

www.hollismorgan.co.uk
auction@hollismorgan.co.uk

estate agents **auctioneers**

RESULTS

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SEPTEMBER 2010
auction

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

Investing in Property?

We could save you money on your buy-to-let mortgage



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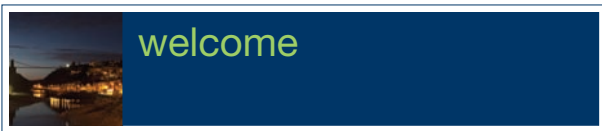
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welcome to our first auction

The decision to hold our first Property Auction in an active church may seem unusual but, as you can appreciate, apart from its excellent location, this space also provides the ideal conditions and arrangement for use as an Auction Saleroom. In addition, this is a opportunity to invite business and other members of the local community to experience the remarkable character of this landmark Bristol building.

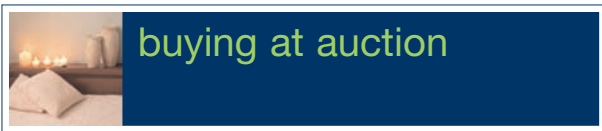
In this spirit we welcome you all here and, whether you have come to buy, to work, to observe or simply to enjoy yourself, we at Hollis Morgan, together with our friends and associated professional colleagues, will be delighted if you would join us in the Atrium for a drink immediately after the sale.

We wish you a very enjoyable evening

our next auction date is

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

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



buying at auction – an exciting opportunity

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

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

can I attend an auction to see what happens?

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

how do I find out about new properties?

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

how do I view the property?

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

what is a price guide?

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

what is a reserve price?

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

can I make an offer?

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

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

can I bid on the telephone?

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

should I have a survey?

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

what is a legal pack?

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

will I need a deposit?

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

is there a Buyers Premium?

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

do I need ID?

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

can someone bid on my behalf?

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

three essential things to prepare for an auction

SURVEY – Organise a survey

FINANCE – Organise your finance

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

Good luck and happy bidding!



selling at auction – what to look out for

what is an auction?

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

types of property offered at auction?

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

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

the advantages of auction

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

selling by Auction

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

why use hollis morgan?

- Andrew Morgan – the most experienced auctioneer in Bristol.
- we have a prestigious 'boutique' office in the heart of fashionable Clifton.
- excellent marketing skills and a wide mailing list.
- the latest technology.
- excellent communication skills and will keep you regularly informed of progress.
- respected throughout the city by our professional colleagues.
- accompanied viewings at set times to minimise inconvenience to you our client.
- a legal and moral duty to achieve the very best price for our clients.

what does an auction cost?

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

LOT 1



SOLD £260k

Cliftonwood GUIDE PRICE: **£250k+++**

SOLICITORS Ms Deborah Stone, Rodney King & Partners, All Saints House, 6 All Saints Lane, Bristol BS1 1JH. Tel 0117 911 4437.

58 Ambra Vale East, BS8 4RE

A four storey mid terraced period property with 3/4 bedrooms, bathrooms, receptions rooms a courtyard garden. The property has been let for many years and now requires complete modernisation.

Full Builders quote available upon request.



ESTATE AGENTS

JOINT AGENTS

VIEWING: WEDNESDAYS AND SATURDAYS 10:30 – 11:00

LOT 2



POSTPONED

Avonmouth GUIDE PRICE: **£65k+++**

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

23 Meadow Street, Avonmouth, BS11 9AS

An end of terrace Victorian property arranged over two floors comprising entrance porch, hall, lounge, kitchen, one bedroom, walk in wardrobe and a bathroom.

There is scope for complete refurbishment and potential to rent two rooms.



VIEWING: TUESDAYS AND THURSDAYS 13:15 – 13:45

LOT 3



SOLD £130k

Easter Compton GUIDE PRICE: **£115k+++**

SOLICITORS Laura Jenkins, Malloy and Barry, 194 Cowbridge Road, East Canton, Cardiff, CF5 1GW Tel 02920 343434.

Land with Planning Permission, Blackhorse Hill, Easter Compton, BS35 5RR

Vacant building plot with full planning for a detached 3 bed, 3 bath house and large garden.



VIEWING: STRICTLY BY APPOINTMENT with hollismorgan

LOT 4



SOLD PRIOR

Brandon Hill GUIDE PRICE: **£85k+++**

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

Top Floor Studio, 29, Berkeley House, City Centre, BS1 5PY

A top floor studio apartment adjacent to Park Street and Brandon Hill set within a fine Regency Grade II listed terrace

Requires minor updating – excellent FTB or BTL.



VIEWING: WEDNESDAY AND SATURDAY 12:45 – 13:15

LOT 5



SOLD AFTER

Southville GUIDE PRICE: **£250k+++**

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

Albert Lodge, 4, British Road, Southville, BS3 3BW

Albert Cottage is a four storey end of terrace property from the 1840's and currently arranged as digs with large communal kitchen/diner and six lettable rooms with a self contained studio flat in the basement.

To the side of the property are two small gardens and two off street parking spaces.

