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RESULTS
ISSUE

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JULY 2012
auCTION

Wednesday, 25th July 2012 | **7.00^{PM}**
All Saints Church, Pembroke Road, Clifton


auCTION

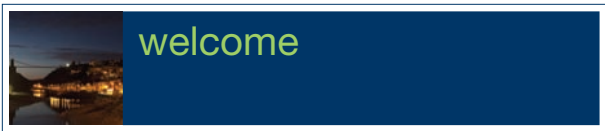
- LOT 1** GUIDE PRICE **£7,500+++** 17
Parking Space 15 at Grove House, Clifton, Bristol BS8 4DE
 Allocated off-street parking space within Grove House Development.
-
- LOT 2** GUIDE PRICE **£225,000+++** 19
Valley View, Weston Road, North Somerset BS48 3QS
 Classic 3 bedroom semi-detached family home arranged over two floors.
-
- LOT 3** GUIDE PRICE **£160,000+++** 20
10 Gloucester Road, Avonmouth, Bristol BS11 9AD
 A large period property currently arranged as an HMO with 10 bedsit/studio apartments. *****POSTPONED UNTIL SEPTEMBER AUCTION*****
-
- LOT 4** GUIDE PRICE **£150,000+++** 20
22 Gloucester Road, Avonmouth, Bristol BS11 9AD
 A large period property currently arranged as an HMO with 12 bedsit/studio apartments. *****POSTPONED UNTIL SEPTEMBER AUCTION*****
-
- LOT 5** GUIDE PRICE **£135,000+++** 20
259-261 Gloucester Road, Avonmouth, Bristol BS11 9AD
Repossession Sale: high yielding HMO investment – 20%+ yields.
*****POSTPONED UNTIL SEPTEMBER AUCTION*****
-
- LOT 6** GUIDE PRICE **£230,000+++** 20
265 Gloucester Road, Avonmouth, Bristol BS11 9AD
Repossession Sale: A large period building arranged as 2 & 3 bedrooms flats and bedsit rooms.
*****POSTPONED UNTIL SEPTEMBER AUCTION*****
-
- LOT 7** GUIDE PRICE **£235,000+++** 21
The Sycamores, 175 Henleaze Road, Henleaze, Bristol BS9 4NF
 A classic detached family home with huge potential.
-
- LOT 8** GUIDE PRICE **£190,000+++** 22
47 The Boulevard, Weston-super-Mare, North Somerset BS23 1PG
 A large Victorian property arranged over two floors with planning to extend at rear. A range of possibilities subject to planning.
-
- LOT 9** GUIDE PRICE **£375,500+++** 23
Land to the rear of
75 Sea Mills Lane, Stoke Bishop, Bristol BS9 1DRE
 Large plot with full planning for 3 detached dwellings with separate garages in highly desirable residential area.
-
- LOT 10** GUIDE PRICE **£125,000+++** 25
Peplow, Bristol Road, Rooksbridge, Somerset BS26 2TG
 A four bedroom cottage now requiring modernisation throughout – would suit families or developers.
-
- LOT 11** GUIDE PRICE **£500,000+++** 27
2 Elliston Road, Redland, Bristol BS6 6QE
 A semi-detached Victorian house arranged over four floors.
-
- LOT 12** GUIDE PRICE **£325,000+++** 28
73 Wells Road, Whitchurch, Bristol BS14 9HU
 A former workers cottage now rebuilt as the local church, comprising the original 2-bedroom cottage plus a self contained barn conversion.
-
- LOT 13** GUIDE PRICE **£75,000+++** 29
Flat 4, Wetherell Place, Clifton, Bristol BS8 1 AR
 A studio maisonette set within a period building close to The Triangle and Clifton Village. Capable of achieving circa £500 pcm
-
- LOT 14** GUIDE PRICE **£40,000+++** 30
Land adjacent to
162 Bath Road, Totterdown, Bristol BS4 3EF
 Land with planning 3 units.
-
- LOT 15** GUIDE PRICE **£7,500+++** 31
Land and Buildings adjacent to
1 Salmon Parade, Bridgwater, Somerset TA6 5AN
 A Freehold workshop and three off street parking spaces in the centre of Bridgwater Town.
-
- LOT 16** GUIDE PRICE **£170,000+++** *****SOLD PRIOR***** 33
10 Northfield Road, Portishead, Bristol BS20 8LE
 A 2-bed detached bungalow with views of the Bristol Channel, refitted kitchen and bathroom, south facing garden plus garage and parking.
-
- LOT 17** GUIDE PRICE **£170,000+++** 34
Garages and Land to the rear of Wrenbert Road, Staple Hill, Bristol BS15 5JQ
 An opportunity to acquire a double and single garage PLUS a parcel of land to the rear – development opportunity (subject to PP).
-
- LOT 18** GUIDE PRICE **£145,000+++** 35
Land at 22-40 Harden Road, Stockwood, Bristol BS14 8PW
 A site of 0.394 acres with full Planning for the development of four detached dwellings. *****SITE READY TO GO*****

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.



Welcome once again to All Saints Clifton for our fourth auction

of the year. Our May Auction enjoyed a success rate of in excess of

75% with bidders successfully purchasing a wide range of lots from

one's very own private forest in North Somerset to repossession sales

in Gloucester – alongside our usual Bristol options.

July's catalogue has an equally varied range with property and land throughout Bristol

and the West Country – we wish you happy and successful bidding and look forward

to serving you a glass of celebratory champagne when the business is done!

PS: Throughout 2012 we will be donating 10% of each buyers premium to St Peters

Hospice as part of our commitment to the 100 Club – please visit

www.stpetershospice.org.uk for further information.

Oliver Hollis



Our chosen charity for 2012 is St Peters 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, 26th September 2012 | 7.00 PM
All Saints Church, Pembroke Road, Clifton

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

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AUCTION NEWS

Auctions proving more popular?

Auction sales figures from E1 Group for the quarter to the end of May saw a healthy national increase, with the total raised from residential auction sales up 10.8% to £238,137,295.

SOURCE: E1 Group www.eigroup.co.uk

RESIDENTIAL NEWS

Mortgage Lending Slows

In May mortgage lending rose at the slowest rate for 8 months.

