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**RESULTS**

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**morgan**

NOVEMBER 2011  
auCTION

Wednesday, 16<sup>th</sup> November 2011 | **7.00<sup>PM</sup>**  
All Saints Church, Pembroke Road, Clifton

# NOVEMBER 2011

# auCTION

**LOT 1** GUIDE PRICE **£450,000+++** **PAGE 14**

**18 St. Johns Road, Clevedon, North Somerset, BS21 7TG**  
A fine period home retaining many original features plus a self contained annex, driveway and two garages.

**LOT 2** GUIDE PRICE **£250,000+++** **PAGE 15**

**194 Henbury Road, Henbury Village, Bristol BS10 7AE**  
A fabulous Grade II listed 4 bedroom town house, well presented with an abundance of period features.

**LOT 3** GUIDE PRICE **£130,000+++** **PAGE 16**

**Church of the Nazarene, Summer Hill, Totterdown, Bristol BS4 3EF**  
A non-listed Church with lapsed planning permission for conversion into four flats with underground parking.

**LOT 4** GUIDE PRICE **£115,000+++** **PAGE 16**

**Wedmore Villa, 142 A, Bath Road, Totterdown, Bristol BS4 3EF**  
An unusual property with both residential and commercial history.

**LOT 5** GUIDE PRICE **£40,000+++** **PAGE 17**

**Land to rear of 231 Lodge Causeway, Fishponds, Bristol BS16 3RA**  
Prominent Site with full planning to demolish existing garage and construct 2 flats but with potential to develop site further subject to PP.

**LOT 6** GUIDE PRICE **+++ £550,000+++** **PAGE 18**

**9 Unity Street, Off Park Street, Bristol BS1 5HH**  
A freehold investment comprising four 1 bedroom flats and an unconverted basement – producing circa £36,000 pa.

**LOT 7 8/9** **PAGE 19**

3 garage sites to be offered on behalf of South Gloucestershire Council:  
**Great Leaze Garages, Great Leaze, Cadbury Heath, South Gloucestershire BS30 8AT** GUIDE PRICE **£20,000+++**  
**Court Road Garages, Court Road, Kingswood, Bristol BS15 9QB** GUIDE PRICE **£41,000+++**  
**Smarts Green Garages, Smarts Green, Chipping Sodbury, South Gloucestershire BS37 6EA** GUIDE PRICE **£19,000+++**

**LOT 10** GUIDE PRICE **£110,000+++** **PAGE 20**

**155 Ilchester Crescent, Bedminster Down, Bristol BS13 7HR**  
A mid terrace three bedroom house now in need of basic modernisation.

**LOT 11** GUIDE PRICE **£40,000+++** **PAGE 21**

**East Garages, Juniper Court, Eastville, Bristol BS5 6YH**  
A site with full planning for a single dwelling – ref: 11/02880/F

**LOT 12** GUIDE PRICE **£400,000+++** **PAGE 22**

**42 Barry Road, Oldland Common, Bristol BS30 6QY**  
Former Nursing Home: A substantial detached house with large single storey extension set on a large plot.

**LOT 13** GUIDE PRICE **£150,000+++** **PAGE 23**

**1 Victoria Park, Fishponds, Bristol BS16 2HJ**  
An end of terrace Victorian property currently arranged as a four bedroom student house producing £13,488 pa.

**LOT 14** GUIDE PRICE **£450,000+++** **PAGE 25**

**24 Alma Vale Road, Clifton, Bristol BS8 2HY**  
Freehold investment: vacant ground floor + basement restaurant + self contained 3-bed maisonette. (Capable of producing c. £34,500pa).

**LOT 15** GUIDE PRICE **£700,000+++** **PAGE 26**

**50 Royal York Crescent, Clifton, Bristol BS8 4JS**  
A freehold investment with 12 bedrooms producing circa £56k pa.

**LOT 16** GUIDE PRICE **£200,000+++** **PAGE 27**

**The Old Court House, 1 Worthy Place, Weston-super-Mare BS23 1LY**  
Modern detached 2-storey building currently arranged as 14 offices.

**LOT 17** GUIDE PRICE **£180,000+++** **PAGE 29**

**50 Birnbeck Road, Weston-super-Mare BS23 2EE**  
Freehold investment comprising ground floor Restaurant and 5-bedroom flat producing £13k pa + potential building plot adjacent subject to PP.

**LOT 18** GUIDE PRICE **£250,000+++** **PAGE 30**

**Land to rear of 74-80 Bell Hill Road, St George, Bristol BS5 7LU**  
A large site with excellent access and full planning for five three bedroom houses and three flats. ref: 10/04234/F.

**LOT 19** GUIDE PRICE **£115,000+++** **PAGE 31**

**63 Molesworth Drive, Bristol BS13 9BJ**  
3-bedroom semi-detached house on a large corner plot. Huge potential.

**LOT 20** GUIDE PRICE **£14,000+++** **PAGE 32**

**2 Parking Spaces to rear 82 West Street, Old Market, Bristol BS2 0BW**  
2 allocated secure off-street parking spaces within ¼ mile of the City Centre.

**LOT 21** GUIDE PRICE **£390,000+++** **PAGE 33**

**33 Stackpool Road, Southville, Bristol BS3 1NG**  
A large semi detached Victorian property arranged as three large flats producing an income of £24,600 per annum.

**LOT 22-29** **PAGE 34/35**

Eight small parcels of land to be offered on behalf of South Gloucestershire Council

**LOT 22 James Close, Soundwell, Bristol BS16 4TQ**  
GUIDE PRICE **£2,000+++**

**LOT 23 James Road, Soundwell, Bristol BS16 4SY**  
GUIDE PRICE **£2,000+++**

**LOT 24 Barrington Close, Kingswood, Bristol BS15 4QD**  
GUIDE PRICE **£2,000+++**

**LOT 25 Fairford Close, Kingswood, Bristol BS15 4QE**  
GUIDE PRICE **£2,000+++**

**LOT 26 Wedmore Close, Kingswood, Bristol BS15 9PF**  
GUIDE PRICE **£2,000+++**

**LOT 27 Burley Grove, Kingswood, Bristol BS16 5QF**  
GUIDE PRICE **£1,000+++**

**LOT 28 Grace Drive, Kingswood, Bristol BS15 4JX**  
GUIDE PRICE **£2,000+++**

**LOT 29 Sherbourne Close, Kingswood, Bristol BS15 4QG**  
GUIDE PRICE **£2,000+++**

**LOT 30** GUIDE PRICE **£225,000+++** **PAGE 37**

**6c Cotham Lawn Road, Cotham, Bristol BS6 6DU**  
A top floor 3 / 4 bedroom flat recently let to students producing £16,680 pa but now vacant - requires modernisation.

**LOT 31** GUIDE PRICE **£210,000+++** **PAGE 38**

**282 North Street, Bristol BS3 1JU**  
A mid terraced Victorian property that has been recently modernised and let to professional tenants.

**LOT 32** GUIDE PRICE **£25,000+++** **PAGE 39**

**Land to the rear of 10 Filton Grove, Filton Bristol BS**  
A site fronting onto Filton Avenue with excellent access and outline planning for the erection of a single dwelling with off street parking.

**LOT 33** GUIDE PRICE **£325,000+++** **PAGE 41**

**10 Duchess Road, Clifton, Bristol BS8 2LA**  
A Freehold investment comprising 4 x 1 bedroom flats - the block is now vacant and requires modernisation / converting back into a family home.

Wednesday, 16<sup>th</sup> November 2011 | **7.00<sup>PM</sup>**  
All Saints Church, Pembroke Road, Clifton



welcome

dear friends



I am delighted to present the Hollis Morgan November Catalogue which will be our final auction of what has turned out to be a fascinating year for buyers and sellers alike. The success of our July sale saw us pass the £20 million mark of properties sold in our first eight auctions and we have another varied and interesting range of lots for your competition in the November Sale. As always, you can download the full information for each lot – with plans, legal packs and viewing times – from our website.

We are proud to add South Gloucestershire Council to North Somerset and our other corporate and charitable clients and thank them for their kind instructions – eight small parcels of land and three larger garage sites – which we are sure will create a great deal of interest for local individuals, developers and long term investors alike.



