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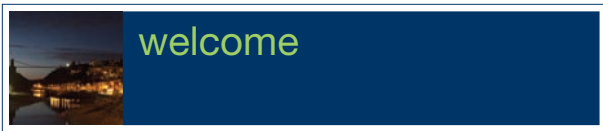
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MARCH 2012  
auCTION

Wednesday, 28<sup>th</sup> March 2012 | **7.00<sup>PM</sup>**  
All Saints Church, Pembroke Road, Clifton

# auction

- |   |  |
|---|--|
| <p><b>LOT 1</b> GUIDE PRICE <b>£100,000+++</b> <span style="float: right;">17</span><br/> <b>62 Mansfield Road, Bedminster, Bristol BS3 5PR</b><br/>           Two bed House in need of updating</p>  | <p><b>LOT 15</b> GUIDE PRICE <b>£45,000+++</b> <span style="float: right;">35</span><br/> <b>Land adjacent to 162 Bath Road, Totterdown, Bristol BS4 3EF</b><br/>           Land with planning 3 units</p>           |
| <p><b>LOT 2</b> GUIDE PRICE <b>£180,000+++</b> <span style="float: right;">19</span><br/> <b>12 Montpelier, Weston-super-mare BS23 2RG</b><br/>           Potential for 5 flats</p>   | <p><b>LOT 16</b> GUIDE PRICE <b>£400,000+++</b> <span style="float: right;">36</span><br/> <b>142-148 Bath Road, Totterdown, Bristol BS4 3EF</b><br/>           Large development opportunity</p>                    |
| <p><b>LOT 3</b> GUIDE PRICE <b>£90,000+++</b> <span style="float: right;">20</span><br/> <b>6 Lawford Street, Old Market, Bristol BS2 0DH</b><br/>           Four Storey investment</p>   | <p><b>LOT 17</b> GUIDE PRICE <b>£215,000+++</b> <span style="float: right;">37</span><br/> <b>10 West Town Lane, Brislington, Bristol BS4 5BN</b><br/>           Freehold Shop And Flat,</p>                         |
| <p><b>LOT 4</b> GUIDE PRICE <b>£950,000+++</b> <span style="float: right;">21</span><br/> <b>22 Marine Parade, Clevedon, North Somerset BS21 7QS</b><br/>           Prime development Opportunity</p>                                       | <p><b>LOT 18</b> GUIDE PRICE <b>£190,000+++</b> *** WITHDRAWN *** <span style="float: right;">38</span><br/> <b>115 Old Street, Clevedon, North Somerset BS21 6BP</b><br/>           Freehold shop and 6 bedsits</p> |
| <p><b>LOT 5</b> GUIDE PRICE <b>£195,000+++</b> <span style="float: right;">23</span><br/> <b>72 and 73 Old Market Street, Bristol BS2 0EJ</b><br/>           Large City Centre Commercial Building</p>                                      | <p><b>LOT 19</b> GUIDE PRICE <b>£450,000+++</b> <span style="float: right;">39</span><br/> <b>186 Wells Road, Knowle, Bristol BS4 2AL</b><br/>           Large development opportunity</p>                           |
| <p><b>LOT 6</b> GUIDE PRICE <b>£275,000+++</b> <span style="float: right;">25</span><br/> <b>The Crown Inn, Pystol Lane, St Briavels, Gloucestershire GL15 6TE</b><br/>           Public House with planning for family home.</p>           | <p><b>LOT 20</b> GUIDE PRICE <b>£9,000+++</b> <span style="float: right;">41</span><br/> <b>Garage to rear of 65 Begbrook Drive, Frenchay, Bristol BS16 1HG</b><br/>           Garage investment</p>                 |
| <p><b>LOT 7</b> GUIDE PRICE <b>£70,000+++</b> <span style="float: right;">26</span><br/> <b>Unit 3 Garfield Rd &amp; 80c Bell Hill Road, St George, Bristol BS5 7LU</b><br/>           A pair of single storey – investment/development</p> | <p><b>LOT 21</b> GUIDE PRICE <b>£50,000+++</b> <span style="float: right;">43</span><br/> <b>12 Wesley Road, Cinderford, Gloucestershire GL14 2JN</b><br/>           Repossession investment opportunity</p>         |
| <p><b>LOT 8</b> GUIDE PRICE <b>£165,000+++</b> <span style="float: right;">27</span><br/> <b>80, 80a, 80b, Bell Hill Road, St George, Bristol BS5 7LU</b><br/>           Three residential units for investment</p>                         | <p><b>LOT 22</b> GUIDE PRICE <b>£140,000+++</b> <span style="float: right;">44</span><br/> <b>27 Newent Avenue, St George, Bristol BS15 8AQ</b><br/>           House in need of updating</p>                         |
| <p><b>LOT 9</b> GUIDE PRICE <b>£200,000+++</b> <span style="float: right;">28</span><br/> <b>Land to rear of 74-80 Bell Hill Road, St George, Bristol BS5 7LU</b><br/>           Land with planning – 8 units</p>                           | <p><b>LOT 23</b> GUIDE PRICE <b>£25,000+++</b> <span style="float: right;">45</span><br/> <b>10a Blackswarth Road, St George, Bristol BS5 8AP</b><br/>           Garage with potential</p>                           |
| <p><b>LOT 10</b> GUIDE PRICE <b>£170,000+++</b> <span style="float: right;">29</span><br/> <b>50 Birnbeck Road, Weston-super-mare BS23 2EE</b><br/>           Freehold investment</p>   | <p><b>LOT 24</b> GUIDE PRICE <b>£80,000+++</b> <span style="float: right;">46</span><br/> <b>Site at 21-23, Gilda Close, Whitchurch, Bristol BS14 9JX</b><br/>           Site with planning</p>                      |
| <p><b>LOT 11</b> GUIDE PRICE <b>£65,000+++</b> <span style="float: right;">30</span><br/> <b>Flat 3, 20 Old Church Road, Clevedon BS21 6LY</b><br/>           One bedroom investment opportunity</p>  | <p><b>LOT 25</b> GUIDE PRICE <b>£375,000+++</b> <span style="float: right;">47</span><br/> <b>5 Yanleigh Close, Dundry, Bristol BS13 8AQ</b><br/>           Unfinished family home</p>                               |
| <p><b>LOT 12</b> GUIDE PRICE <b>£150,000+++</b> <span style="float: right;">31</span><br/> <b>18 Worcester Street, Gloucester, Gloucestershire GL1 3AA</b><br/>           Repossession investment opportunity</p>                           | <p><b>LOT 26</b> GUIDE PRICE <b>£325,000+++</b> <span style="float: right;">49</span><br/> <b>The Coach House 7a, Richmond Hill Avenue, Clifton, Bristol BS8 1BG</b><br/>           Clifton Coach House.</p>         |
| <p><b>LOT 13</b> GUIDE PRICE <b>£450,000+++</b> <span style="float: right;">33</span><br/> <b>12 Brunswick Square, St Pauls, Bristol BS2 8PE</b><br/>           Repossession investment opportunity</p>                                     |  |
| <p><b>LOT 14</b> GUIDE PRICE <b>£225,000+++</b> <span style="float: right;">34</span><br/> <b>7 St. Nicholas Road, St. Pauls, Bristol BS2 9JX</b><br/>           Repossession investment opportunity</p>                                    |  |



## dear friends



Welcome to the second Hollis Morgan Bristol and West Country Auction of 2012. We were delighted to start the sales' calendar earlier than usual on 1<sup>st</sup> February and enjoyed great success with over £2.6m of land and property successfully sold which bodes well for the rest of the year.

We are proud to present our various Lots this evening where, as ever, we have a wide range of opportunities with Guide Prices ranging from £25k to £950k so there should be something for everyone!

Please visit our website to register for online legal packs and to download any relevant plans for your lot of choice – however we are always at the end of the phone if you need to discuss the finer details.

Our charity of the year for 2012 is St Peters Hospice. We are delighted to have been chosen as part of their '100 Club' and are aiming to raise in excess of £1000 by donating 10% of every buyer's premium generated in 2012 – we will release the final figure during our last auction of the year.



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

[www.stpetershospice.org.uk](http://www.stpetershospice.org.uk)



Complimentary drinks sponsored by



our next auction date is

Wednesday, 30<sup>th</sup> May 2012 | **7.00 PM**  
All Saints Church, Pembroke Road, Clifton

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



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# news

## Auction Sales double in five years

Residential property auction sales as a percentage of all sales have doubled in the last five years according to recent research from Essential Information Group (EIG).

Properties sold at auction had been rising steadily – peaking in 2007 – but then fell by 27% from 2007 and 2010. However, when compared with residential sales, the auction market did not experience the same levels of decline, with Land Registry figures showing a 50% drop in residential sales over the same period.

But with the market now stabilised, research suggests an improving market into 2012. *Source EIG.* ■

## February house price rise is temporary says Nationwide

The February Nationwide house price survey showed a rise of 0.6% over January and up 0.9% compared with the same month in 2011 for the average value of UK homes. The average value of a UK home is now £162,712.

Nationwide say that the rise may not last through the summer period: “Given the still challenging economic backdrop this increase in housing market activity may be the result of a temporary rise in first-time buyers entering the market to take advantage of the stamp duty holiday,” said



Nationwide’s chief economist Robert Gardner.