Analysts suggest that this is mostly to do with banks reducing the availability of mortgage finance, perhaps against the backdrop of renewed UK recession and the Eurozone crisis. A weak housing market and the likelihood of falling house prices is also a contributing factor.

Net Mortgage Lending		Mortgages Approved	
APRIL 2012	MAY 2012	APRIL 2012	MAY 2012
£1.04BN	£563M	51,627	51,098

Weaker first-time buyer figures

A report from the National Association of Estate Agents says that sales to first time buyers fell to a seven-month low in May following the end of the stamp duty holiday.

SOURCE: National Association of Estate Agents www.naea.co.uk

Halifax reports price rise

Just to contradict the May figures (see story above), Halifax reports that house prices rose by 1% in June compared to May, but remained lower than a year ago. They say the average UK property is now worth £162,417. The Halifax survey is based on their own data and has fluctuated during the year, mostly due to the weak market. Prices this year



are broadly stable compared with a falling annual rate of approximately 4.2% this time last year.

LOCAL NEWS

Avon Gorge Controversy

A recommendation to approve planning for a five bedroom house overlooking the Avon Gorge in Bristol has caused a mixed reaction, despite support from English Heritage. The developers – Abingdon-based Chest Properties – say they will be “polite neighbours” and that the property will be “virtually invisible” from the Portway and “discrete and unpretentious”. Objectors say the plan would have a negative impact on a historically significant site.

STOP PRESS

Rightmove report asking-price drop

Rightmove are reporting the average asking price for homes put up for sale has fallen for the first time since January. Average sale prices were down 1.7% – or £4,138 – the first drop in July since 2008. Additionally, would-be sellers outnumbered successful buyers by 2-1.

House surveys explained...

There are a plethora of house price indexes, often seemingly contradicting themselves and one another! So which ones should you believe?

The **Land Registry** records all property sales in England and Wales with data back to 1995. Their survey is taken from the actual sale price and is produced monthly. **We say:** *This is quite a basic survey: the proceeds are totalled and divided by the number of transactions to give an average sale price.*

The **Government** has its own survey – issued by the DCLG – covering the whole of the UK and based on data supplied by the Council of Mortgage Lenders. This only includes sales that require a mortgage and therefore doesn't include cash sales. **We say:** *This survey is not 'weighted' in any way, so London and the South East will have a greater influence than the Nationwide and Halifax surveys which include 'weighting'.*

Perhaps the best known are the **Nationwide** and **Halifax** surveys which both cover the whole of the UK and are based on mortgage lending – so again, no cash sales are included. **We say:** *These surveys use identical statistical methods and are based on the property price at the point a mortgage is approved. They do, however, use different 'samples' so often diverge both monthly and annually.*

The **RICS** survey reflects about 250 RICS member estate agents and simply asks if they think prices are rising or falling – so just about confidence! **We say:** *This may seem unscientific, but the RICS survey is often the first to show swings in the market.*

The **Hometrack** and **Rightmove** web portal surveys are quite different from one another. Hometrack asks 3,500 estate agents from all 2,200 postcodes if asking prices are rising or falling and the agents are asked to report on the 'achievable selling price' for four property categories. The Rightmove survey merely collates asking prices (not selling prices) on its own portal. Though they say they display 90% of all homes for sale in the UK, the survey only covers England and Wales. **We say:** *A bit narrow?*

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Buying property at auction can be an exciting yet daunting prospect. By its very nature, property can appear to be extremely straightforward but often comes with hidden dangers. Buying property at auction requires careful due diligence to be carried out prior to the gavel going down. Once your winning bid is accepted, then there is no going back nor can you make any further amendments to the contract or transfer or change your mind. If there are any inconsistencies with the paperwork or any legal issues, then as a buyer you will be left with those issues to deal with. Some of the common problems encountered when buying property at auction include

Inconsistencies on the legal title including restrictive covenants which can potentially prohibit further development or a change of use for the Property.

Missing or incomplete easements that may be required for development often need to be rectified.

New covenants being entered into by the seller or buyer – for example overage agreements, (the seller wanting a claw back of your future profits on any development of property).

Missing searches. There is no obligation on the seller to provide all the searches but most sellers' solicitors will carry out a full suite of conveyancing searches to enable a purchaser to come to an informed decision. It may be the case that a buyer if purchasing the property with the assistance of external funding. What are their requirements? It may require further searches to be carried out. What if these reveal anything adverse?

Adverse information revealed by the replies to enquiries before contract will mean that the buyer is put on notice of a potential issue and that issue e.g. a boundary dispute or disagreement may be something that the buyer would need to disclose to its mortgagee prior to purchase. Will this prove a problem?

As duty solicitor, I am able to provide some initial advice (on the day) prior to an auction but given the general time constraints, I will not be able to look through the whole of the legal pack especially as there may be more than one legal pack to review. I will be able to cast an eye over last minute queries you may have.

Preparation is key here and if you have not yet instructed a solicitor to review the legal pack prior to auction, then please give me a call and I would be happy to speak to you.

to contact Julian, email julian.pyrke@gregglatchams.com, telephone 0117 906 9421 or to find out more about Gregg Latchams, visit www.gregglatchams.com

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Are you considering investing in property? Or are looking to change from an interest-only mortgage?

Have you considered investing in property?

In this unstable economy many people are reluctant to invest their money in bricks and mortar but as rental demand continues to increase and mortgage rates remain low, investing in property in the buy-to-let market could be the answer.

First time buyers are now finding it more difficult than ever to get on the property ladder, it has been reported that the age of a first time buyer could hit 40 by the end of the decade. This has caused high demand for rental properties and great opportunities for landlords. Lenders have also recognised this area as a growing market and there are a number of competitive mortgage products to help investors take advantage of this opportunity and become a first time landlord.

As with any investment,

purchasing properties to let does carry risks but by seeking financial advice you can discuss all aspects of the buy-to-let market so you can feel secure in your decision.

Are you on an interest-only mortgage?

Many lenders have made changes to their interest-only mortgages and their acceptable repayment vehicles. Many lenders now require a higher equity amount within a property if you have an interest-only mortgage, alongside stringent requirements for particular repayment vehicles to be in place.

The tough climate that we are currently in has meant that lenders have needed to tighten their criteria and ensure they are lending responsibly. One area of focus has been the interest only mortgages.

