

estate agents **auctioneers**

**ISSUE**

hollis  
**morgan**

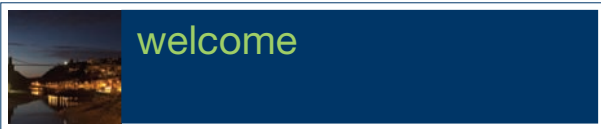
MAY 2013  
auCTION

Wednesday, 29<sup>th</sup> May 2013 | **7.00<sup>PM</sup>**  
All Saints Church, Pembroke Road, Clifton

# auction

<b>LOT 1</b>	AUCTION GUIDE PRICE	£65,000+++	16	<b>LOT 19</b>	AUCTION GUIDE PRICE	£185,000+++	38
<b>A</b>	4 Kinvara Road, Knowle West, Bristol BS4 1LG			<b>A</b>	17 Charlecombe Court, Westbury-on-trym BS9 3RL		
<b>V</b>	Tuesdays 11:30-12:00. <b>***POSTPONED TO JULY***</b>			<b>V</b>	Viewings by appointment Mon-Fri. <b>***WITHDRAWN***</b>		
<b>LOT 2</b>	AUCTION GUIDE PRICE	£25,000+++	17	<b>LOT 20</b>	AUCTION GUIDE PRICE	£40,000+++	39
<b>A</b>	152 Lawrence Hill, St George, Bristol BS5 0DN			<b>A</b>	444c Whitehall Road, Whitehall, Bristol BS5 7BZ		
<b>V</b>	Viewings by appointment Monday-Friday			<b>V</b>	Viewed from Whitehall Road. <b>***WITHDRAWN***</b>		
<b>LOT 3</b>	AUCTION GUIDE PRICE	£155,000+++	19	<b>LOT 21</b>	AUCTION GUIDE PRICE	£120,000+++	40
<b>A</b>	28 Grove Park Avenue, Brislington, Bristol, BS4 4JQ			<b>A</b>	Old Smithy Cottage, 94 West Town Rd, Backwell BS48 3BE		
<b>V</b>	Tuesdays 12:30-13:00			<b>V</b>	Wednesdays 11:00-11:30 <b>***NOW INCLUDES EXTRA***</b>		
<b>LOT 4-6</b>	AUCTION GUIDE PRICE	£125/115/90k/+++	20/21	<b>LOT 22</b>	AUCTION GUIDE PRICE	£135,000+++	41
<b>A</b>	Rear of Wyngarth, Main Road, Easter Compton BS35 5RA			<b>A</b>	34 High Street, Stonehouse, Gloucestershire GL10 2NA		
<b>V</b>	Site open for viewing at all times.			<b>V</b>	Viewings by appointment Monday-Friday		
<b>LOT 7</b>	AUCTION GUIDE PRICE	£750,000+++	22	<b>LOT 23</b>	AUCTION GUIDE PRICE	£35,000+++	42
<b>A</b>	Combe House, 33 Oakfield Rd, Clifton, Bristol BS8 2AT			<b>A</b>	Unit B Biddle And Shipton, Warehouses, Gloucester GL1 2BY		
<b>V</b>	Thursdays 12:45-13:15 & Saturdays 10:15-10:45			<b>V</b>	Viewings by appointment Monday-Friday		
<b>LOT 8</b>	AUCTION GUIDE PRICE	£600,000+++	23	<b>LOT 24</b>	AUCTION GUIDE PRICE	£195,000+++	43
<b>A</b>	11 Hill View, Henleaze, Bristol BS9 4QD			<b>A</b>	The Chapel, 7a Bell Hill Road, St George, Bristol BS5 7LT		
<b>V</b>	Viewings by appointment Monday-Friday			<b>V</b>	Viewings by appointment Monday-Friday		
<b>LOT 9</b>	AUCTION GUIDE PRICE	£495,000+++	24	<b>LOT 25</b>	AUCTION GUIDE PRICE	£100,000+++	45
<b>A</b>	58A Greville Road, Southville, Bristol BS3 1LL			<b>A</b>	Hollies Cottage, 16 Parsonage Street, Dursley GL11 4EA		
<b>V</b>	Viewings by appointment Monday-Friday			<b>V</b>	Viewings by appointment Monday-Friday		
<b>LOT 10</b>	<b>*BEST AND FINAL BIDS*</b>	£110,000	25	<b>LOT 26</b>	AUCTION GUIDE PRICE	£200,000+++	46
<b>A</b>	745 Fishponds Road, Fishponds, Bristol BS16 3UP			<b>A</b>	104 Highridge Green, Bishopsworth, Bristol BS13 8AD		
<b>V</b>	Tuesdays 14:00-14:30 <b>***SOLD PRIOR***</b>			<b>V</b>	To be advised.		
<b>LOT 11</b>	AUCTION GUIDE PRICE	£100,000+++	27	<b>LOT 27</b>	AUCTION GUIDE PRICE	£40,000+++	47
<b>A</b>	30 Filton Road, Horfield, Bristol BS7 0PA			<b>A</b>	9 Hepburn Road, Stokes Croft, Bristol BS2 8UD		
<b>V</b>	Mondays 13:00-13:30 <b>**PLEASE MEET AT FLAT TO REAR**</b>			<b>V</b>	External viewing at all times - unfortunately internal access is not available on this occasion.		
<b>LOT 12</b>	AUCTION GUIDE PRICE	£425,000+++	29	<b>LOT 28</b>	AUCTION GUIDE PRICE	£90,000+++	48
<b>A</b>	79 Alma Vale Road, Clifton, Bristol BS8 2HR			<b>A</b>	The Old Meeting Hall, 9 Burlington St, W-s-M BS23 1PR		
<b>V</b>	Thursdays 12:00-12:30 & Saturdays 11:00-11:30			<b>V</b>	Viewings by appointment Monday-Friday		
<b>LOT 13</b>	AUCTION GUIDE PRICE	£235,000+++	31	<b>LOT 29</b>	AUCTION GUIDE PRICE	£145,000+++	49
<b>A</b>	The Chapel, Tickenham Hill, Tickenham BS21 6SH			<b>A</b>	92 Stoke Lane, Stoke Lodge, Bristol BS34 6DS		
<b>V</b>	Grounds open at all times. <b>***WITHDRAWN***</b>			<b>V</b>	Mondays 14:00-14:30		
<b>LOT 14</b>	AUCTION GUIDE PRICE	£80,000+++	32	<b>LOT 30</b>	AUCTION GUIDE PRICE	£400,000+++	50/51
<b>A</b>	194 Whitehall Road, Redfield, Bristol BS5 9BP			<b>A</b>	East Chapel Cottage, 95a Pembroke Rd, Clifton BS8 3EE		
<b>V</b>	Viewings by appointment Monday-Friday			<b>V</b>	Thursdays 13:30-14:15 & Saturdays 11:45-12:15		
<b>LOT 15</b>	AUCTION GUIDE PRICE	£3,500+++	33	<b>LOT 31</b>	AUCTION GUIDE PRICE	£75,000+++	52
<b>A</b>	Garage 67, Druid Woods, Stoke Bishop, Bristol BS9 1SX			<b>A</b>	5 x Garages, 6 Cambridge Park, Redland BS6 6XN		
<b>V</b>	Available for ext. inspection at all times <b>***SOLD PRIOR***</b>			<b>V</b>	External at all times: middle garage is open to inspect.		
<b>LOT 16</b>	AUCTION GUIDE PRICE	£50,000+++	35	<b>LOT 32</b>	AUCTION GUIDE PRICE	£40,000+++	53
<b>A</b>	Land adjacent 52-54, Fairford Close, Kingswood BS15 4QE			<b>A</b>	30 Callington Road, Brislington, Bristol BS4 5BP		
<b>V</b>	Site is open for inspection at all times. <b>***SOLD PRIOR***</b>			<b>V</b>	The site is open for inspection at all times.		
<b>LOT 17</b>	AUCTION GUIDE PRICE	£175,000+++	36				
<b>A</b>	Units 1+2, Bonville Business Centre, Dixon Road BS4 5QW						
<b>V</b>	Viewings by appointment Monday-Friday						
<b>LOT 18</b>	AUCTION GUIDE PRICE	£145,000+++	37				
<b>A</b>	93-95 Upper Bristol Road, Weston-super-Mare BS22 8DN						
<b>V</b>	Viewings by appointment Monday-Friday						

EPC information for each Lot – where appropriate – can be found on page 56 and 57 of this catalogue



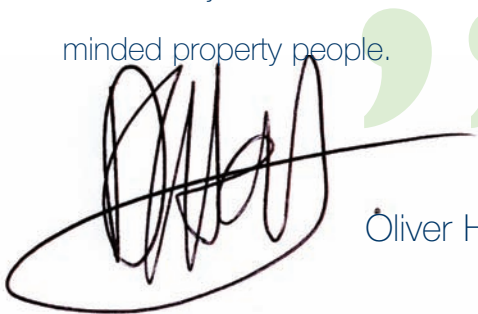
# welcome to all saints for our may auction

**Estate Agents and Auctioneers up and down the country are jumping with excitement getting ready for the traditional spring market** and Hollis Morgan are no different with a large May Sale with over 30 Lots including a number of prime residential development opportunities, land with, and without planning permission, investment properties, commercial investments and receivership sales.

Following Andrew Morgan's terrific accomplishment of helping to raise over £100,000 for local charities in 2012 we continue that theme with a number of properties being sold on behalf of charities including the Royal National Lifeboat Institution and two Clifton-based charities for Lot 30 – East Chapel Cottage.

So far in 2013 we have successfully sold over £5 million of residential, land and commercial property with our highest lot achieving in excess of £1 million for a converted Georgian block of flats whilst we reached a new record low of £2 – YES! Two Pounds – for a section of Road in Patchway. So clearly there is an auction Lot out there for all budgets!

We wish you the best of luck if you are bidding this evening and whether you raise your arm or not you are invited to join us for drinks in the atrium immediately afterwards to discuss the evening events and meet like-minded property people.



Oliver Hollis



our next auction date is

**Wednesday, 31<sup>st</sup> July 2013 | 7.00 PM**  
All Saints Church, Pembroke Road, Clifton



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

# what our auction clients say about us...

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

**David Moore MRICS • BNP Paribas Real Estate**

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

**Caroline Hagen • Reach Brands**

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

**Peter Costelloe**

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

**Richard Harris • AMD Solicitors**

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

**Linda Mawby • Valuation and Asset Manager • South Gloucestershire Council**

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

**Richard Hill Head of Property Department • Gregg Latchams LLP**

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

**'Mr M' • Property Owner • Bristol**

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

**N Talbot • Insolvency Manager • Moore Stephens LLP**

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

**L Smith • Bishopston**



# charity is at the very heart of our activities

## A successful charity year

Local charities boosted by over £100k

During 2012, Andrew Morgan has been involved in a number of charity auctions where he has acted as auctioneer. Venues as diverse as Bristol Zoo and the British Embassy in Rome to The Prince of Wales' residence at Highgrove were on the agenda and some interesting Lots were auctioned such as Champagne and Champagne Glasses donated by the Duchess of Cornwall, Tea with The Archbishop of Canterbury and a chance to sit on the Papal Throne!

