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RESULTS
ISSUE

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MAY 2012
auCTION

Wednesday, 30th May 2012 | **7.00^{PM}**
All Saints Church, Pembroke Road, Clifton


auCTION

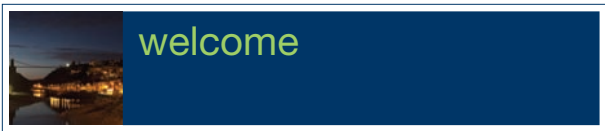
- LOT 1** GUIDE PRICE **£85,000+++** 17
75 Wallingford Road, Knowle, Bristol BS4 1SW
 This is a semi detached house located on the south side of the city.
-
- LOT 2** GUIDE PRICE **£65,000+++** 19
Flat 3, 20 Old Church Road, Clevedon BS21 6LY
 One bedroom investment opportunity,
-
- LOT 3** GUIDE PRICE **£30,000+++** 20
Lock Up Garage, 33 Royal York Crescent, Bristol BS8 4JU
 A single garage with up-and-over door located in one of the most challenging areas for residential parking in the West Country.
-
- LOT 4** GUIDE PRICE **£20,000+++** 21
10a Blackwarth Road, St George, Bristol BS5 8AP
 Garage with potential.
-
- LOT 5** GUIDE PRICE **£130,000+++** 23
27 Newent Avenue, St George, Bristol BS15 8AQ
 House in need of updating.
-
- LOT 6** GUIDE PRICE **£90,000+++** 24
12 Brunswick Square, St Pauls, Bristol BS2 8PE
 A basement flat.
-
- LOT 7** GUIDE PRICE **£45,000+++** 24
12 Brunswick Square, St Pauls, Bristol BS2 8PE
 A ground floor office.
-
- LOT 8** GUIDE PRICE **£45,000+++** 25
12 Brunswick Square, St Pauls, Bristol BS2 8PE
 A first floor office.
-
- LOT 9** GUIDE PRICE **£225,000+++** 25
12 Brunswick Square, St Pauls, Bristol BS2 8PE
 Four leasehold flats on the upper floors.
-
- LOT 10** GUIDE PRICE **£7,500+++** 25
Tandem Parking @ 12 Brunswick Square, St Pauls, Bristol BS2 8PE
 Tandem parking spaces.
-
- LOT 11** GUIDE PRICE **£20,000+++** 27
Freehold with Double Garage, Courtyard Garages, Durdham Park, Bristol BS6 6XB
 A double garage with Freehold.
-
- LOT 12** GUIDE PRICE **£10,000+++** 27
Garage 8, Courtyard Garages, Durdham Park, Bristol BS6 6XB
 A single garage.
-
- LOT 13** GUIDE PRICE **£10,000+++** 27
Garage 11, Courtyard Garages, Durdham Park, Bristol BS6 6XB
 A single garage.
-
- LOT 14** GUIDE PRICE **£220,000+++** 29
The Crown Inn, Pystol Lane, St Briavels, Gloucestershire GL15 6TE
 Public House with planning for family home.
-
- LOT 15** GUIDE PRICE **£7,500+++** 30
Garage to the rear of 125, Cotham Brow, Cotham, Bristol BS6 6AS
 A single garage.
-
- LOT 16** GUIDE PRICE **£125,000+++** 31
Peplow, Bristol Road, Rooksbridge, Somerset BS26 2TG
 A four bedroom cottage now requiring modernisation throughout – would suit families or developers.
-
- LOT 17** GUIDE PRICE **£120,000+++** 33
18 Worcester Street, Gloucester, Gloucestershire GL1 3AA
 Repossession investment opportunity
-
- LOT 18** GUIDE PRICE **£195,000+++** 34
10 West Town Lane, Brislington, Bristol BS4 5BN
 Freehold Shop and Flat,
-
- LOT 19** GUIDE PRICE **£45,000+++** 35
Land adjacent to 162 Bath Road, Totterdown, Bristol BS4 3EF
 Land with planning 3 units.
-
- LOT 20** GUIDE PRICE **£250,000+++** 36
The Sycamores, 175, Henleaze Road, Henleaze, Bristol BS9 4NF
 A classic detached family home arranged over two floors with huge potential.
-
- LOT 21** GUIDE PRICE **£35,000+++** 37
The Blue Bell Woods, Wrington Hill, Wrington, North Somerset BS40 5PS
 A well managed wood, amounting to approximately six and a half acres.
-
- LOT 22** GUIDE PRICE **£575,000+++** 39
2 Elliston Road, Redland, Bristol BS6 6QE
 A semi-detached Victorian house arranged over four floors.

