** 44
Flats 3,4,5,6,7,8, 2 Braggs Lane, City Centre, Bristol BS2 0EB
Investment/break-up opportunity: Six stylish duplex apartments with Freehold set within a converted Victorian Warehouse producing £42,000 per annum.
- LOT 33** GUIDE PRICE **£225,000** ***** POSTPONED ***** 45
Land @ 1 Beachcliffe, Beach Road West, Portishead BS20 7HY
- LOT 34** GUIDE PRICE **£180,000** 46
12, Montpelier, Weston-super-mare BS23 2RG
 An imposing Victorian end of terrace property with planning applied to convert into 6 flats (3 x 1 bed and 3 x 2 bed) or fine family home.
- LOT 35** GUIDE PRICE **£30,000** 47
Ground Floor Office, 71 Sandy Park Road, Brislington, Bristol BS4 3PQ
 A ground floor retail unit with vacant possession – previously generating rental income of £4.8k per annum.
- LOT 36** GUIDE PRICE **£325,000+++** ***** POSTPONED ***** 48
Flat, 30, Grove Road, Redland, Bristol BS8 2XT
 Recently renovated 6-bedroom investment property fully let with HMO license and producing £32k pa.
- LOT 37** GUIDE PRICE **£150,000+++** ***** POSTPONED ***** 48
Número Uno Restaurant, 203, Whiteladies Road, Clifton, Bristol BS8 2XT
 An established restaurant/commercial unit located on Whiteladies Road in the heart of Clifton – available vacant or with benefit of tenant.
- LOT 38** GUIDE PRICE **£400,000+++** 49
The Red House, 5 Conygre Road, Filton, Bristol BS34 7DA
 A substantial period property now in need of some updating.



dear friends



Having enjoyed great success in our debut year – when we offered over 125 lots generating in excess of £22 million worth of sales – we are confident and proud to present our first catalogue for 2012.

I am sure the coming year will, again, prove to be an exciting time in the saleroom with eager buyers competing for quality properties in the knowledge that they present some of the best investments currently available.

As you will see from pictures on the website our saleroom is usually packed with professionals, and those with a general interest in property, all keen to watch the general market trends. Naturally, Andrew is most interested in those wishing to bid! And, as ever you can download the full information for each lot – with plans, legal packs and viewing times – from our website, and whatever your interests or intentions we look forward to seeing you on the night with the usual complimentary drinks afterwards.

On behalf of everyone at Hollis Morgan, the largest Residential Auctioneers, may I wish you a happy, healthy and prosperous 2012.

Our chosen charity for 2012 is St Peter's Hospice so please keep an eye out for fundraising over the coming months.

www.stpetershospice.org.uk



Complimentary drinks sponsored by



our next auction date is

Wednesday, 28th March 2012 | 7.00 PM
All Saints Church, Pembroke Road, Clifton



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

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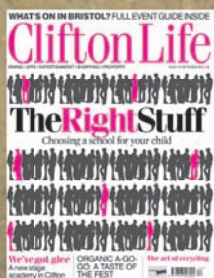
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Clifton Life

For all your property requirements

Contact :- Debbie Blackman
on 01225 475800



introducing hollis morgan's legal expert

If you've ever had a legal query at auction that you were afraid to ask, our resident legal expert Barbara Hunt has the answers.



I am often asked what my role as duty solicitor involves.

In an ideal world, if you are buying a property at auction, you will have instructed your solicitor a good two weeks before the auction, the solicitor will have had time to look at the auction pack thoroughly in order to check the title and all the searches and will have given the property a clean bill of health. You can then go to the auction with no worries – except of course the worry that the property will be knocked down to you at the right price.

It is essential that before you bid, you are in the comfortable position of knowing that you are safe to buy the property and that there are no legal skeletons waiting to jump out of the cupboard once the hammer has fallen.

But life's not like that is it?

The chances are that you will have only just seen the property, it's due to go to auction tomorrow and your solicitor is on holiday. So what do you do? (other than get stressed).

Well that's where I come in.

A hard copy of the legal pack will be available for inspection about half an hour before the start of the auction. You are free to look at it yourself, but you may prefer a professional to cast an eye over it for you before the auction or to answer questions on the parts of the pack that you don't understand. I will be available to do that for you – right up until bids start for the property. This is obviously still not ideal as my time will be limited and I may have more than one pack to look at – however it is better than nothing and usually I can spot a major problem at short notice.

It may be that you have already had the pack checked by your solicitor, but you may have thought of something else which you would like to find out about before you start bidding. Again, I can probably help by looking through the pack or by discussing the point with the seller's solicitor – who should be in attendance with the auction pack.

So – in a nutshell – I am in attendance at the auction to help you with legal queries you may have in relation to the property you are intending to bid for. Please do use me. I prefer to be kept busy!

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

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Now is the time to review your finances *Jo Stewart from FX Mortgages explains why*

As 2011 becomes a mere memory, now is a great time to look forward to 2012 and plan for the future.

The slow movement towards recovery continues, recent statistics from Nationwide House Price Index show that house prices increased by 0.4% in November, making a typical home 1.6% higher in value than one year ago.

With inflation at a 20-year high, it is certainly the right time to be looking at your finances. Whilst many borrowers have been – and still are – benefiting from low mortgage rates, this won't last for ever and predictions are that we could see rates increase in 2012. However, the good news is that there are some very competitive mortgage deals currently available, whether you are looking to remortgage, switch your existing mortgage product or buy for the first time. It is always worthwhile having a look to see

whether changing lender to get a better mortgage deal will save you money. The same also applies to your home insurance and protection policies. A regular review can ensure that you still have the best cover at the most competitive price.

Comparison sites and internet searches can certainly help you see what is available but these methods can make it more difficult to see the true cost of the mortgage and lead to a product which may not be the right solution for you. Here at FX Mortgages we take the time to look at your situation and search a wide variety of lenders and insurers to find the right deal for you.

Make a review of your finances in 2012 a priority and speak to us today on 07827 932183 or email jos@fxmortgages.co.uk to ensure the financial products and services you currently have are

still the best match for you – plus we could even save you some money! We look forward to hearing from you.



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

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Toots Malton
INTERIOR DESIGN

ask the experts

our auction professionals answer your queries

Why would a property developer use a designer?

Maggie Malton replies: *“Working with a Developer I become part of a very professional team, a link from start to finish, working along side the Developer bringing both of our expertise and skills together, turning a refurbishment, or new development into beautiful saleable homes, I have worked closely with many Construction Companies over the years each project is unique and has many different requirements.*

At present I am working with G.H.Construction on two new sites one of which – th derelict Old School House, West Littleton – is a splendid stone built character cottage in need of a total renovation.

I am truly loving this project. We are working closely with the Conservation Officer to maintain, preserve and restore it back to its former glory. It will soon be a stunning property once more”.

“...we quickly developed a trusting relationship with Maggie because she listened and understood what we wanted to achieve...”

Ken and Sue, Cheddar

“Once we have planning and finance in place the project can go ahead, working to a budget I am able to select kitchens, bathrooms, lighting,

flooring, colour schemes, and often have to plan a show home, leaving the Contractor to get on with the build, we have many meetings with our client, making sure at all times the finish is to our high exacting standards, over the years I have worked with a team of true professionals, its far from glamorous, I am often on a building site cold wet and muddy working out the lighting runs, etc. Hard hat high vis jacket and boots, not a good look.

Then as it all comes together at the end of the build it is very satisfying for everyone”.

“...Maggie is my first port of call for any project on the house as I completely trust her judgement and opinions...”

Darren Spicer, Clevedon

“I find working with my own private Clients very enjoyable this is a different concept all together, very much down to individual taste, often it is just lack of confidence on where to start, and even more worrying who can you trust to carry out the work, if you are thinking to purchase a property from Auction or just update your present home I am here to help. If of course we need to make any structural changes this is not a problem as I have my team of trusted tradesman to call on at any time, no project is ever to big or too small”.



Maggie Malton

Maggie is the owner of Toots Malton and has a wealth of design experience – from choosing a fabric to working with structural engineers and architects.
www.tootsmalton.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 46 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 43 of this catalogue and read the terms and conditions relating to proxy/telephone bidding on page 44.



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.

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the mole report

a moles eye view of the auction market

Sam Mole

Sam is the Hollis Morgan
auction assistant.
sam@hollismorgan.co.uk



Hollis Morgan held its final sale of 2011 on Wednesday 16th November. With well over 400 people packing the iconic surroundings of All Saints Church, Clifton, and a staggering total of 33 Lots available for purchase, this sale was always going to provide a fantastic insight into the current state of the market and raise some interesting talking points in its aftermath.