Congratulations to my colleague and auctioneer Andrew Morgan for his fine efforts in helping Bristol Zoo raise £427,000 at the WOW! Gorilla auction including Gorisambard – a gorilla modelled on Isambard Kingdom Brunel – the highest selling statue, going for £23,000. *“It was a fantastic event”* said Andrew *“With the money raised on the night going to the Wallace and Gromit Grand Appeal and other charities.”*

I am sure that Andrew will be looking forward to receiving your bids but, in any event, whether you are buying or just observing, we will both look forward to seeing you on the night with the usual complimentary drinks afterwards.



our 2012 auction dates...

1<sup>ST</sup> FEBRUARY 2012

28<sup>TH</sup> MARCH 2012

30<sup>TH</sup> MAY 2012

25<sup>TH</sup> JULY 2012

26<sup>TH</sup> SEPTEMBER 2012

28<sup>TH</sup> NOVEMBER 2012

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

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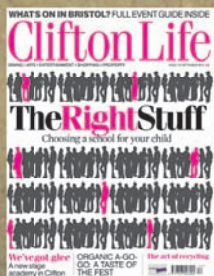
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## Clifton Life

For all your property  
requirements

Contact :- Debbie Blackman  
on 01225 475800



introducing hollis morgan's legal expert

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



### **I am often asked: "I want to buy a property at auction. Do I need to instruct a solicitor first?"**

When you buy at auction you are committed as soon as the hammer comes down on your bid. So you would be wise to ask your solicitor to check the 'auction pack' before you start bidding.

The 'auction pack' will be prepared by the solicitor acting for the seller. It will contain details of the legal title, searches, a property information form and a copy of the contract which you will be asked to sign at the auction if you are the successful bidder. If it is a leasehold property it will contain a copy of the lease.

Your solicitor will be able to tell you if there is anything adverse affecting the legal title for example there could be a restriction – or 'covenant' – against business use or against building works; your

neighbours could have rights over the property which were not apparent when you inspected the property; or there could be a financial obligation affecting the title such as a mortgage or a rent charge.

The searches within the pack will tell you about the planning history of the property; road or other local authority proposals for the area; public health issues and other financial liabilities which may be registered. The solicitor will be able to advise you on anything revealed by the searches which could affect the saleability or the value of the property.

If the property is leasehold the solicitor will check to see if the lease is properly drawn up with enforceable rights and obligations – e.g. for repair and insurance. The solicitor will also check the term of the lease and the obligations in respect of rent and service charges. This is vitally

important as a defective lease will not be acceptable to a lender and you may not be able to borrow against the property. A defective lease may also affect the property's value

The contract or 'conditions of sale' may contain an obligation to reimburse the seller with search fees on completion among other things.

All these things could affect your decision to buy and perhaps the price you are prepared to pay at auction. It is therefore prudent to ask your solicitor to check the auction pack for you – but please remember to contact your solicitor a week or so before the auction so that he or she has plenty of time to do it!

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

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Solicitors & Notaries

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## Have you considered investing into a buy-to-let property? Jo Stewart from FX Mortgages explains some of the options



### **There has been a lot of recent press around the increase in the Buy-to-Let market.**

Many lenders are looking to increase their funding for Buy-to-let properties and new lenders are also considering entering the buy-to-let market, so now might be a great time to start or increase your portfolio.

New research from specialist buy-to-let lender Paragon has shown that demand from tenants has increased in the third quarter of this year. Only 4% of landlords thought demand had decreased.

Here at FX Mortgages Ltd we can help you find the right product for your Buy-to-Let purchase and help you start your portfolio. We have access to a wide range of mortgage deals up to 85% loan to value, some which are not available on the high street.

We also have access to lenders that use rental income calculations to determine the level of mortgage they will offer. This means that you may not necessarily require a particular level of personal income to obtain the Buy-to-Let mortgage you need.

If you currently have a Buy-to-Let property we could also help you find a remortgage deal. Contact us today to find out if we can help with a more competitive rate. Equally with loan to value percentages becoming more favorable you may find that now could be the time to raise capital against the property for such things as home improvements.

There are many things to think about with any Buy-to-Let purchase or remortgage. Thankfully here at FX Mortgages Ltd we are able to provide a full advice service and guide you

through all the options available. In addition to this we also offer a full general insurance and protection advice service. Why not contact us to see if we could beat your buildings insurance renewal, or provide advice on your personal insurance needs?



**Please remember**

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

**FINANCEXCHANGE**  
Mortgages

“a fantastic event with over  
£427,000 raised for charity”

*Andrew Morgan, auctioneer*



expert estate agents,  
astute auctioneers,  
gorillas at fund raising!





# ask the experts

our auction professionals answer your queries

What are the things to look out for when buying a property?

**Chris Marney replies:** *“Roof – are there missing tiles? Does the roof still have old style felt? Try to access the roof space to have a proper look.*

**Electrics** – *is the fuse board the old wired fuse style? If so this may indicate that a re-wire is required.*

**Plumbing** – *is the mains water supply lead? This could be replaced under The Lead Replacement Scheme.*

**External** – *if it is a rendered property, look for signs of cracks or movement.*

**Damp** – *this may be due to the property having been vacant for a period of time”.*

What should I look out for if refurbishing a property?

**Chris says:** *“If you are planning to make structural alterations or change the layout you will require **building regulations** approval.*

*Always include in your budget for **removal of waste**.*

*Don't forget to **cost for finishing external areas** such as pathways and landscaping.*

*Always allow a **10% contingency** for the unforeseen. You are unable to take up floor boards and remove wall coverings before you buy so you need*

*to be prepared for what could be hidden behind”.*

What are your top tips?

**Chris says:** *“Replace **door and window ironmongery** as a cost effective improvement. If selling the property use **neutral colours** for all finishings.*

*Use cost effective bathroom suites and kitchen units but **push the boat out** on the finishes such as tap, tiles and appliances”.*

What are the advantages of using a professional firm like Sharp Home Improvements?

**Chris says:** *“We offer a free quotation and advice service even if you have not purchased the property yet! In addition we offer:*

- *a complete service including all trades which will ensure the project is delivered cost effectively and within an agreed timescale*
- *daily site management with weekly progress meetings*
- *full samples and design service to ensure the finishing touches are just right*

*With our in-house design service we can take the project from an initial concept through planning and building regulations (if required) to the completion of the building works”.*



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

If you wish to buy at auction you must bring two separate forms of identification and conform to money laundering regulations – please see page 46 of this catalogue for the full requirements.

You must have the deposit in appropriate form – cheque or bankers draft; not cash.



## Can I bid by telephone or proxy?

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



## When do I get the keys?

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



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



**Chris Marney**



Chris is a director of Sharp Home Improvements Ltd which he started in 2006 as a kitchen and bathroom specialist. The company has now grown to encompass all aspects of building work. Please contact: [chris@sharphomeimprovements.co.uk](mailto:chris@sharphomeimprovements.co.uk)

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# the mole report

a look back to our successful september sale

Sam Mole

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



**Wednesday 14<sup>th</sup> September saw the fifth Hollis Morgan Auction of 2011 and it continued the recent trend which has now seen some £20m worth of property sold at those five auctions.**

*Some 27 Lots were offered, but after agreeing sales on 8 properties prior to auction, and with a further 5 Lots either withdrawn or postponed, there were a total of 14 Lots available for purchase on the night.*

*It came as quite a surprise, therefore – and this may be testament to the quality of the properties that were offered on the night – that this was one of the best attended Hollis Morgan Auctions to date with well over 350 people packing out the iconic surroundings of All Saints Church, Clifton.*

*42 Alma Vale Road, 8 Ravenswood Road and the Rear Offices at 82 West Street were the most notable properties to sell prior to Auction, with the former two providing a fantastic opportunity to investors whilst the latter is set to be developed into three new apartments (with parking) boasting excellent links to the city centre and Temple Meads.*

*The sale itself also saw some fantastic results with 7 properties exchanging on the night, whilst Clyde Road (Lot 5) fell marginally short of its reserve price before a sale was agreed the following morning. The highlights of the evening included 88 Cloverlea Road, Oldland Common (Lot 25), selling for £127,000 – achieving a decent £17k above its guide price – but still looking good value for money considering the size of the plot and thus the potential to develop the site, subject to gaining the necessary planning consent.*