The boost to activity could be down to the ending of the Stamp Duty holiday. The 1% Stamp Duty rate for homes between £125,000 and £250,000 is reintroduced on 24th March. ■

## A top ranking for Hollis Morgan auction sales

The recent EIG auction figures for the south west in 2011 showed Hollis Morgan in the top 3 by value with over 123 lots worth approx £18m\* sold at our property auctions. This equated to almost 70% of lots sold and an impressive market share of 0.5%. *Source EIG.* ■

## House surveys explained...

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

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

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

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

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

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

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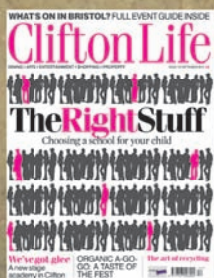
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# Clifton Life

## For all your property requirements

Contact :- Debbie Blackman  
on 01225 475800



introducing hollis morgan's legal expert

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



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

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

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

But life's not like that is it?

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

Well that's where I come in.

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

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

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

to contact Barbara, email [barbara.hunt@gregglatchams.com](mailto:barbara.hunt@gregglatchams.com), telephone 0117 906 9449 or to find out more about Gregg Latchams, visit [www.gregglatchams.com](http://www.gregglatchams.com)

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## **The mortgage market is a more optimistic *Jo Stewart from FX Mortgages explains* An optimistic start to 2012**

### **As we begin another year we edge slowly towards a brighter future for the mortgage industry.**

While 2011 was a challenging year there were some positive movements, which we hope will continue into 2012.

The last few months of 2011 saw a gradual improvement to the market, with house prices beginning to increase. The Nationwide House Price Index reported that 9 out of the 13 regions saw house price increases in Q4 of 2011 and rose overall by 0.3%. It also reported that house prices increased by 1% throughout the whole of last year with the typical value of a home now being, £163,822.

### **So what can we expect in 2012?**

Worries around the how effectively the Eurozone deals with its sovereign debt problems are still prevalent, however assuming a resolution can be found, the housing market should be resilient this year and continue its slow recovery.

The recent government housing initiatives should help to boost the first-time buyers' market and with the Bank of England Base Rate remaining at its low of 0.5%, many borrowers will continue to benefit from lower monthly mortgage payments and more attractive product rates.

At the end of 2011 we saw new entrants emerge into the buy-to-let lending market, which will have a positive impact in this market and will fuel much needed competition.

No doubt market recovery will be a gradual process but the positive indicators are there that things are improving and we can look optimistically at the year ahead.

If you would like to discuss your mortgage requirements and see if you could benefit from a more attractive rate, contact us today on 07827 932183on or email [jos@fxmortgages.co.uk](mailto:jos@fxmortgages.co.uk) and we will discuss the options available. We look forward to hearing from you.



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INTERIOR DESIGN

# ask the experts

our auction professionals answer your queries

## Why use 3D?

**Clive Hall replies** *“By using the latest technology and software, products and scenes can be created and manipulated to create realistic visualisations that let one view the interior and exterior of their potential project while it is being designed”.*

## What are the advantages of using 3D?

**Clive says** *“When working to meet the requirements of clients, it is important that they can visualise their project throughout the process. It plays a key role in communicating a project effectively and gives clients a greater understanding of their own proposal.*

*Visualisation brings the design to life and gives an interactive visual experience showing either the interior or exterior of the property, as well as its surroundings. This is rendered accurately and to a high quality.*

*For those that are selling property, visualisations can help you sell it before you build it by giving you and your potential clients an idea of what they are buying, before they buy it. This will add value to your project and create a whole new dimension to selling your property or development”.*



### Clive Hall

Clive Hall is the managing director of Your Design Bristol Ltd which he started in 2010. The company has since grown and covers all aspects of architectural design and visualisation. Please contact [clive@yourdesignbristol.co.uk](mailto:clive@yourdesignbristol.co.uk)

Your Design  
Bristol Ltd

## How can you be a part of the design?

**Clive says** *“All of our projects can be viewed as a 3D model by clients. I find that clients also enjoy being able to interact with their drawing using our augmented reality software which enables them to view their project visualisation virtually using a computer in the comfort of their own home. Maintaining regular contact with our customers ensures that our designs cover their exact requirements”.*

## Why use a firm like Your Design Bristol?

**Clive says** *“Your Design Bristol design in 3D, so the visualisations created are accurate, to scale and work. Not all design practices work in 3D but by choosing one that does, you can interactively be part of the design, look and feel of your project”.*

### What do I need to bring to an auction?

If you wish to buy at auction you must bring two separate forms of identification and conform to money laundering regulations – please see page 46 of this catalogue for the full requirements. You must have the deposit in appropriate form – cheque or bankers draft; not cash.

### Can I bid by telephone or proxy?

You may bid by telephone or have a proxy bid on your behalf – please complete the form on page 43 of this catalogue and read the terms and conditions relating to proxy/telephone bidding on page 44.

### When do I get the keys?

Generally, following exchange of contracts at the auction, and upon receipt of the remaining funds, keys will be released within 28 days of the auction.

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

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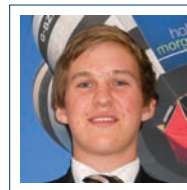
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# the mole report

a moles eye view of the auction market

**Sam Mole**

Sam is the Hollis Morgan  
auction assistant.  
[sam@hollismorgan.co.uk](mailto:sam@hollismorgan.co.uk)



**Our first Auction of 2012 was held on Wednesday 1st February, and got the year off to a bright start as in excess of £2.65 million worth of property exchanged hands. Originally, a staggering 38 Lots were due to be offered, but as ten achieved sales before Wednesday's Auction, and a handful more had to be postponed for varying reasons, so 15 Lots were offered on the night.**

With this in mind, an impressive crowd packed out All Saints Church in Clifton, with the estimated attendance well over 250 people.

On the evening itself, Lot 1 – 18 Westfield Park, despite getting off to a slow start and very nearly selling for £185k, eventually sold for a far more realistic £217,000 as several bidders entered the fray. The new owner now looks forward to beginning renovation work on this fantastically situated garden flat, and having the opportunity to stamp his mark on what is essentially a blank canvas. The potential for the property is enormous and it will be fascinating to see its development over the coming months. After some hesitation in the room, it seemed as though Lot 5 – East Garages, Juniper Court would be a non-starter but bidding eventually commenced and it sold for exactly its guide price of £30,000.

Four Garages, Two Garages & One Garage @ Chatterton Street, Lots 22, 23 & 24 respectively, all achieved good sales. Lots 22 & 23 eventually sold to the same buyer, who seemed determined to out-bid his competitors regardless of what price was reached, paying £42,000 and £27,000 respectively. The buyer of these two kindly agreed to step aside for bidding on the final garage, allowing the others a chance to leave with something! The single garage eventually sold for £11,000. Wedmore Villa, 142a Bath Road (Lot 19), sold for £20,000 above its guide price of £100,000, coming in at £120,000. Finally, the Ground Floor Office, 30 Sandy Park (Lot 35), sold for £35,000.

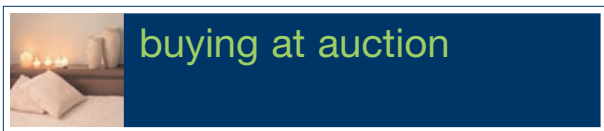
For any information regarding future or past sales, or to request a free valuation on your property, please contact Andrew or Oliver on 0117 973 65 65. Alternatively the results from our Auctions can be viewed online at [www.hollismorgan.co.uk](http://www.hollismorgan.co.uk)

Of the notable sales beforehand, 50 Royal York Crescent tops the list, selling for close to its guide of £650,000. This vast 12 bedroom property, situated on one of Bristol's most prestigious streets, is currently let with 12 individual tenancies and the new owner intends to continue to use it in much the same vein. Elsewhere, 194 Henbury Road (Lot 12), a fabulous Grade II listed town house, again sold for very close to its guide of £235,000 prior to the evening, ensuring that the new owner has acquired a fantastic property at a competitive price. Lot 6 – 27 Maxse Road, Knowle, sold 10 days prior to the Auction, and the buyer is now keen to press on with renovation work with a view to putting it back on the market this summer. The Red House, 5 Conygre Road, Filton (Lot 38) was one of the final properties to be sold before the Auction, eventually achieving a sale well in excess of its guide price as the buyer managed to avoid the competition of the sale room with a substantial offer. It will now be used as a care home for the elderly. 6c Cotham Lawn Road (Lot 26) and 9 Unity Street (Lots 7-10 inc.) were the earliest sales of this Auction. Having just failed to sell at November's sale, they were rolled on to the February sale but were snapped up in no time at all and sold well before Christmas.

**There were several properties that could not be sold for various reasons, and these are carried forward to the next Hollis Morgan Auction on Wednesday March 28th.**

our next auction date is

**Wednesday, 30<sup>th</sup> May 2012 | 7.00<sup>PM</sup>**  
All Saints Church, Pembroke Road, Clifton



## buying at auction – an exciting opportunity

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

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

### can I attend an auction to see what happens?

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

### how do I find out about new properties?

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

### how do I view the property?

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

### what is a price guide?

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

### what is a reserve price?

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

### can I make an offer?

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

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

### can I bid on the telephone?

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

### should I have a survey?

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

### what is a legal pack?

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

### will I need a deposit?

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

### is there a Buyers Premium?

You will need to bring a separate cheque to the auction payable to hollis morgan for £250.

### do I need ID?

You will need to bring photographic identification with you on the sale night. *See our separate download for full details.*

### can someone bid on my behalf?

Someone else can bid for you. They should make themselves known to the auctioneer prior to the sale. They must be prepared to sign the contract on your behalf and pay the required deposit. They must also bring ID with them.

