

estate agents **auctioneers**

ISSUE

hollis
morgan

JUNE 2014
auction

Wednesday, 11TH June 2014 | **7.00^{PM}**
All Saints Church, Pembroke Road, Clifton

estate agent actions

And remember, no-one **has sold more £££s of property** by auction in Bristol and the surrounding areas than Hollis Morgan. During 2011, 2012 and 2013 we sold **360** properties by auction worth **£56m***.

To find out why and how, call us today.





welcome to all saints for our june auction



Welcome to our third sale of the year and following our largest ever auction in April and the recent media frenzy regarding the rise in property prices we look forward to another successful evening.

As ever we an eclectic mix to our catalogue with a range of lots to suit all budgets and strategies including prime blocks of flats for investment, freeholds for conversion back to family homes, land with and without planning permission and garages in Clifton.

OUR AUCTION PARTNERS

Gregg Latchams
Solicitors & Notaries



We are always looking at ways to improve your auction experience and are delighted to welcome back Gregg Latchams Solicitors working as our agents in order to speed up the legal signing up process as well as another independent family owned business Kellaway Building Supplies who are also supporting the sale – we are always open to ideas so if you think of anything please let us know.

I wish you the best of luck with your bidding and hope you can join us for a complimentary drink after the sale to discuss the evening events.



Oliver Hollis



our next auction date is

Wednesday, 30th July 2014 | 7.00 PM
All Saints Church, Pembroke Road, Clifton
* El Group



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

hollis morgan

Gregg Latchams

Solicitors & Notaries

For all your legal needs,
both personal and
commercial



Gregg Latchams LLP - 7 Queen Square - Bristol BS1 4JE
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DX: 7845 Bristol - E: enquiries@gregglatchams.com - W: www.gregglatchams.com

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

I decided to go the auction route to have a more structured sale process and not get involved in a chain. This of course would only work if the property sold. Hollis Morgan were very helpful and supportive from day one. The set viewing days/times were helpful and easy to work around. They kept me informed of the viewings and interest shown. My property sold at over the reserve price so I was therefore very happy with the whole process and the outcome. Many thanks.

Pat Lockett • BS16

I was very pleased with the service provided by Hollis Morgan in order to expedite the sale at auction of my property. The valuation process was handled effectively and provided a realistic estimate. The advertising attracted sufficient viewings to result in a successful conclusion. I found the members of the firm professional, courteous and helpful throughout.

JR Marsh • Redland

I found the whole experience of the auction very exciting, from the pre-auction offers through to the auction evening where a fantastic price was reached. All the beneficiaries were really pleased.

William Gardner • Administrator for the Douglas Lewton estate

We work exclusively with Hollis Morgan auction sale because they are utterly professional, knowledgeable and energetic with a first class attitude of nothing is too much.

Vince Nguyen • Land Promotions Group.

We wish to thank you most sincerely for your attention at all times in selling our property in Clevedon, Somerset. It made it almost effortless on our part to do with the sale. Being in business ourselves we realise the importance of your professional and friendly service and wouldn't hesitate to recommend or use yourselves again. Thank you you again.

Paula and John Morse • Clevedon

As usual very pleased with the service provided by the Hollis Morgan team. The auction forum meant a very strong result was achieved on 30 Filton Road - better than we had expected and better than might have been achieved by private treaty. Well done!

David Moore • BNP Paribas, Bristol

We have been very pleased with the service and sale prices at Hollis Morgan. Our expectations on price were low, but we achieved twice what we had budgeted for as a result of the auction process. I would not hesitate to use them again on anything in the Bristol and West Country Area.

Korax LLP

As executors of our late parent's estate we instructed Hollis Morgan to prepare a Probate Valuation. Andrew Morgan, prepared a report and recommended placing it in one of their high profile Property Auctions. Viewings were handled with the minimum of inconvenience and the Auction was an exciting experience for us and we were delighted with the result. We were impressed with the professionalism of Andrew and the Hollis Morgan team and will be delighted to recommend them to our friends and family.

Howe Family • Clifton

I decided to sell a high yield investment property in Clifton comprising of the freehold divided as five self-contained flats. I instructed Hollis Morgan alongside another Estate Agent on a joint agency basis on a winner takes all basis. In property career lasting over 30 years in the city I have never dealt with a firm that is more efficient than Hollis Morgan. The particulars were settled within three days; the property was marketed immediately; I received an offer the following week, and exchanged the week after that. The entire process from instruction to exchange of contracts took three weeks and one day and to those who say buying and selling property takes a long time they need to instruct Hollis Morgan and a speedy firm of solicitors. I cannot fault the firm in any way for the way they dealt with this matter and I can thoroughly recommend them to anyone who wants a fast, efficient and professional service.

Charles Hack • Clifton

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Post MMR blues

Many of you will now have heard the phrase ‘mortgage market review’ (MMR) which finally arrived last month, and is now causing major headaches for lenders and brokers alike. As with all these new initiatives from on high, lenders are never quite ready and systems ‘go down’! This has been the case with MMR, as affordability is the key to how much can be borrowed, and is treated differently by every lender.

As independent brokers, we have already carried out such checks for many years, but now the detail into which we are expected to delve is almost intrusive. Much of this is just common sense though, i.e. someone traveling to say Swindon/Reading each day, under their own steam, is going to have a higher costs just to get to work than someone who can cycle, and this now needs to be factored in. Before MMR, lenders relied on the clients to accept this amount as they were not interested and only really looked at loans and credit card commitments before arriving at an amount they felt comfortable with. Something had to change, but that horse has well and truly bolted, and people are generally a lot more sensible with their

borrowing requests nowadays.

It does add value to what we brokers do, so that’s a result, but it is very stressful and lenders are still finding their feet and making daft decisions. We benefit from this, in many cases of course, as clients have come to us after being turned down by their bank etc, and therefore appreciate our help and guidance.

The most common advice I give now therefore, is “Get an agreement in principle, before you find, to avoid disappointment” as it’s never been so true.

There really good news, however, is that more lenders are coming back to the market, now that things are improving. This gives a lot more choice, not just for residential mortgages, but for Buy

now the detail into which we are expected to delve is almost intrusive

to Let, Bridging and commercial deals that will be needed for some of the Lots on sale tonight. These have been harder to place, until recently, but I am happy to say that we now have many lenders contacting us with the hope of making funds available!

Good luck with your bids and please come and chat to any of us with any queries regarding all aspects of finance.

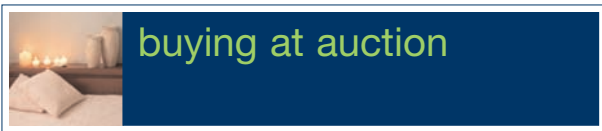


Please remember

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


STEVE MEARS
INDEPENDENT
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



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.

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SOLD £82k

LOT 1

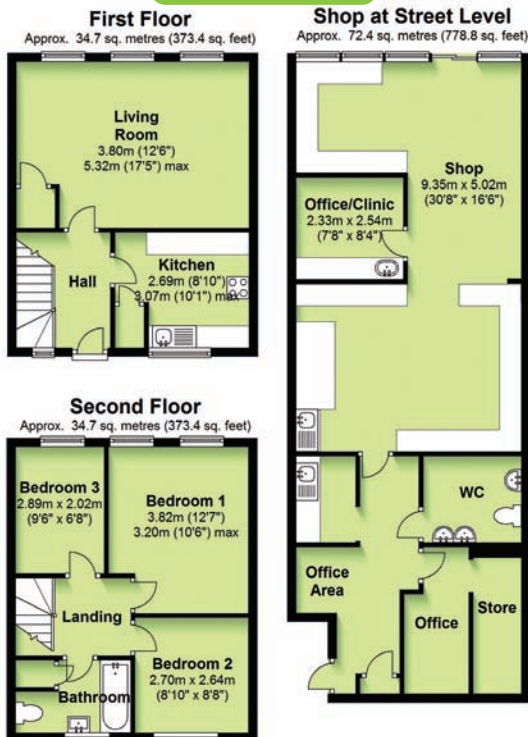


Withywood **GUIDE PRICE: £40k+++**

[VIEW FULL DETAILS](http://www.hollismorgan.co.uk/property/24926004/result_auction) http://www.hollismorgan.co.uk/property/24926004/result_auction

PROPERTY AREA

1506.7 ft²/140.0 m²



94 and 94a, Queens Road, Withywood, Bristol BS13 8PQ

Mixed use investment

A mid terrace mixed use property arranged as a ground floor retail unit and self-contained maisonette.