Legal Documents Online - New Service - Legal Documents Online



Legal Documents

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



Welcome to All Saints and our third auction of 2012. Having successfully raised in excess of £4m for our clients so far this year we are extremely excited to offer one of our most varied catalogues to date. Whether you are bidding for an idyllic Bluebell wood, a family home, land for development or that most sensible of long term investments, lock up garages, we have something for you on May 30th!

Once again, we will be donating 10% of each buyers premium to St Peters Hospice as part of our commitment to the 100 club – please see www.stpetershospice.org.uk for further details.

Please visit our website to register for online legal packs and to download any relevant plans for your Lot of interest – alternatively one of our experienced staff will always be at the end of the phone if you need to discuss the finer details.

Happy and successful bidding – we will look forward to serving you a congratulatory glass of champagne on the night!



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

www.stpetershospice.org.uk



Complimentary drinks sponsored by



our next auction date is

Wednesday, 25th July 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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Wow!
175

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The logo for Hollis Morgan is centered on the page. It consists of a dark blue rectangular background with a white shadow effect. The word "hollis" is written in a white, lowercase, sans-serif font. Below it, the word "morgan" is written in a light green, lowercase, sans-serif font. A thin white horizontal line separates the two words.

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

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

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

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

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

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

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

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

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

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Has your lender recently increased their Standard Variable Rate (SVR)?

Jo Stewart from FX Mortgages explains



You may have seen recent press articles that some lenders have increased their standard variable rate (SVR).

Meaning your monthly mortgage payments would increase if you are a borrower on SVR with these lenders.

Despite the Bank of England Base Rate staying at an all-time low, your lender may have the ability to increase their SVR. While not all lenders have made an increase some lenders could make a change at any time. Lenders could also have the option of increasing the cap on how much they can increase their SVR by, so it is also worth checking your contract to see if this may apply to you.

As an example if you had £100,000 left to pay on your mortgage with 15 years left on

your term and experienced an increase of rate from 3.25% to 3.75%, this would equate to an increase of approximately £24.55 to your monthly mortgage payments. If you are on an interest only mortgage this would be higher still.

It is always a good idea to keep your mortgage under review to see if you are on the best rate for your circumstances. There are many options currently on the market, including product transfers with your existing lender. These types of offer can often mean there are no upfront fees to pay.

Here at FX Mortgages we can take the hassle out of remortgaging and can help find the best deal for you. We are able to provide a full advice service and guide you through all the

options available. There are many things to take into consideration when taking out a mortgage such as general insurance and protection; thankfully we all offer a full service in insurance and protection so why not contact us today?



Please remember

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

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ask the experts

our auction professionals answer your queries

I'm thinking of selling my property at auction - what should I do?

Talk to your estate agent first to see whether your property is suitable for auction and discuss with them a suggested guide price.

What's a guide price?

Not to be confused with the reserve price, the guide price is decided before your property is advertised. It needs to be attractive to potential buyers, as well as a realistic expectation of what you could achieve on the night.

What next?

As soon as possible talk to your solicitors. They can check your title deeds, provide a plan to your agent and tell them about anything unusual, such as rights of way, freehold or leasehold or restrictions on selling that might need investigation before marketing begins. Your solicitors can prepare a legal pack for you.

What's a legal pack?

Sometimes called an auction pack, it includes a copy of the contract, title documents, searches and questions about the property for buyers to view it and seek their own legal advice. Your solicitors should prepare it about a month before the auction so that it's ready about 2 weeks beforehand as it's better for buyers to have a chance to clarify any legal queries they have in advance

If I'm selling, why do I need to pay for the searches?

Rather than every buyer paying for a set of searches, it makes sense if the seller provides a set for everyone to view. At Gregg

Latchams, we will add a clause to the contract to say that your buyer will reimburse you for them on completion.

Is the guide price the same as the reserve price?

No. The reserve price is decided by you shortly before the auction. Your agent will advise, taking account of the interest in the property. It's the minimum price you are prepared to sell for (although you'll probably hope for a higher price).

Do I need to attend the auction?

Only if you want to. Most people do, but some find it nerve-racking and prefer to stay away. A member of the Gregg Latchams property team will attend the auction to deal with the contract for you and any last-minute enquiries buyers might have, whether or not you choose to be there.

When will completion take place?

Usually 4 weeks after the auction, giving the buyer time to arrange their finances, but if you want a specific date, tell your solicitors and auction agents beforehand.

I'm thinking of buying a property at the same auction - can I do this?

No problem. Be prepared by arranging your finances and deposit in advance, inspect the property and instruct your solicitors as early as possible to check the legal pack and report to you anything that might affect the value or use of the property.



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.



Julian Pyrke

Julian is a commercial property partner who has recently joined Gregg Latchams Solicitors. he brings over 18 years of commercial property experience.