In the light of many recent newspaper headlines focusing on the doom and gloom of the global economic crisis, one could be forgiven for taking the view that now is not a time to invest in property. Encouragingly, however, the results of the Auction suggested that things aren't as bad as some journalists would like to suggest and that given the right property, at the right price, there is still room for a lot of action in the market.

*However, the doubters initially appeared to be correct as the sale got off to a slow start, with both **Lots 1 and 2** (18, St Johns Road, Clevedon & 194, Henbury Road respectively) failing to achieve their reserve prices. Interestingly, several parties disappeared quickly after these first two Lots, indicating that they had come along simply to observe, presumably in the hope that they would not sell, allowing them some time to ponder their next moves away from the pressure and competition of the Auction room. **Lot 3**, Church of The Nazarene, Summer Hill, achieved the first sale of the evening, selling for exactly its guide price of £130,000.*

*Further uncertainty was affirmed when **Lots 4 and 6** (Wedmore Villa - 142a, Bath Road & 9 Unity Street) also failed to reach their minimum sale prices, before the South Gloucestershire Council owned garage sites injected some much needed action into the sale. All three sites were purchased by the same investor, through a telephone bid, which provided equal amounts of confusion and entertainment as the proceedings of the sale were passed to and fro to the bidder via a Hollis Morgan representative. The garage sites achieved final sale prices of £100k, £175k, and £110k respectively. Later on, South*

*Gloucestershire Council were equally delighted to achieve staggering results on the 8 parcels of land – **Lots 22-29** inclusive – offered in the sale, with these all selling – achieving prices ranging from £2,000 to £55,000.*

***Lot 33** – 10 Duchess Rod of Clifton, the final Lot of the sale and the one which had generated the most interest in the weeks preceding the Auction, also proved to be a major talking point. Offered with a guide price of £325,000 – several parties entered the bidding on this Lot and subsequently it raced beyond that price and was quickly well above the £400,000 mark, prompting all but two bidders to duck out. It achieved a final sale price of £480,000, and the new owner very much looks forward to restoring this delightful property to its original function as a family home.*

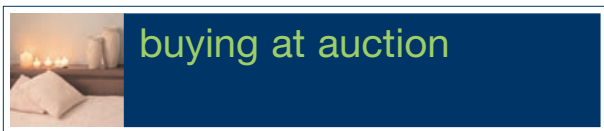
*Other notable sales of the evening include **Lot 10** – 155 Ilchester Crescent, which achieved a final price of £127,000, and **Lot 31**, 282 North Street, which finally sold for £225,000, £15k above its guide of £210,000. One of the most unique and interesting properties offered in this month's sale was that of **Lot 12** – 42 Barry Road. This Victorian property with a substantial single storey extension, most recently used as a nursing home, now offers a fantastic range of opportunities for its new owner, and these include use as a hotel, doctors surgery, village hall, a number of residential dwellings or simply to be retained as a nursing home. After a frenzy of bidding this was eventually sold for £400k, bringing a total of 125 lots and £22m sold for 2011.*

our next auction date is

Wednesday, 28th March 2012

All Saints Church, Pembroke Road, Clifton

7.00^{PM}



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?

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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

LOT

SOLD £217k

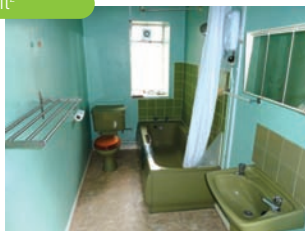
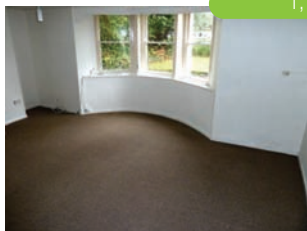
FARROW & BALL

£100 Voucher

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

Redland **GUIDE PRICE: £180k+++**

PROPERTY AREA
1,124 ft²



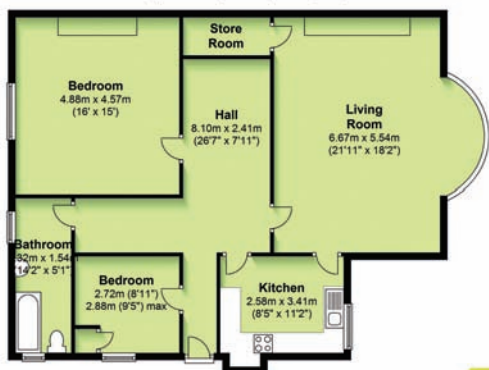
Lower Ground Floor Flat, 18 Westfield Park, Redland, Bristol BS6 6LX

Ripe for renovation

The property

A lower ground floor flat set within an imposing semi detached period building with the added bonus of off street parking to rear and sole use of the front garden. The property has been let for many years and now requires basic modernisation throughout but has the potential to make a fine home or possible a three bedroom investment subject to gaining the necessary consents.

Basement Flat
Approx. 104.4 sq. metres (1124.3 sq. feet)



clifton rentals

04.4 sq. metr sharp

sharp home improvements

RENTAL APPRAISAL

29 Alma Vale Road, Clifton, Bristol BS8 2HL
Tel: 0117 911 3423 e: info@clifton-rentals.co.uk

RENOVATION QUOTES

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

SOLICITORS Mr R Day, David Lees & Co, 319 Wells Road, Knowle BS4 2QD. Tel: 0117 972 1261. e-mail: rday@davidlees.co.uk

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

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ON A MORTGAGE OR OTHER DEBT SECURED ON IT**

502

POSTPONED



Garage to the rear of 65 Begbrook Drive, Frenchay, Bristol BS16 1HG

Investment/storage

A larger than average lock up garage – 6.2m long x 4.01m wide – with up and over door located to the rear of Begbrook Drive, Frenchay, facing onto a private courtyard/cul-de-sac. It boasts excellent access to UWE Frenchay Campus, the M4/M32, and the city centre.

Rental Income

We understand that the garage was previously let until December 2011 for £50pcm.

Frenchay **GUIDE PRICE: £9k+++**

SOLICITORS *Mr Andrew Maxwell, Sharples Solicitors, 62 Gloucester Road, Bishopston, Bristol BS7 8BH. Tel: 0117 942 8214. e-mail: amaxwell@sharples-solicitors.com*

VIEWING: GARAGE AVAILABLE FOR INSPECTION AT ALL TIMES

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28TH MARCH 2012

30TH MAY 2012

25TH JULY 2012

26TH SEPTEMBER 2012

28TH NOVEMBER 2012

au
ction

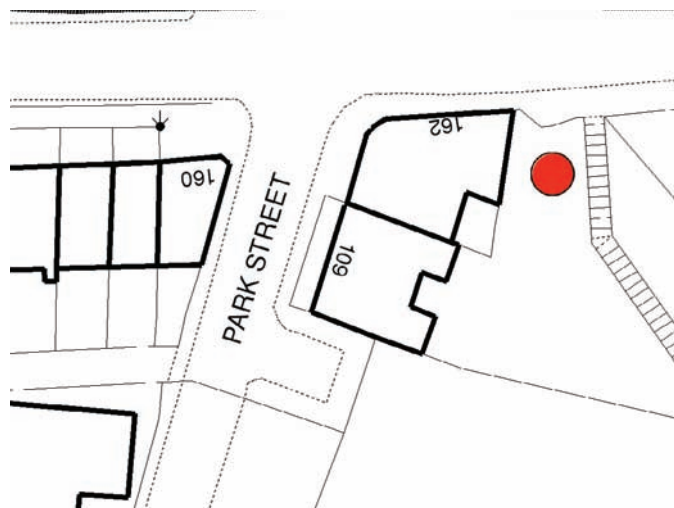


503

POSTPONED



Totterdown GUIDE PRICE: **£45k+++**



Land adjacent to 162 Bath Road, Totterdown, Bristol BS4 3EF

Site with planning

The site of the former Three Lamps pub – with Planning Permission to construct three new build one bedroom flats with open balconies within a mile-and-a-half of the City Centre.

PLANNING PERMISSION Full Planning Granted – 11/04252/F. Detailed plans available upon request from the auctioneers office. All plans available to download with the Legal Pack.


SOLICITORS Mr George Boyd-Gibbins, Davis Wood Solicitors. Tel: 0117 965 3504. e-mail: george.boyd-gibbins@daviswood.co.uk

VIEWING: THE SITE CAN BE VIEWED FROM THE ROAD AT ANY TIME BUT PLEASE CONTACT THE AUCTIONEERS FOR FURTHER ACCESS

Legal Documents Online - New Service - Legal Documents Online



Legal Documents

Legal documents for some of the lots are now or will be available online. Where you see the  icon on the website you will be able to download the documents.