*Both Lot 3 and Lot 20 sold at the second time of asking, having originally been offered at the previous sale, which would suggest that in the current market investors and property developers are choosing to err on the side of caution where possible. The properties achieved £631,000 and £100,000 respectively, and both now represent excellent value for money – Lot 3, 18 Westfield*

*Park, is already converted into 3 flats and currently produces an annual income of £31,380, and was purchased by an investor who had seen the property for the first time just an hour before the sale! 1-3 Villiers Road (Lot 3), a former meat factory now in ruins, was sold with full planning permission for conversion into four flats in addition to the erection of two 2-bedroom cottages to the rear.*

*However, the talking point of the evening came along right at the start of the sale. Lot 1, 70 Pembroke Road of Clifton, had generated the highest levels of interest throughout the viewing period, no doubt owing to its marvellous original features, fantastic location, and outstanding potential as both a development property or as a family home. Offered with a guide price of £600,000, this imposing four storey Victorian mansion was originally a school house before more recently being used for residential purposes and informally split into three flats. Initially it appeared as though this property was going to achieve a sale price very close to its' guide as just two bidders braved the early silence whilst all others present watched on tentatively. It was only when the price reached £650k that more bidders entered into the process, prompting a sharp and hasty ascent to the eventual sale price of £850,000. The new owner was delighted to acquire such a property and now, to the delight of his neighbours, has opted to keep the property for himself as a family home with work due to start immediately.*

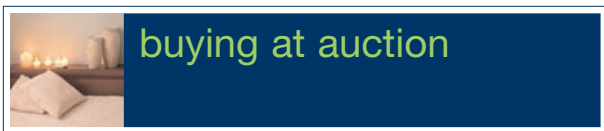
**Our November 16<sup>th</sup> Auction is the final sale of what has been a very successful 2011. As ever, somewhere in the region of 30 Lots will be on offer, so we look forward to seeing you on the night. Good luck and good bidding!**

our next auction date is

Wednesday, 1<sup>st</sup> February 2012

All Saints Church, Pembroke Road, Clifton

**7.00<sup>PM</sup>**



## 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.

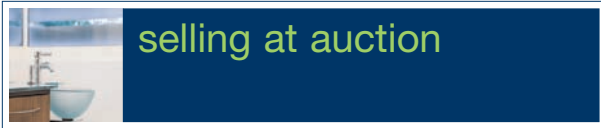
### three essential things to prepare for an auction

**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.

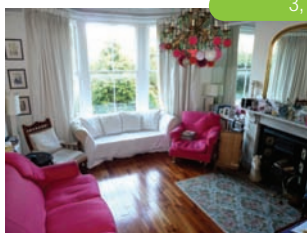
LOT 1

**SOLD AFTER**



**Clevedon** GUIDE PRICE: **£450k+++**

PROPERTY AREA  
3,151 ft<sup>2</sup>



Energy Efficiency Rating			Environmental (CO <sub>2</sub> ) Impact Rating		
Current	Potential		Current	Potential	
<p>Very energy efficient - lower running costs</p> <p>(92-100) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not energy efficient - higher running costs</p>			<p>Very environmentally friendly - lower CO<sub>2</sub> emissions</p> <p>(92-100) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not environmentally friendly - higher CO<sub>2</sub> emissions</p>		
		43 46			40 42
England & Wales EU Directive 2002/91/EC			England & Wales EU Directive 2002/91/EC		



18 St. Johns Road, Clevedon, North Somerset, BS21 7TG

**A family home with potential.**

A fine period home retaining many original features plus a self contained annex, driveway and two garages.

**The Opportunity**

The current owners have owned the property since 2000 and have undertaken a series of works including a new roof in 2000 and new electrics and heating system in 2004. However the property now requires basic updating and offers huge scope for rearrangement into a fine family home. Alternatively the adjacent property has been converted into luxury flats and subject to gaining the necessary planning consents this may be worthy of consideration.

**Completion Date**

Please note the standard 28 day completion has been extended to mid January – refer to legal pack

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

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

502

**POSTPONED**

**Henbury**      **GUIDE PRICE: £250k+++**

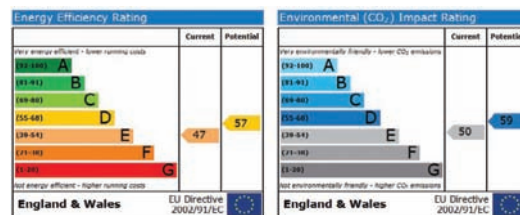
PROPERTY AREA  
1,816 ft<sup>2</sup>



194 Henbury Road, Henbury Village, Bristol BS10 7AE

**Affordable Georgian living**

A fabulous Grade II listed 4 bedroom town house, well presented with an abundance of period features. The property has records dating from 1776 but is believed to have been re-built in the 1830's. With similar properties on the local market asking up to £350,000, we believe this property represents exceptional value for those seeking an alternative family home.



**SOLICITORS** *Mr David Parkhouse, Parkhouse and Co, 106 Henleaze Road, Westbury-on-Trym, Bristol BS9 4JZ. Tel: 0117962 9978. e: info@parkhousesolicitors.co.uk*

**VIEWING: WEDNESDAY & SATURDAY 11:00-11:30**



**SOLD £130k**

**Totterdown GUIDE PRICE: £130k+++**

Church of the Nazarene, Summer Hill, Totterdown, Bristol BS4 3EF

### Ripe for conversion

A non listed Church with lapsed planning permission for conversion into four flats with underground parking.

Some years ago planning permission was granted to convert the property into flats (3 x 2 beds and 1 x 1 bed, with underground parking – please request plans from auctioneers office). Whilst these plans have lapsed, one option is to reapply. Alternatively, a building with this unusual amount of space in the main hall would be an excellent Gym or Restaurant subject to gaining the necessary consents.

PROPERTY AREA

3034 ft<sup>2</sup>



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

VIEWING:

MONDAYS 15:00-16:00



**POSTPONED**

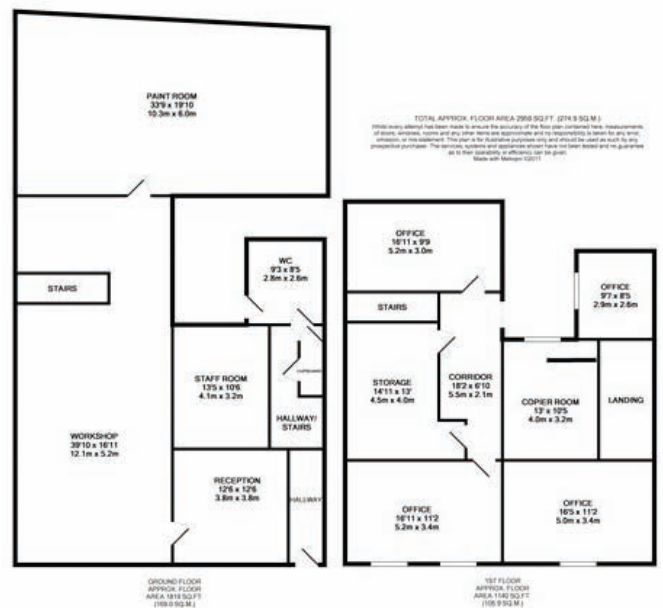
**Totterdown GUIDE PRICE: £115k+++**

Wedmore Villa, 142a Bath Road, Totterdown, Bristol BS4 3EF

### Huge potential

An unusual property with both residential and commercial history. The property comprises two stories of brick built accommodation, a single storey extension to the rear and potential for garden / off street parking to the front of the property.

The property offers a range of both commercial and residential opportunities subject to gaining the necessary consents.



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

VIEWING:

MONDAYS 15:00-16:00



50/50

**WITHDRAWN**



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



231 Lodge Causeway, Fishponds, Bristol BS16 3RA

**Site with Planning**

A site to the rear of an established commercial building with Full Planning to demolish the existing garage and create two one bedroom flats. We understand the site has further potential for either two house or four flats subject to gaining the necessary Planning Permission.