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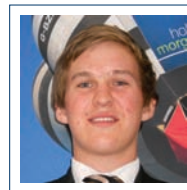
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the mole report

a moles eye view of the auction market

Sam Mole

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



Hollis Morgan held their second Auction of 2012 on Wednesday 28th March in the iconic surroundings of All Saints Church, Clifton. This ever-evolving 'property event' offers more than just the opportunity to buy real estate, with a good range of local businesses such as Your Design Bristol and Charterbank showcasing their own products, special offers and expertise before and after the sale.

Over 180 people attended the Auction and a good number took full advantage of the complimentary drinks reception in its immediate aftermath – including buyers, sellers and a host of property professionals.

The sale itself offered 19 Lots, a slightly reduced number from the 26 that were originally available, after some had to be postponed until May's Auction and Lots 5, 9 and 21 sold prior to the evening.

Of these, **Lot 5, 72 & 73 Old Market Street**, was the most intriguing – a former nightclub positioned yards from the Old Market roundabout with fantastic links to the city centre, Temple Meads and the M32. After failing to sell at February's Auction with no concrete interest and a slow start to this month's viewing period, the penultimate two weeks saw an unbelievable turnaround with three interest parties all very keen to make offers. Eventually it sold for well above its guide of £195,000 and will now be updated with changes to the layout, but utilised in much the same way as previously, with a live music venue and new bar set to open very soon.

The evening got off to a very promising start with **Lot 1, 62 Mansfield Road**, selling for £110,000. Interestingly, despite a viewing period which lasted for several weeks, the buyer of this property actually saw it for the first time on the day of the Auction! This is a great example of just how quick and efficient buying property through Auction can be. **12 Montpellier, Weston-Super-Mare (Lot 2)** sold just above its guide, for £185,000. This huge property in a very pleasant part of Weston now offers its new owner a range of opportunities. Renovation and updating is necessary

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

throughout, but the end product could either be a large family home, a guest house or hotel, or a series of one and two bed flats, with further scope to extend the property by using the substantial garden to the rear of the house. **Lot 3, 6 Lawford Street, Old Market**, again generated lots of interest and several bidders were competing on the night. It eventually sold for a very reasonable £106,000, £16k above its guide of £90,000.

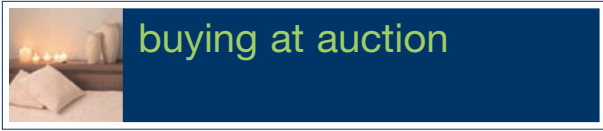
Other highlights of the evening included the sales of **The Site @ 21-23, Gilda Close (Lot 24)**, which has full planning for the erection of 2 buildings containing a total of 4 flats – this sold for £86,000, whilst **Lot 20, Garage to Rear of 65 Begbrook Drive, Frenchay**, sold for £8,500.

The main talking point of the whole Auction however, came in the form of **Lot 14 – 7, St.Nicholas Road, St Pauls**. This high yielding investment property had been the subject of a repossession and as such was offered with an extremely attractive guide price of £225,000. With two telephone bids coming from abroad and a further five interested parties present at the Auction, a bidding frenzy emerged with the price rapidly passing £250k and soon was in to the £270k's. At this stage, two bidders dropped out, leaving just one telephone bidder and a local investor in the room. After much deliberation, they both continued on past £280,000, with each bid increasing by just £500 on the last by this stage. Finally bidding came to an end at £290,000, as it was relayed that the telephone bidder was not prepared to increase on this offer. Including the property that was sold prior to Auction, the total amount of real estate that exchanged hands was in excess of £1.2million.

Those considering selling their property should consider sale by Auction, which is becoming an increasingly popular method of buying and selling all property types.

our next auction date is

Wednesday, 25th July 2012 | 7.00^{PM}
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.

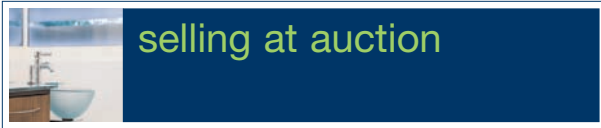
three essential things to prepare for an auction

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 or Christian Hills on 0113 394 5474 / chills@truenorth.tv or follow us on Twitter @derelict_dream