### three essential things to prepare for an auction

**SURVEY** – Organise a survey

**FINANCE** – Organise your finance

**LEGAL** – Ask your solicitor to check the legal pack and ask for any additional enquiries to be answered prior to the sale.

Good luck and happy bidding!



# selling at auction – what to look out for

## what is an auction?

An auction will bring a buyer and a seller together at a given place and time in a competitive atmosphere. The seller will give the auctioneer a reserve price (a figure which must be reached before the property can be sold). When the reserve figure, or above, is reached the auctioneer will call the bidding three times, the gavel will fall with a bang, indicating an immediate exchange of contracts, and the property will be sold to the highest bidder. An auction is a public event to which everyone is welcome.

## types of property offered at auction?

This is determined by the type and condition of the property and the personal situation of the seller for example:-

- a property in a very poor state of repair, or with some development potential or with an unknown value (it may appeal to a specific buyer)
- when there is a need for transparency i.e. when acting for Trusts or Statutory Bodies,
- Executor Sales etc. (when the best price needs to be seen to have been achieved)
- investment properties.
- properties that will only be suitable for cash buyers.
- when a property needs to be sold to settle a personal situation as in the case of divorce or debt or simply to be able to move to the next property

## the advantages of auction

- there will be immediate action.
- the property will receive maximum exposure to the market.
- buyers will know that you mean business and will be forced to make decisions and get organised.
- a seller and a buyer will be brought together at the same time and place in a competitive atmosphere.
- the fall of the gavel is an automatic exchange of contracts and the property is sold.
- the best price is seen to be achieved thus satisfying all interested parties.
- completion will usually take place twenty eight days from exchange of contracts.
- it enables you to make plans for the future i.e. exchange dates on other properties etc

## selling by Auction

- **hollismorgan** will carry out a valuation and confirm whether the property is suitable to be sold by auction or by private treaty.
- a reserve price will be discussed and confirmed with you.
- a date will be set for the auction.
- a marketing campaign will be discussed including the issuing of an appropriate guide price.
- a solicitor or a legal conveyancer will be instructed to prepare a legal pack.
- the legal pack will be published on our auction website wherever possible.
- an Energy Performance Certificate will be prepared for the property.
- individual details will be prepared alongside the list of other auction lots.
- viewing arrangements will be confirmed.
- you will be kept informed of the interest levels in the property.
- you will be advised on our final recommendation for a reserve price just prior to the auction, in the light of the interest shown to date.
- when the property has been sold the purchaser will pay an agreed percentage of the purchase price to your solicitor and completion will take place twenty eight days later.

## why use hollis morgan?

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

## what does an auction cost?

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

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

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



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

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

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

For more details contact Joe Forrest at True North Productions on 0113 394 5480 / [jforrest@truenorth.tv](mailto:jforrest@truenorth.tv) or Christian Hills on 0113 394 5474 / [chills@truenorth.tv](mailto:chills@truenorth.tv) or follow us on Twitter @derelict\_dream

truenorth



## Finding Property at Auction

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LOT 1

**SOLD £110k**



Bedminster GUIDE PRICE: **£100k+++**



62 Mansfield Road, Bedminster, Bristol BS3 5PR

### TLC required....

#### The property

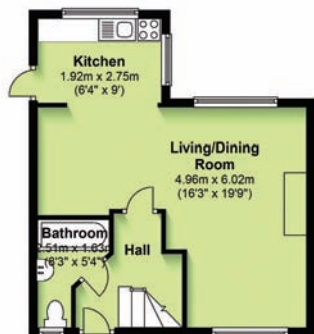
A 1930's style semi detached house in need of modernisation. The property includes front and rear gardens, as well as one off street parking space to the front. The house benefits from double glazing and gas central heating throughout.

#### Potential

There is scope for an extension on the east side of the property subject to obtaining any planning or other consents.

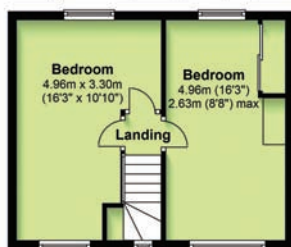
#### Ground Floor

Approx. 34.5 sq. metres (371.6 sq. feet)



#### First Floor

Approx. 28.8 sq. metres (309.7 sq. feet)



Total area: approx. 63.3 sq. metres (681.3 sq. feet)

**SOLICITORS** Rodney King & Partners, All Saints House, 6 All Saints Lane, Bristol BS1 1JH. Tel: 0800 069 9503. enquiries@rodneyking.co.uk

**VIEWING:**

**THURSDAY: 13:00-13:30**

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502

**SOLD £185k**

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



12 Montpellier, Weston-super-Mare  
BS23 2RG

### Ripe for development

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

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

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



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

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

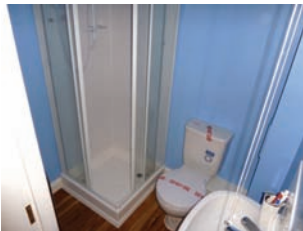
**VIEWING:** TUESDAYS 10:30-11:00

£109K

**SOLD £109K**



Old Market GUIDE PRICE: **£90k+++**



6 Lawford Street, Old Market, Bristol BS3 5PR

### REPOSSESSION SALE

Upon instructions of Joint LPA Receivers

#### The property

A vacant three storey (plus basement) freehold property currently arranged as a ground floor and basement retail unit with A3 consent for restaurant / cafe and ancillary accommodation above in a partial state of conversion. There is provision for self contained access to the upper floors whilst the ground floor now requires complete renovation.



Total area: approx. 176.3 sq. metres (1897.5 sq. feet)

**SOLICITORS** *Michael Belben, Bond Pearce, 3 Temple Quay, Temple Back East, Bristol BS1 6DZ. Tel: 0845 415 0000. Michael.Belben@bondpearce.com*

**VIEWING:** **WEDNESDAYS: 10:30-11:00**

LOT 4

UNSOLD

Clevedon GUIDE PRICE: £950k+++



Development Site,  
22 Marine Parade, Clevedon,  
North Somerset BS21 7QS

### A spectacular plot

A spectacular building plot for a luxurious marine development of twelve apartments and one dwelling house with parking and balconies in one of the most outstanding waterfront locations in the West Country.



### Planning Granted

APPEAL REFERENCE: APP/D012/A/09/210753

ORIGINAL PLANNING: 08/P/1096/F.

The drawings are available to view online with the legal pack on our website.



FULL DRAWINGS PROVIDED BY;  
ANGUS MEEK ARCHITECTS  
60 Arley Hill, Cotham, Bristol, BS6  
5PP 0117 942 8286

**SOLICITORS** John Brentnall, Wards Solicitors, 37 Boulevard, Weston-super-Mare BS23 1PE. Tel: 01934 413535. john.brentnall@wards.uk.com

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

- ✓ WELL PROPORTIONED AND SPACIOUS
- ✓ SOME ORIGINAL FEATURES
- ✓ IN NEED OF COMPLETE RENOVATION

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**SOLD PRIOR**

**Old Market** GUIDE PRICE: **£195k+++**

PROPERTY AREA  
6,000 ft<sup>2</sup>



72 and 73 Old Market Street, Bristol BS2 0EJ

### A range of opportunities – 6000ft<sup>2</sup> in the centre of Bristol

A substantial modern semi-detached building, offering 590m<sup>2</sup> internal area on 4 levels. Most recently used as a nightclub, the property has planning permission for a restaurant at ground-floor level. The rest of the property could be utilised in a number of different ways. Internal viewing is essential in order to explore the options.

#### Location

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

#### The opportunity

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

#### Planning permission

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

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

**VIEWING:**

**WEDNESDAYS 11:15-11:45**

# Hollis Morgan in the community...



...Andy Conway of Icon Facilities Management scores in a 7-1 win, taking the Hollis Morgan-sponsored Old Cliftonians United to the top of their Downs Football League. Picture by kind permission of the Bristol Evening Post ©2011.



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500

**POSTPONED**

**St Briavels** GUIDE PRICE: **£275k+++**



The Crown Inn, Pystol Lane,  
St Briavels GL15 6TE

### DIY rural village living

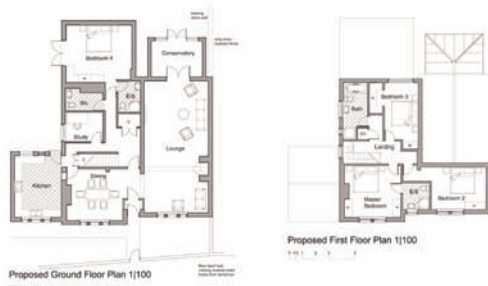
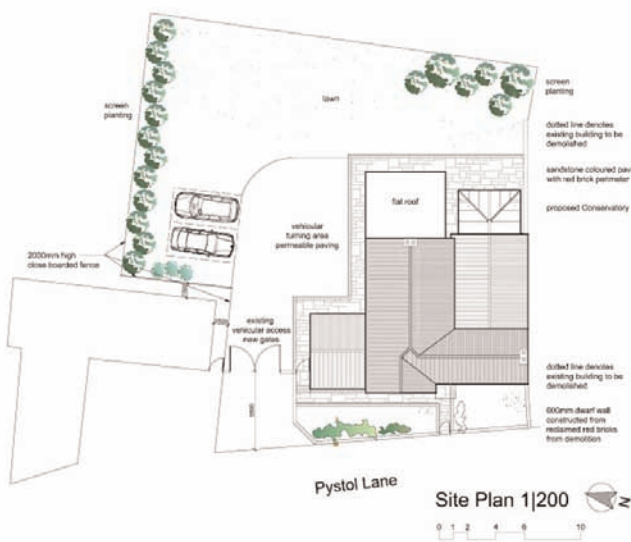
Edwardian style public house offering a rare opportunity to create a spacious family home of character to suit the purchasers' personal requirements, and also the opportunity to landscape a large garden, this set in the very heart of a peaceful and picturesque historic village.