**Planning** Description: DEMOLITION OF GARAGE AND PART OF STORE AND CONSTRUCTION OF 2 FLATS. Application No: 11/01300/F; Date Opened: 31 Mar 2011; Status: decided. All plans are available to download with the Legal Pack.


**NEW SOLICITORS** Mr Richard Harris, AMD Solicitors, 1 5 The Mall, Clifton, Bristol BS8 4DS. Tel: 0117 974 4100. e: info@amdsolicitors.co.uk

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

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



Legal Documents

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

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

500

**SOLD AFTER**



9 Unity Street, off Park Street,  
Bristol BS1 5HH

### High Quality Freehold Investment

This imposing Grade II listed period property has been the subject of a major recent renovation project and now is divided into four spacious and modern one bedroom flats. Accessed via the side of the building on Denmark Avenue, there is an undeveloped vaulted basement space. This comprises one main space with additional storage space as well as a potential window/access point to the side.

**Rental Income:** see below

**Flat 1, 9 Unity Street**

Approx. 50.7 sq. metres (545.4 sq. feet)



Total area: approx. 50.7 sq. metres (545.4 sq. feet)

**Flat 2, 9 Unity Street**

Approx. 54.8 sq. metres (589.7 sq. feet)



Total area: approx. 54.8 sq. metres (589.7 sq. feet)

**Flat 3, 9 Unity Street**

Approx. 54.8 sq. metres (589.9 sq. feet)



Total area: approx. 54.8 sq. metres (589.9 sq. feet)

**Flat 4, 9 Unity Street**

Approx. 40.4 sq. metres (434.9 sq. feet)



Total area: approx. 40.4 sq. metres (434.9 sq. feet)



LOT 7-9

**ALL SOLD**

South Gloucestershire

Upon the instruction of



Long term investment/development

LOT 7

**£100k**

**Cadbury Heath** GUIDE PRICE **£20k+++**

Great Lease Garages, Great Lease, Cadbury Heath, South Gloucestershire BS30 8AT

26 lock-up garages capable of producing £10,296pa

LOT 8

**£175k**

**Kingswood** GUIDE PRICE **£41k+++**

Court Road Garages, Court Road, Kingswood, Bristol BS15 9QB

41 lock-up garages capable of producing £16,236pa.

**£110k**

**Chipping Sodbury** GUIDE PRICE **£19k+++**

Smarts Green Garages, Smarts Green, Chipping Sodbury, South Gloucestershire BS37 6EA

19 lock-up garages capable of producing £7,524pa.

### Development Potential...

Your Design of Bristol has accessed the individual sites and provided an opinion on their development potential.

#### LOT 7: Great Lease Garages

"Interesting plot of land within the residential area of Cadbury Heath. A development of three terrace properties and four semi detached houses all of a similar size to properties in the area which we believe to be three or four bedroom properties. There is potential for apartments but given the area is all houses of a similar nature we do not feel apartments would be in keeping, therefore housing is the preferred option in our opinion, subject to gaining planning permissions".

#### LOT 8: Court Road Garages

"This plot has a covenant placed on it".

#### LOT 9: Smarts Green Garages

"A plot of land in Chipping Sodbury with potential for a number of reasonable opportunities including stylish apartments, a pair of semi detached properties or a large detached property which may include a detached granny annex as ancillary accommodation to the main property, subject to gaining the required planning permission".

*Your Design Bristol Ltd*

tel: 0117 2303838 mob: 0772 2238137

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

**SOLICITORS** Mr Roy Smith, Senior Legal Officer, The Council Offices, Castle Street, Thornbury, South Gloucestershire BS35 1HF. Tel; 01454 86 3027. e: roy.smith@southglos.gov.uk

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

**Lot 10**

**SOLD £127k**

**Bedminster Down GUIDE PRICE: £110k+++**



PROPERTY AREA  
953.7 ft<sup>2</sup>

155 Ilchester Crescent,  
Bedminster Down, Bristol BS13 7HR  
**View the potential**

This is a modern brick built terraced house with a tiled roof standing in an elevated position with a gently sloping garden and spectacular panoramic views from the rear over Bristol. The property has been double glazed but is now in need of modernisation and general upgrading and redecoration but it will, with attention, provide a very attractive home for a first time buyer or, alternatively, could be rented out as an investment property. The size of the garden combined with a rear accessway and a garage as well as the outstanding views provided the basis for what can truly be described as a property with potential.



Total area: approx. 88.6 sq. metres (953.7 sq. feet)

Energy Efficiency Rating			Environmental (CO <sub>2</sub> ) Impact Rating		
Current	Potential	Score	Current	Potential	Score
F	B	39	F	B	45
<small>Very energy efficient - lower running costs</small> <small>Not energy efficient - higher running costs</small>			<small>Very environmentally friendly - lower CO<sub>2</sub> emissions</small> <small>Not environmentally friendly - higher CO<sub>2</sub> emissions</small>		
<small>England &amp; Wales EU Directive 2002/91/EC</small>			<small>England &amp; Wales EU Directive 2002/91/EC</small>		

**SOLICITORS** *Rodney King and Partners, All Saints House, 6 All Saints Lane Bristol BS1 1JH. Tel: 0117 929 3373. e: enquiries@rodneking.co.uk*

**VIEWING:** **TUESDAYS & THURSDAYS 12:30-13:00**

LOT 11

POSTPONED

Eastville

GUIDE PRICE: £40k+++



Schedule of Materials  
Brick and timber clad facade  
Brick boundary walls with metal railings  
High steel vehicular and pedestrian gates  
Cable channel drains  
Curbstone tiles  
Permeable paving and timber hard standing



SCALE IN METRES  
0 5 10

East Garages, Juniper Court, Eastville, Bristol BS5 6YH

Site with full planning – ready to go

A corner site currently arranged as garages but with full planning to construct a contemporary dwelling.

Planning

DECISION: GRANTED subject to condition(s)

APPLICATION NO: 11/02880/F

TYPE OF APPLICATION: Full Planning

SITE ADDRESS: East Garages, Juniper Court, Bristol.

DESCRIPTION OF DEVELOPMENT: Proposed development of 1no, wheelchair accessible dwelling with new access, car parking and amenity space.

COMMITTEE/DELEGATION DATE: 09.09.11

SOLICITORS Mr Mark Beaumont, Lindleys Solicitors, 11 Great George Street, Clifton, Bristol BS1 5RR. T: 0117 9262408. e: mbeaumont@lindleys.net

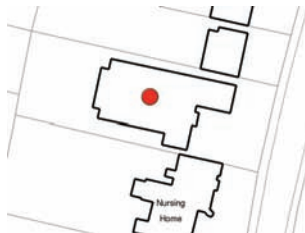
VIEWING: THE SITE IS OPEN FOR INSPECTION AT ALL TIMES.

**LOT 12**

**SOLD £400k**



**Oldland Common GUIDE PRICE: £400k+++**



42 Barry Road, Oldland Common, Bristol BS30 6QY

**Range of Opportunities**

This is a substantial detached Victorian house with an extensive single storey addition, added in circa 2001, to create a large and well appointed Nursing Home. This unique home stands in a large, level and secluded garden with seven off road parking spaces to the front. The property has, until recently been used as a Nursing Home but also has the potential for a variety of other residential uses, such as some sort of continued residential care/medical use or division into further residential units for occupation/investment or development.



**SOLICITORS** *Amanda Hibbard, Lyons Davidson, Victoria House, 51 Victoria Street, Bristol BS1 6AD. Tel: 0117 904 6000.*

**VIEWING:** **MONDAYS 10.15-11.15**

LOT  
13

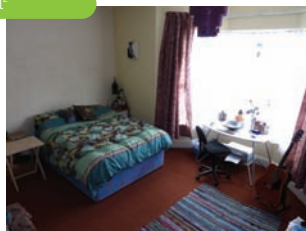
**SOLD £160k**

Fishponds

GUIDE PRICE: **£150k+++**

PROPERTY AREA

959 ft<sup>2</sup>



1 Victoria Park, Fishponds,  
Bristol BS16 2HJ

## Student investment or family home

### The property

A well-maintained end of terrace Victorian property currently arranged as a four bedroom student house producing £13,488 pa.

### Rental income

The property is let to UWE students on a 12 month contract until 13<sup>th</sup> July 2012.