The property would make a fine family house. Possible conversion into flats (subject to obtaining the necessary planning and other permissions).

Upgrade the current set up and gain an HMO (House of Multiple Occupation) license.

VIEWING: TUESDAYS AND THURSDAYS 11:30 – 12:00

LOT 6



SOLD £172k

Southville GUIDE PRICE: **£150k+++**

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

254 Coronation Road, Southville, BS3 1RS

We understand this former shop has been used for residential investment purposes since 1995.

The property comprises three bedrooms, lounge, kitchen, two bathrooms arranged over two floors with garage and garden to rear.

The property has been previously managed by Northwoods who inform us that 254 Coronation Road rents for £800 per month and is perfect for professional sharers.

VIEWING: TUESDAYS AND THURSDAYS 12:15 – 12:45

Lot 7



SOLD PRIOR

Clifton

GUIDE PRICE: **£130k+++**

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

Top Floor Flat, 25, Whatley Road, Clifton, BS8 2PS

A one double bedroom period apartment linked to the Whatley Court Retirement Complex. The flat is located on Whatley Road adjacent to Whiteladies Road and a short distance from Clifton Down Shopping centre.



VIEWING:

STRICTLY BY APPOINTMENT with *hollismorgan*

Lot 8



SOLD PRIOR

Redland

GUIDE PRICE: **£17k+++**

SOLICITORS

Garage Adjacent to 61, Ravenswood Road, Redland, BS6 6BS

SOLD PRIOR TO AUCTION

VIEWING:

Lot 9



POSTPONED

Cheltenham

GUIDE PRICE: **£230k+++**

SOLICITORS John Radford, Wilmot Thompson, 73 Park Street, Bristol BS1 5PG. Tel 0117 927 6583.

4 Christchurch Terrace, Cheltenham, GL50 2NS

A great opportunity to acquire a period house arranged over three floors with gardens to the rear in a terrace of similar properties.

Now in need of complete refurbishment. A great opportunity to create a period or contemporary home within an existing period shell. Or could be developed into a maisonette and separate flat (subject to obtaining any necessary planning and other consents).

VIEWING:

WEDNESDAYS 10:30AM - 11:30AM.

**LOT
10****WITHDRAWN****Bath****GUIDE PRICE: £1 MILLION+++**

SOLICITORS Sarah Gratton, Bennett & Co Solicitors, Cornwallis House, Pudding Lane, Maidstone, Kent, ME14 1NY.

2-4, Wellsway, Bath, BA2 3AQ

The property

A superb landmark building in a high profile corner position in the thriving retail area of Wellsway, Bath, arranged over three floors this fully let mixed use development comprises; 3 x commercial, 6 x residential flats, PP for 2 penthouses.

A high yielding prime commercial/residential investment with development opportunities. Planning Approval for the addition of two further penthouse apartments. Possibilities to further increase income.

VIEWING:**STRICTLY BY APPOINTMENT with hollismorgan****LOT
11****WITHDRAWN****Staple Hill****GUIDE PRICE: £325K+++**

SOLICITORS Mr David Curwen, Kirby Simcox, 49/50 Queen Square Bristol BS1 4LW.

6-8, Victoria Street, Staple Hill, BS16 5JP

Two adjoining Victorian villas, one of which has been significantly extended to create a commercial investment property previously producing an income of £35,000 per annum. The property will be sold vacant and includes the large car park to the rear which is accessed via the lane to the side.

A large site with side access such as this must offer huge potential and we recommend prospective purchasers make their own planning enquiries. The properties could be ideal for use as a doctors/dentist surgery subject to gaining any necessary planning or other consents.

VIEWING:**STRICTLY BY APPOINTMENT with hollismorgan****LOT
12****POSTPONED****Fishponds****GUIDE PRICE: £200K+++**

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

828 Fishponds Road, Fishponds, BS16 3XA

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

7 bedroom student investment property which could potentially produce an income of £250 per room pcm on a 10 month contract. Development opportunity – P P was granted 3 years ago to convert the property into two 2 bed flats and a 1 bed flat. Family Home – this would make a spacious family home with garage parking at the rear.

VIEWING:**TUESDAYS AND THURSDAYS 10:30 - 11:00**

LOT 13



POSTPONED

Kingsweston GUIDE PRICE: **£400k+++**

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

Quakers Meet, Kingsweston, BS11 0UX

A superb family house with huge potential, outbuildings and garden. Quakers Meet is a substantial Grade II Listed family house understood to date back to 1718 and originally provided meeting rooms in the early 18th Century for the Quaker community.