#### The Planning

REFERENCE: P2116/11/FUL;

APPLICATION RECEIVED: Friday 21 Oct 2011;

PROPOSAL: Proposed alterations and extension to Public House to create dwelling; STATUS: Granted Permission



**MADDOX DESIGN**  
Architectural Design Consultancy  
305 Two Mile Hill Road, Kingswood, Bristol BS15 1AP  
t: 0117 961 5251 | e: info@maddoxdesignltd.co.uk

FULL PLANS AND DRAWINGS PREPARED BY  
MADDOX DESIGN LTD  
tel: 0117 9615251  
www.maddoxdesignltd.co.uk

**SOLICITORS** Philip Albery, Bartons, 2 Orchard Street, Bristol BS1 5EH.  
Tel 0117 9256000. e-mail pja@bartons-ltd.com

**VIEWING:** TUESDAYS: 14:00 -14:45



BELL HILL ROAD ELEVATION



GARFIELD ROAD ELEVATION

**POSTPONED**

**St George**      **GUIDE PRICE: £70k+++**



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

**Development opportunity/ investment**

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

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

**Potential**

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

The drawings are available to view online with the legal pack on our website.

*Your Design Bristol Ltd*

**DEVELOPMENT APPRAISAL**

tel: 0117 2303838    mob: 0772 2238137

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

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

**VIEWING:**

**THURSDAYS: 10:15 - 11:00**

£500

**WITHDRAWN**

St George GUIDE PRICE: **£165k+++**



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

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

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

**Rental income**

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



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

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

**VIEWING:** THURSDAYS: 10:15 - 11:00 AM



GARFIELD ROAD, ST GEORGE, BRISTOL

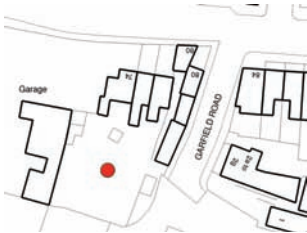
STREET ELEVATION



**SOLD PRIOR**



**St George NEW GUIDE PRICE: £200k+++**



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

### Site with Planning

#### The Site

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

#### Planning Permission

REFERENCE: 10/04234/F

APPLICATION RECEIVED: 23 Sep 2010

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

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

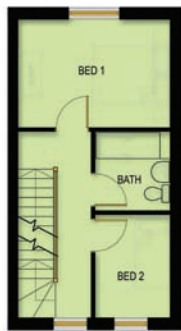
STATUS: GRANTED subject to condition(s)

#### Plans

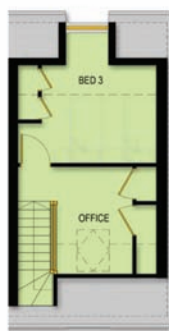
Full plans can be downloaded with the legal pack at [www.hollismorgan.co.uk](http://www.hollismorgan.co.uk)



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



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



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

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

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

Lot 10

**WITHDRAWN**

Weston-super-Mare GUIDE PRICE: **£160k+++**



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



**The Property**

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

**The Tenant**

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



**The Plot**

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

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

**VIEWING:** VIEWINGS BY APPOINTMENT

LOT 11

POSTPONED



Clevedon

GUIDE PRICE: £65k+++



Flat 3, 20 Old Church Road, Clevedon North Somerset BS21 6LY

### Investment by the sea

#### The property

A larger than average 1 or 2 bedroom top floor flat located above commercial premises - ideal investment / first time buyer

#### Rental income

The flat is currently let on an AST contract for £6,600 per annum and we understand the tenants are approx 3 months into their contract.

#### Further information

The internal accommodation was updated by the current owner in 2007 and has been let since. Externally we are informed the property had a new roof in 2008. We understand the Management Company costs £50 pcm.



**SOLICITORS** Mark Griffiths, Henriques Griffiths, 18 Portland Square, Bristol BS2 8SJ. e-mail: [mgriffiths@henriquesgriffiths.com](mailto:mgriffiths@henriquesgriffiths.com)

**VIEWING:**

**TUESDAYS: 11:30-12:00**

LOT  
12

**WITHDRAWN**



Gloucester GUIDE PRICE: **£150k+++**

PROPERTY AREA

ft<sup>2</sup>



## 18 Worcester Street, Gloucester GL1 3AA **Repossession sale**

### **Upon instructions of Joint LPA Receivers**

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

### **Rental valuations**

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

*NOTE: The ground floor comprises a net internal floor area of 100.64m<sup>2</sup> (1083ft<sup>2</sup>).*

**alder king**  
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[www.alderking.com](http://www.alderking.com)

**SOLICITORS** Michael Belben, Bond Pearce, 3 Temple Quay, Temple Back East, Bristol BS1 6DZ. e-mail: [michael.belben@bondpearce.com](mailto:michael.belben@bondpearce.com)

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



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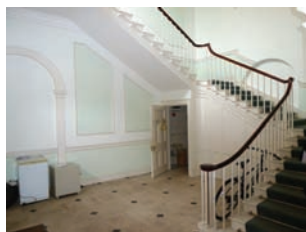


LOT 13

POSTPONED



St Paul's NEW GUIDE PRICE: £450k+++



## 12 Brunswick Square, Bristol BS2 8PE High Yielding Investment

REPOSSESSION SALE Upon instructions of Joint LPA Receivers

### The property

This is an imposing corner Georgian property arranged over five floors which has been modernised and converted to form a mixed use, high yielding, investment property capable of producing circa £40,000 per annum. Plus two Parking spaces.

We understand the rental income per unit is:



	RENTAL INCOME	CONTRACT TERM
Office 1	£4,282 pa	(Currently Vacant)
Office 2	£4,177 pa	(Currently Vacant)
Flat 1	£6900 pa	t/f
Flat 2	£5400 pa	t/f
Flat 3	£6900 pa	t/f
Flat 4	£5400 pa	t/f
Flat 5 – Basement	£7200 pa	t/f

**TOTAL RENTAL INCOME** circa £40,000 pa. Please refer to legal pack for further details.

**SOLICITORS** Ryan Dale, Addleshaw Goddard, Milton Gate, 60 Chiswell Street London EC1Y 4AG. Tel: 020 7606 8855. [ryan.Dale@addleshawgoddard.com](mailto:ryan.Dale@addleshawgoddard.com)

**VIEWING:** WEDNESDAYS: 12:00-12:45

**LOT 14**

**SOLD £290k**

**St Paul's**

**GUIDE PRICE: £225k+++**



7 St Nicholas Road, Bristol BS2 9JX  
**High Yielding Investment**

REPOSSESSION SALE upon instructions of Joint LPA Receivers

**The property**

A freehold investment property comprising a former end of terrace Georgian townhouse that has been converted into five self contained apartments.

**Rental income**

We understand the full rental value of the property to equate to £27,000 per annum when fully let.

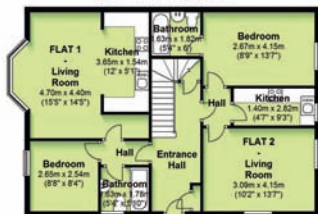
RENTAL INCOME		RENTAL INCOME	CONTRACT TERM
Flat 1	£425 pcm	£5100 per annum	t/f
Flat 2	£395 pcm	£4,740 per annum	t/f
Flat 3	£450 pcm	£5400 per annum	t/f
Flat 4	£450 pcm	£5400 per annum	t/f
Flat 5	£485 pcm	£5820 per annum	t/f

**TOTAL RENTAL INCOME** £27,000 pa. Please refer to legal pack for further details.

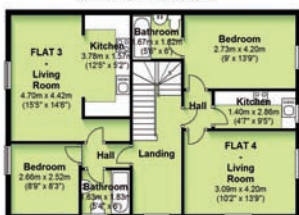
**SOLICITORS** Ryan Dale, Addleshaw Goddard, Milton Gate, 60 Chiswell Street London EC1Y 4AG. Tel: 020 7606 8855. ryan.Dale@addleshawgoddard.com

**VIEWING:** WEDNESDAYS 13:00-13:45

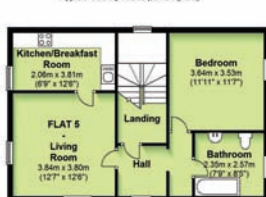
**Ground Floor (Flats 1 & 2)**  
 Approx. 74.6 sq. metres (802.6 sq. feet)



**First Floor (Flats 3 & 4)**  
 Approx. 74.5 sq. metres (801.8 sq. feet)



**Second Floor (Flat 5)**  
 Approx. 54.3 sq. metres (584.3 sq. feet)



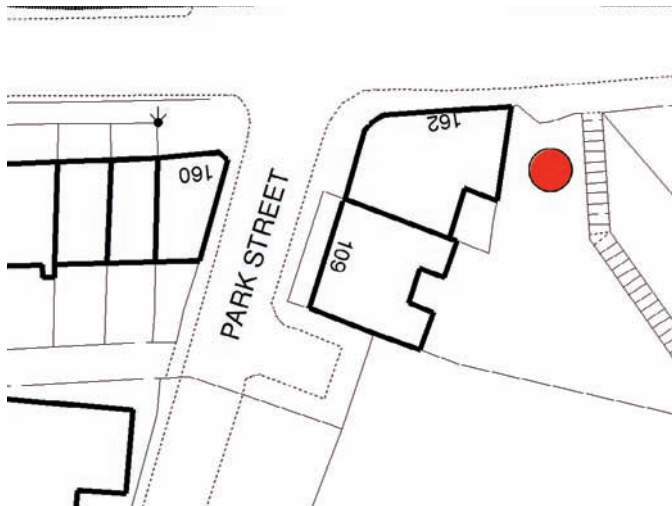
Total area: approx. 203.3 sq. metres (2188.7 sq. feet)

LOT 15

**POSTPONED**



Totterdown GUIDE PRICE: **£45k+++**



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

**Site with planning**

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

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


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

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

**Legal Documents Online - New Service - Legal Documents Online**



Legal Documents

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

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

Lot 16



**WITHDRAWN**

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

### Large Freehold opportunity

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

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

Totterdown GUIDE PRICE: **£400k+++**



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

**VIEWING:** VIEWINGS BY APPOINTMENT

# why not sell at auction?

with 123 lots and over **£18m\*** of property sold during 2011, can you afford to miss out?

our 2012 auction dates...