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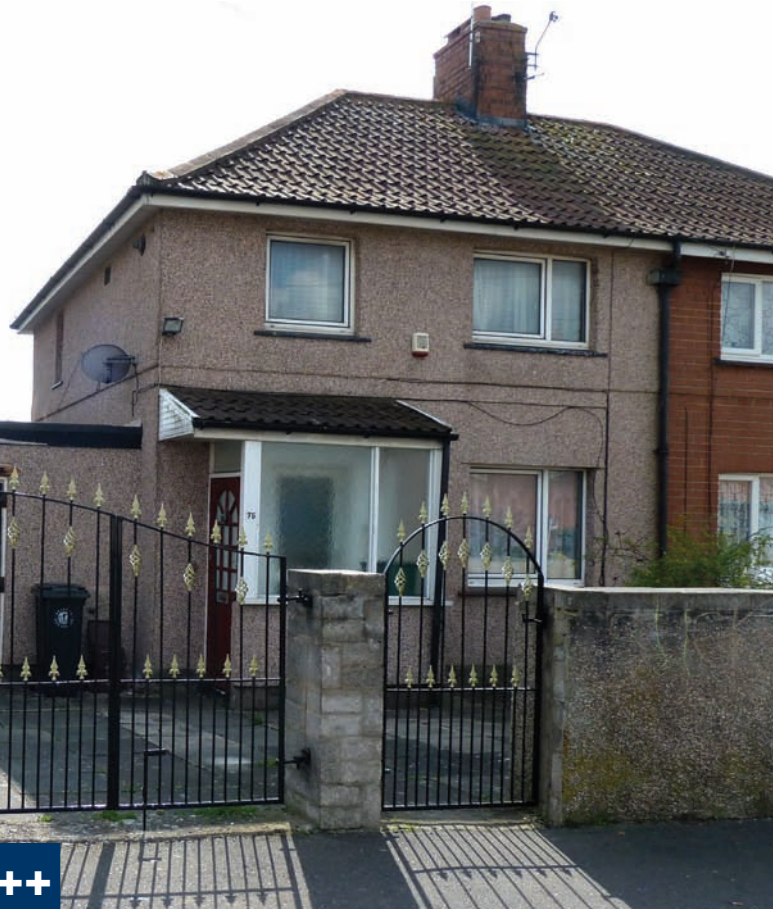
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SOLD £92k

Knowle

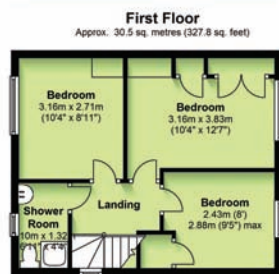
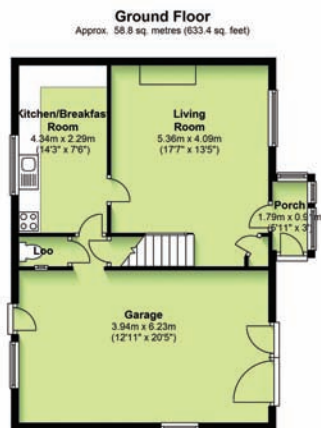
GUIDE PRICE: **£85k+++**



75 Wallingford Road, Knowle, Bristol BS4 1SW

Classic 'Doer Upper'

This is a semi detached house located on the south side of the city and is well served with local shops and schools, standing back from the road with metal gates leading to a driveway and a garage. The property is in need of some modernization but has the advantage of a larger than average garden which enjoys a south westerly aspect. The accommodation, which is mostly double glazed, comprises a lounge a kitchen/dining area and three bedrooms and a bathroom.



Total area: approx. 89.3 sq. metres (961.3 sq. feet)

Energy Efficiency Rating		Environmental (CO ₂) Impact Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
A (92-100)		A (92-100)	
B (81-91)		B (81-91)	
C (69-80)		C (69-80)	
D (55-68)	67	D (55-68)	66
E (39-54)		E (39-54)	
F (21-38)		F (21-38)	
G (1-20)		G (1-20)	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales EU Directive 2002/91/EC		England & Wales EU Directive 2002/91/EC	

SOLICITORS *Mr Leigh Petters, Rodney King and Partners.*
Tel: 0800 069 9503. e-mail: LPetters@rodneking.co.uk

VIEWING: TUESDAYS 10.30-11.00

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ON A MORTGAGE OR OTHER DEBT SECURED ON IT**

502

SOLD AFTER

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 4 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*

VIEWING:

Viewing s by appointment

503

SOLD £46k

Clifton

GUIDE PRICE: £30k+++

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



Lock Up Garage,
33 Royal York Crescent, Clifton Village,
Bristol BS8 4JU

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– a rare opportunity**

Located on the centre of the crescent these former period cellars/coach houses form some of the most desirable parking in the West Country. These barrelled ceiling period buildings are ideal for anything from a classic car to a desirable sports car or even for expensive mountain bikes and surf boards!

INTERNAL DIMENSIONS: 5,61m (18'5") x 2,24m (7'4")

VIEWING:

VIEWINGS BY APPOINTMENT

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our 2012 auctions so far...**

our 2012 auction dates...