- Let as a whole building to Lloyds pharmacy
- £7,000 per annum from the 18th June 2012 for a term of five years.
- 3 bed maisonette sub let by Lloyds
- We understand flat is let for £560 pcm
- Flat accessed via Riverland Drive
- Residential suburb of Withywood
- Four miles to City Centre



VIEWING: *** MONDAY 19TH MAY 14:00PM-14:30PM ***
 *** MONDAY 26TH MAY 14:00PM-14:30PM ***

SOLICITORS *Trudie Law, TLT LLP*
e-mail: trudie.law@TLTsolicitors.com

LOT
2

SOLD £40k



Staple Hill

GUIDE PRICE: £30k+++

[VIEW FULL DETAILS](http://www.hollismorgan.co.uk/property/24925391/result_auction) http://www.hollismorgan.co.uk/property/24925391/result_auction

Land To The Rear Of, 13, Cogan Road,
Staple Hill, Bristol BS16 4SX

Land with Potential ...

A parcel of land to the rear of 13 Cogan Road with an established garage and dropped curb.

- Cogan road is situated within the residential suburb of Staple Hill
- Local amenities and services are all within close proximity
- Broad Street approximately ten minutes away.
- We understand no previous planning application has been made on the site
- Architects drawings for a pair of semi detached bungalows are available
- Subject to gaining the necessary consents we understand there is potential for residential development.



SOLD £155k

**LOT
3**



Greenbank **GUIDE PRICE: £140k+++**

VIEW FULL DETAILS http://www.hollismorgan.co.uk/property/24926518/result_auction

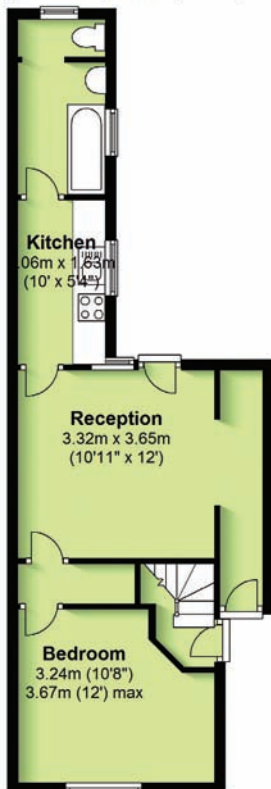
PROPERTY AREA
1038.1 ft²/96.4 m²

12a and B, Hinton Road, Greenbank, Bristol BS5 6HB **Freehold Investment...**

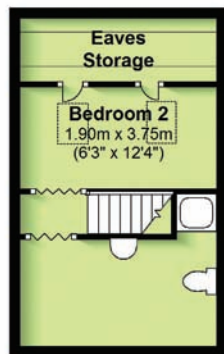
A mid terraced period property which has been converted into two self contained apartments.

- Hinton road lies within the popular residential suburb of Greenbank
- within close proximity to local amenities and services.
- Bristol City Centre is approximately three miles away.
- A freehold investment producing £12,120 per annum.
- Arranged as two flats
- Ground floor flat: £475 pcm
- First floor flat: £535 pcm
- PLEASE REFER TO AST – ONLINE LEGAL PACK

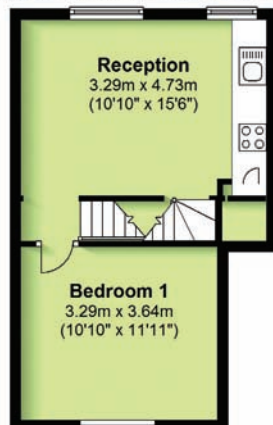
Ground Floor
Approx. 43.2 sq. metres (465.4 sq. feet)



Second Floor
Approx. 21.5 sq. metres (231.5 sq. feet)



First Floor
Approx. 31.7 sq. metres (341.3 sq. feet)



VIEWING: **WEDNESDAY 12:30PM-13:00PM**

SOLICITORS *Mr Hugh Feeny, Farrells*
e-mail: hughfeeny@farrells.co.uk

LOT
4

SOLD £480k



Cliftonwood GUIDE PRICE: £425K+++

VIEW FULL DETAILS http://www.hollismorgan.co.uk/property/24820135/result_auction

PROPERTY AREA
1656.1 ft²/153.9 m²

10 Ambra Vale East, Cliftonwood,
Bristol BS8 4RE

Block of flats in Cliftonwood

An imposing mid terraced Freehold period property arranged over four floors. The property has been converted into 4 quality self-contained one bedroom flats each comprising kitchen, sitting room, bedroom and shower with electric heating and let to professional tenants.

- Established residential area with local amenities
- Public house within a few hundred yards
- Clifton village and the Harbourside are within 1/2 mile.
- Prime investment – refer to website for AST details
- Circa £30,240 per annum
- Break up opportunity
- Scope to increase rents
- Conversion to family home (Subject PP).



abode

PLEASE SEE THE ABODE RENTAL APPRAISAL ON THE WEBSITE



SOLICITORS Bruce Scobie, Chubb Bulleid
e-mail: bruce_scobie@chubb-bulleid.co.uk

VIEWING: THURSDAY 14:00PM-14:30PM

hollismorgan/auction june 2014

**AVAILABLE
IN OUR JULY AUCTION**

**LOT
5**



Brislington

GUIDE PRICE: £225k+++

VIEW FULL DETAILS

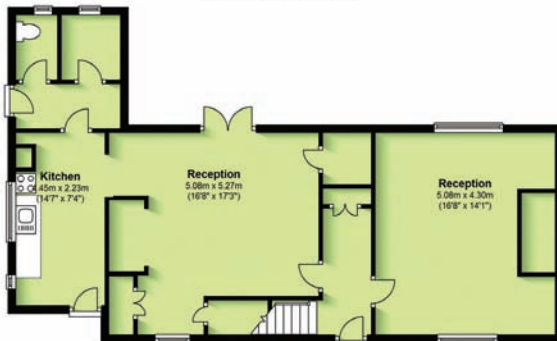
http://www.hollismorgan.co.uk/property/24868993/result_auction

PROPERTY AREA

538.4 ft²/50.0 m²

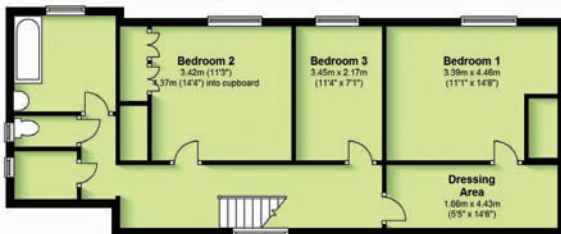
Ground Floor

Approx. 71.2 sq. metres (765.9 sq. feet)



First Floor

Approx. 66.4 sq. metres (715.3 sq. feet)



Keepers Cottage, 49 Brislington Hill,
Brislington, Bristol BS4 5NJ

An historical property...

A charming Grade II listed detached secret cottage built in 1691 with a rich history and an array of period features set within a mature garden with off street parking.

- Brislington close to Sandy Park high street and West Town Lane shops
- 2 miles to City Centre
- The chance to own a piece of Bristol's history
- Accommodation arranged over two floors
- The property does now require updating
- Scope to become a truly remarkable home.

