

estate agents **auctioneers**

ISSUE

hollis
morgan

NOVEMBER 2013
auction

Wednesday, 27TH November 2013 | **7.00^{PM}**
All Saints Church, Pembroke Road, Clifton

auCTION

LOT 1 PAGE 19

Nailsea GUIDE PRICE: **£15k+++**

LOT 2 PAGE 20

Arnos Vale GUIDE PRICE: **£75k+++**

LOT 3 PAGE 21

Wells GUIDE PRICE: **£380k+++**

LOT 4 PAGE 22

Bedminster GUIDE PRICE: **£200k+++**

LOT 5 PAGE 23

Knowle GUIDE PRICE: **£225k+++**

LOT 6 PAGE 24

Whitchurch GUIDE PRICE: **£370k+++**

LOT 7 PAGE 25

Cotham GUIDE PRICE: **£100k+++**

LOT 8 PAGE 26

City Centre GUIDE PRICE: **£200k+++**

LOT 9 PAGE 27

Stoke Bishop GUIDE PRICE: **£325k+++**

LOT 10 PAGE 28

Lodge Causeway GUIDE PRICE: **£40k+++**

LOT 11 PAGE 29

City Centre GUIDE PRICE: **£170k+++**

LOT 12 PAGE 30

Weston GUIDE PRICE: **£595k+++**

LOT 13 PAGE 31

Lawrence Hill GUIDE PRICE: **£75k+++**

LOT 14 PAGE 32

Westbury GUIDE PRICE: **£325k+++**

LOT 15 PAGE 33

Hutton GUIDE PRICE: **£330k+++**

LOT 16 PAGE 34

Fishponds GUIDE PRICE: **£215k+++**

LOT 17 PAGE 35

St George GUIDE PRICE: **£700k+++**

LOT 18 PAGE 36

Ashton Vale GUIDE PRICE: **£10k+++**

LOT 19 PAGE 37

Clifton GUIDE PRICE: **£650k+++**

LOT 20 PAGE 38

Henleaze GUIDE PRICE: **£215k+++**

LOT 21 PAGE 39

Clifton GUIDE PRICE: **£20k+++**

LOT 22 PAGE 40

Somerton GUIDE PRICE: **£90k+++**

LOT 23 PAGE 41

Weston GUIDE PRICE: **£90k+++**

LOT 24 PAGE 42

Barton Hill GUIDE PRICE: **£25k+++**

LOT 25 PAGE 43

Clifton GUIDE PRICE: **£600k+++**

LOT 26 PAGE 44

Clifton GUIDE PRICE: **£40k+++**

LOT 27 PAGE 45

Westerleigh GUIDE PRICE: **£275k+++**

LOT 28 PAGE 46

Gloucester GUIDE PRICE: **£130k+++**

LOT 29 PAGE 47

Hewish GUIDE PRICE: **£90k+++**

LOT 30 PAGE 48

Southville GUIDE PRICE: **£100k+++**

LOT 31 PAGE 49

Somerset GUIDE PRICE: **£1k+++**

LOT 32 PAGE 50

Clifton GUIDE PRICE: **£105k+++**

LOT 33 PAGE 51

Bridgwater GUIDE PRICE: **£10k+++**

see our website
www.hollismorgan.co.uk/auction-list
 for full auction property details



welcome to all saints for our november auction



THE TRANSITION TO ‘WINTER MODE’ ALWAYS COMES AS A BIT OF A SHOCK AND WITH THE DARKER EVENINGS COMES

the reality that Christmas is upon us. However, the seasonal urge for hibernation is not being reflected in the economy of this region or in the property market, and so – based on this increasing spirit of confidence – we are pleased to present our final and largest Auction of the year. With over £15 million of lots sold so far in 2013, we are aiming to continue our record of selling the most £££'s of property and land by auction in the region (2011/12*) and we anticipate that our November Sale will be a fitting finale to our Auction Calendar.

We are, therefore, pleased to present an exciting and eclectic range of lots with something to interest everyone from the small investor looking for a ‘Buy to Let’ to large prime development sites, as well as family homes in need of restoration and a house divided into three prestigious Clifton flats prime for up-grading. For the bigger player a vacant, unfinished purpose built block of flats – with the choice of either selling or renting on completion – potentially offers one of the most profitable opportunities in this Auction. However, for those of a more speculative nature there are several interesting parcels of land which, with a sensitive planning approach, may well yield long term benefits.

We aim to make our Auctions interesting and enjoyable events for those involved in the Bristol Property World so after the sale, whether you are buying, selling or simply observing, we would like to welcome you into the convivial atmosphere of the Atrium for complimentary drinks and canapés.

Thank you for your support throughout the year with very best wishes and Seasonal Greetings from everyone at Hollis Morgan.



Oliver Hollis



our next auction date is

Wednesday, 26th February 2013 | 7.00 PM
All Saints Church, Pembroke Road, Clifton

* El Group.



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

**hollis
morgan**

what our **AUCTION** clients say about us...

I decided to go the auction route to have a more structured sale process and not get involved in a chain. This of course would only work if the property sold. Hollis Morgan were very helpful and supportive from day one. The set viewing days/times were helpful and easy to work around. They kept me informed of the viewings and interest shown. My property sold at over the reserve price so I was therefore very happy with the whole process and the outcome. Many thanks.

Pat Lockett • BS16

I was very pleased with the service provided by Hollis Morgan in order to expedite the sale at auction of my property. The valuation process was handled effectively and provided a realistic estimate. The advertising attracted sufficient viewings to result in a successful conclusion. I found the members of the firm professional, courteous and helpful throughout.

JR Marsh • Redland

I found the whole experience of the auction very exciting, from the pre-auction offers through to the auction evening where a fantastic price was reached. All the beneficiaries were really pleased.

William Gardner • Administrator for the Douglas Lewton estate

We work exclusively with Hollis Morgan auction sale because they are utterly professional, knowledgeable and energetic with a first class attitude of nothing is too much.

Vince Nguyen • Land Promotions Group.

We wish to thank you most sincerely for your attention at all times in selling our property in Clevedon, Somerset. It made it almost effortless on our part to do with the sale. Being in business ourselves we realise the importance of your professional and friendly service and wouldn't hesitate to recommend or use yourselves again. Thank you you again.

Paula and John Morse • Clevedon

As usual very pleased with the service provided by the Hollis Morgan team. The auction forum meant a very strong result was achieved on 30 Filton Road - better than we had expected and better than might have been achieved by private treaty. Well done!

David Moore • BNP Paribas, Bristol

We have been very pleased with the service and sale prices at Hollis Morgan. Our expectations on price were low, but we achieved twice what we had budgeted for as a result of the auction process. I would not hesitate to use them again on anything in the Bristol and West Country Area.

Korax LLP

As executors of our late parent's estate we instructed Hollis Morgan to prepare a Probate Valuation. Andrew Morgan, prepared a report and recommended placing it in one of their high profile Property Auctions. Viewings were handled with the minimum of inconvenience and the Auction was an exciting experience for us and we were delighted with the result. We were impressed with the professionalism of Andrew and the Hollis Morgan team and will be delighted to recommend them to our friends and family.

Howe Family • Clifton

I decided to sell a high yield investment property in Clifton comprising of the freehold divided as five self-contained flats. I instructed Hollis Morgan alongside another Estate Agent on a joint agency basis on a winner takes all basis. In property career lasting over 30 years in the city I have never dealt with a firm that is more efficient than Hollis Morgan. The particulars were settled within three days; the property was marketed immediately; I received an offer the following week, and exchanged the week after that. The entire process from instruction to exchange of contracts took three weeks and one day and to those who say buying and selling property takes a long time they need to instruct Hollis Morgan and a speedy firm of solicitors. I cannot fault the firm in any way for the way they dealt with this matter and I can thoroughly recommend them to anyone who wants a fast, efficient and professional service.

Charles Hack • Clifton



charity is at the very heart of our activities

As chairman of BID Clifton Village I am very pleased to be working with fellow traders and professional colleagues in making Clifton Village a better place by promoting local businesses, improving the environment and delivering the ‘Clifton Village Experience’.

With Christmas around the corner we will be arranging for one of the largest Christmas trees in Bristol to be erected in The Mall Gardens as well as for individual trees and street lights to be spread throughout the village making the village one of the most festive and desirable areas in Bristol in which to spend a relaxed day shopping in its unique individual shops and markets.

Throughout the past year there have been many events in and around Clifton Village. The Gromit sheepdog sponsored by BID brought many people to Clifton Village who were following the trail and had not been to the Village before. This was followed by ‘Clifton Gets Healthy’ with a whole week of fitness activities with free health checks by Nuffield Health on the last Saturday. I was delighted to have survived a session on the rowing machine and some medical checks so I will hopefully be around for a few more auctions yet!! This was so popular that we propose tagging it again next year. For the less energetic BID sponsored the banner promoting the West Bristol Arts Trail which is a very successful annual event.



The Sunday Times and Daily Telegraph Newspapers

recognised Clifton as one of the best places to live in the UK and BID is making sure this reputation is justified by encouraging floral displays throughout the village and tackling such issues as waste management and maintaining the unique ambiance of the village. Parking is obviously a big issue and we are working hard to secure sufficient parking to keep businesses vibrant.

Many events are planned for the forthcoming year so please look at the website www.bidcliftonvillage.co.uk and join us for some exciting times!

As a director of a successful business I am very grateful for all that Clifton Village offers and it is a great privilege to work in such a lovely area. I hope that you will support BID in its efforts to make Clifton Village an even better place.

Auctioneer, Andrew Morgan says

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

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

www.pennybrohncancer.org



our charity auction service

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

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



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

**hollis
morgan**

some we have for sale...

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



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

welcome to our guide to selling your **residential** property

Your property is only new to the market once.

So, get it right first time with hollismorgan.

From years of experience we know that the key to successful selling is to create a momentum based on the combination of a professionally considered asking price, powerful marketing and gentle but skillful and effective negotiations to close a sale.

the valuation

It is no longer good enough to base a valuation on "what the house next door sold for". We will supply you with a detailed history of asking prices and Land Registry prices in your area and demonstrate a comparison between your property and others.

Add to this our knowledge of individual homes and our awareness of the marketplace, we are able to provide you with the accurate valuation to commence the marketing campaign.

the marketing campaign

We will visit your property to prepare detailed particulars focusing on any changes and improvements you have made coupled with helpful local information. We will take a range of digital photographs and encourage your involvement in choosing the best shots. We will also prepare professional floor plans and arrange for a local energy assessor to calculate your Energy Performance Certificate.

In order to achieve the best possible price for your property it is essential that the widest possible target market is reached.

At **hollismorgan** we have several methods of communicating with the market; our website and e-mails, press advertisements, promotional events and face to face at our Clifton Office.

The Internet is the first port of call for today's house hunter.

