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auction@hollismorgan.co.uk

estate agents **auCTIONEERS**

RESULTS

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SEPTEMBER 2011
auCTION

Wednesday, 14th September 2011 | **7.00^{PM}**
All Saints Church, Pembroke Road, Clifton

SEPTEMBER 2011 auCTION

LOT 1: GUIDE PRICE £600,000+++

70 Pembroke Road, Clifton, Bristol BS8 3ED

A large semi detached Victorian mansion house arranged over four floors currently as flats – ideal for investment/development/family home.

LOT 2: GUIDE PRICE £100,000+++

5 Greenway Drive, Southmead, Bristol BS10 5LU

A semi detached 1930's property adjacent to Southmead Hospital in need of modernisation with rear garden and additional plot to side.

LOT 3: GUIDE PRICE £650,000+++

18 Westfield Park, Redland, Bristol BS6 6LX

A portfolio of high yielding residential apartments comprising the hall, first and top floor of this imposing Victorian Building adjacent to Whiteladies Road – producing £31,380 per annum – FREEHOLD.

****BASEMENT FLAT AVAILABLE BY SEPARATE NEGOTIATION****

LOT 4: **SOLD PRIOR GUIDE PRICE £95,000+++**

81 Cottrell Road, Eastville, Bristol BS5 6TN

A classic three bedroom, two reception semi detached house on large plot in need of complete modernisation with garden and garage to rear.

LOT 5: GUIDE PRICE £575,000+++

5 Clyde Road, Redland, Bristol BS6 6RL

A large semi detached Victorian property with granny annex – now requires updating to make a fine family home – REDLAND GREEN APR.

LOT 6: **POSTPONED GUIDE PRICE £60,000+++**

Retail Unit, 82, West Street, Old Market, Bristol BS2 0BW

Retail unit producing £9,600 per annum.

LOT 7: GUIDE PRICE £100,000+++

Upper Maisonette, 82, West Street, Old Market, Bristol BS2 0BW

A four bedroom maisonette let to students producing £9,600 per annum with Planning Permission to split into two units.

LOT 8: GUIDE PRICE £14,000+++

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

Two allocated, secure OSP spaces within a ¼ mile of the City Centre.

LOT 9: GUIDE PRICE £120,000+++

Rear Offices, 82 West Street, Old Market, Bristol BS2 0BW

Large office with the benefit of vacant possession and planning consent for its conversion to 3 apartments.

LOT 10: GUIDE PRICE £21,000+++

3 Parking Spaces to rear, 82 West Street, Old Market, Bristol BS2 0BW

Three allocated, secure OSP spaces within a ¼ mile of the City Centre.

LOT 11: **SALE AGREED GUIDE PRICE £100,000+++**

Church Of The Nazarene, Summer Hill, Totterdown, Bristol BS4 3EF

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

LOT 12: **SALE AGREED GUIDE PRICE £95,000+++**

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

An unusual property with both residential and commercial history, comprising two stories of brick-built accommodation, a single storey extension to the rear and potential for garden/osp to the front.

LOT 13: **POSTPONED GUIDE PRICE £400,000+++**

142-148 Bath Road, Totterdown, Bristol BS4 3EF

****TO BE OFFERED AS FOUR SEPARATE LOTS AT NOVE AUCTION****

A terrace of four freehold properties with ground floor commercial and two storey residential above.

LOT 14: GUIDE PRICE £40,000+++

Land to rear of 13 Victoria Road, Hanham, Bristol BS15 3QQ

Building plot with excellent access and Full Planning for the construction of two one-bed apartments with OSP.

LOT 15: GUIDE PRICE £650,000+++

Regent Court 33 Regent Street, Clifton Village, Bristol BS8 4HR

Residential Investment – A purpose built block of 4 x 2 bedroom apartments in the heart of Clifton Village producing circa £36,00pa.

LOT 16: GUIDE PRICE £45,000+++

Land adjacent to, 162, Bath Road, Totterdown, Bristol, BS4 3EF

Site with planning permission to construct three new build one bedroom flats with open balconies within a quarter mile of the City Centre.

LOT 17: GUIDE PRICE £115,000+++

63 Molesworth Drive, Bristol BS13 9BJ

Three bedroom semi detached house on a large corner plot – huge potential.

LOT 18: GUIDE PRICE £450,000+++

33, Stackpool Road, Southville, Bristol, BS3 1NG

A large semi detached Victorian property arranged as three large flats producing an income of £24,600 per annum.

LOT 19: GUIDE PRICE £200,000+++

The Old Court House, 1 Worthy Place, Weston-super-Mare, North Somerset BS23 1LY

A modern detached two storey building in central W-S-M currently arranged as 14 offices with a wide range of commercial/residential opportunities subject to planning including conversion to approx. 8 flats.

LOT 20: **NEW GUIDE PRICE GUIDE PRICE £100,000+++**

1-3 Villiers Road, Easton, Bristol, BS5 0JH

A former Meat Processing Plant with planning to convert into four flats and 2 x two bedroom houses **PLUS POTENTIAL FOR TWO MORE UNITS SUBJECT TO PLANNING.**

LOT 21: GUIDE PRICE £150,000+++

149 Wick Road, Brislington, Bristol BS4 4HH

Commercial unit with full planning to build 3 x one bedroom flats with ground floor retail.

LOT 22: **SOLD PRIOR GUIDE PRICE £480,000+++**

42 Alma Vale Road, Clifton, Bristol BS8 2HS

Freehold investment comprising three flats producing an income of £31,620 – fine family home/investment.

LOT 23: GUIDE PRICE £40,000+++

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

Prominent site with Full Planning to demolish existing garage and construct two flats but with potential to develop site further subject to planning. ****UNDER DEVELOPED SITE****

LOT 24: GUIDE PRICE £325,000+++

47 Upper Belmont Road, St Andrews, Bristol BS7 9DG

Three storey period family home a short walk from Morley Square and St Andrews Park ****OUTSTANDING VALUE: FAMILY BUYERS/INVESTORS****

LOT 25: GUIDE PRICE £110,000+++

88 Cloverlea Road, Oldham Common, South Gloucestershire BS30 8TX

A charming end of terrace period cottage set on a large corner plot requiring modernisation with **HUGE POTENTIAL.**

LOT 26: GUIDE PRICE £400,000+++

8 Ravenswood Road, Redland, Bristol, BS6 6BN

A classic Victorian House requiring modernisation.

LOT 27: GUIDE PRICE £185,000+++

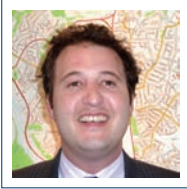
20 Locking Road, Weston-super-Mare BS23 3DF

A semi-detached, period property arranged as four units, previously producing £22,256 per annum, but now vacant.

Wednesday, 14th September 2011 | **7.00PM**
All Saints Church, Pembroke Road, Clifton



dear friends



I am delighted to present The Hollis Morgan September Auction catalogue which, I am sure you will agree, contains some of the finest properties we have ever had the privilege to offer. This eclectic collection of 'nearly 30' Lots offers opportunities for the small developer right up to prestigious development/investment houses in prime locations in Clifton and Redland. There is also a range of family houses to suit all budgets as well as some excellent building plots.

