

estate agents **auctioneers**

ISSUE
RESULTS

hollis
morgan

SEPTEMBER 2012
auction

Wednesday, 26th September 2012 | **7.00^{PM}**
All Saints Church, Pembroke Road, Clifton

auCTION

LOT 1 – Guide Price: £235,000+++

12

Freehold x 3 Flats, 15 Dean Lane, Southville, Bristol BS3 1DB

Repossession sale: Victorian property split into 3 flats, with rear garden and garage.

LOT 2 – Guide Price: £235,000+++

13

Freehold x 3 Flats, 23 Dean Lane, Southville, Bristol BS3 1DB

Repossession sale: Victorian property split into 3 flats, with rear garden and garage.

LOT 3 – Guide Price: £375,000+++

14

The Warren, 75 Sea Mills Lane, Stoke Bishop, Bristol BS9 1DR

Large plot with full planning for 3 detached dwellings with separate garages in highly desirable residential area.

LOT 4 – Guide Price: £600,000+++

15

Overndale House, 192 Overndale Road, Downend, Bristol BS16 2RH

Substantial period property, with lapsed planning for conversion into 9 flats, and lapsed planning for use as a guest house.

LOT 5 – Guide Price: £160,000+++

16

10 Gloucester Road, Avonmouth, Bristol BS11 9AD

A large period property currently arranged as an HMO with 10 bedsit/studio apartments

LOT 6 – Guide Price: £150,000+++

17

22, Gloucester Road, Avonmouth, Bristol BS11 9ED

A large period property currently arranged as an HMO with 12 bedsit/studio apartments. *****POSTPONED*******LOT 7 – Guide Price: £130,000+++**

19

265 Avonmouth Road, Avonmouth, Bristol BS11 9EN

A high yielding investment. 20%+ annual return.

LOT 8 – Guide Price: £135,000+++

19

259-261 Avonmouth Road, Avonmouth, Bristol BS11 9EN

A large period building arranged as 2 & 3 bedroom flats.

LOT 9 – Guide Price: £440,000+++

21

4-6 Lower Ashley Road, St Agnes, Bristol BS2 9NP

Repossession Sale – High yielding investment comprising 8 x no.1 bedroom flats in a central location. *****POSTPONED*******LOT 10 – Guide Price: £90,000+++**

22

The Lodge House, 1 Woodhill Road, Portishead, N Somerset BS20 7ET

Very attractive Grade II listed former Toll House in need of renovation.

LOT 11 – Guide Price: £200,000+++

23

The Church Building, Woodhill Road, Portishead, N Somerset BS20 7ET

Highly impressive substantial church building built in the 1850's. Offers a variety of uses subject to gaining PP.

LOT 12 – Guide Price: £800,000+++

24

91 Ashley Road, Montpelier, Bristol, BS6 5NR

Repossession sale: Large Georgian conversion. 9 stylish 1 & 2 bed flats with an extension housing further 3 x 1 bed flats. *****POSTPONED*******LOT 13 – Guide Price: £275,000+++**

25

The Chapel, Tickenham Hill, Tickenham, N Somerset BS21 6SH

A unique opportunity to acquire an historic stone built chapel with Planning Permission to convert into a "Grand Designs" style property.

LOT 14 – Guide Price: £375,000+++

26

Freehold and 3 Flats, 38, St Pauls Road, Clifton, Bristol, BS8 1LR

Three x 1 bedroom flats in a highly sought after area of Clifton.

LOT 15 – Guide Price: £325,000+++

27

723 Wells Road, Whitchurch, Bristol, BS14 9HU

Six Bedroom modern family home set on a generous plot in Whitchurch.

LOT 16 – Guide Price: £400,000+++

29

Manor Farm House, Northwick Road, Bristol, South Glos BS35 4HE

Delightful countryside property in need of renovation to re-create the quintessential Gloucestershire Farm House

LOT 17 – Guide Price: £100,000+++

30

Land @ 22-40 Harden Road, Stockwood, Bristol BS14 8PW

0.394 acre site with planning for development of 4 detached dwellings.

LOT 18 – Guide Price: £7,500+++

31

Parking Space 15, @ Grove House, Clifton, Bristol BS8 4DE

Allocated off-street parking space within the Grove House development.

LOT 19 – Guide Price: £70,000+++

32

Unit 3 Garfield Road & 80c Bell Hill Road, St George, Bristol BS5 7LU

Two single storey units with long term potential to redevelop - current potential income £10,500.

LOT 20 – Guide Price: £50,000+++

33

Land to the rear of 54 Fanshawe Road, Hengrove, Bristol BS14 9RY

A generously proportioned plot with full planning to erect a detached single dwelling.

LOT 21 – Guide Price: £40,000+++

34

Land @ 30, Callington Road, Brislington, Bristol BS4 5BP

A level site with full planning to erect 2 x 2 bedroom flats.

LOT 22 – Guide Price: £500,000+++

35

Hope Chapel, Battle Lane, Chew Magna, Bath, N E Somerset BS40 8PS

Luxuriously appointed detached Church building currently used as offices but with full planning to convert into three stylish residential homes.

EPC information for each Lot can be found on pages 36 and 37 of this catalogue

Our chosen charity for 2012 is St Peters Hospice so please keep an eye out for fundraising over the coming months.

www.stpetershospice.org.uk



Complimentary drinks for this auction sponsored by





welcome

welcome to All Saints, for our september auction



Estate Agents up and down the country are readying themselves for the traditional selling season and I am delighted to offer a wide collection of very different properties for your competition.

These range from small parcels of land for development to some very attractive residential investment repossession sales with a mixture of former chapels and a toll house to satisfy those seeking character properties. As predicted, this year has seen some 'highs and lows' in the property world but, one clear pattern is emerging, there are active buyers in the marketplace and the lure of a potential bargain is drawing them in increasing numbers into the auction saleroom. Although auctioneer Andrew Morgan likes nothing better than selling properties under the hammer, increasingly, in this complex market, successful deals are being put together in the run up to an auction as well as on the auction night or in the weeks immediately following the sale. The advice to would be buyers is: "if it works for you – go for it" as there will be surely others who will quickly recognise a good opportunity.