### Hollis Morgan Charity 2012

In December, Hollis Morgan handed over a cheque to St Peters Hospice for £1,600 – raised from contributions at their successful property auction nights – to complete their total raised for charities this year a magnificent sum of well over £100,000.

For 2013 our chosen charity is Penny Brohn Cancer Care – so look out for fundraising events.

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

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



Anna Ross from St Peter's Hospice receiving a cheque for £1600 from Oily Hollis (left) and Andrew Morgan.

## andrew's top auction tips...

- charity auctions can raise a lot of money in a short space of time but a successful event takes **careful planning**;
- **plan the event** well in advance – set out a precise timetable and stick to it;
- have a **small auction team** who know their tasks;
- **know** your audience.
- talk about the charity for **no longer than two to three minutes** prior to the auction.
- get everyone **relaxed** with plenty of food and drink – give the right person an extra glass of champagne may result in hundreds, if not thousands, of extra pounds raised!
- get good and **interesting lots** together.
- keep it short and **have fun!**

Auctioneer, Andrew Morgan says

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



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

[www.pennybrohncancercare.org](http://www.pennybrohncancercare.org)



in 2012 we were pleased to have raised money on behalf of...



contact Andrew Morgan or Oliver Hollis on **0117 9736565** for a valuation. [auction@hollismorgan.co.uk](mailto:auction@hollismorgan.co.uk)

**hollis  
morgan**

# residential sales

hollis morgan are equally at home in the residential market

## some we have sold...

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



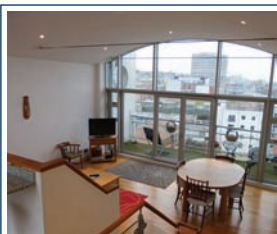
**SNEYD PARK** **£249,000**

Modern apartment with access onto a large south facing patio, 2 beds, garage and allocated parking.



**CLIFTON** **£154,950**

Bright and airy 2<sup>ND</sup> floor 1- bed flat within walking distance of Clifton Village and the Triangle.



**REDCLIFFE** **£299,950**

Duplex penthouse with 2 beds/ baths, open plan living space with private terraces and secure OSP.



**ALMONDSBURY** **£1.2m**

Luxurious 4 bed family home in landscaped gardens with + pool and double garage on a private road.



## sale agreed in just 48 hours...

... a prime investment opportunity – the Freehold and five flats in this Grade II Clifton property



## a distinctive Edwardian house...

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

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



# residential sales

hollis morgan are equally at home in the residential market

## some we have sold...



a larger than average hall-floor flat...

...with three large double bedrooms and private garden – sold with vacant possession.



## mews houses in clifton village

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

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



**CLIFTON** **£185,000**

A charming bright and airy first floor flat with front and rear balconies full of period features.



**CLIFTON** **£189,000**

Stylish 1-bed apartment within this modern, purpose-built development – a walk to Whiteladies Road.



**SNEYD PARK** **£239,950**

Stylish 2-bed apartment with larger than average private West facing terrace and garage parking.



**LONG ASTON** **£725,000**

lovingly modernised detached 5-bed family home set on a generous plot – offered with **No Onward Chain**.

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



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

# residential sales



**SOLD**  
SIMILAR REQUIRED

Hotwells **£175,000**



**SOLD**  
SIMILAR REQUIRED

Redland **£315,000**



**SOLD**  
SIMILAR REQUIRED

CLIFTON **£239,950**



**SOLD**  
SIMILAR REQUIRED

Clifton **£299,000**



**SOLD**  
SIMILAR REQUIRED

CLIFTON **£205,000**



**SOLD**  
SIMILAR REQUIRED

DOWNEND **£595,000**



**SOLD**  
SIMILAR REQUIRED

CLIFTON **£835,000**



**SOLD**  
SIMILAR REQUIRED

Clifton **£375,000**



**SOLD**  
SIMILAR REQUIRED

CLIFTON **£329,950**



**SOLD**  
SIMILAR REQUIRED

Clifton **£249,000**



**SOLD**  
SIMILAR REQUIRED

South Glos. **£875,000**



# the legal team

introducing hollis morgan's commercial property experts



## What is the role of a 'Duty Solicitor'?

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

## Why should I speak to a solicitor?

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

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

## When should I speak to a solicitor?

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

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

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

## meet some of the team:

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

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

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# the money man

introducing steve mears – independent financial advisor



## Funding for lending?

**We hear now that the Government are extending the Funding for Lending scheme for another year, which is very welcome news, as long as lenders actually LEND! My experience in recent months though, is that nothing has eased and lenders are paranoid about making any decision, so usually make the wrong one!**

It's great to be busy again, however, and I know that all the agents I speak to are also currently flat out and like me, thinking of recruiting again. We have never had so many clients with finance agreed in principle and out looking. The question is, is this just a "normal" market again, as it's been a while or "mega busy"? It's so difficult to know, as our industry has shrunk to around 1/3 of what it was 5 years ago. It's therefore also hard to predict how long this will last, but I see no reason for it to and I think 2014 could be even busier. Measures are coming in to help buyers with deposits as well as to

make higher loan to value mortgages more competitive next year.

This year is therefore a good time to buy, especially for First Time Buyers, as the competition will soon hot up! Landlords also, are getting in touch again, some with experience and some trying it for the first time. "Letting to buy" is a very popular request locally also, with clients wishing to keep their current home as an investment but move to a larger property.

Hopefully more properties will come onto the market in the coming months and ease some of the log-jam, as it would seem a

very good time to sell. I am told that many properties will be under offer within just a few weeks, if priced correctly.

So, do I need more staff? Yes, I think I do, and I believe I can offer an interesting career path for the next few years at least!

to contact Steve, email [info@stevemears.com](mailto:info@stevemears.com), telephone 0117 973 4300  
or to find out more about Steve Mears Independent, visit [www.stevemears.com](http://www.stevemears.com)



### Please remember

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

  
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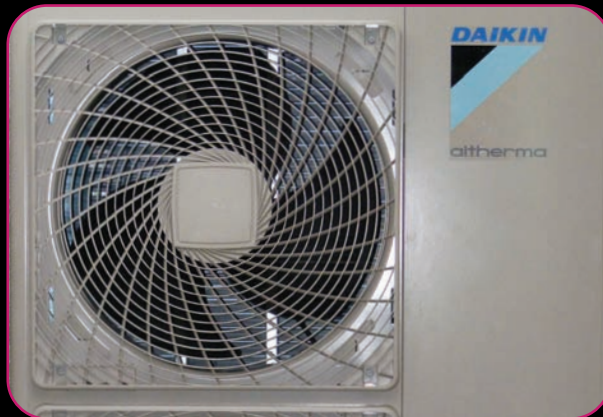
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BEGINNING...



COMPLETION...



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# we may be pink, but we're green too!



# ask the experts

our auction professionals answer your queries

**Mark Collett** (picture left) and **Ashley Flack** (picture right) are part of the property insurance team who look after the Southwest region. They have extensive property insurance experience and deal with individual landlords, property auctions, property managing agents and letting agent partners.



Who are the Towergate Insurance Southwest property team and what specialist service can they provide?

**Mark says:** *We are an experienced, local based team who specialise in providing competitive property insurance solutions to individual landlords, landlords with property portfolios, as well as block insurance policies. We can provide cover for buildings, contents and property owner's liability for a wide range of tenant types, including young professionals, students, asylum seekers and DSS.*

Why use the Southwest property team at the auction?

**Mark says:** *At the fall of the auctioneer's gavel, you will be bound by the terms and conditions of the sale and usually liable for the insurance of the property from that moment. Our cover allows us to provide you with a competitive insurance quotation on the day of the auction. This allows you to put a policy in place as soon as the property has been bought, leaving you with peace of mind that you are not left at risk and that you have adequate cover in place before you leave the auction house.*

Why is unoccupied property seen as more of a risk by insurers?

**Mark says:** *When buying property at auction the majority of the time the property will be unoccupied and may have been for a number of months beforehand. Insurers see unoccupied property as a higher risk for a number of reasons, i.e. if a fire breaks out at the property there will be no one on hand to attend to the fire, which will result in greater damage to the property. There is also greater risk of theft and malicious damage at the property if it is unoccupied.*

What types of cover are available?

**Mark says:** *People are often unaware of the different types of property insurance available to them. They can either have FLEA perils, which provides protection for the property against fire, lightning, earthquake, explosion and aircraft damage or FULL perils which provides cover for all of the above as well as collision by vehicle, storm flood or weight of snow, breakage or collapse of fixed radio and television aerials/ satellites and escape of*

*water from frost damage to fixed water tanks apparatus or pipes.*

If there is a change in tenancy when does the landlord have to let the insurer know?

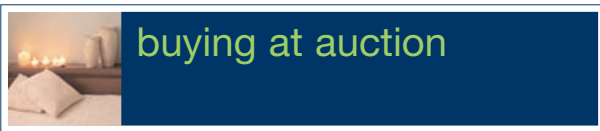
**Mark says:** *Any change should be notified to us immediately, this can be as simple as a change of tenant in your rented property i.e. if a professional tenant moves out and a student moves in. If you do not let us know of the change in tenancy this may invalidate your policy.*

What is property owner's liability insurance and why might you put it in place?

**Mark says:** *This provides you with cover if your tenant injures themselves whilst at your property and they then wish to claim against you for the injury caused. The cover typically starts at £2,000,000 and provides you with peace of mind that you are fully protected if an incident were to occur. We are able to include this cover to you as standard as part of your buildings policy.*

please contact: [propertysouthwest@towergate.co.uk](mailto:propertysouthwest@towergate.co.uk)





You can download the full Buyers and Sellers Guides from our website [www.hollismorgan.co.uk](http://www.hollismorgan.co.uk)

## buying at auction – an exciting opportunity

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

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

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

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

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

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

### how do I view the property?

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

### what is a price guide?

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

### what is a reserve price?

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

### can I make an offer?

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

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

### can I bid on the telephone?

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

### should I have a survey?

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

### what is a legal pack?

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

### will I need a deposit?

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

### is there a Buyers Premium?

You will need to bring a separate cheque to the auction payable to hollis morgan for £350+vat.

### do I need ID?

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

### can someone bid on my behalf?

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

### three essential things to prepare for an auction

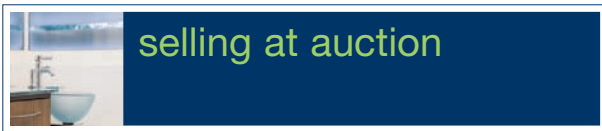
**SURVEY** – Organise a survey

**FINANCE** – Organise your finance

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

Good luck and happy bidding!