Recent events and the volatility of The Stock Market have led to renewed interest in the residential market – this has been borne out by the buoyancy of the London residential market and by a substantial increase in our own levels of enquiries – so I can only conclude that this is a fortunate time to invest in one of these fine properties.

As always you can download the full information for each property – with plans, legal packs and viewing times from our website.

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

With very best wishes,

Ollie Hollis



our next auction date is

Wednesday, 9th November 2011 | **7.00^{PM}**
All Saints Church, Pembroke Road, Clifton

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

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

**hollis
morgan**

Wow! Gorillas

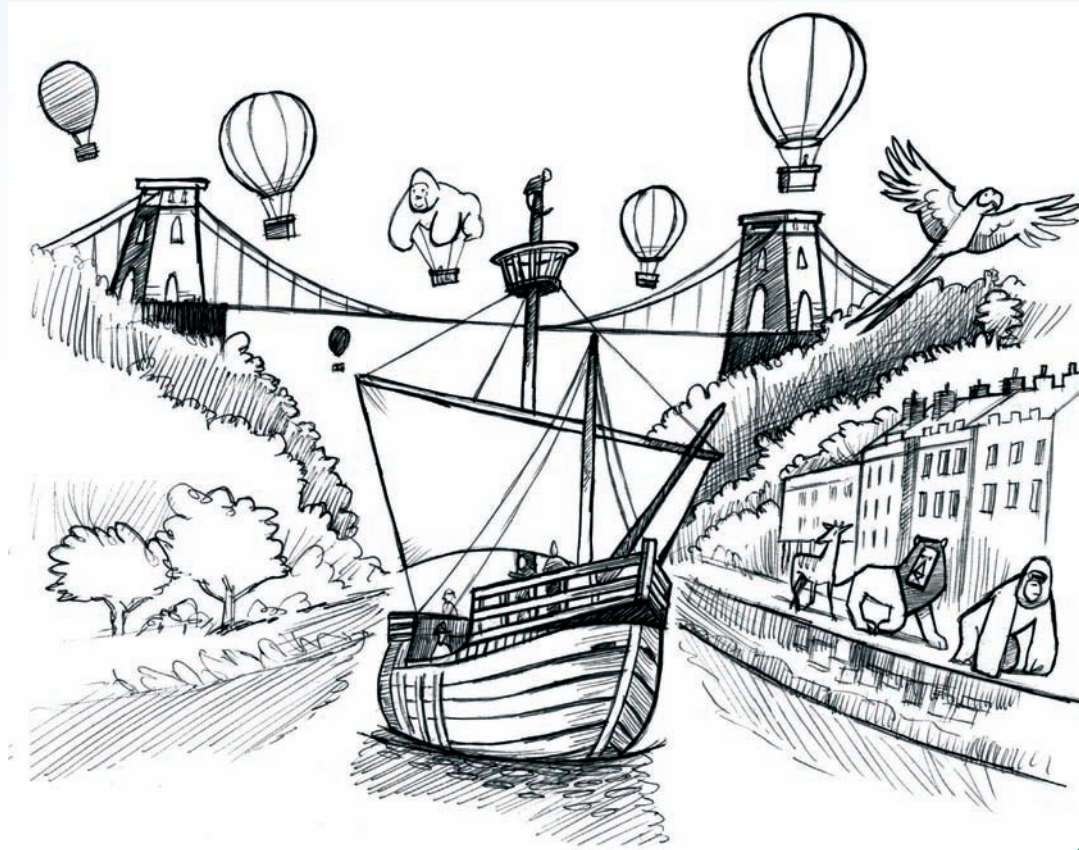


Don't miss the opportunity to bid for your favourite Wow! Gorillas sculpture at the charity auction on Thursday 29th September, 7pm at the Victoria Rooms, Clifton.

Raising funds for Bristol Zoo's gorilla conservation projects and for Wallace and Gromit's Grand Appeal.

www.bristolzoo.org.uk

For further information contact
jtucker@bristolzoo.org.uk
0117 9747329



175 years.
Let's do more
than celebrate



introducing hollis morgan's legal expert

If you've ever had a legal query at auction that you were afraid to ask, that's all about to change at Hollis Morgan.



The property auctioneers and estate agents have been joined by Barbara Hunt of leading Bristol law firm Gregg

Latchams, who will be acting as their duty solicitor at all their auctions, starting with the Wednesday, 23rd February sale at All Saints Church, Pembroke Road, Clifton.

Barbara, head of Gregg Latchams' residential property department and a well-known name and face in the South West property world, will be on hand to give legal advice to prospective buyers regarding the properties Hollis Morgan are offering for sale, to advise on auction procedures and to answer general property-related legal queries. With more than 35 years' experience in advising owners on residential and commercial property matters

nationwide, Barbara is ideally placed to take on the role with Hollis Morgan. She is passionate about her work, which includes dealing with property sales and purchases, leaseholds, buy-to-let schemes, development land, mortgages and finance on behalf of individuals, investors, estate owners, developers and entrepreneurs.

She says: *"I love nothing more than to be given a long complicated unregistered title to fathom out or perhaps a tricky problem relating to a listed building, a problematical boundary, an ancient covenant or an intrusive right of way. Rarely do I come up against a problem that cannot be solved.*

"I'm really looking forward to working with Hollis Morgan and to meeting sale-goers and answering their

queries - see you at an auction very soon."

Barbara came to Bristol University to study law in 1968, fell in love with the city and the South West and has never looked back. After working for a Bristol law firm, she set up her own practice in 1978 and went on to co-found Wadge Rapps & Hunt, which merged with Gregg Latchams in 2006 where Barbara is now a partner.

Gregg Latchams provides a wide range of legal services to clients in the South West and beyond, with a focus on entrepreneurs and small and medium-sized businesses with particular expertise in dealing with complex and high value private client and family matters. ■

to contact Barbara, email barbara.hunt@gregglatchams.com, telephone 0117 906 9449 or to find out more about Gregg Latchams, visit www.gregglatchams.com

Gregg
Latchams
Solicitors & Notaries

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

residential sales



Clifton

£175,000



Clifton

£179,950



Clifton

£249,950



Redland

£249,950



Redand Park

£279,950



Westbury Park

£299,000



Sneyd Park

£345,000



Redland

£415,000



Clifton

£425,000



Bishopston

£675,000



Redland

£875,000

ask the experts

our auction professionals answer your queries

What are the benefits and pitfalls of multi-let investment?