I am confident that our latest catalogue contains many such opportunities and I wish you all good luck with your bidding. Finally, my colleagues and I will be delighted to welcome you to complimentary drinks after the sale, hopefully to celebrate your purchase but, if not to encourage you on another occasion!

our next auction date is

Wednesday, 28th November 2012 | **7.00^{PM}**
All Saints Church, Pembroke Road, Clifton

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

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

**hollis
morgan**

why not sell at auction?

with 123 lots and over **£18m***
of property sold during 2011,
can you afford to miss out?

...and over £9m sold at
our 2012 auctions so far...

our upcoming auction dates...

28TH NOVEMBER 2012

6TH FEBRUARY 2013

10TH APRIL 2013

29TH MAY 2013

Source: Essential Information Group – www.eigroup.co.uk

au
ction



Your Property Network magazine

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After the gavel comes down...

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www.yourpropertynetwork.co.uk

YourProperty
Network Magazine





Buying property at auction can be an exciting yet daunting prospect. By its very nature, property can appear to be extremely straightforward but often comes with hidden dangers. Buying property at auction requires careful due diligence to be carried out prior to the gavel going down. Once your winning bid is accepted, then there is no going back nor can you make any further amendments to the contract or transfer or change your mind. If there are any inconsistencies with the paperwork or any legal issues, then as a buyer you will be left with those issues to deal with. Some of the common problems encountered when buying property at auction include

Inconsistencies on the legal title including restrictive covenants which can potentially prohibit further development or a change of use for the Property.

Missing or incomplete easements that may be required for development often need to be rectified.

New covenants being entered into by the seller or buyer – for example overage agreements, (the seller wanting a claw back of your future profits on any development of property).

Missing searches. There is no obligation on the seller to provide all the searches but most sellers' solicitors will carry out a full suite of conveyancing searches to enable a purchaser to come to an informed decision. It may be the case that a buyer if purchasing the property with the assistance of external funding. What are their requirements? It may require further searches to be carried out. What if these reveal anything adverse?

Adverse information revealed by the replies to enquiries before contract will mean that the buyer is put on notice of a potential issue and that issue e.g. a boundary dispute or disagreement may be something that the buyer would need to disclose to its mortgagee prior to purchase. Will this prove a problem?

As duty solicitor, I am able to provide some initial advice (on the day) prior to an auction but given the general time constraints, I will not be able to look through the whole of the legal pack especially as there may be more than one legal pack to review. I will be able to cast an eye over last minute queries you may have.

Preparation is key here and if you have not yet instructed a solicitor to review the legal pack prior to auction, then please give me a call and I would be happy to speak to you.

to contact Julian, email julian.pyrke@gregglatchams.com, telephone 0117 906 9421 or to find out more about Gregg Latchams, visit www.gregglatchams.com

Gregg
Latchams
Solicitors & Notaries

for sale: £250k

OFFERS IN THE REGION OF

a development opportunity near Barwell...

The Opportunity

We have been instructed to invite enquiries for a large level site of approximately 1.5 acres in a quiet rural location with far reaching country views. Please contact Hollis Morgan for location and further details.

Current Planning

Planning has been granted to demolish existing buildings and erect two semi detached houses.

Potential Planning

We understand there is scope – subject to planning consent – to build a luxurious Eco-style property. *Buyers are recommended to make their own enquiries.*

Current use and Income

The site currently has an income of c. £15k per annum.

Plans and Detailed information

Full plans and further details available upon request from the agents.

[VIEW FULL DETAILS](#)

http://www.hollismorgan.co.uk/property/23736970/result_auction

hollis
morgan

for sale: £300k

OFFERS IN THE REGION OF

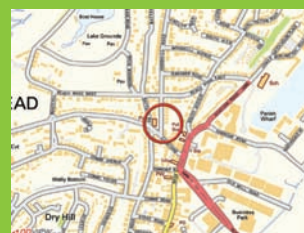
a former church hall and plot

4 Woodfield Road, Portishead BS20 7ET.

A non listed former 1950's Church Hall on a site of circa 0.3 Acres with the land most recently used as private allotments and we understand benefits from full services but recommend interested parties make their own enquiries.

We understand a pre application planning enquiry has been submitted for the erection of four dwellings on the site - we would recommend interested parties make their own enquiries.

Non-conditional offers are invited for the site.



contact Andrew Morgan or Oliver Hollis on **0117 9736565** for further details.

[VIEW FULL DETAILS](#)

http://www.hollismorgan.co.uk/property/23747500/result_auction

hollis
morgan

Jo is often asked questions about mortgage lending criteria. Here she gives some guidance on how to make your mortgage application go more smoothly.



Q: What do I need to apply for a mortgage?

*Mortgages are calculated on two factors which are **income** and **deposit**. A lender will look at your income and multiply that by their own specific income multiples, then take into account the level of deposit you have to determine the mortgage available to you. The lender will then give you an **Agreement In Principle**. This allows you to know what price of property you can afford. You will also need to supply the lender with proof of identification, proof of income and proof of deposit.*

Q: How do lenders requirements change for a buy-to-let mortgage?

Lenders requirements for BTL's are similar in that most lenders will still require proof of

income, id, deposit etc but they will look at the rental yield on the property in addition to the state of the property, and the loan to values are stricter i.e most lenders will not go above 75% LTV with only a few going to 80%. The associated fees are also considerably higher.

Q: How does bidding at auction work with my mortgage?

*Buying at auction is just as straightforward as buying by Private Treaty, albeit you just need to be very organised before hand. You need to ensure that you have got an **Agreement in Principle** in place working on the principles above, ie maximum available level of lending and deposit available. You need to ensure that the property you are bidding on is mortgagable as the lender will insist on a basic valuation to confirm that the*

property is valued correctly and structurally sound. Once you have this agreed you are able to bid at auction and if successful the mortgage process is the same as normal, but quicker.

Q: Are there any other things I should be doing?

Yes. Make sure you supply all the information required to make the process as smooth as possible – missing details will slow the process down. And make sure that your credit history is good, again, any queries will slow your application process.

If you would like more information or would like to discuss your specific requirements, then please contact: Jo Stewart on 07827 932183 or email on jos@fxmortgages.co.uk



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

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ask the experts

our auction professionals answer your queries

Q: I am thinking of buying at auction as a development project, what should I look out for?