28<sup>TH</sup> MARCH 2012

30<sup>TH</sup> MAY 2012

25<sup>TH</sup> JULY 2012

26<sup>TH</sup> SEPTEMBER 2012

28<sup>TH</sup> NOVEMBER 2012

Source: Essential Information Group – www.eigroup.co.uk

**auction  
action**



LOT 17

POSTPONED

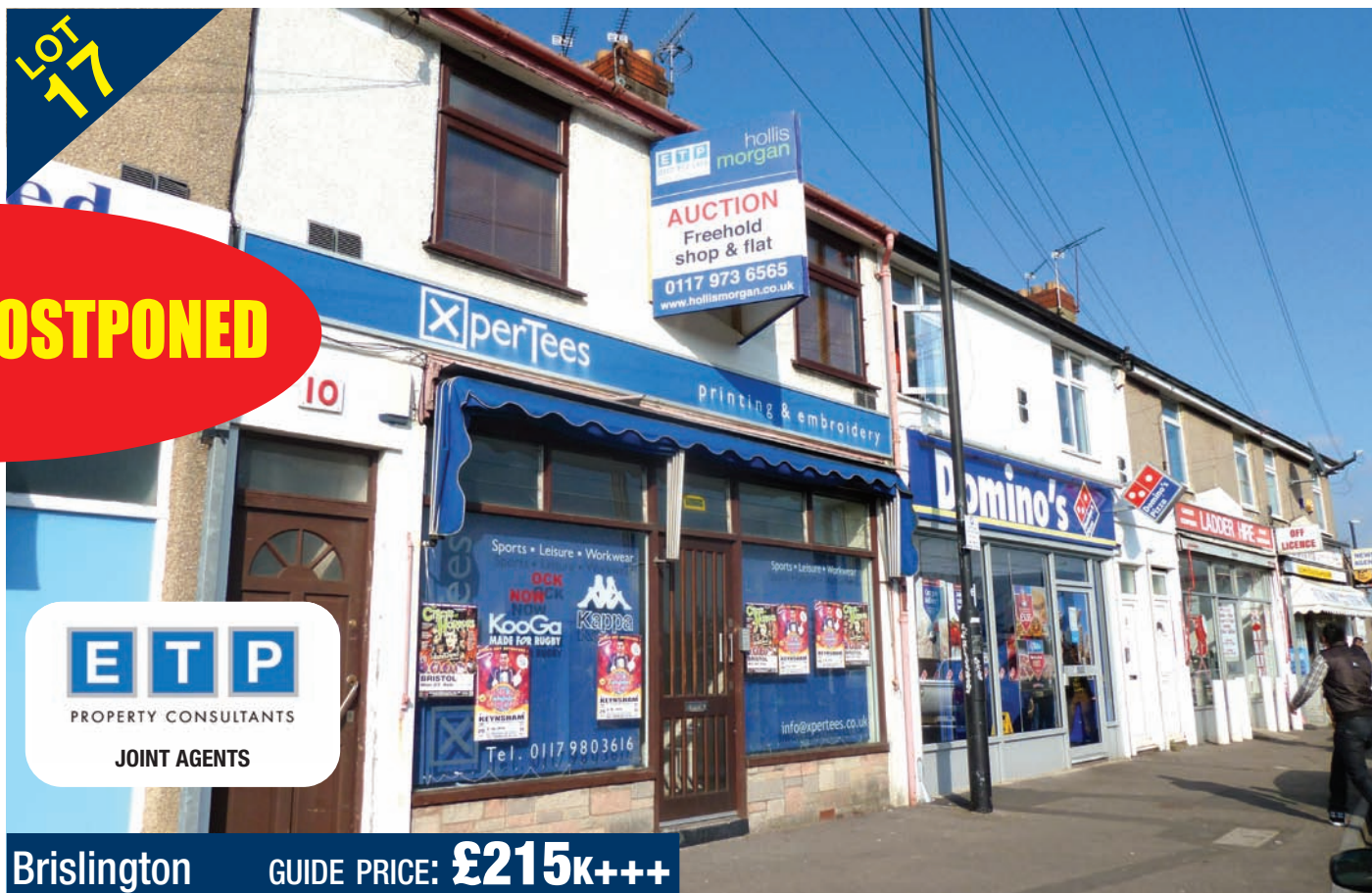
ETP

PROPERTY CONSULTANTS

JOINT AGENTS

Brislington

GUIDE PRICE: £215k+++



10 West Town Lane, Brislington, Bristol BS4 5BN

### Freehold shop and flat

#### The property

Ground floor self contained retail unit with a three bedroom maisonette to the rear and above. The property also benefits from a rear garden and detached double garage.

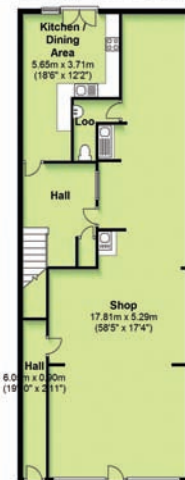
#### Income

Whilst sold with vacant possession, we understand the shop has a potential to produce circa £10,000 and the flat up to £9,000 – a total of £19k pa.

#### Potential plot to rear

There has been recent development of the adjoining property – Ref. No: 06/05251/F – to create a detached dwelling to the rear of the property. Whilst no planning is in place for this property we recommend prospective purchasers investigate this possibility further.

Ground Floor  
Approx. 109.0 sq. metres (1172.8 sq. feet)



First Floor  
Approx. 76.1 sq. metres (818.9 sq. feet)



Total area: approx. 185.0 sq. metres (1991.7 sq. feet)

**SOLICITORS** Cooke Painter Ltd, 12 West Town Lane, Brislington, Bristol BS4 5BN. Tel. 0117 971 6765. e-mail: westtownlane@cps-sols.co.uk

VIEWING:

WEDNESDAYS: 14:15-14:45

Lot 18

POSTPONED

Clevedon GUIDE PRICE: £190k+++



115 Old Street, Clevedon, North Somerset BS21 6BP

### Freehold shop and flat

#### The Property

A freehold investment comprising a self contained shop and six bedsits above.



SOLICITORS To be confirmed.

VIEWING:

TUESDAYS: 12:15-12:45

Lot 19

**WITHDRAWN**



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

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

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



GROUND FLOOR RETAIL AGENT



RESIDENTIAL LETTING AGENT

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

**VIEWING:** STRICTLY BY APPOINTMENT

auction  
action



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have taken off.

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Probably the most successful auctioneers in the west country.

Source: Essential Information Group – [www.eigroup.co.uk](http://www.eigroup.co.uk)



Lot 20



**SOLD £9k**

**Frenchay**      **GUIDE PRICE: £9k+++**

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



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

### Investment/storage

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

### Rental Income

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

**VIEWING:** GARAGE AVAILABLE FOR INSPECTION AT ALL TIMES

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**PRO~TIDY**  
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Bristol | 01179 466 822

# why not sell at auction?

with 123 lots and over **£18m\***  
of property sold during 2011,  
can you afford to miss out?

our 2012 auction dates...

28<sup>TH</sup> MARCH 2012

30<sup>TH</sup> MAY 2012

25<sup>TH</sup> JULY 2012

26<sup>TH</sup> SEPTEMBER 2012

28<sup>TH</sup> NOVEMBER 2012

Source: Essential Information Group – [www.eigroup.co.uk](http://www.eigroup.co.uk)

**au**  
**ction**



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[www.yourpropertynetwork.co.uk](http://www.yourpropertynetwork.co.uk)

YourProperty  
Network Magazine



LOT 21

**SOLD PRIOR**

**PARRYS**  
COMMERCIAL

01633 508 508

PARRYSCOMMERCIAL.CO.UK

JOINT AGENTS

Cinderford

GUIDE PRICE: **£50k+++**



12 Wesley Road, Cinderford,  
Gloucestershire GL14 2JN

## Large Commercial Unit

REPOSSESSION SALE upon instructions of Joint LPA  
Receivers

### The property

A mid terrace former engineering workshop arranged over ground and first floors. The property appears to be of traditional construction with rendered stone/block elevations under a pitched profiled cementitious roof. The elevation fronting Wesley Road incorporates a single concertina loading door. Internally, the property provides for generally open plan workshop space over two floors with a small office and WC's on ground level.

Externally there is a small yard / parking area accessed via the public car park.