Ant Lyons replies: *“Investing in a house of multiple occupation (HMOs) or buying a large property that can be let out on a room-by-room basis is something that appeals to most investors who are seeking to maximise their rental returns. The obvious attraction of these properties is the potential for significantly enhanced rental yields, however they do have a deserved reputation for being significantly more work to manage. HMO investment is not something to be undertaken lightly. Licensing and regulation can be something of a minefield and the guidelines are interpreted differently on a council by council basis. “Different councils have wildly differing views on the desirability of large numbers of HMOs within their jurisdiction. Some believe they provide much needed affordable accommodation, others deem HMOs to be nothing but a nuisance creating social problems for their town centres.*

“At Your Property Network magazine we received a story recently from an investor here in the West Country that brought the problem into sharp focus.

Mark had agreed the purchase of an eleven-bed guesthouse in Weston Super Mare at a keen price of just £175,000. He was confident that following refurbishment he could achieve up to £75 per room per week letting as an HMO and had run some test adverts in the local press to ensure there was sufficient demand from potential tenants.

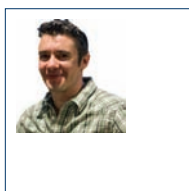
Just before he was about to complete he contacted the local council to find out about licensing only to be told that the council were issuing no more HMO

licenses as they felt there were too many in the town already. There was a feeling that they were causing social problems and had developed a reputation for housing those with drug and alcohol problems.

Thankfully Mark found out prior to exchange – a close call as otherwise he told us he would have ended up running a bed and breakfast for a living!

“Local landlord associations, property networking meets, (such as the one after today’s auction!) and larger groups such as the National Landlords Association can be useful in getting to understand the generalities of licensing and regulations but as local councils seem to choose how they interpret guidelines there is no real substitution for spending time with the local housing department and understanding their requirements.

Most councils prove extremely useful in providing specifications for the requirements of HMO’s and multi-let properties. A good relationship from the outset can prevent any nasty surprises at a later date when local housing officers inspect the finished property. There are a number of useful sites out there that can also provide help and advice from experienced landlords who may have negotiated the minefield of red tape involved with these types of properties. One excellent resource is www.landlordzone.co.uk and we publish a list of networking events in the magazine monthly, they are a great place to pick up that invaluable local knowledge”.



Ant Lyons

Ant is the editor of Your Property Network magazine, established in 2008 as a source of quality content and comment for investors and landlords across the UK. ant@yourpropertynetwork.co.uk

YourProperty
Network Magazine



What do I need to bring to an auction?

If you wish to buy at auction you must bring two separate forms of identification and conform to money laundering regulations – please see page 42 of this catalogue for the full requirements.

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



Can I bid by telephone or proxy?

You may bid by telephone or have a proxy bid on your behalf – please complete the form on page 39 of this catalogue and read the terms and conditions relating to proxy/telephone bidding on page 40.



When do I get the keys?

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



Please remember

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

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Bespoke Rugs

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property management

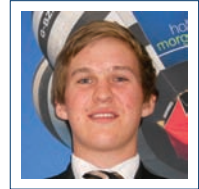
Call: 0117 911 3423
Email: info@clifton-rentals.co.uk
Visit: www.clifton-rentals.co.uk

the mole report

a look back to our successful july sale

Sam Mole

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



After a somewhat underwhelming May sale, our July auction saw a return to the levels of interest seen in our earlier sales, with a staggering 31 Lots on offer – our largest Auction to date.

This sale marked the first anniversary of Hollis Morgan and it was fitting that the occasion should be celebrated in such style. Over 300 people packed All Saints in anticipation as nearly £4 million worth of property exchanged hands.

The sale epitomised much of what has become synonymous with Hollis Morgan Auctions – a high number of properties on offer over a broad price range – parking spaces with a £2k guide to a 9 bedroom student house with a £525k guide.

This bought together the usual mix of homeowners, property developers and investors as well as those simply looking for their first home. Of the 31 Lots, a highly respectable 23 sold.

Here are some of the highlights from the Auction:

Lot 1 – Frome Court House, Thornbury – started the evening's proceedings, eventually selling for £310k – over £100k above its guide price.

Formerly a children's home spanning 5500ft² on a large plot, the property offered a range of opportunities including sub-division into flats or houses, refurbishment and upgrading to continue its existing usage or demolition for a completely new development. A close-fought bidding contest, saw a local developer make the highest bid and work has already begun for conversion into flats.

Lot 10 – A substantial 9 bed Victorian property – located on a quiet Redland road, but within 5 minutes walk of Whiteladies, initially failed to pass reserve. After the sale it was subject to four separate bids, leaving the winning bidder with several options with his new property including taking advantage of the full HMO license and continuing to let to students or changing tactics to attract professionals looking for individual bed sits. Alternatively, it could be converted into two (possibly three) flats, or restored to its original use as a family home.

Lot 17 – 154, South Liberty Lane – generated a great deal of interest in the weeks leading up to the Auction, so it was no surprise to see several parties enter into the bidding. This mid-terrace 3-bed property was in dire need of serious work and a general facelift, but once finished will make a delightful home that will appeal to young families and first time buyers alike. Boasting a generous back garden with rear access and a lock up garage, unsurprisingly, it sold for £97k – £27k above guide. As properties of this nature that have been fully renovated can expect to sell for up to £150,000 – a sound investment.

Lot 23 – 18 Dartmouth Avenue, Bath – excited those looking for a renovation project with the intention of either a quick re-sale or as a rental investment in an area that has high demand for student housing. There were so many viewings, it genuinely felt as though it had become Bath's newest tourist attraction! The new owner finally acquired the property for £183,500 (guide £165k), and is now embarking upon his first venture as an investor, having chosen a new career path after several years working at the Stock Exchange in London – a sure sign that now is a fantastic time to invest in property.

Our November sale is set to be another fascinating night, with 27 Lots on offer. Viewings are well underway and initial responses suggest that these lots represent the highest quality of properties at any Hollis Morgan Auction to date.

As ever, we warmly welcome all those present – buyers, sellers and observers alike – to join us along with local businesses and other property professionals for a complimentary glass of champagne in the immediate aftermath of the sale. This is a fantastic opportunity to meet and greet, as well as reflecting on the evening's activity and discuss future ventures in a relaxed environment.

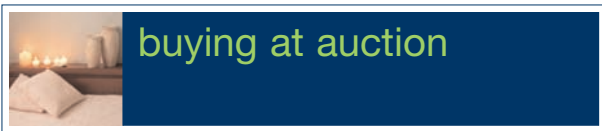
We look forward to seeing you at our next auction.

our next auction date is

Wednesday, 9th November 2011

7.00^{PM}

All Saints Church, Pembroke Road, Clifton



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?

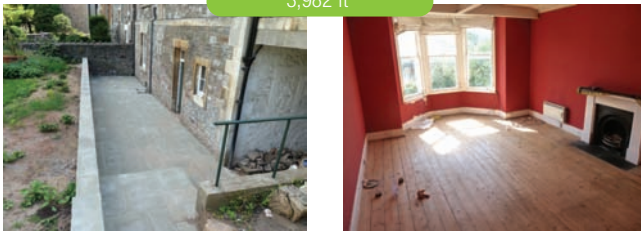
You will be surprised how little an auction costs. Our fee structure will also be flexible depending on the amount of work involved.