Clive Hall replies: *“Clive Hall replies: When buying property at auction it is always handy to know the history of the building or land. Planning application history can be found on the local council web site under application search and this will give you details of any previous applications or enquires, and or their out come. From the search you can also find out if anybody locally has developed and what the likely hood of any future development might be pending.*

Not all developments require planning applications and may fall within the permitted development criteria. You may have the rights to:

- extend your property up to 4m from the rear of your property
- extend your project over 2 storeys from the rear or side of the property
- convert the loft space and extend the loft space
- build a porch, garage or outbuilding”.

Q: How do I find out if I have permitted development rights?

Clive Hall replies: *“There are certain rules and guidelines to adhere to to be able to utilise your permitted development rights. In some cases these have been removed from property and we will always check with the local authority whether your property can benefit from permitted development”.*

“As a starting point, we recommend you visit www.planningportal.gov.uk/ permission where you will further information, mini guides and links to specific permission requirements.

Alternatively, our design team will be able to identify if you require planning or if you can build under permitted development rights. We can help you

- visualise your project
- design with a difference
- drive your project forward

However you want to proceed with any project Your Design Bristol Ltd are always on hand to support you, and we attend Hollis Morgan auctions to give advise where ever required.

What do I need to bring to an auction?

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

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

Can I bid by telephone or proxy?

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

When do I get the keys?

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

Please remember

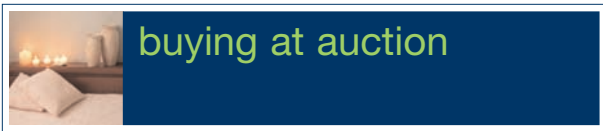
Your home may be repossessed if you do not keep up repayments on your mortgage.



Clive Hall

Clive Hall is the managing director of Your Design Bristol Ltd which he started in 2010. The company has since grown and covers all aspects of architectural design and visualisation. Please contact clive@yourdesignbristol.co.uk

Your Design Bristol
Architecture - Design - Visualisation



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.

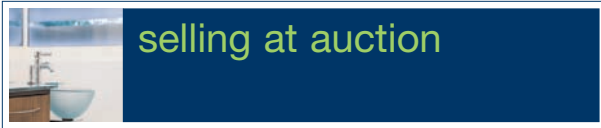
three essential things to prepare for an auction

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.
- Covering Bristol and the West Country from our Clifton HQ.
- We have an enviable contact list and can reach buyers other agents can't.
- With online legal packs and registration system we have the latest technology allowing us to regularly update you.
- Relationships throughout the city with 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?

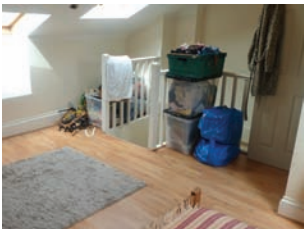
You will be surprised how little an auction costs. Our fee structure will also be flexible depending on the amount of work involved.

LOT 1

SOLD £249k

Southville GUIDE PRICE: **£235k+++**

[VIEW FULL DETAILS](http://www.hollismorgan.co.uk/property/23710670/result_auction) http://www.hollismorgan.co.uk/property/23710670/result_auction



Freehold and 3 x Flats, 15 Dean Lane, Southville, Bristol BS3 1DB

Receivership sale

The Property

A Freehold Victorian mid terrace investment property arranged as three self contained flats over four floors - comprising: a two bedroom garden level flat with sole use of the rear garden and garage; a one bedroom hall floor flat; One bedroom first floor flat with additional top floor loft/reception room. *Please refer to floor plans for layout but each flat has open plan living spaces with modern kitchens and bathrooms – now in need of some basic cosmetic attention.*

Estimated Values

We would suggest the estimated value of each individual apartment in good decorative order is (dependant on gaining separate leases):

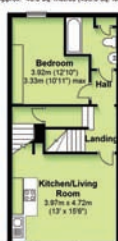
POTENTIAL INCOME/VALUES

	POTENTIAL RENTAL INCOME	ESTIMATED RE-SALE VALUE
Garden Flat	£650 pcm	£150,000
Gall floor flat	£525 pcm	£110,000
Top floor maisonette	£675 pcm	£125,000
TOTAL	£22,200pa	£385,000

Ground Floor Flat and Basement Flat (with separate entrance)
Approx. 47.0 sq. metres (506.1 sq. feet)



Top Floor Maisonette
Approx. 46.0 sq. metres (493.0 sq. feet)



Second Floor
Approx. 22.7 sq. metres (243.9 sq. feet)



SOLICITORS *William Roche Hamlins Solicitors*
Tel: 0207 355 6000. e-mail: wroche@hamlins.co.uk

502

SOLD £240k

Southville GUIDE PRICE: **£235k+++**

[VIEW FULL DETAILS](http://www.hollismorgan.co.uk/property/23711937/result_auction) http://www.hollismorgan.co.uk/property/23711937/result_auction



Freehold 3 x Flats, 23, Dean Lane, Southville, Bristol BS3 1DB

Receivership sale

The Property

A Freehold Victorian mid terrace investment property arranged as three self contained flats over four floors - comprising: a two bedroom garden level flat with sole use of the rear garden and outside store; a one bedroom hall floor flat; and a one bedroom first floor flat with additional top floor loft/reception room. *Please refer to floor plans for layout but each flat has open plan living spaces with modern kitchens and bathrooms – now in need of some basic cosmetic attention.*

Estimated Values

We would suggest the estimated value of each individual apartment in good decorative order is (dependant on gaining separate leases):

POTENTIAL INCOME/VALUES

	POTENTIAL RENTAL INCOME	ESTIMATED RE-SALE VALUE
Garden Flat	£650 pcm	£150,000
Gall floor flat	£525 pcm	£110,000
Top floor maisonette	£650 pcm	£125,000
TOTAL	£21,900pa	£385,000

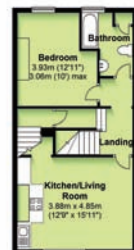
SOLICITORS *William Roche Hamlins Solicitors*
 Tel: 0207 355 6000. e-mail: wroche@hamlins.co.uk

VIEWING: EVERY THURSDAY 11.00-11.30 AM

Ground Floor Flat and Basement Flat (with separate entrance)
 Approx. 48.2 sq. metres (518.7 sq. feet)



Top Floor Maisonette
 Approx. 45.5 sq. metres (490.2 sq. feet)



Second Floor
 Approx. 23.2 sq. metres (250.1 sq. feet)



LETTING APPRAISAL:
 NORTHWOODS, BRISTOL
 tel: 0117 963 5777
bristol@northwooduk.com

£375k

SOLD PRIOR

Stoke Bishop GUIDE PRICE: **£375k+++**

[VIEW FULL DETAILS](http://www.hollismorgan.co.uk/property/23568369/result_auction) http://www.hollismorgan.co.uk/property/23568369/result_auction



The Warren: Land to the rear of 75 Sea Mills Lane, Stoke Bishop, Bristol BS9 1DR

Prime site – ready to build

The Plot

Three exclusive building plots with full planning for four bedroom detached dwellings, in a prime residential area of Bristol.