VIEWING:

TUESDAY 12:30PM-13:00PM

SOLICITORS

Laura Lynn, AMD Solicitors

e-mail: lauralynn@amdsolicitors.com



LOT
6

SOLD AFTER AUCTION



City Centre **GUIDE PRICE: £595k+++**

[VIEW FULL DETAILS](http://www.hollismorgan.co.uk/property/24793775/result_auction) http://www.hollismorgan.co.uk/property/24793775/result_auction

1, 1a and 2, Broad Quay,
City Centre, Bristol BS1 4DA

Mixed use City Centre investment

A prominent corner property arranged over five floors comprising two ground floor retail units and a five bedroom student flat on the upper floors.

- In the heart of the City Centre
- Close to Bristol University
- Walking distance to harbourside
- Vibrant retail area
- **Income:**
 - 1 Broad Quay: £15,000 per annum, ten year lease expiring in 2020.
 - 2 Broad Quay: £13,750 per annum, twelve year lease expiring in 2022
 - 1a Broad Quay: £2058 pcm (£24,696 pa)

Total income: £53,446 per annum.

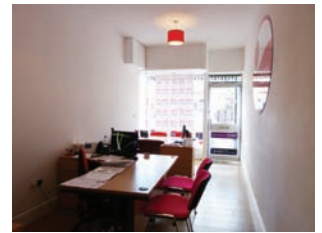
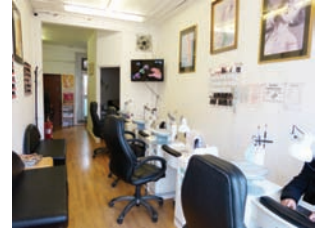
PROPERTY AREA

2278.9 ft²/211.7 m²



**AVAILABLE
IN OUR JULY AUCTION**

**LOT
7**



Worle

GUIDE PRICE: £110k+++

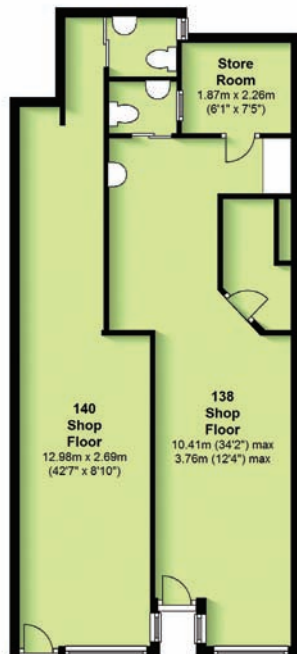
[VIEW FULL DETAILS](http://www.hollismorgan.co.uk/property/24923088/result_auction) http://www.hollismorgan.co.uk/property/24923088/result_auction

PROPERTY AREA

671.5 ft²/62.4 m²

Ground Floor

Approx. 62.4 sq. metres (671.5 sq. feet)



138 and 140, High Street, Worle,
Weston-super-Mare BS22 6HE

A Freehold investment on the High Street...

Two self contained lock up retail units including the Freehold in the vibrant Worle High Street.

- 138 High Street is let on a 5 year Lease from 1 February 2014 to The Nail Bar at £6250pa
- 140 High Street is let on a 5 year Lease from 3 February 2014 to Rachel J Homes, Estate Agent at £5,000 pa
- TOTAL INCOME £11,250 pa
- RATEABLE VALUE
138 High Street: £6,600
140 High Street: £4,650



VIEWING:

STRICTLY BY APPOINTMENT

SOLICITORS

Alan Robinson, Berry Redmond Gordon & Pinney
e-mail: alan.robinson@brgplaw.co.uk

LOT
8

POSTPONED
TO ALLOW BUYERS TIME FOR FINANCE



Patchway GUIDE PRICE: **£415k+++**

[VIEW FULL DETAILS](http://www.hollismorgan.co.uk/property/24869772/result_auction) http://www.hollismorgan.co.uk/property/24869772/result_auction

The Rookery, Gloucester Road,
Patchway, Bristol BS34 6ND

Retirement Sale

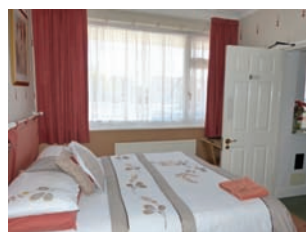
A huge property with flexible accommodation.

***** 6 WEEK COMPLETION *****

- spacious semi detached 1930s property arranged over three floors
- large plot with parking to the front and a mature garden to the rear.
- 9 en suite room bed and breakfast
- Bristol Suburb of Patchway just off the M4/M5 Interchange
- Family Home
- Flat Conversion
- Bed and Breakfast: An established very profitable business turning over £100k per annum in 2013 includes all chattels and is ready to continue trading.

PROPERTY AREA

4315.4 ft²/400.9 m²



SOLICITORS Mr David Brown. Abbey Law Solicitors

VIEWING:

STRICTLY BY APPOINTMENT

SOLD £198k

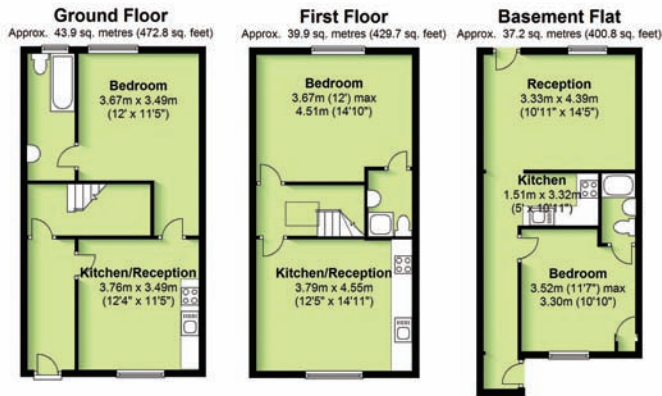
**LOT
9**



Easton **GUIDE PRICE: £160k+++**

VIEW FULL DETAILS http://www.hollismorgan.co.uk/property/24926393/result_auction

PROPERTY AREA
1303.2 ft²/121.1 m²



3a, B and C, Walton Street,
Easton, Bristol BS5 0JG

Freehold Investment...

A mid terraced property comprising three self contained flats.

- Walton Street is situated in the cultural suburb of Easton
- Walking distance of Stapleton Road
- Close to City Centre
- A high yielding freehold investment producing £17,500 per annum.
 - Basement flat: £525 pcm
 - Hall floor flat: £495 pcm
 - Top floor flat: £435 pcm



VIEWING: **WEDNESDAY 11:00 AM - 11:30 AM**

SOLICITORS *Mr Hugh Feeny, Farrells*
e-mail: hughfeeny@farrells.co.uk

LOT
10

SOLD AFTER AUCTION



abode

Redland GUIDE PRICE: **£475K+++**

[VIEW FULL DETAILS](http://www.hollismorgan.co.uk/property/24820622/result_auction) http://www.hollismorgan.co.uk/property/24820622/result_auction

3 Alexandra Park, Redland, Bristol BS6 6QB

Block of Flats in Redland

An imposing mid terraced Freehold period property arranged over four floors. The property has been converted into 4 quality self-contained one bedroom flats each comprising kitchen, sitting room, bedroom and shower with electric heating and let to professional tenants.

- Prime residential area within a few hundred yards of Redland Green Train station
- Local amenities can be found in Chandos Road which now has a Michelin Star restaurant
- The BRI and Bristol University are within one mile.
- Prime investment – refer to website for income.
- Circa £27,840 per annum
- Break up opportunity .