LOT 1

SOLD £850k

Clifton **GUIDE PRICE: £600k+++**

PROPERTY AREA
3,982 ft²



70 Pembroke Road, Clifton,
Bristol BS8 3ED

Family home/flat development

An imposing Clifton Mansion House, arranged over four floors. Currently arranged as three flats with planning permission to convert the basement into an additional flat. Recent works include new roof, pointing, exterior masonry work and updating of windows. Basement – new entrance and rear patio. Full details with legal pack.

This will attract both family buyers and developers alike.

Please note only the patio of the rear garden is offered with the remainder being retained by the adjacent Church.

NB: Sharp home Improvements have been supervising all works and planning – please download the legal pack for the full report.



Total area: approx. 370.0 sq. metres (3962.5 sq. feet)

Total Area approx: 124.6 sq. metres (1341.2 sq. feet)



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

SOLICITORS Janice Cowley, Osborne Clark, 2 Temple Back East,
Temple Quay, Bristol BS1 6EG. Tel 0117 917 3000.

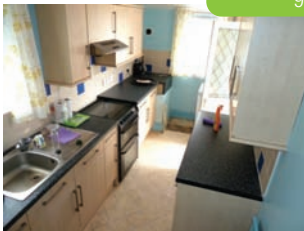
VIEWING: WEDNESDAYS 13:45-14:30/SATURDAYS 13:00-13:30

502

SOLD £119k

Southmead GUIDE PRICE: **£100k+++**

PROPERTY AREA
969 ft²



5 Greenway Drive, Southmead,
Bristol BS10 5LU

Classic renovation Project

A semi detached 1930's property set in a quiet cul-de-sac adjacent to Southmead Hospital. Arranged over two floors with two reception rooms, separate kitchen, three bedrooms - now in need of modernisation.

NB in addition to the rear garden is an additional plot to the side of the property - ideal for extension subject to PP.




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

VIEWING: TUESDAYS AND THURSDAYS 13:00-13:30

Legal Documents Online - New Service - Legal Documents Online



Legal Documents

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

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

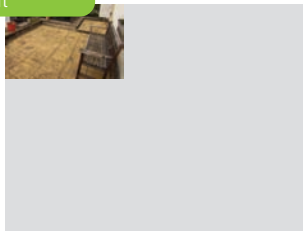
LOC

SOLD £631k

Redland GUIDE PRICE: **£650k+++**

**** BASEMENT ****
AVAILABLE BY SEPARATE NEGOTIATION

PROPERTY AREA
3034 ft²



18, Westfield Park, Redland,
Bristol BS6 6LX

Freehold investment/break-up opportunity

A portfolio of high yielding residential apartments comprising the hall, first and top floor of this imposing Victorian Building adjacent to Whiteladies Road.

The opportunity

The property comprises three apartments (1 x 3 bed and 2 x 2 bed) with off street parking to the rear of the property. Whilst the flats have been actively maintained they could now benefit from basic upgrading.

Rental income

The property produces an annual income of £31,380.

Hall floor flat (1052 sq ft): £800 pcm (£9600pa);

First floor flat (988 sq ft): £815 pcm (£9780pa);

Top floor flat (994 sq ft): £1000 pcm (£12000pa).

The hall and upper flats are now vacant.

The remaining flat (basement) is to be offered to the purchaser – at a price to be agreed – enabling possession of the whole building.



Total area: approx. 97.8 sq. metres (1052.8 sq. feet)



Total area: approx. 92.4 sq. metres (994.4 sq. feet)



Total area: approx. 91.8 sq. metres (988.2 sq. feet)



CURRENT MANAGING AGENTS
Bradley Residential Ltd
The Old Stores, 121 Long Ashton Road, Bristol BS41 9JE
Tel/Fax : 0845 652 8634 www.bradleyresidential.co.uk

SOLICITORS Mr Richard Harris, AMD Solicitors, 24 Regent Street, Clifton, Bristol BS8 4HG. e-mail: richardharris@amdsolicitors.com

VIEWING:

MONDAYS & FRIDAYS 12:00-12:40

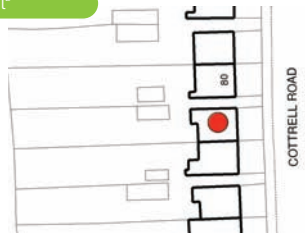
LOT 4

SOLD PRIOR



Eastville **GUIDE PRICE: £95k+++**

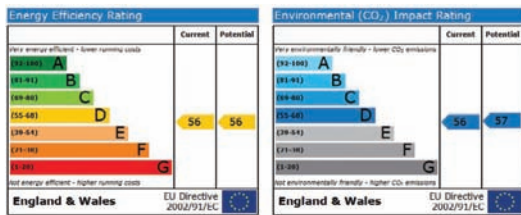
PROPERTY AREA
948 ft²



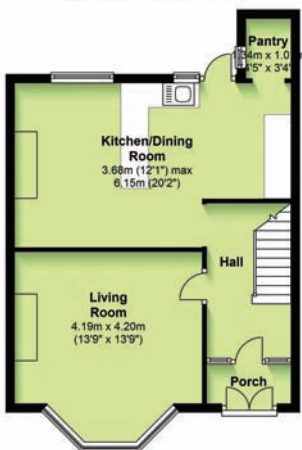
81 Cottrell Road, Eastville,
Bristol BS5 6TN

Semi Detached on a large plot.

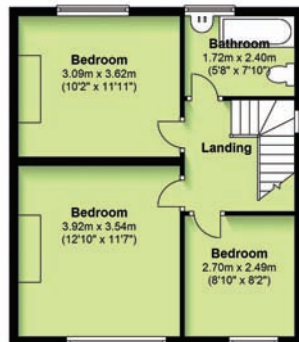
A classic three bedroom, two reception house on large plot with garage to rear. The spacious accommodation now requires complete updating with opportunities to extend or convert to flats subject to PP.



Ground Floor
Approx. 46.1 sq. metres (495.9 sq. feet)



First Floor
Approx. 42.0 sq. metres (452.3 sq. feet)



Total area: approx. 88.1 sq. metres (948.3 sq. feet)

SOLICITORS Liz Knott, John M Lewis & Co, Licensed Conveyancers,
92 St Peter's Street, Derby. Tel 01332 292204.

VIEWING: TUESDAYS AND THURSDAYS 15:00 - 15:30

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afford to miss out?

auction

action



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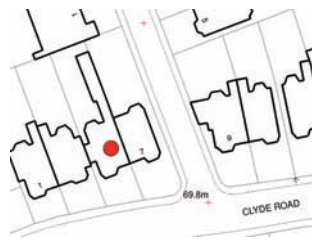
£100

SOLD AFTER

Redland **GUIDE PRICE: £575k+++**

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

PROPERTY AREA
2,789 ft²



5 Clyde Road, Redland, Bristol BS6 6RL
A fine Family Home

A large semi detached Victorian property which has, in recent years, been let and prior to that used as a residential care home. Now in need of updating but with potential to create a classic 4/5 bedroom 2/3 reception family home with basement and two off street parking spaces. Plus self contained one bedroom granny annex to rear of property with independent access – now requires updating to make a fine family home REDLAND GREEN APR.

