

estate agents **auCTIONEERS**

ISSUE
RESULTS

hollis
morgan

JULY 2013
auCTION

Wednesday, 31ST July 2013 | **7.00^{PM}**
All Saints Church, Pembroke Road, Clifton

auCTION



LOT 1 Knowle West GUIDE PRICE: **£65k+++** PAGE 16



LOT 2 Stoke Bishop GUIDE PRICE: **£5k+++** PAGE 17



LOT 3 Stoke Bishop GUIDE PRICE: **£5k+++** PAGE 17



LOT 4 Stoke Bishop GUIDE PRICE: **£5k+++** PAGE 17



LOT 5 Stoke Bishop GUIDE PRICE: **£5k+++** PAGE 17



LOT 6 St George GUIDE PRICE: **£10k+++** PAGE 19



LOT 7 Cherry Down Easter Compton GUIDE PRICE: **£125k+++** PAGE 20



LOT 8 The Willow Easter Compton GUIDE PRICE: **£115k+++** PAGE 20



LOT 9 Fox Hole Easter Compton GUIDE PRICE: **£90k+++** PAGE 21



LOT 10 Bishopsworth GUIDE PRICE: **£85k+++** PAGE 22



LOT 11 Weston GUIDE PRICE: **£90k+++** PAGE 23



LOT 12 Longwell Green GUIDE PRICE: **£200k+++** PAGE 24



LOT 13 Bedminster GUIDE PRICE: **£45k+++** PAGE 25



LOT 14 Southville GUIDE PRICE: **£495k+++** PAGE 27



LOT 15 Bishopsworth GUIDE PRICE: **£200k+++** PAGE 29



LOT 16 Clifton GUIDE PRICE: **£750k+++** PAGE 31



LOT 17 Henleaze GUIDE PRICE: **£500k+++** PAGE 32



LOT 18 Brislington GUIDE PRICE: **£40k+++** PAGE 33



LOT 19 Gloucester GUIDE PRICE: **£35k+++** PAGE 34



LOT 20 Nailsea GUIDE PRICE: **£35k+++** PAGE 35



LOT 21 Redland GUIDE PRICE: **£325k+++** PAGE 36



LOT 22 St Pauls GUIDE PRICE: **£370k+++** PAGE 37



LOT 23 Clevedon GUIDE PRICE: **£175k+++** PAGE 38



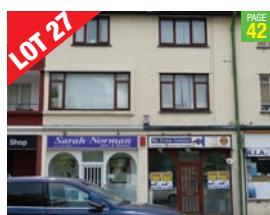
LOT 24 Hanham GUIDE PRICE: **£250k+++** PAGE 39



LOT 25 Filton GUIDE PRICE: **£100k+++** PAGE 40



LOT 26 Clifton GUIDE PRICE: **£600k+++** PAGE 41



LOT 27 Henleaze GUIDE PRICE: **£215k+++** PAGE 42



LOT 28 Patchway GUIDE PRICE: **£100k+++** PAGE 43



LOT 29 Southmead GUIDE PRICE: **£90k+++** PAGE 44



LOT 30 Okehampton GUIDE PRICE: **£125k+++** PAGE 45



welcome to all saints for our july auction



After a flying start to the year with some of our best results to date, our May Auction continued with the same enthusiasm as nearly 500 people witnessed the keenest bidding seen for some time. The early Lots sold well but a breathless silence came over the saleroom as Lot 30 – East Chapel Cottage – came up for sale. After an enthusiastic start, the multiple bidders soon whittled down to two. These two then battled it out until an amazing £800,000 was reached – double the guide price! Proving, once again, perhaps, the strong demand for the unusual and the obvious advantages of an auction.

This has been an exciting year for my colleague, Andrew Morgan, whom I am sure you would all like to congratulate on his magnificent achievement of being awarded an MBE in the 2013 Queen's Birthday Honours List. For over twenty five years he has worked tirelessly to raise thousands of pounds for local charities. All of us at Hollis Morgan are, naturally, very proud of this public recognition and are pleased to offer our continued support in his endeavours.

Once again, we have a fine selection of properties in our July catalogue which we are confident will result in a high level of interest and, hopefully, some satisfied buyers and some even more satisfied clients! I would like to extend a very warm welcome to everyone present this evening to join us for complimentary drinks in the atrium after the sale.

We would like to have the opportunity to talk to you and to introduce you to some of our friends and colleagues in the property world and related trades and professions who may be able to help you in the future. Naturally, if you are here with the intention of bidding I wish you every success.

With very best wishes,

Oliver Hollis



our next auction date is

Wednesday, 25th September 2013 | 7.00 PM
All Saints Church, Pembroke Road, Clifton



contact Andrew Morgan or Oliver Hollis on **0117 9736565** for a valuation.
auction@hollismorgan.co.uk

**hollis
morgan**

what our **AUCTION** clients say about us...

BNP Paribas instructed Hollis Morgan to dispose of two repossessed properties in St Paul's and were very impressed with the professionalism and readiness to 'go the extra mile' Our greatest please was in the result. Both properties achieving sale prices in excess of their guide. I would not hesitate in using Hollis Morgan again in the future.

David Moore MRICS • BNP Paribas Real Estate

I was surprised at how easy and stress free the whole process was, given Hollis Morgan were only instructed 5 weeks before the auction date. Andrew and Olly's charming service coupled with their streamlined efficiency were fundamental to achieving a successful sale.

Caroline Hagen • Reach Brands

I instructed Hollis Morgan to sell a piece of woodland and after discussing this with them I decided enter their next auction. The sale created a lot of interest and at auction it sold for an excellent price. The auction was handled in a very professional manner throughout and I would recommend them to anyone thinking of selling by auction.

Peter Costelloe

I have had the pleasure of working with Hollis Morgan since they opened their business and have always found them refreshingly pro-active. The interests of their clients are always at the forefront and I have no hesitation in recommending them to clients.

Richard Harris • AMD Solicitors

On 16 November 2011, Hollis Morgan sold 13 Lots on behalf of South Gloucestershire Council securing receipts substantially in excess of the guide prices. Hollis Morgan were professional, efficient and very good value for money.

Linda Mawby • Valuation and Asset Manager • South Gloucestershire Council

We enjoy working closely with Andrew and Olly to achieve swift, smooth transactions. Their professional and efficient approach ensures they obtain great results and they manage to combine this first rate personal service with a smile.

Richard Hill Head of Property Department • Gregg Latchams LLP

I instructed Hollis Morgan to sell 7 garages in Bristol City Centre in February 2012 and was delighted to achieve £80k which was well above my expectations, I was very impressed by their professional and friendly service and would have no hesitation in using them again.

'Mr M' • Property Owner • Bristol

As Joint Administrators, we instructed Hollis Morgan to auction two substantial commercial properties. Given the complexities of an insolvent sale, an efficient and highly professional service was paramount. Olly and his team were able to deliver this to a very high standard and with excellent results. I would not hesitate to instruct Olly again.

N Talbot • Insolvency Manager • Moore Stephens LLP

I received a friendly and efficient service from Hollis and Morgan and was very pleased with the price that the property I was selling through them at auction achieved. I believe that this price was considerably more than I would have achieved, had I decided to sell the property through an estate agent in Bristol, rather than at auction.

L Smith • Bishopston



charity is at the very heart of our activities

Our own Andrew Morgan – MBE!

Richly deserved recognition for over 25 years charity fund-raising

Andrew Morgan has spent over twenty five years

helping local charities to raise money and was awarded an MBE for services to Charity in the 2013 Honours List.

His famous charity auctions have extracted money on many social occasions in Bristol and the surrounding areas for such well known charities as Penny Brohn Cancer Care, St Peters Hospice, Gurkha Welfare Trust, Young Bristol, The Jesse May Trust, St Mary Redcliffe and Gloucestershire County Cricket Club to name but a few.

Apart from local events Andrews skills have taken him to 'Highgrove' for The Princes Trust and to Rome for a glittering evening at The British Ambassador's Residence when the English church in Rome and The British Embassy were raising money for Italians suffering from Alzheimer's disease.

The Auction for which he is perhaps most famously known, however, is for the sale of the Gorillas that endeared

themselves to the hearts of Bristol people – these raised £437,000 and provided much needed funds for 'The Wallace and Grommit Appeal' for the Bristol Children's Hospital and for the Gorilla project at Bristol Zoo. "These sorts of events are enormously good fun and exciting but I find the most rewarding events are those, less glamorous occasions, when people often use tremendous efforts to overcome a personal tragedy by raising money in memory of a lost relative. I have helped on many occasion when parents have sadly lost a child and, instead of giving into grief, have used all their energies to set up a trust or raise funds to help others. I find this a most humbling experience", says Andrew.

He also went on to say what a privilege it has been to have had the opportunity to serve so many charities and to have met so many extremely hard working and generous people.