### Renovation history

The property benefits from double glazing, gas central heating, fire detection and security alarms.

### Certificates

We understand the property has up to date gas and electric certificates etc – please refer to legal pack.

### White goods

The property is sold as seen including furniture and white goods.



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

**VIEWING:** TUESDAYS AND THURSDAYS 14:45-15:15

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

There's only one way to achieve the perfect you. You have to follow a progressive exercise program that is designed specifically for you. And that's where we come in. We'll oversee your fitness and wellbeing restoration project and we'll help you achieve your goals. You'll succeed because you'll have the right programme and receive the appropriate level of support and encouragement along your journey. What else would you expect from the good guys of fitness?

We also run group classes at All Saints Church,  
Pembroke Road, Clifton. including:  
**Zumba** - Tuesdays at 6.30pm  
**Kettlercise** - Wednesdays at 7.30pm

[www.ghfitness.co.uk](http://www.ghfitness.co.uk)  
**07973683539**



Design Service Print Service Design Service

Design Service Print Service Design Service



**PROUD OF PRINT**

**0117 973 3021**

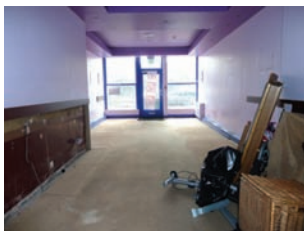
**info@cliftonprintservices.com**

**Clifton Print House, 99 Queens Road, Clifton, Bristol**



LOT 14

WITHDRAWN



24 Alma Vale Road, Clifton,  
Bristol BS8 2HY

### Prime Freehold Investment

#### The Property

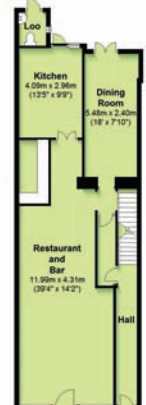
Freehold investment comprising ground floor + basement vacant restaurant plus self contained three bedroom maisonette above. Sold with vacant possession

#### Income

We understand the commercial unit (24) was previously producing £20,000 per annum. The flat (24a) is currently owner-occupied but should generate circa £14,400 pa.

TOTAL POTENTIAL INCOME: £34,400 pa.

**Ground Floor**  
Approx. 85.6 sq. metres (921.8 sq. feet)



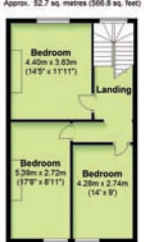
**Basement**  
Approx. 60.9 sq. metres (655.9 sq. feet)



**First Floor**  
Approx. 58.8 sq. metres (632.4 sq. feet)



**Second Floor**  
Approx. 62.7 sq. metres (668.8 sq. feet)



**SOLICITORS** Peter Golding, Bush & Bush Solicitors. 77, 79 & 81  
Alma Road, Clifton, Bristol BS8 2DP. Tel: 0117 973 8205.  
e: legal@bushandbush.co.uk

**VIEWING:** WEDNESDAYS 12:00-13:00

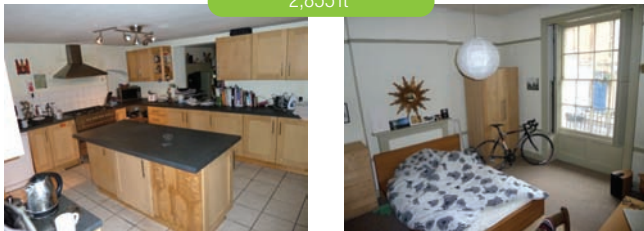
LOT 15

POSTPONED



Clifton GUIDE PRICE: £700k+++

PROPERTY AREA  
2,855 ft<sup>2</sup>



50 Royal York Crescent, Clifton,  
Bristol BS8 4JS

### Prime Freehold Investment

#### The Property

A large mid-terrace Georgian property arranged over 5 floors situated in the heart of Clifton Village on the prestigious Royal York Crescent. With a full HMO license this property has 12 individually let bedrooms with a large communal kitchen and lounge.

#### Rental Income

As of 20/9/2011, 9 of the 12 bedrooms are let on individual AST leases currently producing an income of £3,505 pcm (42,060 p/a).

#### Fully Let

We understand that if fully let the property would produce £4,555 pcm ( £54,660 pa). TENANTS SCHEDULE *Full schedule of tenants available to download with legal pack.*

#### Alternative strategy

Plans to convert to apartments are available to download with the legal pack.



The property is currently managed by Hydes Letting Agents.  
1 West Mall, Clifton, Bristol BS8 4BH. tel: 0117 974 4040

**SOLICITORS** Mr Martin Hood, Rees Wood Terry Solicitors, 9 St. Andrews  
Crescent, Cardiff CF10 3DG. Tel: 029 20 40 8800. e: info@reeswoodterry.co.uk

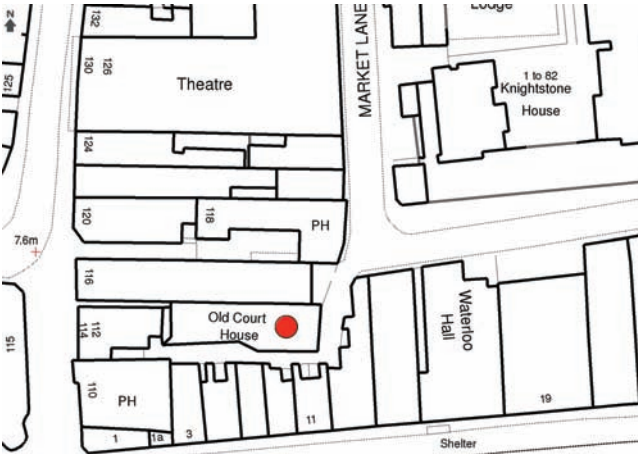
**VIEWING:** WEDNESDAYS 13:45-14:45

LOT  
16

**WITHDRAWN**

Weston-super-Mare GUIDE PRICE: **£200k+++**

PROPERTY AREA  
TBC ft²



## The Old Courthouse, Weston-super-Mare BS23 1LY **Investment/development**

A large two storey modern building located in central Weston-super-Mare close to the sea front and the Theatre.

The property has recently been renovated and modernised to provide 14 individual office units and could continue in the same vein. The property is suitable for conversion – given the size and shape of the building it would convert into at least 8 residential units to satisfy the high local demand for rental accommodation – subject to Planning consent.

**SOLICITORS** *Awaiting details.*

**VIEWING:**

**VIEWING BY APPOINTMENT ONLY**



**MWD**

Time for a facelift?

...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
- Bathroom
- Extensions
- 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](mailto:info@sharphomeimprovements.co.uk)

[sharphomeimprovements.co.uk](http://sharphomeimprovements.co.uk)

LOT  
17

**WITHDRAWN**

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

PROPERTY AREA  
TBC ft²



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

#### The Property

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

#### The Tenant

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

#### The Plot

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

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

**VIEWING:**

**VIEWING BY APPOINTMENT ONLY**

LOT 18

GARFIELD ROAD, ST GEORGE, BRISTOL

STREET ELEVATION

ANDREW WOTTON ASSOCIATES Architects

POSTPONED



St George GUIDE PRICE: £250k+++



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

Site with Planning

The Site

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

Planning Permission

REFERENCE: 10/04234/F

APPLICATION RECEIVED: 23 Sep 2010

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

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

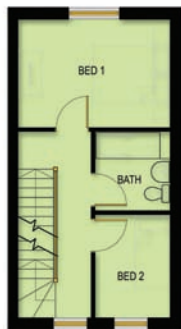
STATUS: GRANTED subject to condition(s)

Plans

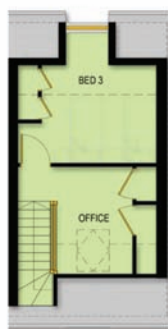
Full plans can be downloaded with the legal pack - www.hollismorgan.co.uk