Sharp Home Improvements have provided a quote to renovate the property into a family home and are happy to advise.

Energy Efficiency Rating		Environmental (CO ₂) Impact Rating	
Current	Potential	Current	Potential
30	50	26	43

EU Directive 2002/91/EC

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

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

Lot 8

SOLD £120k



Old Market GUIDE PRICE: **£100k+++**

Lot 9



Old Market GUIDE PRICE: **£120k+++**

82-84 West Street, Old Market
Bristol BS2 0BW

Investment/development

A period building in Central Bristol (to be offered as SEPARATE lots) comprising;

Lot 6: Retail Unit ***POSTPONED*** – Producing £9,600 per annum.

Lot 7: Upper Maisonette – Four bedroom apartment currently let to students for £9,600 per annum but with scope to increase to circa £12,000. *Planning consent to convert into two units (1 x 1-bed and 1 x 2-bed).*

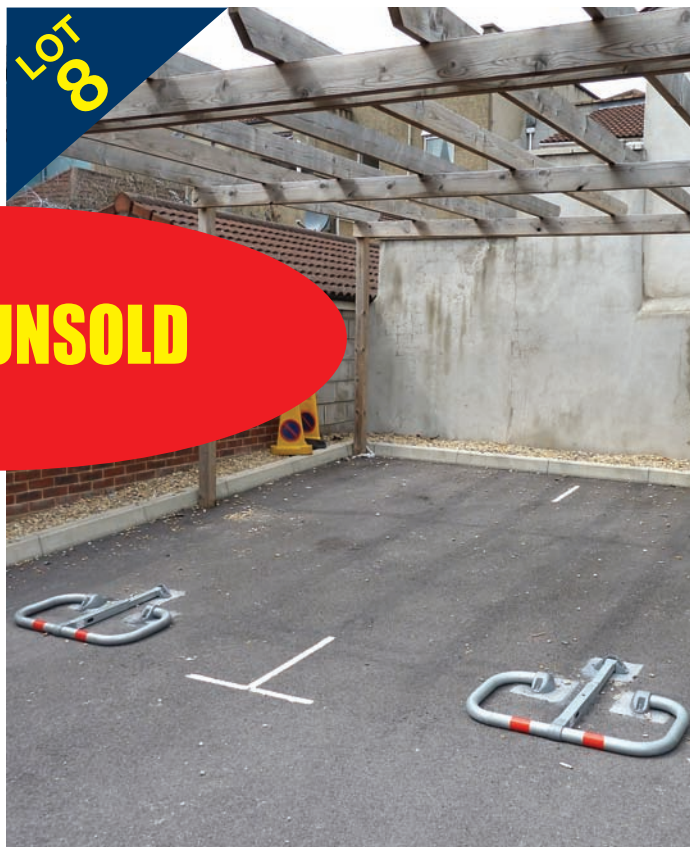
Lot 9: Rear Offices – A large office space with striking exposed Norwegian Pine beams with Planning to convert into three (2 x 1 bed 1 x 2 bed) stylish apartments. Excellent access and smart approach.

Lot 8 and Lot 10: Secure Parking – to be offered as a pair – Lot 8 is 2-space, Lot 10 is 3-space. Located within the adjacent Linden Homes development with gated access. See site plan. *Please note the parking spaces will only be offered if the rear office or upper maisonette Lots are sold.*

- Lot 6 Retail unit *****POSTPONED*****
- Lot 7 Upper maisonette
- Lot 8 Two secure parking spaces
- Lot 9 Rear offices
- Lot 10 Three secure parking spaces.

LOT 9

UNSOLD



Old Market GUIDE PRICE: **£14k+++**

LOT 10

SOLD PRIOR



Old Market GUIDE PRICE: **£21k+++**

SOLICITORS J Trehearne,
Horsey Lightly, 23 West Mills,
Newbury RG14 5HG.
Tel: 01635 580 858.

PLANNING DESCRIPTION Change of
use to provide five self-contained
flats. Application No: 11/01659/F;
Date Opened: 21 Apr 2011;
Status: Decided. All plans are
available to download with
the Legal Pack.

CAR PARK LOCATION



82-84 WEST ST LOCATION



VIEWING:

TUESDAYS AND THURSDAYS 14:00-14:30

PARKING AVAILABLE TO VIEW AT ALL TIMES

LOT 11

POSTPONED

Totterdown GUIDE PRICE: **£100k+++**

LOT 12

POSTPONED

Totterdown GUIDE PRICE: **£95k+++**

Lot 11: Church of the Nazarene, Summer Hill
Lot 12: Wedmore Villa, 142a Bath Road;
Lot 13: 142-148 Bath Road *****POSTPONED*****

Lot 11: A non listed Church with lapsed planning permission for conversion into four flats with underground parking.

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

Lot 12: An unusual property with both residential and commercial history. The property comprises two stories of brick built accommodation, a single storey extension to the rear and potential for garden / off street parking to the front of the property.

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

a selection of buildings on the Bath Road individually – possible larger scale scheme

Lot 13

POSTPONED

Totterdown GUIDE PRICE: **£400k+++**



Lot 13: *POSTPONED*****

A terrace of four freehold properties with ground floor commercial and two storey residential above.

The sheer size of this property will allow a range of opportunity. The ground floor commercial areas have been used for storage for nearly twenty years whilst the residential accommodation on the upper floors is a myriad of bedrooms and bathrooms. To the rear of the property is a single storey extension which could be removed to create gardens or parking.

Lot 13 to be offered in our November Auction as four separate lots – please register your interest with the Auctioneers.



to be sold
e subject to planning.

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

VIEWING: VIEWINGS BY APPOINTMENT ONLY

LOT
14

SOLD £57k

Hanham

GUIDE PRICE: **£40k+++**



Land to rear of 13 Victoria Road,
Hanham, Bristol BS15 3QQ

Site with Planning

Located to the rear of 13 Victoria Road is a building plot with excellent access via double width gates from Alexandra Road. The adjacent house has been renovated for letting purposes and the remaining land is now ready for re development.

The plot is sold with the benefit of Planning Permission to erect a detached two storey building to form two self contained flats with parking and associated works.


SOLICITORS *Rodney King & Partners, Deborah Stone, All Saints House, 6 All Saints Lane, Bristol BS1 1JH. Tel: 0117 926 5201.*

VIEWING: SITE CAN BE VIEWED FROM THE ROAD AT ALL TIMES

Legal Documents Online - New Service - Legal Documents Online



Legal Documents

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

LOT 15
T1

POSTPONED



PROPERTY AREA

608.2 ft² EACH FLAT — FOUR FLATS



Regent Court, 33 Regent Street, Clifton Village, Bristol BS8 4HR

A purpose built high yielding purpose built property located in the heart of Clifton Village arranged over five stories comprising four two bedroom apartments with separate kitchens and balconies.