Auctioneer, Andrew Morgan says

"people are exceptionally sympathetic to local charities, even in very difficult times, and the fun of an auction seems to encourage generosity"

Our chosen charity for 2013 is Penny Brohn Cancer Care so look out for future fundraising events.

www.pennybrohncancercare.org



our charity auction service

Our popular Charity Auction service is part of Hollis Morgan's commitment to local charities and is offered, entirely free, to a wide range of local charities who have used the service at Balls and dinners to boost their own fundraising targets.

If you would like to discuss your Charity event with Andrew please contact him at andrew@hollismorgan.co.uk and he will be pleased to meet you to discuss how he can help with your fundraising.



contact Andrew Morgan or Oliver Hollis on **0117 9736565** for a valuation. auction@hollismorgan.co.uk

**hollis
morgan**

residential sales

hollis morgan are equally at home in the residential market

some we have sold...

...and some of our recent **new** instructions



a distinctive Edwardian house...

...in a prestigious residential area close to the Downs and the Avon Gorge.



a distinctive Edwardian house...

...in a prestigious residential area close to the Downs and the Avon Gorge.

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

residential sales

hollis morgan are equally at home in the residential market

some we have sold...



mews houses in clifton village

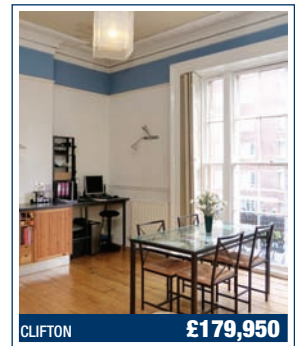
these stylish mews houses in the heart of the village, sold 'off plan' for 'asking' price. . .



charming mid-terrace townhouse

sold by sealed bids. . .

. . .and some of our recent **new** instructions



CLIFTON **£179,950**



CLIFTON **£287,500**



CLIFTON **£239,950**



CLIFTON **£225,000**

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

we have recently **sold**
these properties – and many
others like them – we always
require similar instructions

residential sales



Hotwells **£175,000**



Redland **£315,000**



CLIFTON **£239,950**



Clifton **£299,000**



CLIFTON **£205,000**



DOWNEND **£595,000**



CLIFTON **£835,000**



Clifton **£375,000**



CLIFTON **£329,950**



Clifton **£249,000**



South Glos. **£875,000**

what our **RESIDENTIAL** clients say about us...

Selling is never easy, but Hollis Morgan's professionalism has made the entire process seamless and stress free. Olly and his team have always treated me with honesty and integrity, consistently kept me updated and I feel have gone the extra mile for me. They have superb local market knowledge, have managed my expectations, but nothing ever seems too much for them. A pleasure to deal with.

Mark Patrick, BS8

From first contact with Olly and his team I was impressed by their professional but friendly outlook, with an appointment arranged very promptly for a valuation. The valuation was more positive than I had anticipated and was rapidly followed by a procession of home-buyers and a sale was agreed within 4 days! All round a very positive experience, strongly recommended and will use his services again in the future.

Mr Stagg, Redland

The sale of our house in Bristol was not without its challenges. Living outside the UK, we relied heavily on prompt and open communication. Throughout the process, Hollis Morgan, and Olly Hollis in particular, addressed all issues as they arose in an efficient, calm and diplomatic manner. We would have no reservations in contacting them again for future business or recommending their services to other people. Thank you Hollis Morgan!

Mr and Mrs Macdonald, Clifton & Netherlands

Thanking you and your team for taking the stress out of selling my property. It was a pleasure working with you. Your hard work and positive attitude is what I believe made the sale of my flat a success. I would not hesitate to highly recommend you.

Maxwell Hope, Redland

Thank you for all your help in selling my flat. Knowing that you understood the vagaries of the market kept me calm and my blood pressure level. All in all, a most professional service but with humanity and (the eternally essential) good humour.

Revd J Hayward, Clifton

Others had tried and failed. Our property was unique, looked fantastic, but would only appeal to a minority. It required stealth, perseverance, patience. Oliver came in and told us that he would sell it. Not maybe immediately but he would sell and without reducing significantly in price. A few months later he did just that. With honesty and an unfailing sense of humour which was much needed at times. Thanks Olly, if we ever sell again in Bristol, we will definitely come back.

Melanie Richardson, Long Ashton

Experienced partners, who gave sound advice on the marketing and sale of 3 new properties in Clifton. All sold quickly and transactions were handled with both charm and efficiency: it was a pleasure to team up with Hollis Morgan in a successful venture.

John & Val, Clifton Village

Hollis Morgan, provide an exceptional quality of service. They are brilliant at what they do and work incredibly hard on your behalf. My sale was not easy, in addition to the usual hurdles, both buyer and seller were out of the country at different times. I never thought paying an estate agents fee would feel like money well spent but in this instance it did.

AD, BS8

What a great blend, youth and experience? I have known Andrew for many years and he has advised and sold various properties in which I have lived. Latterly joined by Olly they have set out on a new partnership and one had the feeling of an exciting and new beginning, notwithstanding a professional approach complemented with good local knowledge, humour, and a level of communication and service clients would rightly expect, my very best wishes for the future of HOLLIS MORGAN.

Peter Probyn Bristol BS8

Freephone orderline: 0500 575754
www.kellaway.co.uk



Renovating, repairing or redecorating...

We offer a wide variety of building, landscaping, plumbing and timber materials for trade and DIY. With friendly advice and accounts available to suit your every project, we'll work hard to get what you want, when you want it.

Quick and reliable delivery.

Branches in Bristol and the West at Horfield, Lockleaze, Fishponds, Ashton, Yate, Nailsea, Stonehouse, Swindon, Wincanton and Bath.



MORTGAGE SERVICES LLP

FINANCIAL ADVICE

*look no further for
your **independent**
financial advice*



We can offer independent advice for all your property-related financial requirements...

TELEPHONE: 0117 973 4300
E-MAIL: info@stevemears.com



RESIDENTIAL AND BUY-TO-LET MORTGAGES



SECURED LOANS AND BRIDGING LOANS



COMMERCIAL MORTGAGES AND FINANCE



LIFE COVER FOR FAMILY AND BUSINESS INCLUDING TRUSTS



PROTECTION AGAINST ILLNESS FOR FAMILY AND BUSINESS

the money man

introducing steve mears – independent financial advisor



credit where credit is due

When speaking with lenders recently, their big focus is the upcoming ‘mortgage market review’, which appears to me will make mortgages even harder to get from April next year.

The responsibility for affordability will be on their shoulders, and I can see that even more paperwork will be asked for with every lender having their own calculator to assess how much clients can borrow.

I am sure that there will also be even more reliance on your ‘credit score’ which can be affected by so many things, and again, each lender has a different approach. This is all good news for brokers like ourselves, as it’s going to mean that contacts and industry knowledge will become even more important in the future. It is not good news for those clients though, that save diligently and have maybe moved around within the last 3 years. I seem to have had a run of such clients who have managed to save a respectable deposit, but have no real credit history at their current address, even occasionally with no borrowing at all! Students and younger buyers often HAVE to

move from time to time and for this reason use their parents address for banking/credit cards etc, for security mainly. This, of course, should all be applauded, but instead is often a major hurdle when trying to borrow money. This seems unfair and people should be made aware of how to improve their score at a very young age, perhaps at school (rather than woodwork!?).

The advice to any prospective homebuyer is now therefore is not to move too frequently, and to get a credit card at your address and use it regularly, clearing it as often as possible! This is the opposite of what I am teaching my daughters currently...

Bank statements are now also often requested by lenders, and they delight in going through them and finding an odd payment here or there. It’s important then to also keep within overdraft limits and obviously not to get a ‘pay day loan’ every month!!

The good news is that we are very successful in obtaining finance for all types of clients, and I do believe that things will improve long term, once everyone has got to grips with the new regime. We have always had a large number of self-employed clients, who traditionally have been harder to place than PAYE, but we have seen a couple of lenders who may now look at just one year of trading...subject to credit score.

Credit should go to Andrew Morgan for the amazing, and well deserved MBE for services to Charity. Well done Andrew and many congratulations.



Please remember

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



MORTGAGE SERVICES LLP

to contact Steve, email info@stevemears.com, telephone 0117 973 4300 or to find out more about Steve Mears Independent, visit www.stevemears.com

THE NAVITAS PARTNERSHIP

PROVIDING TOTAL ENERGY SURVEY SOLUTIONS

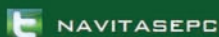
THE REGION'S LEADING COMMERCIAL EPC SUPPLIER

INFO@THENAVITASPARTNERSHIP.COM

01275 397025



WWW.THENAVITASPARTNERSHIP.COM



Have you thought of joining our auction night action?

We can offer our auction partners a package to include: advertising in our printed and on-line catalogue; exhibition/demo space on auction night; and exposure to our almost 6,500-strong 'auction-client list' of developers, landlords and property owners.



so why not come and join us?

if you need more information, or to book your place, call or e-mail Olly Hollis
tel: **0117 973 6565** e-mail: olly@hollismorgan.co.uk

**hollis
morgan**

the legal team

introducing hollis morgan's commercial property experts



What is the role of a 'Duty Solicitor'?