We will list your property on our website www.hollismorgan.co.uk alongside a premium listing with the UK's number one property website www.rightmove.co.uk and others leading internet portals. Traditional print media also plays its part – Bristol Property Live and the Western Daily Press both generate a great deal of interest – along with other local publications such as Clifton Life and the Bath Chronicle.

closing the sale

We pride ourselves on good communications and building an excellent relationship with our clients. A good property will generally sell itself but our skill is required to achieve the very best possible price and encourage buyers to a prompt exchange of contracts. We insist on credit checking all would-be purchasers prior to agreeing a sale and will assist your buyer to complete surveys and mortgage valuations as quickly as possible whilst staying in regular contact with both parties' solicitors. This should ensure any legal enquiries are settled promptly whilst any difficulties are dealt with firmly and decisively in the best interest of our client.



we use traditional media for marketing as well as the more successful web portals – not to mention our iconic sign boards



...and some we have sold



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

why you should entrust your property to **hollis morgan** estate agents

who are we?

Andrew Morgan and Oliver Hollis lead a motivated team of experienced local estate agents with a huge knowledge of Bristol.

We have established relationships with key professional firms and advisers in the city and also work with other estate agents when it is advantageous to our clients.

We are also regularly involved in local community events and fund raising charity auctions.



a convivial place to do business...

andrew morgan MBE

is a well known estate agent and respected auctioneer with excellent contacts throughout the City. He has spent all his working life in the residential property market and over thirty years on the rostrum. He has achieved many hundreds of sales, both by traditional private treaty and at auction, and his ability to bring humour and calm to tense dramatic negotiations is legendary. His love of Bristol and interest in the welfare of others has led him to be involved in many charitable organisations, whether helping them sell a property, raising money for good works or taking a charity auction. His philosophy is always the same, "Lets see if we can achieve a little more!"

oliver hollis

was educated at Clifton College and lives in Clifton. After leaving school he worked for a year in Oxford and then took a marketing degree in Cardiff, before returning to Bristol to start a career in residential property. He has been well grounded in the dynamic Bristol property market learning the basic skills as a junior negotiator and auction assistant before running the sales department of a respected local firm. His knowledge, enthusiasm, persistence and energetic approach to life, combined with his love of people, make him ideally suited to this profession.

what do we do?

- we sell **residential property** by traditional Private Treaty negotiated sales in North West Bristol and other similarly desirable areas throughout the City
- we sell **New Homes**, handling new build and off plan property in the Bristol area
- we have an active **Commercial and Investment** department
- we act for Private Individuals, Solicitors, Local Authorities, Charities, Corporate Bodies, Banks and also, on occasions, work with other respected Estate Agents
- Andrew Morgan is responsible for **probate valuations** and is able to offer his many years of experience and wealth of local contacts for all aspects of this sensitive service.

We acknowledge that technology is changing the world of Estate Agency but we also know that to be successful in a complex market an expert personal touch and local market knowledge are also essential.

our waterloo street office

We appreciate that despite modern technology, sellers and buyers still like to meet their agent in pleasant surroundings – even if prestigious corporate offices belong to a bygone era.

We are located in a small Georgian building adjacent to the Clifton Club in one of the picturesque locations in Clifton Village where shoppers, tourists and locals mingle and enjoy a relaxed ambience.

We are sure you will find it a quiet and convivial place to do business.



Andrew Morgan MBE
(left) and Oliver Hollis

what our **RESIDENTIAL** clients say about us...

“Selling is never easy, but Hollis Morgan’s professionalism has made the entire process seamless and stress free. Olly and his team have always treated me with honesty and integrity, consistently kept me updated and I feel have gone the extra mile for me. They have superb local market knowledge, have managed my expectations, but nothing ever seems too much for them. A pleasure to deal with.”

Mark Patrick, BS8

“From first contact with Olly and his team I was impressed by their professional but friendly outlook, with an appointment arranged very promptly for a valuation. The valuation was more positive than I had anticipated and was rapidly followed by a procession of home-buyers and a sale was agreed within 4 days! All round a very positive experience, strongly recommended and will use his services again in the future.”

Mr Stagg, Redland

“The sale of our house in Bristol was not without its challenges. Living outside the UK, we relied heavily on prompt and open communication. Throughout the process, Hollis Morgan, and Olly Hollis in particular, addressed all issues as they arose in an efficient, calm and diplomatic manner. We would have no reservations in contacting them again for future business or recommending their services to other people. Thank you Hollis Morgan!”

Mr and Mrs Macdonald, Clifton & Netherlands

“Thanking you and your team for taking the stress out of selling my property. It was a pleasure working with you. Your hard work and positive attitude is what I believe made the sale of my flat a success. I would not hesitate to highly recommend you.”

Maxwell Hope, Redland

“Thank you for all your help in selling my flat. Knowing that you understood the vagaries of the market kept me calm and my blood pressure level. All in all, a most professional service but with humanity and (the eternally essential) good humour.”

Revd J Hayward, Clifton

“Others had tried and failed. Our property was unique, looked fantastic, but would only appeal to a minority. It required stealth, perseverance, patience. Oliver came in and told us that he would sell it. Not maybe immediately but he would sell and without reducing significantly in price. A few months later he did just that. With honesty and an unfailing sense of humour which was much needed at times. Thanks Olly, if we ever sell again in Bristol, we will definitely come back.”

Melanie Richardson, Long Ashton

“Experienced partners, who gave sound advice on the marketing and sale of 3 new properties in Clifton. All sold quickly and transactions were handled with both charm and efficiency: it was a pleasure to team up with Hollis Morgan in a successful venture.”

John & Val, Clifton Village

“Hollis Morgan, provide an exceptional quality of service. They are brilliant at what they do and work incredibly hard on your behalf. My sale was not easy, in addition to the usual hurdles, both buyer and seller were out of the country at different times. I never thought paying an estate agents fee would feel like money well spent but in this instance it did.”

AD, BS8

“What a great blend, youth and experience? I have known Andrew for many years and he has advised and sold various properties in which I have lived. Latterly joined by Olly they have set out on a new partnership and one had the feeling of an exciting and new beginning, notwithstanding a professional approach complemented with good local knowledge, humour, and a level of communication and service clients would rightly expect, my very best wishes for the future of HOLLIS MORGAN.”

Peter Probyn Bristol BS8

our **top tips** for

making your property easier to sell

first impressions count...

first impressions, kerb appeal – call it what you will. The outside of your property has got to **appeal** before the viewer will cross the threshold



de-clutter...

prospective buyers need to imagine themselves living in your property, so take away some of the more **personal trimmings** and put them in storage until you move...

keep it clean...

nobody wants to live in a slum or buy one! Never underestimate the value of **tidiness** for viewings, especially when the photographs are taken...

dress to impress...

freshen up your property with flowers or a lick of paint and make sure prospective buyers can see the **use** of each room...

get it fixed...

dripping tap? Cracked tile? Wallpaper flapping? Get it fixed now **before viewings** start. No one wants to think about these small repairs when they are moving in...

kitchen matters...

buyers would rather buy with a reasonably **stylish kitchen** in-situ. If yours is tired, then pep it up. If it is exhausted then it may be better to replace it with something simple...



bathroom basics...

any colour you like... as long as it is **white!** If it needs 'tlc' then get it professionally cleaned, if it is avocado get a new one...

outdoors...

Even if you haven't got green fingers, be sure to make your outside spaces **neat and tidy** with freshly cut grass and tidy bins...

get the timing right...

Spring and summer are the **prime selling times**, but take advice from your agent about any local market conditions...

keep it honest!

please ask us for an honest opinion! Being upfront about any **limitations or problems** will make the sale all the smoother. Do this at particulars time...



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Good news...

This year continues to plough on regardless, with most agents short on “stock”. New developments abound, and I have listed just 2 recent schemes that I feel are relevant.

Buying at auction: There seem to be new “players” and schemes arriving every month now, and one caught my eye recently. It is basically a bridging product, but allows for “light refurbishment” and therefore ideal for property developers. It has a low rate (for Bridging) and no exit fees, and very welcome for this sector of the market, which has been starved of willing lenders for many years. This is available for experienced developers up to 70% of the valuation.

Help to Buy 2: GREAT NEWS, but I have never heard so much miss-information about anything, until this was launched!

Obviously, we welcome access

to 95% products, which is basically all it is. Getting one agreed will I am sure be another matter, as Credit scoring is already very tough at 90%. It's nice to have the option though and it's bringing out even more First Time Buyers. Despite the Government underwriting 15% of the loan, the lenders are still being cautious, and only a few so far are playing ball. It's early days yet though, and we weren't expecting this to come into force in January. It's another reason why the market remains as buoyant as I can remember (since 1988).

Happy Bidding!

to contact Steve, email info@stevemears.com, telephone 0117 973 4300
or to find out more about Steve Mears Independent, visit www.stevemears.com



Please remember

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


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Have you thought of joining our auction night action?

We can offer our auction partners a package to include: advertising in our printed and on-line catalogue; exhibition/demo space on auction night; and exposure to our almost 6,500-strong 'auction-client list' of developers, landlords and property owners.



so why not come and join us?

if you need more information, or to book your place, call or e-mail Olly Hollis
tel: **0117 973 6565** e-mail: olly@hollismorgan.co.uk

**hollis
morgan**

the legal team

introducing hollis morgan's commercial property experts



What is the role of a 'Duty Solicitor'?

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

Why should I speak to a solicitor?

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

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

When should I speak to a solicitor?

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

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

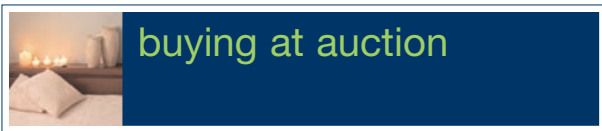
We would be happy to look at the pack in the weeks before the auction – please feel free to call us and speak with a member of our property team.

meet some of the team:

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

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

**Gregg
Latchams**
Solicitors & Notaries



You can download the full Buyers and Sellers Guides from our website www.hollismorgan.co.uk

buying at auction – an exciting opportunity

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

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

can I attend an auction to see what happens?

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

how do I find out about new properties?

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

how do I view the property?

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

what is a price guide?

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

what is a reserve price?

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

can I make an offer?

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

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

can I bid on the telephone?

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

should I have a survey?

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

what is a legal pack?

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

will I need a deposit?

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

is there a Buyers Premium?

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

do I need ID?

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

can someone bid on my behalf?

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

three essential things to prepare for an auction

SURVEY – Organise a survey

FINANCE – Organise your finance

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

Good luck and happy bidding!



You can download the full Buyers and Sellers Guides from our website www.hollismorgan.co.uk

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.

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- Andrew Morgan – the most experienced auctioneer in Bristol.
- Covering Bristol and the West Country from our Clifton HQ.
- We have an enviable contact list and can reach buyers other agents can't.
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- Relationships throughout the city with our professional colleagues.
- Accompanied viewings at set times to minimise inconvenience to you, our client.
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LOT 1

SOLD £21.5k



Nailsea

GUIDE PRICE: **£15k+++**

[VIEW FULL DETAILS](http://www.hollismorgan.co.uk/property/24526538/result_auction) http://www.hollismorgan.co.uk/property/24526538/result_auction



Parcel of Land at:
Station Road, Nailsea,
North Somerset BS48 4PB

Requires a plan...