PROPERTY AREA

2144.1 ft²/199.2 m²



SOLICITORS Bruce Scobie, Chubb Bulleid
e-mail: bruce_scobie@chubb-bulleid.co.uk

VIEWING: THURSDAY 12:00 PM - 12:30 PM

WITHDRAWN

LOT 11



Weston-super-Mare GUIDE PRICE: £175k++

[VIEW FULL DETAILS http://www.hollismorgan.co.uk/property/24923431/result_auction](http://www.hollismorgan.co.uk/property/24923431/result_auction)

PROPERTY AREA

3109.0 ft²/288.8 m²



48 The Boulevard, Weston-super-Mare, North Somerset BS23 1NF

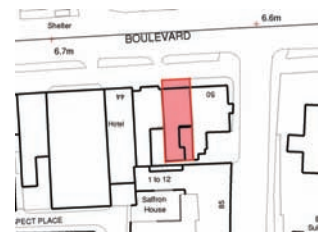
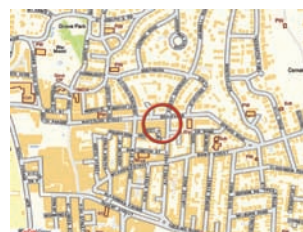
A vacant large period property

Weston Super Mare is a large coastal town

- A three storey Victorian building.
- Formerly used as offices – current B1 planning
- Recently had £40k spent on renovations
- Huge potential for residential development subject to PP
- Total: 1,983ft² (184.22m²)



WE ARE PLEASED TO BE ACTING AS JOINT AGENTS WITH HARTNELL TAYLOR COOK



VIEWING: CONTACT: NATALIE BENNETT MRICS AT HARTNELL TAYLOR COOK ON 0117 946 4534 OR HOLLIS MORGAN

SOLICITORS Lorna Graham, Veale Wasbrough Vizards LLP e-mail: lgraham@wv.co.uk

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Deborah Hadley: Call 0117 973 5237 or email deborah@bristolreslet.com

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SOLD £40k

**LOT
12**

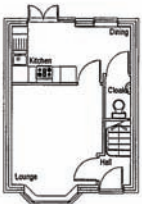


Filwood Park

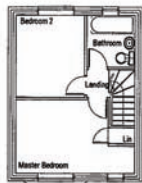
GUIDE PRICE: £9k+++

VIEW FULL DETAILS http://www.hollismorgan.co.uk/property/24925390/result_auction

PROPERTY AREA
1656.1 ft²/153.9 m²



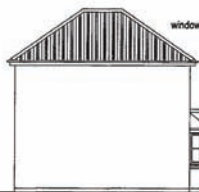
Ground Floor Plan



First Floor Plan



Proposed Front Elevation (south)

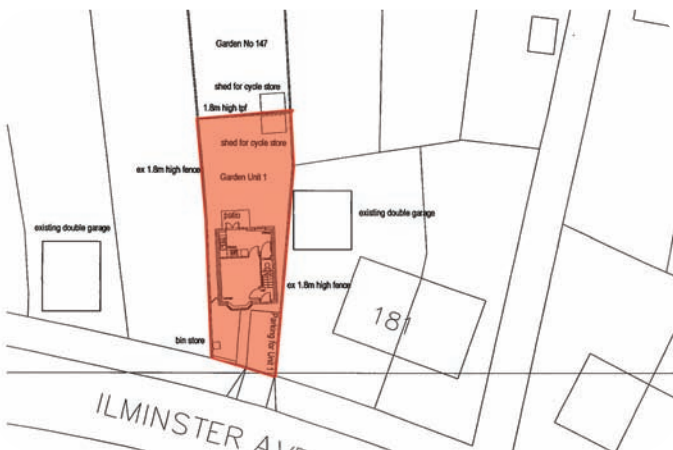


Proposed Side Elevation (east)



Proposed Rear Elev

Verbal Schedule
View subject's condition



Land to the rear of: 147, Broadfield Road, Filwood Park, Bristol BS4 2UY
Land with potential..

A enclosed parcel of land with road frontage and excellent access - full planning permission to erect a detached two storey house in 2010.

- Broadfield Road is located within the residential suburb of Filwood Park
- Within easy reach of local amenities and services.
- Broadwalk shopping centre is approximately one mile away
- Bristol City Centre is within three miles.
- Reference:10/00674/F
- Received: 18th February 2010
- Proposal: Erection of a detached two storey house, at the rear of property, and fronting onto Ilminster Avenue.

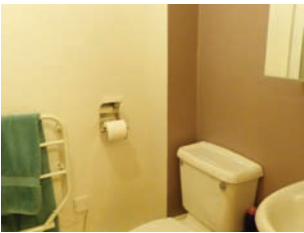


VIEWING: OPEN FOR AN EXTERNAL INSPECTION AT ALL TIMES

SOLICITORS *Mr Hugh Feeny, Farrells*
e-mail: hughfeeny@farrells.co.uk

LOT
14

**SALE AGREED
PRIOR TO AUCTION**



Bishopston **GUIDE PRICE: £225k+++**



[VIEW FULL DETAILS](http://www.hollismorgan.co.uk/property/24840903/result_auction) http://www.hollismorgan.co.uk/property/24840903/result_auction

16a Gloucester Road, Bishopston,
Bristol BS7 4AE

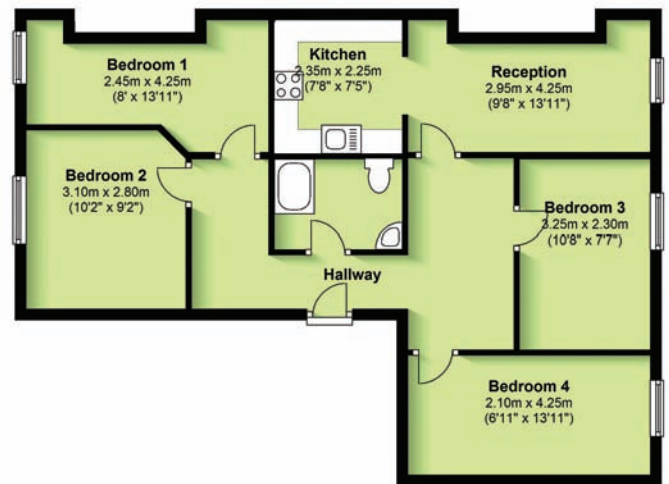
PROPERTY AREA

693.6 ft²/64.4 m²

High Yielding Investment

16 a: A spacious four double bedroom first floor apartment in good condition with excellent communal areas, open plan kitchen diner and bathroom.

- In a popular part of the city with excellent local amenities
- Ideal for access in and out of the city centre.
- Close To Bristol University and BRI
- Currently let generating an income of £16,080 per annum
- Also let for 2015 academic year
- AST can be downloaded with online legal pack
- Located above Commercial premises
- Access via Gloucester Road.
- Excellent Investment.

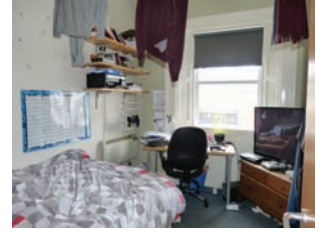
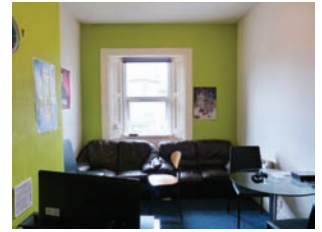


SOLICITORS *Marilina Pucarelli, Ocean Property Lawyers*
e-mail: westburylawyers@oceanhome.co.uk

VIEWING: **STRICTLY BY APPOINTMENT**

**SALE AGREED
PRIOR TO AUCTION**

**LOT
15**



Bishopston **GUIDE PRICE: £225k+++**

VIEW FULL DETAILS http://www.hollismorgan.co.uk/property/24840902/result_auction



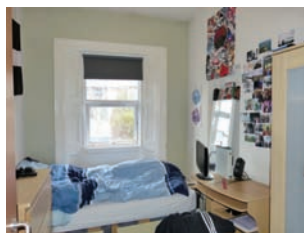
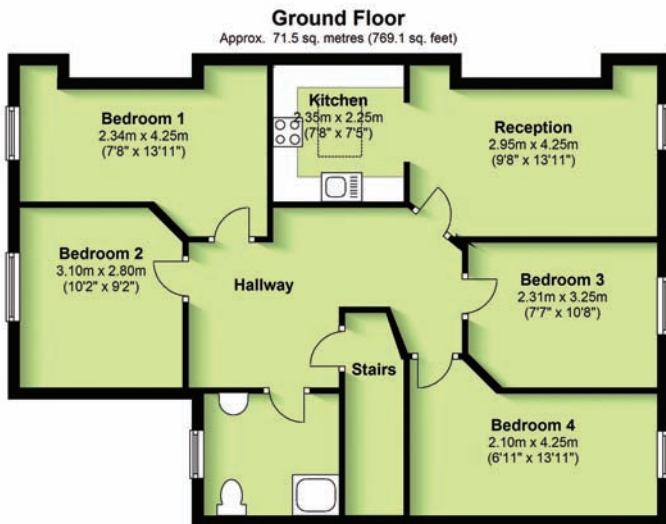
PROPERTY AREA
769.1 ft²/71.5 m²

16b Gloucester Road, Bishopston,
Bristol BS7 4AE

High yielding investment

16b: A spacious four double bedroom top floor apartment in good condition with excellent communal areas, open plan kitchen diner and bathroom.