To provide independent initial advice to bidders and answer any last minute questions on the night of the auction. You might like to speak to us about the legal procedure of buying and selling property or perhaps you might have a question about something in the legal pack.

Why should I speak to a solicitor?

It's important that the title to the property is investigated thoroughly before you commit to buy at auction. If your bid is successful you will be contractually bound to buy the property even if legal issues later come to light – you might have to spend more money to rectify the problems. In a worse case scenario you may be unable to obtain your mortgage funding – and if the property isn't attractive to lenders, then buyers will be harder to come by in the future.

Remember, auctions give you the opportunity to acquire unique properties at potentially bargain prices – but make sure you've considered all the risks.

When should I speak to a solicitor?

Preparation is key – you should instruct a solicitor to review the legal pack as soon as possible before the auction to ensure they have time to investigate the title, ask further questions of the seller (if necessary) and report to you in full.

On the night of the auction we won't have time to look through the entire auction pack but we will be able to point out any glaring issues.

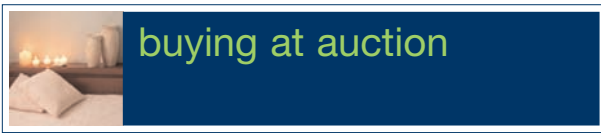
We would be happy to look at the pack in the weeks before the auction – please feel free to call us and speak with a member of our property team.

meet some of the team:

Alex Rossiter (top) is a Solicitor in our Commercial Property team. He has experience dealing with industrial units and offices, site acquisitions and disposals. Contact Alex: alex.rossiter@gregglatchams.com or on 0117 906 9454.

Lesley Dury (bottom) is a solicitor in our Residential Property team. Lesley's experience includes dealing with houses, flats and agricultural land. Contact Lesley: lesley.dury@gregglatchams.com or on 0117 906 9410.

**Gregg
Latchams**
Solicitors & Notaries



You can download the full Buyers and Sellers Guides from our website 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 £350+vat.

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!



You can download the full Buyers and Sellers Guides from our website www.hollismorgan.co.uk

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.

LOT 1

POSTPONED TO SEPT



Knowle West GUIDE PRICE: £65k+++

VIEW FULL DETAILS http://www.hollismorgan.co.uk/property/24165070/result_auction

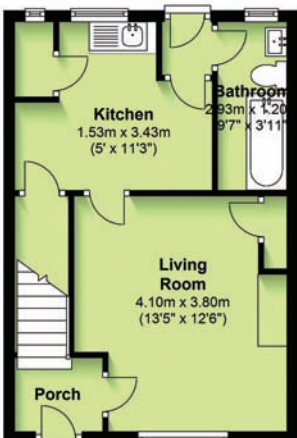


PROPERTY AREA

772.2 ft²/71.7 m²

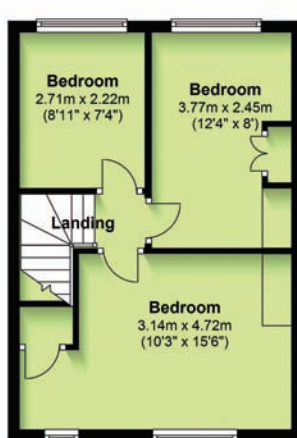
Ground Floor

Approx. 33.2 sq. metres (357.9 sq. feet)



First Floor

Approx. 38.5 sq. metres (414.3 sq. feet)



4 Kinvara Road, Knowle West, Bristol BS4 1LG

Classic 'Doer-Upper'

The Property

This is a terraced, brick built, 3-bedroom former council house standing back from the road with a larger than average size garden to the rear. The house does have some character with a dresser and some original fireplaces. The rear garden is completely overgrown but does enjoy a south westerly aspect.

The Opportunity

This is an ideal opportunity to modernise a small and affordable property into an attractive family home ideal for personal occupation, for resale or for investment purposes. Properties in this price range with so much potential are rarely on the market.

SOLICITORS Mr S Oldrey, Rodney King and Partners e-mail: soldrey@rodneking.co.u

VIEWING: SET VIEWING TIMES TUESDAY - 11:00 AM

LOT
2,3,4,5

ALL SOLD PRIOR £5k

Stoke Bishop GUIDE PRICE: EACH **£5k+++**

[VIEW FULL DETAILS](http://www.hollismorgan.co.uk/property/24284910/result_auction) http://www.hollismorgan.co.uk/property/24284910/result_auction



Garages 57, 58, 59 and 60
Druid Woods, Stoke Bishop,
Bristol BS9 1SX

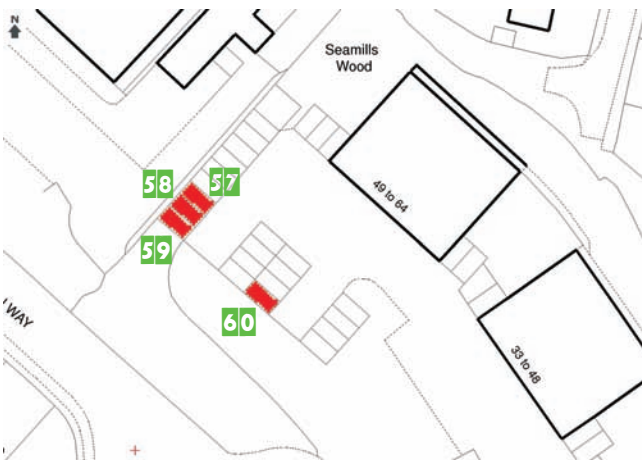
Long term investment/personal use

The Garages

Four, separate, single garages each with up-and-over-door on a 999 lease with ground rent of £150 per annum. We are informed by our clients that the garages can be used by non residents and would suggest a rental income of circa £75 pcm or £900 per annum.

Location

The garage is located within the grounds of an established block of circa 64 purpose built apartments – not all the flats have garages or parking. The popular residential suburbs of Sneyd Park and Stoke Bishop are both within a quarter mile.



SOLICITORS *Mr Sal Mamujee, Michael Simkins LLP*
e-mail: sal.mamujee@simkins.com

VIEWING: AVAILABLE FOR EXTERNAL INSPECTION AT ALL TIMES

Your Design Bristol

Architecture - Design - Visualisation

0117 986 0782 | 07722 23 81 37

www.yourdesignbristol.co.uk

studio@yourdesignbristol.co.uk

PLANNING PERMISSION | HOUSE DESIGN | EXTENSIONS | LOFT CONVERSIONS | RENOVATIONS | INTERNAL ALTERATIONS | NEW BUILDS | FLATS | OUTBUILDINGS | GARAGES | CONSERVATORIES | 3D VISUALISATIONS | BUILDING REGULATIONS | CHANGE OF USE

“ Your Design are approachable, passionate, honest and professional, I couldn't have asked for more... ”

Mrs T Tribe, Bristol



Need

Planning Permission?

For your EXTENSION | CONVERSION | RENOVATION

You deserve...

FIXED FEES

FREE 3D VISUALS

FREE ADVICE | FREE QUOTES

LATEST CAD DESIGN TECHNOLOGY

500

SOLD £38k



St George **GUIDE PRICE: £10k+++**

[VIEW FULL DETAILS](http://www.hollismorgan.co.uk/property/24283263/result_auction) http://www.hollismorgan.co.uk/property/24283263/result_auction



Former Stables, 1, Ebenezer Street, St George, Bristol BS5 8EF

Wide range of potential uses...

THE PROPERTY

A Victorian former coach house with yard and road frontage including drop-down-kerb.

THE OPPORTUNITY

Excellent storage with potential for redevelopment subjected gaining necessary consents. May suit a fledgling business - it has been used for storage for many years.