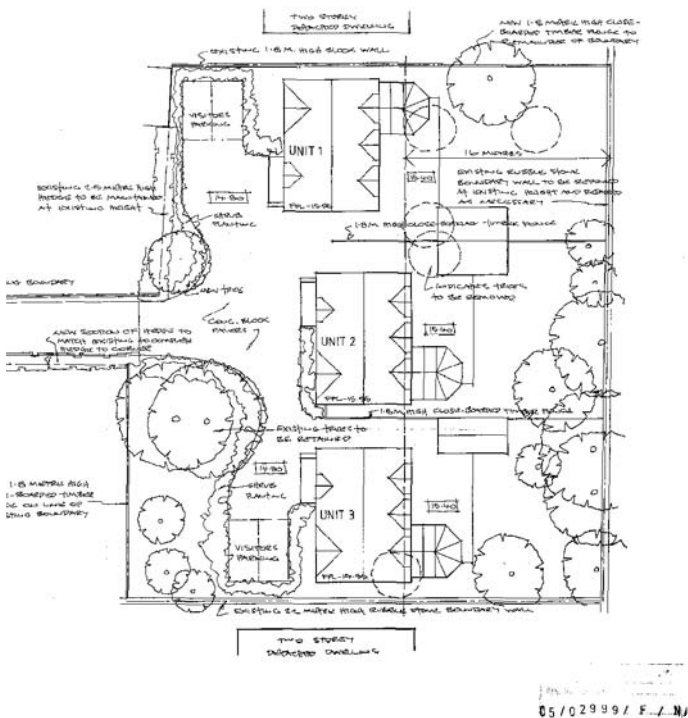
Planning Permission

Full planning consent was granted subject to conditions on the 13th October 2005, for the erection of three detached dwellings and separate garages.

REFERENCE: 05/02999/F.

Additional Information

We understand that the planning permission has been enacted by the commencement of ground works – please refer to documents in online legal pack.



SOLICITORS Mr Julian Pyrke, Gregg Latchams LLP.
Tel: 0117 9069 421. e: julian.pyrke@gregglatchams.com

VIEWING: THE SITE IS OPEN FOR INSPECTION AT ALL TIMES

LOT 4

UNSOLD

Downend GUIDE PRICE: £600k+++

VIEW FULL DETAILS http://www.hollismorgan.co.uk/property/23735236/result_auction

Overndale House, 192, Overndale Road, Downend, Bristol BS16 2RH

Detached Former Nursing Home

A large detached period property arranged over four floors set in a generous corner plot. We understand there is huge potential for both the property and the site – subject to gaining the necessary planning permission – Residential conversion/extension, family house or continued use as Care Home or Guest House.

History

We are informed the building was used as a nursing home from circa 1980-2000 – we are informed it was vandalized in 2011 and water damage is evident in the rear reception room and basement level.

Historical Planning 1

DATE: 25th January 2001

REFERENCE: 01 / 00285 / F

PROPOSAL: Change of use of nursing home to three-bed flat at ground and basement and 8 no. self-contained bedsits on first and second floors – GRANTED,

Historical Planning 2

DATE - 16th July 2002

REFERENCE - 02 / 02594 / F

PROPOSAL - Change of use from a nursing home to a guest house (Use class C1) – GRANTED.

SOLICITORS *Judith Hardaker. Farrells*
tel: 0117 944 4664. e-mail: jhardaker@farrells.co.uk

VIEWING: EVERY TUESDAY 11.30-12.30



505

SOLD £190k

Avonmouth GUIDE PRICE: **£160k+++**

[VIEW FULL DETAILS](http://www.hollismorgan.co.uk/property/23582123/result_auction) http://www.hollismorgan.co.uk/property/23582123/result_auction



10 Gloucester Road, Avonmouth, Bristol BS11 9AD

High yielding receivership sale

A large period building arranged as multiple bedsits/studios capable of producing up to £43,000 per annum. The property provides low cost accommodation for both local workers and long term tenants with a combination of self contained units and bedrooms with communal kitchen and bathrooms.

Annual Income

*** PARTIALLY LET *** Currently producing £39,600 per annum. Please refer to schedule of accommodation and tenants on our website.

SPECIAL VIEWING ARRANGEMENTS

Viewings will be conducted for Lots 3, 4, 5 and 6 together, commencing 22nd August. We would be grateful if you could arrive promptly at 14:00 at 10 Gloucester Road from where interested parties will be lead to view all four properties – on this occasion there will be no alternative viewing times.



Total area: approx. 3463.3 sq. metres (8118.7 sq. feet)

SOLICITORS Philip Collis TLT LLP,
Tel : 0117 917 7977. e: philip.collis@ttsolicitors.com

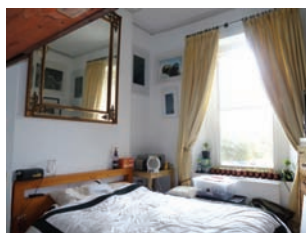
VIEWING: EVERY WEDNESDAY: MEETING TIME 2.00PM

500

WITHDRAWN

Avonmouth **GUIDE PRICE: £150k+++**

[VIEW FULL DETAILS](http://www.hollismorgan.co.uk/property/23582124/result_auction) http://www.hollismorgan.co.uk/property/23582124/result_auction



22 Gloucester Road, Avonmouth, Bristol BS11 9AD

High yielding receivership sale

A large period building arranged as multiple bedsits/studios capable of producing up to £40,000 per annum. The property provides low cost accommodation for both local workers and long term tenants with a combination of self contained units and bedrooms with communal kitchen and bathrooms.