- In a popular part of the city with excellent local amenities
- Ideal for access in and out of the city centre.
- Close To Bristol University and BRI
- Currently let generating an income of £16,080 per annum
- Also let for 2015 academic year
- AST can be downloaded with online legal pack
- Located above Commercial premises
- Access via Gloucester Road.
- Excellent Investment.



VIEWING:

STRICTLY BY APPOINTMENT

SOLICITORS

Marilina Pucarelli, Ocean Property Lawyers

e-mail: westburylawyers@oceanhome.co.uk

LOT
16

**AVAILABLE
IN OUR JULY AUCTION**



Keynsham **GUIDE PRICE: £900k+++**

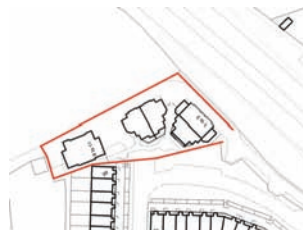
[VIEW FULL DETAILS](http://www.hollismorgan.co.uk/property/24920255/result_auction) http://www.hollismorgan.co.uk/property/24920255/result_auction

Seven Flats at: Pool Barton,
Keynsham, Bristol BS31 2EP

**Opportunity to purchase the
remaining 7 flats as ONE lot....**

Pool Barton is an exciting modern development of luxury quality purpose built apartments constructed in 2010.

- A short walk away from Keynsham town centre and only five minutes walk from the railway station.
- On offer are Flats 1, 6, 7, 8, 9, 10 and 11 on a 999 year leasehold basis.
- Currently let producing £5,070 pcm/£60,840 pa
- Break up Opportunity.



SOLICITORS *Graham Wilson, Barlow Robbins*
e-mail: grahamwilson@barlowrobbins.com

VIEWING: **TUESDAY 11:00 AM**

SOLD £546k

**LOT
17**



Clifton **GUIDE PRICE: £500k+++**

abode

VIEW FULL DETAILS http://www.hollismorgan.co.uk/property/24820623/result_auction

PROPERTY AREA

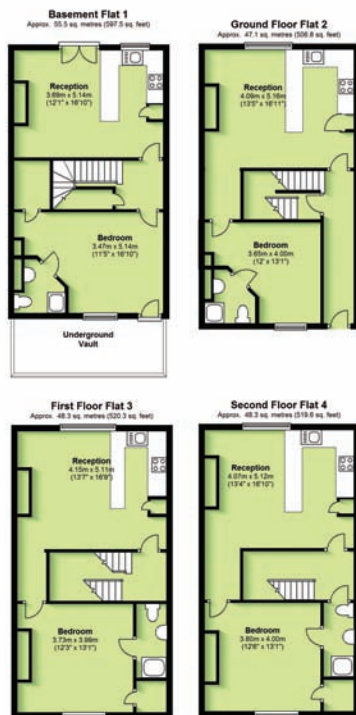
2144.1 ft²/199.2 m²

7 Anglesea Place, Clifton,
Bristol BS8 2UN

Block of flats in Clifton

An imposing mid terraced Freehold period property arranged over four floors. The property has been converted into 4 quality self-contained one bedroom flats each comprising kitchen, sitting room, bedroom and shower with electric heating and let to professional tenants.

- Walking Distance to Whiteladies Road
- Close to Durdham Downs
- The BRI and Bristol University are within 1.5 mile.
- Prime investment – refer to website for income.
- Circa £31,440 per annum
- Break up opportunity.



VIEWING: THURSDAY 12:45 PM - 13:15 PM

SOLICITORS *Bruce Scobie, Chubb Bulleid*
e-mail: bruce_scobie@chubb-bulleid.co.uk

LOT
18

SOLD £250k



Coalpit Heath

GUIDE PRICE: **£240k+++**

[VIEW FULL DETAILS](#)

http://www.hollismorgan.co.uk/property/24925899/result_auction

The Bungalow, 6 The Brake,
Coalpit Heath, Bristol BS36 2TL

Must be Sold...

A modern detached four bedroom bungalow with large reception room, kitchen diner and three bathrooms and garage. Finished to an extremely high specification – excellent value.

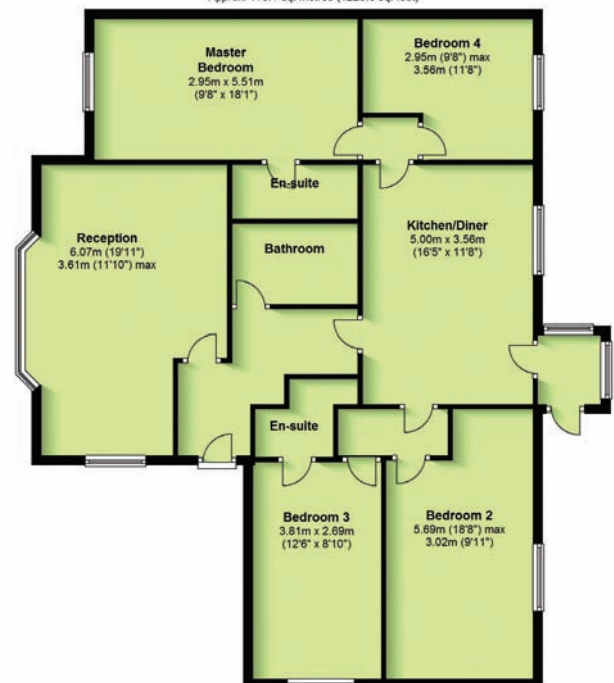
- Coalpit Heath location
- Close to ring road
- Excellent value family home
- Rental potential of circa £1100 pcm.

PROPERTY AREA

1069.4 ft²/99.4 m²

Ground Floor

Approx. 113.4 sq. metres (1220.6 sq. feet)



VIEWING:

BY APPOINTMENT: ADDITIONAL WEEKEND VIEWINGS:
*** SATURDAY 24TH & 31ST MAY 11:30 AM-12:00 PM ***

SOLICITORS

Mark Beaumont, Lindleys Solicitors
e-mail: MBeaumont@lindleys.net

WITHDRAWN

**LOT
19**



Bedminster **GUIDE PRICE: £320k+++**

[VIEW FULL DETAILS](#)

PROPERTY AREA
6626.3 ft²/615.6 m²

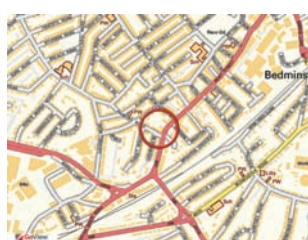


House of Vanburgh, 204 West Street, Bedminster, Bristol BS3 3NB

Mixed use with huge potential – fine views

204 West Street is a substantial mixed use opportunity comprising a ground floor shop / retail unit, large first floor flat, workshop and yard.