A truly unique opportunity to acquire a beautifully landscaped parcel of land with several specimen trees and road frontage situated on the busy Station road in Nailsea, Bristol is approximately eight miles away.

We are advised that the site has huge long term potential for alternative uses, subject to gaining the necessary consents. *All buyers please make your own enquiries.*

Planning History and Potential

We are not aware of any previous attempts to obtain planning permission. Our clients have sought expert planning advice and a copy of the planning report can be found in the online legal pack.



VIEWING: OPEN FOR EXTERNAL VIEWINGS AT ALL TIMES

SOLICITORS *Mary McKenzie, Lyons Davidson*
e-mail: mmckenzie@lyonsdavidson.co.uk



Lot 2

SOLD £89k



Arnos Vale **GUIDE PRICE: £75k+++**

[VIEW FULL DETAILS](http://www.hollismorgan.co.uk/property/24530792/result_auction) http://www.hollismorgan.co.uk/property/24530792/result_auction

Hall Floor Garden Flat,
266 Bath Road, Arnos Vale,
Bristol BS4 3EN

Close to City centre...

Sold with Vacant Possession

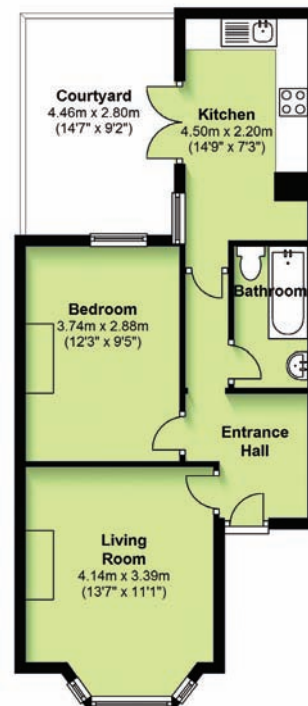
A well presented one bedroom Hall floor garden flat including **FREEHOLD** on an elevated terrace of similar properties. Suitable for buy to let investors or for first time buyers. The flat has a modern kitchen and bathroom and is ready for occupation.

Potential income: £615 PCM (£7380 PA)

NB: Please note the first floor flat has been sold off on a long lease.

PROPERTY AREA

597.4 ft²/55.5 m²



SOLICITORS Paul Russell, HSR LAW
e-mail: paul.russell@hsrlaw.co.uk

VIEWING: TUESDAY 11:00-11:30AM

Lot 3

SOLD £395k

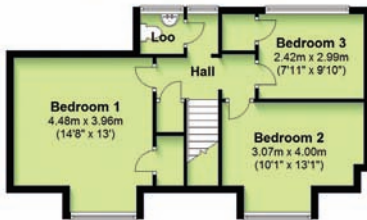


Wells GUIDE PRICE: **£380k+++**

[VIEW FULL DETAILS](http://www.hollismorgan.co.uk/property/24457074/result_auction) http://www.hollismorgan.co.uk/property/24457074/result_auction

PROPERTY AREA
1445.4 ft²/134.3 m²

First Floor
Approx. 46.9 sq. metres (504.8 sq. feet)



Ground Floor
Approx. 87.4 sq. metres (940.6 sq. feet)



9 Hillside Close, Wells,
Somerset BA5 2NA

Must be sold

The Property

Three bedroom detached house with large rear garden, courtyard patio, double garage and picturesque views. Comprises a lounge, dining room, study, kitchen area, bathroom and three bedrooms.

Location

Hillside close is an excellent residential area located within the beautiful Cathedral city of Wells with the landmark Wells Cathedral approximately five minutes away. Local amenities and services are all within walking distance. Both Weston Super Mare and Bristol city centre are approximately 20 miles away.

The Opportunity

The property is presented in immaculate condition and would make an ideal family home.



VIEWING:

SOLICITORS *Rodney King, Rodney King and Partners*
Rking@rodneyking.net

LOT 4

SOLD £225k



Bedminster

GUIDE PRICE: £200k+++

VIEW FULL DETAILS

http://www.hollismorgan.co.uk/property/24518314/result_auction

Development Site:
37 Herbert Street, Bedminster,
Bristol BS3 4EY

Site ready to go...11 Flats.

Full planning permission has been granted for the erection of six two bedroom flats and five one bedroom flats arranged over four floors in the heart of Bedminster within walking distance of the city centre.

Planning Information

REFERENCE: 12/03310/F or PP-02101717;

STATUS: GRANTED subject to condition(s).

Resale Values

We are informed the resale values are in the region of:

- 1 bed new builds: £120,000-£125,000
- 2 bed new builds: £150,000-£160,000 (varies with parking and size of flats)

The overall GDV is circa £1.5m

Please make your own enquiries as these figures are to be used as a Guide following discussions with local agents in BS3.



TOLO

**POSTPONED
TO 2014**



Knowle **GUIDE PRICE: £225k+++**

[VIEW FULL DETAILS](http://www.hollismorgan.co.uk/property/24523962/result_auction) http://www.hollismorgan.co.uk/property/24523962/result_auction

PROPERTY AREA
1252.7 ft²/116.4 m²



House and Plot:
20 Stoneleigh Road, Knowle,
Bristol BS4 2RJ

Double project...

A classic end of terrace 3 bed 1930's property set on a large corner plot in the popular suburb of Knowle.

Potential

- **The House:** now requires basic updating but scope to extend and attic conversion subject to gaining Planning Permission.
- **The Garden:** Planning Permission Granted for erection of additional self-contained two bedroom house with gardens and a double garage.

Planning Information

REFERENCE: 13/01616/F;
ALTERNATIVE REFERENCE: PP-02575474;
STATUS: GRANTED subject to condition(s).



VIEWING: TUESDAY 12:00PM - 12:30PM

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

Lot 6

POSTPONED
TO 2014



Whitchurch

GUIDE PRICE: **£370k+++**

[VIEW FULL DETAILS](http://www.hollismorgan.co.uk/property/24519527/result_auction) http://www.hollismorgan.co.uk/property/24519527/result_auction

740 Wells Road,
Whitchurch, Bristol BS14 0PA

Arguably best house in the area...

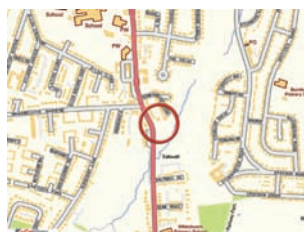
A larger than average five bedroom detached property set on a huge plot with two garages in Whitchurch Village.

Potential

- **Family home:** the property would make a fine family home with granny annex or a teenagers flat.
- **Institutional use:** scope for use as a bed and breakfast, nursing home, childrens' nursery or similar.
- **Mixed commercial use:** business venue e.g. taxis, courier service etc.
- **Residential development:** large site possible to increase density or convert to flats subject to gaining the necessary consents.

PROPERTY AREA

2766.2 ft²/257.2 m²



SOLICITORS

Tobias Richmond, Key Property Lawyers Ltd
e-mail: toby@keypropertylawyers.co.uk

VIEWING:

STRICTLY BY APPOINTMENT

LOT 7

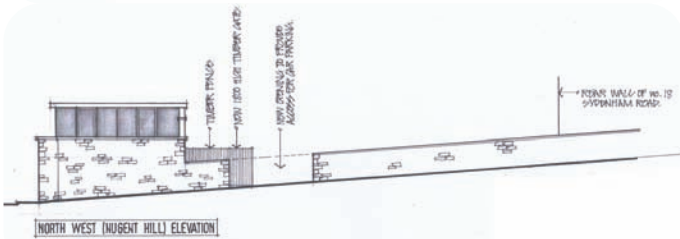
SOLD £130k



Cotham GUIDE PRICE: **£100k+++**

[VIEW FULL DETAILS](http://www.hollismorgan.co.uk/property/24534048/result_auction) http://www.hollismorgan.co.uk/property/24534048/result_auction

PROPERTY AREA
2566.6ft²/238.4m²



Land to the rear of:
18 Sydenham Road, Cotham,
Bristol BS6 5SH

Planning granted...

A perfect opportunity for individual buyers or developers to design and build their own home on a rare corner plot with full planning permission granted to erect a contemporary two bedroom mews house located on the Redland Cotham borders within walking distance of the City centre.

Planning Information

DECISION: GRANTED subject to condition(s);

APPLICATION NO: 13/02978/F;

TYPE OF APPLICATION: Full Planning.

VIEWING: OPEN FOR EXTERNAL VIEWINGS AT ALL TIMES

SOLICITORS Mr Nick Robinson, BGW Solicitors
e-mail: nick@bgw-solicitors.co.uk

Lot 88

POSTPONED TO 2014



City Centre **GUIDE PRICE: £200k+++**

[VIEW FULL DETAILS](http://www.hollismorgan.co.uk/property/24523963/result_auction) http://www.hollismorgan.co.uk/property/24523963/result_auction

6 Denmark Street,
City Centre, Bristol BS1 5DQ

Commercial Investment

The Property

A ground floor leasehold commercial unit consisting of 2,832 sq ft of retail space.

Rental Income

The property is let for a period of ten years from the 18th March 2009 for £20,000 per annum with a rent review due in 2015.

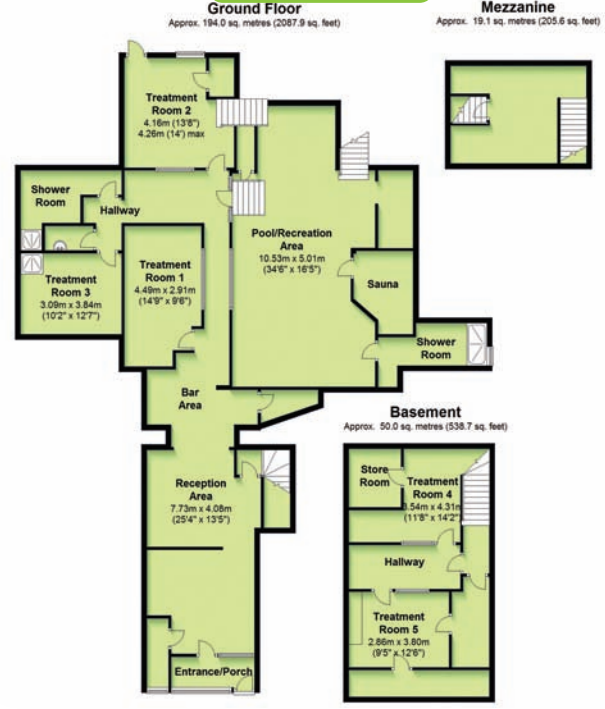
Use Class

'The retail unit currently benefits from sui generis under the Town and Country Planning (Use Classes) Order 1987 act'

Location

Denmark Street is located adjacent to the Bristol Hippodrome theatre and within a few 100 yards of College Green, Park Street and the Harbourside.