*You can download the full Buyers and Sellers Guides from our website [www.hollismorgan.co.uk](http://www.hollismorgan.co.uk)*

## selling at auction – what to look out for

### what is an auction?

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

### types of property offered at auction?

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

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

### the advantages of auction

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

### selling by Auction

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

### why use hollis morgan?

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

### what does an auction cost?

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

LOT 1

**POSTPONED TO JULY**  
DUE TO DELAY WITH LEGAL PACK



**Knowle West**      **GUIDE PRICE: £65k+++**

[VIEW FULL DETAILS](http://www.hollismorgan.co.uk/property/24165070/result_auction) [http://www.hollismorgan.co.uk/property/24165070/result\\_auction](http://www.hollismorgan.co.uk/property/24165070/result_auction)



PROPERTY AREA  
772.2 ft<sup>2</sup>/71.7 m<sup>2</sup>

4 Kinvara Road, Knowle West,  
Bristol BS4 1LG

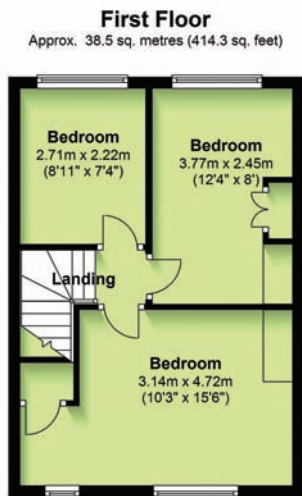
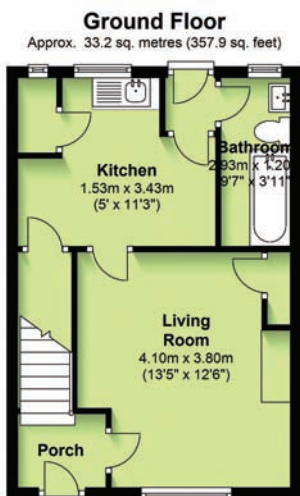
### Classic 'Doer-Upper'

#### The Property

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

#### The Opportunity

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



**SOLICITORS** *Rodney King and Partners*  
e-mail: [lpeters@rodneyking.co.uk](mailto:lpeters@rodneyking.co.uk)

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



Lot 2

**SOLD £30k**

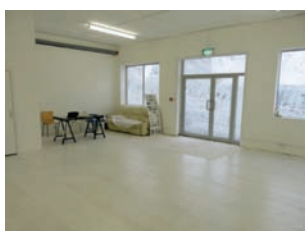


St George

GUIDE PRICE: **£25k+++**

[VIEW FULL DETAILS](#)

[http://www.hollismorgan.co.uk/property/24151566/result\\_auction](http://www.hollismorgan.co.uk/property/24151566/result_auction)



Commerical Unit @ Tempera,  
152 Lawrence Hill, St George,  
Bristol BS5 0DN

### Prominent A1 unit

#### The Property

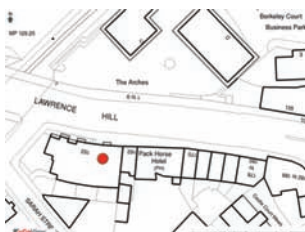
Ground floor retail unit within a mixed use modern development of apartments and commerical units. Approximately 1,100ft<sup>2</sup> of retail space spread over ground and basement levels with toilet facilities. Pedestrian access to the front of the property from Lawrence Hill as well as rear access from the underground car park. We understand there is vehicular access to the lower ground floor for loading via the car park.

#### The Opportunity

An A1 commercial unit ideal for either owner occupier or investment - offered in excellent decorative order and ready to trade from.

#### Potential Income

The potential income could be £6k-£8k pa.

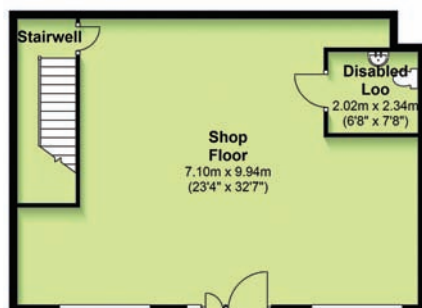


PROPERTY AREA

1271.8 ft<sup>2</sup>/118.2 m<sup>2</sup>

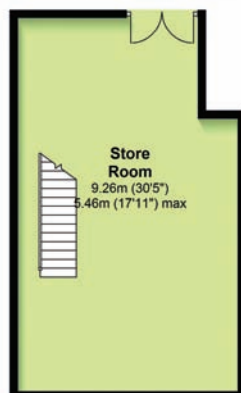
#### Ground Floor

Approx. 70.0 sq. metres (753.9 sq. feet)



#### Lower Ground Floor

Approx. 48.1 sq. metres (518.0 sq. feet)



**SOLICITORS** *Mr Mark Beaumont, Lindley Johnstone Solicitors*  
e-mail: [mbeaumont@lindleys.net](mailto:mbeaumont@lindleys.net)

**VIEWING:**

**BY APPOINTMENT**

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**07852 879330**

**Mike Parsons** MRICS

Chartered Surveyor



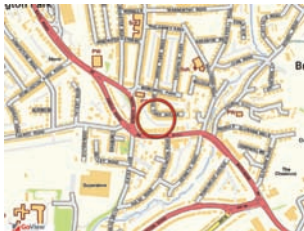
Lot 33

SOLD £165k



Brislington GUIDE PRICE: £155k+++

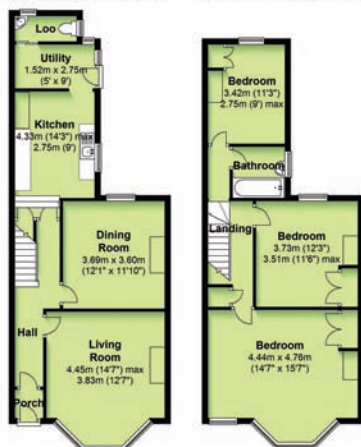
VIEW FULL DETAILS [http://www.hollismorgan.co.uk/property/24151562/result\\_auction](http://www.hollismorgan.co.uk/property/24151562/result_auction)



PROPERTY AREA

1200.4 ft<sup>2</sup>/111.5 m<sup>2</sup>

Ground Floor Approx. 58.7 sq. metres (659.9 sq. feet) First Floor Approx. 54.9 sq. metres (590.5 sq. feet)



28 Grove Park Avenue, Brislington, Bristol BS4 4JQ

### Mid terrace Victorian house on a popular residential street...requires updating

#### The Opportunity

This 3 bedroom, two reception property has been let for many years and now requires modernisation. We understand that subject to obtaining the necessary consents there may be:

- Potential to combine the two reception rooms to create an open plan living space.
- Potential to create an en suite in the master bedroom.
- Potential to create off street parking in the rear garden.
- Potential for an attic conversion

*N.B The heating system has recently been replaced with new radiators and a gas combination boiler.*

SOLICITORS *Cook and Co., 77,79,81 Alma Road, BS8 2DP tel: 01173 179719.*

VIEWING:

TUESDAYS 12:30-13:00



LOTS  
4.5.6

**DELAYED**  
DUE TO DELAY WITH PLANNING

Cherry Down

Fox Hole



[VIEW FULL DETAILS](#)



### location

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

**SOLICITORS** *Jonathan Webb, Cook & Co*  
e-mail: [jonathan@cookco.co.uk](mailto:jonathan@cookco.co.uk)

## The Plots

**LOT 4: Cherry Down** GUIDE PRICE £125k

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

**LOT 5: The Willow** GUIDE PRICE £115k

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

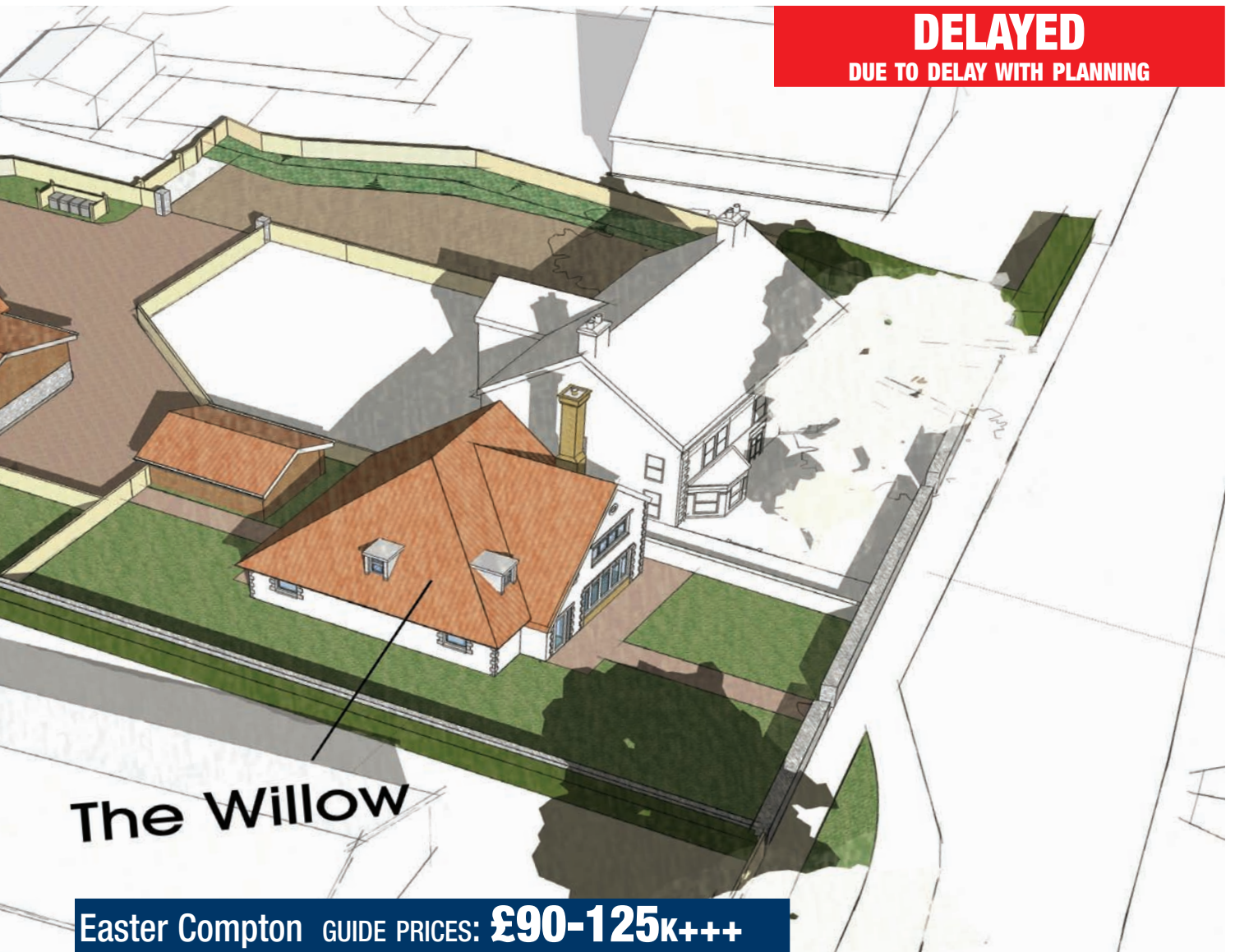
**LOT 6: Fox Hole** GUIDE PRICE £90k

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

**VIEWING:**

**SITE OPEN FOR VIEWING AT ALL TIMES**

**DELAYED**  
DUE TO DELAY WITH PLANNING



**The Willow**

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

## Three prime sites to be sold separately with full planning

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

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

### Planning

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



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

### Common areas and associated works

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

connection to services.