**SOLICITORS** Philip Collis & Anastasia Hunt, TLT Solicitors. 1 Redcliff Street,  
Bristol BS1 6TP. Tel: 0117 917 7777. e-mail Anastasia.Hunt@TLTsolicitors.com

**VIEWING:** VIEWINGS TO BE ARRANGED VIA RICHARD WEBB OF  
PARRYS COMMERCIAL ON 01633 508 505/07795 016 893

LOT 22

POSTPONED

St George

GUIDE PRICE: £140k+++



27 Newent Avenue, St George, Bristol BS15 8AQ

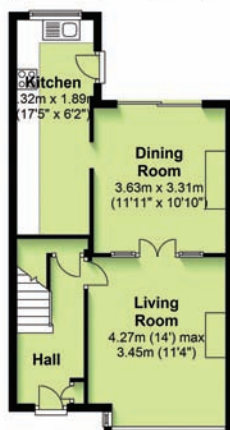
### Home with Potential

A classic mid terrace family home now in need of basic updating.

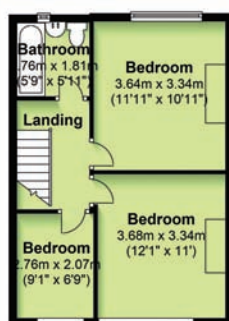
#### The opportunity

Whilst the property has been well maintained by the current owners who have been in situ for 24 years it would now benefit from basic updating throughout. Prospective purchasers may also note the adjoining properties have built single storey extensions to the rear, constructed garages and converted the roof space to create additional bedroom space.

**Ground Floor**  
Approx. 43.7 sq. metres (470.7 sq. feet)



**First Floor**  
Approx. 37.9 sq. metres (407.6 sq. feet)



Total area: approx. 81.6 sq. metres (878.3 sq. feet)

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

**VIEWING:**

**THURSDAYS: 11:15-11:45**

Lot 23

POSTPONED

St George

GUIDE PRICE: £25k+++



10a Blackswarth Road, St George, Bristol BS5 8AP

### Range of Opportunities

An end of terrace red brick commercial unit with roller door previously let and used as garage / mechanics but suitable for a range of uses subject to gaining the necessary planning.

### Planning history

We understand the current owner has had planning refused for a two-bedroom house (PP 11/00951/F) Despite the refusal we understand there may be further scope for a one bedroom residential unit subject to planning or continue in the same commercial usage and apply to add an additional storey for potential use as an office - please make your own planning enquiries.

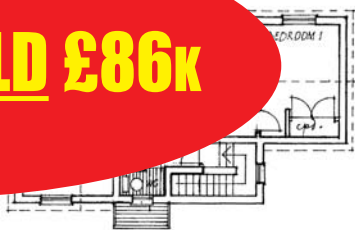
**SOLICITORS** David Parkhouse, Parkhouse & Co, 106 Henleaze Rd, Westbury-on-Trym, Bristol BS9 4JZ. Tel: 0117 962 9978. info@parkhousesolicitors.co.uk

**VIEWING:**

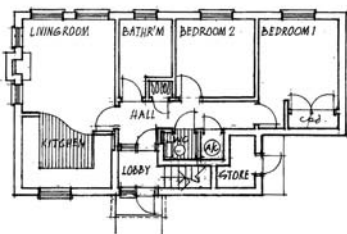
**THURSDAYS: 12:00-12:30**

LOT 24

**SOLD £86k**



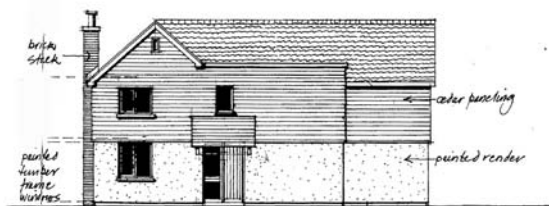
PROPOSED FIRST FLOORS (BLOCKS A+B)



PROPOSED GROUND FLOORS (BLOCKS A+B)



PROPOSED WEST ELEVATION (BLOCKS A+B)



PROPOSED EAST ELEVATION (BLOCKS A+B)

**Whitchurch** GUIDE PRICE: **£80k+++**

PROPERTY AREA  
1,168.5 ft<sup>2</sup>



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

**Ready to build...**

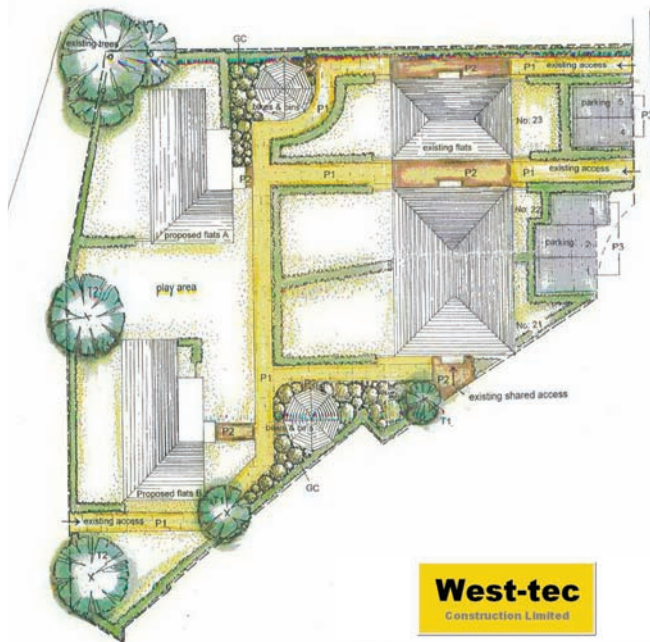
**The site**

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

**Planning**

FULL PLANNING GRANTED: 10/01863/F

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



**West-tec**  
Construction Limited

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

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

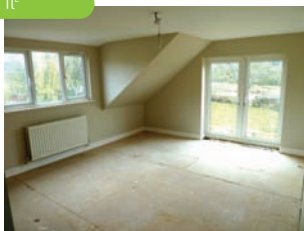
**VIEWING:** THE SITE IS OPEN FOR INSPECTION AT ALL TIMES

LOT 25

WITHDRAWN

Dundry GUIDE PRICE: £375k+++

PROPERTY AREA  
1,168.5 ft<sup>2</sup>



5 Yanleigh Close Dundry,  
Bristol BS14 9JX

### Nearly Finished....

A detached family home arranged over two floors set in a generous plot at the end of a small cul de sac of similar style properties.

The property has been partially renovated by reputable local builders and we understand that all current works have been approved for building regulations. Please refer to the list of completed works in the online legal pack.

### Outstanding works

Please refer to online legal pack but once completed we understand it has a value in the region of £500k.



**SOLICITORS** Hugh Feeny, Bevans Solicitors, Grove House, Grove Road, Redland Bristol BS6 6UL. Tel: 0117 923 7249. hfeeny@bevans.co.uk

**VIEWING:** THURSDAYS: 13:45-14:15

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The colour featured is 'Cook's Blue' on a background of our Silvergate wallpaper BP 850 block printed using our own paint to give the unique 'Farrow & Ball' look



Lot 26

POSTPONED

Clifton

GUIDE PRICE: £325k+++

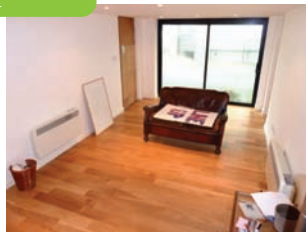
FARROW & BALL

£100 Voucher

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

PROPERTY AREA

??? ft²



7a Richmond Hill Avenue, Clifton, Bristol BS8 1BG

### Rarely on the market...

A detached mock-Tudor coach house arranged over two floors with an additional single storey extension to the side which has planning permission to extend to two storeys. The property was purchased by our client in 2004 and has been used as a tv production studio. Currently classified as a commercial property, we understand there is scope to obtain change of use – subject to planning – as the adjacent property has successfully achieved this and has been subsequently converted into apartments to create a 3/4 bedroom stylish home.

### Planning

REFERENCE: 00/02664/LA; APPLICATION RECEIVED: 04 August 2000; PROPOSAL: Alterations to existing single storey building in order to provide two storey pitched roof building for use as studio offices, external alterations to coach house to include new roof and roof terrace and associated internal alterations. STATUS: GRANTED subject to condition(s). We understand the planning is still valid as official work has commenced, but potential purchasers would need to confirm this.



Total area: approx. 169.2 sq. metres (1821.3 sq. feet)

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

VIEWING: THURSDAYS: 15:15-16:00 & SATURDAYS: 11:00-11:30

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

# residential sales

**SOLD**  
SIMILAR REQUIRED



Clifton Village **£249,950**

**SOLD**  
SIMILAR REQUIRED



Cotham **£250,000**

**SOLD**  
SIMILAR REQUIRED



Westbury Park **£299,000**

**SOLD**  
SIMILAR REQUIRED



Cotham **£299,000**

**SOLD**  
SIMILAR REQUIRED



Long Ashton **£329,950**

**SOLD**  
SIMILAR REQUIRED



Clifton **£425,000**

**SOLD**  
SIMILAR REQUIRED



Stoke Bishop **£475,000**

**SOLD**  
SIMILAR REQUIRED



Clifton **£489,000**

**SOLD**  
SIMILAR REQUIRED



Cotham **£359,950**

**SOLD**  
SIMILAR REQUIRED



Wraxhall **£1.25m**

**SOLD**  
SIMILAR REQUIRED



Bishopston **£675,000**



# hollismorgan proxy and telephone bidding form

Date of Auction: Lot Number: \_\_\_\_\_

I hereby instruct and authorise you to bid on my behalf in accordance with the terms and conditions below and I understand that should my bid be successful the offer will be binding upon me. If required, you will bid on my behalf taking my instruction in this respect on the telephone when the relevant lot is being sold at the auction. I authorise you to record such bidding and instructions in order to avoid any doubts or disputes.