Current Annual Income

*** **PARTIALLY LET** *** Producing £34,080 per annum.

Please refer to schedule of accommodation and tenants on our website.

SPECIAL VIEWING ARRANGEMENTS

Viewings will be conducted for Lots 3, 4, 5 and 6 together, commencing 22nd August. We would be grateful if you could arrive promptly at 14:00 at 10 Gloucester Road from where interested parties will be lead to view all four properties – on this occasion there will be no alternative viewing times.



SOLICITORS Philip Collis TLT LLP,
Tel : 0117 917 7977. e: philip.collis@ttsolicitors.com

VIEWING: EVERY WEDNESDAY: MEETING TIME 2.00PM

LOT 4

SOLD £162k

Avonmouth GUIDE PRICE: **£130k+++**

[VIEW FULL DETAILS](http://www.hollismorgan.co.uk/property/23582238/result_auction) http://www.hollismorgan.co.uk/property/23582238/result_auction



265 Avonmouth Road, Avonmouth, Bristol BS11 9EN

High yielding receivership sale

A large period building arranged as 2 & 3 bedrooms flats and bedsit rooms capable of producing in the region of £25,000 per annum.

The property provides low cost accommodation for both local workers and long term tenants with a combination of self contained units and bedrooms with communal kitchen and bathrooms.

Annual Income

*** **PARTIALLY LET** *** Currently producing £23,280 per annum. Please refer to schedule of accommodation and tenants on our website.

SPECIAL VIEWING ARRANGEMENTS

Viewings will be conducted for Lots 3, 4, 5 and 6 together, commencing 22nd August. We would be grateful if you could arrive promptly at 14:00 at 10 Gloucester Road from where interested parties will be lead to view all four properties – on this occasion there will be no alternative viewing times.



SOLICITORS Philip Collis TLT LLP,
Tel : 0117 917 7977. e: philip.collis@tltsolicitors.com

VIEWING: EVERY WEDNESDAY: MEETING TIME 2.00PM

500

SOLD £200k

Avonmouth

GUIDE PRICE: **£135k+++**

VIEW FULL DETAILS

http://www.hollismorgan.co.uk/property/23582237/result_auction



259-261 Avonmouth Road, Avonmouth, Bristol BS11 9EN

High yielding receivership sale

A large period building arranged as multiple bedsits/ studios capable of producing up to £29,000 per annum. The property provides low cost accommodation for both local workers and long term tenants with a combination of self contained units and bedrooms with communal kitchen and bathrooms.

Annual Income

*** PARTIALLY LET *** Currently producing £27,840 per annum. Please refer to schedule of accommodation and tenants on our website.

SPECIAL VIEWING ARRANGEMENTS

Viewings will be conducted for Lots 3, 4, 5 and 6 together, commencing 22nd August. We would be grateful if you could arrive promptly at 14:00 at 10 Gloucester Road from where interested parties will be lead to view all four properties – on this occasion there will be no alternative viewing times.

SOLICITORS Philip Collis TLT LLP,
Tel : 0117 917 7977. e: philip.collis@ttsolicitors.com

VIEWING: EVERY WEDNESDAY: MEETING TIME 2.00PM



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Redland, Bristol BS6 6TB

[t] 0117 205 0075

[f] 0117 923 9880

[e] info@sharphomeimprovements.co.uk

sharphomeimprovements.co.uk

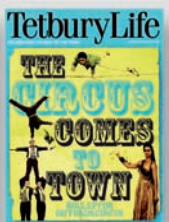


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50

WITHDRAWN

St Agnes

GUIDE PRICE: **£400k+++**

4-6, Lower Ashley Road, St Agnes, Bristol BS2 9NP

Repossession sale

The Property

A substantial mid terrace Victorian Pastiche mid terrace property comprising 8 x 1 bedroom apartments on long leaseholds set within a three storey purpose built property with an additional two storey annex to the rear. Each apartment is self-contained with an open plan kitchen / living area, bathroom and bedroom.

Rental Income

The property is currently fully let, producing an income of £47,040 per annum (£3,920 pcm).



*****POSTPONED***
TO NOVEMBER AUCTION**



JOINT AGENTS:
MOORFIELD
tel: 0117 939 4414
moorfieldsestates.co.uk

[VIEW FULL DETAILS http://www.hollismorgan.co.uk/property/23706830/result_auction](http://www.hollismorgan.co.uk/property/23706830/result_auction)



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Lot 10

SOLD £123k

Portishead GUIDE PRICE: **£90k+++**

[VIEW FULL DETAILS](http://www.hollismorgan.co.uk/property/23729209/result_auction) http://www.hollismorgan.co.uk/property/23729209/result_auction



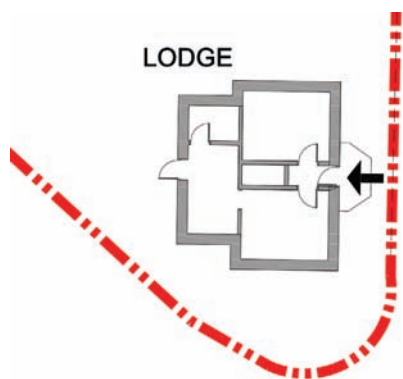
The Lodge House, 1 Woodhill Road, Portishead BS20 7ET

Prime opportunity

The Lodge House is a Grade II listed former toll house constructed in the early 20th Century to serve the Lake Grounds area. Set in 0.066 acres it is now requiring full renovation but has the potential to make a fine home on one of the most sought after roads in Portishead.

We understand the was Lodge most recently let in 2008 but has been vacant since – we are informed there are copies of tenancy agreements dating back to October 1990 showing a history of residential use.

We would suggest the property is ideally suited for a renovation (Plus extension subject to PP) to create an imposing detached two/three bedroom bungalow with parking and gardens with a finishd value of circa £250k.



