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auction@hollismorgan.co.uk

estate agents **auctioneers**

RESULTS

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NOVEMBER 2010
auction

Wednesday, 10th November 2010 | **7.00^{PM}**
All Saints Church, Pembroke Road, Clifton

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welcome to the november auction



It is a great pleasure to be able to hold another Auction in the spectacular surroundings of this landmark Bristol Building. This space is ideal for holding an auction whilst the Atrium provides an opportunity for professional colleagues and anyone with an interest in property to meet each other.

Please join us for a complimentary glass of Cremant De Loire afterwards and take advantage of some of the free advice available. You will find interior designers, accountants, solicitors, builders and other people who can be helpful over property related matters.

Another innovative idea we are introducing from our next Auction is free independent advice from a Duty Solicitor. Mrs Barbara Hunt of Gregg Latchams will be available before and after the Auction to advise on any property related matters – so if you are thinking of buying or selling now or at any time in the future do speak to her.

Our next Auction will take place on December 22nd when we will be offering another selection of interesting and unusual properties ready for developing in the New Year.

You are most welcome tonight and at all of our Auctions – we would like you to regard them as far more than just another Auction – we would like you to experience an enjoyable Property Event. Remember, there is no truer indication of a market trend than by seeing the Property Market in operation at an Auction. As the country emerges from recession make sure you keep abreast of property trends and don't miss that all important 'Great Opportunity'.

Hollis Morgan wish you all an enjoyable evening.

our next auction date is

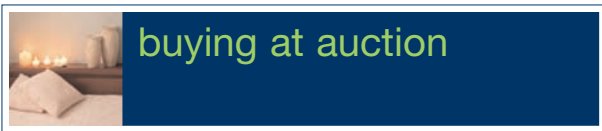


Wednesday, 22nd December 2010 | **7.00^{PM}**
All Saints Church, Pembroke Road, Clifton

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

 **0117 973 6565**
auction@hollismorgan.co.uk

**hollis
morgan**



buying at auction – an exciting opportunity

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

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

can I attend an auction to see what happens?

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

how do I find out about new properties?

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

how do I view the property?

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

what is a price guide?

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

what is a reserve price?

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

can I make an offer?

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

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

can I bid on the telephone?

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

should I have a survey?

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

what is a legal pack?

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

will I need a deposit?

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

is there a Buyers Premium?

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

do I need ID?

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

can someone bid on my behalf?

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

three essential things to prepare for an auction

SURVEY – Organise a survey

FINANCE – Organise your finance

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

Good luck and happy bidding!



selling at auction – what to look out for

what is an auction?

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

types of property offered at auction?

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

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

the advantages of auction

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

selling by Auction

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

why use hollis morgan?

- Andrew Morgan – the most experienced auctioneer in Bristol.
- we have a prestigious 'boutique' office in the heart of fashionable Clifton.
- excellent marketing skills and a wide mailing list.
- the latest technology.
- excellent communication skills and will keep you regularly informed of progress.
- respected throughout the city by 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

WITHDRAWN



Tickenham

PRICE: £300k+++



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

A 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.

Full planning permission has been granted for conversion and extension of disused Chapel and out buildings into a private dwelling and workspace.

The planning will result in a two storey, three bedroom family home.

PLANNING Application No; 09/P/1420/F

Full details of planning decision and drawings available upon request.

VAT We understand there may be a possibility for 0% VAT on property works as the building is classified under VAT rules as change of use. **We encourage purchasers to make their own enquiries in this matter.**

OTHER INFORMATION Our client has been previously advised by JR McGill who have prepared a quote for the rebuild and have in depth knowledge of the plot. The original plans were drawn up by Vic Love Architects.

VIC LOVE ARCHITECTS
Limited



118 Bedminster Down Road, Bristol, BS13 7AF
tel: 0117 963 3007
email: vic@viclove.co.uk

39 Alma Vale Road, Clifton, Bristol BS8 2HL
tel: 0117 973 3708
email: enquiries@jrmcgill.co.uk

SOLICITORS Mr Mark Griffiths, Henriques Griffiths, 770a Fishponds Road Fishponds, Bristol, BS16 3UA. Tel: 0117 909 4000.