Property Address \_\_\_\_\_

Maximum Bid Price: £ \_\_\_\_\_ Words \_\_\_\_\_

(for telephone bids the Maximum Bid Price may be left blank)

Cheque for 10% deposit (minimum £2,000 for bids below £20,000), enclosed herewith made payable to **hollismorgan**. For telephone bids you may prefer to give us a blank cheque duly signed.

I also enclose a separate cheque for £250 plus VAT payable to **hollismorgan** in respect of the administration fee.

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

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

### Proxy Bidding – Buyer’s Details

Contract Name \_\_\_\_\_

Full Name(s) \_\_\_\_\_

Company \_\_\_\_\_

Address \_\_\_\_\_

Postcode \_\_\_\_\_

Telephone Business: Home: \_\_\_\_\_

Mobile: \_\_\_\_\_

### Buyer’s Solicitor’s Details

Company \_\_\_\_\_

Address \_\_\_\_\_

Postcode \_\_\_\_\_

Telephone: \_\_\_\_\_ Fax: \_\_\_\_\_

For the Attention of: \_\_\_\_\_

Signature of Prospective Buyer \_\_\_\_\_

Date of Signing \_\_\_\_\_

DX No \_\_\_\_\_

### Telephone Bidding – Buyer’s Details

Contract Name \_\_\_\_\_

Full Name(s) \_\_\_\_\_

Company \_\_\_\_\_

Address \_\_\_\_\_

Postcode \_\_\_\_\_

Telephone: (1) \_\_\_\_\_

(2) \_\_\_\_\_

### Buyer’s Solicitor’s Details

Company \_\_\_\_\_

Address \_\_\_\_\_

Postcode \_\_\_\_\_

Telephone: \_\_\_\_\_ Fax: \_\_\_\_\_

For the Attention of: \_\_\_\_\_

Signature of Prospective Buyer \_\_\_\_\_

Date of Signing \_\_\_\_\_



## **hollismorgan proxy and telephone bidding terms**

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

### **TERMS & CONDITIONS FOR REMOTE BIDDING**

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



# buying at auction – our terms and conditions

**Auctions represent an excellent opportunity for purchasers to acquire interesting properties at potentially bargain prices. If you are new to auctions please take a moment to read our Auction Buyers Guide**

Please note new Government regulations regarding payment.

- We can **NOT** accept cash deposits.
- Cheque book or bankers draft **ONLY**.
- We require **IDENTIFICATION** such as a photo driving license and recent utility bill.

## Buyers Premium

Please be advised that all lots are subject to a Buyers Premium of £250 plus VAT, which is payable to hollismorgan on the fall of the hammer

## Conditions of Sale and Title

It is essential that you check the Conditions of Sale, Title and Local Authority searches prior to committing yourself to the purchase. It is advisable to employ a Solicitor for this purpose.

The property, unless previously sold or withdrawn, will be sold subject to the Special and General Conditions which have been prepared by the Vendor's Solicitors. These Conditions may be inspected during the usual office hours at the offices of the Vendor's Solicitors during the five working days immediately before and exclusive of the date of sale. The Conditions may be inspected in the Sale Room immediately before the sale, but will not be read out loud. The Purchaser shall be deemed to bid on these terms whether he has inspected the Conditions or not.

### Addendum sheet

Any last minute changes will be made available to all purchasers at the Auction – please ask hollismorgan staff for any additional information on the night.

## Questions

Questions must be asked of the Auctioneers or Solicitors before the Auction and will not be dealt with after it has started.

## Finance

Arrange your finance early. If you need a mortgage remember that a Building Society is legally obliged to obtain a valuation for which you will have to pay.

## Inspection

We have not surveyed the property and it is essential that you carry out your own inspection. You are advised to commission a Surveyor to assess its condition. Your Solicitor will advise you of a suitable firm and the cost of a survey is small compared with the size of your proposed investment. The Auctioneers accept no responsibility for the condition of the property.

## Availability

You should make the Auctioneers aware of your interest in a property and check 2 days before to ensure that it has not been sold prior to Auction. Purchasers are reminded that properties are offered for sale at the entire discretion of the Vendor and neither the Auctioneers nor the Vendors accept responsibility for abortive costs where a property is withdrawn or sold before the Auction.

## Bidding

We will take care to ensure that bids are not missed but, in a room full of people, you must ensure your bids are clear, preferably by raising your hand to attract the Auctioneer's attention. You should carefully assess your maximum bid before the excitement of the Auction room, but it is sensible to allow yourself some leeway, as you might regret losing a property for a nominal sum. If you are apprehensive, consider appointing a Solicitor or Surveyor to bid on your behalf. The property will be offered for sale subject to a reserve price and the Vendors, their Auctioneers and/or their Agents shall be entitled to bid. The Auctioneers reserve the right to regulate the bidding and may, in their absolute discretion, refuse any bid/s without giving a reason for refusal. In the case of dispute as to any bid, the Auctioneer may forthwith determine the dispute, re-offer the property or withdraw it.

## Contract

The successful Bidder is committed to a binding contract to purchase at the fall of the Auctioneer's hammer. Immediately after the Auction a Memorandum of Sale must be signed by the buyer and in the event of failure to do so, the Auctioneers may sign the contract on the Buyer's behalf or re-offer the property for sale with the Buyer being responsible for consequential loss. A deposit of 10% of the purchase price (minimum £2,000) must be paid by the Buyer immediately following the Auction by Bankers Draft or Guaranteed Cheque.

## Insurance

The Purchaser is responsible for Insurance of the building from the fall of the Auctioneer's hammer. It is prudent to make arrangements for this to be put in place prior to the Auction.

## Measurements

All measurements and areas provided by the Auctioneers are approximate, to give guidance only. It is essential that you check any which are important to you as they cannot be guaranteed.

## Fixtures and Fittings

If you think that fixtures and fittings are included in the price, you must check with us to confirm. We have not tested services, appliances and fittings and are unable to guarantee they are safe, comply with regulations or in working order. You should obtain specialist advice on such items.

## Offers

You may wish to submit a Pre-Auction offer to tempt the Vendor to sell prior to Auction. These offers may or may not be accepted by the Vendor prior to Auction.

## Particulars Plans and Photographs

The Auctioneers for themselves and the Vendors, whose Agents they are, give notice that these particulars do not constitute any part of an offer or a contract. Intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars, as neither the Auctioneers, nor anyone employed by them has authority to make or give any representation or warranty in relation to this property. The particulars are for you to identify the property and are expressly excluded from the contract as they are not intended to delineate the legal interest. All enquiries relating to legal matters should be directed to the Vendor's Solicitors.

## Value Added Tax

Properties which are registered for Value Added Tax will be sold net of VAT and the Purchaser shall pay VAT to the Seller in addition to the sale price.

## Tenanted Investments

Tenancy details are provided by our Clients and cannot be guaranteed by us. Tenancies (particularly of residential units) do change and you should check before the Auction with the Vendor's Solicitors to ensure that the tenancy details and rents are accurate and remain the same as those included on our marketing details. No responsibility is accepted by the Auctioneers or the Vendor where tenancy details have changed.

## Planning and other Regulations

No warranty is given by the Seller or the Auctioneers that the property or any part thereof is authorised for any planning use or complies with regulations relating to such use. Purchasers must make their own enquiries of the appropriate authorities.

## hollismorgan Disclaimer

1. These particulars do not constitute part or all of an offer or contract.
2. The Measurements indicated are supplied for guidance only and as such must be considered incorrect.
3. Potential buyers are advised to recheck the measurements before committing to any expense.
4. hollismorgan has not tested any apparatus, fixtures, fittings or services and it is in the buyer's interest to check the working condition of any appliances.
5. hollismorgan have not sought to verify the legal title of the property and buyers must obtain such verification from their solicitors.



## anti money laundering legislation

**The EU's second money Laundering Directive was laid before parliament at the end of December 2003 and the regulations apply from March 1st 2004.**

The three sets of legislation are as follows:

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

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

*Please find opposite a schedule of acceptable documentation.*

**You must provide one document from each list**

**Identity documents:**

- Current signed passport

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

**Evidence of address:**

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

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



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Tel: 0117 957 0809  
[www.bns.co.uk](http://www.bns.co.uk)

**Campions**  
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Tel: 0117 973 0041  
[bristol@campionsletting.co.uk](mailto:bristol@campionsletting.co.uk)  
[www.campionsletting.co.uk](http://www.campionsletting.co.uk)

**Clifton Rentals**  
29 Alma Vale Road • Clifton • Bristol BS8 2HL  
Tel: 0117 911 3423  
Email: [info@clifton-rentals.co.uk](mailto:info@clifton-rentals.co.uk)  
[www.clifton-rentals.co.uk](http://www.clifton-rentals.co.uk)

**Digs (Bristol) Ltd**  
1 Triangle South • Clifton • Bristol BS8 1EY  
Tel: 0117 9308750  
[info@bristoltdigs.co.uk](mailto:info@bristoltdigs.co.uk) • [www.bristoltdigs.co.uk](http://www.bristoltdigs.co.uk)

**Hydes of Bristol**  
1 West Mall • Clifton • Bristol BS8 4BH  
Tel: 0117 973 1516 • [www.hydes.co.uk](http://www.hydes.co.uk)