PLANNING

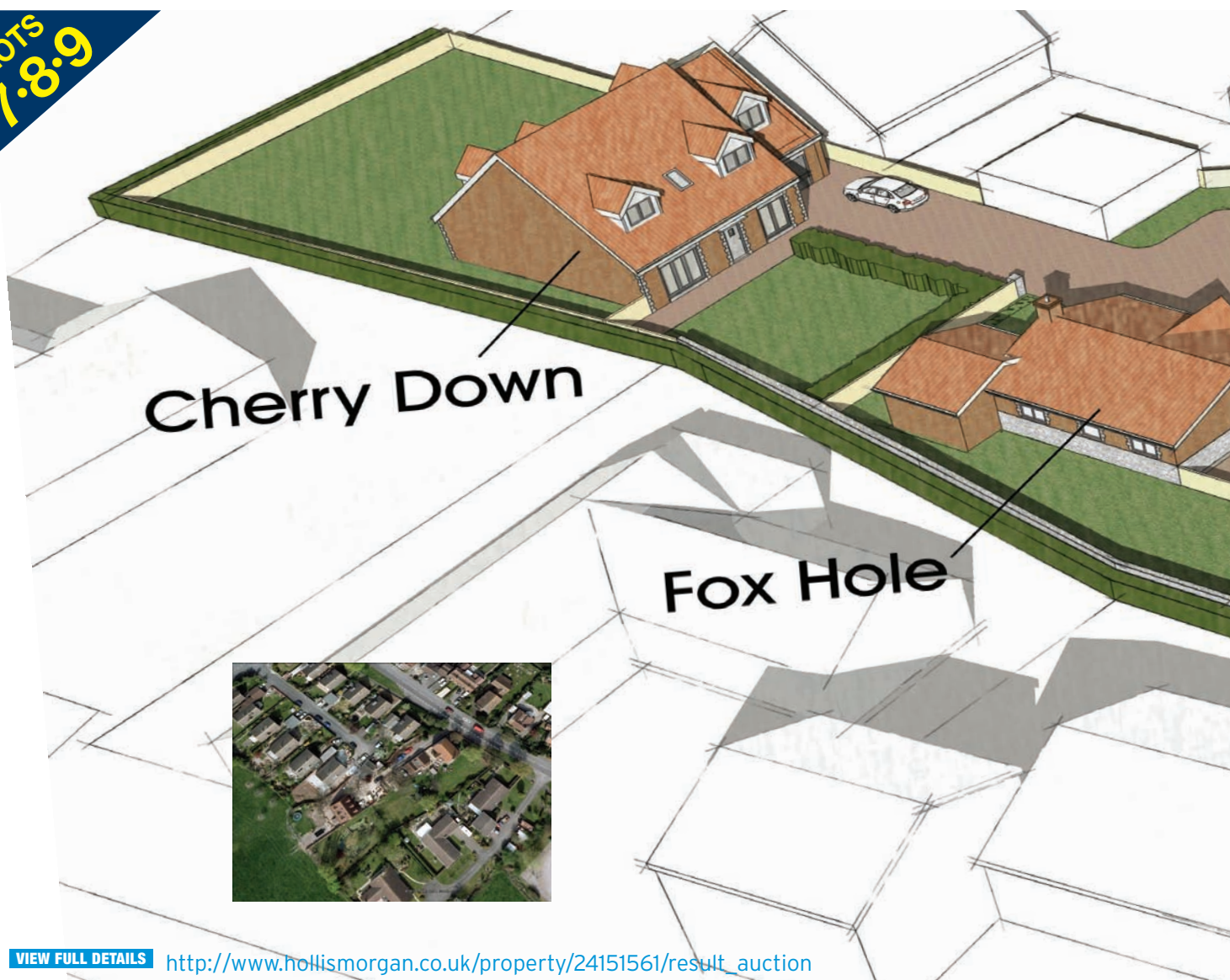
We understand no planning has previously been sought on this property.



SOLICITORS *Michael Kelly & Co*
e-mail: sue.morris@aac.co.uk

VIEWING: **VIEWINGS BY APPOINTMENT**

**LOTS
7-8-9**



VIEW FULL DETAILS

http://www.hollismorgan.co.uk/property/24151561/result_auction



location

Easter Compton is a village of unique style and character with a vibrant community. Lying just below the Almondsbury escarpment this South Gloucestershire village is most conveniently located to the motorway network at Almondsbury and connections to the M4 & M5 motorways, The Mall Shopping centre with its range of major stores, Abbeywood Defence headquarters and Parkway Station with its high speed rail service to London etc. There is a Golf club within the immediate vicinity and The National Cycle network runs through the village and there are other sports facilities within easy reach at the picturesque market town of Thornbury. The centre of Bristol is within seven miles. Situated on the rich alluvial Severn Plain this site adjoins lush pastureland and from the south side there are also excellent country views. Both Severn bridges are within easy reach and there is also good access to the fascinating coastline of the River Severn. Once developed this charming cul de sac of individual architect designed houses will form a delightful and peaceful enclave in the centre of this popular village.

The Plots

LOT 7: Cherry Down GUIDE PRICE £125k

A Four bedroom detached executive style home with views over open farmland, enclosed garden to rear, integral garage and off street parking.

LOT 8: The Willow GUIDE PRICE £115k

Detached four bedroom family home with large garden, detached garage and off street parking.

LOT 9: Fox Hole GUIDE PRICE £90k

A two bedroom detached bungalow with integral garage, off street parking and enclosed garden.

SOLICITORS *Jonathan Webb, Cook & Co*
e-mail: jonathan@cookco.co.uk

VIEWING:

SITE OPEN FOR VIEWING AT ALL TIMES

ALL SOLD PRIOR

The Willow

Easter Compton GUIDE PRICES: **£90-125k+++**

Three prime sites to be sold separately with full planning

Land to the rear of Wyngarth, Main Road, Easter Compton, Bristol BS35 5RA

Three prime sites (to be sold separately) in a charming semi rural village location. Each site has an architect-designed detached family home which compliments the existing village properties.

Planning

Planning granted 21st May (Ref PT13/0322/F) for the erection of 3 No detached dwellings and 1 No detached garage with access, parking and associated works (re-submission of PT12/2878/F).



We are informed a final decision should be made in early May.

Common areas and associated works

Please refer to online legal pack for detail of the "deed of obligations" regarding demolishing the annexe (The Stables) plus provision of

connection to services.

Plans and Drawings

Download the plans with the online legal pack. ●

LOT 10

SOLD £100k



Bishopsworth GUIDE PRICE: £85k+++

VIEW FULL DETAILS http://www.hollismorgan.co.uk/property/24283262/result_auction



27, The Ridings, Bishopsworth, Bristol BS13 8NU

Classic investment / doer upper

THE PROPERTY

A two bedroom end of terrace house with private garden situated in a popular residential suburb.

THE OPPORTUNITY

The property requires basic updating and would suit a buy to let investment or first time buyers.

LOCATION

Situated in a quiet residential suburb within the popular area of Bishopsworth. Local amenities and a range of local shops are within walking distance. The centre of Bristol is within four miles whilst other neighbouring towns such as Bath and Weston-super-mare are both fourteen and twenty miles away respectively.



PROPERTY AREA

596.0 ft²/55.4 m²

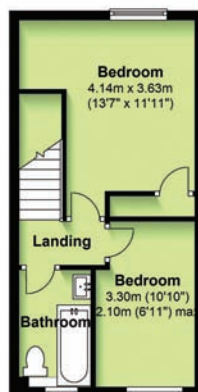
Ground Floor

Approx. 27.6 sq. metres (296.9 sq. feet)



First Floor

Approx. 27.8 sq. metres (299.1 sq. feet)



SOLICITORS *Amanda Coates, AMD*
e-mail: amandacoates@amdsolicitors.com

VIEWING: TUESDAY - 12:00 - 12:30

LOT
11

WITHDRAWN



Weston-super-Mare GUIDE PRICE: £90k+++

VIEW FULL DETAILS

http://www.hollismorgan.co.uk/property/24198534/result_auction



The Old Meeting Hall,
9 Burlington Street, Weston-super-Mare,
North Somerset BS23 1PR

Prime Development Opportunity

The Property

An imposing former meeting hall with ecclesiastical origins, benefitting from high ceilings and beautiful period features.

Location

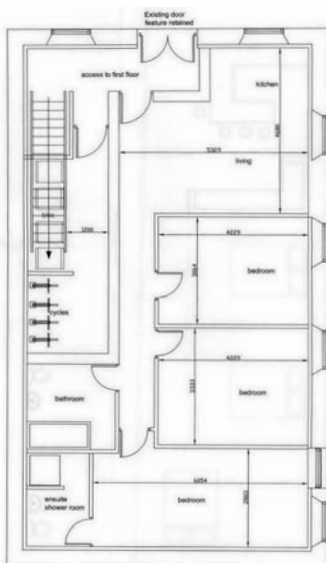
Burlington Street is a quiet residential street in the centre of Weston with a number of high quality conversions and the famous Weston Super Mare Museum.

The opportunity

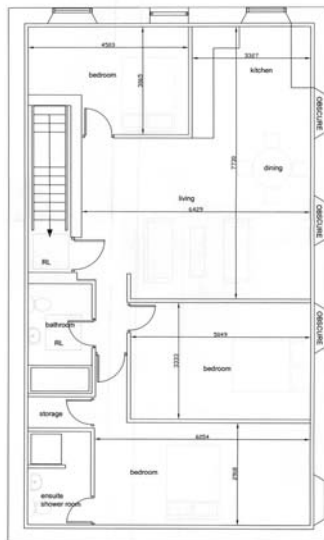
Full planning has been granted for the conversion into two quality 3 bedroom apartments.

Planning: Granted

APPLICATION TYPE: Full Planning Permission; DEVELOPMENT: Change of use from museum store to 2no. self contained flats; APPLICATION NO: 12/P/1502/F; DECISION DATE: 23 Oct 2012.