- West Street is located in the popular residential suburb of Bedminster
- Bristol City Centre and the Harbourside district are both within two miles
- Huge potential and space to take advantage of the fine views to the rear
- **Owner occupier:** space for both family and business use
- **Development potential:** adjacent site has been heavily developed - clear scope for flats and houses subject to PP
- **Continued commercial use:** Combination of retail unit and large yard to rear plus excellent road frontage - would suit a wide range of businesses.
- **Adjacent land:** Please note the adjacent land has been recently developed into a modern block of apartments.⁵



VIEWING:

STRICTLY BY APPOINTMENT

SOLICITORS

Michael Dickman, Fussell Wright
e-mail: admin@fussellwright.co.uk

LOT
20

SOLD £155k



Stockwood

GUIDE PRICE: £155k+++

VIEW FULL DETAILS http://www.hollismorgan.co.uk/property/24832176/result_auction

2 Hollway Close, Stockwood,
Bristol BS14 8PU

Probate Sale

A two bed semi detached bungalow in a quiet cul de sac Includes a hall, lounge, two bedrooms, kitchen, bathroom, gas central heating, conservatory, garage and a good size garden.

- The property is situated in the heart of the popular residential suburb of Stockwood
- Within close proximity to local shops, a school and a medical centre
- Bristol City Centre is approximately five miles away.
- Deceased estate
- The property would now benefit from minor upgrading
- Double glazed windows throughout the property.
- Excellent Opportunity for an attractive affordable home.

PROPERTY AREA

909.8 ft²/84.5 m²

Ground Floor

Approx. 84.5 sq. metres (909.8 sq. feet)

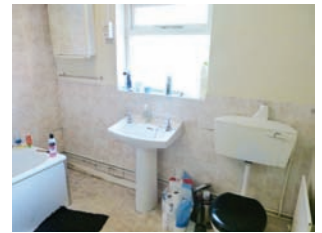


SOLICITORS *S. Oldrey, Rodney King and Partners*
e-mail: enquiries@rodneyking.co.uk

VIEWING: TUESDAY 13:30PM-14:00PM

SOLD £315k

LOT 21



Horfield **GUIDE PRICE: £250k+++**

[VIEW FULL DETAILS](#)

PROPERTY AREA
1262.2 ft²/117.3 m²

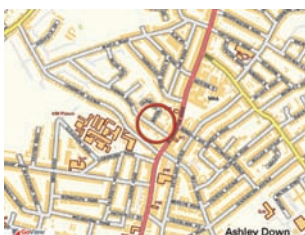


15a and 15b, Radnor Road, Horfield, Bristol BS7 8QS

End of terrace with potential...

A Freehold period property originally occupied as a family home with garden but converted approximately 40 years ago into two self contained flats.

- Radnor Road is a quiet residential street located in the heart of the popular residential suburb of Horfield
- Let as two flats for a number of years and now requires some basic updating
- producing £1280 pcm / £15,360 pa
- We understand there is scope to modernise the flats and increase the rental income.
GFF: £680 pcm - Notice served VP from 9/7/14
TFF: £600 pcm - notice served VP from 1/6/14
- The property would make a fine 3/4 bedroom family home with scope for attic conversion.



VIEWING WEDNESDAY 14:45PM-15:15PM. ADDITIONAL VIEWINGS: * SATURDAY 24TH & 31ST MAY 12:30PM-13:00PM *****

SOLICITORS *Stephen Brice, AMD*
e-mail: stephenbrice@amdsolicitors.com

LOT
22

WITHDRAWN
DUE TO DELAY WITH LEGAL PACK



Gloucester **GUIDE PRICE: £150k+++**

[VIEW FULL DETAILS](http://www.hollismorgan.co.uk/property/24925898/result_auction) http://www.hollismorgan.co.uk/property/24925898/result_auction

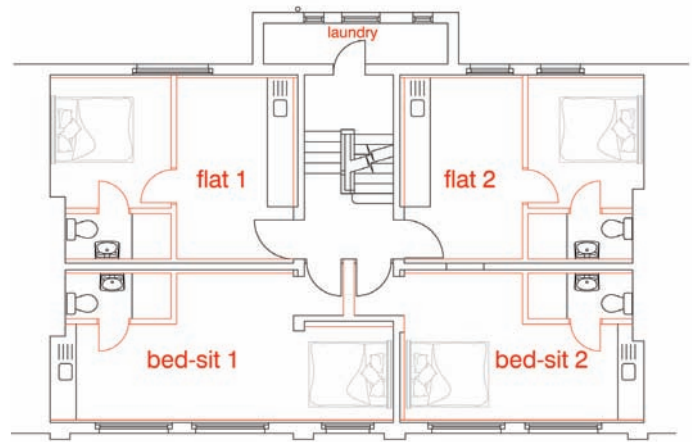
County Chambers, Station Road,
Gloucester GL1 1DH

Development opportunity

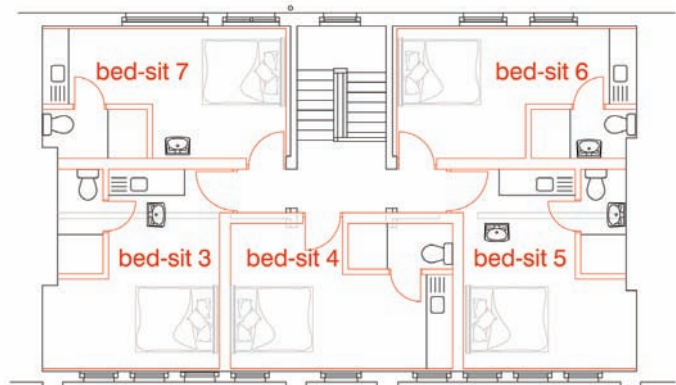
A leasehold opportunity to acquire an attractive period property in the heart of Gloucester City Centre arranged over first and second floor with a private entrance from Station road.

- Local shops and amenities are easily accessible
- within walking distance of the property.
- Gloucester Rail Station is within walking distance
- Planning permission was granted for changes of use from offices on first and second floor to nine residential units consisting of two one bedroom flats and seven bed sits.
- Application no: 13/01195/FUL

PROPERTY AREA
2278.9 ft²/211.7 m²



First Floor Plan



Second Floor Plan



SOLICITORS Paul Gelder, MS Law LLP
tel: 0161 772 4500

VIEWING: MONDAY 19TH/26TH MAY 11:00AM-11:30AM

WITHDRAWN
DUE TO DELAY WITH LEGAL PACK

LOT
23



Weston-super-Mare GUIDE PRICE: **£650k+++**

[VIEW FULL DETAILS](http://www.hollismorgan.co.uk/property/24793784/result_auction) http://www.hollismorgan.co.uk/property/24793784/result_auction



Freehold, Sunnyside Road North,
Weston-super-mare BS23 3PZ

Commercial investment

A modern Freehold commercial property circa 18,000ft² set on a large corner plot with ample parking. The unit is currently occupied as a sports centre and snooker club.

- Sunnyside North is situated in the heart of Weston Super Mare
- Close proximity to train station
- Bristol City Centre is approximately twenty three miles away.
- A high yielding Freehold investment.
- Please refer to legal pack for leases etc
- **Total income:** £63,000 per annum.



VIEWING:

STRICTLY BY APPOINTMENT

SOLICITORS

Mark Beaumont, Lindleys Solicitors
e-mail: MBeaumont@lindleys.net

LOT
24

SOLD £148k



Easton

GUIDE PRICE: **£135k+++**

[VIEW FULL DETAILS](http://www.hollismorgan.co.uk/property/24922642/result_auction) http://www.hollismorgan.co.uk/property/24922642/result_auction

12a and 12b St. Marks Road,
Easton, Bristol BS5 0LS

Freehold investment...

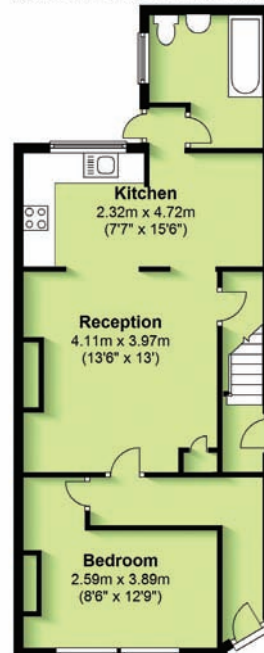
A prominent corner property which has been converted into two self contained flats with private entrances. The ground floor comprises of a spacious apartment with open plan kitchen living space with study area and small courtyard whilst the first floor comprises of a one bedroom apartment with separate kitchen and living space plus access to the loft.