PROPERTY AREA
2832.2 ft²/263.1 m²



SOLICITORS *Jeremy Johnson, Kirby Sheppard*
www.kirbysheppard.co.uk

VIEWING: **STRICTLY BY APPOINTMENT**

Lot 9

SOLD PRIOR £325k



Stoke Bishop **GUIDE PRICE: £325k+++**

[VIEW FULL DETAILS](http://www.hollismorgan.co.uk/property/24455869/result_auction) http://www.hollismorgan.co.uk/property/24455869/result_auction

PROPERTY AREA
xxx.x ft²/xx.x m²

Ground Floor
Approx. 73.3 sq. metres (789.4 sq. feet)

First Floor
Approx. 57.4 sq. metres (617.6 sq. feet)



Total area: approx. 130.7 sq. metres (1407.0 sq. feet)



2a Coombe Bridge Avenue,
Stoke Bishop, Bristol BS9 2LP

Huge potential – in need of basic updating

The Property

This is a detached 1950's family house standing in a large mature garden the property backs onto woodland and The River Trym and has the enormous advantage of mature trees as a backdrop to this quasi rural outlook. The property has been used as a family home for a considerable number of years and is now in need of some up-grading to bring it up to present day standards.

VIEWING:

SOLICITORS

Mrs Amanda Coates, AMD Solicitors
AmandaCoates@amdsolicitors.com

Lot 10

WITHDRAWN



Lodge Causeway **GUIDE PRICE: £40k+++**

[VIEW FULL DETAILS](http://www.hollismorgan.co.uk/property/24531579/result_auction) http://www.hollismorgan.co.uk/property/24531579/result_auction

Land to the rear of:
231 Lodge Causeway, Fishponds,
Bristol BS16 3RA

Planning Granted...possible further potential...

A site to the rear of an established commercial building with full planning to demolish the existing garage and create two one bedroom flats.

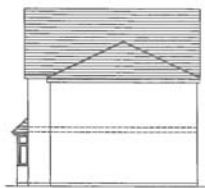
We understand the site has further potential for either two house or four flats subject to gaining the necessary planning permission

Planning

DESCRIPTION: Demolition of garage and part of store and construction of 2 flats; **ADDRESS:** 231 Lodge Causeway, Fishponds, Bristol BS16 3RA; **APPLICATION NO:** 11/01300/F; **ONLINE REF:** ; **DATE OPENED:** 31 Mar 2011; **STATUS:** decided.



Street Elevation from Forest Road (Garden walls omitted for clarity)
Scale 1:100



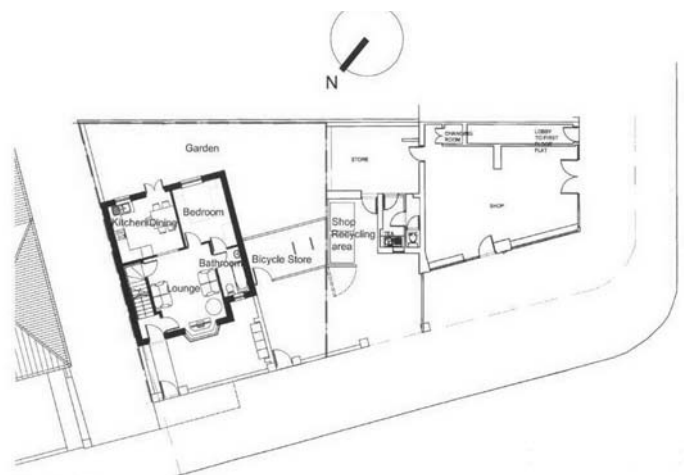
Side Elevation
Scale 1:100



Rear Elevation
Scale 1:100



Side Elevation
Scale 1:100



Block Plan
Scale 1:200

LOT
11

**POSTPONED
TO 2014**



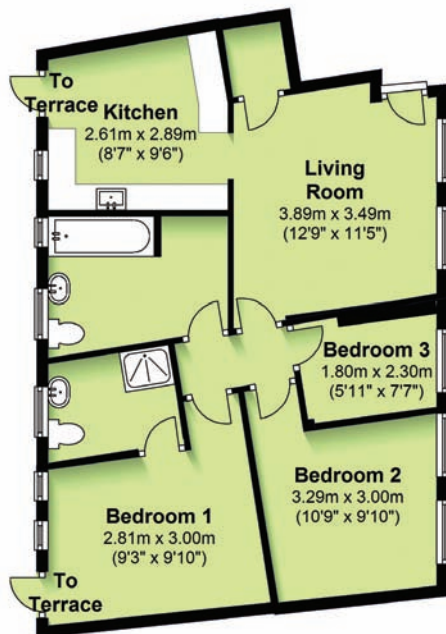
City Centre **GUIDE PRICE: £170k+++**

[VIEW FULL DETAILS](http://www.hollismorgan.co.uk/property/24534049/result_auction) http://www.hollismorgan.co.uk/property/24534049/result_auction

PROPERTY AREA
677.6 ft²/63.0 m²

Flat 8

Approx. 63.0 sq. metres (677.6 sq. feet)

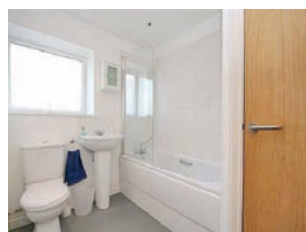


Flat 8 St James Place,
8-10 Bond Street, City Centre,
Bristol BS1 3LU

City Centre Investment...

A top floor purpose built apartment comprising three bedrooms (one en-suite bathroom), additional bathroom, lounge, separate kitchen and large roof terrace, located in the heart of the City Centre, a few 100 yards from Broadmead and Cabot Circus whilst the Bristol Royal Infirmary and Bristol University are both within one mile.

The flat is currently let for £950 pcm (£11,400 per annum) and was previously let for £1,100 pcm. The flat is let to students on an AST agreement terminating on 16th April 2014.



VIEWING: **TUESDAY 13:15 - 13:45PM**

SOLICITORS *John Potter, Spencer Skuse & Potter*
e-mail: jpotter@spencerskuse.com

Lot 12

SOLD PRIOR £595



Weston-super-Mare GUIDE PRICE: £595k+++

VIEW FULL DETAILS http://www.hollismorgan.co.uk/property/24397520/result_auction

Miranda Heights, Atlantic Road South, Weston-super-Mare BS23 2AB

Prime site with planning...

The Site

A large raised parcel of land with fine views over Weston Super Mare and pedestrian access to the Sea Front.

Planning

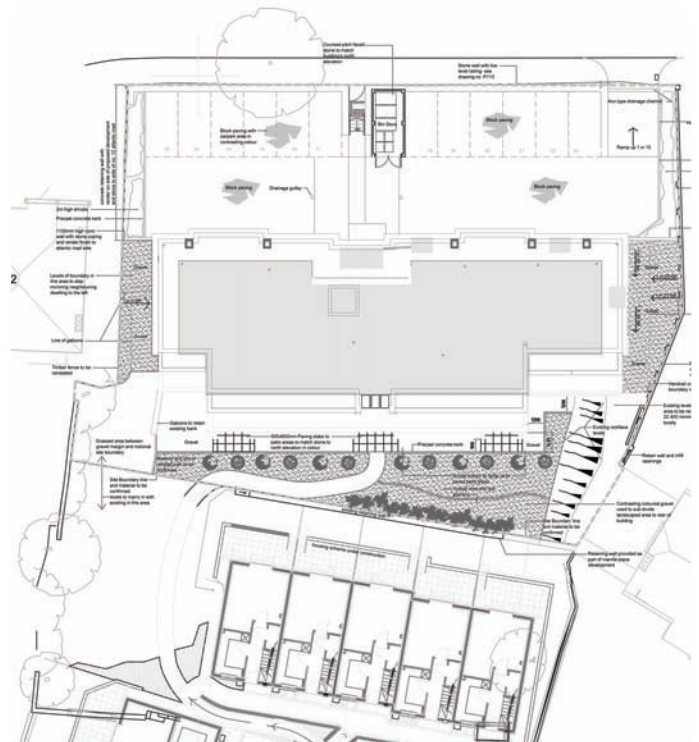
Planning was granted for the erection of 23 units comprising two and three bedroom large (900ft²) apartments with gardens and parking.

APPLICATION NUMBER: 04/2089/F;

APPLICANT: P G Enterprises – Erection of 23 Flats and 23 Parking spaces.

Extra Information

We have a full sales brochure, ground condition reports etc that will be available to download with the online auction legal pack



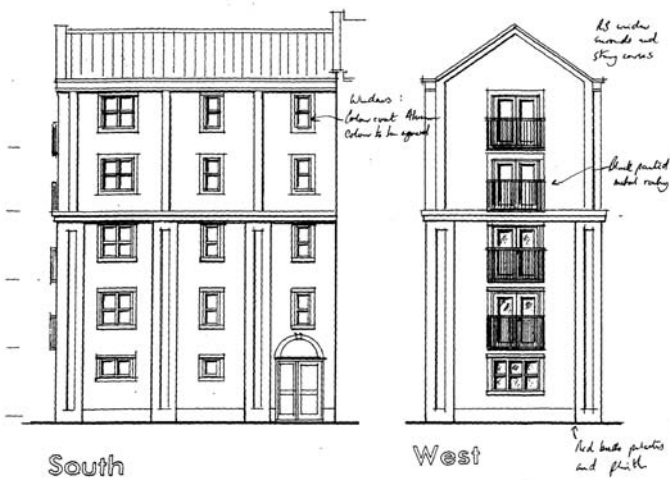
LOT 13

POSTPONED TO 2014



Lawrence Hill GUIDE PRICE: £75k+++

VIEW FULL DETAILS http://www.hollismorgan.co.uk/property/24518313/result_auction

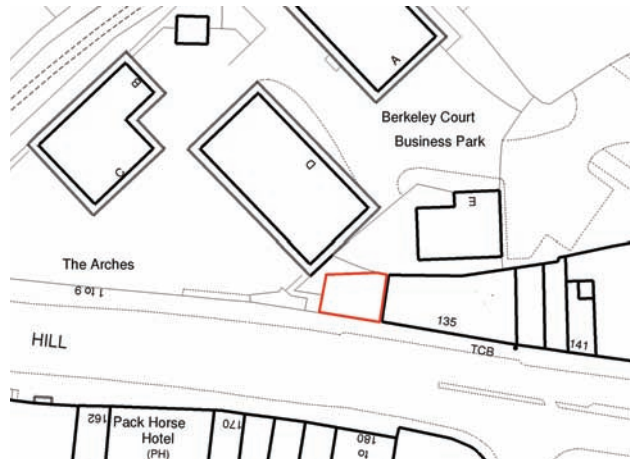


Land adjacent to: 135 Lawrence Hill, Lawrence Hill, Bristol BS5 0BT
Central Site Ready to build...

A parcel of land which was formally public conveniences but has now been demolished located in the cosmopolitan suburb of Lawrence Hill with it's array of local amenities and independent retailers all within walking distance.

The Opportunity

Full planning permission has been granted for the erection of five one bedroom flats. GRANTED subject to condition(s) 10/03971/R.