There is much debate around the future of interest only mortgages. What is certain now is that if have an interest only mortgage you need to review your repayment strategy to ensure it will repay your mortgage at the end of its term.

Existing interest-only borrowers will need to think about the impact of the criteria changes will have on them and their future. There may be limited options available when re-mortgaging or moving house, so it is always best to get advice now to avoid being unable to move forward with your plans in the future.

There are many things to take into consideration when taking out a mortgage such as general insurance and protection. At FX Mortgages we offer a full mortgage advice service and help to find the best solutions for you.

If you would like more information or would like to discuss your specific requirements, then please contact: Jo Stewart on 07827 932183 or email on jos@fxmortgages.co.uk



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

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INTERIOR DESIGN

ask the experts

our auction professionals answer your queries

Why do I need a valuation?

David Chichester replies: *Most people will need a professional valuation if they are seeking funding from a bank or other financial backer.*

RICS Chartered Surveyors holding the Registered Valuer qualification will be able to fully appraise a proposed purchase, undertaking thorough research of the local market, and advise you of the price that you should pay. However, as many of us know, on the night 'auction fever' can set in and the final sale price can surprise us all!

Andrew Forbes Ltd can advise you on the valuation of any property and help you 'add value', by providing the right advice to help you make the right property decisions.

Who do we do valuations for?

Anyone. Andrew Forbes Ltd are preferred Valuers for most High Street lenders, private individuals, businesses, bridging finance firms and pension funds. We also provide valuations for matrimonial and family law, inheritance tax and accounting and dispute resolution purposes.



David Chichester

David Chichester is a Director of Andrew Forbes Ltd, established in 1995, undertaking a variety of professional valuation work. dc@andrew-forbes.co.uk

Are there different types of valuations?

Essentially there are three types of property valuations:

Vacant possession – owner occupied, or let on residential tenancy agreements, based upon comparable sales evidence;

Investment – usually let on leases/long terms tenancy agreements, valued based upon the income stream, using investment yields;

Residual – used for development opportunities deducting a series of costs from proposed end values to arrive at a current site value.

What are the advantages of using a firm like Andrew Forbes?

– *adhere to the highest professional standards set by the RICS;*

– *qualified Chartered Surveyors are RICS Registered Valuers with extensive skills and experience;*

– *a friendly and flexible approach to meet your/your lenders' specific requirements;*

– *an excellent quality service at an affordable price.*

We are here to help you.



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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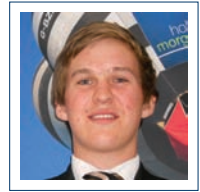
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the mole report

a moles eye view of the auction market

Sam Mole

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



Hollis Morgan held their third Auction of 2012 on Wednesday 30th May, which as ever took place in the grand surroundings of All Saints Church, Clifton.

Originally, the sale was scheduled to offer 22 Lots but after several sold prior to Auction – most notably 12 Brunswick Square (Lots 6-10 inc.) – that number was reduced to just 9 on the night. Others to achieve sales prior to Auction included 10a, Blackswarth Road (Lot 4), 27 Newent Avenue (Lot 5) and 18 Worcester Street (Lot 17), while a sale has been agreed for the purchase of Lot 2 – Flat 3, 20 Old Church Road, Clevedon.

As expected, the reduction in number of Lots offered on the evening correlated with the number that attended the sale – with roughly 150 people making the journey to All Saints Church, a relatively small turnout in relation to past Hollis Morgan Auctions. However, those present were not to be deterred and true to predictions, it was the garages and woodland that generated the highest level of competition. As such, these were the main talking points of the evening:

Lot 3 – Lock Up Garage @ 33 Royal York Crescent, was the first of these to be offered and with a guide price of £30,000 – towards the top end for parking in Bristol.

Of course, there are exceptions, for example if a parking space has potential for development or if multiple spaces are sold, then it may have a higher guide price. In this case, however, the garage will only offer parking or storage, highlighting just how high the demand is for secure off street parking or extra storage space in Clifton.

After a slight hesitation and with some nervous expressions visible around the room, bidding finally got underway with one gentleman starting it off, before two other parties quickly joined in. A three-horse race ensued, and very quickly they had passed the £40,000 mark, at which point the initial bidder bowed out. At £43,000, the garage was all but sold, with just one bidder left. It was going once, going twice, but in suitably dramatic fashion a final bidder entered the race right at the last. It was he

who eventually won the bidding war, with a final purchase price of £46,000 as the other bidders chose not to advance on this.

With so many Lots having sold prior to Auction, it was no time before **Lot 15 – Garage to the Rear of 125, Cotham Brow** was to be offered. The guide price of £7,500 for was a far more typical representation of the current value for city centre parking in Bristol. Despite this garage receiving less interest than its Clifton counterpart in the weeks preceding the Auction, it actually may have appealed to a far wider range of people due to its' lower guide price and how densely populated the surrounding area is. Regardless of this, on the night, just two bidders opted to go for it. However, this was all that was needed as it raced above the £10k mark, and finally sold for £13,500 to a proxy bidder – very nearly twice its guide price.

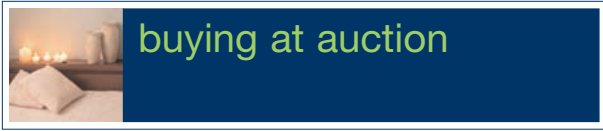
Finally, **Lot 21 – The Blue Bell Woods, Wrington**, was probably the highlight of the evening. Several bidders were keen to acquire this beautiful section of woodland in the countryside South of Bristol and for a range of different uses. These included use as a school recreation area and as a rural retreat for one city based family. There was also a telephone bidder but in the end it sold to a group of local residents who were very keen to keep the woodland owned by the local community to be used as a recreation space. Due to the high number of bidders, the sale price quickly passed its £35,000 guide price and finally sold for a very impressive £56,000.

Those considering selling their property should give this serious thought to selling at auction. Whether it is a family home, investment property, development opportunity or simply a car parking facility, auction is a very efficient and fast method of sale with an immediate exchange 28 day completion.

our next auction date is

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For any information regarding future or past sales, or to request a free valuation on your property, please contact Andrew or Oliver on 0117 973 65 65. Alternatively the results from our Auctions can be viewed online at www.hollismorgan.co.uk



buying at auction – an exciting opportunity

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

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

can I attend an auction to see what happens?