The flats produce a rental income of £36,00 per annum and are let on AST contracts for £750 pcm per flat.

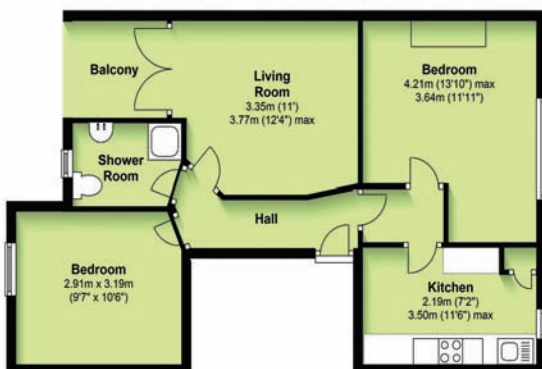
The ground floor retail unit is not included in the sale and the business remains unaffected.

NOTE: The property is currently managed by Cheryl Reed of Baker Reed Property Lettings.

TYPICAL FLAT LAYOUT

Balcony Flat

Approx. 56.5 sq. metres (608.2 sq. feet)



Total area: approx. 56.5 sq. metres (608.2 sq. feet)



BakerReed Properties Limited
tel: 0845 838 0399 fax: 0845 519 2341

SOLICITORS Mrs Hannah Kenward, The Reading House,
11 Alexandra Road, Clevedon, North Somerset BS21 7QH. **Tel:**

VIEWING: WEDNESDAYS 15:45-16:15/FRIDAYS 11:00-11:30

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

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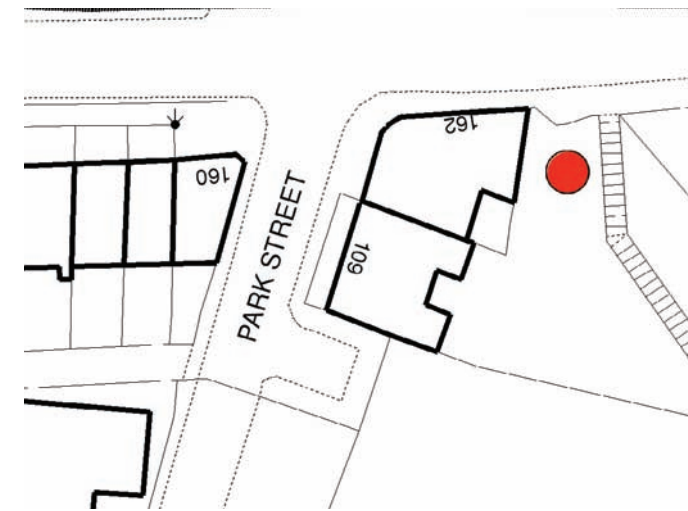
Design Service

Print Service

Lot 10

WITHDRAWN

Totterdown GUIDE PRICE: £40k+++



Land adjacent to 162 Bath Road, Totterdown, Bristol BS4 3EF

Site with planning

Site with Planning Permission to construct three new build one bedroom flats with open balconies within a mile-and-a-half of the City Centre.

PLANNING PERMISSION Full Planning Granted – 05/01937/F. Detailed plans available upon request from the auctioneers office. All plans available to download with the Legal Pack.


SOLICITORS Mr Andrew Maxwell, Brice and Co, 139A Whiteladies Rd, Bristol BS8 2PL. Tel: 0117 973 7484.

VIEWING: THE SITE CAN BE VIEWED FROM THE ROAD AT ANY TIME BUT PLEASE CONTACT THE AUCTIONEERS FOR FURTHER ACCESS

Legal Documents Online - New Service - Legal Documents Online



Legal Documents

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

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

LOT 17

UNSOLD

Withywood GUIDE PRICE: £115k+++



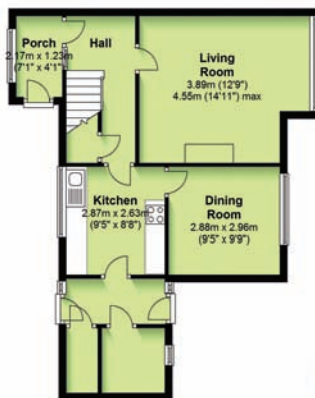
PROPERTY AREA
937 ft²



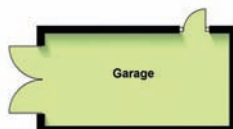
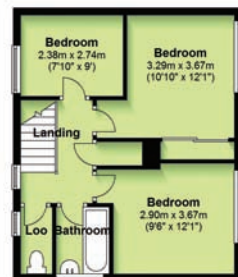
63 Molesworth Drive, Bristol BS13 9BJ Development Opportunity

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

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



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



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

Energy Efficiency Rating			Environmental (CO ₂) Impact Rating		
Current	Potential	Score	Current	Potential	Score
		63		73	

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

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

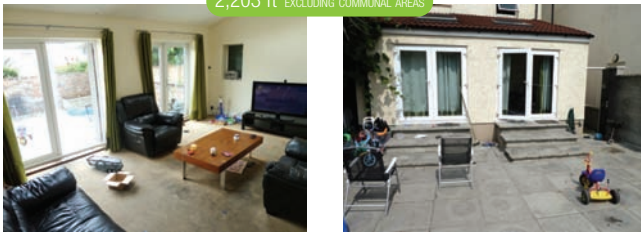
Lot 88

WITHDRAWN

Southville **GUIDE PRICE: £450k+++**

PROPERTY AREA

2,203 ft² EXCLUDING COMMUNAL AREAS



33 Stackpool Road, Southville, Bristol BS3 1NG

Investment/break up opportunity

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

Hall Floor Flat – 865ft² with rear garden and independent access;

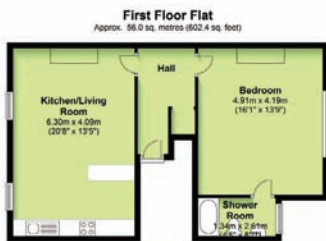
First Floor Flat – 602ft²;

Top Floor Flat – 536ft².

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



Total area: approx. 49.8 sq. metres (536.3 sq. feet)



Total area: approx. 56.0 sq. metres (602.4 sq. feet)



Total area: approx. 80.4 sq. metres (865.0 sq. feet)

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

VIEWING:

MONDAYS AND FRIDAYS 13:00-13:30

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sharphomeimprovements.co.uk

Email: MWDArchitect@f2s.com Matthew Deering Architects Ltd Web: www.mwdarchitect.co.uk
4 Bruton Place Clifton Bristol BS8 1JN Telephone: 0117 973 3776



MWD

Email: MWDArchitect@f2s.com Matthew Deering Architects Ltd Web: www.mwdarchitect.co.uk
4 Bruton Place Clifton Bristol BS8 1JN Telephone: 0117 973 3776

Lot 19

WITHDRAWN

Weston-super-Mare GUIDE: **£200k+++**

PROPERTY AREA
TBC ft²



The Old Courthouse,
Weston-super-Mare BS23 1LY

Investment/development

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

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

SOLICITORS *Awaiting details.*

VIEWING: VIEWING BY APPOINTMENT ONLY

Lot 20



SOLD £100k



1-3, Villiers Road, Easton, Bristol BS5 0JH Development Opportunity

A former meat processing plant with planning to convert into four flats and 2 x two bedroom houses.