### Plans and Drawings

Download the plans with the online legal pack. ●



LOT 7

STILL AVAILABLE



Clifton

GUIDE PRICE: £750k+++

VIEW FULL DETAILS

[http://www.hollismorgan.co.uk/property/24172036/result\\_auction](http://www.hollismorgan.co.uk/property/24172036/result_auction)



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

### Prime Opportunity/Family Home

#### The Property

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

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

#### Planning

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



PROPERTY AREA

3406.9 ft<sup>2</sup>/316.5 m<sup>2</sup>



SOLICITORS *Mr Jonathan Wilson, Wards*  
e-mail: [jonathan.wilson@wards.uk.com](mailto:jonathan.wilson@wards.uk.com)

VIEWING: THURSDAYS 12:45-13:15 & SATURDAYS 10:15-10:45



Lot 88

WITHDRAWN

Henleaze

GUIDE PRICE: £600k+++

VIEW FULL DETAILS

[http://www.hollismorgan.co.uk/property/24087639/result\\_auction](http://www.hollismorgan.co.uk/property/24087639/result_auction)



PROPERTY AREA

3882.5 ft<sup>2</sup>/360.7 m<sup>2</sup>

### 11 Hill View, Henleaze, Bristol BS9 4QD Prime Opportunity – Family home, investment, Development

A freehold opportunity to acquire a large 1930's property – 3,882ft<sup>2</sup> – set on a generous corner plot which has been arranged as three flats on separate leases since 1985, gardens, double garage and a potential building plot.

LONG TERM INVESTMENT – 11c let for £520 pcm, 11b previously let for £900 pcm. 11a circa £1250 pcm: potential total income – £32k+++ pa.

BREAK UP OPPORTUNITY – 11a was previously under offer at £400,000; 11b circa £250k; 11c circa £175k.

LARGE FAMILY HOME – close to excellent schools

POSSIBLE BUILDING PLOT – on west side of plot subject to Planning Permission.



SOLICITORS *Chris Langford, Howard Kennedy Fsi LLP*  
e-mail: [chris.langford@hkfsi.com](mailto:chris.langford@hkfsi.com)

VIEWING:

BY APPOINTMENT



Lot 9

STILL AVAILABLE



Southville GUIDE PRICE: £495k+++

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



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

### Prime site – ready to go...

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

### Planning

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

- 9 one bedroom apartments of approximately 5,210ft<sup>2</sup> NIA;
- 5 two bedroom apartments of approximately 4,021ft<sup>2</sup> NIA;



SOLICITORS *Mark Avery, Hoole & Co Solicitors*  
e-mail: [Mark.avery@hooleandco.co.uk](mailto:Mark.avery@hooleandco.co.uk)

VIEWING:

BY APPOINTMENT



Lot 10

**SOLD PRIOR**



**Fishponds**      **GUIDE PRICE: £110k+++**

[VIEW FULL DETAILS](http://www.hollismorgan.co.uk/property/24154562/result_auction) [http://www.hollismorgan.co.uk/property/24154562/result\\_auction](http://www.hollismorgan.co.uk/property/24154562/result_auction)



745 Fishponds Road, Fishponds, Bristol BS16 3UP

### Development opportunity

Comprising the Freehold upper floors of a pair of mixed use Victorian terraced properties comprising of ground floor retail with vacant self-contained accommodation above. Planning has been granted to convert the upper floors into five two bedroom flats with access via a lane to the rear approached from Guinea Lane.

### Planning

DECISION: GRANTED; APPLICATION NUMBER: 07/03747/F; TYPE: Full planning; DESCRIPTION OF DEVELOPMENT: change of use first and second floors from ancillary shop accommodation to 5 no Two flats; COMMITTEE DATE - 08.02.08

We are informed that work has previously commenced please refer to letter in online legal pack.

*NB Please note on this occasion the ground floor commercial units have been sold on long leases to William Hill and The Money Shop and are not included.*



**SOLICITORS** *Colm Flood, Memery Crystal*  
e-mail: [CFlood@memerycrystal.com](mailto:CFlood@memerycrystal.com)

**VIEWING:** TUESDAYS 14:00-14:30 – ACCESS VIA GUINEA LANE






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LOT 11

SOLD £143k



Horfield GUIDE PRICE: £100k+++

VIEW FULL DETAILS [http://www.hollismorgan.co.uk/property/24163706/result\\_auction](http://www.hollismorgan.co.uk/property/24163706/result_auction)

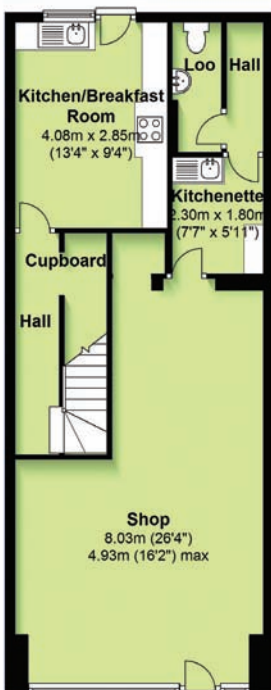


PROPERTY AREA

1234.0 ft<sup>2</sup>/114.6 m<sup>2</sup>

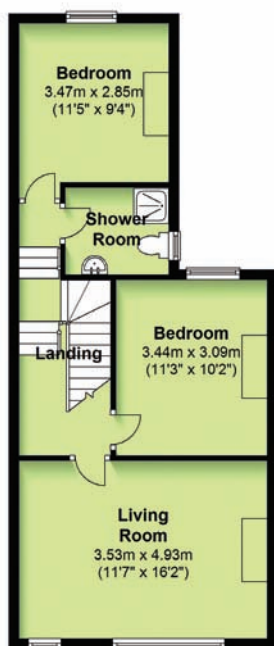
**Ground Floor**

Approx. 64.5 sq. metres (693.8 sq. feet)



**First Floor**

Approx. 50.2 sq. metres (540.3 sq. feet)



Freehold – Shop and Flat, 30, Filton Road, Horfield, Bristol BS7 0PA

**Recievership sale – high yielding investment**

**The Property**

The Property comprises a mid terrace two storey building, arranged as a ground floor retail unit and a self-contained two bedroom maisonette with yard and a store room to the rear.

The Property is located in the district of Horfield, approximately 3 miles north of Bristol City Centre.

**Potential Income**

The ground floor retail unit is occupied by virtue of a lease dated 15th July 2010 by Your-Move.co.uk Ltd. The lease is drafted on an internal repairing basis for a term of 5 years at a rent of £4,500 per annum, subject to upward only rent reviews every three years.

The maisonette is occupied by professional tenants on a periodic tenancy for £575 per calendar month.

The Property is therefore producing a gross income of £11,400 pa.

SOLICITORS *Rowena Crew, DLA Piper*  
[rowena.crew@dlapiper.com](mailto:rowena.crew@dlapiper.com)

VIEWING: MONDAYS 13:00-13:30 – MEET AT FLAT TO REAR



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LOT 12

SALE AGREED



Clifton GUIDE PRICE: £425k+++

VIEW FULL DETAILS [http://www.hollismorgan.co.uk/property/24172035/result\\_auction](http://www.hollismorgan.co.uk/property/24172035/result_auction)



79 Alma Vale Road, Clifton, Bristol BS8 2HR

Family home requiring updating – huge potential



The Property

79 Alma Vale Road is arguably the best property on this section of the road with its end of terrace location, larger than average South East facing garden and potential for double garage/parking for three vehicles. Whilst the property has been lovingly cared for, and has recently had a modern kitchen with granite works tops fitted, and new heating system, it is now ready for an ambitious buyer to make their mark with huge potential for extension to the rear and additional bathrooms.

PROPERTY AREA

1711.3 ft<sup>2</sup>/159 m<sup>2</sup>



SOLICITORS *Lesley Dury, Gregg Latchams*  
e-mail: [lesley.dury@gregglatchams.com](mailto:lesley.dury@gregglatchams.com)

VIEWING: THURSDAYS 12:00-12:30 & SATURDAYS 11:00-11:30



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LOT  
13

SALE AGREED



Tickenham

PRICE: **£235k+++**

VIEW FULL DETAILS

[http://www.hollismorgan.co.uk/property/24093227/result\\_auction](http://www.hollismorgan.co.uk/property/24093227/result_auction)



## The Chapel, Tickenham Hill, BS21 6SH 'Grand Designs'

### The Opportunity

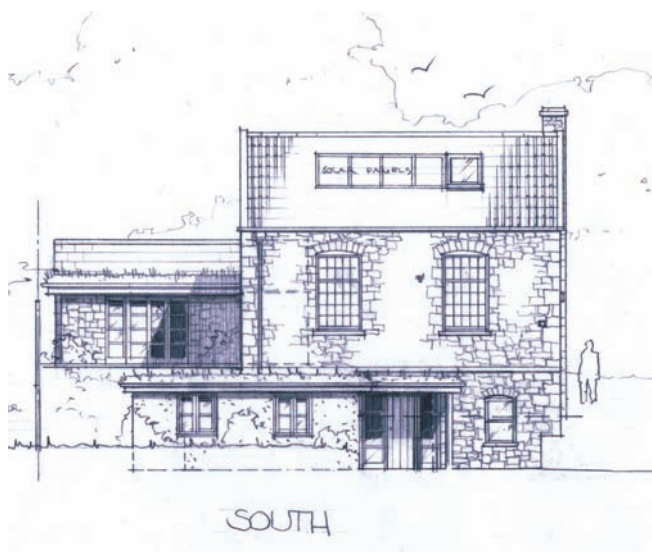
This is an unique opportunity to acquire a fine and historic stone built chapel with ecclesiastical origins providing that desirable and not easily found opportunity – a large open space in which to create a spectacular home to your own specification. The building stands well above the road and has imposing arched windows and two existing floors to create ideal living accommodation. Located on the southern slopes of Tickenham Hill and set in its own grounds the property has glimpses through trees in the Rousseau style to the open countryside beyond. In addition there is a large garden shed, a lean-to and a garage on the site as part of the main redevelopment scheme.

### Planning Permission

Full planning permission granted for conversion and extension of disused Chapel and outbuildings into private dwelling and workspace. The planning will result in a two storey, three bedroom family home with a separate live/work space. APPLICATION: 12/P/0174/F.

**SOLICITORS** *Mr Mark Griffiths, Henriques Griffiths*  
**t: 0117 909 4000.**

**VIEWING:** INTERNAL VIEWING BY APPOINTMENT WITH HOLLIS MORGAN





LOT 14

SOLD £85k



Redfield GUIDE PRICE: £80k+++

VIEW FULL DETAILS [http://www.hollismorgan.co.uk/property/24151565/result\\_auction](http://www.hollismorgan.co.uk/property/24151565/result_auction)



PROPERTY AREA  
1506 ft²/139.9 ft²



194 Whitehall Road, Redfield, Bristol BS5 9BP

### Suitable for a range of business or investment

Comprises the following (all to be sold as one lot):

#### Retail Unit

Prominent lock up retail unit with ancillary basement and access to rear

Total: 52.84m²/568ft²

#### Rear Yard

Large yard to rear which is accessed via roller shutter doors adjacent to retail unit – excellent storage/loading.

#### Workshop/Offices

Two storey red brick workshop with electric roller shutter door. The first floor has been partially converted into offices.