GROUND FLOOR



FIRST FLOOR

SOLICITORS *Mr John York, Adams Burroughs*
e-mail: tim@adamsburrows.co.uk

VIEWING:

BY APPOINTMENT

LOT
12

SOLD PRIOR £200k



Longwell Green GUIDE PRICE: **£200k+++**

**BURSTON
COOK**
(0117) 934 9977
www.burstoncook.co.uk

[VIEW FULL DETAILS http://www.hollismorgan.co.uk/property/24286461/result_auction](http://www.hollismorgan.co.uk/property/24286461/result_auction)



Apex House, Kingsfield Lane, Bristol, South Gloucestershire BS30 6DL

Priced to sell – huge potential

THE PROPERTY

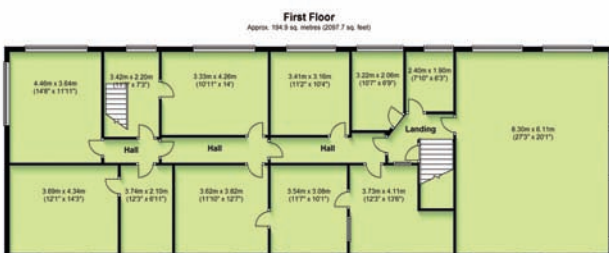
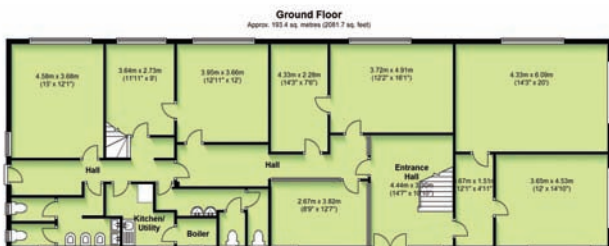
A Freehold detached office block (3258 Sq Ft) set in 0.31 Acres within an established Industrial Estate

LOCATION

The property is located just off the A4174 north Avon ringroad, providing easy access to junction 1 of the M32 motorway and in turn the M4 and M5 motorway network. The subject property is situated in the popular and sought after location of Longwell Green and benefits from being on the edge of the established retail parks and close to the local leisure centre.

THE OPPORTUNITY

The freehold of the property is available for sale and would suit an owner occupier or a potential redevelopment subject to gaining the necessary planning permission.



SOLICITORS *Julie Scott, Star Legal*
e-mail: julie.scott@star-legal.co.uk

VIEWING: BY APPOINTMENT ONLY

LOT
13



Bedminster

GUIDE PRICE: **£45k+++**

SOLICITORS Jonathan Beck, Henriques Griffiths Solicitors

e-mail: jbeck@henriquesgriffiths.com

VIEW FULL DETAILS

http://www.hollismorgan.co.uk/property/24299172/result_auction

SOLD PRIOR £45k



Former Car Park, Herbert Street,
Bedminster, Bristol BS3 1BE

Site with huge potential

THE LAND

A former car park with road frontage onto Herbert Street.

LOCATION

The land is located on Herbert Street which is adjacent to the thriving retail area of East Street and then surrounding residential properties.

THE OPPORTUNITY

We understand no planning has previously been sought on this land and it now offers an excellent opportunity for development subject to planning or provide off street parking.

VIEWING:

OPEN FOR INSPECTION AT ALL TIMES

why not sell at auction?

In 2011 and 2012 no-one **sold more £££s of property** by auction in Bristol and the surrounding areas than Hollis Morgan*. To find out why call us today.

...over £36m and 244 properties sold in 2011/12

our upcoming auction dates...

25TH SEPTEMBER 2013

27TH NOVEMBER 2013

**auction
action**



* Source EI Group – www.eig.com

LOT
14

SOLD PRIOR £495k



Southville

GUIDE PRICE: **£495k+++**

[VIEW FULL DETAILS](http://www.hollismorgan.co.uk/property/24151563/result_auction) http://www.hollismorgan.co.uk/property/24151563/result_auction



Greville Court, 58A Greville Road,
Southville, Bristol BS3 1LL

Prime site – ready to go...

The site is located in the heart of Southville and extends to approximately 0.08 hectares (0.19 acres). An existing single storey light industrial building covers the majority of the site. This building has been redundant for over 14 years and will need to be demolished to allow for redevelopment.

Planning

The site benefits from detailed planning permission for the change of use from light industrial (B1) to residential (C3) to provide 14 dwellings with associated parking and cycle storage. The planning permission (09/01031/F) was granted at appeal in March 2011. **There is no Section 106 contribution required for the site.**

- 9 one bedroom apartments of approximately 5,210ft² NIA;
- 5 two bedroom apartments of approximately 4,021ft² NIA;



Catina Design Ltd.

SOLICITORS *Mark Avery, Hoole & Co Solicitors*
e-mail: Mark.avery@hooleandco.co.uk

VIEWING:

BY APPOINTMENT

LOT
15

SOLD PRIOR £200k



Bishopsworth GUIDE PRICE: **£200k+++**

[VIEW FULL DETAILS](http://www.hollismorgan.co.uk/property/24166318/result_auction) http://www.hollismorgan.co.uk/property/24166318/result_auction



Land With Planning at
104 Highridge Green, Bishopsworth,
Bristol BS13 8AD

**Site ready to go – full planning
granted**

The Land

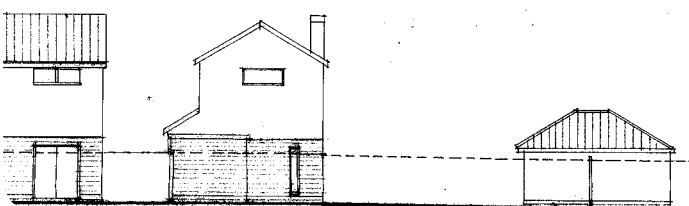
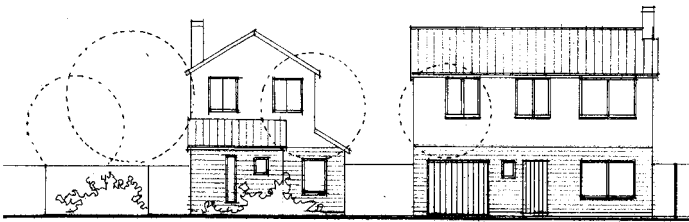
A level parcel of land with a derelict house in situ located in Bishopsworth with full planning for development.

Planning

DECISION: GRANTED subject to condition(s);
APPLICATION NO: 11/03907/R; TYPE OF APPLICATION: Extension of time limit (planning); DESCRIPTION OF DEVELOPMENT: Renewal of Outline Planning Consent 08/04146/P - Outline application for demolition of building and erection of 3 no. houses and 1 no. bungalow; APPLICANT: Above & Beyond Charities; AGENT: Alder King Planning Consultants; COMMITTEE/DELEGATION DATE: 13.12.11

Plans and Drawings

All drawings, plans etc are available to download with the online legal pack.



SOLICITORS *Mr Julian Pyrke, Gregg Latchams*
e-mail: julian.pyrke@gregglatchams.com

VIEWING: **SITE OPEN FOR INSPECTION AT ALL TIMES**

LOT 16

SOLD AGREED £750k



Clifton

GUIDE PRICE: **£750k+++**

[VIEW FULL DETAILS http://www.hollismorgan.co.uk/property/24172036/result_auction](http://www.hollismorgan.co.uk/property/24172036/result_auction)



PROPERTY AREA

3406.9 ft²/316.5 m²



Combe House, 33, Oakfield Road, Clifton, Bristol BS8 2AT

Prime Opportunity/Family Home

The Property

A well managed period property which has been used as offices for many years with formal gardens to the front and parking to the rear located on a wider than average quiet Clifton road within walking distance of Whiteladies Road and Clifton Village.

The property has full planning consent to be used as a family home with parking and gardens but is in good decorative order – but will require a new kitchen and bathrooms – with the majority of the original rooms intact and an undeveloped basement which has potential for either a self-contained flat or further accommodation.

Planning

REFERENCE: 10/04106/R; APPLICATION RECEIVED: 16 Sep 2010; PROPOSAL: Renewal of time limit for application 05/03355/R, (relating to original app. no. 00/02457/F/C) for the change of use from offices (Use Class B1) to single dwelling (Use Class C3); STATUS: GRANTED subject to condition(s).

SOLICITORS *Mr Jonathan Wilson, Wards*

e-mail: jonathan.wilson@wards.uk.com

VIEWING:

VIEWINGS BY APPOINTMENT

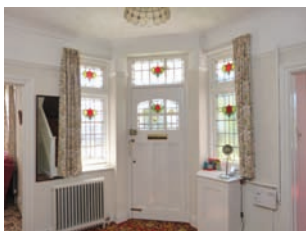
LOT 17

SOLD £500k



Henleaze GUIDE PRICE: £500k+++

VIEW FULL DETAILS http://www.hollismorgan.co.uk/property/24287788/result_auction



17, Park Grove, Henleaze, Bristol BS9 4LF

Prime Opportunity

THE PROPERTY

Five bedroom and three reception room detached residence occupying a commanding corner plot in the heart of Henleaze with lawned gardens to the front and rear. The property now requires basic updating throughout.

LOCATION

Fabulous location on the corner of Springfield Grove and Park Grove, within a level walk of the shops and amenities of Henleaze Road and within just a couple of hundred metres of Henleaze Junior School.