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

how do I find out about new properties?

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

how do I view the property?

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

what is a price guide?

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

what is a reserve price?

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

can I make an offer?

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

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

can I bid on the telephone?

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

should I have a survey?

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

what is a legal pack?

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

will I need a deposit?

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

is there a Buyers Premium?

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

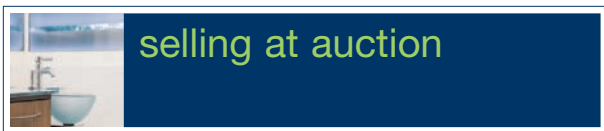
three essential things to prepare for an auction

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

what does an auction cost?

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

Are you renovating a derelict or run-down property with the aim of transforming it into your dream home?

If so then presenter and property renovator Simon O'Brien wants to hear from you for his latest series, *My Derelict Dream Home*, for UKTV Home.



He's looking for inspirational projects and down to earth people to follow as they take on unloved, unwanted wrecks to turn them into fabulous new homes over the next 12 months.

My Derelict Dream Home is filmed in a documentary style and ultimately very positive and uplifting. We're hoping it will inspire lots of people to think about renovating run-down homes themselves.

Whether you're involved in the actual graft or just overseeing your project, True North Productions are looking for a mix of renovators determined to transform a derelict wreck into the home they've always dreamed of.

For more details contact Joe Forrest at True North Productions on 0113 394 5480 / jforrest@truenorth.tv or Christian Hills on 0113 394 5474 / chills@truenorth.tv or follow us on Twitter @derelict_dream



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LOT 1

POSTPONED

Clifton Village GUIDE PRICE: **£7.5k+++**



Parking Space 15 at Grove House,
Clifton, Bristol BS8 4DE

A rare opportunity

An allocated off street parking space set within the luxurious Grove House development. The space is approximately 4.5m x 2.5m and is located immediately next to the entrance leading to Cornwallis Grove.

We understand the tenure is Freehold and not subject to any ground rent or management fees. We recommend you confirm this by inspecting the online legal pack.

Cornwallis Grove is located a few hundred yards from Regent Street in Clifton Village, with its eclectic range of boutiques, wine bars, restaurants and shops and independent retailers.

SOLICITORS TLT Solicitors, 1 Redcliff Street, Bristol BS1 6TP
Tel: 0117 917 7777. www.tltsolicitors.com

VIEWING: AVAILABLE FOR INSPECTION AT ALL TIMES

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turnover of £25m.



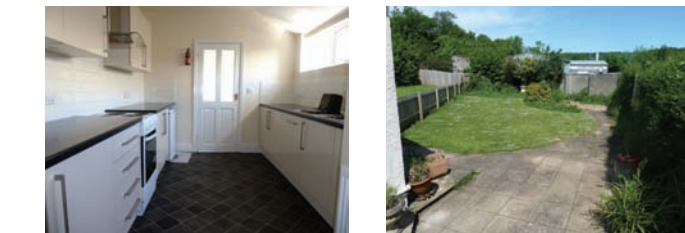
Security may be required. Product fees may apply. Over 18s only.

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ON A MORTGAGE OR OTHER DEBT SECURED ON IT**

502

WITHDRAWN

Flax Bourton **GUIDE PRICE: £225k+++**




Valley View, Weston Road, North Somerset BS48 3QS

Outstanding value family home/ investment

A traditional semi detached family home arranged over two floors offered in excellent decorative order having been well maintained by the previous owners. With three bedrooms, two receptions, separate kitchen, off street parking and rear garden.

Renting Potential

 Suzi Burrows of letting agents Bradley Residential says: *"The property is in excellent decorative order, offers good sized accommodation and is in a popular location so will appeal to families or sharers. I would suggest that this property would achieve a rent of £1,000pcm"*.



SOLICITORS Our Clients solicitor's details are available upon request from Hollis Morgan.

VIEWING: SET VIEWINGS EVERY TUESDAY 13:00-13:30

LOT 3



**ALL
POSTPONED**

Avonmouth GUIDE PRICE: **£160k+++**

10 Gloucester Road, Avonmouth,
Bristol BS11 9AD

High yielding repossession sale

A large period building arranged as multiple bedsits/
studios capable of producing up to £43,000 per annum.

LOT 4



Avonmouth GUIDE PRICE: **£150k+++**

22 Gloucester Road, Avonmouth,
Bristol BS11 9AD

High yielding repossession sale

A large period building arranged as multiple bedsits/
studios capable of producing up to £40,000 per annum.

LOT 5



Avonmouth GUIDE PRICE: **£135k+++**

259-261 Avonmouth Road, Avonmouth,
Bristol BS11 9EN

High yielding repossession sale

A large period building arranged as multiple bedsits/
studios capable of producing up to £29,000 per annum.

265 Avonmouth Road, Avonmouth,
Bristol BS11 9EN

High yielding repossession sale

A large period building arranged as 2 & 3 bedrooms flats
and bedsit rooms capable of producing in the region of
£25,000 per annum.

LOT 6



Avonmouth GUIDE PRICE: **£130k+++**

SPECIAL VIEWING ARRANGEMENTS

*Viewings will be conducted for Lots 3, 4, 5 and 6 together, commencing
27th June. We would be grateful if you could arrive promptly at 13:45 at
10 Gloucester Road from where interested parties will be lead to view all
four properties – on this occasion there will be no alternative viewing times.*

SOLICITORS Philip Collis TLT LLP, One Redcliff Street, Bristol BS1 6TP
Tel : 0117 917 7977. e: philip.collis@tltsolicitors.com

VIEWING: SET VIEWINGS EVERY WEDNESDAY: 13:45

FOR

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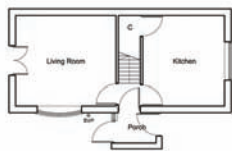
Henleaze **GUIDE PRICE: £235k+++**



The Sycamores, 175, Henleaze Road, Henleaze, Bristol BS9 4NF

Huge potential

A classic detached family home arranged over two floors with huge potential. The property is currently a two bedroom house requiring basic updating plus the property has ample plot size and full planning permission to extend the property to either a 3 or 5 bedroom family home which will appeal to developers and growing families alike.