Total: 100.23m²/1079ft²



SOLICITORS *Mr Richard Cussell, Chubb Bulleid*  
e-mail: [richard\\_cussell@chubb-bulleid.co.uk](mailto:richard_cussell@chubb-bulleid.co.uk)

VIEWING:

BY APPOINTMENT



LOT  
15

**SOLD PRIOR**



Stoke Bishop GUIDE PRICE: **£3.5k+++**

[VIEW FULL DETAILS](http://www.hollismorgan.co.uk/property/24085544/result_auction) [http://www.hollismorgan.co.uk/property/24085544/result\\_auction](http://www.hollismorgan.co.uk/property/24085544/result_auction)



Single Garage, No 67 Druid Woods, Stoke Bishop, Bristol BS9 1SX

### Long term investment/personal use

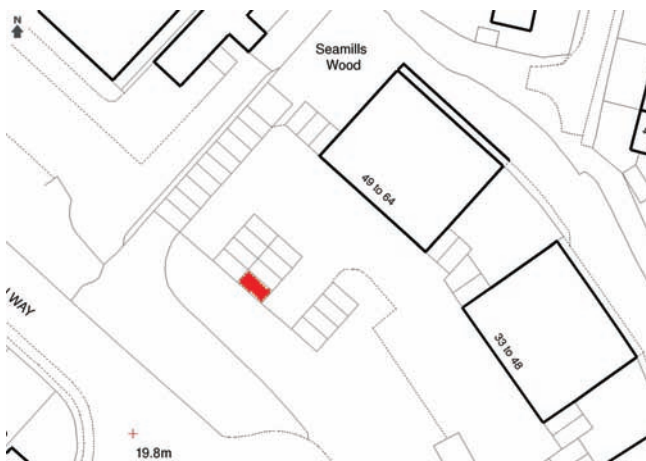
#### The Garage

A single garage with up and over door on a 999 lease with ground rent of £150 per annum.

We are informed the garages can be used by non residents and would suggest a rental income of circa £75 pcm or £900 per annum.

#### Location

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



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

**VIEWING:** AVAILABLE FOR EXTERNAL INSPECTION AT ALL TIMES  
INTERNAL VIEWING BY APPOINTMENT WITH HOLLIS MORGAN



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- ◆ Multi Asset Portfolio
- ◆ Discretionary Fund Management
- ◆ Ethical Investment
- ◆ Retirement Planning
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LOT  
16

SOLD PRIOR

Kingswood

GUIDE PRICE: £50k+++

[VIEW FULL DETAILS](http://www.hollismorgan.co.uk/property/24090724/result_auction) [http://www.hollismorgan.co.uk/property/24090724/result\\_auction](http://www.hollismorgan.co.uk/property/24090724/result_auction)



Land Adjacent to 52-54 Fairford Close,  
Kingswood, South Gloucestershire  
BS15 4QE

### Site Ready to go...

#### The Opportunity

A parcel of land adjacent to 52 - 54 Fairford Close benefiting from full planning, granted 11th December 2012, to erect a pair of semi detached dwellings with associated works.

Planning Reference - APP/PO119/A/12/2180159

#### Plans and Drawings

Details of all plans, site maps and drawings are available to download with the online legal pack.



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**SOLICITORS** *Mark Beaumont, Lindleys Solicitors*  
e-mail: [MBeaumont@lindleys.net](mailto:MBeaumont@lindleys.net)

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

LOT  
17

**SOLD £165k**



[VIEW FULL DETAILS](http://www.hollismorgan.co.uk/property/24154561/result_auction) [http://www.hollismorgan.co.uk/property/24154561/result\\_auction](http://www.hollismorgan.co.uk/property/24154561/result_auction)



Units 1 and 2, Bonville Business Centre, Dixon Road, Bristol BS4 5QW

### Large Commercial Property – priced to sell

#### THE PROPERTY

The property is a mid-terrace unit constructed in the 1970's upon a steel portal frame with brick elevations set beneath a pitched asbestos lined roof. The property provides a clear height of 8.5 metres and loading is provided by way of a door measuring 4.3 metres high by 4 metres wide. Internally the property provides two storey office accommodation. The office accommodation has a suspended ceiling, double glazed windows, wall mounted electric heaters, Category II lighting and is carpeted throughout. Additionally, a fitted kitchen and WC facilities have been provided. 9,256 ft (859.91 m )

#### LOCATION

Units 1 and 2 Bonville Road are located within the established Bonville Industrial Estate which is approximately 3.7 miles south-east of Bristol City Centre.

PROPERTY AREA  
9418.1ft<sup>2</sup>/875m<sup>2</sup>



**SOLICITORS** *Caroline Entwistle, Withy King*  
e-mail: [caroline.entwistle@withyking.co.uk](mailto:caroline.entwistle@withyking.co.uk)

**VIEWING:** **BY APPOINTMENT**



LOT  
18

WITHDRAWN



Weston-super-Mare GUIDE PRICE: £145k+++

VIEW FULL DETAILS [http://www.hollismorgan.co.uk/property/24163707/result\\_auction](http://www.hollismorgan.co.uk/property/24163707/result_auction)



93-95 Upper Bristol Road, Weston-super-Mare, North Somerset BS22 8DN  
**Receivership sale – investment/development**



The property comprises an end of terrace three storey building arranged as a ground floor retail unit fronting Upper Bristol Road, a three bedroom self contained maisonette accessed off Furland Road (93a Upper Bristol Road) and a two bedroom maisonette accessed off Upper Bristol Road (95a Upper Bristol Road) which has been sold off on a long lease. To the rear of the property is a service yard and derelict garage.

PROPERTY AREA  
 2566.6ft<sup>2</sup>/238.4m<sup>2</sup>

**Potential Income**

93a – vacant;

Retail unit – Let for a term of 21 year lease from 20th April 2001 at a passing rent of £8,400 per annum subject to three yearly rent reviews.



SOLICITORS *Rowena Crew, DLA Piper*  
*rowena.crew@dlapiper.com*

VIEWING: BY APPOINTMENT



Lot 19

WITHDRAWN



Westbury-on-Trym GUIDE PRICE: £185k+++

VIEW FULL DETAILS [http://www.hollismorgan.co.uk/property/24097181/result\\_auction](http://www.hollismorgan.co.uk/property/24097181/result_auction)



17 Charlecombe Court,  
Westbury-on-Trym, Bristol BS9 3RL  
**High yielding investment/break up opportunity**



**The Property**

A four bedroom maisonette above a mixed use 1960s terrace (1269.1ft²).

**Two Garages**

Two single garages which produce £190 pcm (let to St Peters Hospice) to the rear of the property.

**The Opportunity**

HIGH YIELDING LONG TERM INVESTMENT – currently let to four professional tenants producing a monthly return of £1150 PCM or £13,800 per annum.

OPTION TO SELL OFF GARAGES – individually, we understand they have a value of £10,000 – £15,000+++ if sold by auction.

PROPERTY AREA

1269.1ft²/117.9m²

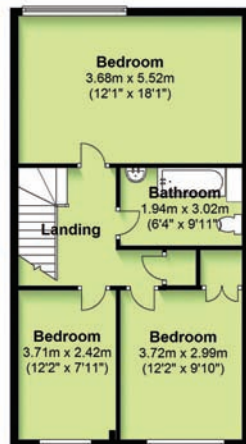
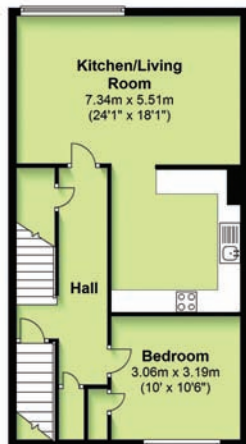
**First Floor**

Approx. 58.0 sq. metres (624.2 sq. feet)

**Second Floor**

Approx. 58.1 sq. metres (625.5 sq. feet)

**Ground Floor Entrance**  
Approx. 1.8 sq. metres (19.3 sq. feet)



**SOLICITORS** Beth Heley, Goughs Solicitors  
e-mail: [bethheley@goughs.co.uk](mailto:bethheley@goughs.co.uk)

**VIEWING:** BY APPOINTMENT



Lot  
20

**WITHDRAWN**



**Whitehall**      **GUIDE PRICE: £40k+++**

[VIEW FULL DETAILS](http://www.hollismorgan.co.uk/property/24089111/result_auction) [http://www.hollismorgan.co.uk/property/24089111/result\\_auction](http://www.hollismorgan.co.uk/property/24089111/result_auction)



The Yard, 444c Whitehall Road, Whitehall, Bristol BS5 7BZ

### Land and garages – flexible opportunity

An end of terrace parcel of land with pedestrian access from Whitehall Road and vehicular access from Whitehall Avenue. The land benefits from new timber boundary fencing, new metal gates and additional metal boundary fencing, services including electric and two x mains water drainage (in case buyers wish to split the site). There is a detached garage which has planning to extend (11/04230/CP) and a recently erected timber shed with toilet facilities.

Possible uses:

- Builders yard or similar;
- Static caravan site;
- Long term development;
- Parking/storage;
- Garages,



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

**VIEWING:** **THE YARD CAN BE VIEWED FROM WHITEHALL ROAD**  
**INTERNAL VIEWING BY APPOINTMENT WITH HOLLIS MORGAN**



Lot 21

**SOLD £135k**

**\*\*Extra land and private driveway now included\*\***

**Backwell**

**GUIDE PRICE: £120k+++**

**VIEW FULL DETAILS**

[http://www.hollismorgan.co.uk/property/24152080/result\\_auction](http://www.hollismorgan.co.uk/property/24152080/result_auction)



Old Smithy Cottage,  
94 West Town Road, Backwell,  
North Somerset BS48 3BE

### Development opportunity

#### The Property

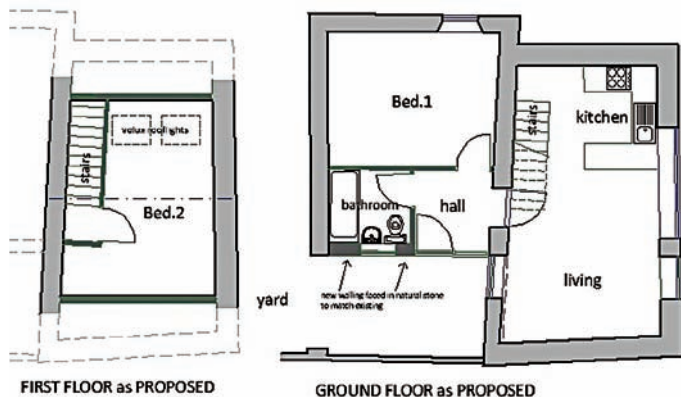
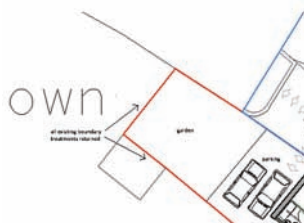
A charming detached former shop/garage set in a generous plot with private driveway and parking located in the popular North Somerset village of Backwell and within 6 miles of Bristol.

#### The Opportunity

Planning permission has been granted to convert the property into a two bedroom house with a garden.

#### The Planning

APPLICATION NUMBER: 12/P/1909/F; DESCRIPTION: Change of use from a shop with adjoining storeroom to a two storey dwelling with alterations to fenestration and installation of 4 x roof lights; GRANTED: 20th February 2013.