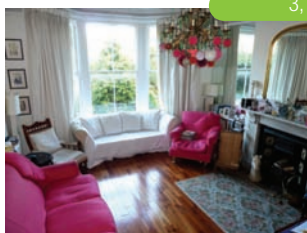
LOT 4

SOLD AFTER



Clevedon GUIDE PRICE: **£450k+++**

PROPERTY AREA
3,151 ft²



18 St. Johns Road, Clevedon, North Somerset, BS21 7TG

A family home with potential.

A fine 4-bedroom, 2-reception period home retaining many original features plus a self contained 1-bedroom annex, driveway, south facing garden and two garages.

The Opportunity

The current owners have owned the property since 2000 and have undertaken a series of works including a new roof in 2000 and new electrics and heating system in 2004. However the property now requires basic updating and offers huge scope for rearrangement into a fine family home. Alternatively the adjacent property has been converted into luxury flats and subject to gaining the necessary planning consents this may be worthy of consideration.

Energy Efficiency Rating			Environmental (CO ₂) Impact Rating		
Current	Potential		Current	Potential	
		43	40	42	46



SOLICITORS Mr Richard Harris, AMD Solicitors, 15 The Mall, Clifton, Bristol BS8 4DS. Tel: 0117 974 4100. e: richardharris@amdsolicitors.com

VIEWING: THURSDAYS 14:30-15:15

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SOLD £130K

Eastville

GUIDE PRICE: £30k+++



East Garages, Juniper Court,
Eastville, Bristol BS5 6YH

Site with full planning – ready to go

A corner site currently arranged as garages but with full planning to construct a contemporary dwelling.

Planning

DECISION: GRANTED subject to condition(s)

APPLICATION NO: 11/02880/F

TYPE OF APPLICATION: Full Planning

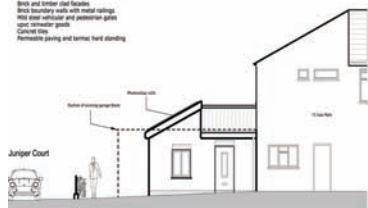
SITE ADDRESS: East Garages, Juniper Court, Bristol.

DESCRIPTION OF DEVELOPMENT: Proposed development of 1no, wheelchair accessible dwelling with new access, car parking and amenity space.

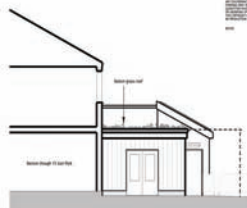
COMMITTEE/DELEGATION DATE: 09.09.11



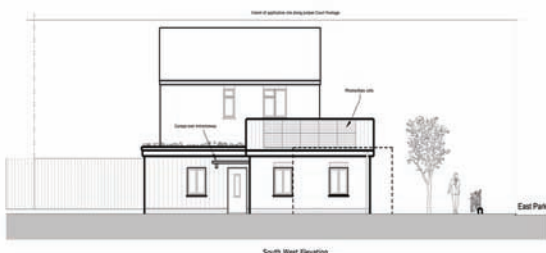
Schedule of Materials
Brick and timber clad facades
Brick boundary walls with metal roofing
Asph. slate roof and protective glass
Asph. driveway paving
Concrete site
Permeable paving and terraced front planting



South East Elevation



North West Elevation



South West Elevation

SOLICITORS Mr Mark Beaumont, Lindleys Solicitors, 11 Great George Street, Clifton, Bristol BS1 5RR. Tel: 0117 9262408. e: mbeaumont@lindleys.net

VIEWING: THE SITE IS OPEN FOR INSPECTION AT ALL TIMES.

500

SOLD PRIOR

Knowle GUIDE PRICE: **£175k+++**

PROPERTY AREA
1,152 ft²



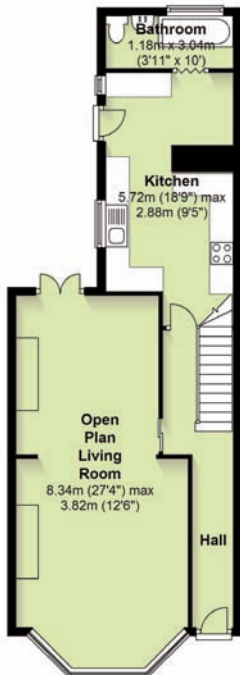
27 Maxse Road, Knowle,
Bristol BS4 2JG

Requires Updating

A classic mid terraced Victorian property located in this popular residential area now requiring updating and modernisation. The property is arranged over two floors with three bedrooms, two reception rooms and private rear garden.

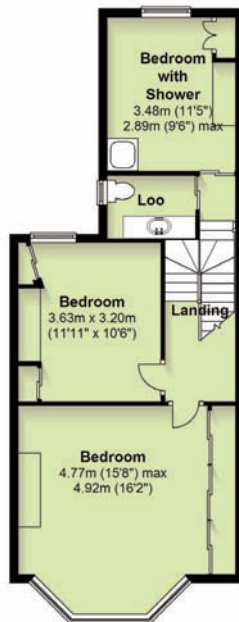
Ground Floor

Approx. 55.1 sq. metres (593.3 sq. feet)



First Floor

Approx. 52.0 sq. metres (559.3 sq. feet)



Total area: approx. 107.1 sq. metres (1152.6 sq. feet)

SOLICITORS Liz Knott, John M Lewis & Co, Licensed Conveyancers, 92 St Peters Street, Derby. Tel: 01332 292 204.

VIEWING: TUESDAYS AND THURSDAYS 10:30-11:00

LOT 7-9

**ALL SOLD
PRIOR**



City Centre GUIDE PRICE: @£135k+++



LOT 7: Hall Floor Flat, 9 Unity Street, Bristol BS16 1HG

A 1-bedroom flat let for £725 pcm.

LOT 8: First Floor Flat, 9 Unity Street, Bristol BS16 1HG

A 1-bedroom flat let for £675 pcm.

LOT 9: Second Floor Flat, 9 Unity Street, Bristol BS16 1HG

A 1-bedroom flat let for £725 pcm.

LOT 10: Top Floor Flat, 9 Unity Street, Bristol BS16 1HG

A 1-bedroom flat let for £600 pcm.

This imposing Grade II listed period property has been the subject of a major recent renovation project and now is converted into four spacious and modern one bedroom flats with smart communal areas and communal storage in the basement.

LOT 10



City Centre GUIDE PRICE: £115k+++



Flat 1, 9 Unity Street
Approx. 50.7 sq. metres (545.4 sq. feet)



Flat 2, 9 Unity Street
Approx. 54.8 sq. metres (589.7 sq. feet)



Flat 3, 9 Unity Street
Approx. 54.8 sq. metres (589.9 sq. feet)



Flat 4, 9 Unity Street
Approx. 40.4 sq. metres (434.9 sq. feet)



medics on the move

The building is currently managed by; Medics on the Move
2 Fernbank Road, Redland, Bristol BS6 6PZ www.movingtobristol.co.uk

SOLICITORS Heather Childs, Alan Hodge Solicitors, Wellspring House
4 Castle Street, Thornbury, Bristol BS35 1HB.

VIEWING: N/A

Legal Documents Online - New Service - Legal Documents Online



Legal Documents

Legal documents for some of the lots are now or will be available online. Where you see the icon on the website you will be able to download the documents.

The Essential Information Group Ltd www.eigroup.co.uk 01737 226 150

LOT 11

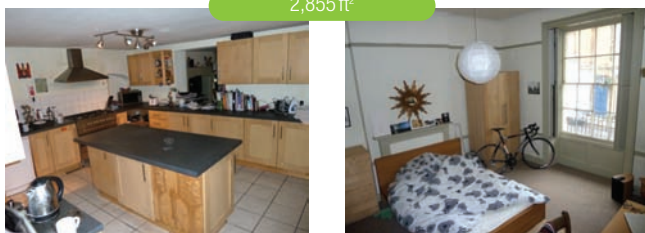
SOLD PRIOR



Clifton **GUIDE PRICE: £650k+++**

PROPERTY AREA

2,855 ft²



50 Royal York Crescent, Clifton,
Bristol BS8 4JS

Prime Freehold Investment

The Property

A large mid-terrace Georgian property arranged over 5 floors situated in the heart of Clifton Village on the prestigious Royal York Crescent. With a full HMO license this property has 12 individually let bedrooms with a large communal kitchen and lounge.

Rental Income

As of 20/9/2011, 9 of the 12 bedrooms are let on individual AST leases currently producing an income of £3,505 pcm (42,060 p/a).

Fully Let

We understand that if fully let the property would produce £4,555 pcm (£54,660 pa). TENANTS SCHEDULE *Full schedule of tenants available to download with legal pack.*

Alternative strategy

Plans to convert to apartments are available to download with the legal pack.