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VALUATION PROPOSAL:
WOODS ESTATE AGENTS
tel: 01275 848 272 www.woodsestateagents.co.uk

SOLICITORS *Simon Kenneally, Alan Hodge Solicitors,*
Tel: 01454 888098. e: simon.kenneally@alanhodge.co.uk

VIEWING: **WEDNESDAYS 11.45-12.15pm**

Your Design Bristol Ltd

DEVELOPMENT APPRAISAL

tel: 0117 2303838 mob: 0772 2238137

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

LOT 11

SOLD £220k

Portishead GUIDE PRICE: **£200k+++**

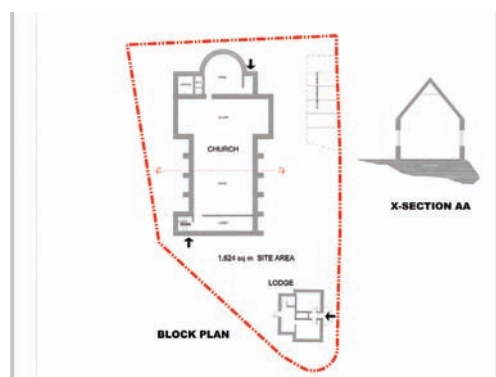
[VIEW FULL DETAILS](http://www.hollismorgan.co.uk/property/23729211/result_auction) http://www.hollismorgan.co.uk/property/23729211/result_auction



The Church Building, Woodhill Road, Portishead BS20 7ET

Prime development opportunity

A detached non listed Church Building believed to date from circa 1875 set in 0.335 Acres. The church has been vacant since September 2010 when the congregation moved to St Nicholas Church, Nore Road. This large non listed church building is offered with no planning permission and we are not aware of any plans having been submitted in the past. There is a wide range of possibilities including residential development (subject to gaining the necessary planning permissions) where it could be converted to either 2 stunning family houses, 4-6 town houses or alternatively a scheme with 8-12 flats. In addition to this there is scope for circa. 15 off street parking spaces. Alternatively the building would make an excellent Crèche, Day Nursery or similar scheme subject to gaining change of use.



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VALUATION PROPOSAL:

WOODS ESTATE AGENTS

tel: 01275 848 272 www.woodsestateagents.co.uk

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DEVELOPMENT APPRAISAL

tel: 0117 2303838 mob: 0772 2238137

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

SOLICITORS *Simon Kenneally, Alan Hodge Solicitors,*
Tel: 01454 888098. e: simon.kenneally@alanhodge.co.uk

VIEWING: **WEDNESDAYS 12.15-13.00pm**

LOT 12



WITHDRAWN

91 Ashley Road, Montpelier,
Bristol BS6 5NR

A Repossession Sale

This substantial Freehold Georgian detached mansion house has been elegantly divided into 11 quality apartments each comprising open plan kitchen and living space, bedroom (s), modern bathroom and gas central heating.

The development comprises 5 x 2 bedroom apartments and 6 x 1 bedroom apartments with extensive communal gardens and one allocated parking space per unit.

Rental Income

Currently (As of 7th August 2012) 10 of the 11 units are let producing an annual income of £75,600 per annum (£6,300 pcm). 100% occupancy is estimated to produce £83,940 per annum (£6,995 pcm).

Montpelier GUIDE PRICE: **£800k+++**



***** POSTPONED ***
TO NOVEMBER AUCTION**



JOINT AGENTS:

MOORFIELD

tel: 0117 939 4414

moorfieldsestates.co.uk

[VIEW FULL DETAILS](#)

http://www.hollismorgan.co.uk/property/23707946/result_auction

truenorth

Are you renovating a derelict or run-down property with the aim of transforming it into your dream home?

If so then presenter and property renovator Simon O'Brien wants to hear from you for his latest series, *My Derelict Dream Home*, for UKTV Home.



He's looking for inspirational projects and down to earth people to follow as they take on unloved, unwanted wrecks to turn them into fabulous new homes over the next 12 months.

My Derelict Dream Home is filmed in a documentary style and ultimately very positive and uplifting. We're hoping it will inspire lots of people to think about renovating run-down homes themselves.

Whether you're involved in the actual graft or just overseeing your project, True North Productions are looking for a mix of renovators determined to transform a derelict wreck into the home they've always dreamed of.

For more details contact Joe Forrest at True North Productions on 0113 394 5480 / jforrest@truenorth.tv or Christian Hills on 0113 394 5474 / chills@truenorth.tv or follow us on Twitter [@derelict_dream](#)

truenorth

Lot 13

UNSOLD

Tickenham

PRICE: £275k+++

VIEW FULL DETAILS

http://www.hollismorgan.co.uk/property/23727720/result_auction



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

The Opportunity

This is an unique opportunity to acquire a fine and historic stone built chapel with ecclesiastical origins providing that desirable and not easily found opportunity – a large open space in which to create a spectacular home to your own specification. The building stands well above the road and has imposing arched windows and two existing floors to create ideal living accommodation. Located on the southern slopes of Tickenham Hill and set in its own grounds the property has glimpses through trees in the Rousseau style to the open countryside beyond. In addition there is a large garden shed, a lean-to and a garage on the site as part of the main redevelopment scheme.

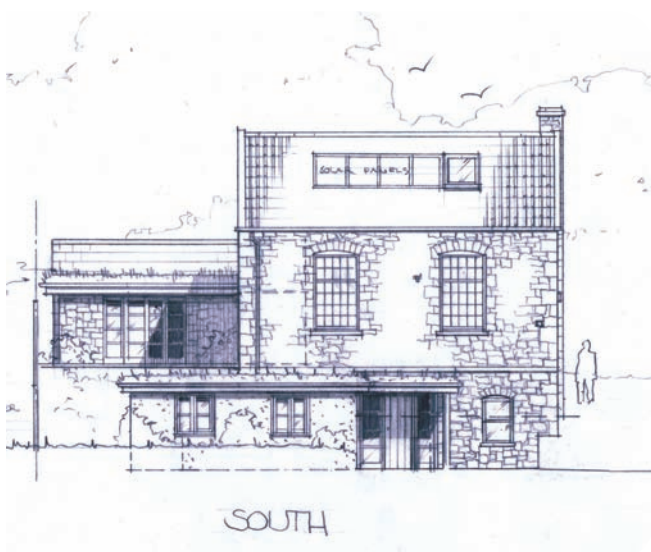
Planning Permission

Full planning permission granted for conversion and extension of disused Chapel and outbuildings into private dwelling and workspace. The planning will result in a two storey, three bedroom family home with a separate live/work space. APPLICATION: 12/P/0174/F.