- The property is located on a quiet residential street within a few hundred yards of local shops on Stapleton Road and is within two miles of the City Centre.
- A high yielding investment
GFF: £475 pcm
TFF: £475 pcm
Total Income £11,400 pa.

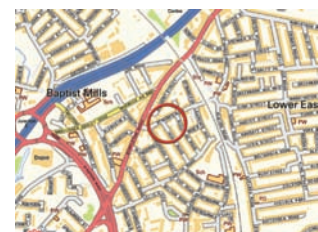
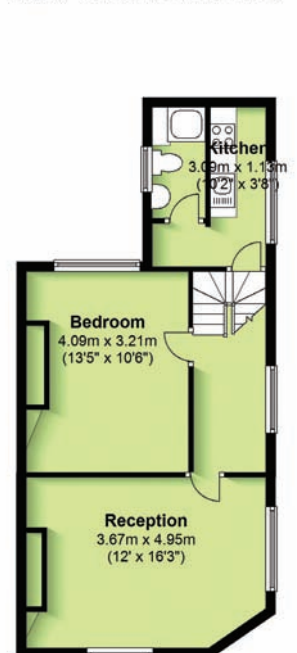
PROPERTY AREA

1036.4 ft²/96.3 m²

Ground Floor
Approx. 52.9 sq. metres (569.3 sq. feet)



First Floor
Approx. 43.4 sq. metres (467.1 sq. feet)



SOLICITORS Mr Hugh Feeny, Farrells
e-mail: hughfeeny@farrells.co.uk

VIEWING: WEDNESDAY 11:45 AM - 12:15 PM

SOLD £222k

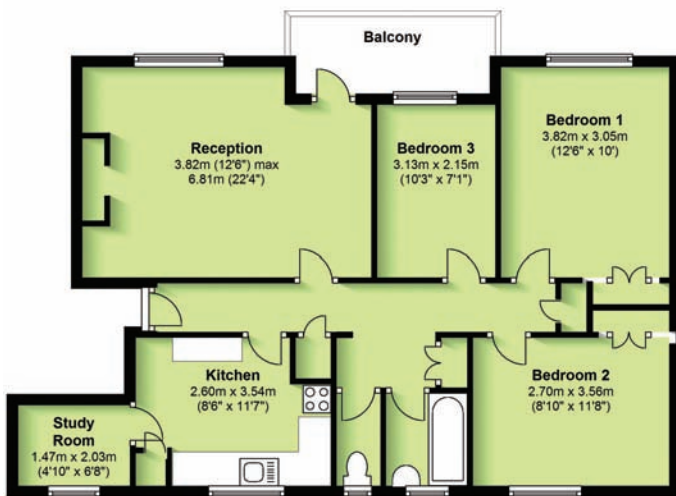
**LOT
25**



Cliftonwood **GUIDE PRICE: £150k+++**

VIEW FULL DETAILS http://www.hollismorgan.co.uk/property/24928216/result_auction

PROPERTY AREA
917.4ft²/85.2m²



58 Clifton Vale Close,
Cliftonwood, Bristol BS8 4PY
Prime investment....

A three bedroom first floor apartment set within an established purpose built block of flats.

- Clifton Vale is a short distance from Clifton Village with its wide range of independent shops, bars and restaurants
- Harbourside district is within a quarter mile
- The University of Bristol and Bristol Royal Infirmary are both within 1 mile
- The property is let on an AST agreement until 1st July 2015 for £930 PCM / £11,160 pa.



VIEWING: TUESDAY 14:45 PM - 15:15 PM

SOLICITORS *David Parkhouse, Parkhouse Solicitors*
e-mail: david.parkhouse@parkhousesolicitors.co.uk

**LOT
26**

SOLD £227k



Bishopston **GUIDE PRICE: £200k+++**

[VIEW FULL DETAILS](http://www.hollismorgan.co.uk/property/24915156/result_auction) http://www.hollismorgan.co.uk/property/24915156/result_auction

241a and 241b, Gloucester Road, Bishopston, Bristol BS7 8NX

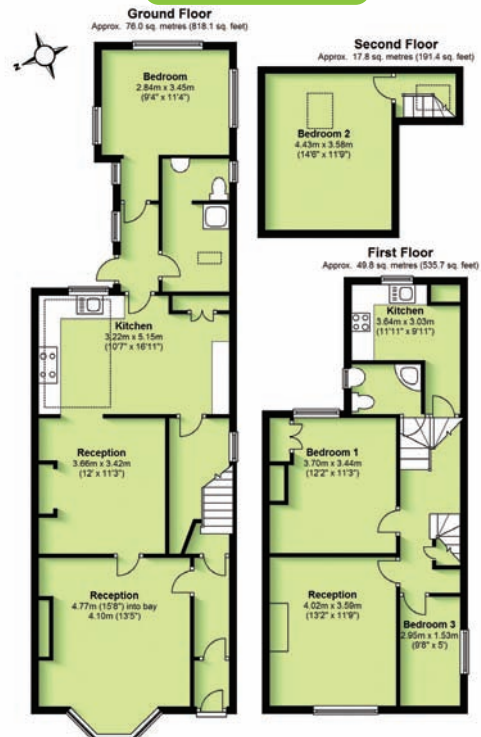
Prime opportunity to renovate / investment

An end of terrace Period property set in an elevated position arranged over three floors with a single storey extension to rear and a rear garden. The property has been arranged as two self contained flats and subsequently let for nearly two decades.

- The property is set within the heart of the ever popular Gloucester Road
- Convert to family home
- Renovate as flats.

PROPERTY AREA

1144.1 ft²/106.3 m²



SOLICITORS Sue Rzeznicki, Gregg Latchams
e-mail: sue.rzeznicki@gregglatchams.com

VIEWING: WEDNESDAY 14:00 PM - 14:30 PM

**SALE AGREED
PRIOR TO AUCTION**

**LOT
27**



Reeds Rains
The Estate Agent

Redcliffe Bay **GUIDE PRICE: £225k+++**

Joint Agents: Reeds Rains
TEL: 01275 843371
e. reedsrains.co.uk/portishead

VIEW FULL DETAILS http://www.hollismorgan.co.uk/property/24660935/result_auction



ELEVATION 3 REAR ELEVATION (SOUTH EAST)



ELEVATION 4 SIDE ELEVATION (NORTH EAST)



ELEVATION 1 FRONT ELEVATION (NORTH WEST)



ELEVATION 2 SIDE ELEVATION (SOUTH WEST)

The Retreat, Newhaven Road, Redcliffe Bay, Bristol BS20 8LH **Plot with fine sea views**

A West facing building plot with full planning and panoramic views of the Bristol Channel situated in the ever popular Redcliffe Bay.

- 3 Miles to Portishead
- 20 minutes drive to Bristol
- Full planning granted
- Contemporary detached family home
- 4 beds – 2,300 ft²
- Planning reference: 11/P/2076/F

Architects

George Perris of Lewis Foster and Lewis, 3 The Plain, Thornbury, Bristol, Avon BS35 2AG, 01454419641