The property is currently managed by Hydes Letting Agents.
1 West Mall, Clifton, Bristol BS8 4BH. tel: 0117 974 4040

SOLICITORS *Mr Martin Hood, Rees Wood Terry Solicitors, 9 St. Andrews Crescent, Cardiff CF10 3DG. Tel: 029 20 40 8800. e: info@reeswoodterry.co.uk*

VIEWING: **WEDNESDAYS 12:45-13:30**

LOT 12

SOLD PRIOR

Henbury **GUIDE PRICE: £235k+++**

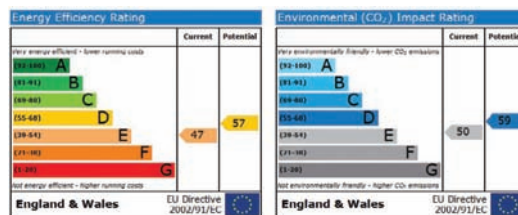
PROPERTY AREA
1,816 ft²



194 Henbury Road, Henbury Village, Bristol BS10 7AE

Affordable Georgian living

A fabulous Grade II listed 4 bedroom town house, well presented with an abundance of period features. The property has records dating from 1776 but is believed to have been re-built in the 1830's. With similar properties on the local market asking up to £350,000, we believe this property represents exceptional value for those seeking an alternative family home.



SOLICITORS *Mr David Parkhouse, Parkhouse and Co, 106 Henleaze Road, Westbury-on-Trym, Bristol BS9 4JZ. Tel: 0117962 9978. e: info@parkhousesolicitors.co.uk*

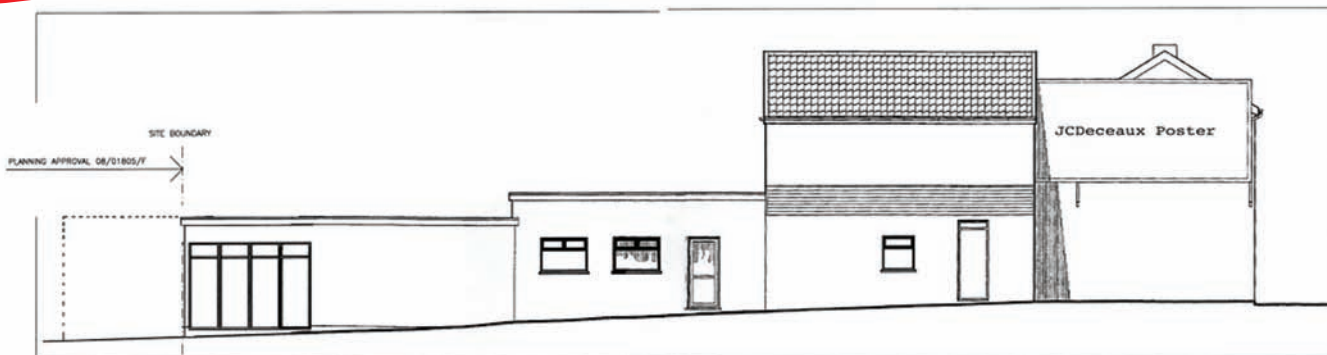
VIEWING: WEDNESDAYS 11:15-11:45

LOT
13



BELL HILL ROAD ELEVATION

POSTPONED



GARFIELD ROAD ELEVATION

St George GUIDE PRICE: £70k+++



Unit 3 Garfield Rd and,80c, Bell Hill Road, St George, Bristol BS5 7LU

Development opportunity/ investment

80c Bell Hill Road is a well presented studio flat currently let producing £475 pcm on a AST contract.

Unit 3 Garfield Road is a commercial workshop and is offered vacant but previously let for £400 pcm

Potential

Whilst offering the potential for an excellent rental return the two properties may offer some long term development potential subject to gaining the necessary consents. Both are single story units and 'Your Design Bristol' has given some opinions on potential developments schemes, subject to obtaining planning permission,

Your Design Bristol Ltd

DEVELOPMENT APPRAISAL

tel: 0117 2303838 mob: 0772 2238137

Mr Clive Hall clive@yourdesignbristol.co.uk www.yourdesignbristol.co.uk

SOLICITORS Mr J Rasking, Ocean Lawyers, First Floor Office, 73 Westbury Hill, Westbury on Trym, Bristol BS9 3AD, Tel: 0117 989 8000. fax: 0117 989 8001. e-mail: j.raskin@oceanhome.co.uk

VIEWING:

TUESDAYS 13:45-14:30

LOT 14

POSTPONED



St George **GUIDE PRICE: £140k+++**



80, 80a and 80b Bell Hill Road,
St George, Bristol BS5 7LU

**Investment/break up opportunity –
producing £17,712 pa**

A large end of terrace period property which has been carefully arranged as three residential units with the added income of an advertising hoarding.

Rental income

The three flats under the newly refurbished pitched roof plus the hoarding achieve a figure of £17,712 per annum.



RENTAL INCOME		
	RENTAL INCOME	CONTRACT TERM
No 80	£500 pcm	ROLLING CONTRACT
No 80a	£395 pcm	ROLLING CONTRACT
No 80b	£450 pcm	6 MONTH CONTRACT SINCE OCTOBER 2011
Hoarding	£131 pcm	WITH DECAUX
TOTAL RENTAL INCOME £1,476 PCM (£17,712pa)		

SOLICITORS *Mr J Raskin, Ocean Lawyers, First Floor Office, 73 Westbury Hill, Westbury on Trym, Bristol BS9 3AD. Tel: 0117 989 8000. fax: 0117 989 8001. e-mail: j.raskin@oceanhome.co.uk*

VIEWING: TUESDAYS 13:45-14:30

LOT 15

GARFIELD ROAD, ST GEORGE, BRISTOL

ANDREW WOTTON ASSOCIATES



Architects

STREET ELEVATION

POSTPONED



St George NEW GUIDE PRICE: £200k+++



Land to rear of 74-80 Bell Hill Road, St George, Bristol BS5 7LU

Site with Planning

The Site

A large site with excellent access and full planning for five three bedroom houses and three flats. 10/04234/F

Planning Permission

REFERENCE: 10/04234/F

APPLICATION RECEIVED: 23 Sep 2010

ADDRESS: Land Rear Of 74-80 Bell Hill Road West, off Garfield Road, Bristol BS5 7LU.

PROPOSAL: Construction of 5 no. three-bed single dwelling houses and 3 no. one-bed self-contained flats, with access from Garfield Road.

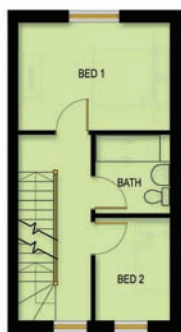
STATUS: GRANTED subject to condition(s)

Plans

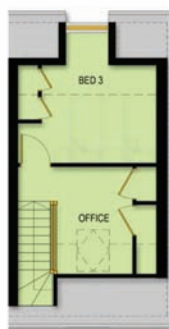
Full plans can be downloaded with the legal pack at www.hollismorgan.co.uk



GROUND FLOOR (32.6 sq. metres, 351 sq. ft)



FIRST FLOOR (32.6 sq. metres, 351 sq. ft)



SECOND FLOOR (27.1 sq. metres, 291 sq. ft)

SOLICITORS Mr J Rasking, Ocean Lawyers, First Floor Office, 73 Westbury Hill Westbury on Trym, Bristol BS9 3AD. Tel 0117 989 8000.

VIEWING: THE SITE IS OPEN FOR INSPECTION AT ALL TIMES

LOT 16

UNSOLD

Weston-super-Mare GUIDE PRICE: £180k+++



50 Birbeck Road,
Weston-super-Mare BS23 2EE
**High Yielding Investment plus
potential building plot to side.**

The Property

A freehold investment comprising ground floor Restaurant and five bedroom flat above producing £13,000 per annum PLUS potential building plot adjacent subject to PP.

The Tenant

The property is let on a 20 years FRI lease commencing on 20th November 2009. Passing rent is £13,000 per annum with 4 year rent review.

The Plot

We understand there may be a potential building plot to the side of the property which we are told could (subject to gaining the necessary planning permissions) be suitable for the erection of a two bedroom flat.

SOLICITORS *Mr Robert Murray, Wards Solicitors, 1-3 Alexandra Road, Clevedon BS21 7QF. Tel 01275 850 470.*

VIEWING: VIEWINGS BY APPOINTMENT



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LOT 17-18

SOLD AFTER



Old Market GUIDE PRICE @: **£5k+++**

CAR PARK LOCATION



2 Allocated Parking Spaces to the rear of 82 West Street, Old Market, Bristol BS2 0BW

Long Term Investment

*****TO BE SOLD SEPARATELY*****

A parking space located within the Linden Homes development with benefit of vacant possession. Secure allocated parking space. Access via Waterloo Road.

There are a large number of flats and businesses in the vicinity and we anticipate huge demand for the letting of individual spaces.