THE OPPORTUNITY

Family Home or Flat Conversion...

Renovation project or possibly split into three flats subject to gaining the necessary consents.



PROPERTY AREA

2219.7 ft²/206.2 ft²

Ground Floor
Approx. 101.2 sq. metres (1089.6 sq. feet)



First Floor
Approx. 105.0 sq. metres (1130.1 sq. feet)



SOLICITORS **Richard Harris, AMD**
e-mail: richardharris@amdsolicitors.com

VIEWING: WEDNESDAY 11:00-11:30 & SATURDAY 11:15-11:45

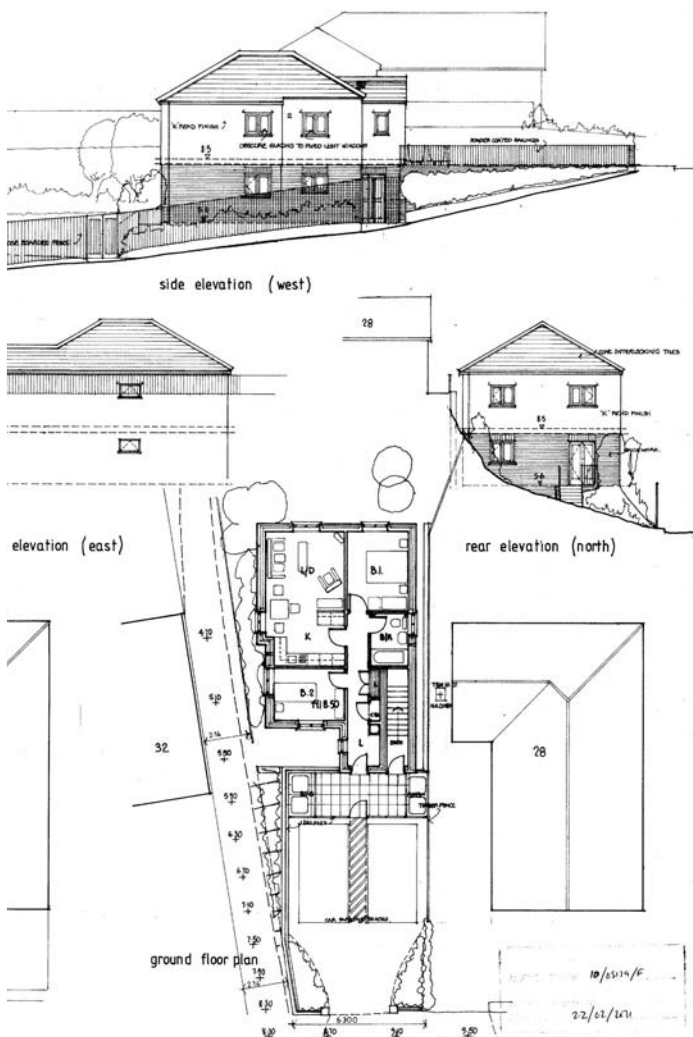
LOT 18

SOLD £40k



Brislington GUIDE PRICE: £40k+++

VIEW FULL DETAILS http://www.hollismorgan.co.uk/property/24200164/result_auction



Land at 30 Callington Road, Brislington, Bristol BS4 5BP

The Plot

A level plot fronting onto Callington Road with full planning to erect 2 x 2 bedroom flats with 2 off street parking spaces.

Planning Permission

All planning information is available to download with the online legal pack.

DECISION: GRANTED subject to condition(s)

APPLICATION NO: 10/05179/F

TYPE OF APPLICATION: Full Planning

DESCRIPTION OF DEVELOPMENT: Erection of 2 no two-bedroom apartments.

COMMITTEE/DELEGATION DATE: 25.02.11

SOLICITORS *Joathan beck, Henriques Griffiths*
e-mail: jbeck@henriquesgriffiths.com

VIEWING: THIS SITE IS AVAILABLE FOR INSPECTION AT ALL TIMES

Lot 19

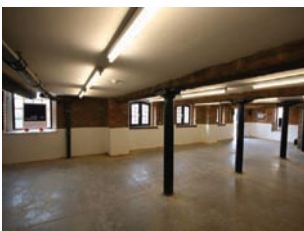
SOLD PRIOR £35k

Gloucester

GUIDE PRICE: £35k+++

VIEW FULL DETAILS

http://www.hollismorgan.co.uk/property/24184436/result_auction



Unit B Biddle And Shiptons, Warehouses, Gloucester, Gloucestershire GL1 2BY **Quirky Vacant Commercial Unit**

The Property 12.70m(41'8") x 6.80m(22'4")

A vacant commercial unit ready for immediate shop fit with power and lights in-situ. It has been designed to retain much of its Victorian charm and has a lovely outlook over the canal basin, The unit would lend itself to an independent café owner, up market wine bar, deli etc. (837ft²/77.8m²)

Location

The £400 Million Gloucester Quays, which is within a short walk of the unit, is one of the largest and most ambitious regeneration developments in the UK. Ideally located to serve the M5 corridor from Bristol to Birmingham, it offers a unique architectural waterside setting complemented by attractive bars, restaurants and cafes.

POTENTIAL INCOME

We are informed the potential income is circa £8,500 pa.

PROPERTY AREA

838.9ft²/77.9m²



SOLICITORS Dorothy Carlin, Brabners Chaffe Street LLP
e-mail: dorothy.carlin@brabnerscs.com

VIEWING:

BY APPOINTMENT

Lot 20

STILL AVAILABLE

Nailsea

GUIDE PRICE: £35k+++

VIEW FULL DETAILS

http://www.hollismorgan.co.uk/property/24303667/result_auction



The Copse, Nowhere Lane, Nailsea, North Somerset BS48 2PT

Unique Site in need of planning

THE LAND

A truly unique opportunity to acquire a parcel of land approx. 0.5 acres with road frontage and mature copse to the rear.

LOCATION

Trendlewood falls within the small North Somerset town of Nailsea. Bristol is approximately eight miles away whilst Westo-super-Mare is eleven miles away.

THE OPPORTUNITY

The site has previously had an application for two houses rejected due to openness and trees. This was done as a commercial venture. Potential for alternative uses subject to gaining the necessary consents – please make your own enquiries..

PLANNING HISTORY

APPLICATION TYPE: Full Planning Permission; DEVELOPMENT: Erection of 2 no. detached two storey dwellings; APPLICATION NO: 12/P/1493/F; DECISION DATE: 29 Oct 2012: REFUSED.



SOLICITORS Jonathan Webb, Cook And Co
e-mail: jonathan.webb@cookco.co.uk

VIEWING: OPEN FOR INSPECTION AT ALL TIMES

501
201

SOLD £390k

Redland **GUIDE PRICE: £325k+++**

[VIEW FULL DETAILS](http://www.hollismorgan.co.uk/property/24284914/result_auction) http://www.hollismorgan.co.uk/property/24284914/result_auction



PROPERTY AREA

1274.3ft²/118.4m²



7, South Terrace, Redland,
Bristol BS6 6TG

In need of updating...

THE PROPERTY

A picturesque south facing Regency cottage, in need of some modernisation, in a pretty terrace of similar properties located in a quiet residential enclave where the delightful gardens create the ambiance of a country village. Healthy life style shops nearby in Whiteladies Road whilst the university and the city centre is easily accessible. Two elegant reception rooms, three bedrooms, kitchen and bathroom. Interesting rear courtyard with potential and a long south facing front garden.

THE OPPORTUNITY

The property now requires full modernisation and offers a great opportunity for families, developers and investors in this much sought after terrace.

SOLICITORS *Tony Moore, AMD*
e-mail: tonymoore@amdsolicitors.com

VIEWING WEDNESDAY - 12:00 - 12:30 & SATURDAY - 10:30 - 11:00

LOT 22

SOLD PRIOR £370k



St Pauls **GUIDE PRICE: £370k+++**

[VIEW FULL DETAILS](http://www.hollismorgan.co.uk/property/24297142/result_auction) http://www.hollismorgan.co.uk/property/24297142/result_auction



Development Site, 1-3, Dean Street, St Pauls, Bristol BS2 8SF

Site ready to go...

THE SITE

A site with FULL PLANNING granted to demolish existing and erect 35 apartments and 2 commercial units

LOCATION

The site is located within a few yards of the one of the largest Georgian/Regency Squares in Bristol with its central park and imposing architecture. The multi million pound development of Cabot Circus is within a few hundred yards and the M32 is also easily accessible, providing access to the regional motorway network.

PLANNING

DECISION: GRANTED; APPLICATION NO: 10/01905/F; DESCRIPTION OF DEVELOPMENT: Demolition of existing buildings and construction of a five storey building accommodation 31 Flats (8 x 1 bed, 19 x 2 bed, 4 x 3 bed), 4 x 2 storey 3 bed units and 2 x commercial units (Use Class B1) each 60M2; DATE: 22.06.10.