25TH JULY 2012

26TH SEPTEMBER 2012

28TH NOVEMBER 2012

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

**auCTION
action**



LOT
4

SOLD PRIOR

St George

GUIDE PRICE: **£20k+++**



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: TUESDAYS 12.30-13.00

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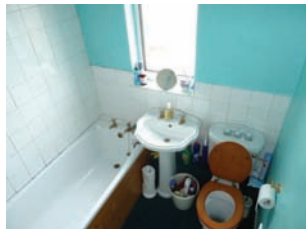
Clifton Print House, 99 Queens Road, Clifton, Bristol

50/50

SOLD PRIOR



St George **GUIDE PRICE: £130k+++**



27 Newent Avenue, St George, Bristol BS15 8AQ

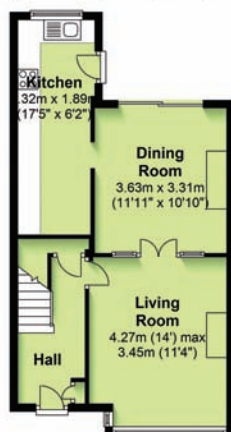
Home with Potential

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

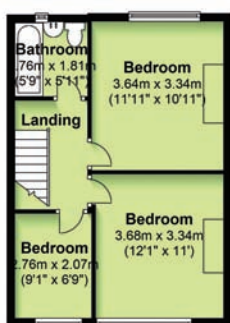
The opportunity

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

50

SOLD PRIOR

St Paul's NEW GUIDE PRICE: **£225k+++**



12 Brunswick Square, Bristol BS2 8PE
A range of investment opportunities

REPOSSESSION SALE – TO BE SOLD AS 5 LOTS

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.

Freehold

We understand the Freehold will be transferred to the management company upon the sale of the 1st unit and thus each unit will benefit from a share of Freehold – *please refer to the legal pack.*

SOLICITORS Mr Ryan Dale, Addleshaw Goddard, Tel: 020 7606 8855. e-mail: Ryan.Dale@addleshawgoddard.com

VIEWING: THURSDAYS 10:45 -11.45



SOLD PRIOR

St Pauls GUIDE PRICE: **£90k+++**



SOLD PRIOR

St Pauls GUIDE PRICE: **£45k+++**



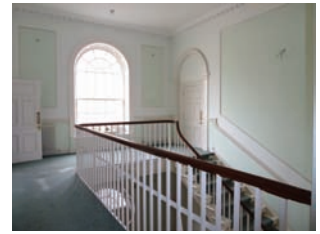
SOLD PRIOR

St Pauls GUIDE PRICE: **£45k+++**



SOLD PRIOR

St Pauls GUIDE PRICE: **£7,500+++**



LOT 6: Basement Flat, 12, Brunswick Square, Bristol BS2 8PE

A larger than average basement flat currently let for £7,200 pa - Suit First Time Buyers and Investors.

LOT 7: Ground Floor Office, 12, Brunswick Square, Bristol BS2 8PE

A ground floor office with vacant possession but we understand has a rental value of £4,282.50 per annum.

LOT 8: First Floor Office, 12, Brunswick Square, Bristol BS2 8PE

A first floor office with vacant possession but we understand has a rental value of £4177.50 per annum.

LOT 9: Four Leasehold Flats, 12, Brunswick Square, Bristol, BS2 8PE

Four leasehold flats set on the upper two floors capable of producing £24,600 per annum.

LOT 10: Tandem Parking Spaces @ 12, Brunswick Square, St Pauls, Bristol BS2 8PE

A secure off street tandem parking space within a quarter mile of the City Centre and Cabot Circus.



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WITHDRAWN

Durdham Park GUIDE PRICE: **£20k+++**



LOT 11: Freehold With Double Garage, Courtyard Garages, Durdham Park, Bristol BS6 6XB

Long Term Potential – Short Term Parking Relief

A rare opportunity to acquire (separately) two single garages and a double garage (which includes with the Freehold) of a courtyard of garages in Durdham Park, a fashionable residential area, where there is huge pressure on parking. Additionally, the Freehold of the courtyard (Lot 11) might hold some long term development opportunities (subject to obtaining any necessary planning)

LOT 12: A single garage: Garage 8, Courtyard Garages, Durdham Park, Bristol BS6 6XB

LOT 13: A single garage:Garage 11, Courtyard Garages, Durdham Park, Bristol BS6 6XB



WITHDRAWN

Durdham Park GUIDE PRICE: **£10k+++**



WITHDRAWN

Durdham Park GUIDE PRICE: **£10k+++**

SOLICITORS *Mr Peter Williams - Bobbetts Mackan, 0117 9299001, pwilliams@bobbetts.com.*