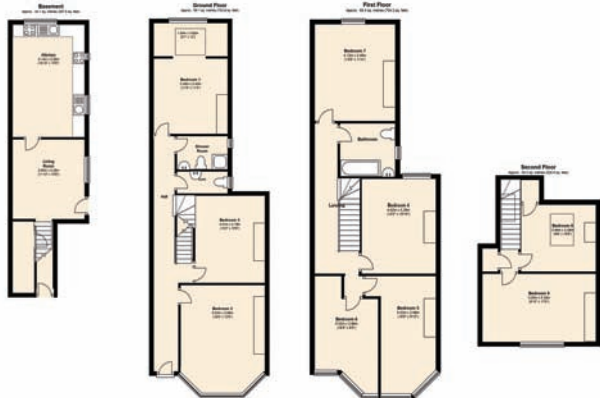
VIEWING: WEDNESDAYS 11:15-12:00/SATURDAYS 10:00-10:30

102

WITHDRAWN



Redland **GUIDE PRICE: £400k+++**



13 Harcourt Road, Redland BS6 7RQ
Family home/investment opportunity

An Edwardian terraced house with stone elevations and a tiled roof occupying an excellent position in Harcourt Road. The property is currently arranged as accommodation for students/young professionals but would, of course, be easily converted back into a family home (subject to gaining any necessary planning or other consents.) We understand an HMO inspection has recently been carried out on the property and some minor work is required before the license can be issued – the managing agents Kingsley Thomas have been advising the client and information on the HMO is available strictly via Hollis Morgan 0117 973 65 65.

The property is capable of producing an income in the region of £3075 pcm/£36,900 per annum. The nine rooms are let on individual AST agreements – see *schedule opposite*.

FURTHER INFORMATION

	OCCUPANT	RENTAL INCOME	CONTRACT TERM
Room 1	New tenant	£360 pcm.	12 MONTH CONTRACT
Room 2	R Wiggins	£360 pcm	TERMINATING 25TH JAN 2011
Room 3	R Whybray	£345 pcm	TERMINATING 4TH MARCH 2010
Room 4	Mr Nahrgang	£350 pcm	NOW ROLLING CONTRACT
Room 5	New Tenant	£320 pcm	12 MONTH CONTRACT
Room 6	Ms Dyrda	£335 pcm	TERMINATING 29TH JANUARY 2011
Room 7	Mr Linday	£345 pcm	TERMINATING 3RD MARCH 2011
Room 8	Currently vacant	adverted for £305 pcm	–
Room 9	Ms Pearce	£355 pcm	24TH FEBRUARY 2011
TOTAL RENTAL INCOME		£3,075 PCM (£36,900pa)	

SOLICITORS *Mr Simon Hodges, Willans Solicitors, 28 Imperial Square, Cheltenham, Gloucestershire GL50 1RH. Tel 01242 514 000.*

VIEWING: **TUESDAYS AND THURSDAY 13:15 – 14:00**

£190k

SOLD AFTER

Fishponds GUIDE PRICE: **£190k+++**

SOLICITORS Marie O'Hara, Brian Sinnot & Co., 713 Fishponds Road, Bristol, BS16 3UH. Tel 0117 965 1030.



828 Fishponds Road,
Fishponds, Bristol BS16 3XA

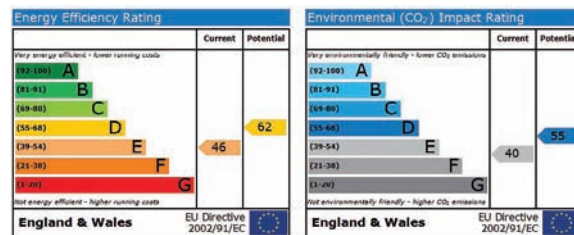
Investment/development/family home

A vacant mid terraced Victorian property arranged over two floors with a detached garage to the rear.

7-bedroom student investment property capable of producing circa £17,500 per annum (£250 per room pcm on a 10 month contract)

Development opportunity – Planning Permission was granted 3 years ago to convert the property into two 2-bed flats and a 1-bed flat.