VIEWING: OPEN FOR EXTERNAL VIEWINGS AT ALL TIMES

SOLICITORS Jackie Curtis, Batchelor Sharp e-mail: jackie.curtis@batchelorsarp.co.uk

LOT 14

SOLD £365



Westbury-on-Trym GUIDE PRICE: £325k+++

[VIEW FULL DETAILS](http://www.hollismorgan.co.uk/property/24514384/result_auction) http://www.hollismorgan.co.uk/property/24514384/result_auction

26 Shipley Road, Westbury Village, Bristol BS9 3HS

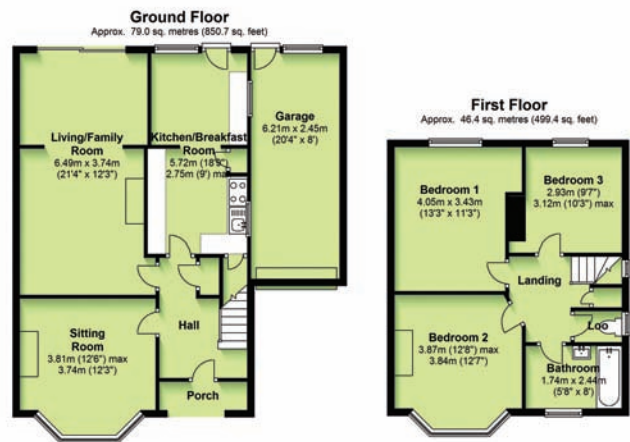
On the market for the first time in over half a century.

A classic 1930's semi detached family home set in an elevated position now requiring basic updating with far reaching views over Westbury Church and towards Henbury golf club.

Whilst the property has been well maintained with the addition of double glazing and a modern kitchen it does now require basic updating. We understand, subject to gaining the necessary consents there is huge scope for both an attic conversion plus side and rear extensions with potential to increase to five bedrooms and a large family home in this ever popular family orientated suburb.

PROPERTY AREA

3357.8 ft²/311.9 m²



SOLICITORS Michael Dickman, Fussell Wright

VIEWING: WEDNESDAY 14:00-14:30+SATURDAY 10:15-10:45

LOT 15

WITHDRAWN



Hutton GUIDE PRICE: £330k+++

VIEW FULL DETAILS http://www.hollismorgan.co.uk/property/24531578/result_auction

PROPERTY AREA
1240.0ft²/110.7m²



Total area: approx. 202.5 sq. metres (2179.4 sq. feet)

First Floor
Approx. 86.6 sq. metres (933.9 sq. feet)



The Rectory, 41 Church Lane, Hutton, North Somerset BS24 9SL

Detached family home with Planning Permission to extend

This former rectory has the ubiquitous features of a house erected circa 1970's with rendered elevations, a tiled roof and casement windows and the standard generous accommodation of nearly 2,000ft² associated with Diocesan requirements of that time. The property stands in a slightly elevated position with a surrounding mature garden and a garage. Some modernization, with particular attention to detail and a little imagination, could transform this substantial building into a luxurious five bedroom family home of some considerable character, providing the fortunate purchaser with the opportunity for considerable capital growth and a home in a picturesque village location. *Full planning has been GRANTED to extend – please see below.*

Planning Permission

APPLICATION TYPE: Full Planning Permission; DEVELOPMENT: Erection of a two storey extension incorporating existing garage/utility and to include two dormer windows; APPLICATION NO: 13/P/0430/F; DECISION: Granted.

VIEWING: STRICTLY BY APPOINTMENT

SOLICITORS Mr. Jonathan Webb, Cook & Co Solicitors
e-mail: onathan.webb@cookco.co.uk

Lot 16

SOLD PRIOR £250k



Fishponds

GUIDE PRICE: £215k+++

VIEW FULL DETAILS

The Money Shop, 745 Fishponds Road, Fishponds, Bristol BS16 3UP

Commercial Investment

The property comprises a lock up shop with separately owned upper parts forming part of a parade of shops occupying a prime position with the benefit of access from the rear service road off Guinea Lane.

Income

The shop is let on effectively FRI terms for 10 years from 23rd October 2009 for £19,500 pa.

FLOOR AREA

The floor areas are as follows:

- Internal width: 4.88m
- Sales area: 94.8m² (1,020ft²)



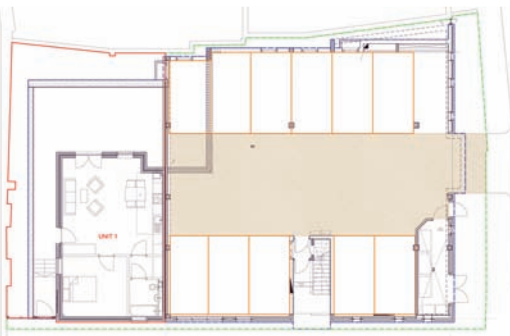
LOT 17

SOLD £905k



St George **GUIDE PRICE: £700k+++**

[VIEW FULL DETAILS](http://www.hollismorgan.co.uk/property/24518315/result_auction) http://www.hollismorgan.co.uk/property/24518315/result_auction



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

Freehold Block
234-244, Church Road,
St George, Bristol BS5 8AF

Prime investment/break up opportunity

A Freehold purpose built contemporary style apartment block with eleven self-contained units finished to a high standard. Comprising of seven one bedroom flats and four two bedroom flats with well-presented communal areas and a covered parking area beneath the building for approximately nine vehicles. The property is vacant and has never been occupied.

POTENTIAL INCOME: £87,500 per annum

RESALE VALUE: Total GDV – £1.25m

Please refer to online legal pack for copies of the independent valuations.



VIEWING: **THURSDAY 11:00AM - 12:00PM**

SOLICITORS *Ben Rogers, DLA Piper*
e-mail: ben.rogers@dlapiper.com

Land To South Of, South Liberty Lane, Bedminster, Bristol BS3 2TJ

Long term potential...

THE LAND

A small parcel of land located to the South of South Liberty Lane. Please refer to online legal pack for site maps and further information.

THE OPPORTUNITY

Possible long term development / storage opportunity in a popular residential area.

LOT 18

WITHDRAWN



Ashton Vale

GUIDE PRICE: **£10k+++**

[VIEW FULL DETAILS](#)

http://www.hollismorgan.co.uk/property/24451197/result_auction

Jim Davis, Davis Wood

e-mail: jim.davis@daviswood.co.uk

VIEWING:

EXTERNAL VIEWINGS AT ALL TIMES

SOLICITORS

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26TH FEBRUARY 2014

30TH APRIL 2014

11TH JUNE 2014

30TH JULY 2014

1ST OCTOBER 2014

26TH NOVEMBER 2014

**auction
action**



Lot 19

POSTPONED TO 2014



Clifton GUIDE PRICE: £650k+++

VIEW FULL DETAILS http://www.hollismorgan.co.uk/property/24501756/result_auction

PROPERTY AREA
3592.0 ft²/333.7 m²



Freehold, 150 Whiteladies Road, Clifton, Bristol BS8 2XZ

Prime High Yielding Freehold Investment

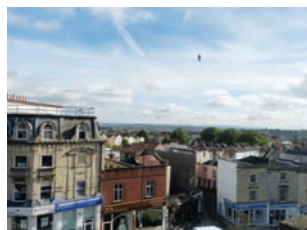
Occupying a prominent elevated corner plot on Bristol's premiere high street. The property is arranged as a retail unit whilst the upper floors comprise a 3-bedroom and 5 bedroom flat.

Income RETAIL UNIT: is let to Clifton Property Services Ltd. The lease runs from the 4th December 2012 for a term of ten years at a rent of £25,000 PA.

FLAT 1: is let to a group of three students expiring in June 2014 at a rate of £1,017 per calendar month (£12,204 PA).

FLAT 2: is let to a group of five students terminating on the 14th June 2014 at a rate of £1,965 per calendar month (£20,340 PA).

TOTAL INCOME: £57,544



VIEWING: THURSDAY 14:00PM - 14:45PM

SOLICITORS *Jeremy Johnson, Kirby Sheppard*
www.kirbysheppard.co.uk

Lot 20

POSTPONED TO 2014



Henleaze GUIDE PRICE: £215K+++

VIEW FULL DETAILS http://www.hollismorgan.co.uk/property/24309905/result_auction

Shop and Maisonette, 46 Bishopthorpe Road, Bristol BS10 5AD Long term investment or modernise and sell individually.

A mid terraced Freehold investment / break up opportunity comprising:

- Four Bedroom Maisonette
- Single Garage
- Two x Retail units

Income

MAISONETTE: Let to a group of four professionals for £12,000 per annum from 5TH October 2013 for 12 months.

GARAGE: Vacant – would generate circa £50 pcm.

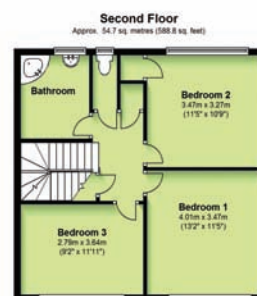
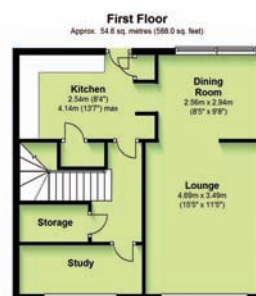
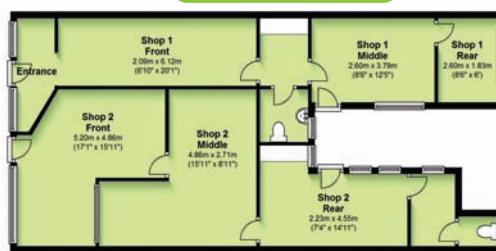
SHOP (LEFT): Let to a hair and beauty company for a period of 12 months from September 2013 – £4,200 PA.

SHOP (RIGHT): Proposed A3 tenant negotiating as of October 2013. Proposed rent of £4,800 PA.

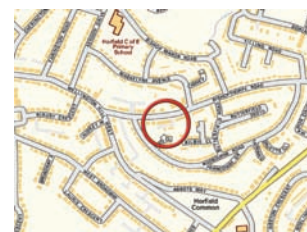
Currently Vacant.

PROPERTY AREA

2333.5ft²/216.8m²



Third Floor



Lot 21

SOLD £29k



Clifton

GUIDE PRICE: £20k+++

VIEW FULL DETAILS http://www.hollismorgan.co.uk/property/24539111/result_auction



Garage to the rear of:
59a Alma Road, Clifton,
Bristol BS8 2XZ

A single garage with up and over door accessed from Alma Road within the prime residential area of Clifton.

Vacant Possession

The garage is currently vacant and will be sold with vacant possession.

THE GARAGE: 4.88m(16'0") x 2.13m(7'0").



VIEWING:

BY APPOINTMENT.