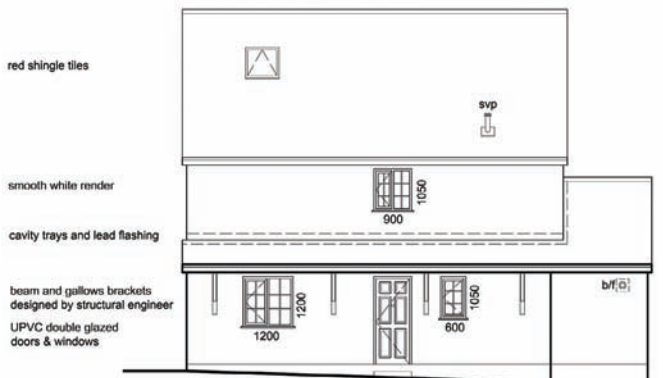
Existing Ground Floor Plan | 1/100



Existing First Floor Plan | 1/100

Planning Permission

REFERENCE: 11/01701/F; ALTERNATIVE REFERENCE: PP-01465622; APPLICATION RECEIVED: 26 Apr 2011; PROPOSAL: Erection of single storey, front extension and two storey, side extension; STATUS: GRANTED subject to condition(s).



Proposed South West Elevation | 1/100

SOLICITORS *Mr Michael Prout, Michael Prout & Co.*
Tel: 0117 927 3305. e-mail: michael@michaelprouit.co.uk

VIEWING: **THURSDAYS 1400-1430**

500

SOLD £207k

Weston-super-Mare GUIDE PRICE: **£190k+++**



47 The Boulevard, Weston-super-Mare, North Somerset BS23 1PG

Wide range of opportunities

The Property

47 The Boulevard is an imposing semi-detached Victorian property arranged over two floors and we are informed has a D1 Use class.

Potential

The property has a number of potential commercial uses ranging from dentist/doctors surgery, hotel/bed and breakfast, crèche or day care centre. Other uses could include the conversion of the property into flats or a family house subject to obtaining change of use or any other relevant planning consent.

Planning Permission

APPLICATION NO: 09/P/1847/F

DESCRIPTION: Erection of single storey rear extension following demolition of outbuilding, front porch, entrance ramp, removal of walnut tree in rear garden.

Ground Floor
Approx. 96.8 sq. metres (1041.8 sq. feet)



First Floor
Approx. 97.9 sq. metres (1049.7 sq. feet)



Total area: approx. 194.3 sq. metres (2091.5 sq. feet)

CAPITA SYMONDS

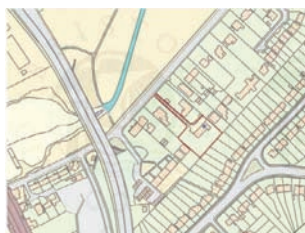
SOLICITORS Sarah Lewis, DAC Beachcroft LLP,
Tel: 0117 918 2782. e: salewis@dacbeachcroft.com

VIEWING: SET VIEWINGS EVERY WEDNESDAY @ 12:00 - 12:45

50

POSTPONED

Stoke Bishop GUIDE PRICE: **£375k+++**



Land to the rear of
75 Sea Mills Lane, Stoke Bishop,
Bristol BS9 1DR

Prime site – ready to build

The Plot

Three exclusive building plots with full planning for four bedroom detached dwellings, in a prime residential area of Bristol.

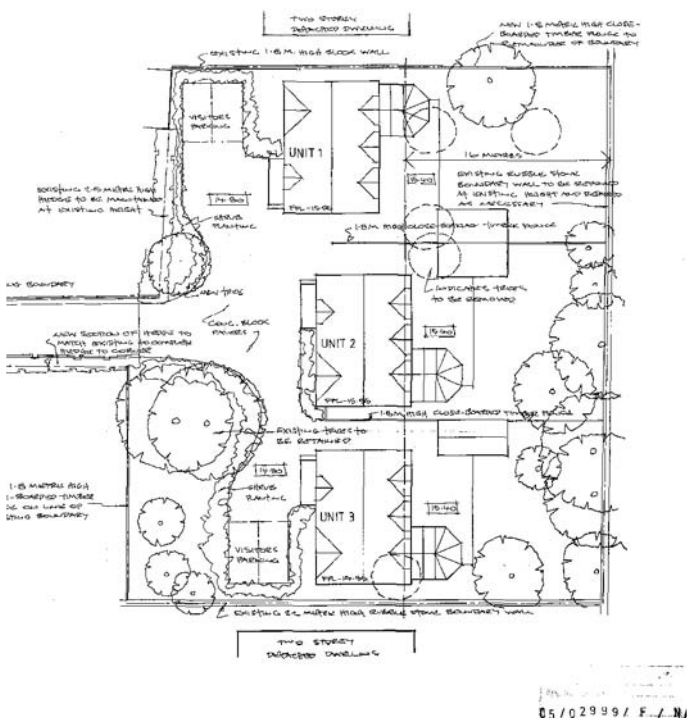
Planning Permission

Full planning consent was granted subject to conditions on the 13th October 2005, for the erection of three detached dwellings and separate garages.

REFERENCE: 05/02999/F.

Additional Information

We understand that the planning permission has been enacted by the commencement of ground works – please refer to documents in online legal pack.



SOLICITORS Mr Julian Pyrke, Gregg Latchams LLP.
Tel: 0117 9069 421. e: julian.pyrke@gregglatchams.com

VIEWING: THE SITE IS OPEN FOR INSPECTION AT ALL TIMES

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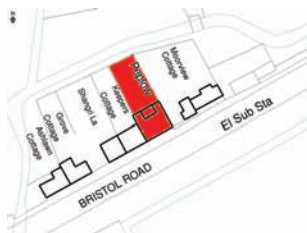
YourProperty
Network Magazine



Lot 10

WITHDRAWN

Rooksbridge GUIDE PRICE: **£125k+++**



Peplow, Bristol Road, Rooksbridge, Somerset BS26 2TG

Rural renovation

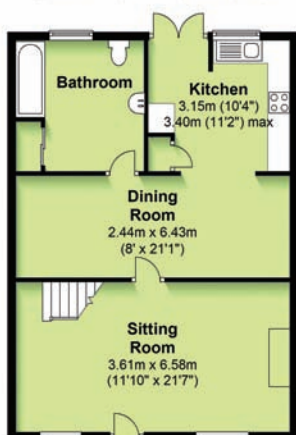
A four bedroom cottage full of character now requiring modernisation, with two spacious reception rooms and a separate fitted kitchen. To the rear, a generously sized garden backs onto open countryside, whilst there is also a tandem garage/workshop facility. There may be scope for further improvements and extensions subject to gaining the necessary consents.