Family home – this would make a spacious family home with garage parking at the rear.



VIEWING: TUESDAYS AND THURSDAY 10:00-10:30

why not sell at our **December** auction?



december auction

...here at All Saints on
Wednesday 22nd December 2010

LOT 4



UNSOLD

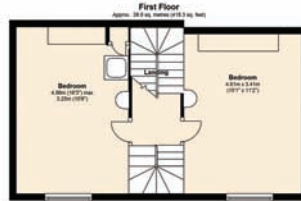
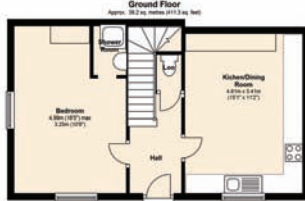
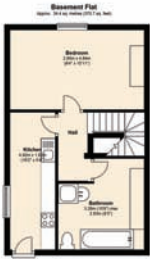
Southville GUIDE PRICE: £230k+++

SOLICITORS Phillip Hogan, Henriques Griffiths, 770a Fishponds Road, Fishponds, Bristol, BS16 3UA. Tel 0117 9094000.

Albert Lodge, 4, British Road, Southville, Bristol BS3 3BW Investment/development/family home

Albert Lodge is a four storey end of terrace property dating from the 1840's and currently arranged as digs with large communal kitchen/diner and six lettable rooms and a self contained studio flat in the basement. To the side of the property are two small gardens and two off street parking spaces.

The property would make a fine family house. Possible conversion into flats (subject to obtaining the necessary planning and other permissions). Upgrade the current set up and gain an HMO (House of Multiple Occupation) license.



VIEWING: TUESDAYS AND THURSDAYS 11:00 – 11:30

LOT 5



SOLD £276k

Clifton GUIDE PRICE: £250k+++

SOLICITORS Richard Harris, Richard Harris & Co, 24 Regent Street, Clifton, Bristol, BS8 4HG. Tel: 0117 973 0162.

Villa Nova, 16, Byron Place, Clifton, Bristol BS8 1JT Family home/investment – requiring modernisation

A four-bedroom period house with Bath stone elevations and accommodation arranged over three floors. The property which requires modernisation will make an ideal family home or, alternatively, would be suitable as a residential investment property. There is a small but attractive courtyard garden to the rear of the house.

Situated in a very charming enclave of similar period houses overlooking a central garden. Queens Road with its eclectic range of shops, the University of Bristol and the business, shopping, entertainment and leisure facilities of the City are all within a short distance.



VIEWING: WEDNESDAY 10-1030/SATURDAY 11:45-12:15



19-21 Lower Redland Road, Redland Bristol BS6 6TB
tel: 0117 205 0075
email: info@sharphomeimprovements.co.uk

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UNSOLD



Kingswood **GUIDE PRICE: £775k+++**



The Old Bus Depot, Moravian Road, Kingswood, Bristol BS15 8ND

Land for Development

An impressive centrally located site (a former bus depot) of approximately 0.83 acres situated in prime location with vehicular access onto Moravian Road and within easy reach of Kingswood High Street.

In recent years the bus depot has been used as an industrial timber mill but now is let, on an informal basis, to a number of local independent traders including – car sales, storage containers, mechanics etc – and we are informed that these informal lettings currently produce a monthly income of £3,500 (three thousand five hundred pounds). None of the tenants have formal leases but we understand there is scope to formalise these and also to potentially increase the income.

We would like to point out that a site in such close proximity to the bustling High Street could potentially have scope for re-development into a variety of residential/commercial uses (subject to obtaining any necessary planning or other consents).

Prospective purchasers are recommended to make their own planning enquiries with the local council.

SOLICITORS Philip Brown, Gregg Latchams LLP, 7 Queen Square, Bristol BS1 4JE. Tel 0117 906 9400.

PLANNING Local Planning Authority: South Gloucestershire Council, tel: 01454 868004, e-mail: PlanningApplications@southglos.gov.uk

OTHER INFORMATION James Withall of 3Sixty Real Estate has in-depth knowledge of the site and area and would be happy to advise on its potential. Tel: 01275 844 567.