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



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



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

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

VIEWING: THE SITE IS OPEN FOR INSPECTION AT ALL TIMES

**Lot 19**

**UNSOLD**

**Withywood GUIDE PRICE: £115k+++**



PROPERTY AREA

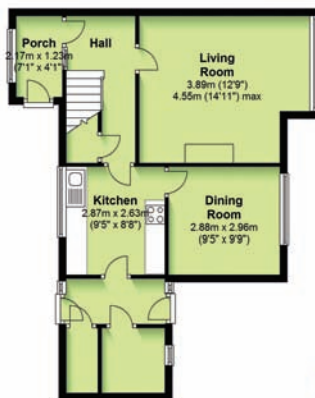
937 ft<sup>2</sup>



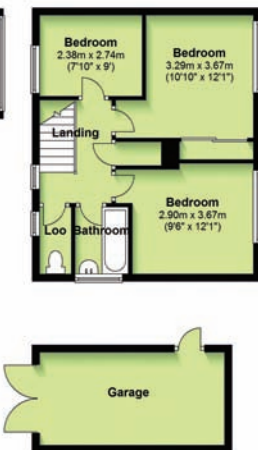
**63 Molesworth Drive, Bristol BS13 9BJ  
Development Opportunity**

A semi detached house erected circa 1957 (purpose built caretakers cottage)with compact accommodation arranged over two floors. The size of the corner plot combined with the position of house allows further opportunities to extend the existing building or develop / increase the density of the site subject to getting the necessary consents

**Ground Floor**  
Approx. 50.1 sq. metres (539.3 sq. feet)



**First Floor**  
Approx. 37.0 sq. metres (397.8 sq. feet)



Total area: approx. 87.1 sq. metres (937.0 sq. feet)

Energy Efficiency Rating			Environmental (CO <sub>2</sub> ) Impact Rating		
Min energy efficient - lower running costs	Current	Potential	Min environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
A (91-100)			A (19-48)		
B (81-90)			B (49-74)		
C (69-80)			C (75-90)		
D (55-68)			D (91-100)		
E (39-54)			E (101-120)		
F (21-38)			F (121-150)		
G (1-20)			G (151-200)		
63		73	61		73

Not energy efficient - higher running costs  
Not environmentally friendly - higher CO<sub>2</sub> emissions

**SOLICITORS** Mr Clive Westlake, Wards Solicitors, The Courtyard, 120 High Street, Nailsea BS48 1AH. Tel: 01275 858 515.

**VIEWING:** TUESDAYS AND THURSDAYS 11:45-12:15

Lot 20

**POSTPONED**



Old Market      GUIDE PRICE: **£14k+++**

**CAR PARK LOCATION**



2 Parking Spaces  
to the rear of 82 West Street,  
Old Market, Bristol BS2 0BW

**A long term investment**

**Secure Parking** – to be offered as a pair.  
Located within the adjacent Linden Homes development  
with gated access. *See site plan.*


**SOLICITORS** J Trehearne, Horsey Lightly, 23-24 West Mills, Newbury  
RG14 5HG. Tel: 01635 580858.

**VIEWING:** THE PARKING SPACES CAN BE VIEWED VIA ENTERING THE  
FOOTPATH ENTRANCE TO THE PARKING SCHEME. PLEASE USE THE  
SITE MAP PROVIDED TO NAVIGATE TO THE SPACES.

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



Legal Documents

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

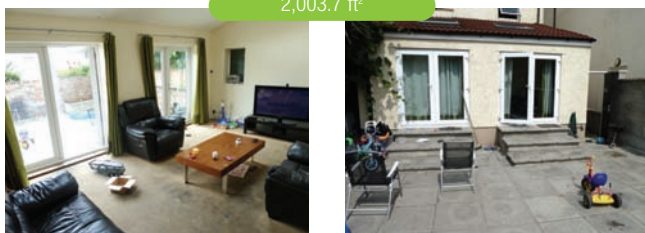


LOT 21

UNSOLD

Southville GUIDE PRICE: £390k+++

PROPERTY AREA  
2,003.7 ft<sup>2</sup>



33 Stackpool Road, Southville,  
Bristol BS3 1NG

### Investment/break up opportunity

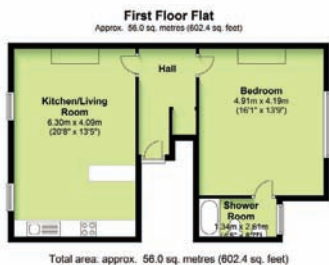
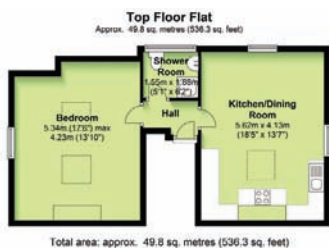
A large semi detached Victorian property close to North Street which was converted into three large flats in 2007 producing an income of £24,600. Potential to increase income by creating extra bedrooms or break up and sell individually.

**Hall Floor Flat** – 865ft<sup>2</sup> with rear garden and independent access;

**First Floor Flat** – 602ft<sup>2</sup>;

**Top Floor Flat** – 536ft<sup>2</sup>.

We are informed the ground floor has its own services but the top two flats share gas and electricity but have separate electric. We also understand the ground floor is subject to its own lease but the top two flats have not been split from the original title – please see legal pack for further information. We further understand that the vendor is attempting to split the lease on the upper floors.



**SOLICITORS** Mr P Hogan, Henriques Griffiths Solicitors,  
18 Portland Square, Bristol BS2 8SJ. Tel: 0117 909 4000.

VIEWING:

MONDAYS 13:45-14:30



## Development Potential...

Your Design of Bristol has accessed the individual sites and provided an opinion on the development potential.

### LOT 22: James Close, Soundwell

*"End plot of land near Soundwell with a potential for a spacious three bedroom detached house with parking and a nice sized garden, subject to gaining planning consents".*

### LOT 23: James Road, Soundwell

*"End plot of land near Soundwell with a potential for a spacious three bedroom detached house which follows the same pattern of development within James Road, or a detached bungalow which would be well suited to this area, subject to gaining planning consents".*

### LOT 24: Barrington Close, Kingswood

*"Large plot of land near Kingswood and Staple Hill on the end of a terrace with potential to build two smaller semi detached houses or one large detached property with ample parking and outdoor space, subject to gaining planning permissions".*

### LOT 25: Fairford Close, Kingswood

*"Large plot of land near Staple Hill with potential for a spacious detached or end of terrace house, subject to gaining the necessary planning permissions".*

### LOT 26: Wedmore Close, Kingswood

*"A plot of land within Kingswood with the potential to create a similar but smaller property to those that already existing in the area, subject to planning permission".*

### LOT 27: Burley grove, Kingswood

*"This plot has a covenant placed on it".*

### LOT 28: Grace Drive, Kingswood

*"Plot of land in Kingswood has potential for a property similar in style to those in the surrounding area however this may need some careful consideration due to the proximity of the adjacent properties. Subject to gaining planning permission".*

### LOT 29: Sherbourne Close, Kingswood

*"A plot of land between Kingswood and Staple Hill with potential for a three bedroom end of terrace house which follows the same pattern of development within Sherbourne Close, subject to gaining planning consents".*

*Your Design Bristol Ltd*

tel: 0117 2303838 mob: 0772 2238137  
Mr Clive Hall clive@yourdesignbristol.co.uk www.yourdesignbristol.co.uk

LOT  
22-29

**ALL SOLD**

South Gloucestershire GUIDE PRICE: £VARIOUS+++

#### **LOT 22-29**

- LOT 22** James Close, Soundwell, Bristol BS16 4TQ  
GUIDE PRICE £2,000+++
- LOT 23** James Road, Soundwell, Bristol BS16 4SY  
GUIDE PRICE £2,000+++
- LOT 24** Barrington Close, Kingswood, Bristol BS15 4QD  
GUIDE PRICE £2,000+++
- LOT 25** Fairford Close, Kingswood, Bristol BS15 4QE  
GUIDE PRICE £2,000+++
- LOT 26** Wedmore Close, Kingswood, Bristol BS15 9PF  
GUIDE PRICE £2,000+++
- LOT 27** Burley Grove, Kingswood, Bristol BS16 5QF  
GUIDE PRICE £1,000+++
- LOT 28** Grace Drive, Kingswood, Bristol BS15 4JX  
GUIDE PRICE £2,000+++
- LOT 29** Sherbourne Close, Kingswood, Bristol BS15 4QG  
GUIDE PRICE £2,000+++

#### South Gloucestershire

### **Eight small parcels of land offered on behalf of South Gloucestershire Council.**

#### **The Sites**

The sites are sold as seen with no planning permission but offer a wide range of options ranging from additional garden space to potentially off street parking, erection of garages, temporary food stands or residential/commercial development (subject to gaining the necessary planning). Each site is offered with an extremely realistic guide price as they are no longer strategically required by the council.