**SOLICITORS** Sharon Lee, Convey Direct  
e-mail: [slee@vww.co.uk](mailto:slee@vww.co.uk)

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



Lot 22

SOLD £147,500



Stonehouse GUIDE PRICE: £135k+++

VIEW FULL DETAILS [http://www.hollismorgan.co.uk/property/24154563/result\\_auction](http://www.hollismorgan.co.uk/property/24154563/result_auction)



PROPERTY AREA  
1618ft<sup>2</sup>/150.3m<sup>2</sup>

Freehold Shop and Flat, 34 High Street, Stonehouse, Gloucestershire GL10 2NA

### Receivership sale – high yielding investment/development

#### The Property

The property comprises of a semi-detached three storey building which provides open plan ground floor retail accommodation. The upper floors currently provide an attractive two storey maisonette comprising of a kitchen / dining room on the lower floor, with two double bedrooms and a bathroom on the upper floor.

#### The Opportunity

Would suit a local retail trader, an owner occupier or as an investment property. Potential to convert the upper floors into two separate apartments.



**alderking**  
PROPERTY CONSULTANTS  
01452 623290  
[www.alderking.com](http://www.alderking.com)

SOLICITORS *Matthew Grimwood, TLT Solicitors*  
e-mail: [Matthew.Grimwood@TLTsolitors.com](mailto:Matthew.Grimwood@TLTsolitors.com)

VIEWING: BY APPOINTMENT



Lot  
23

**SALE AGREED**

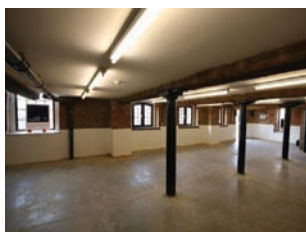


Gloucester

GUIDE PRICE: **£35k+++**

[VIEW FULL DETAILS](#)

[http://www.hollismorgan.co.uk/property/24184436/result\\_auction](http://www.hollismorgan.co.uk/property/24184436/result_auction)



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

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

A vacant commercial unit ready for immediate shop fit with power and lights in-situ. It has been designed to retain much of its Victorian charm and has a lovely outlook over the canal basin, The unit would lend itself to an independent café owner, up market wine bar, deli etc. (837ft<sup>2</sup>/77.8m<sup>2</sup>)

### Location

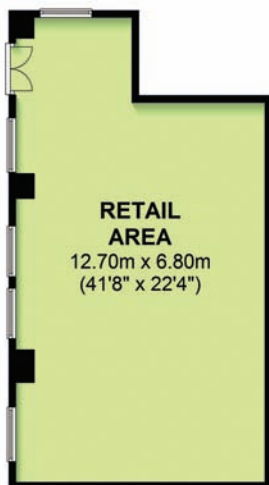
The £400 Million Gloucester Quays, which is within a short walk of the unit, is one of the largest and most ambitious regeneration developments in the UK. Ideally located to serve the M5 corridor from Bristol to Birmingham, it offers a unique architectural waterside setting complemented by attractive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

### POTENTIAL INCOME

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

PROPERTY AREA

838.9ft<sup>2</sup>/77.9m<sup>2</sup>



**RETAIL AREA**

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

**SOLICITORS** *Dorothy Carlin, Brabners Chaffe Street LLP*  
e-mail: [dorothy.carlin@brabnerscs.com](mailto:dorothy.carlin@brabnerscs.com)

**VIEWING:**

**BY APPOINTMENT**



Lot 24

STILL AVAILABLE



St George GUIDE PRICE: £195k+++

VIEW FULL DETAILS [http://www.hollismorgan.co.uk/property/24085545/result\\_auction](http://www.hollismorgan.co.uk/property/24085545/result_auction)



The Chapel, 7a Bell Hill Road, St George, Bristol BS5 7LT

**A stunning detached former chapel building now ripe for conversion.**

**Location**

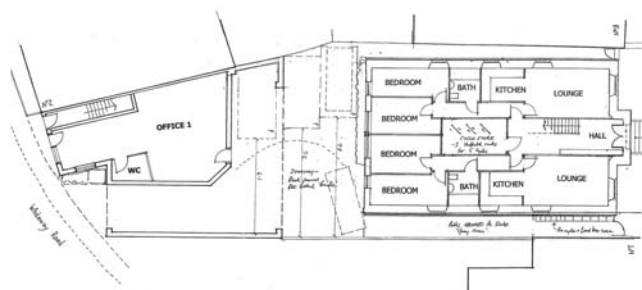
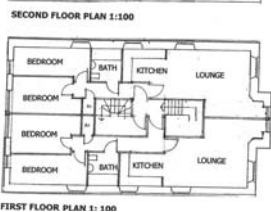
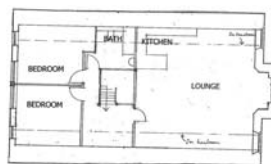
The property is located in the popular residential suburb of St George within easy access of the City Centre and with local amonites to be found on Church Road.

**The Opportunity**

The property has been granted full planning – Ref 12/05502/F Granted 05.02.13 – to convert into 5 flats and 290m<sup>2</sup> of office space with off street parking at the front.

We understand that subject to gaining the necessary consents there may be scope to;

- Create an additional unit on the upper floors
- Change the usage on the rear from commercial to additional residential units.



MAST Financial Services Ltd www.mastfinancial.com

FUNDING AVAILABLE: Contact Mast tel: 0117 986 1637 www.mastfinancial.com

SOLICITORS Philip Hogan, Henriques Griffiths e-mail: phogan@henriquesgriffiths.com

VIEWING: BY APPOINTMENT



**SOLD**  
at our  
recent  
auctions

**SOLD £33k**



Brislington **£12,000**

**SOLD £266k**



Downed **£230,000**

**SOLD £390k**



Redland **£350,000**

**SOLD £75k**



Redland **£75,000**

**SOLD £450k**



Cotham **£450,000**

**SOLD PRIOR**



Brislington **£50,000**

**SOLD £1M<sup>++</sup>**



Montpelier **£800,000**

**SOLD £730k**



Clifton Village **£700,000**

**SOLD PRIOR**



Fishponds **£110,000**

**SOLD PRIOR**



Bridgwater **£80,000**

**SOLD £500k**



St Agnes **£380,000**



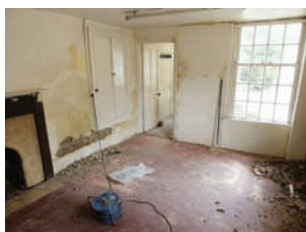
Lot 25

SOLD £110k



Dursley GUIDE PRICE: £100k+++

VIEW FULL DETAILS



Hollies Cottage, 16, Parsonage Street, Dursley, Gloucestershire GL11 4EA

### Historic renovation project

#### The Property

A three storey Grade II listed semi-detached cottage in need of renovation. Comprising of:

- an enclosed porch,
- a reception room,
- a dining room,
- two kitchens,
- two bedrooms,
- a bathroom and
- a small garden.



PROPERTY AREA

1449.2ft²/134.6m²

#### The Opportunity

The property requires complete modernisation but would make a fine three bedroom family home with a finished value in the region of £225,000. Historically the cottage has been used as two units, but subject to gaining the necessary consents the premises could be converted into a garden flat and maisonette above.

SOLICITORS *Mr Richard Herne, Richard Herne and Co*  
e-mail: ENQUIRIES@RICHARDHERNESOLICITORS.CO.UK

VIEWING: 'OPEN DAY': 1ST MAY: OTHERWISE BY APPOINTMENT





Lot  
26

**STILL AVAILABLE**  
NOW IN JULY AUCTION



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

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



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

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

#### The Land

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

#### Planning

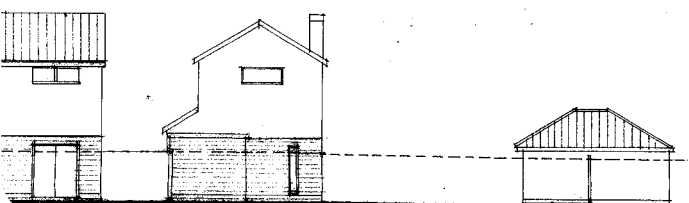
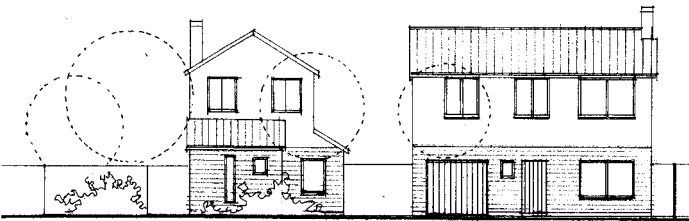
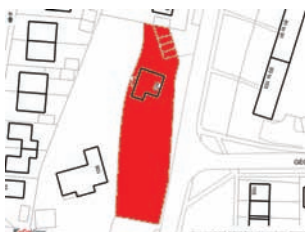
DECISION: GRANTED subject to condition(s);  
APPLICATION NO: 11/03907/R; TYPE OF APPLICATION: Extension of time limit (planning); DESCRIPTION OF DEVELOPMENT: Renewal of Outline Planning Consent 08/04146/P - Outline application for demolition of building and erection of 3 no. houses and 1 no. bungalow;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

#### Plans and Drawings

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

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

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





Lot 27

**SOLD PRIOR**



**Stokes Croft**      **GUIDE PRICE: £40k+++**

[VIEW FULL DETAILS](http://www.hollismorgan.co.uk/property/24166319/result_auction) [http://www.hollismorgan.co.uk/property/24166319/result\\_auction](http://www.hollismorgan.co.uk/property/24166319/result_auction)



Land and Buildings, 9 Hepburn Road, Stokes Croft, Bristol BS2 8UD

### Receivership sale – huge potential

#### The Land

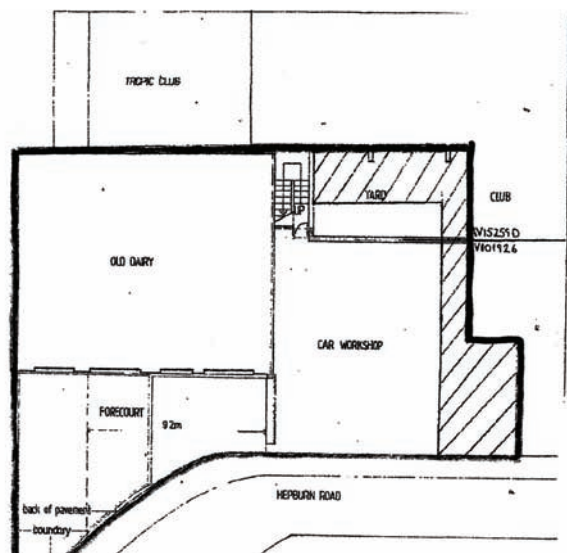
A parcel of land close to Bristol City Centre on Stoke Croft which currently has a range of semi derelict buildings and a forecourt.

We understand the semi derelict buildings were previously used as a car workshop and originally a Dairy whilst the current usage is commercial/industrial.

We recommend buyers make their own enquiries.

#### Planning

We understand no previous planning has been sought for development of the land and would suggest it now offers a huge range of possibilities for residential or commercial development subject to gaining the necessary consents.