VIEWING: BY APPOINTMENT

LOT 1

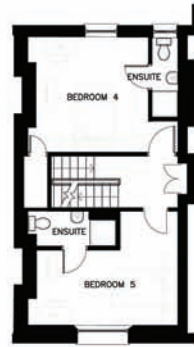
SOLD PRIOR



BASEMENT PLAN



GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN

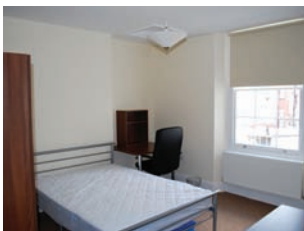


SITE LOCATION PLAN
1:1250



Clifton

GUIDE PRICE: £450k+++

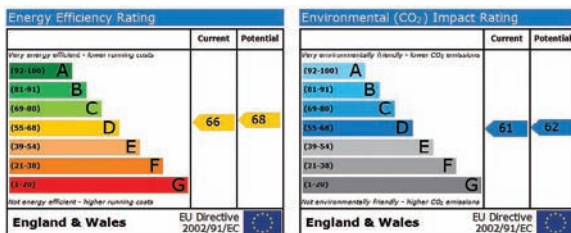


13 Triangle South,
Clifton, Bristol BS8 1EY
Investment Property

This is a Bath stone fronted period house occupying a fine position in Triangle South in the very heart of Clifton within a few hundred yards of The University of Bristol and the open acres of land on Brandon Hill with the spectacular Cabot Tower. There is an eclectic range of shops almost adjacent to the property together with a variety of restaurants and wine bars etc to suit all tastes. The City centre with its business areas, entertainment and shopping facilities is within a quarter of a mile whilst St George's Brandon Hill with its fine musical tradition is easily reached. This is the ideal location, therefore, for young people studying or working in the town to savour the academic and social advantages of this unique and interesting location and therefore, a residential investment where there is an insatiable demand for accommodation.

The property is currently let on a fixed term commencing 1st July 2010 and expiring 30th June 2011 to 7 students.

The rental income is £3,031 pcm, £36,372per annum.



SOLICITORS Mr Nigel Farrell, Farrells, 16 Portland Square, Bristol, BS2 8SJ. 0117-944 4664

VIEWING: TUESDAYS AND THURSDAYS 12:00 – 12:45



SOLD PRIOR

Kingsweston GUIDE PRICE: **£400k+++**

SOLICITORS *Barbara Hunt, Gregg Latchams, 7 Queen Square, Bristol BS1 4JE. Tel 0117 906 9400.*



JOINT AGENTS

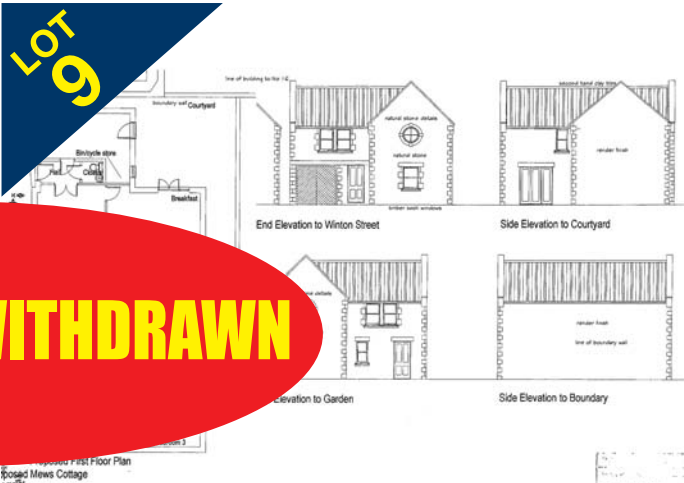
Quakers Meet,
Kingsweston Road, Bristol BS11 0UX
A family house in need of restoration

A superb family house with huge potential, out buildings and garden.

Quakers Meet is a substantial Grade II Listed family house understood to date from 1718 and originally provided meeting rooms in the early 18th Century for the Quaker community. It has later Georgian additions and now provides spacious, well proportioned and flexible accommodation over three floors.