SOLICITORS TBC

Lot 22

POSTPONED TO 2014



Somerton GUIDE PRICE: £90k+++

VIEW FULL DETAILS http://www.hollismorgan.co.uk/property/24541440/result_auction

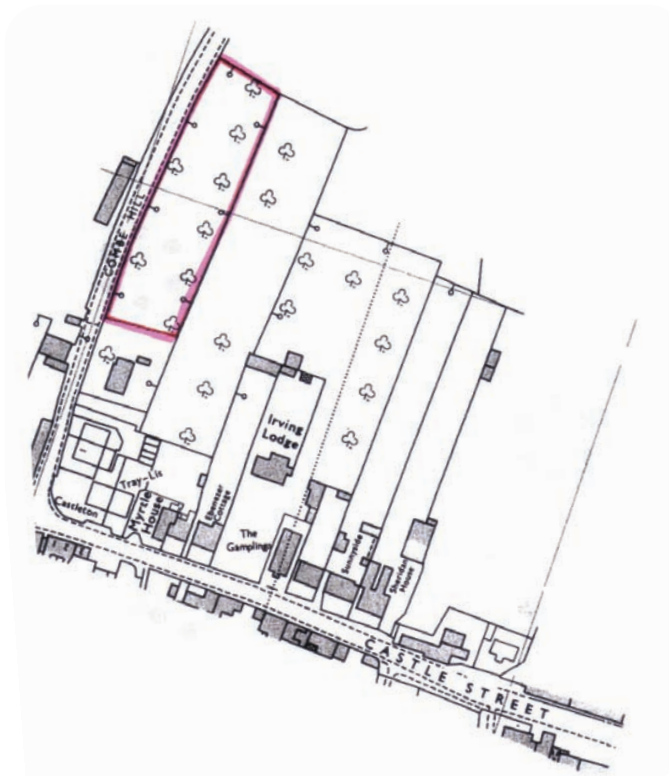
Land at:
Coombe Hill, Keinton Mandeville,
Somerton, Somerset TA11 6DQ

Requires a plan...

A level plot of approximately 0.8 acres in the South Somerset village of Keinton Mandeville with huge long term potential subject to gaining the necessary consents. Please refer to online legal pack for boundaries.

The Opportunity

We are informed the site has huge potential for development subject to gaining necessary consents. Our clients have received a wide range of planning advice – please refer to the online legal pack to review the reports.



SOLICITORS **Steffani Asquith, Cook and Co**
e-mail: steffani.asquith@cookco.co.uk

VIEWING: OPEN FOR EXTERNAL VIEWINGS AT ALL TIMES

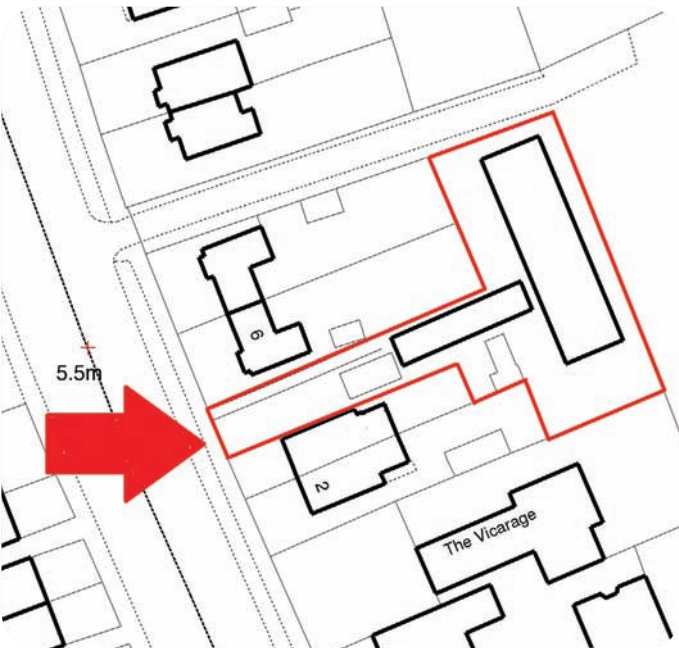
Lot 23

WITHDRAWN



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

VIEW FULL DETAILS http://www.hollismorgan.co.uk/property/24541440/result_auction



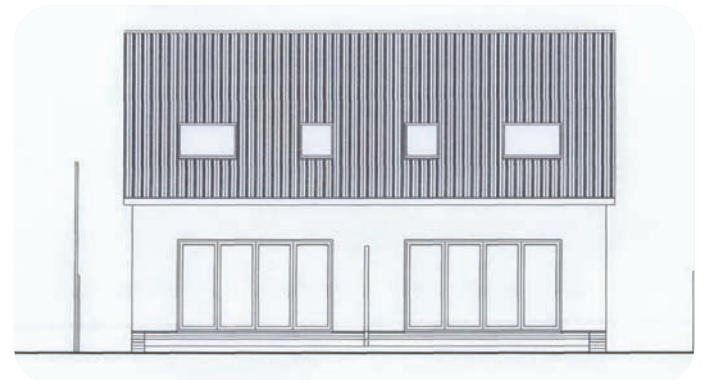
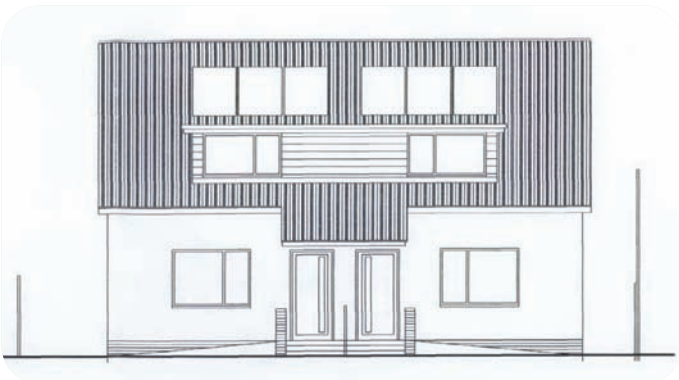
Land with Planning at:
4 Baytree Road, Weston-super-Mare,
North Somerset BS22 8HG

Site with planning...

A parcel of land to the rear of 4 Bay Tree Road fronting onto local playing fields located off Baytree Road in the seaside town of Weston super Mare. A prime site with planning granted to build 2 x 3 bedroom houses.

Planning

Outline application for the erection of 2no. three bedroom houses with appearance and landscaping reserved for subsequent approval was submitted and registered on 5th February 2013. PLANNING APPLICATION NUMBER: 13/P/0239/O North Somerset.



VIEWING: OPEN FOR EXTERNAL VIEWINGS AT ALL TIMES

SOLICITORS *Mr Keith Batchelor , Batchelor Sharp*
e-mail: mail@batchelorsarp.co.uk



Lot 24



WITHDRAWN



Barton Hill **GUIDE PRICE: £25k+++**

[VIEW FULL DETAILS](#)

Land to the side of:
34 Glendare Street, Bristol BS5 9SG
A beautifully proportioned plot...

The Land

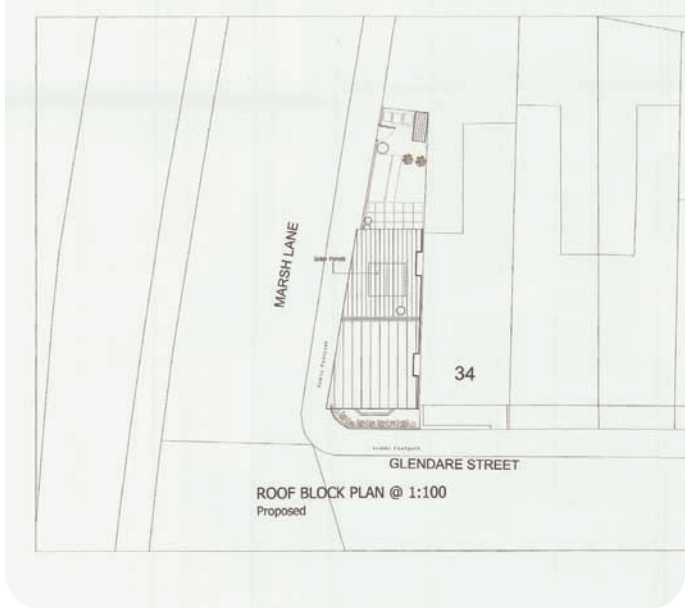
A well proportioned end of terrace corner plot adjacent to 34 Glendare Street.

The Opportunity

Planning has been granted for the erection of an end of terrace two bedroom house.

Planning

DECISION: GRANTED subject to condition(s);
APPLICATION NO: 13/03359/F; TYPE OF APPLICATION: Full Planning; DESCRIPTION OF DEVELOPMENT: Proposed development of one end of terrace, two bedroom house on land adjacent to 34, Glendare Street and associated works. COMMITTEE/DELEGATION DATE: 18.09.13.



SOLICITORS Mr Andrew Maxwell, Capstone Law
e-mail: adm@capstonelaw.co.uk

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

LOT 25

SOLD PRIOR



Clifton GUIDE PRICE: £600k+++

VIEW FULL DETAILS

PROPERTY AREA
4777.1ft²/443.8m²



Rental appraisal on the website with the legal Pack

19 Mortimer Road, Clifton, Bristol BS8 4EY

Prime opportunity – investment/development

THE PROPERTY

A splendidly Victorian house in an interesting corner position with an imposing front door and circular bay windows enhancing this glories of this imposing 'Gothic' style building. Currently arranged over 3 floors as 3 self contained flats, this stone built 'mansion style' double-fronted house offers very spacious accommodation

THE OPPORTUNITY

A Freehold opportunity. All the flats now require basic updating having been let for many years. There may be an opportunity to subdivide the units subject to gaining necessary consents. Ideal investment/owner occupier.

Vacant Possession.



VIEWING: WEDNESDAYS 12:00-12:45

SOLICITORS Julia Smart, Metcalves Solicitors e-mail: jsmart@metcalves.co.uk



Lot 26



SOLD £120k

City Centre GUIDE PRICE: £40k+++

VIEW FULL DETAILS http://www.hollismorgan.co.uk/property/24569152/result_auction

Land at: Jonny Ball Lane, Colston Yard, City Centre, Bristol BS1 5BD

Rare City land

The Land

A City Centre parcel of land within the Colston Yard community with access from Jonny Ball Lane.

Location

Colston Yard is an established commercial/residential community adjacent to Christmas Steps and Hotel Du Vin and within a few hundred yards of the Bristol Royal Infirmary, Bristol University, the City Centre and Park Street.

THE OPPORTUNITY

The land is sold with no current planning permission – please view the online legal pack for examples of recent planning activity and history within Colston Yard.

Subject to gaining the necessary consents we are informed there may be potential for: RESIDENTIAL DEVELOPMENT:

• there has recently been a family home development within Colston Yard; • given the proximity to the BRI and the University there may be scope for student/nurse accommodation in the style of cluster flats.