Location

From junction 22 of the M5 at Edithmead head North on the A38 towards Bristol. On entering the village of Rooksbridge, 'Peplow' is found as the last-but-one cottage in the first row of cottages on the left hand side.

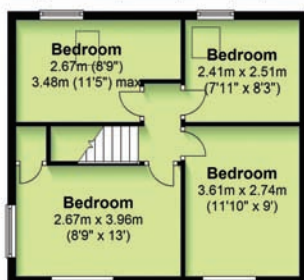
Ground Floor

Approx. 59.5 sq. metres (640.5 sq. feet)



First Floor

Approx. 39.3 sq. metres (423.2 sq. feet)



Total area: approx. 98.8 sq. metres (1063.7 sq. feet)

SOLICITORS *Powells Solicitors.*
Tel: 01934 637 909. e: moore@powellslaw.com,

VIEWING: BY APPOINTMENT WITH JOINT AGENT
Westcoast Properties Tel: 01278 784884

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LOT 11

SOLD AFTER

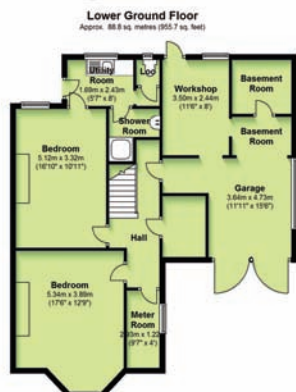
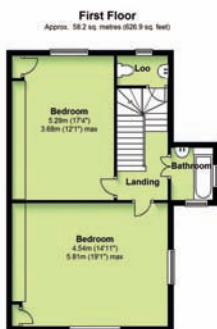
Redland

GUIDE PRICE: **£500k+++**

GOT THE WRONG KIND OF BLUES?

**£50
VOUCHER**

Farrow & Ball have generously donated a £50 Voucher for materials from their showroom to the purchaser of this lot.



Total area: approx. 259.3 sq. metres (2791.2 sq. feet)

2 Elliston Road, Redland,
Bristol BS6 6QE

A family home with potential

A semi-detached Victorian house arranged over four floors standing in its own garden with a driveway, rear access and garage. Now requiring updating it would make an excellent family home possibly with a self contained flat at garden level, sub divided into flats or converted into an HMO investment property (subject to Planning Permission). Potential further parking to rear. The property is situated within a few hundred yards of the diverse range of shops and restaurants in Chandos Road, and is also close to Whiteladies Road and Clifton Down Shopping Centre, the University of Bristol, the hospital and some of the major schools.

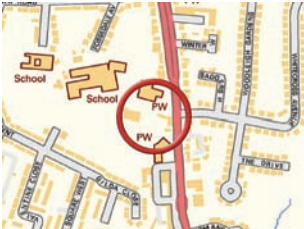
SOLICITORS *Mr Malcolm Buck, Fussell Wright.*
Tel: 0117 971 3535. e: malcolm.buck@fussellwright.co.uk

VIEWING: SET VIEWINGS EVERY THURSDAY 13:00-13:45

LOT 12

POSTPONED

Whitchurch GUIDE PRICE: £325k+++



723 Wells Road, Whitchurch, Bristol BS14 9HU

A part of Whitchurch history

The property

A stone built semi detached Period House with three reception rooms, three bedrooms, a double garage, further off street parking and a private garden together with an adjoining self contained Barn Conversion providing an additional two bedrooms, ideal for use as a granny flat or teenage suite etc. This well modernised property forms part of the original, older village properties of Whitchurch village and the flexible accommodation provides for an ideal family home of character in a most convenient location.

SOLICITORS Andrew Stone, Cooke Painter.
Tel: 0117 971 4074.

VIEWING:

VIEWING BY APPOINTMENT ONLY

LOT
13

SOLD PRIOR

Clifton

GUIDE PRICE: **£75k+++**



Flat 4, 6 Wetherell Place, Bristol BS8 1AR Prime investment

The Property

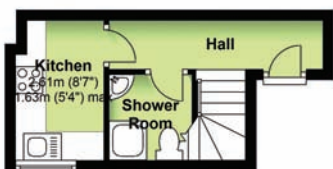
Set within an imposing period building Flat 4 is a Studio Maisonette with separate kitchen, bathroom and open plan living space on the first floor plus communal gardens to the rear. The flat is in good decorative order and is ideal for a first time buyer / investment property.

Rental Income

clifton rentals Craig Still of Clifton Rentals comments: "Located just 2 minutes from the Triangle and 5 minutes from Clifton Village the studio flat is ideally positioned. In its current layout the studio let unfurnished would achieve a rental income of £450pcm. However there is potential to create the current kitchen into a small bedroom and make a small kitchenette and lounge upstairs (subject to gaining the necessary consents). If this was done as well as general modest updating and furnished the small one bed flat would achieve £585pcm".

Ground Floor

Approx. 11.7 sq. metres (126.2 sq. feet)



First Floor

Approx. 17.5 sq. metres (188.7 sq. feet)



Total area: approx. 29.3 sq. metres (314.9 sq. feet)

SOLICITORS Mr Nick Duff, Setfords Solicitors.