SOLICITORS *Mr Mark Griffiths, Henriques Griffiths*
Tel: 0117 909 4000.

VIEWING:

EVERY WEDNESDAY 10.30 - 11.15AM



LOT 14

UNSOLD



JOINT AGENTS:
HYDES OF BRISTOL
tel: 0117 973 1516
www.hydes.co.uk

Clifton GUIDE PRICE: **£375+++**

[VIEW FULL DETAILS http://www.hollismorgan.co.uk/property/23713057/result_auction](http://www.hollismorgan.co.uk/property/23713057/result_auction)



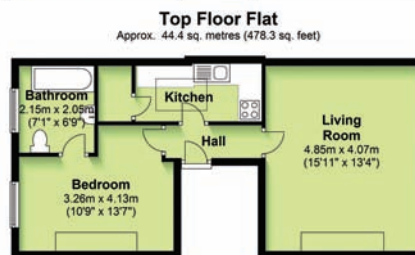
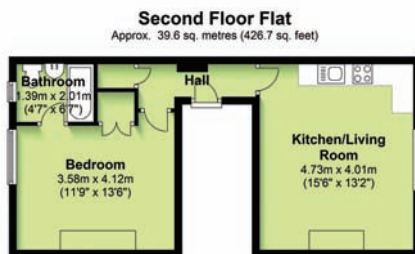
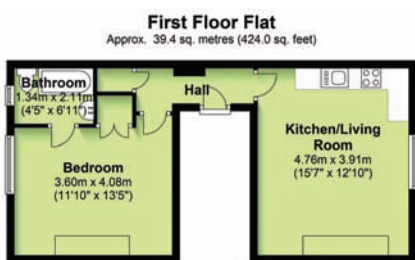
Freehold And 3 Flats, 38, St. Pauls Road, Clifton, Bristol BS8 1LR

Investment/development/break-up

An imposing mid terrace Freehold investment property comprising the first floor balcony flat, second floor flat and top floor flat and one off street parking space – all to be offered for sale as one lot. The ground and basement level maisonette is in separate ownership and is NOT included in the sale.

Potential Rental Income

clifton rentals Craig Still of Clifton Rentals comments: *"In my opinion both 1st and 2nd floor flats should be achieving between £725 and £750 pcm with the parking space adding an additional £25 pcm. Both flats need minimal redecorating. The top floor flat however now requires full refurbishment, once works are complete the flat would achieve between £725 and £750 pcm".*



	RENTAL INCOME/POTENTIAL	CONTRACT INFORMATION
First floor	£625 pcm (£725-750+£25)	ROLLING AST: 2 MONTHS NOTICE
Second floor	£525 pcm (£725-750+£25)	ROLLING AST: 2 MONTHS NOTICE
Top floor	£675 pcm (£725-750)	1 YEAR AST: TERMINATES AUGUST 2013
TOTAL	£1,825pcm £2,250+£50	= £27,000 pa

SOLICITORS Mr Hugh Feeny, Farrells
Tel: 0117 944 4664. e-mail: hughfeeny@farrells.co.uk

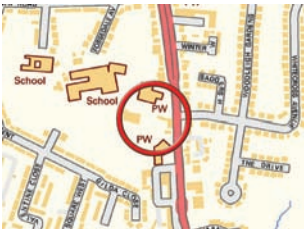
VIEWING: EVERY THURSDAY 12.00-12.45 PM

LOT 15

WITHDRAWN

Whitchurch GUIDE PRICE: £325k+++

VIEW FULL DETAILS http://www.hollismorgan.co.uk/property/23629486/result_auction



723 Wells Road, Whitchurch, Bristol BS14 9HU A part of Whitchurch history

The property

A stone built semi detached Period House with three reception rooms, three bedrooms, a double garage, further off street parking and a private garden together with an adjoining self contained Barn Conversion providing an additional two bedrooms, ideal for use as a granny flat or teenage suite etc. This well modernised property forms part of the original, older village properties of Whitchurch village and the flexible accommodation provides for an ideal family home of character in a most convenient location.

SOLICITORS Andrew Stone, Cooke Painter.
Tel: 0117 971 4074. Email: brislington@cps-sols.co.uk

VIEWING: VIEWING BY APPOINTMENT ONLY

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LOT
16

SOLD AFTER

South Glos GUIDE PRICE: **£400k+++**

GOT THE WRONG KIND OF BLUES?

**£50
VOUCHER**

Farrow & Ball have generously donated a £50 Voucher for materials from their showroom to the purchaser of this lot.

[VIEW FULL DETAILS http://www.hollismorgan.co.uk/property/23711938/result_auction](http://www.hollismorgan.co.uk/property/23711938/result_auction)

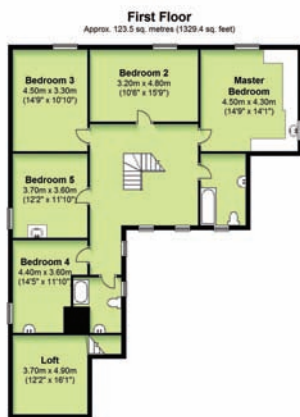
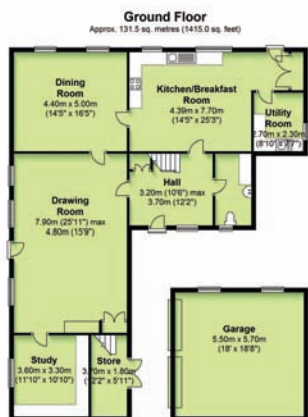


Manor Farm House, Northwick Road, Pilning, South Gloucestershire, BS35 4HE Now in need of Modernisation

Manor Farm is a period house of some character (circa 2,744 sq ft) with natural stone and rendered elevations and a tiled roof standing well back from the road in its own secluded garden.

The Opportunity

This house presents a unique opportunity to acquire a very spacious family home of character which, with a little imagination and some up-grading, could become a quintessential Gloucestershire farmhouse. There is room to further extend the property, subject to any necessary planning and other consents thus providing the purchaser with a very large country house in a rural setting in a most convenient and accessible location.



Total area: approx. 255.0 sq. metres (2744.4 sq. feet)

SOLICITORS *Lorraine D. Stacey, Stanger Stacey and Mason (Solicitors).*
Tel: 01993 776491.