COMMERCIAL DEVELOPMENT: Potential for a one or two storey commercial development of either offices, workshops or live/work units.



base ARCHITECTS

ACCESS KINDLY PROVIDED VIA BASE ARCHITECTS WITHIN COLSTON YARD



SOLICITORS Mr Jonathan Evans, Sims Cook & Teague LLP e-mail: jevans@simscookteague.com

VIEWING: THURSDAY 12:30 - 13:00

LOT
27

SALE AGREED £425k



Westerleigh

GUIDE PRICE: £275k+++

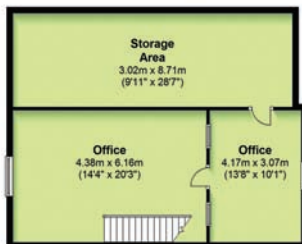
[VIEW FULL DETAILS](http://www.hollismorgan.co.uk/property/24569151/result_auction) http://www.hollismorgan.co.uk/property/24569151/result_auction

PROPERTY AREA

1860.8ft²/172.9m²

First Floor

Approx. 69.1 sq. metres (743.7 sq. feet)



Ground Floor

Approx. 103.8 sq. metres (1117.1 sq. feet)



Copp Barn, Westerleigh Road,
Westerleigh Village, South
Gloucestershire BS37 8QH

Rural living or business...

A detached two storey stone barn with modern lean to extension set on a large plot with far reaching views overlooking pasture land. Copp Barn has been used as a commercial HQ, with B1 usage, for an engineering company for many years and has previously been used as a garage / mechanics. There is a range of permanent and semi permanent outbuildings on the large hard surfaced yard with boundary fencing and gated entrance.

Opportunities (Subject to Planning consent)

Continued B1/Commercial Usage and increase office space or possible residential development – either one large detached dwelling or a scheme for a number of houses.



VIEWING:

TUESDAYS - 15:00 - 15:30

SOLICITORS

John Clare

e-mail: john.clare@fromeharris-harris.co.uk

Lot 28

SOLD £100k



alder king
PROPERTY CONSULTANTS
01452 623290
www.alderking.com

JOINT AGENTS

Gloucester

GUIDE PRICE: **£130k+++**

[VIEW FULL DETAILS](http://www.hollismorgan.co.uk/property/24570521/result_auction) http://www.hollismorgan.co.uk/property/24570521/result_auction

Land at:
Hemmingsdale Road, Hemmingsdale Road, Hempsted, Gloucester GL2 5HN
Land with potential

The property provides a level and generally regular shaped site extending to approximately 0.07 hectares (0.18 acres).

LOCATION

The Property is situated at the junction of Hemmingsdale Road and Llanthony Road (South West/Hempsted Bypass – A430). The immediate area is in mixed commercial and residential uses and includes Gloucestershire College Campus and Llanthony Priory. The Property is also close to Gloucester Docks and the city centre is 0.75 miles to the north west.

PLANNING

The Property has benefited from planning consent (lapsed) for the erection of four semi-detached dwellings under planning reference 07/00046/REM dated 5 January 2007.

PLANNING INFO

All plans, drawings and elevations can be downloaded with the online legal pack



SOLICITORS Philip Collis, TLT LLP
e-mail: philip.collis@ttsolicitors.com

VIEWING: OPEN FOR EXTERNAL VIEWINGS AT ALL TIMES

Lot 29

SOLD £139k



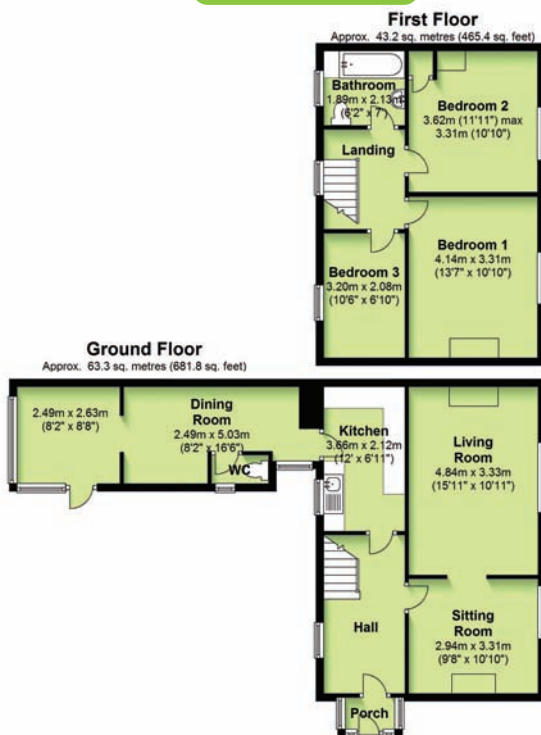
Hewish

GUIDE PRICE: £90k+++

VIEW FULL DETAILS http://www.hollismorgan.co.uk/property/24571688/result_auction

PROPERTY AREA

1147.0 ft²/106.6 m²



2 Palmers Elm, Hewish, North Somerset, BS24 6RN

Requires modernisation – cash buyers only...

A well proportioned three bedroom semi detached family home with multiple reception rooms and separate kitchen set on a larger than average plot with detached garage and backing onto open pasture land. Recently installed double glazing and gas central heating system.

We are informed the property is currently non mortgageable due to it being Pre-cast Reinforced Concrete (PRC) and we are informed it is structural defective – buyers must make their own enquiries. Internally the property does now require updating and the garage requires a new roof. Once complete this will make a fine family home or rental property.

NB PRC/Airey Houses were designated defective under the 1985 housing act where it was found the presence of chlorides in the concrete were resulting in the corrosion of the steel reinforcement and subsequently cracking and spalling of the concrete.

VIEWING:

MONDAYS 14:00 - 14:30

SOLICITORS

Lisa Wicks, Devonshires

e-mail: lisa.wicks@devonshires.co.uk



Lot 30

SOLD £210k

Southville **GUIDE PRICE: £100k+++**

[VIEW FULL DETAILS](http://www.hollismorgan.co.uk/property/24571689/result_auction) http://www.hollismorgan.co.uk/property/24571689/result_auction

25 Foxcote Road, Southville,
Bristol BS3 2DA

Now in need of complete modernisation...

Probate/Charity Sale

A mid-terrace three bedroom, two reception, bay-fronted Victorian villa with an enclosed rear garden.

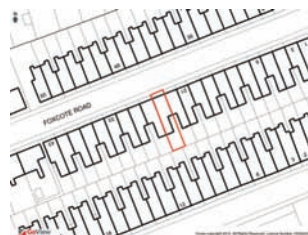
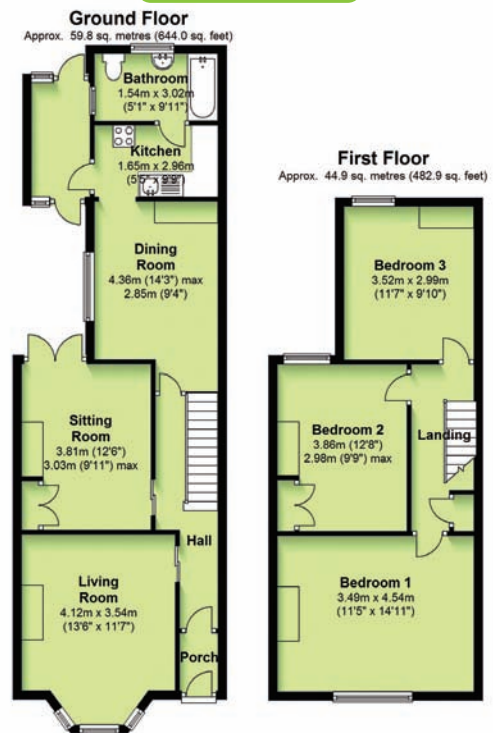
The property is now in need of complete restoration and is an excellent opportunity for builders, developers or very enthusiastic DIY'ers.

The upper floors are currently out of bounds due to safety reasons.

Once fully refurbished the house would suit first time buyers or buy to let investors.

PROPERTY AREA

1126.8 ft²/104.7 m²



Lot 31

SOLD £850



Somerset

GUIDE PRICE: £1k+++

[VIEW FULL DETAILS](http://www.hollismorgan.co.uk/property/24572024/result_auction) http://www.hollismorgan.co.uk/property/24572024/result_auction

Five Freehold Parcels of land:
Wedmore, Somerton and Weston-Super Mare, Somerset BS28 4HG

Buy One get Four Free...

Plots 1 & 2

Gardiners Orchard, WEDMORE, BS28 4HG

Following the development of Gardners Orchard our clients retained a rectangular parcel of land.

Plot 3

Gardiners Orchard, WEDMORE, BS28 4HG

Following the development of Gardners Orchard our clients retained a long strip of land linking Pilcorn Street and Gardners Orchard – the land is adjacent to a large undeveloped shed believed to belong to St Johns Ambulance Services.

Plot 4

Capell Close, WESTON-SUPER-MARE, BS22 8AT

A strip of land approx 1m wide running parallel to the rear of St Austell Road and accessed via Capel Close. NB Two developments to the rear of St Austell Road have paid for rights of way over the strip of land – refer to section C9 of the land registry document – further opportunities may be available.

Plot 5

Chantry Court, SOMERTON, TA11 6JZ

Following the development of Chantry Court our clients retained a strip of land located at the turning head in the road on the Eastern Boundary – potential for vehicular access to the land associated with Home Farm.



VIEWING: OPEN FOR INSPECTION AT ALL TIMES

SOLICITORS *Mark Beaumont, Lindleys*
e-mail: mbeaumont@lindleys.net

Lot 32

SOLD £121k



Clifton GUIDE PRICE: £105k+++

VIEW FULL DETAILS http://www.hollismorgan.co.uk/property/24578471/result_auction

First Floor Flat:
185a Whiteladies Road,
Clifton, Bristol BS8 2RY

Prime Buy-to-Let or would suit First Time Buyers

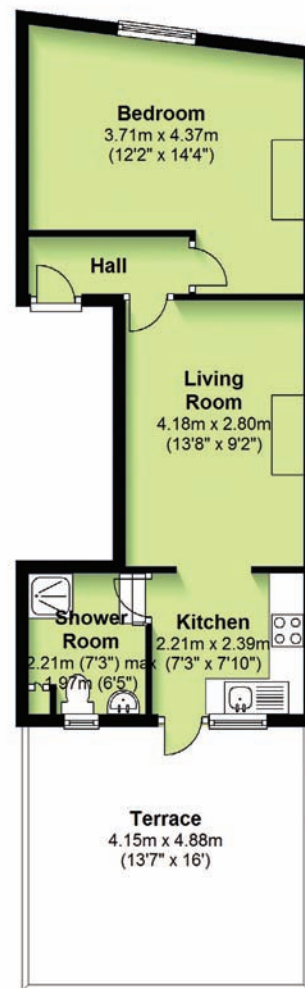
Set within an imposing mixed use mid terrace period property 185a is a bright and airy one bedroom first floor flat with entrance hall, double bedroom to the front, open plan kitchen and lounge, spacious bathroom and private roof terrace to rear.

The property is let to professional tenants for £625 pcm terminating on 31st December. The tenants have indicated they wish to stay on if possible.