VIEWING: OPEN FOR AN EXTERNAL INSPECTION AT ALL TIMES

SOLICITORS *Chris Perkins, Wards Solicitors*
e-mail: chris.perkins@wards.uk.com

LOT
28

SOLD £42k



Clifton

GUIDE PRICE: £30k+++

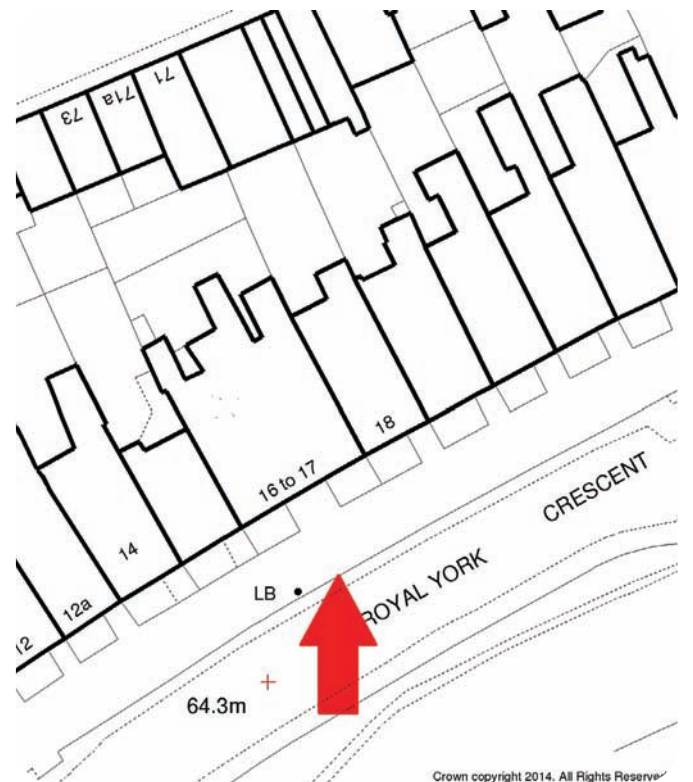
[VIEW FULL DETAILS](http://www.hollismorgan.co.uk/property/24937708/result_auction) http://www.hollismorgan.co.uk/property/24937708/result_auction

Garage at: 16 Royal York Crescent,
Clifton, Bristol BS8 4JY

Prime Clifton Garage

A single garage with up and over door located on one of Clifton's most desirable terraces.

- Royal York crescent is probably one of the most impressive of the Clifton Terraces
- The business, Educational and shopping facilities of the City Centre are also within one mile.
- The garage is offered with vacant possession.
- We are informed once fully let the garage could produce in the region of £120 - £140 pcm.



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SOLICITORS **Gregg Latchams**

Further information to follow.

VIEWING:

MONDAY 13:00 - 13:30 PM

AVAILABLE
IN OUR JULY AUCTION

LOT
29



Cadbury Heath

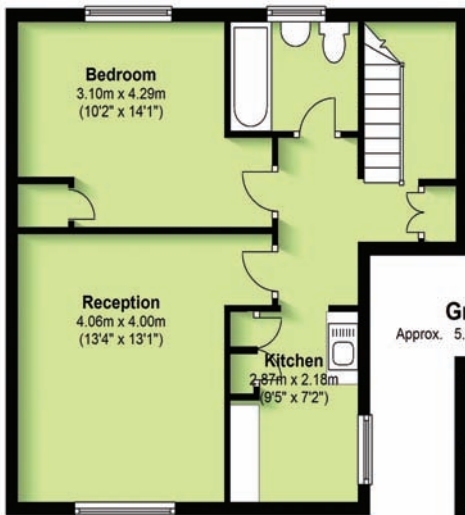
GUIDE PRICE: £65k+++

[VIEW FULL DETAILS](#)

PROPERTY AREA
544.1 ft²/50.6 m²

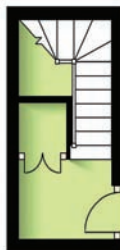
First Floor

Approx. 45.4 sq. metres (488.2 sq. feet)



Ground Floor

Approx. 5.2 sq. metres (56.0 sq. feet)



First Floor Flat: 133 Earlstone Crescent,
Cadbury Heath, Bristol BS30 8AF

Cash buyers only...

An empty one bed PB flat, with gas central heating, double glazing. Suitable for cash buyers only as structurally not acceptable to building societies.

- Small garden and greenhouse
- Cadbury Heath nice suburb on the east of Bristol
- Close to the ring road. Plenty of facilities
- Ideal investment or retirement home for a cash buyer.



VIEWING:

TBC

SOLICITORS

Cara Lyons, Lyons Solicitors

e-mail: caralyons@lyonslaw.co.uk

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Westcountry EPC

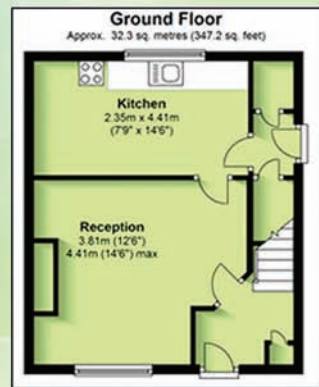
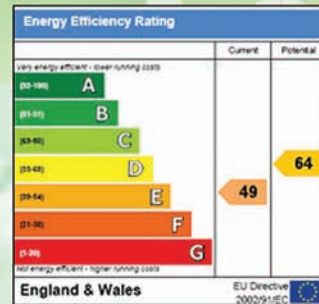
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action
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* Source: El Group



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 **Vendors Solicitors**. For telephone bids you may prefer to give us a blank cheque duly signed.

I also enclose a separate cheque for £350 + VAT payable to **hollismorgan** in respect of the administration fee.

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

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

Proxy Bidding – Buyer's Details

Contract Name _____

Full Name(s) _____

Company _____

Address _____

Postcode _____

Telephone Business: Home: _____

Mobile: _____

Buyer's Solicitor's Details

Company _____

Address _____

Postcode _____

Telephone: _____ Fax: _____

For the Attention of: _____

Signature of Prospective Buyer _____

Date of Signing _____

DX No _____

Telephone Bidding – Buyer's Details

Contract Name _____

Full Name(s) _____

Company _____

Address _____

Postcode _____

Telephone: (1) _____

(2) _____

Buyer's Solicitor's Details

Company _____

Address _____

Postcode _____

Telephone: _____ Fax: _____

For the Attention of: _____

Signature of Prospective Buyer _____

Date of Signing _____



hollismorgan proxy and telephone bidding terms

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

TERMS & CONDITIONS FOR REMOTE BIDDING

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

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.

Bristol Children's Help Society

Registered Charity 1092921

Bristol Children's Help Society was founded in 1884, the Children's Centre being established at the present location in 1890. Since then more than 100,000 children have enjoyed a break here, most of them recalling it simply as "Barton Camp". All remember the unique and calming atmosphere contributed by the caring staff, while many say their visit to Barton Camp helped to change their lives.



When Barton Camp is not in use by educational establishments it is available to hire for:
Youth Organisations • Church Groups • Uniformed Organisations (Beavers, Cubs, Scouts, Brownies, Air Cadets etc..) • Field Studies • Children's Parties • Adult Training • Seminars • Conferences • Sports Events/Tournaments • Corporate Team Building • Corporate Events ...or any other group event you may be planning.

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www.bartoncamp.co.uk

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For further details or to make a booking please contact us on **01761 241120** or email: **bchsbaron@aol.com**



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

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.com

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

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

Icon Facilities Management
ANDYCONWAY@ICONFM.CO.UK

Kellaway Building Supplies
ORDELINE: 0500 575 764 www.kellaway.co.uk

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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

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Lloyds TSB Commercial
www.lloydstsbbusiness.com

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

Steve Mears Independent 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.northsometertimes.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

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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

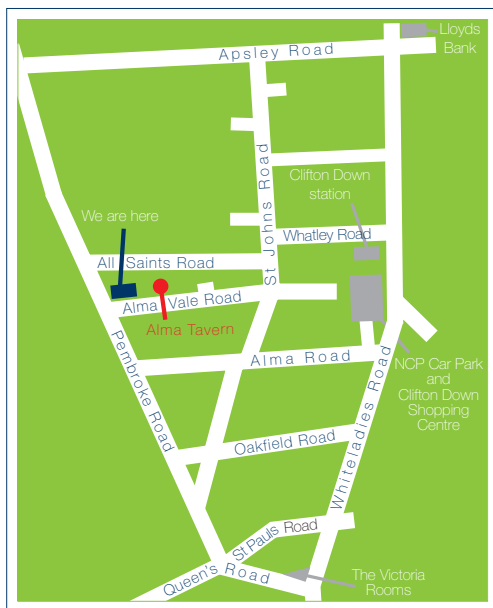
Clarke Willmott LLP
TEL: 0845 209 1816 www.clarkewillmott.com

our auction location



the packed sale room at our june 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

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