SOLICITORS J Trehearne, Horsey Lightly, 23-24 West Mills, Newbury RG14 5HG. Tel: 01635 580858.

VIEWING: CAN BE VIEWED VIA ENTERING THE FOOTPATH ENTRANCE TO THE PARKING SCHEME. PLEASE USE THE SITE MAP PROVIDED TO NAVIGATE TO THE SPACE

Legal Documents Online - New Service - Legal Documents Online



Legal Documents

Legal documents for some of the lots are now or will be available online. Where you see the  icon on the website you will be able to download the documents.

Lot 19

SOLD £120k

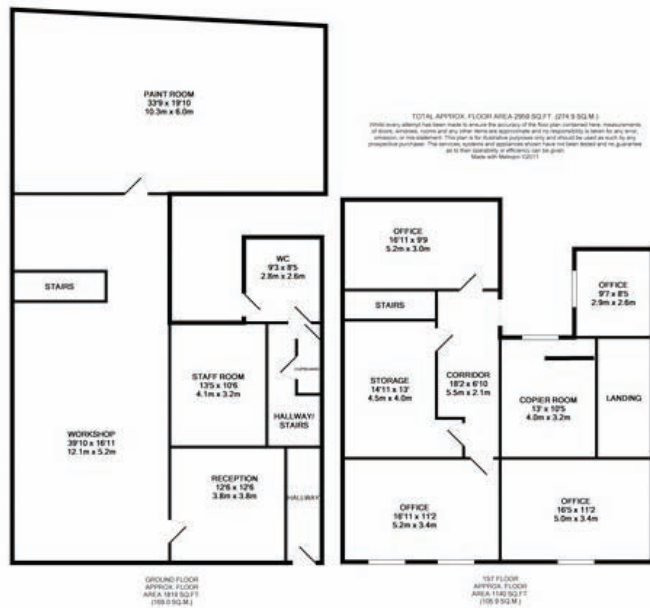
Totterdown GUIDE PRICE: **£100k+++**

Wedmore Villa, 142a Bath Road, Totterdown, Bristol BS4 3EF

Huge potential

An unusual property with both residential and commercial history. The property comprises two stories of brick built accommodation, a single storey extension to the rear and potential for garden / off street parking to the front of the property.

The property offers a range of both commercial and residential opportunities subject to gaining the necessary consents.



SOLICITORS Sarah Marsh, Bobbets Mackan Solicitors, 17 Berkeley Square, Clifton, Bristol BS8 1HB. Tel: 0117 929 9001.

VIEWING:

THURSDAYS 11:15-12:00

Lot 20

POSTPONED

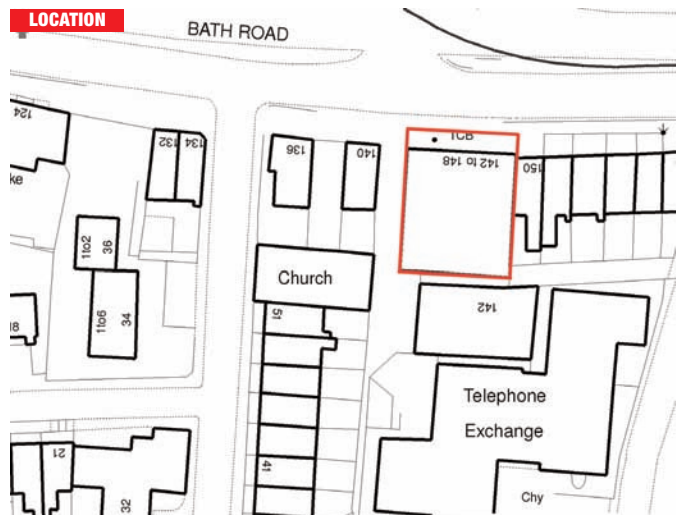
Totterdown GUIDE PRICE: **£400k+++**

142-148 Bath Road, Totterdown, Bristol BS4 3EF

Large Freehold opportunity

A terrace of four freehold properties with ground floor commercial and two storey residential above.

The sheer size of this property will allow a range of opportunity. The ground floor commercial areas have been used for storage for nearly twenty years whilst the residential accommodation on the upper floors is a myriad of bedrooms and bathrooms. To the rear of the property is a single storey extension which could be removed to create gardens or parking.



SOLICITORS Sarah Marsh, Bobbets Mackan Solicitors, 17 Berkeley Square, Clifton, Bristol BS8 1HB. Tel: 0117 929 9001.

VIEWING:

THURSDAYS 11:15-12:00

LOT 21

POSTPONED



186 Wells Road, Knowle, Bristol BS4 2AL Development opportunity with Full Planning

A pair of large Victorian semi detached properties, believed to be a former vicarage, currently arranged as a large ground floor retail unit, 1,400 sq ft, (Hootons advertising for £17,500 pa). The upper floors comprise a four / five bedroom maisonette which has been let to the same tenant for the previous 15 years on an AST basis but will be sold with vacant possession. PLUS potential extra building plot to rear and four parking spaces.

The property now benefits from full planning permission to convert the upper floors and rear section of the building into Seven 1 and 2 bedroom flats and a 2 bedroom house. APPLICATION NUMBER; 11/01726/F.



GROUND FLOOR RETAIL AGENT



RESIDENTIAL LETTING AGENT

SOLICITORS Adams-Remers LLP, Mr Philip Rowland, Trinity House, School Hill, Lewes Sussex BN7 2NN. Tel: 01273 480616.
e-mail: philip.rowland@adams-remers.co.uk

VIEWING:

TUESDAYS 11:15-12:00

LOT 22



SOLD £42k

Temple Meads GUIDE PRICE: **£30k+++**



LOT 22: Four Garages at Chatterton Street, Caxton Gate, Bristol BS1 6RJ

Four modern garages located between Temple Meads and Redcliffe in Caxton Gate with up and over door.

Rental Income

We understand the garages are let individually on short term contracts for circa £70 pcm per garage.

LOT 23: Two Garages at Chatterton Street, Caxton Gate, Bristol BS1 6RJ

A pair of modern garages located between Temple Meads and Redcliffe in Caxton Gate with up and over door.

Rental Income

We understand the garages are let individually on short term contracts for circa £70 pcm per garage.

LOT 24: Single Garages at Chatterton Street, Caxton Gate, Bristol BS1 6RJ

A modern garage unit located between Temple Meads and Redcliffe in Caxton Gate with up and over door.

Rental Income

We understand the garages are let individually on short term contracts for circa £70 pcm per garage.

LOT 23



SOLD £27k

Temple Meads GUIDE PRICE: **£15k+++**

LOT 24



SOLD £11k

Temple Meads GUIDE PRICE: **£7.5k+++**

SOLICITORS Mr Richard Harris, AMD Solicitors, 15 The Mall, Clifton, Bristol BS8 4DS. Tel: 0117 974 4100. E-mail: richardharris@amdsolicitors.com

VIEWING: AVAILABLE FOR INSPECTION AT ALL TIMES

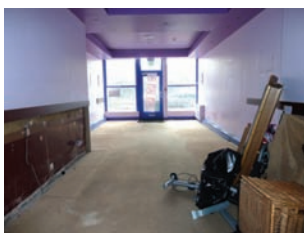
LOT
25

WITHDRAWN



Clifton

GUIDE PRICE: £450k+++



24 Alma Vale Road, Clifton,
Bristol BS8 2HY

Prime Freehold Investment

The Property

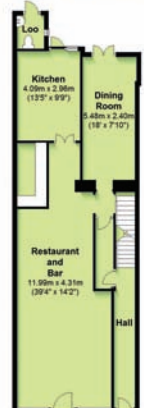
Freehold investment comprising ground floor + basement vacant restaurant plus self contained three bedroom maisonette above. Sold with vacant possession

Income

We understand the commercial unit (24) was previously producing £20,000 per annum. The flat (24a) is currently owner-occupied but should generate circa £14,400 pa.

TOTAL POTENTIAL INCOME: £34,400 pa.