Planning

Planning Application Number 07/01486/F
Conversion to four flats and erection of 2 x two bedroom cottages to rear. Granted 26th October 2007.

FURTHER PLANNING POSSIBILITIES

In view of the size and location of the site the vendor was seriously considering submitting a further Planning Application to The Local Planning Authority for a scheme incorporating an additional two new build units. Although we have no indication as to whether this proposal is likely to be granted the Vendor recommends that a purchaser further explores the possibilities which the site presents.

Easton **GUIDE PRICE: £100k+++**

SOLICITORS *Mr Jim Davies, Davis Wood, 884 Fishponds Road, Fishponds, Bristol BS16 3XB. Tel: 0117 329 8209.*

OTHER INFORMATION *Architects plans available from the auctioneers.*

VIEWING: THE SITE CAN BE VIEWED FROM THE ROAD AT ANY TIME

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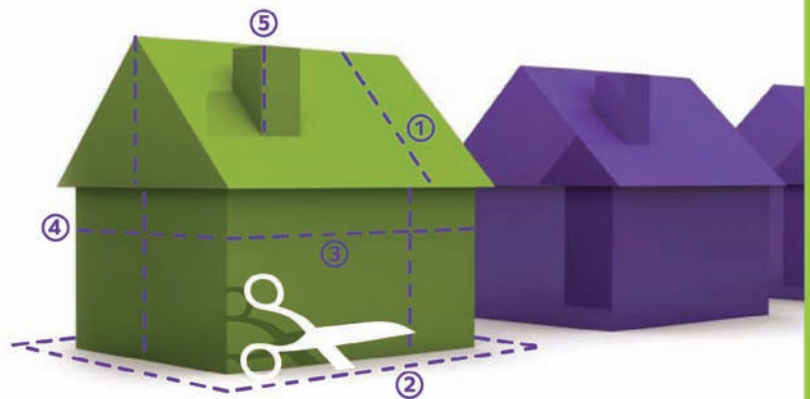
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Lot 21

UNSOLD

Brislington GUIDE PRICE: £150k+++



149 Wick Road, Brislington, Bristol BS4 4HH

Development opportunity ready to go

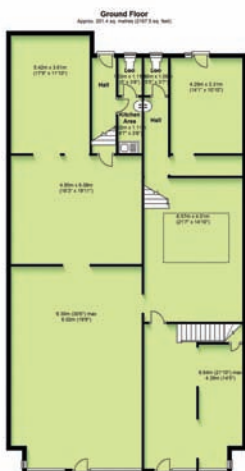
An interesting building currently comprising ground floor showroom and first floor offices. Planning Permission has been granted to create three one bedroom flats. We understand there may be an opportunity to reapply for a different style of planning permission and change it to a purely residential scheme.

Planning

Description: Renewal of planning permission 06/03993/F – alteration and extension to existing retail trade sales unit to create a larger retail sales unit at ground floor level and 3 no. new self-contained flats over.

Application No: 10/02021/R; Online Ref: tbc; Date Opened: 21 May 2010; Status: current.

All plans are available to download with the Legal Pack.



EXISTING LAYOUT



SOLICITORS Mr Payne, Cooke Painter Ltd, 12 West Town Lane, Brislington, BS4 5BN. Tel: 0117 9716765.

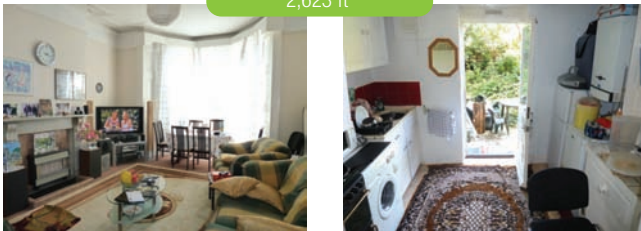
VIEWING: VIEWINGS BY APPOINTMENT ONLY

Lot 22

SOLD PRIOR

Clifton **GUIDE PRICE: £480K+++**

PROPERTY AREA
2,623 ft²



42 Alma Vale Road, Clifton,
Bristol BS8 2HS

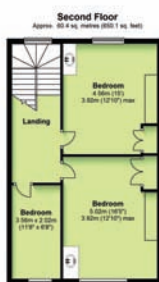
Freehold investment

A classic Victorian mid terrace property converted in 1970 into three separate flats (2 x 1 bed and 1 x 4 bed). Offered with tenants in-situ and generating an income of circa £31,620 per annum.

HALL FLOOR FLAT – 659.0ft² – the current tenants have been in-situ since 19/3/07 and have been paying £550 pcm. Now on a rolling contract requiring two months notice.

BASEMENT FLAT – 641.3ft² – the current tenants have been in-situ for 2 years and have been paying £645 pcm. Vacant from August 7th 2011.

UPPER MAISONETTE – 1323.6ft² – let to students on a 1 year contract 26/6/11 to 26/6/12 paying £1440 pcm.



Total area: approx. 26.6 sq. metres (281.3 sq. feet)

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

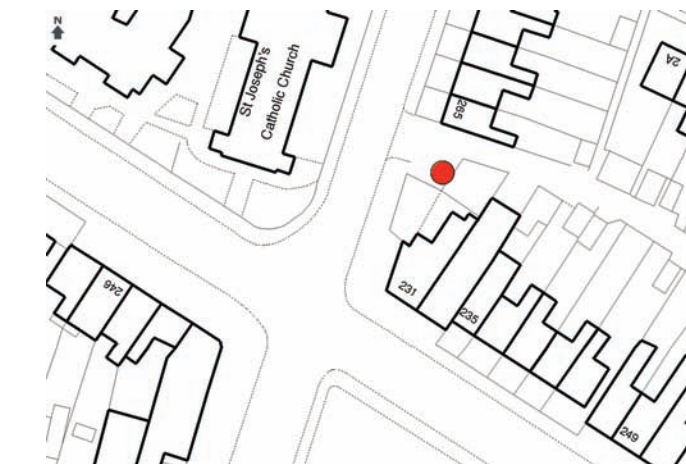
VIEWING: WEDNESDAYS 13:00-13:30/SATURDAYS 12:15-12:45

Lot 23

WITHDRAWN

Fishponds

GUIDE PRICE: **£40k+++**



231 Lodge Causeway, Fishponds,
Bristol BS16 3RA

Site with Planning

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

Planning

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

SOLICITORS Mrs Julie Richards, Richard Thomas Solicitors, 14 The Strand, Ferndale CF43 4LY. Tel 01443 757738.