#### **Development Potential**

Your Design of Bristol has accessed the individual sites and provided an opinion on the development potential – please see opposite.

Upon the instruction of



**SOLICITORS** Mr Roy Smith, Senior Legal Officer, The Council Offices, Castle Street, Thornbury, South Gloucestershire BS35 1HF.  
Tel: 01454 86 3027. e: roy.smith@southglos.gov.uk

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

auction  
action



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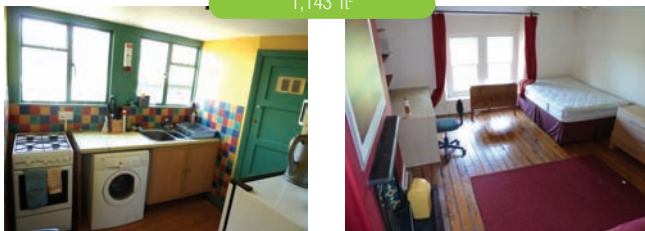
Lot 30

**POSTPONED**

**Cotham**      **GUIDE PRICE: £225k+++**

PROPERTY AREA

1,143 ft<sup>2</sup>



Energy Efficiency Rating	Current	Potential	Environmental (CO <sub>2</sub> ) Impact Rating	Current	Potential
<p>Not energy efficient - higher running costs</p> <p>92-100 <b>A</b></p> <p>81-91 <b>B</b></p> <p>69-80 <b>C</b></p> <p>55-68 <b>D</b></p> <p>49-54 <b>E</b></p> <p>41-45 <b>F</b></p> <p>1-40 <b>G</b></p> <p>Not energy efficient - higher running costs</p>		62-64	<p>Very environmentally friendly - lower CO<sub>2</sub> emissions</p> <p>92-100 <b>A</b></p> <p>81-91 <b>B</b></p> <p>69-80 <b>C</b></p> <p>55-68 <b>D</b></p> <p>49-54 <b>E</b></p> <p>41-45 <b>F</b></p> <p>1-40 <b>G</b></p> <p>Not environmentally friendly - higher CO<sub>2</sub> emissions</p>	5B	61

England & Wales      EU Directive 2002/91/EC



6c Cotham Lawn Road,  
Cotham, Bristol BS6 6DU  
**Student investment/door upper**

**The Property**

Flat C is located on the upper levels of this imposing semi detached Victorian property situated on the Cotham/ Redland borders. The flat – which has generous proportions – was originally a 3 bedroom home but has, in recent times, been used as a four bedroom student let and now requires basic updating throughout. The accommodation comprises; lower landing, lounge with stripped timber floors and period style fireplace, upper landing – with space for a sofa or dining table – kitchen, bathroom, a large master bedroom and two further bedrooms. There is no onward chain.

**Rental History**

The property was let to a group of four students generating an income of £1,390 per calendar month and became vacant on 30th June 2011.

**SOLICITORS** *Mr Julian Chapman, Devereux & Co, 52 High Street, Westbury-on-Trym, Bristol BS9 3DZ. Tel: 0117 959 3344*

**VIEWING: TUESDAYS & THURSDAYS 13.45-14.15**

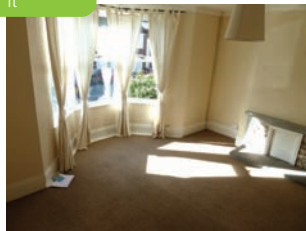
LOT 3

**SOLD £225k**

Southville GUIDE PRICE: **£210k+++**



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



## 282 North Street, Bristol BS3 1JU Investment/owner occupier

### The Property

A mid terraced Victorian property that has been recently modernised and let to professional tenants. Owned by the same family since the 1940's the property was updated about 5 years ago but offers a range of opportunities for buy to let investors and family buyers alike.

### Rental History

The property is currently let producing an income of £925 pcm to professional tenants. We understand that the property could generate significantly more if let to a group of four students. The property will be sold with vacant possession.

### Renovation History

We understand the property has been updated in recent times with works including; replacement windows, carpets and flooring, rebuilt rear extension, damp proofing, internal re plaster, electrics, plumbing, kitchen bathroom etc.



**SOLICITORS** Andrew Stone, Cooke Painter Solicitors, 40 Sandy Park Road, Brislington Bristol BS4 3PF. t: 0117 971 4074. e: brislington@cps-sols.co.uk

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

LOT 32



**SOLD £41k**

**Filton**

**GUIDE PRICE: £25k+++**

**SOLICITORS** Barcan Woodward, 374 Gloucester Road, Horfield, Bristol BS7 8TP Tel: 0117 923 2141

**PLANNING** Reference: 11/00889/P; Application Received: 07 Mar 2011; Address: 10 Filton Grove Bristol BS7 0AJ; Proposal: Outline application, for the erection of a single dwelling house in the rear garden of 10 Filton Grove, fronting and with access from Filton Avenue. Including off road parking, (All matters reserved). Status: GRANTED subject to condition(s) Actual Decision Level: Delegated Decision



Land to the rear of 10 Filton Grove, Filton, Bristol BS

**THE SITE**

A site fronting onto Filton Avenue with excellent access and outline planning for the erection of a single dwelling with off street parking. - Further planning information is available in the auction legal pack.

**ADJACENT PLOTS**

6 Filton Grove (reference number 07/05047/F) and number 8 Filton Grove (reference 08/04205/F) have recently gained full planning permission to build a house and a bungalow at the rear of these properties.

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

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YourProperty Network Magazine



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



Lot 33

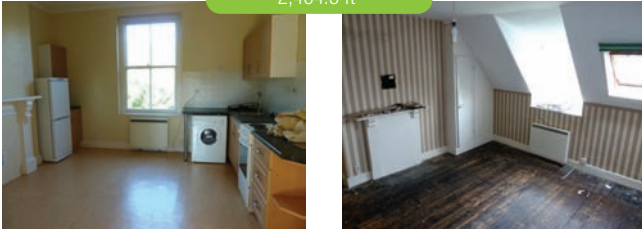
**SOLD £480k**



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

**Clifton**      **GUIDE PRICE: £325k+++**

PROPERTY AREA  
 2,464.5 ft<sup>2</sup>



10 Duchess Road, Clifton,  
 Bristol BS8 2LA

**Freehold investment or a potential family home.**

A fine stone built Victorian terraced house arranged over four floors with an enclosed, walled rear garden. The property – which needs modernisation/improvement – is currently arranged as 4 self-contained 1-bedroom/studio apartments. The house is ideal for a variety of residential uses: each flat could be up-graded and individually sold; the property could also be up-graded and rented out as an investment property or, alternatively, it could converted into an elegant family home with or without a separate flat. *Sold with Vacant Possession.*



**RENTAL APPRAISAL**

	CURRENT CONDITION	RENOVATED
Basement	£675pcm	£825pcm
Hall Floor	£625pcm	£750pcm
First floor	£625pcm	£750pcm
Top floor	£625pcm	£700pcm

**TOTAL RENTAL INCOME** £2,550 PCM (£30,600pa)



RENTAL APPRAISAL

29 Alma Vale Road, Clifton, Bristol BS8 2HL  
 Tel: 0117 911 3423 e: info@clifton-rentals.co.uk



RENOVATION QUOTES

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

**SOLICITORS** Janice Cowley, Osborne Clarke, 2 Temple Back East, Temple Quay, Bristol BS1 6EG. e: janice.cowley@osborneclarke.com

**VIEWING: WEDNESDAYS 15:00-16:00/SATURDAYS 10:00-10:45**

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

# residential sales



Clifton **£175,000**



Clifton **£209,950**



Clifton **£249,950**



Clifton **£250,000**



Clifton **£345,000**



Clifton **£425,000**



Stoke Bishop **£475,000**



Tickenham **£495,000**



Clifton **£515,000**



Clifton **£699,950**



Wraxhall **£1.25m**



# hollismorgan proxy and telephone bidding form

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

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

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

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

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

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

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

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

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

## Proxy Bidding – Buyer’s Details

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

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

Company \_\_\_\_\_

Address \_\_\_\_\_

Postcode \_\_\_\_\_

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

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

## Buyer’s Solicitor’s Details

Company \_\_\_\_\_

Address \_\_\_\_\_

Postcode \_\_\_\_\_

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

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

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

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

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

## Telephone Bidding – Buyer’s Details

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

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

Company \_\_\_\_\_

Address \_\_\_\_\_

Postcode \_\_\_\_\_

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

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

## Buyer’s Solicitor’s Details

Company \_\_\_\_\_

Address \_\_\_\_\_

Postcode \_\_\_\_\_

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

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

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

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



0117 973 6565

auction@hollismorgan.co.uk

hollis  
morgan



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

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

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

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



# buying at auction – our terms and conditions

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

Please note new Government regulations regarding payment.