**SOLICITORS** *Mr Hugh Feeny, Farrells*

**VIEWING:** **EXTERNAL VIEWING ONLY**



Lot 28

**STILL AVAILABLE**  
NOW IN JULY AUCTION



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

[VIEW FULL DETAILS](http://www.hollismorgan.co.uk/property/24198534/result_auction) [http://www.hollismorgan.co.uk/property/24198534/result\\_auction](http://www.hollismorgan.co.uk/property/24198534/result_auction)



PROPERTY AREA

xx ft<sup>2</sup>

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

### Prime Development Opportunity

#### The Property

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

#### Location

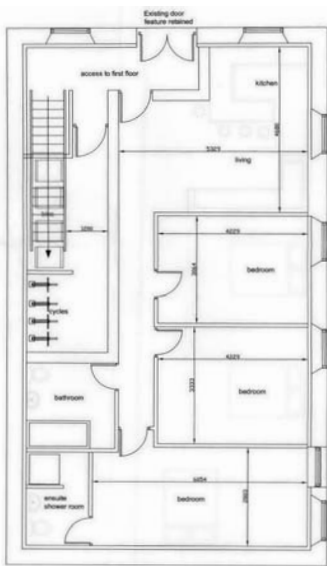
Burlington Street is a quiet residential street in the centre of Weston with a number of high quality conversions and the famous Weston Super Mare Museum.

#### The opportunity

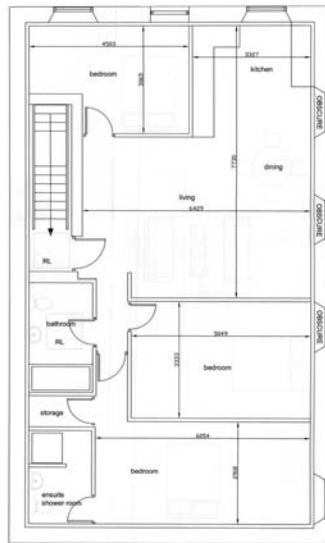
Full planning has been granted for the conversion into two quality 3 bedroom apartments.

#### Planning: Granted

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



GROUND FLOOR



FIRST FLOOR

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

**VIEWING:**

**BY APPOINTMENT**



Lot 29

SOLD £155k



Stoke Lodge GUIDE PRICE: £145k+++

VIEW FULL DETAILS [http://www.hollismorgan.co.uk/property/24152079/result\\_auction](http://www.hollismorgan.co.uk/property/24152079/result_auction)



92 Stoke Lane, Stoke Lodge, Bristol BS34 6DS

**Requires basic updating – potential to extend**

**The Property**

A three bedroom chalet bungalow that now requires basic updating. Set on a generous plot with garage and workshop.

**Location**

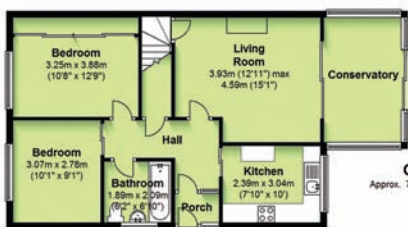
Stoke Lodge is an established residential area in the suburbs of North East Bristol.

**The opportunity**

Renovation project with potential for extension to side, rear and dormas – all subject to gaining the necessary consents.

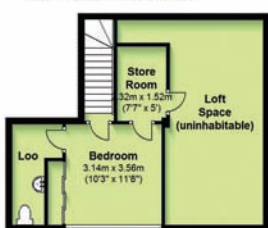


PROPERTY AREA  
1215.5ft<sup>2</sup>/112.9m<sup>2</sup>



Ground Floor  
Approx. 70.7 sq. metres (760.8 sq. feet)

First Floor  
Approx. 42.2 sq. metres (454.7 sq. feet)



SOLICITORS *Julia Smart, Metcalfes Solicitors*  
e-mail: [jsmart@metcalfes.co.uk](mailto:jsmart@metcalfes.co.uk)

VIEWING: MONDAYS 14:00-14:30



Lot 30

SOLD 800k



charity sale the properties are being sold on behalf of two separate charities

VIEW FULL DETAILS [http://www.hollismorgan.co.uk/property/24163705/result\\_auction](http://www.hollismorgan.co.uk/property/24163705/result_auction)

### location

The properties occupy one of the most exclusive situations in Clifton, at the end of a long private driveway, bordering The Close of Clifton College, which provides one of the most iconic vistas in Bristol. Facing south and surrounded by playing fields and gardens this property enjoys the peaceful ambience of a rural idyll yet with all the convenience of a central location in the very heart of this famous Victorian suburb. There is almost direct access to Clifton College whilst Clifton High School is within a quarter of a mile. The Downs with its acres of open land, bordered on the south western side by the spectacular Avon Gorge and Clifton Suspension Bridge, is easily accessible. The University of Bristol and the centre of the city with its business, shopping and leisure amenities is within walking distance. Clifton Village with its individual shops and restaurants provides an historic backdrop for leisurely browsing and eating.



PROPERTY AREA

1676.5ft²/155.8m²

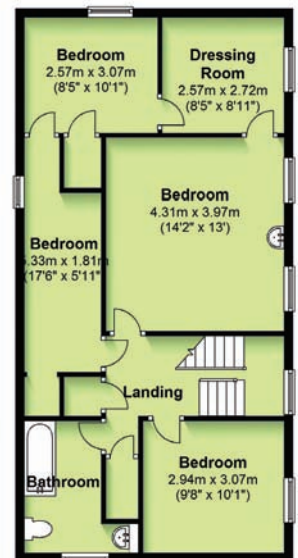
#### Ground Floor

Approx. 87.0 sq. metres (935.9 sq. feet)



#### First Floor

Approx. 68.8 sq. metres (740.6 sq. feet)



SOLICITORS **Mr Robert Drewett, Osborne Clarke**  
e-mail: [robert.drewett@osborneclarke.com](mailto:robert.drewett@osborneclarke.com)

VIEWING: THURSDAYS 13:30-14:15/SATURDAYS 11:45-12:15



**SOLD 800k**



**Clifton**

**GUIDE PRICE: £400k+++**

## A fantastic opportunity on a quiet backwater in the heart of Clifton

East Chapel Cottage, 95a Pembroke Road, Clifton, Bristol BS8 3EE

**East Chapel Cottage** is a unique and secluded Victorian cottage, constructed of brick and stone, with a classic stone front elevation with traditional sash windows with freestone dressings and French doors providing access to a picturesque, totally private, walled garden. The accommodation, which is in need of some up grading, is arranged over two floors and comprises a large Drawing room, Dining Hall, Study, Kitchen and Cloakroom on the ground floor and Three/Four bedrooms and a Bathroom on the first floor.

**The Coach House** lies to the rear of the property and is of similar construction. Originally the coach house to one of the first properties to be constructed in Pembroke Road it is has stone flagged floors and a slate roof and is currently arranged as a double and single garage with



storage over. Planning Permission has been granted to convert this into a small Mews house.

**The Driveway** Both properties are approached via a long private driveway with borders on each

side. Two adjoining properties also have a vehicular right of way over the driveway to their own properties.

**The Property** offers the opportunity to create a really attractive period home of manageable proportions with accommodation on two floors with plenty of parking and the creative chance to make a teenage suite or granny flat. Alternatively, the Coach house could be re-developed as an individual Mews house and hived off from East Chapel Cottage. ●



Lot 31

**SOLD £75k**



**Redland**      **GUIDE PRICE: £75k+++**

[VIEW FULL DETAILS](http://www.hollismorgan.co.uk/property/24200063/result_auction) [http://www.hollismorgan.co.uk/property/24200063/result\\_auction](http://www.hollismorgan.co.uk/property/24200063/result_auction)



5 x Garages, 6 Cambridge Park, Redland, Bristol BS6 6XN

### The Garages – a long term investment

A block of 5 larger than average garages to the rear of a large period building on a cul de sac of imposing houses in a prime residential area.

The garages have timber doors and are sold with vacant possession.

We are awaiting confirmation as to whether there is permission to park in front of the garages - please refer to online legal pack.

### Income

We are informed the garages have been previously let on an informal basis for circa £100 - £125 pcm per garage but will be sold with no tenancies and vacant possession.



**SOLICITORS** *Mr Mark Beaumont, Lindley Johnstone Solicitors*  
e-mail: [mbeaumont@lindleys.net](mailto:mbeaumont@lindleys.net)

**VIEWING:**      **EXTERNAL VIEWINGS AVAILABLE AT ALL TIMES**  
**WE ARE INFORMED THE MIDDLE GARAGE IS OPEN TO INSPECT**



Lot 32

**STILL AVAILABLE**  
NOW IN JULY AUCTION

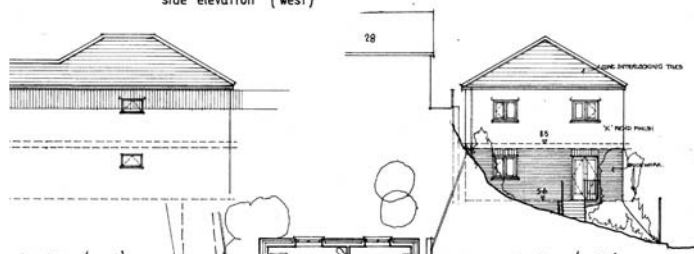


**Brislington** GUIDE PRICE: **£40k+++**

[VIEW FULL DETAILS](http://www.hollismorgan.co.uk/property/24200164/result_auction) [http://www.hollismorgan.co.uk/property/24200164/result\\_auction](http://www.hollismorgan.co.uk/property/24200164/result_auction)

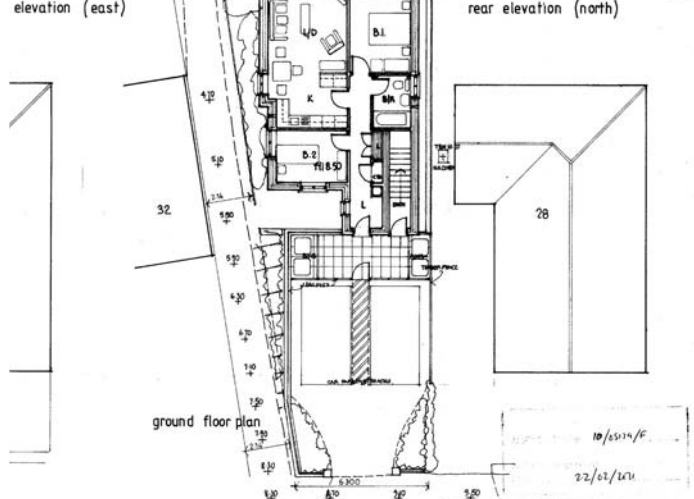


side elevation (west)



elevation (east)

rear elevation (north)



ground floor plan

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

**The Plot**

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

**Planning Permission**

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

DECISION: GRANTED subject to condition(s)

APPLICATION NO: 10/05179/F

TYPE OF APPLICATION: Full Planning

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

COMMITTEE/DELEGATION DATE: 25.02.11

**SOLICITORS** *Joathan beck, Henriques Griffiths*  
e-mail: [jbeck@henriquesgriffiths.com](mailto:jbeck@henriquesgriffiths.com)

**VIEWING:** THIS SITE IS AVAILABLE FOR INSPECTION AT ALL TIMES



## Buying property at auction?

It's essential to have insurance in place to protect your purchase as you're likely to be liable for this as soon as you exchange contracts. Insurance for unoccupied properties can be difficult to obtain but we can help...