VIEWING: SITE CAN BE VIEWED FROM THE ROAD AT ALL TIMES

Lot 24

UNSOLD

St Andrews GUIDE PRICE: £325k+++

PROPERTY AREA
1,581 ft²



47 Upper Belmont Road, St Andrews, Bristol BS7 9DG

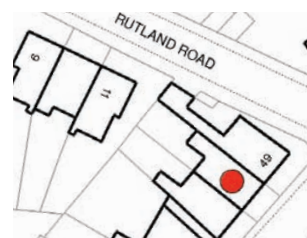
Outstanding value family home/investment

A three storey period family home a short walk from Morley Square and St Andrews Park. With open plan dining, lounge, four bedrooms, attic conversion in 2005 and enclosed rear garden. Originally on the market for £399,950 with a well known local agent

NOTE: Please note next door is currently being renovated as a family home



Total area: approx. 147.0 sq. metres (1581.9 sq. feet)



SOLICITORS Julia Smart, Metcalfes, 46 48 Queen Square, Bristol BS1 4LY. Tel: 0117 929 0451.

VIEWING: WEDNESDAYS 10:00-10:30/SATURDAYS 10:00-10:30

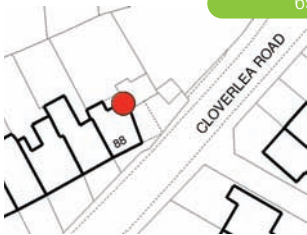
Lot 215

SOLD £127k

Oldland Common GUIDE: £110k+++



PROPERTY AREA
698 ft²



88 Cloverlea Road, Oldland Common,
South Gloucestershire BS30 8TX

Cottage on Large corner plot

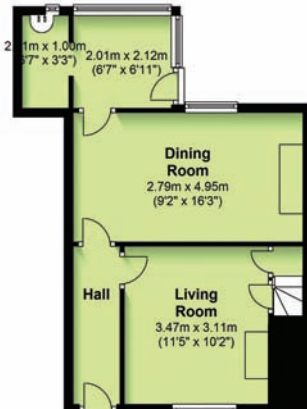
An interesting opportunity to redevelop an end of terrace period cottage. Now in need of complete modernisation there is scope – subject to planning permission – to extend the side and rear or investigate the possibility of adding an additional terraced house.

Planning

Our client has submitted plans to the Local Authority to extend the property front and rear with a decision expected prior to the auction. *All plans are available to download with the Legal Pack.*

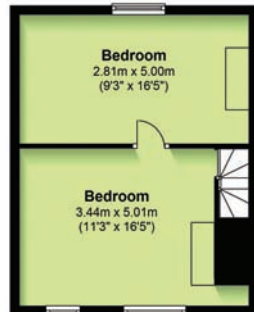
Ground Floor

Approx. 35.2 sq. metres (379.0 sq. feet)



First Floor

Approx. 29.7 sq. metres (320.0 sq. feet)



Total area: approx. 64.9 sq. metres (698.9 sq. feet)



Mr Paul Maddox, Maddox Design Ltd
305 Two Mile Hill Road, Kingswood, Bristol BS15 1AP.
Tel: 01179615251.

SOLICITORS Peter Golding, Bush & Bush Solicitors, 77, 79 & 81
Alma Road, Clifton, Bristol BS8 2DP. Tel: 0117 973 8205.

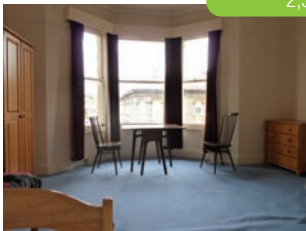
VIEWING: TUESDAYS AND THURSDAYS 10:30 - 11:00

Lot 6
2/2

SOLD PRIOR

Redland GUIDE PRICE: **£400k+++**

PROPERTY AREA
2,330 ft²



8 Ravenswood Road, Redland,
Bristol BS6 6BN

A classic Victorian house requiring modernisation

A large semi-detached, period property that has been arranged as bed-sits for many years and now requires total updating.



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

SOLICITORS *Malcolm Buck, Fussell Wright, 59 Queen Charlotte Street, Bristol BS1 4HL. Tel: 0117 927 9117*

VIEWING: WEDNESDAY/SATURDAYS 10:45-11:15

LOT
27

SOLD PRIOR

Weston-super-Mare GUIDE: **£185k+++**

PROPERTY AREA
2,094.7 ft²



20 Locking Road,
Weston-super-Mare BS23 3DF

An investment opportunity

A semi-detached, period property arranged as four units, previously producing £22,256 per annum, but now vacant. We understand our client purchased the property approx 10 years ago in its current layout.

The house comprises:

- Two bedroom flat – £128 per week;
- Studio flat – £80 per week;
- One bedroom (front) – £105 per week;
- One bedroom (rear) – £115 per week.



SOLICITORS *Rodney King & Partners, Deborah Stone, All Saints House, 6 All Saints Lane, Bristol BS1 1JH. Tel: 0117 926 5201.*

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hollismorgan proxy and telephone bidding form

Date of Auction: Lot Number: _____

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

Property Address _____

Maximum Bid Price: £ _____ Words _____

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

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

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

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

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

Proxy Bidding – Buyer's Details

Contract Name _____

Full Name(s) _____

Company _____

Address _____

Postcode _____

Telephone Business: Home: _____

Mobile: _____

Buyer's Solicitor's Details

Company _____

Address _____

Postcode _____

Telephone: _____ Fax: _____

For the Attention of: _____

Signature of Prospective Buyer _____

Date of Signing _____

DX No _____

Telephone Bidding – Buyer's Details

Contract Name _____

Full Name(s) _____

Company _____

Address _____

Postcode _____

Telephone: (1) _____

(2) _____

Buyer's Solicitor's Details

Company _____

Address _____

Postcode _____

Telephone: _____ Fax: _____

For the Attention of: _____

Signature of Prospective Buyer _____

Date of Signing _____



hollismorgan proxy and telephone bidding terms

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

TERMS & CONDITIONS FOR REMOTE BIDDING

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

buying at auction – our terms and conditions

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

Please note new Government regulations regarding payment.

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

Buyers Premium

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

Conditions of Sale and Title

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

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

Addendum sheet

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

Questions

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

Finance

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

Inspection

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

Availability

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

Bidding

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

Contract

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

Insurance

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

Measurements

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

Fixtures and Fittings

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

Offers

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

Particulars Plans and Photographs

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

Value Added Tax

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

Tenanted Investments

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

Planning and other Regulations

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

hollismorgan Disclaimer

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



anti money laundering legislation

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

The three sets of legislation are as follows:

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

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

Please find opposite a schedule of acceptable documentation.

You must provide one document from each list

Identity documents:

- Current signed passport

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

Evidence of address:

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

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



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North Somerset Council
www.n-somerset.gov.uk

our auction location



how to find All Saints...



directions...

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

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

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

our next auction date is

Wednesday, 9th November 2011 | **7.00 PM**
All Saints Church, Pembroke Road, Clifton



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

0117 973 6565
auction@hollismorgan.co.uk

**hollis
morgan**