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

## Buyers Premium

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

## Conditions of Sale and Title

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

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

### Addendum sheet

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

## Questions

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

## Finance

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

## Inspection

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

## Availability

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

## Bidding

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

## Contract

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

## Insurance

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

## Measurements

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

## Fixtures and Fittings

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

## Offers

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

## Particulars Plans and Photographs

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

## Value Added Tax

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

## Tenanted Investments

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

## Planning and other Regulations

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

## hollismorgan Disclaimer

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



## anti money laundering legislation

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

The three sets of legislation are as follows:

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

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

*Please find opposite a schedule of acceptable documentation.*

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

**Identity documents:**

- Current signed passport

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

**Evidence of address:**

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

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



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#### Bradley Residential

121 Long Ashton Road • Long Ashton BS41 9JE  
Tel: 0845 652 8634  
[www.bradleyresidential.co.uk](http://www.bradleyresidential.co.uk)



#### BNS Management Services

18 Badminton Road • Downend BS16 6BQ  
Tel: 0117 957 0809  
[www.bns.co.uk](http://www.bns.co.uk)



#### Campions

28 Chandos Road • Redland • Bristol BS6 6PF  
Tel: 0117 973 0041  
[bristol@campionsletting.co.uk](mailto:bristol@campionsletting.co.uk)  
[www.campionsletting.co.uk](http://www.campionsletting.co.uk)



#### Clifton Rentals

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



#### Digs (Bristol) Ltd

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



#### Flatline

182 Whiteladies Road • Clifton • Bristol BS8 2XU  
Tel: 0117 973 2004  
[www.hoatons.co.uk](http://www.hoatons.co.uk)



#### Hydes of Bristol

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



#### Kingsley Thomas Limited

1&3 Whiteladies Gate • Clifton • Bristol BS8 2PH  
Tel: (0117) 946 6767 • fax: (0117) 974 1173  
[lets@kingsleythomas.co.uk](mailto:lets@kingsleythomas.co.uk)  
[management@kingsleythomas.co.uk](mailto:management@kingsleythomas.co.uk)  
[www.kingsleythomas.co.uk](http://www.kingsleythomas.co.uk)



#### Knight Frank

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



#### Medics On The Move

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



#### Pentrich Properties

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



#### Stuarts Residential

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

### solicitors and conveyancers



#### AMD Solicitors

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



#### Bush & Bush

77, 79 & 81 Alma Road • Clifton • Bristol BS8 2DP  
Tel: 0117 973 8205  
Email: [legal@bushandbush.co.uk](mailto:legal@bushandbush.co.uk)  
[www.bushandbush.co.uk](http://www.bushandbush.co.uk)



#### Gregg Latchams LLP

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



#### Devereux & Co

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



#### Parkhouse & Co

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

### finance



#### FinanceXchange Mortgages

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



#### Royal Bank of Scotland Group

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

### surveyors



#### Andrew Beard & Company

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



#### Andrew Forbes

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



#### Rees Thomas

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

### media



#### Bristol Property Live

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



#### Clifton Life

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



#### Bath Chronicle

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



#### Western Daily Press,

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

### interiors and lifestyle



#### Anne Guy Creative Food

The Manor House, West • Town, Backwell • Bristol BS48 3BD  
Tel: 01275 462796 • Fax: 01275 464144  
email: [anne@anneguy.co.uk](mailto:anne@anneguy.co.uk)  
[www.anneguy.co.uk](http://www.anneguy.co.uk)



#### BCVA

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



#### Carolyn Dauncey interiors

50 The Mall, • Clifton • BRISTOL BS8 4JG  
Tel: 0117 9145891. Mobile: 0781 5075701  
email: [cdauncey@blueyonder.co.uk](mailto:cdauncey@blueyonder.co.uk)  
[www.carolyn-daunceyinteriors.co.uk](http://www.carolyn-daunceyinteriors.co.uk)



#### D9 Décor

42 St Matthews Road • Cotham • Bristol BS6 5TU  
Tel: 07766 176 472  
[www.d9decor.co.uk](http://www.d9decor.co.uk)



#### Farrow & Ball

Princess Victoria Street • Clifton • Bristol BS8 4BP  
[www.farrow-ball.com](http://www.farrow-ball.com)



#### GH Fitness

Tel: 07973 683 539  
[www.ghfitness.co.uk](http://www.ghfitness.co.uk)



#### Origami

Tel: 07967 09 09 06  
[www.origamievents.co.uk](http://www.origamievents.co.uk)

### design and construct



#### 3Sixty Real Estate

Caswell Park, Caswell Lane • Clapton-in-Gordano • Bristol, BS20 7RT  
Tel: 01275 844 567  
[bristol@3SIXTYrealestate.co.uk](mailto:bristol@3SIXTYrealestate.co.uk)  
<http://www.3sixtyrealestate.co.uk>



#### Berkeley Place

Rodney House • Clifton Down Road • Bristol BS8 4AL  
Tel: 07770 942 190  
[www.berkeleyplace.co.uk](http://www.berkeleyplace.co.uk)



#### Grazebrook Design

12 Dowry Square • Hotwells • Bristol BS8 4SH  
Tel: 0117 373 0802  
[www.grazebrookdesign.co.uk](http://www.grazebrookdesign.co.uk)



#### Sharp Home Improvements

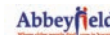
19-21 Lower Redland Road • Redland • Bristol Tel: 0117 205 0075  
E: [info@sharphomeimprovements.com](mailto:info@sharphomeimprovements.com)  
<http://www.sharphomeimprovements.com>



#### West-tec

30 Whiteladies Rd • Bristol, Avon BS8 2LG  
0117 907 4377  
[info@west-tec.org.uk](mailto:info@west-tec.org.uk)  
[www.west-tec.org.uk](http://www.west-tec.org.uk)

### clients



#### THE ABBEYFIELD BRISTOL SOCIETY

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



#### North Somerset Council

[www.n-somerset.gov.uk](http://www.n-somerset.gov.uk)



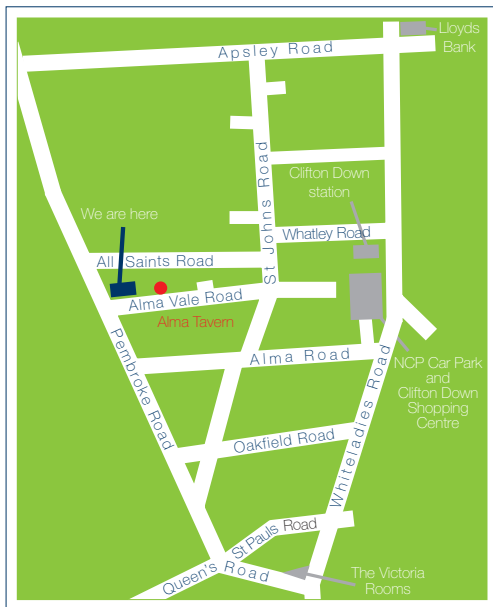
#### South Gloucestershire Council

[www.southglos.gov.uk](http://www.southglos.gov.uk)

## 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, 1<sup>st</sup> February 2012 | 7.00 PM**  
All Saints Church, Pembroke Road, Clifton



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

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

**hollis  
morgan**