VIEWING: AVAILABLE FOR INSPECTION AT ALL TIMES

The logo for Hollis Morgan is centered on the page. It consists of a dark blue rectangular background with a white shadow effect. The word "hollis" is written in a white, lowercase, sans-serif font. Below it, the word "morgan" is written in a light green, lowercase, sans-serif font. A thin white horizontal line separates the two words.

hollis
morgan

LOT
14

WITHDRAWN

St Briavels GUIDE PRICE: **£220k+++**



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

DIY rural village living

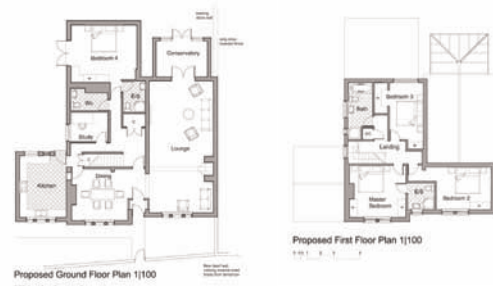
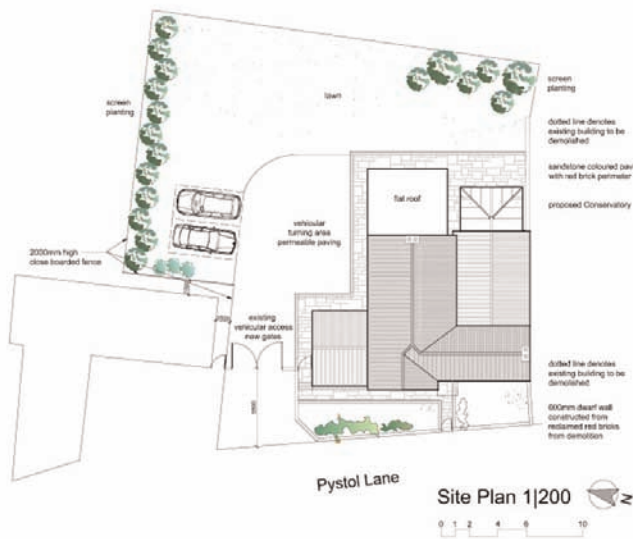
Edwardian style public house offering a rare opportunity to create a spacious family home of character to suit the purchasers' personal requirements, and also the opportunity to landscape a large garden, this set in the very heart of a peaceful and picturesque historic village.

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: VIEWINGS BY APPOINTMENT

LOT 15



SOLD £13.5k

Cotham GUIDE PRICE: **£7,500+++**

SOLICITORS Mr David Sprake. Tel: 01986 892 721. e-mail: dsprake@sprakekingsley.co.uk



Garage to the rear of 125, Cotham Brow, Cotham, Bristol BS6 6AS

Single Garage

A single garage with up and over door – suit a range of storage and parking uses.

Location

Located to the rear of 125 Cotham Brow on the corner with Redland Road.

VIEWING:

VIEWINGS BY APPOINTMENT

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LOT
16

POSTPONED

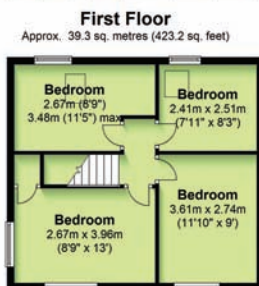
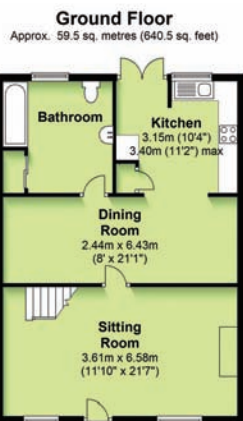
Rooksbridge GUIDE PRICE: **£125k+++**



Peplow, Bristol Road, Rooksbridge,
Somerset BS26 2TG

Rural renovation

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



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

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

VIEWING:

BY APPOINTMENT WITH JOINT AGENT
Westcoast Properties Tel: 01278 784884



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LOT
17

SOLD PRIOR



Gloucester GUIDE PRICE: **£120k+++**



18 Worcester Street, Gloucester GL1 3AA Repossession sale

Upon instructions of Joint LPA Receivers

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

Rental valuations

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

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

alder king
PROPERTY CONSULTANTS
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www.alderking.com

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

VIEWING: Viewings by appointment with Alder King Gloucester.
Contact: John Hawkins MRICS, Associate Tel: 01452 627135

LOT 18

SOLD AFTER

Brislington **GUIDE PRICE: £195k+++**



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.