For a no-obligation quotation, and to obtain more details of our cover, call us on

**0117 945 2989**

or email: [propertysouthwest@towergate.co.uk](mailto:propertysouthwest@towergate.co.uk)

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**We have designed a policy specifically for properties bought at auction.\***

We are able to put cover in place for you straight away to ensure that your property is not left at risk, so please bring this leaflet over to our stand or call the number below to allow us to discuss further.

\* Terms and Conditions apply.

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our upcoming auction dates...

**31<sup>ST</sup> JULY 2013**

**25<sup>TH</sup> SEPTEMBER 2013**

**27<sup>TH</sup> NOVEMBER 2013**

**action  
action**



\* Source EI Group - [www.eig.com](http://www.eig.com)





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

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

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

## Proxy Bidding – Buyer’s Details

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

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

Company \_\_\_\_\_

Address \_\_\_\_\_

Postcode \_\_\_\_\_

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

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

## Buyer’s Solicitor’s Details

Company \_\_\_\_\_

Address \_\_\_\_\_

Postcode \_\_\_\_\_

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

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

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

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

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

## Telephone Bidding – Buyer’s Details

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

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

Company \_\_\_\_\_

Address \_\_\_\_\_

Postcode \_\_\_\_\_

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

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

## Buyer’s Solicitor’s Details

Company \_\_\_\_\_

Address \_\_\_\_\_

Postcode \_\_\_\_\_

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

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

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

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



## hollismorgan proxy and telephone bidding terms

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

### TERMS & CONDITIONS FOR REMOTE BIDDING

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



# buying at auction – our terms and conditions

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

Please note new Government regulations regarding payment.

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

### Buyers Premium

Please be advised that all lots are subject to a Buyers Premium of £350 plus VAT, which is payable to hollismorgan on the fall of the hammer

### Conditions of Sale and Title

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

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

#### Addendum sheet

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

### Questions

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

### Finance

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

### Inspection

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

### Availability

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

### Bidding

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

### Contract

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

### Insurance

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

### Measurements

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

### Fixtures and Fittings

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

### Offers

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

### Particulars Plans and Photographs

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

### Value Added Tax

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

### Tenanted Investments

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

### Planning and other Regulations

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

### hollismorgan Disclaimer

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



## anti money laundering legislation

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

The three sets of legislation are as follows:

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

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

*Please find opposite a schedule of acceptable documentation.*

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

**Identity documents:**

- Current signed passport

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

**Evidence of address:**

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

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

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### JOINT PROPERTY AGENTS

	<b>Bradley Residential</b> TEL: 0845 652 8634 <a href="http://www.bradleyresidential.co.uk">www.bradleyresidential.co.uk</a>
	<b>BNS Management Services</b> TEL: 0117 957 0809 <a href="http://www.bns.co.uk">www.bns.co.uk</a>
	<b>Campions</b> TEL: 0117 973 0041 <a href="http://www.campionsletting.co.uk">www.campionsletting.co.uk</a>
	<b>Clifton Rentals</b> TEL: 0117 911 3423 <a href="http://www.clifton-rentals.co.uk">www.clifton-rentals.co.uk</a>
	<b>Digs (Bristol) Ltd</b> TEL: 0117 9308750 <a href="http://www.bristoldigs.co.uk">www.bristoldigs.co.uk</a>
	<b>Hopewell Properties</b> <a href="http://www.hopewellproperties.co.uk">www.hopewellproperties.co.uk</a>
	<b>Hydes of Bristol</b> TEL: 0117 973 1516 <a href="http://www.hydes.co.uk">www.hydes.co.uk</a>
	<b>Jackson Property Management Ltd</b> TEL: 0117 974 4121 <a href="http://www.jacksonproperty.co.uk">www.jacksonproperty.co.uk</a>
	<b>Sarah Kenny</b> TEL: 0117 946 7171 <a href="http://www.sarahkenny.co.uk">www.sarahkenny.co.uk</a>
	<b>Kingsley Thomas Limited</b> TEL: 0117 946 6767 <a href="http://www.kingsleythomas.co.uk">www.kingsleythomas.co.uk</a>
	<b>Knight Frank</b> TEL: 0117 317 1999 <a href="http://www.knightfrank.co.uk">www.knightfrank.co.uk</a>
	<b>Medics On The Move</b> TEL: 0117 944 2051 <a href="http://www.movingtobristol.co.uk">www.movingtobristol.co.uk</a>
	<b>Stuarts Residential</b> TEL: 01225 220 335 <a href="http://www.stuartresidential.com">www.stuartresidential.com</a>
	<b>Westcoast Properties</b> <a href="http://www.westcoast-properties.co.uk">www.westcoast-properties.co.uk</a>
	<b>Woods Estate Agents</b> <a href="http://www.woodsstateagents.co.uk">www.woodsstateagents.co.uk</a>

### OUR CLIENTS

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

### DESIGN AND CONSTRUCT

	<b>Berkeley Place</b> TEL: 07770 942 190 <a href="http://www.berkeleyplace.co.uk">www.berkeleyplace.co.uk</a>
	<b>Matthew Deering Architects Ltd</b> TEL: 0117 973 3776 <a href="http://www.mwdarchitect.co.uk">www.mwdarchitect.co.uk</a>
	<b>Icon Facilities Management</b> <a href="mailto:ANDYCONWAY@ICONFM.CO.UK">ANDYCONWAY@ICONFM.CO.UK</a>
	<b>Gillard Electrical Services</b> TEL: 07980 595 681 E: <a href="mailto:iangillard@blueyonder.co.uk">iangillard@blueyonder.co.uk</a>
	<b>Kellaway Building Supplies</b> ORDELINE: 0500 575 764 <a href="http://www.kellaway.co.uk">www.kellaway.co.uk</a>
	<b>Pink Heating</b> TEL: 0845 201 1275 <a href="http://www.pinkheating.co.uk">www.pinkheating.co.uk</a>
	<b>Sharp Home Improvements</b> TEL: 0117 205 0075 <a href="http://www.sharphomeimprovements.com">www.sharphomeimprovements.com</a>
	<b>Up &amp; Over Doors Ltd</b> TEL: 0117 955 4594 <a href="http://www.upandoverdoors.co.uk">www.upandoverdoors.co.uk</a>
	<b>West-tec</b> TEL: 0117 907 4377 <a href="http://www.west-tec.org.uk">www.west-tec.org.uk</a>
	<b>Your Design Bristol</b> TEL: 0117 230 3838 <a href="http://www.yourdesignbristol.co.uk">www.yourdesignbristol.co.uk</a>

### INTERIORS AND LIFESTYLE

	<b>BCVA</b> TEL: 0117 953 3676 <a href="http://www.dnfa.com/bcva">www.dnfa.com/bcva</a>
	<b>Carolyn Dauncey Interiors</b> TEL: 0117 9145891 <a href="http://www.carolyndaunceyinteriors.co.uk">www.carolyndaunceyinteriors.co.uk</a>
	<b>D9 Décor</b> TEL: 07766 176 472
	<b>Farrow &amp; Ball</b> <a href="http://www.farrow-ball.com">www.farrow-ball.com</a>
	<b>GH Fitness</b> TEL: 07973 683 539 • <a href="http://www.ghfitness.co.uk">www.ghfitness.co.uk</a>
	<b>Origami</b> TEL: 07967 09 09 06 • <a href="http://www.origamievents.co.uk">www.origamievents.co.uk</a>
	<b>Toots Malton Interior Design</b> <a href="http://www.tootsmalton.co.uk">www.tootsmalton.co.uk</a>
	<b>The Mail Deli</b> TEL: 0117 973 4440 <a href="http://www.themalldeli.co.uk">www.themalldeli.co.uk</a>

### SURVEYORS

	<b>Andrew Forbes</b> <a href="http://www.andrew-forbes.co.uk">www.andrew-forbes.co.uk</a>
	<b>Clifton DEA</b> <a href="http://www.cliftondea.co.uk">www.cliftondea.co.uk</a>
	<b>Osborne Irish Associates</b> TEL: 0117 973 0803 <a href="http://www.osborneirishassociates.co.uk">www.osborneirishassociates.co.uk</a>
	<b>SP Surveyors</b> TEL: 07852 879330 <a href="http://www.spsurveyors.co.uk">www.spsurveyors.co.uk</a>

### FINANCE AND INSURANCE

	<b>Charterbank</b> <a href="http://www.charterbank.co.uk">www.charterbank.co.uk</a>
	<b>Churchill Wealth Management</b> <a href="http://www.churchillwm.co.uk">www.churchillwm.co.uk</a>
	<b>Lloyds TSB Commercial</b> <a href="http://www.lloydstsbbusiness.com">www.lloydstsbbusiness.com</a>
	<b>Royal Bank of Scotland Group</b> <a href="http://www.rbs.co.uk">www.rbs.co.uk</a>
	<b>Steve Mears Independent LLP</b> TEL: 0117 973 4300 <a href="http://www.stevemears.com">www.stevemears.com</a>
	<b>Towergate Insurance</b> <a href="http://www.towergate.co.uk">www.towergate.co.uk</a>

### MEDIA

	<b>Bath Chronicle</b> <a href="http://www.thisisbath.co.uk">www.thisisbath.co.uk</a>
	<b>Bristol Property Live</b> <a href="http://www.bristolpropertylive.co.uk">www.bristolpropertylive.co.uk</a>
	<b>Clifton Life</b> <a href="http://www.cliftonlifemag.co.uk">www.cliftonlifemag.co.uk</a>
	<b>Cole Design Associates</b> tel: 0117 923 9118 • <a href="http://www.cole-design.co.uk">www.cole-design.co.uk</a>
	<b>North Somerset Times</b> <a href="http://www.northsomersetimes.co.uk">www.northsomersetimes.co.uk</a>
	<b>Rightmove</b> <a href="http://www.rightmove.co.uk">www.rightmove.co.uk</a>
	<b>Andrew Stagg Photography</b> <a href="http://www.andrewstagg.com">www.andrewstagg.com</a>
	<b>Western Daily Press</b> <a href="http://www.westerndailypress.co.uk">www.westerndailypress.co.uk</a>
	<b>YourProperty Network Magazine</b> <a href="http://www.yourpropertynetwork.co.uk">www.yourpropertynetwork.co.uk</a>

### SOLICITORS AND CONVEYANCERS

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

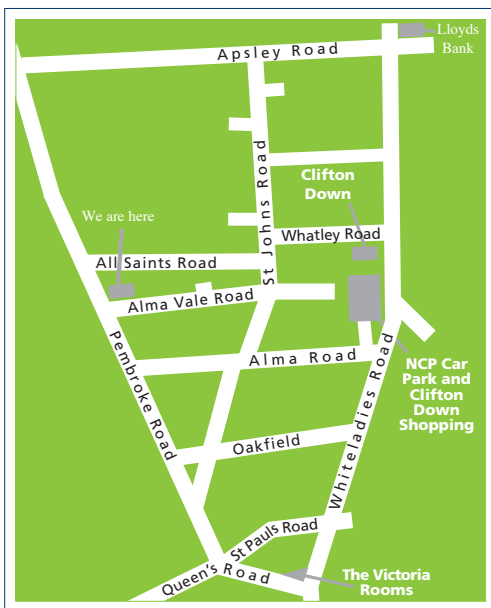


## our auction location



the packed sale room at our november auction

## how to find All Saints...



## directions...

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

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

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



0117 973 6565

auction@hollismorgan.co.uk

hollis  
morgan