VIEWING:

STRICTLY BY APPOINTMENT



WITHDRAWN

Knowle GUIDE PRICE: **£75k+++**

SOLICITORS *Marcia Lopez, TLT LLP, One Redcliffe Street, Bristol BS1 6TP. Telephone: 0117 917 7777.*

PLANNING *Planning application number – 08 / 02136 / F
Granted on 29th May 2008.*



Winston Lane
Plot to the rear of 18 Knowle Road,
Bristol BS4 2EE
Building Plot

Full planning permission has been granted for the erection of a detached four bedroom mews cottage.

Plans, elevations and site maps are available upon request via e-mail from auction@hollismorgan.co.uk.

VIEWING:

BY APPOINTMENT



WITHDRAWN

Horfield

GUIDE PRICE: £200k+++

SOLICITORS *Mr Hugh Feeny, Feeny & Co, 177 Whiteladies Rd, Clifton, Bristol BS8 2RY. Tel: 0117 923 9477.*

OTHER INFORMATION *Sharp Home Improvements have inspected the property and a full quote for finishing the property is available from the auctioneers office.*



19-21 Lower Redland Road, Redland Bristol BS6 6TB
tel: 0117 205 0075
email: info@sharphomeimprovements.co.uk



454 Gloucester Road, Horfield, BS7 8TX
Finishing touches...

A classic mid-terrace stone fronted 3-bedroom, 3-reception, period house with a tiled roof with accommodation arranged over two floors. Small garden and parking for two cars to the rear.

The present owners have carried out extensive modernisation to the property and this now presents an opportunity for a creative purchaser to apply the finishing touches.

A schedule of works is available from the auctioneers office – purchasers must satisfy themselves as to the condition of the property and previous work undertaken. Ideally situated for residential lettings to both students and young professionals.

VIEWING: THURSDAY 15:30-16:00/SATURDAY 12:45-13:15



WITHDRAWN

Arnos Vale

GUIDE PRICE: £275k+++

SOLICITORS *Mr Roy Coles, Roy Coles & Co, 11 Berkeley Square, Bristol, BS8 1HG. Tel: 0117 925 6257.*

FURTHER INFORMATION

	NO OF BEDS	GARDEN	RENTAL INCOME	CONTRACT TERM
Ground floor	Studio	—	£325 pcm	LET ON AST: EXPIRED JULY 2010
First Floor	1	—	£500 pcm	LET ON AST: NOW ROLLING CONTRACT
Second Floor	2	YES	£600 pcm	LET ON AST EXPIRES NOVEMBER 2011
Top Floor	1	YES	£375 pcm	LET ON AST EXPIRES DECEMBER 2010

TOTAL RENTAL INCOME £1,800 PCM (£21,600pa)