Ground Floor
Approx. 85.6 sq. metres (921.8 sq. feet)



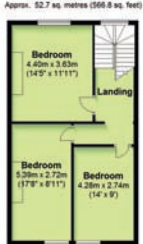
Basement
Approx. 60.9 sq. metres (655.9 sq. feet)



First Floor
Approx. 58.8 sq. metres (632.4 sq. feet)



Second Floor
Approx. 62.7 sq. metres (668.8 sq. feet)



SOLICITORS Peter Golding, Bush & Bush Solicitors. 77, 79 & 81
Alma Road, Clifton, Bristol BS8 2DP. Tel: 0117 973 8205.
e: legal@bushandbush.co.uk

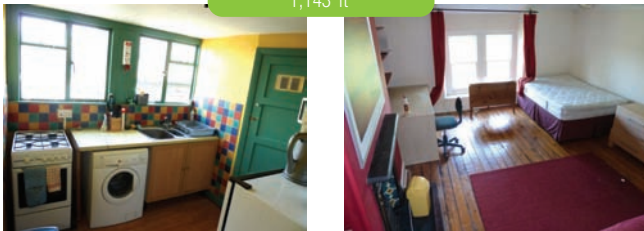
VIEWING: VIEWINGS BY APPOINTMENT UNLESS OTHERWISE STATED

Lot 26

SOLD PRIOR

Cotham **GUIDE PRICE: £215k+++**

PROPERTY AREA
1,143 ft²



Energy Efficiency Rating	Current	Potential	Environmental (CO ₂) Impact Rating	Current	Potential
<p>Very energy efficient - lower running costs</p> <p>92-100 A</p> <p>81-91 B</p> <p>69-80 C</p> <p>55-68 D</p> <p>39-54 E</p> <p>21-38 F</p> <p>1-20 G</p> <p>Not energy efficient - higher running costs</p>	62	64	<p>Very environmentally friendly - lower CO₂ emissions</p> <p>92-100 A</p> <p>81-91 B</p> <p>69-80 C</p> <p>55-68 D</p> <p>39-54 E</p> <p>21-38 F</p> <p>1-20 G</p> <p>Not environmentally friendly - higher CO₂ emissions</p>	5B	61
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	



6c Cotham Lawn Road,
Cotham, Bristol BS6 6DU
Student investment/door upper

The Property

Flat C is located on the upper levels of this imposing semi detached Victorian property situated on the Cotham/ Redland borders. The flat – which has generous proportions – was originally a 3 bedroom home but has, in recent times, been used as a four bedroom student let and now requires basic updating throughout. The accommodation comprises; lower landing, lounge with stripped timber floors and period style fireplace, upper landing – with space for a sofa or dining table – kitchen, bathroom, a large master bedroom and two further bedrooms. There is no onward chain.

Rental History

The property was let to a group of four students generating an income of £1,390 per calendar month and became vacant on 30th June 2011.

SOLICITORS Mr Julian Chapman, Devereux & Co, 52 High Street, Westbury-on-Trym, Bristol BS9 3DZ. Tel: 0117 959 3344

VIEWING:

SOLD PRIOR TO AUCTION

LOT 27

SOLD AFTER

Clifton

GUIDE PRICE: **£550k+++**



PROPERTY AREA

608.2ft² EACH FLAT — FOUR FLATS



Regent Court, 33 Regent Street, Clifton Village, Bristol BS8 4HR

Prime residential investment – rarely available on the open market

A purpose built high yielding purpose built property located in the heart of Clifton Village arranged over five stories comprising four two bedroom apartments with separate kitchens and balconies.

The flats produce a rental income of £36,00 per annum and are let on AST contracts for £750 pcm per flat.

The ground floor retail unit is not included in the sale and has the benefit of the Freehold. We understand the successful purchasers will have first option on both.

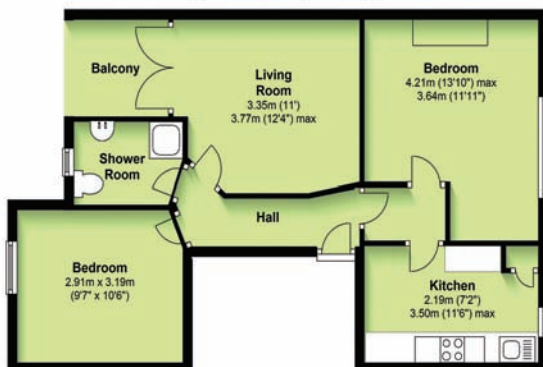
The business remains unaffected.

NOTE: The property is currently managed by Cheryl Reed of Baker Reed Property Lettings.

TYPICAL FLAT LAYOUT

Balcony Flat

Approx. 56.5 sq. metres (608.2 sq. feet)



Total area: approx. 56.5 sq. metres (608.2 sq. feet)



BakerReed Properties Limited
tel: 0845 838 0399 fax: 0845 519 2341

SOLICITORS Lindleys, Hannah Kenward, The Reading House, 11 Alexandra Road, Clevedon, North Somerset BS21 7QH. Tel:

VIEWING:

WEDNESDAYS 13:45 - 14:15

auction
action



Hollis Morgan auctions
have taken off.

Make sure you
are on board.

Lot 28

POSTPONED



Gloucester GUIDE PRICE: £150k+++

PROPERTY AREA

ft²



18 Worcester Street, Gloucester GL1 3AA Repossession sale

Upon instructions of Joint LPA Receivers

A Grade II listed property providing accommodation arranged over four floors. The ground floor has previously been used as a beauty salon whilst the upper floors comprise five self contained rooms previously let on individual AST's. Whilst the property is sold without the benefit of any income there is potential to produce income of up to £25,000 pa gross.

Rental valuations

We strongly recommend that potential purchasers make their own enquiries with regards to suggested rental incomes and any changes to the building that are necessary in order to accommodate the aforementioned potential tenants.

NOTE: The ground floor comprises a net internal floor area of 100.64m² (1083ft²).

alder king
PROPERTY CONSULTANTS
01452 623290
www.alderking.com

SOLICITORS Mr Andrew Pheasant, Bond Pearce, 3 Temple Quay, Temple Back East, Bristol BS1 6DZ. e-mail: andrew.Pheasant@bondpearce.com

VIEWING: Viewings by appointment with Alder King Gloucester. Contact: JOHN HAWKINS MRICS Associate Tel: 01452 627135

why not sell at auction?

with over **£22m** of property sold during 2011, can you afford to miss out?

our 2012 auction dates...

1ST FEBRUARY 2012

28TH MARCH 2012

30TH MAY 2012

25TH JULY 2012

26TH SEPTEMBER 2012

28TH NOVEMBER 2012

au
ction



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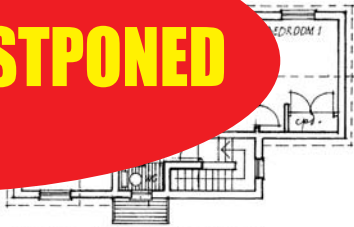
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YourProperty
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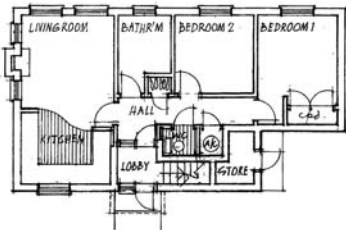


Lot 29

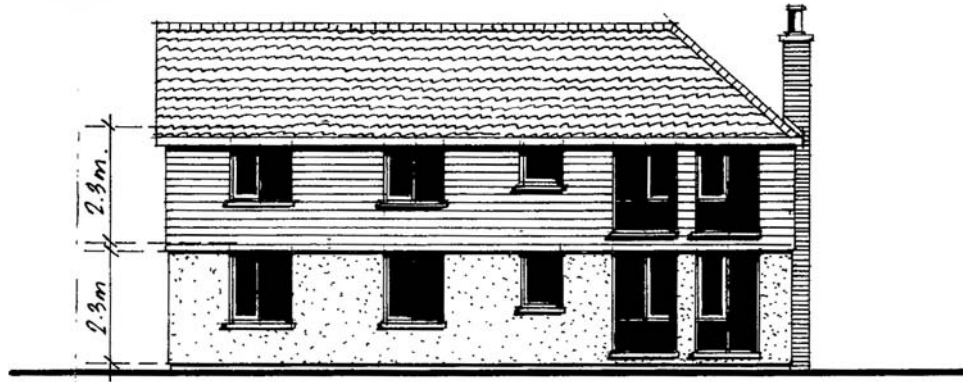
POSTPONED



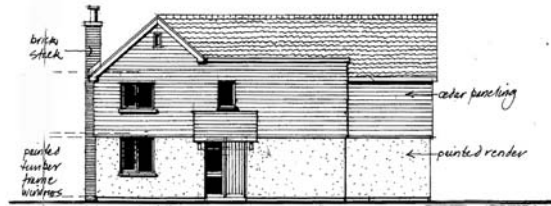
PROPOSED FIRST FLOORS (BLOCKS A+B)



PROPOSED GROUND FLOORS (BLOCKS A+B)



PROPOSED WEST ELEVATION (BLOCKS A+B)



PROPOSED EAST ELEVATION (BLOCKS A+B)

Whitchurch GUIDE PRICE: £80k+++

PROPERTY AREA
1,168.5 ft²



Site at 21-23 Gilda Close, Whitchurch, Bristol BS14 9JX

Ready to build...