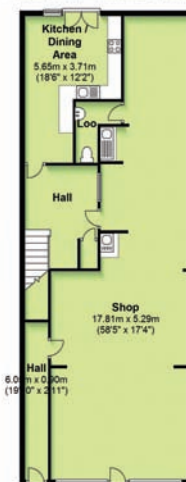
Income

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:

TUESDAYS 11.30-12.00

Lot 19

POSTPONED

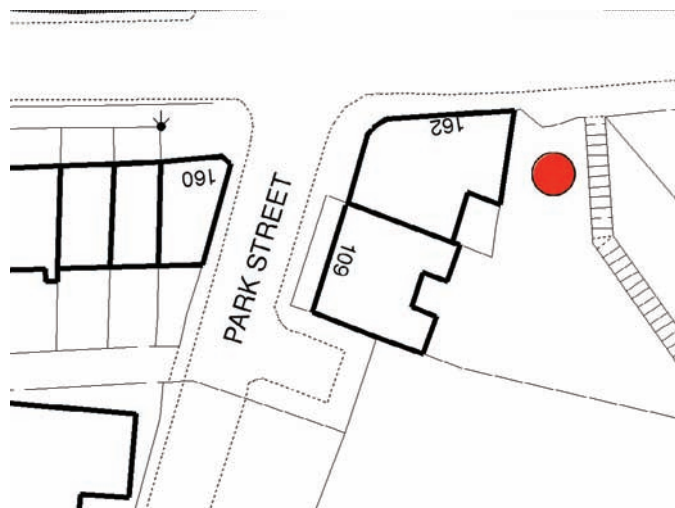
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High visibility jackets must be worn
Unauthorized entry is prohibited

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 20

POSTPONED



Henleaze

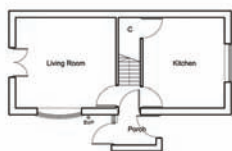
GUIDE PRICE: £250k+++



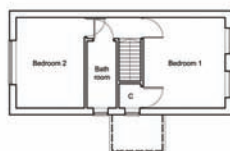
The Sycamores, 175, Henleaze Road, Henleaze, Bristol BS9 4NF

Huge potential

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



Existing Ground Floor Plan | 1/100

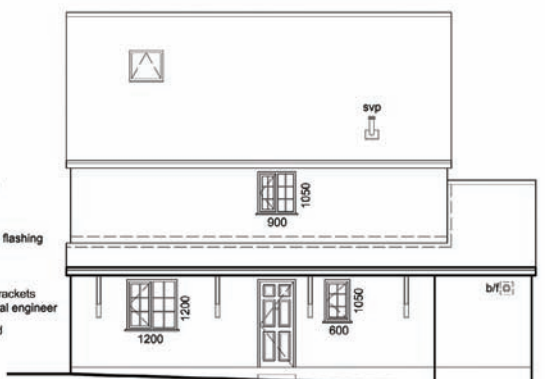


Existing First Floor Plan | 1/100

Planning Permission

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

- red shingle tiles
- smooth white render
- cavity trays and lead flashing
- beam and gallows brackets designed by structural engineer
- UPVC double glazed doors & windows



Proposed South West Elevation | 1/100

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

VIEWING: THURSDAYS 1400-1430

LOT 21

SOLD £46k

hollis
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With full sporting rights