232 Bath Road, Arnos Vale, BS4 3EQ
Investment/breakup opportunity

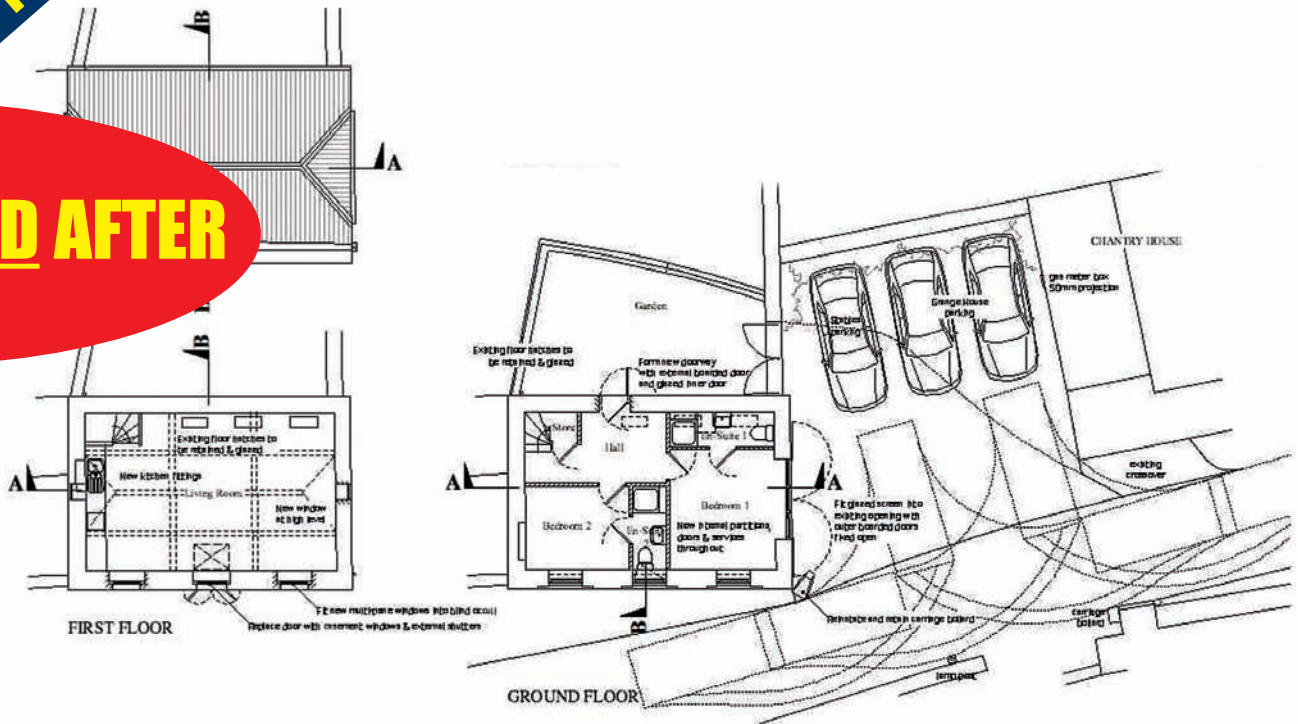
An imposing Victorian house recently converted into four individual units. The property provides an ideal opportunity for an owner occupier, an investor or for someone wishing to take advantage of the opportunity to individually market each unit.

Each flat is currently let on an individual AST contract. The A4 is a busy thoroughfare leading from the centre of Bristol to Bath and, therefore, it services a huge area of commercial and quasi industrial businesses and is well situated to meet the demands of young people and students wishing to enjoy the ambience and convenience of Vibrant City Life.

VIEWING: THURSDAY 14:30 – 15:00 OR BY APPOINTMENT

LOT 14

SOLD AFTER



Stapleton GUIDE PRICE: **£125k+++**



The Stables, Grange House, 18a Park Road, Stapleton Bristol BS16 1AT

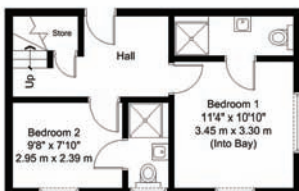
Historic Coach House/stable with full Planning Permission

A fine Grade II listed Georgian stable block with planning permission to create a comfortable two bedroom (circa 700 sq ft) dwelling over two floors. This former stable block is located behind the Holy Trinity Church accessed off neighbouring Colston Hill. The property will benefit from an off street parking space as well as an enclosed south-easterly facing courtyard garden.

We understand utilities including gas, water and electric have been connected – buyers must make their own enquiries into this matter.

Description of Development: Change of use of 'stables' building to a single dwelling house, Full Planning (Amendment to Planning Approval 08/01838/F)

A local architect has prepared the scheme for two bedroom accommodation – plans available upon request from Hollis Morgan.



Ground Floor



First Floor



QUENTIN ALDER ARCHITECTS

The Undercroft, 6 Church Road, Sneyd Park, Bristol BS9 1JU.
tel: 0117 968 3111 fax: 0117 968 7333 e-mail: mail@quentinalder.co.uk

SOLICITORS *Sally Stainton, Licensed Conveyancer, Ocean Property Lawyers, 199 Gloucester Road, Bishopston, Bristol BS7 8BG. Tel: 0117 9166600*

VIEWING: TUESDAY 14;30-15:00/SATURDAY 13:30-14:00

contact Andrew Morgan
or Oliver Hollis
on **0117 973 6565**
to arrange a viewing
or make an offer.

residential sales



NEW INSTRUCTION
Redland **£400,000**
A traditional Victorian end of terrace bay fronted villa arranged over three floors presented in immaculate condition with three bedrooms, two bathrooms located in Redland backwater.