SOLICITORS *John Brentnall, Wards Solicitors*
e-mail: john.brentnall@wards.uk.com

VIEWING: **EXTERNAL VIEWING AT ALL TIMES**

53
23

SOLD £195k



Clevedon GUIDE PRICE: **£175k+++**

[VIEW FULL DETAILS](http://www.hollismorgan.co.uk/property/24283264/result_auction) http://www.hollismorgan.co.uk/property/24283264/result_auction



Rock Villa, 89, Old Church Road, Clevedon, North Somerset BS21 6PT

First time to market in 87 years!

THE PROPERTY

A charming 300 year old four bedroom semi detached cottage with period features throughout, two ground floor reception rooms and larger than average size garden and off street parking to the rear.

THE OPPORTUNITY

The previous owner had been in occupation for 87 years and consequently the property now requires updating but offers an opportunity to renovate to your personal tastes. We are informed that the roof, windows and heating system have been recently updated.

PROPERTY AREA

1097.2ft²/101.9m²



SOLICITORS *Rebecca Stuart. Wards*
e-mail: Rebecca.stuart@wards.uk.com

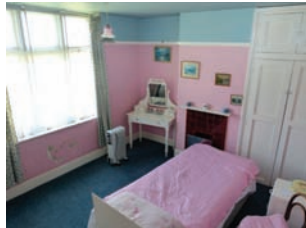
VIEWING: THURSDAY - 11:00 - 11:30

WITHDRAWN



Hanham GUIDE PRICE: **£250k+++**

[VIEW FULL DETAILS](http://www.hollismorgan.co.uk/property/24306467/result_auction) http://www.hollismorgan.co.uk/property/24306467/result_auction



30 Abbots Road, Hanham,
Bristol BS15 3NG

Larger than average plot ... range of possibilities.



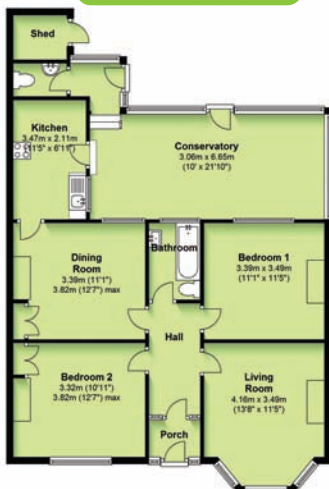
THE PROPERTY

A semi detached bungalow built in 1928 with extension to the rear, a detached garage, and a private driveway set on a larger than average plot which occupies the prime position on the road directly overlooking the Green.

THE OPPORTUNITY

The current owner has been in situ for 71 years since 1942 and subsequently the property now requires modernisation but offers scope, subject to gaining the necessary consents, for an attic conversion and further extension or demolition and erecting a modern semi / detached family home. Given the size of the plot there may be further development opportunities . Please make your own enquiries.

PROPERTY AREA
1058.3ft²/98.3m²



SOLICITORS *Carla Lyons, Lyons Rounsfell*
e-mail:

VIEWING: TUESDAY - 13:45 - 14:15

525
525

POSTPONED TO SEPT



Filton

GUIDE PRICE: **£100k+++**

VIEW FULL DETAILS

http://www.hollismorgan.co.uk/property/24307946/result_auction



Land at 29 Gloucester Road North,
Bristol BS7 0SH

Plot ready to go....

THE LAND

A former car park to the rear of Cabot Court with excellent access and providing a level site with full planning to erect 9 flats with circa 25 additional parking spaces.

PLANNING

APPLICATION NUMBER: PT07/1953/F; DESCRIPTION OF DEVELOPMENT: Erection of 9 self contained flats with associated works; APPLICANT: Signpost Homes
LOCATION: Cabot Court 29, Gloucester Road North, Filton, Bristol, BS7 0SH.



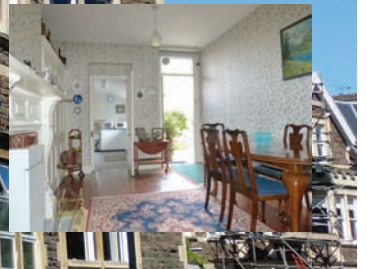
SOLICITORS *Ian Deuchar, Stones Solicitors LLP*
e-mail: iandeuchar@stones-solicitors.co.uk

VIEWING:

OPEN FOR INSPECTION AT ALL TIMES

509

SOLD £645k



Clifton GUIDE PRICE: **£600k+++**

[VIEW FULL DETAILS](http://www.hollismorgan.co.uk/property/24286462/result_auction) http://www.hollismorgan.co.uk/property/24286462/result_auction



19, Mortimer Road, Clifton,
Bristol BS8 4EY

Prime opportunity – investment/ development



THE PROPERTY

A splendidly Victorian house in an interesting corner position with an imposing front door and circular bay windows enhancing this glories of this imposing 'Gothic' style building. Currently arranged over 3 floors as 3 self contained flats, this stone built 'mansion style' double-fronted house offers very spacious accommodation

THE OPPORTUNITY

A Freehold opportunity. All the flats now require basic updating having been let for many years. There may be an opportunity to subdivide the units subject to gaining necessary consents. Ideal investment / owner occupier.

PROPERTY AREA

4777.1ft²/443.8m²



Total area approx. 443.8 sq. metres (4777.1 sq. feet)



Rental appraisal on the website
with the legal Pack

SOLICITORS *Julia Smart, Metcalfe Solicitors*
e-mail: jsmart@metcalfe.co.uk

VIEWING:

WEDNESDAY 13:00-13:45

LOT 2

POSTPONED TO SEPT



Henleaze GUIDE PRICE: £215K+++

VIEW FULL DETAILS http://www.hollismorgan.co.uk/property/24309905/result_auction



Shop and Maisonette, 46 Bishopthorpe Road, Bristol BS10 5AD Freehold investment

THE PROPERTY

A mid terraced Freehold investment / break up opportunity comprising of two ground floor retail units with A1 and A3 usage (Combined circa 938ft²) and a large maisonette comprising three bedrooms and an additional studio style flat on the top floor.

THE OPPORTUNITY

Long term investment or modernise and sell individually. The right hand shop does now require updating and there is also scope (subject to gaining the necessary consents) to combine the two units to create a larger premises. The maisonette would benefit from some basic updating but has recently had a new boiler fitted.

INCOME

SHOPS: Total potential income circa £8,000 - £10,000
MAISONETTE: Current income £12,000.

PROPERTY AREA
2333.5ft²/216.8m²



SOLICITORS TBC – please see our website for updates

VIEWING: VIEWING BY APPOINTMENT

58
2012

SOLD £110k



Patchway GUIDE PRICE: **£100k+++**

[VIEW FULL DETAILS](http://www.hollismorgan.co.uk/property/24309905/result_auction) http://www.hollismorgan.co.uk/property/24309905/result_auction



PROPERTY AREA
692.2ft²/63.4m²

1 Arlingham Way, Patchway,
Bristol BS34 5NH

Classic doer upper/investment

End of terrace modern two bedroom house situated at the top of a cul-de-sac with a private rear garden and large shed/possible garage.

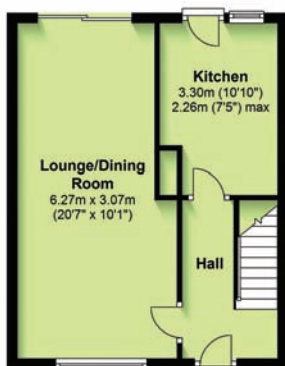
The property is now dated and requires basic renovation. Once modernised the property would suit a buy to let investment or first time buyers.

Location

Arlingham Way is an established residential suburb within Patchway. The area enjoys an abundance of local facilities including supermarkets a leisure centre and the Cribbs Causeway shopping outlet. Both the M4 and M5 are highly accessible, whilst Bristol City centre is approximately 9 miles away.

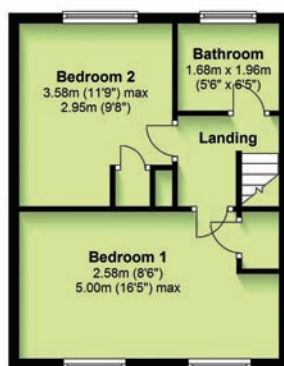
Ground Floor

Approx. 32.3 sq. metres (347.1 sq. feet)



First Floor

Approx. 32.1 sq. metres (345.1 sq. feet)



SOLICITORS *Jodie Purdue, Meade King LLP*
e-mail: jp@meadeking.co.uk

VIEWING:

TUESDAY 14:45-15:15

59
29

SOLD £90k



Southmead GUIDE PRICE: **£90k+++**

[VIEW FULL DETAILS](http://www.hollismorgan.co.uk/property/24287789/result_auction) http://www.hollismorgan.co.uk/property/24287789/result_auction



1 Greystoke Avenue, Southmead,
Bristol BS10 6AG

Ideal investment or development

A modern property set on a larger than average corner plot with two receptions and three bedrooms.