**Sarah Kenny**  
30 Regent Street • Clifton • Bristol BS8 4HU  
Tel: 0117 946 7171 • fax: 0117 946 7161  
[www.sarahkenny.co.uk](http://www.sarahkenny.co.uk)

**Kingsley Thomas Limited**  
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Tel: (0117) 946 6767 • fax: (0117) 974 1173  
[lets@kingsleythomas.co.uk](mailto:lets@kingsleythomas.co.uk)  
[management@kingsleythomas.co.uk](mailto:management@kingsleythomas.co.uk)  
[www.kingsleythomas.co.uk](http://www.kingsleythomas.co.uk)

**Knight Frank**  
Regent House • 27a Regent Street • Clifton • Bristol BS8 4HR • Tel: 0117 317 1999  
[www.knightfrank.co.uk](http://www.knightfrank.co.uk)

**Medics On The Move**  
2 Fernbank Road • Redland • Bristol BS6 6PZ  
Tel: 0117 944 2051  
[www.movingtobristol.co.uk](http://www.movingtobristol.co.uk)

**Pentrich Properties**  
133 Coldharbour Road • Redland • Bristol BS6 7SW  
Tel: 0117 9423474 • Fax: 0117 9423567  
[enquiries@pentrichproperties.co.uk](mailto:enquiries@pentrichproperties.co.uk)  
[www.pentrichproperties.co.uk](http://www.pentrichproperties.co.uk)

**Stuarts Residential**  
1 Queen Square • Bath BA1 2HA  
Tel: 01225 220 335.  
e-mail: [bath@stuartresidential.com](mailto:bath@stuartresidential.com)  
[www.stuartresidential.com](http://www.stuartresidential.com)

## clients

**Abbeyfield**  
[www.abbeyfield-bristol.co.uk](http://www.abbeyfield-bristol.co.uk)

**North Somerset Council**  
[www.n-somerset.gov.uk](http://www.n-somerset.gov.uk)

**South Gloucestershire Council**  
[www.southglos.gov.uk](http://www.southglos.gov.uk)

## solicitors and conveyancers

**AMD Solicitors**  
The Mall • 15 The Mall • Clifton  
Bristol BS8 4DS  
Tel: 0117 923 5562. Fax: 0117 982 2887  
[www.amdsolicitors.com](http://www.amdsolicitors.com)

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

**Gregg Latchams LLP**  
7 Queen Square • Bristol BS1 4JE  
Tel: 0117 906 9400  
E: [enquiries@gregglatchams.com](mailto:enquiries@gregglatchams.com)  
[www.gregglatchams.com](http://www.gregglatchams.com)

**Devereaux & Co**  
52 High Street • Westbury-on-Trym • Bristol BS9 3DZ  
[www.devlaw.co.uk](http://www.devlaw.co.uk)

**Parkhouse & Co**  
106 Henleaze Road • Bristol BS9 4JZ  
Tel: 0117 962 9978  
[www.parkhousesolicitors.co.uk](http://www.parkhousesolicitors.co.uk)

## finance

**FinanceXchange Mortgages**  
FX Mortgages Ltd • Xchange House • Pickwick Park • Park Lane • Corsham SN13 0HN  
Tel: 08448004301  
[www.fxmortgages.co.uk](http://www.fxmortgages.co.uk)

**Lloyds TSB Commercial**  
[www.lloydstsbusiness.com](http://www.lloydstsbusiness.com)

**Royal Bank of Scotland Group**  
3 Temple Back East • Temple Quay • Bristol BS1 9BW  
Mike Page: 07818 427780 [mike.a.page@rbs.co.uk](mailto:mike.a.page@rbs.co.uk)  
Dave Williams: 07825 656172 [david.williams@rbs.co.uk](mailto:david.williams@rbs.co.uk)  
[www.rbs.co.uk](http://www.rbs.co.uk)

## surveyors

**Andrew Beard & Company**  
199 Whiteladies Road • Clifton • Bristol BS8 2SB  
Tel: 0117 923 8658  
[enquiry@andrewbeard.co.uk](mailto:enquiry@andrewbeard.co.uk)

**Andrew Forbes**  
Chartered Valuation Surveyors  
[www.andrew-forbes.co.uk](http://www.andrew-forbes.co.uk)

**Osborne Irish Associates**  
89 Whiteladies Road • Bristol BS8 2NT  
Tel: 0117 973 0803  
[www.osborneirishassociates.co.uk](http://www.osborneirishassociates.co.uk)

**Rees Thomas**  
29 Great George Street • Bristol BS1 5QT  
Tel: 0117 920 0083  
[www.reesthomas.co.uk](http://www.reesthomas.co.uk)

## media

**Bristol Property Live**  
[www.bristolpropertylive.co.uk](http://www.bristolpropertylive.co.uk)

**CliftonLife**  
[www.cliftonlifemag.co.uk](http://www.cliftonlifemag.co.uk)

**Bath Chronicle**  
[www.thisisbath.co.uk](http://www.thisisbath.co.uk)

**Western Daily Press**  
[www.westerndailypress.co.uk](http://www.westerndailypress.co.uk)

**Rightmove**  
[www.rightmove.co.uk](http://www.rightmove.co.uk)

## interiors and lifestyle

**Anne Guy Creative Food**  
West Town • Backwell • Bristol BS48 3BD  
Tel: 01275 462796 • Fax: 01275 464144  
email: [anne@anneguy.co.uk](mailto:anne@anneguy.co.uk) • [www.anneguy.co.uk](http://www.anneguy.co.uk)

**BCVA**  
Baynton Road • Ashton • Bristol BS3 2EB  
Tel: 0117 953 3676 • Fax: 0117 953 2135  
[bvca@dnfa.com](mailto:bvca@dnfa.com) [www.dnfa.com/bvca](http://www.dnfa.com/bvca)

**Carolyn Dauncey interiors**  
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email: [cdauncey@blueyonder.co.uk](mailto:cdauncey@blueyonder.co.uk)  
[www.carolyndaunceyinteriors.co.uk](http://www.carolyndaunceyinteriors.co.uk)

**D9 Décor**  
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**Farrow & Ball**  
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[www.farrow-ball.com](http://www.farrow-ball.com)

**GH Fitness**  
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**Origami**  
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**Wickwar Brewing**  
e: [inquires@wickwarbrewing.com](mailto:inquires@wickwarbrewing.com)  
[www.wickwarbrewing.co.uk](http://www.wickwarbrewing.co.uk)

## design and construct

**3Sixty Real Estate**  
Caswell Park, Caswell Lane • Bristol BS20 7RT •  
Tel: 01275 844 567 • [www.3sixtyrealestate.co.uk](http://www.3sixtyrealestate.co.uk)  
[bristol@3sixtyrealestate.co.uk](mailto:bristol@3sixtyrealestate.co.uk)

**Andy Crook Electrical Services**  
Po Box 1410, Bristol, BS41 9WW  
Tel: 07866736535 • [www.ac.electrical@btinternet.com](mailto:www.ac.electrical@btinternet.com)

**Berkeley Place**  
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Tel: 07770 942 190 • [www.berkeleyplace.co.uk](http://www.berkeleyplace.co.uk)

**Grazebrook Design**  
12 Dowry Square • Hotwells • Bristol BS8 4SH  
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**Icon Facilities Management**  
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**Sharp Home Improvements**  
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Tel: 0117 205 0075  
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**Up & Over Doors Ltd**  
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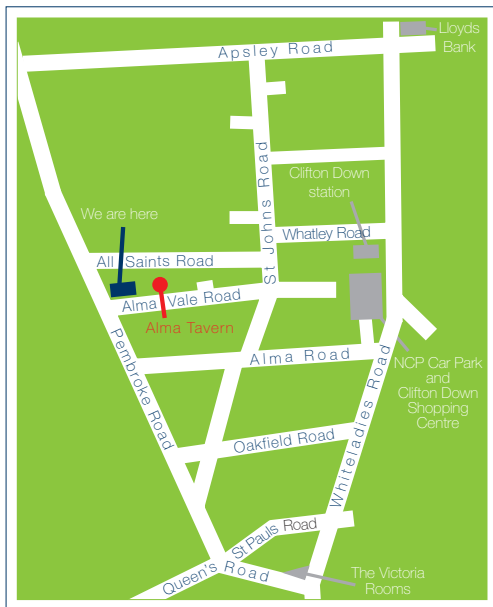
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**Your Design Bristol Ltd**  
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[www.yourdesignbristol.co.uk](http://www.yourdesignbristol.co.uk)

## our auction location



## how to find All Saints...



## directions...

All Saints is on Pembroke Road in Clifton, near to the Downs and the Zoo.

If you are coming from the **M5 southbound**, follow the directions for the Zoo but take the left turning before the Zoo into Pembroke Road, All Saints is on the left hand side. If you are coming from the **M5 northbound** leave the M5 at Junction 17 and follow the signs for Clifton Village, crossing the Suspension Bridge. Coming from the **City Centre** follow the directions to the Zoo, at the Victoria Rooms continue on Queens Road and at the second mini-roundabout turn right into Pembroke Road, All Saints is on the right-hand side.

Clifton Down railway station connects with Temple Meads and is a five-minute walk from All Saints. Public Transport serves Pembroke Road with the number 8 and 9 buses. The Alma Tavern is nearby for those in need of pre-auction refreshment.

## our next auction date is

Wednesday, 30<sup>th</sup> May 2012 | **7.00 PM**

All Saints Church, Pembroke Road, Clifton

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



0117 973 6565

auction@hollismorgan.co.uk

hollis  
morgan