NEW INSTRUCTION
Clifton **£375,000**
An impressive hall floor apartment with spacious rooms, high ceilings and many period features. Two beds, drawing room, Kitchen, two bathrooms, gardens, parking and no onward chain.



NEW INSTRUCTION
Harbourside/City **£265,000**
Stylish and contemporary apartment overlooking Bristol's inland waterways. Comprising open plan living with stylish kitchen, terrace, two beds, two bathrooms, allocated underground parking and, unusually, mooring rights.



NEW INSTRUCTION
Redland **£575,000**
An imposing mid terrace five bedroom Victorian family home offered in exceptional decorative order.



NEW INSTRUCTION
Clifton **£249,950**
A classic hall floor two bedroom apartment with spacious drawing room set within an imposing Victorian building on a quiet Clifton backwater.



NEW INSTRUCTION
Clifton **£399,950**
A luxurious hall floor apartment with three bedrooms, spacious lounge, modern kitchen, sole use of the garden and gated off-street parking for up to 3 vehicles.



NEW INSTRUCTION
Long Ashton **£699,950**
Sunnymead is an exquisite stone build Grade II listed 17th Century rural retreat comprising 5 beds, 4 receptions, kitchen and gardens. Yet within two miles of the centre of Bristol.



NEW INSTRUCTION
Sneyd Park **£995,000**
A prestigious individual detached house within a few hundred yards of the Downs with excellent accommodation and beautiful gardens.



NEW INSTRUCTION
Brandon Hill **£345,000**
A fine end of terrace Georgian townhouse dating from 1820 arranged over four floors comprising 3/4 beds, L shaped kitchen diner, modern bathroom, lounge and off street parking. Adjacent to Brandon Hill Park.



NEW INSTRUCTION
Clifton **£325,000**
A superb garden flat with private entrance, generous living space, garden and parking – located in a stunning period terrace adjacent to Whiteladies Road.



NEW INSTRUCTION
Clifton **£565,000**
A mid terrace modern townhouse arranged over three floors with four bedrooms, open plan dining, private garden and allocated OSP.

LOT 15
T

SOLD £630k

Clifton

GUIDE PRICE: **£550k+++**



30 Alma Road,
Clifton, Bristol BS8 2DB

A family home in need of refreshment

This is the quintessential semi detached stone built Victorian villa located in the heart of Victorian Clifton in a prime residential location within a few hundred yards of Whiteladies Road and Clifton Down Shopping area.

The property offers extremely well proportioned and elegant family accommodation arranged mainly over two floors with the advantage of a good size, mainly south facing, rear garden and a double garage.

The property is now in need of some up-grading but offers that ubiquitously desirable opportunity to create either a contemporary or a period masterpiece within this imposing and substantial stone built home.



sharp home improvements

19-21 Lower Redland Road, Redland Bristol BS6 6TB
tel: 0117 205 0075
email: info@sharpimprovements.co.uk

OTHER INFORMATION Sharp Home Improvements have inspected the property and a full quote for finishing the property is available from the auctioneers office.

SOLICITORS Peter Golding, Bush & Bush Solicitors, 77, 79 & 81 Alma Road, Clifton, Bristol, BS8 2DP.

VIEWING: WEDNESDAYS 14:30-15:15/SATURDAY 11:00-11:30

buying at auction – our terms and conditions

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

Please note new Government regulations regarding payment.