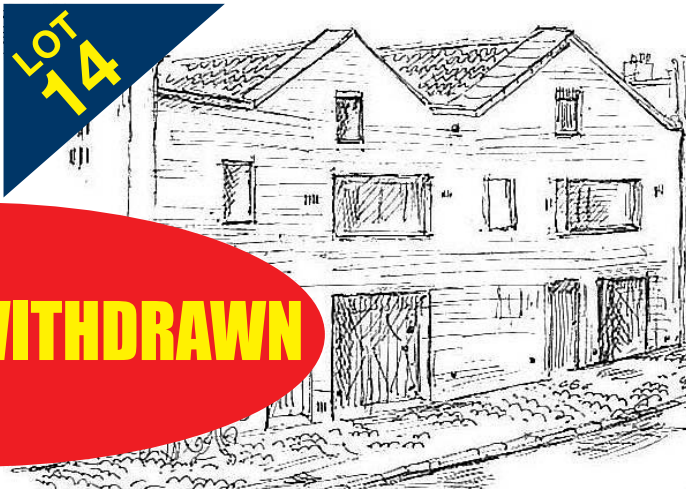
Possible development opportunity for sub division or conversion of the coach house into a granny flat subject to obtaining the necessary planning and other consents.



JOINT AGENTS

VIEWING: WEDNESDAYS 14:30-15:15/SATURDAYS 10:30-11:15

LOT 14



WITHDRAWN

Clifton Village GUIDE PRICE: **£450k+++**

SOLICITORS Stuart King, Veale Wasbrough Vizards, Orchard Court, Orchard Lane, Bristol BS1 5WS

The Squash Courts, Waterloo Street, Clifton Village, BS8 4BT

A unique Development Opportunity in the heart of Clifton Village to purchase the Squash Courts on Waterloo Street.

Planning permission has been granted to re-develop the existing Squash Courts into two attractive 3 and 4 Bedroom Mews houses. Each of the dwellings will benefit from off street parking.



ESTATE AGENTS

JOINT AGENTS

VIEWING: STRICTLY BY APPOINTMENT with hollismorgan

for our november auction we are offering:

- **ONLY £250 auction entry;**
- **flat rate £1000 fee on success; ■ no VAT to pay!**

So contact Olly Hollis or Andrew Morgan on 0117 973 6565.

**november
auction**

...don't forget our next auction
here at All Saints on
Wednesday 10th November 2010



hollismorgan proxy and telephone bidding form

Date of Auction: Lot Number: _____

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

Property Address _____

Maximum Bid Price: £ _____ Words _____

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

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

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

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

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

Proxy Bidding – Buyer's Details

Contract Name _____

Full Name(s) _____

Company _____

Address _____

Postcode _____

Telephone Business: Home: _____

Mobile: _____

Buyer's Solicitor's Details

Company _____

Address _____

Postcode _____

Telephone: _____ Fax: _____

For the Attention of: _____

Signature of Prospective Buyer _____

Date of Signing _____

DX No _____

Telephone Bidding – Buyer's Details

Contract Name _____

Full Name(s) _____

Company _____

Address _____

Postcode _____

Telephone: (1) _____

(2) _____

Buyer's Solicitor's Details

Company _____

Address _____

Postcode _____

Telephone: _____ Fax: _____

For the Attention of: _____

Signature of Prospective Buyer _____

Date of Signing _____



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hollismorgan proxy and telephone bidding terms

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

TERMS & CONDITIONS FOR REMOTE BIDDING

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

buying at auction – our terms and conditions

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

Please note new Government regulations regarding payment.

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

Buyers Premium

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

Conditions of Sale and Title

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

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

Addendum sheet

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

Questions

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

Finance

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

Inspection

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

Availability

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

Bidding

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

Contract

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

Insurance

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

Measurements

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

Fixtures and Fittings

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

Offers

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

Particulars Plans and Photographs

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

Value Added Tax

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

Tenanted Investments

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

Planning and other Regulations

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

hollismorgan Disclaimer

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



anti money laundering legislation

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

The three sets of legislation are as follows:

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

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

Please find opposite a schedule of acceptable documentation.

You must provide one document from each list

Identity documents:

- Current signed passport

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

Evidence of address:

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

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

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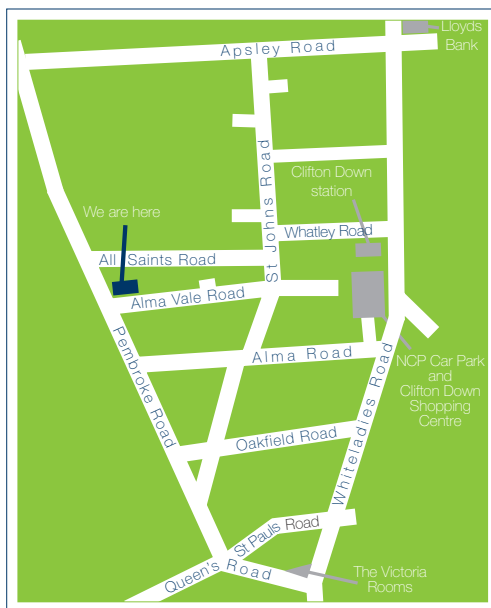
[e] info@sharphomeimprovements.co.uk

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our auction location



how to find All Saints...



directions...

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

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

Clifton Down railway station connects with Temple Meads and is a five-minute walk from All Saints. Public Transport serves Pembroke Road with the number 8 and 9 buses.

our next auction date is

Wednesday, 10th November 2010 | **7.00^{PM}**

All Saints Church, Pembroke Road, Clifton

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

 0117 973 6565
auction@hollismorgan.co.uk

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