Tel: 01249 704040. e-mail: nduff@setfords.co.uk

VIEWING:

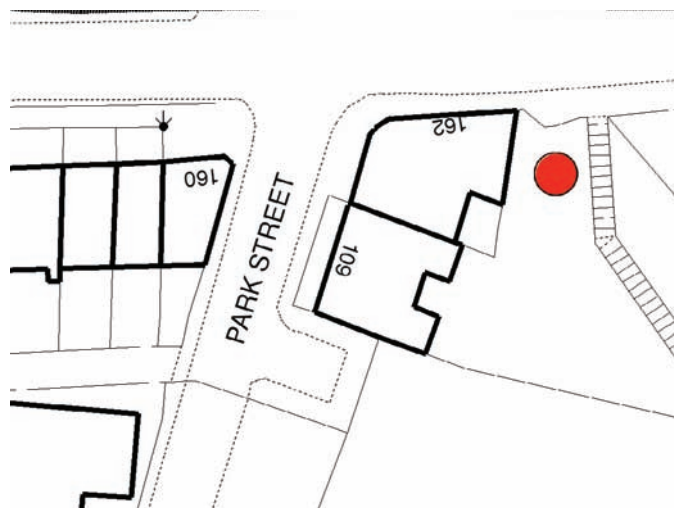
SET VIEWINGS EVERY THURSDAY 14:00-14:30

LOT
14

SOLD PRIOR



Totterdown GUIDE PRICE: **£40k+++**



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: george.boyd-gibbins@daviswood.co.uk

VIEWING: THIS SITE IS OPEN FOR INSPECTION AT ALL TIMES

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
15

SOLD £33k

Bridgwater GUIDE PRICE: **£7.5k+++**



TANDEM PARKING SPACES



Land and Buildings adjacent to
1 Salmon Parade, Bridgwater,
Somerset TA6 5AN

A mews cottage

A derelict, two-storey, brick-built, former mews cottage with twin timber doors to the front aspect plus windows and side access via the adjacent yard. There is an internal timber staircase to the first floor and a lean to single storey extension to the rear. Ideal storage or possible residential redevelopment subject to gaining the necessary planning permission.

Parking Spaces

A tandem parking space immediately in front of the outbuilding with access from Salmon Parade.

Potential

Ideal for storage/parking or conversion into a small residential unit subject to gaining the necessary or other consents.

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SOLICITORS *Mr Robin Weelan, Bartlett Gooding & Weelan.*
Tel: 01963 350 888. e: Robin@bgw-solicitor.co.uk

VIEWING: SET VIEWINGS EVERY WEDNESDAY 11:00-11:30



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LOT 16

SOLD PRIOR

Portishead **GUIDE PRICE: £170k+++**



10 Northfield Road, Portishead, Bristol BS20 8LE

A room with a view...

This is a very good opportunity to acquire a well appointed, detached, double glazed bungalow in a quiet cul-de-sac in a popular location in Portishead. The property occupies an elevated position and enjoys a West aspect with views of The Bristol Channel, with its frequent shipping, framed against a backdrop of the Welsh coastline. There is gas central heating, a garage and well stocked gardens making this an exceptionally attractive home for a retired couple or for those seeking a good value first house or an investment.



Total area: approx. 77.2 sq. metres (830.8 sq. feet)

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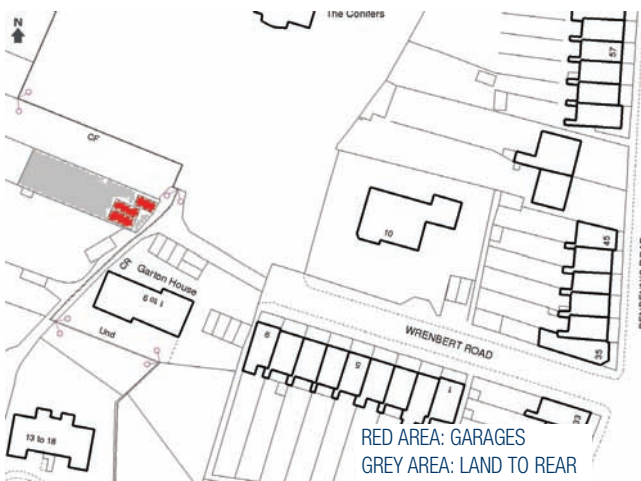
SOLICITORS *Anna Harrison, Burroughs Day Solicitors,*
tel: 01275 841888. e: anna.harrison@qsbdlaw.com

VIEWING: BY APPOINTMENT WITH WOODS, TEL 01275 848272

LOT
17

SOLD AFTER

Downed GUIDE PRICE: **£22.5k+++**



Garages and Land to the rear of Wrenbert Road, Downed, Bristol BS15 5JQ

Storage/long term potential...

An opportunity to acquire a double and single garage with excellent access via a private road to the rear of Wrenbert Road PLUS a parcel of land to the rear – an ideal storage/ possible development opportunity (subject to PP) – please refer to legal pack for boundaries.

We understand there was a planning refusal to erect a single dwelling on the site. There may however be some further opportunities for development subject to gaining any necessary planning and other permissions.

Please refer to the Online Legal Pack for further details.

DEVELOPMENT UPLIFT CLAUSE

We understand a clause will be included within the sales contract to the effect that should, within a period of 20 years from the sale completion date, planning permission be obtained for anything other than the current permitted use, then 25% of the increase in value will be payable to the previous vendor. See online legal pack.

SOLICITORS Richard Herne & Co. Solicitors
Tel: 0117 957 4508. e: enquiries@richardhernesolicitors.co.uk

VIEWING: OPEN TO INSPECT AT ALL TIMES

Lot 18

POSTPONED

Stockwood GUIDE PRICE: **£145k+++**



Land at 22–40 Harden Road
Stockwood, Bristol BS14 8PW

Plot with Full Planning

The site comprises a broadly rectangular hard standing level site extending to approximately 0.159 hectares (0.394 acres).

Planning

Full Planning Permission was granted on 12th March 2012 for 'development of four detached dwellings, with associated works that include the provision of bin stores, car parking, alteration to the steps to flats to the rear and associated highway works.'

Plans – available to download with online legal pack

LOCAL PLANNING AUTHORITY: Bristol City Council

PLANNING APPLICATION REFERENCE: 11/04577/F



SOLICITORS *Mr Richard Harris, AMD Solicitors*
Tel: 0117 974 4100. e: richardharris@amdsolicitors.com

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Clifton Village

GUIDE PRICE: **£495K+++**

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residential **sales**

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

residential sales

SOLD
SIMILAR REQUIRED



Clifton Village **£249,950**

SOLD
SIMILAR REQUIRED



Cotham **£250,000**

SOLD
SIMILAR REQUIRED



Westbury Park **£299,000**

SOLD
SIMILAR REQUIRED



Cotham **£299,000**

SOLD
SIMILAR REQUIRED



Long Ashton **£329,950**

SOLD
SIMILAR REQUIRED



Clifton **£425,000**

SOLD
SIMILAR REQUIRED



Stoke Bishop **£475,000**

SOLD
SIMILAR REQUIRED



Clifton **£489,000**

SOLD
SIMILAR REQUIRED



Cotham **£359,950**

SOLD
SIMILAR REQUIRED



Wraxhall **£1.25m**

SOLD
SIMILAR REQUIRED



Bishopston **£675,000**



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

hollis
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hollismorgan proxy and telephone bidding terms

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

TERMS & CONDITIONS FOR REMOTE BIDDING

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



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 May 1st 2004.