***** The property is let fully furnished and the fixtures and fittings will be included in the sale *****

PROPERTY AREA

618.9 ft²/57.5 m²



SOLICITORS Claire Bates, Roy Coles and Co
e-mail: info@roycoles.com

VIEWING: TBC

LOT
33

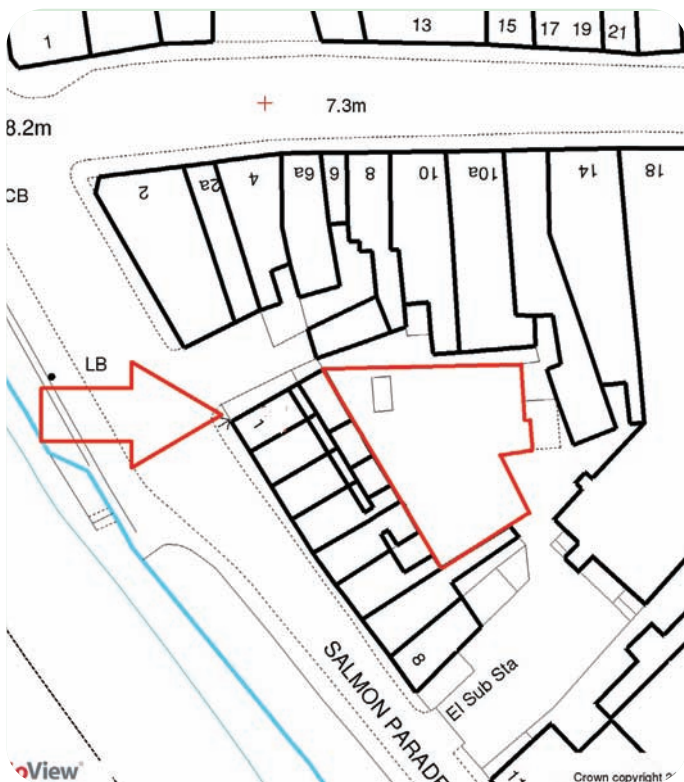
SOLD £16k



Bridgwater

GUIDE PRICE: **£10k+++**

[VIEW FULL DETAILS](http://www.hollismorgan.co.uk/property/24580705/result_auction) http://www.hollismorgan.co.uk/property/24580705/result_auction



Land at:
1b Salmon Parade,
Bridgwater, Somerset TA6 5AN

Central Site with potential

An enclosed leasehold site of circa 3100 Sq Ft located to the rear of 2 shops in Eastover known as 10 and 10a, with pedestrian access from Salmon Parade adjacent to number 1. In the past, number 10 Eastover was a pub, and the land housed the various skittle alleys and out buildings. More recently it had a storage shed used by one of the shops, and the concrete base remains. There is a pedestrian access only to the 2 shops and the flats above them over the edge of the land using the same access from Salmon Parade. It backs onto 8 listed houses which front Salmon Parade.



VIEWING: OPEN FOR EXTERNAL VIEWINGS AT ALL TIMES

SOLICITORS *Martin Bailey, Pardoes*
e-mail: martin.bailey@pardoes.co.uk



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COMMERCIAL/INVESTMENT PROPERTY

for sale: £589,950

investment opportunity: whitchurch village a detached purpose-built b&b with scope for expansion

investment considerations

■ Bed and Breakfast

- income of circa £60k pa.
- scope to increase the income.
- competitive room rates for the area.
- potential to add 4/5 en suite rooms.
- business included as a going concern.

■ Change of Use

- potential change of use to: doctor's surgery, care home, nursery etc.

■ Development Potential

- lapsed for Planning seven 2-bed apartments and two 1-bed bungalows.

■ Additional Information

- option to purchase an adjacent refurbished 2-bed bungalow at £180,000.

Development subject to gaining the necessary consents



A detached 1970's purpose built bed and breakfast set on a large plot with generous parking at the front (for approximate 10 cars) and an enclosed North East facing garden. Comprises: 10 letting rooms, 7 en suite bathrooms, communal kitchen and a lounge dining and breakfast room.

Located a few hundred yards from Whitchurch village, 9 miles from Bath, 4 miles from Bristol city centre and 9 miles from Bristol airport.

contact Andrew Morgan or Oliver Hollis on **0117 9736565** or visit our website for full details.

VIEW FULL DETAILS <http://www.hollismorgan.co.uk/property/24413697>

**hollis
morgan**

COMMERCIAL/INVESTMENT PROPERTY

for sale: £199,950

OFFERS IN THE REGION OF

a stunning chapel with full planning

Bell Hill Road, St George, Bristol BS5 7LT



A stunning detached former chapel building ripe for conversion, located in a popular residential suburb within easy access of the City Centre and with excellent local amenities.

The property has been granted full planning to convert into 5 flats and 290m² of office space with off street parking at the front.

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

- create an additional unit on the upper floors
- change rear usage from commercial to more residential units.

contact Andrew Morgan or Oliver Hollis on **0117 9736565** or visit our website for full details.

VIEW FULL DETAILS www.hollismorgan.co.uk/property/24364528

**hollis
morgan**



hollismorgan proxy and telephone bidding form

Date of Auction: Lot Number: _____

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

Property Address _____

Maximum Bid Price: £ _____ Words _____

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

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

I also enclose a separate cheque for £350 plus VAT – total £420.00 – payable to **hollismorgan** in respect of the buyers premium.

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

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

Proxy Bidding – Buyer's Details

Contract Name _____

Full Name(s) _____

Company _____

Address _____

Postcode _____

Telephone Business: Home: _____

Mobile: _____

Buyer's Solicitor's Details

Company _____

Address _____

Postcode _____

Telephone: _____ Fax: _____

For the Attention of: _____

Signature of Prospective Buyer _____

Date of Signing _____

DX No _____

Telephone Bidding – Buyer's Details

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

TERMS & CONDITIONS FOR REMOTE BIDDING

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

buying at auction – our terms and conditions

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

Please note new Government regulations regarding payment.

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

Buyers Premium

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

Conditions of Sale and Title

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

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

Addendum sheet

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

Questions

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

Finance

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

Inspection

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

Availability

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

Bidding

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

Contract

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

Insurance

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

Measurements

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

Fixtures and Fittings

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

Offers

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

Particulars Plans and Photographs

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

Value Added Tax

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

Tenanted Investments

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

Planning and other Regulations

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

hollismorgan Disclaimer

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



anti money laundering legislation

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

The three sets of legislation are as follows:

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

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

Please find opposite a schedule of acceptable documentation.

You must provide one document from each list

Identity documents:

- Current signed passport

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

Evidence of address:

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

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

Supporting people with cancer



Penny Brohn
Cancer Care

For over 30 years Penny Brohn Cancer Care has been helping people to live well with the impact of cancer at any stage of their journey.

We recognise that cancer affects the people closest to those going through a cancer diagnosis and welcome them too.

We are delighted to receive support from Hollis Morgan in 2013.

www.pennybrohncancercare.org

Helpline: 0845 123 2310



Helping you live well.



JOINT PROPERTY AGENTS

	Bradley Residential TEL: 0845 652 8634 www.bradleyresidential.co.uk
	BNS Management Services TEL: 0117 957 0809 www.bns.co.uk
	Campions TEL: 0117 973 0041 www.campionsletting.co.uk
	Clifton Rentals TEL: 0117 911 3423 www.clifton-rentals.co.uk
	Digs (Bristol) Ltd TEL: 0117 9308750 www.bristoldigs.co.uk
	Hopewell Properties www.hopewellproperties.co.uk
	Hydes of Bristol TEL: 0117 973 1516 www.hydes.co.uk
	Jackson Property Management Ltd TEL: 0117 974 4121 www.jacksonproperty.co.uk
	Sarah Kenny TEL: 0117 946 7171 www.sarahkenny.co.uk
	Kingsley Thomas Limited TEL: 0117 946 6767 www.kingsleythomas.co.uk
	Knight Frank TEL: 0117 317 1999 www.knightfrank.co.uk
	Medics On The Move TEL: 0117 944 2051 www.movingtobristol.co.uk
	Stuarts Residential TEL: 01225 220 335 www.stuartresidential.com
	Westcoast Properties www.westcoast-properties.co.uk
	Woods Estate Agents www.woodsstateagents.co.uk
OUR CLIENTS	
	The Abbeyfield Bristol Society www.abbeyfield-bristol.co.uk
	Alder King Property Consultants www.alderking.com
	BNP Paribas Real Estate www.bnpparis.com
	Capita Symonds TEL: 01275 840840
	ETP Property Consultants tel: 0117 973 1474 • www.etpproperty.co.uk
	North Somerset Council www.n-somerset.gov.uk
	South Gloucestershire Council www.southglos.gov.uk

DESIGN AND CONSTRUCT

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

INTERIORS AND LIFESTYLE

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

SURVEYORS

	Andrew Forbes www.andrew-forbes.co.uk
	Clifton DEA www.cliftondea.co.uk
	Osborne Irish Associates TEL: 0117 973 0803 www.osborneirishassociates.co.uk
	SP Surveyors TEL: 07852 879330 www.spsurveyors.co.uk

FINANCE AND INSURANCE

	Charterbank www.charterbank.co.uk
	Churchill Wealth Management www.churchillwm.co.uk
	Lloyds TSB Commercial www.lloydstsbbusiness.com
	Royal Bank of Scotland Group www.rbs.co.uk
	Steve Mears Independent LLP TEL: 0117 973 4300 www.stevemears.com
	Towergate Insurance www.towergate.co.uk

MEDIA

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

SOLICITORS AND CONVEYANCERS

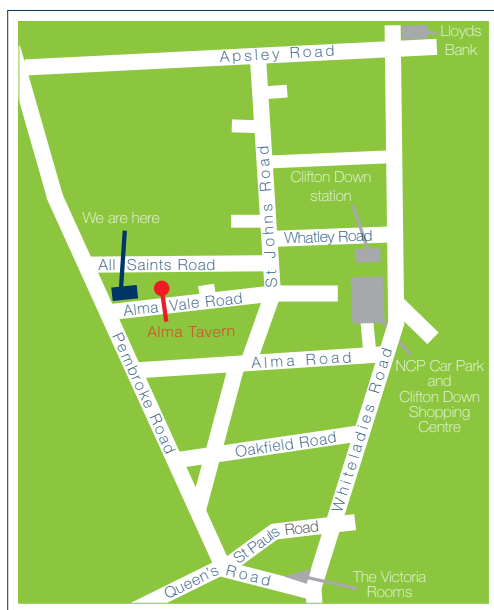
	AMD Solicitors TEL: 0117 923 5562. www.amdsolicitors.com
	Devereux & Co www.devlaw.co.uk
	Gregg Latchams LLP TEL: 0117 906 9400 www.gregglatchams.com
	Rodney King and Partners TEL: 0117 926 5201
	Parkhouse & Co TEL: 0117 962 9978 www.parkhousesolicitors.co.uk
	Clarke Willmott LLP TEL: 0845 209 1816 www.clarkewillmott.com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

our auction location



the packed sale room at our november auction

how to find All Saints...



directions...

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

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

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



0117 973 6565

auction@hollismorgan.co.uk

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morgan