The property is offered with vacant possession, but has previously been let as four individual rooms to workers at Southmead Hospital. so would make an ideal investment.

Alternatively, as the property now requires modernisation, and the size of the plot offers scope for extension – subject to gaining the necessary consents.



PROPERTY AREA

1116.6ft²/103.7m²

Location

The property is located on Greystoke Avenue with the amenities of Westbury Village within a quarter of a mile and Southmead Hospital within half a mile.

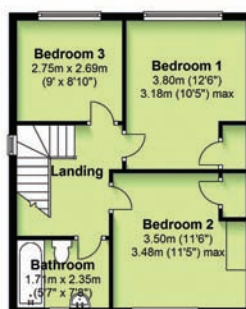
Ground Floor

Approx. 60.8 sq. metres (654.8 sq. feet)



First Floor

Approx. 42.9 sq. metres (461.8 sq. feet)



Total area: approx. 103.7 sq. metres (1116.6 sq. feet)

SOLICITORS *Julian Chapman, Devereaux & Co,*
e-mail: jpc@devlaw.co.uk

VIEWING:

THURSDAY 12:15012:45

30
503

POSTPONED TO SEPT

Okehampton GUIDE PRICE: **£125k+++**

[VIEW FULL DETAILS](http://www.hollismorgan.co.uk/property/24298038/result_auction) http://www.hollismorgan.co.uk/property/24298038/result_auction



Land To West Side Of, Lewdown Barn, Okehampton, Devon EX20 4BS

Full planning – ready to build

THE LAND

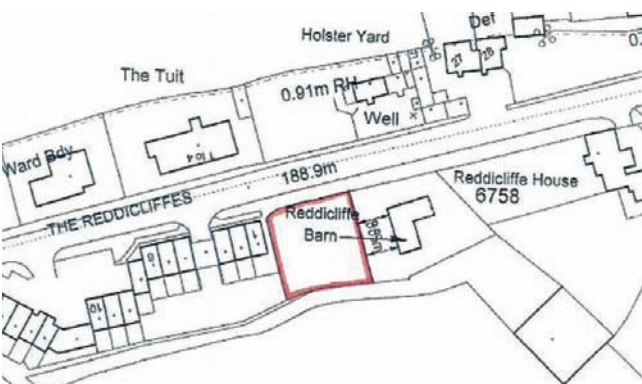
A level parcel of land with Full planning to erect a pair of detached houses close to the centre of the Village.

THE OPPORTUNITY

The planning consent provides for the construction of two detached houses which are shown on the approved plans to have a gross internal area of approximately 114 sq m (1235 sq ft) and 119 sq m (1280 sq ft) respectively. Each will benefit from off road parking and a south facing garden. There are pleasant open countryside views. A shared entrance will be created through the existing bank.

PLANNING INFORMATION

AUTHORITY: West Devon Borough Council; **PLANNING REFERENCE:** 11748/2008/TAV; A Certificate of Lawfulness of Existing Use or Development Consent (ref 02514/2012 dated 30th July 2012) confirms that the original planning consent has been implemented.



SOLICITORS *Luke Austin, Clarke Willmott LLP*
e-mail: Luke.Austin@clarkewillmott.com

VIEWING: **OPEN FOR EXTERNAL INSPECTION AT ALL TIMES**



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 £350 plus VAT – total £420.00 – payable to **hollismorgan** in respect of the buyers premium.

Please note that it is a requirement that you must provide CERTIFIED COPIES (SIGNED AND STAMPED BY A PROFESSIONAL PERSON) of documentation to confirm your name and residential address. Please refer to the buyer and sellers guides regarding acceptable ID.

Please note that if you are unsuccessful with your bid all cheques will be destroyed unless otherwise instructed.

Proxy Bidding – Buyer’s Details

Contract Name _____

Full Name(s) _____

Company _____

Address _____

Postcode _____

Telephone Business: Home: _____

Mobile: _____

Buyer’s Solicitor’s Details

Company _____

Address _____

Postcode _____

Telephone: _____ Fax: _____

For the Attention of: _____

Signature of Prospective Buyer _____

Date of Signing _____

DX No _____

Telephone Bidding – Buyer’s Details

Contract Name _____

Full Name(s) _____

Company _____

Address _____

Postcode _____

Telephone: (1) _____

(2) _____

Buyer’s Solicitor’s Details

Company _____

Address _____

Postcode _____

Telephone: _____ Fax: _____

For the Attention of: _____

Signature of Prospective Buyer _____

Date of Signing _____



hollismorgan proxy and telephone bidding terms

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

TERMS & CONDITIONS FOR REMOTE BIDDING

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



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 £350 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.

Supporting people with cancer



**Penny Brohn
Cancer Care**

For over 30 years Penny Brohn Cancer Care has been helping people to live well with the impact of cancer at any stage of their journey.

We recognise that cancer affects the people closest to those going through a cancer diagnosis and welcome them too.

**We are delighted to receive support from
Hollis Morgan in 2013.**

www.pennybrohncancercare.org

Helpline: 0845 123 2310





JOINT PROPERTY AGENTS

	Bradley Residential TEL: 0845 652 8634 www.bradleyresidential.co.uk
	BNS Management Services TEL: 0117 957 0809 www.bns.co.uk
	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
	Jackson Property Management Ltd TEL: 0117 974 4121 www.jacksonproperty.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
	Stuarts Residential TEL: 01225 220 335 www.stuartresidential.com
	Westcoast Properties www.westcoast-properties.co.uk
	Woods Estate Agents www.woodsstateagents.co.uk

OUR CLIENTS

	The Abbeyfield Bristol Society www.abbeyfield-bristol.co.uk
	Alder King Property Consultants www.alderking.com
	BNP Paribas Real Estate www.bnpparibas.co.uk
	Capita Symonds TEL: 01275 840840
	ETP Property Consultants tel: 0117 973 1474 • www.etpproperty.co.uk
	North Somerset Council www.n-somerset.gov.uk
	South Gloucestershire Council www.southglos.gov.uk

DESIGN AND CONSTRUCT

	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@CONF.M.CO.UK
	Gillard Electrical Services TEL: 07980 595 681 E: iangillard@blueyonder.co.uk
	Kellaway Building Supplies ORDELINE: 0500 575 764 www.kellaway.co.uk
	Pink Heating TEL: 0845 201 1275 www.pinkheating.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 TEL: 0117 230 3838 www.yourdesignbristol.co.uk

INTERIORS AND LIFESTYLE

	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
	Toots Malton Interior Design www.tootsmalton.co.uk
	The Mall Deli TEL: 0117 973 4440 www.themalldeli.co.uk

SURVEYORS

	Andrew Forbes www.andrew-forbes.co.uk
	Clifton DEA www.cliftondea.co.uk
	Osborne Irish Associates TEL: 0117 973 0803 www.osborneirishassociates.co.uk
	SP Surveyors TEL: 07852 879330 www.spsurveyors.co.uk

FINANCE AND INSURANCE

	Charterbank www.charterbank.co.uk
	Churchill Wealth Management www.churchillwm.co.uk
	Lloyds TSB Commercial www.lloydstsbusiness.com
	Royal Bank of Scotland Group www.rbs.co.uk
	Steve Mears Independent Mortgage Services LLP TEL: 0117 973 4300 www.stevemears.com
	Towergate Insurance www.towergate.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.northsometimestimes.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

SOLICITORS AND CONVEYANCERS

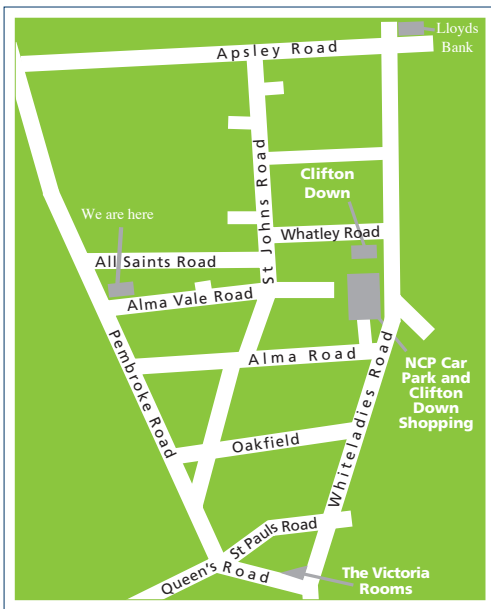
	AMD Solicitors TEL: 0117 923 5562. www.amdsolicitors.com
	Devereux & Co www.devlaw.co.uk
	Gregg Latchams LLP TEL: 0117 906 9400 www.gregglatchams.com
	Rodney King and Partners TEL: 0117 926 5201
	Parkhouse & Co TEL: 0117 962 9978 www.parkhousesolicitors.co.uk
	Clarke Willmott LLP TEL: 0845 209 1816 www.clarkewillmott.com
	Whyatt Pakeman TEL: 0117 973 0294 www.wpp.co.uk

our auction location



the packed sale room at our november auction

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.



0117 973 6565

auction@hollismorgan.co.uk

hollis
morgan