The site

A site to the rear of 21-23 Gilda Close with access via the side of the existing flats to the rear of the site which has full planning permission to construct the following;

Planning

FULL PLANNING GRANTED: 10/01863/F

Construction of 2 no. buildings comprising 4 no. two bedroom self contained flats (two per building), with refuse and cycle storage and landscaping.



West-tec Construction Limited

DEVELOPMENT COSTS
30 Whiteladies Rd • Bristol Avon BS8 2LG
Tel: 0117 907 4377. e-mail: info@west-tec.org.uk
www.west-tec.org.uk

SOLICITORS Barbara Hunt, Partner, Gregg Latchams LLP, 7 Queen Square, Bristol BS1 4JE. Tel: 0117 9069 449. www.gregglatchams.com

VIEWING: THE SITE IS OPEN FOR INSPECTION AT ALL TIMES

Lot 30

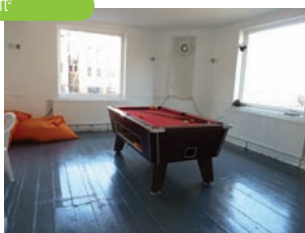
POSTPONED



Old Market GUIDE PRICE: £200k+++

PROPERTY AREA

6,000 ft²



72 and 73 Old Market Street, Bristol BS2 0EJ

A range of opportunities – 6000ft² in the centre of Bristol

A substantial modern semi-detached building, offering 590m² internal area on 4 levels. Most recently used as a nightclub, the property has planning permission for a restaurant at ground-floor level. The rest of the property could be utilised in a number of different ways. Internal viewing is essential in order to explore the options.

Location

The property is situated in the Old Market district, a vibrant leisure and commercial area just east of Bristol city centre. In its immediate vicinity is a mix of offices, commercial businesses, retail and residential accommodation, and is a very short walk from the Cabot Circus retail development. It is approximately 10 minutes walk from Bristol's main train station, Temple Meads.

The opportunity

The property has been used for a number of years as a night club, retail unit and 2 bed top floor flat with a large terrace. Planning permission was granted on 6th October 2011 for change of use to a restaurant and winebar including a new shop front. There is also further potential to use the first floor as offices or a residential development subject to planning permission.

Planning permission

Planning permission granted for change of use to A3, A4 and A5 (restaurant/pub/wine bar and hot food takeaway).

SOLICITORS Mr Gordon Woodhouse, Dunn & Baker, 21 Southernhay East, Exeter EX1 1QQ. Tel: 01392 285000. e-mail: g.woodhouse@dunnandbaker.co.uk

VIEWING:

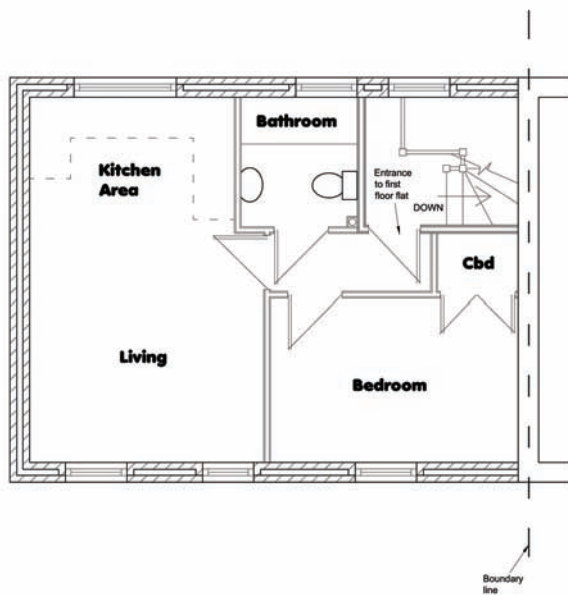
TUESDAYS 12:30 - 13:15

LOT 3

SOLD AFTER

Southmead

PRICE: **£60k+++**



First Floor Flat, 174a Greystoke Avenue,
Southmead, Bristol BS10 6AP

Investment or suit first time buyer

The property

A first floor one bedroom flat situated in a modern semi detached building - ideal investment / first time buyer. Newly built in 2008, the property benefits from a range of modern features.

Rental history

Most recently let for £495 pcm. However, we understand that the normal rent for a property of this nature in the area is circa £525 pcm.

SOLICITORS *Mr Andrew Maxwell, Sharples Solicitors, 62 Gloucester Road, Bishopston, Bristol BS7 8BH. Tel: 0117 942 8214.*

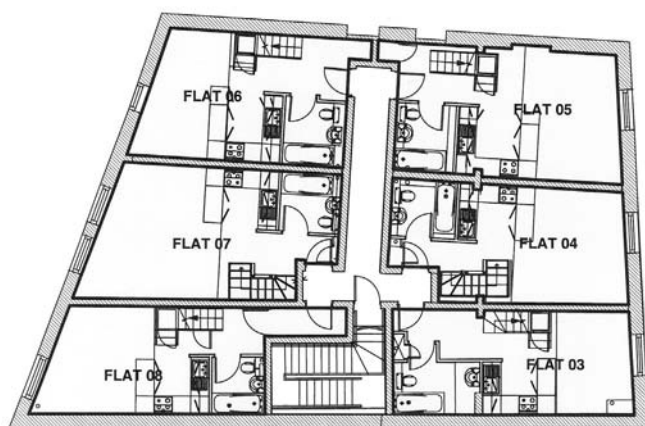
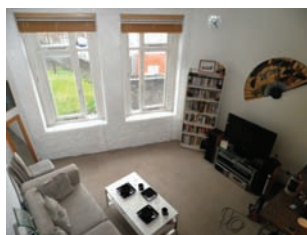
VIEWING:

WEDNESDAYS 10:30 - 11:00

LOT 32

WITHDRAWN

City Centre **PRICE: £650k+++**



FIRST FLOOR PLAN

Flats 3,4,5,6,7,8, 2 Braggs Lane, City Centre, Bristol BS2 0EB

Freehold investment

2 Braggs Lane is a large Victorian Warehouse which was converted in 2005 into stylish one bedroom duplex apartments and two ground floor apartments. The ground floor apartments have been sold off on separate leases (it may be possible to purchase them at a later stage).

The six apartments, including Freehold, are located at first floor level and comprise an open plan living space with modern kitchen, high ceilings, bathrooms and bedroom on the duplex level.

RENTAL INCOME		
	RENTAL INCOME	CONTRACT TERM
Flat 3	£550 pcm	SHORTHOLD AST CONTRACT UNTIL 12/06/12
Flat 4	£580 pcm	SHORTHOLD AST ROLLING CONTRACT
Flat 5	£600 pcm	SHORTHOLD AST ROLLING CONTRACT
Flat 6	£525 pcm	SHORTHOLD AST ROLLING CONTRACT
Flat 7	£650 pcm	SHORTHOLD AST ROLLING CONTRACT
TOTAL RENTAL INCOME £2,905 PCM (£34,860 pa)		

SOLICITORS *Mr Patrick McCloy, McCloy Legal, 4 The Shambles, Bradford on Avon BA15 1JS. Tel: 01225 866563.*

VIEWING: VIEWINGS BY APPOINTMENT WITH THE AUCTIONEERS

Lot 33

POSTPONED

Portishead

PRICE: **£225k+++**

View over the Bristol Channel from the site.



Land at Beachcliffe, Beach Road West, Portishead BS20 7HY

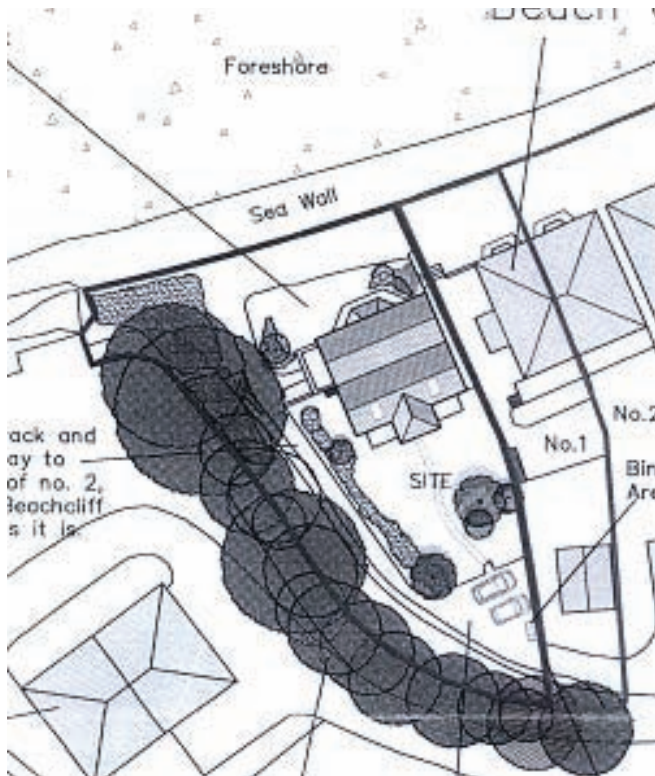
Your dream home?