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

Buyers Premium

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

Conditions of Sale and Title

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

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

Addendum sheet

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

Questions

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

Finance

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

Inspection

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

Availability

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

Bidding

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

Contract

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

Insurance

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

Measurements

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

Fixtures and Fittings

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

Offers

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

Particulars Plans and Photographs

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

Value Added Tax

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

Tenanted Investments

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

Planning and other Regulations

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

hollismorgan Disclaimer

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



hollismorgan proxy and telephone bidding form

Date of Auction: Lot Number: _____

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

Property Address _____

Maximum Bid Price: £ _____ Words _____

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

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

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

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

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

Proxy Bidding – Buyer's Details

Contract Name _____

Full Name(s) _____

Company _____

Address _____

Postcode _____

Telephone Business: Home: _____

Mobile: _____

Buyer's Solicitor's Details

Company _____

Address _____

Postcode _____

Telephone: _____ Fax: _____

For the Attention of: _____

Signature of Prospective Buyer _____

Date of Signing _____

DX No _____

Telephone Bidding – Buyer's Details

Contract Name _____

Full Name(s) _____

Company _____

Address _____

Postcode _____

Telephone: (1) _____

(2) _____

Buyer's Solicitor's Details

Company _____

Address _____

Postcode _____

Telephone: _____ Fax: _____

For the Attention of: _____

Signature of Prospective Buyer _____

Date of Signing _____



0117 973 6565

auction@hollismorgan.co.uk

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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.



anti money laundering legislation

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

The three sets of legislation are as follows:

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

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

Please find opposite a schedule of acceptable documentation.

You must provide one document from each list

Identity documents:

- Current signed passport

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

Evidence of address:

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

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



St Peter's Hospice is Bristol's only adult Hospice caring for local people with terminal illnesses. You can help us in any of the following ways:

- **Visit your local St Peter's Hospice shop**
- **Join our weekly Local Lotto**
- **Take part in a fundraising event**

For more information on these and the many other ways you can help visit: **www.stpetershospice.org** or call **0117 915 9300**



St Peter's Hospice

Registered Charity No: 269177

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...need to improve your home?

sharp

home improvements

Thinking about extending your home? Or do you want to fix up the kitchen or bathroom? What about a complete refurbishment? — We offer you the excellent service you need!

Whether it's a renovation, building or maintenance work, we have the experience and skills to offer a high standard of workmanship to all our customers, to ensure projects run smoothly from start to finish for both domestic or commercial clients.

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We pride ourselves on exceeding our customers expectations whatever your budget and size of project. If you are looking for a reputable builder . . . you've found us!

*. . . from planning to build,
we offer the complete service*

sharp insurance claims sharp kitchens & bathrooms

Our portfolio

We have a portfolio covering a wide range of projects specialising in:-

- Kitchens
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- Internal alterations
- General maintenance
- Electrics and plumbing
- Painting and decorating
- Carpentry
- Tiling

All works undertaken comply with current building regulations.

19-21 Lower Redland Road
Redland, Bristol BS6 6TB

[t] 0117 205 0075

[f] 0117 923 9880

[e] info@sharphomeimprovements.co.uk

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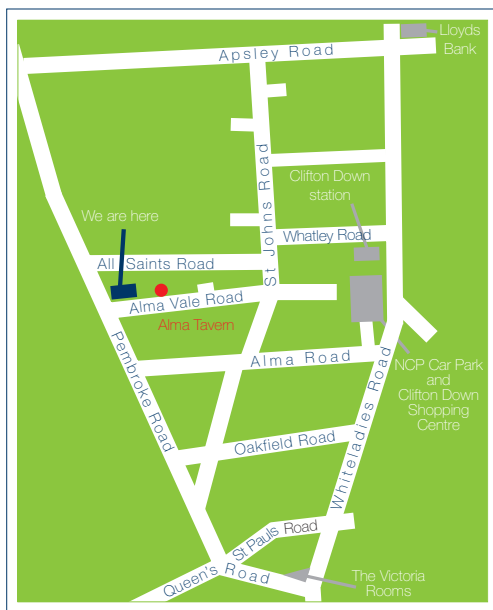
we are delighted to be associated with...



our auction location



how to find All Saints...



directions...

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

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

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

our next auction date is



Wednesday, 22nd December 2010 | **7.00 PM**
All Saints Church, Pembroke Road, Clifton

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

0117 973 6565
auction@hollismorgan.co.uk

hollis
morgan