The three sets of legislation are as follows:

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

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

Please find opposite a schedule of acceptable documentation.

You must provide one document from each list

Identity documents:

- Current signed passport

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

Evidence of address:

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

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



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■ Residential ■ New Homes ■ Lettings ■ Homes & Gardens Guide

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Campions
TEL: 0117 973 0041 www.campionsletting.co.uk

Clifton Rentals
TEL: 0117 911 3423 www.clifton-rentals.co.uk

Digs (Bristol) Ltd
TEL: 0117 9308750 www.bristoldigs.co.uk

Hopewell Properties
www.hopewellproperties.co.uk

Hydes of Bristol
TEL: 0117 973 1516 www.hydes.co.uk

Sarah Kenny
TEL: 0117 946 7171 www.sarahkenny.co.uk

Kingsley Thomas Limited
TEL: 0117 946 6767 www.kingsleythomas.co.uk

Knight Frank
TEL: 0117 317 1999 www.knightfrank.co.uk

Medics On The Move
TEL: 0117 944 2051 www.movingtobristol.co.uk

Pentrich Properties
TEL: 0117 9423474 www.pentrichproperties.co.uk

Stuarts Residential
TEL: 01225 220 335 www.stuartresidential.com

Westcoast Properties
www.westcoast-properties.co.uk

Woods Estate Agents
www.woodsestateagents.co.uk

OUR CLIENTS

The Abbeyfield Bristol Society
www.abbeyfield-bristol.co.uk

Alder King Real Estate
www.alderking.com

BNP Paribas Real Estate
www.bnpparibas.com

Capita Symonds
TEL: 01275 840840

North Somerset Council
www.n-somerset.gov.uk

South Gloucestershire Council
www.southglos.gov.uk

SOLICITORS AND CONVEYANCERS

AMD Solicitors
TEL: 0117 923 5562 www.amdsolicitors.com

Devereux & Co Solicitors
www.devlaw.co.uk

Gregg Latchams LLP
TEL: 0117 906 9400 www.gregglatchams.com

Rodney King and Partners
TEL: 0117 926 5201

Parkhouse & Co Solicitors
TEL: 0117 962 9978 www.parkhousesolicitors.co.uk

FINANCE

Charterbank
www.charterbank.co.uk

FinanceXchange Mortgages
TEL: 08448004301 www.fxmortgages.co.uk

Lloyds TSB Commercial
www.lloydstsbusiness.com

Royal Bank of Scotland Group
www.rbs.co.uk

SURVEYORS

Andrew Beard & Company
TEL: 0117 923 8658

Andrew Forbes
WWW.ANDREW-FORBES.CO.UK

Osborne Irish Associates
TEL: 0117 973 0803 www.osborneirishassociates.co.uk

MEDIA

Bath Chronicle
www.thisisbath.co.uk

Bristol Property Live
www.bristolpropertylive.co.uk

Clifton Life
www.cliftonlifemag.co.uk

Cole Design Associates
tel: 0117 923 9118 • www.cole-design.co.uk

North Somerset Times
www.northsomersettimes.co.uk

Rightmove
www.rightmove.co.uk

Andrew Stagg Photography
www.andrewstagg.com

Western Daily Press
www.westerndailypress.co.uk

YourProperty Network Magazine
www.yourpropertynetwork.co.uk

DESIGN AND CONSTRUCT

Andy Crook Electrical Services
TEL: 07866736535 www.ac.electrical@btinternet.com

Berkeley Place
TEL: 07770 942 190 www.berkeleyplace.co.uk

Matthew Deering Architects Ltd
TEL: 0117 973 3776 www.mwdarchitect.co.uk

Icon Facilities Management
ANDYCONWAY@CONFM.CO.UK

Pro-Tidy
www.pro-tidy.co.uk

Sharp Home Improvements
TEL: 0117 205 0075 www.sharphomeimprovements.com

Up & Over Doors Ltd
TEL: 0117 955 4594 www.upandoverdoors.co.uk

West-tec
TEL: 0117 907 4377 www.west-tec.org.uk

Your Design Bristol Ltd
TEL: 0117 230 3838 www.yourdesignbristol.co.uk

INTERIORS AND LIFESTYLE

Anne Guy Creative Food
TEL: 01275 462796 www.anneguy.co.uk

BCVA
TEL: 0117 953 3676 www.dnfa.com/bvca

Carolyn Dauncey interiors
TEL: 0117 9145891 www.carolyndaunceyinteriors.co.uk

D9 Décor
TEL: 07766 176 472

Farrow & Ball
www.farrow-ball.com

GH Fitness
TEL: 07973 683 539 • www.ghfitness.co.uk

Origami
TEL: 07967 09 09 06 • www.origamievents.co.uk

Tailored Flooring
TEL: 0117 973 3393 • www.tailoredflooring.co.uk

Toots Malton Interior Design
www.tootsmalton.co.uk

Wickwar Brewery
www.wickwarbrewing.co.uk

our auction location



how to find All Saints...



directions...

All Saints is on **Pembroke Road** in Clifton, near to the Downs and the Zoo. If you are coming from the **M5 southbound**, follow the directions for the Zoo but take the left turning before the Zoo into Pembroke Road, All Saints is on the left hand side. If you are coming from the **M5 northbound** leave the M5 at Junction 17 and follow the signs for Clifton Village, crossing the Suspension Bridge. Coming from the **City Centre** follow the directions to the Zoo, at the Victoria Rooms continue on Queens Road and at the second mini-roundabout turn right into Pembroke Road, All Saints is on the right-hand side. Clifton Down railway station connects with Temple Meads and is a five-minute walk from All Saints. Public Transport serves Pembroke Road with the number 8 and 9 buses. The Alma Tavern is nearby for those in need of pre-auction refreshment.



our next auction date is

Wednesday, 26th September 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**