The site

A spectacular Building Plot for a luxurious Marine residence of 2,600ft² in one of the most outstanding waterfront locations in the West Country.

Planning permission

Full Planning Permission (subject to conditions) has been granted for the erection of a detached split level design home. Designed to an exacting standard, the plot offers accommodation of about 2,600 square feet to include large kitchen/dining room with balcony and stunning views. Two further receptions rooms. A master suite with dressing room and en suite, three further bedrooms and two further bathrooms. Application number; 09/P/1368/F



SOLICITORS *Judith Hardaker, Farrells, 16 Portland Square, Bristol BS2 8SJ. Tel: 0117 924 4600.*

VIEWING: **VIEWINGS STRICTLY BY APPOINTMENT**

Lot 34

POSTPONED

Weston-super-Mare GUIDE PRICE: **£180k+++**



12 Montpellier, Weston-super-Mare
BS23 2RG

Ripe for development

This substantial Victorian property is currently arranged as three individual apartments over four floors with a generously sized garden to the rear that could also be utilised to provide parking, subject to gaining the necessary consent.

The property is now ripe for renovation and would convert either to a family home, individual flats or a combination of the two.

A pre-application planning proposal has been submitted (3369/11) to extend the property to the rear and create 3 x one bedroom flats and 3 x two bedroom flats with 6 x OSP.



Total area: approx. 322.1 sq metres (3406.7 sq feet)

SOLICITORS Andrew Rugg, 5 Hammet Street, Taunton TA1 1RZ.
Tel: 01823 326822. e-mail: andrew.rugg@btinternet.com

VIEWING: THURSDAYS 13:15 - 14:00

LOT 15
33

SOLD £35k

Brislington

PRICE: £30k+++



Ground Floor Shop, 71 Sandy Park Road, Brislington, Bristol BS4 3PQ

Suit start-up business/investment

A ground floor retail unit currently used as offices for a local accountants but to be offered with vacant possession. The property has a shared entrance vestibule but private entrance and comprises a level work space with separate kitchen and bathroom facilities to rear. It is bright and airy and is adjacent to the local bus stop ensuring a steady flow of foot traffic. Please refer to legal pack for tenure and mangt fees.

RENTAL INCOME

DIMENSIONS

Office	7.71 x 4.10m = 31.61m ²
Kitchen	2.19 x 1.79m = 3.92m ²
WC	1.54 x 1.13m = 1.54m ²
TOTAL AREA	37.07 m²

SOLICITORS Mr Steven Parker, Kirby Sheppard, 111/117 Regent Street, Kingswood, Bristol BS15 8LJ. Tel 0845 840 0045.

VIEWING:

TUESDAYS 13:30 - 14:00

LOT 36



WITHDRAWN

Redland **GUIDE PRICE: £325k+++**

RENTAL INCOME		CONTRACT TERM
ROOM	RENTAL INCOME	
Room 1		TERMINATES:
Room 2		TERMINATES:
Room 3		TERMINATES:
Room 4		TERMINATES:
Room 5		TERMINATES:
Room 6		TERMINATES:

TOTAL RENTAL INCOME £???? PCM (£???? pa)



Flat, 30 Grove Road, Redland, Bristol BS6 THIS IS THE SAME BUILDING AS LOT 37

A recently modernised fully let maisonette with full HMO license. The property comprises six bedrooms, two bathrooms, communal kitchen and lounge.

We understand the property is current let on a room by room basis on AST contracts and produces £32k per annum inclusive of bills – please refer to legal pack.

The property has been the subject of a major renovation with works including new windows, roof, kitchen, bathrooms and internal redecoration throughout.

SOLICITORS *Mary A Walters, Fussell Wright, 59 Queen Square, Bristol BS1 4HL. Tel 0117 927 9117. e-mail: mw@fussellwright.co.uk*

VIEWING: **WEDNESDAYS 15:30-16:00**

LOT 37



WITHDRAWN

Redland **GUIDE PRICE: £125k+++**

POSSESSION *NB: we understand, however, that if the purchaser is looking at the property as an investment and requires immediate, continued income, our client is prepared to consider the option of taking a lease from the new owner to continue the restaurant.



Numero Uno Restaurant premises, 203 Whiteladies Road, Clifton, Bristol BS6 THIS IS THE SAME BUILDING AS LOT 36

Available with vacant possession*

A well established Italian Restaurant, ideal to continue in its present use or suitable for a variety of alternative commercial uses, subject to obtaining any necessary planning or other consents. The property occupies a prominent position. The restaurant is attractive and picturesque with a 30-40 cover eating hall, bar, stainless steel fitted kitchen, prep room, storage cupboard, ladies and gents loos, bin cupboard and fire exit.

SOLICITORS *Mary A Walters, Fussell Wright, 59 Queen Square, Bristol BS1 4HL. Tel 0117 927 9117. e-mail: mw@fussellwright.co.uk*

VIEWING: **VIEWINGS BY APPOINTMENT WITH THE AUCITONEERS**

LOT 38

SOLD PRIOR

Filton **GUIDE PRICE: £400k+++**



The Red House, 5 Conygre Road, Filton, Bristol BS34 7DA

A range of possibilities

A substantial period property arranged over two floors, set on a large plot with detached garage, parking and gardens. Whilst the property has been well maintained it would now benefit from some basic updating.

The present owners purchased the property approximately 25 years ago as a family home and gained planning permission to convert it into an eight bedroom residential care home for people with learning difficulties and it has been used in this fashion with full occupancy until September 2011.

A property of this size and stature provides a wide range of opportunities from converting back into a family home, continuing in its same use as a residential care home of some form. Alternatively there is scope for residential development, subject to planning, plus a potential building plot to the side.



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DEVELOPMENT APPRAISAL

tel: 0117 2303838 mob: 0772 2238137

Mr Clive Hall clive@yourdesignbristol.co.uk www.yourdesignbristol.co.uk

SOLICITORS *Crossmans, Thornbury. Tel 01454 412278. e-mail: info@crossmansolicitors.co.uk*

VIEWING: **VIEWINGS STRICTLY BY APPOINTMENT**

contact Andrew Morgan or
Oliver Hollis on **0117 9736565** to
arrange a viewing or make an offer

residential sales

SOLD



Wraxhall **£1.25m**

ROOF TERRACE



Clifton **£699,950**

SOLD



Bishopston **£675,000**

HUGE POTENTIAL



Tickenham **£495,000**

**SOLD STC
in 5 DAYS!**



Clifton **£489,000**

SOLD



Stoke Bishop **£475,000**

SOLD



Clifton **£425,000**

SOLD



Westbury Park **£299,000**

SOLD



Cotham **£299,000**

SOLD



Cotham **£250,000**

SOLD



Clifton **£217,500**



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 plus 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 _____



0117 973 6565

auction@hollismorgan.co.uk

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hollismorgan proxy and telephone bidding terms

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

TERMS & CONDITIONS FOR REMOTE BIDDING

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



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.



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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Knight Frank
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clients

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www.n-somerset.gov.uk

South Gloucestershire Council
www.southglos.gov.uk

solicitors and conveyancers

AMD Solicitors
The Mall • 15 The Mall • Clifton
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Tel: 0117 923 5562. Fax: 0117 982 2887
www.amdsolicitors.com

Rodney King and Partners
6 All Saints Lane • Bristol BS1 1JH
Tel: 0117 926 5201

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Dave Williams: 07825 656172 david.williams@rbs.co.uk
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surveyors

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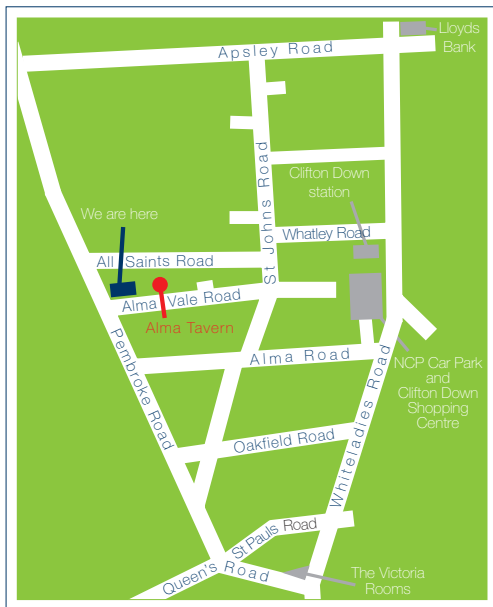
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our auction location



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, 28th March 2012 | 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**