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Wrington

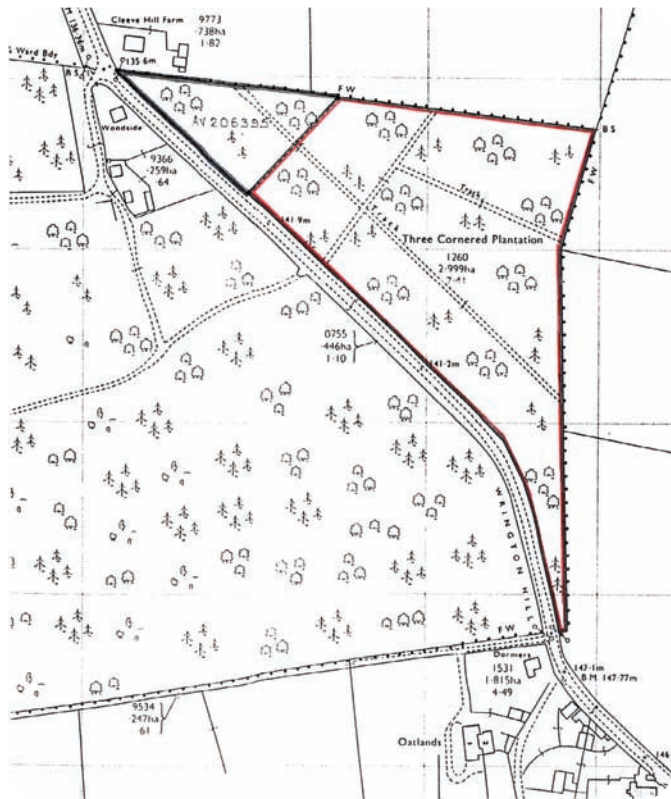
GUIDE PRICE: **£35k+++**



The Blue Bell Woods, Wrington Hill,
Wrington, North Somerset BS40 5PS

The Blue Bell Woods

This well managed wood, amounting to approximately six and a half acres, is situated in the most elevated position of a small lane equidistant between the picturesque villages of Wrington and Cleve. This extensive copse is comprised mainly of mature Beech Trees and the well maintained and cleared ground is home to one of the most famous bluebell collections in the area. There are cleared paths through the woods and although open to the road the other boundaries are clearly defined. The usual sporting and other rights are reserved.



SOLICITORS Sue Rzeznicki, Gregg Latchams LLP. Tel: 0117 906 9400. e-mail: sue.rzeznicki@gregglatchams.com.

VIEWING:

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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 22

WITHDRAWN

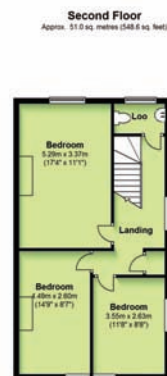
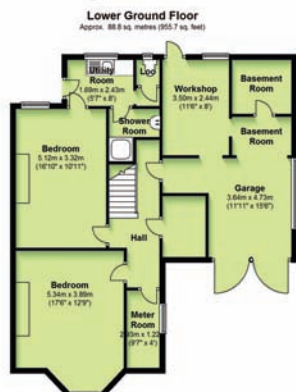
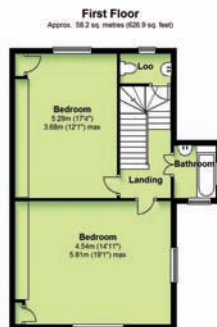
Redland

GUIDE PRICE: **£575k+++**

FARROW & BALL

£100 Voucher

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



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

2 Elliston Road, Redland,
Bristol BS6 6QE

A family home with potential

A semi-detached Victorian house arranged over four floors standing in its own garden with a driveway, rear access and garage. Now requiring updating it would make an excellent family home possibly with a self contained flat at garden level, sub divided into flats or converted into an HMO investment property (subject to PP). Potential further parking to rear.

The property is situated within a few hundred yards of the eclectic range of shops and restaurants in Chandos Road, and is also close to Whiteladies Road and Clifton Down Shopping Centre, the University of Bristol, the hospital and some of the major schools.

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

VIEWING: THURSDAY 12.45-13.30 & SATURDAY 10.30-11.00

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



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Bishopston **£675,000**



hollismorgan proxy and telephone bidding form

Date of Auction: Lot Number: _____

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

Property Address _____

Maximum Bid Price: £ _____ Words _____

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

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

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

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

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

Proxy Bidding – Buyer’s Details

Contract Name _____

Full Name(s) _____

Company _____

Address _____

Postcode _____

Telephone Business: Home: _____

Mobile: _____

Buyer’s Solicitor’s Details

Company _____

Address _____

Postcode _____

Telephone: _____ Fax: _____

For the Attention of: _____

Signature of Prospective Buyer _____

Date of Signing _____

DX No _____

Telephone Bidding – Buyer’s Details

Contract Name _____

Full Name(s) _____

Company _____

Address _____

Postcode _____

Telephone: (1) _____

(2) _____

Buyer’s Solicitor’s Details

Company _____

Address _____

Postcode _____

Telephone: _____ Fax: _____

For the Attention of: _____

Signature of Prospective Buyer _____

Date of Signing _____



0117 973 6565

auction@hollismorgan.co.uk

hollis
morgan



hollismorgan proxy and telephone bidding terms

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

TERMS & CONDITIONS FOR REMOTE BIDDING

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



buying at auction – our terms and conditions

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

Please note new Government regulations regarding payment.

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

Buyers Premium

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

Conditions of Sale and Title

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

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

Addendum sheet

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

Questions

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

Finance

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

Inspection

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

Availability

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

Bidding

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

Contract

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

Insurance

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

Measurements

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

Fixtures and Fittings

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

Offers

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

Particulars Plans and Photographs

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

Value Added Tax

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

Tenanted Investments

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

Planning and other Regulations

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

hollismorgan Disclaimer

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



anti money laundering legislation

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

The three sets of legislation are as follows:

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

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

Please find opposite a schedule of acceptable documentation.

You must provide one document from each list

Identity documents:

- Current signed passport

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

Evidence of address:

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

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



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Your Design Bristol Ltd
Tel: 0117 230 3838
clive@yourdesignbristol.co.uk
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, 25th July 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