VIEWING: EVERY WEDNESDAY 1600-1645

LOT
17

UNSOLD

Stockwood GUIDE PRICE: **£100k+++**

[VIEW FULL DETAILS](http://www.hollismorgan.co.uk/property/23568368/result_auction) http://www.hollismorgan.co.uk/property/23568368/result_auction



Land at 22–40 Harden Road
Stockwood, Bristol BS14 8PW

Plot with Full Planning

The site comprises a broadly rectangular hard standing level site extending to approximately 0.159 hectares (0.394 acres).

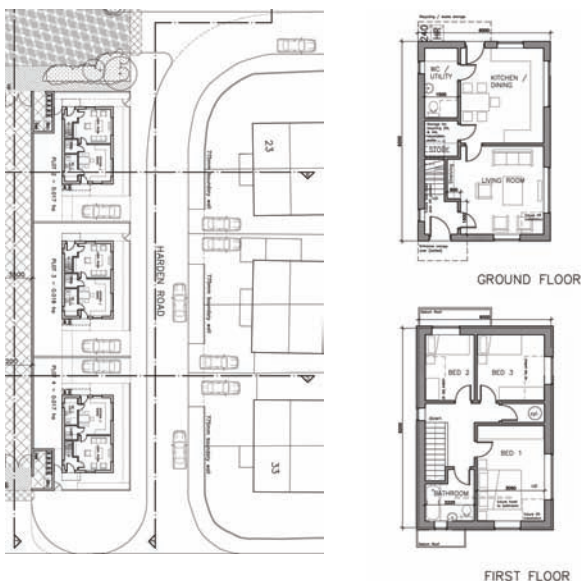
Planning

Full Planning Permission was granted on 12th March 2012 for 'development of four detached dwellings, with associated works that include the provision of bin stores, car parking, alteration to the steps to flats to the rear and associated highway works.'

Plans – available to download with online legal pack

LOCAL PLANNING AUTHORITY: Bristol City Council

PLANNING APPLICATION REFERENCE: 11/04577/F



SOLICITORS *Mr Richard Harris, AMD Solicitors*

Tel: 0117 974 4100. e: richardharris@amdsolicitors.com

OPEN TO INSPECT AT ALL TIMES

Lot 18



SOLD £9k

Clifton Village GUIDE PRICE: £7.5k+++

[VIEW FULL DETAILS](#)

http://www.hollismorgan.co.uk/property/23580736/result_auction



Parking Space 15 at Grove House, Clifton, Bristol BS8 4DE

A rare opportunity

An allocated off street parking space set within the luxurious Grove House development. The space is approximately 4.5m x 2.5m and is located immediately next to the entrance leading to Cornwallis Grove.

Cornwallis Grove is located a few hundred yards from Regent Street in Clifton Village, with its eclectic range of boutiques, wine bars, restaurants and shops and independent retailers.

SOLICITORS *Kate Langton. TLT Solicitors,*
Tel: 0117 917 7777. www.tltsolicitors.com

VIEWING: AVAILABLE FOR INSPECTION AT ALL TIMES

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Lot 19

UNSOLD



Unit 3 Garfield Rd and, 80c, Bell Hill Road, St George, Bristol BS5 7LU

Development opportunity/ investment

80c Bell Hill Road is a well presented studio flat currently let producing £475 pcm on a AST contract.

Unit 3 Garfield Road is a commercial workshop and is offered vacant but previously let for £400 pcm

Potential

Whilst offering the potential for an excellent rental return the two properties may offer some long term development potential subject to gaining the necessary consents. Both are single story units and 'Your Design Bristol' has given some opinions on potential developments schemes, subject to obtaining planning permission.

St George **GUIDE PRICE: £70k+++**

VIEW FULL DETAILS

http://www.hollismorgan.co.uk/property/23744963/result_auction

SOLICITORS *Mr J Rasking, Ocean Lawyers,*
Tel: 0117 989 8000. e-mail: j.raskin@oceanhome.co.uk

Your Design Bristol Ltd

DEVELOPMENT APPRAISAL

tel: 0117 2303838 mob: 0772 2238137

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

VIEWING:

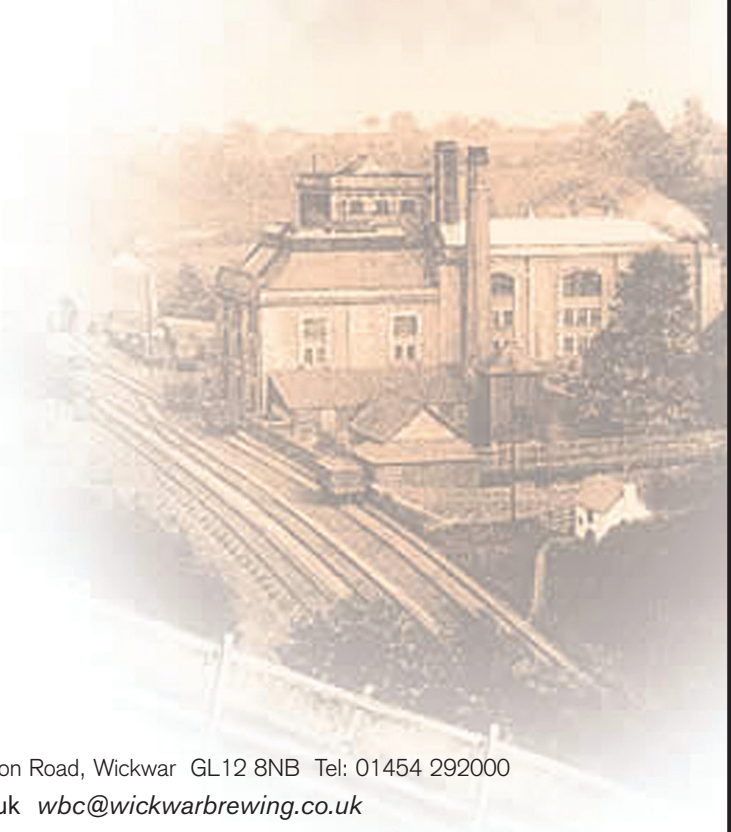
TUESDAYS 13:00-13:30



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Gloucestershire's largest independent brewery, creating award winning ales using only the finest ingredients.

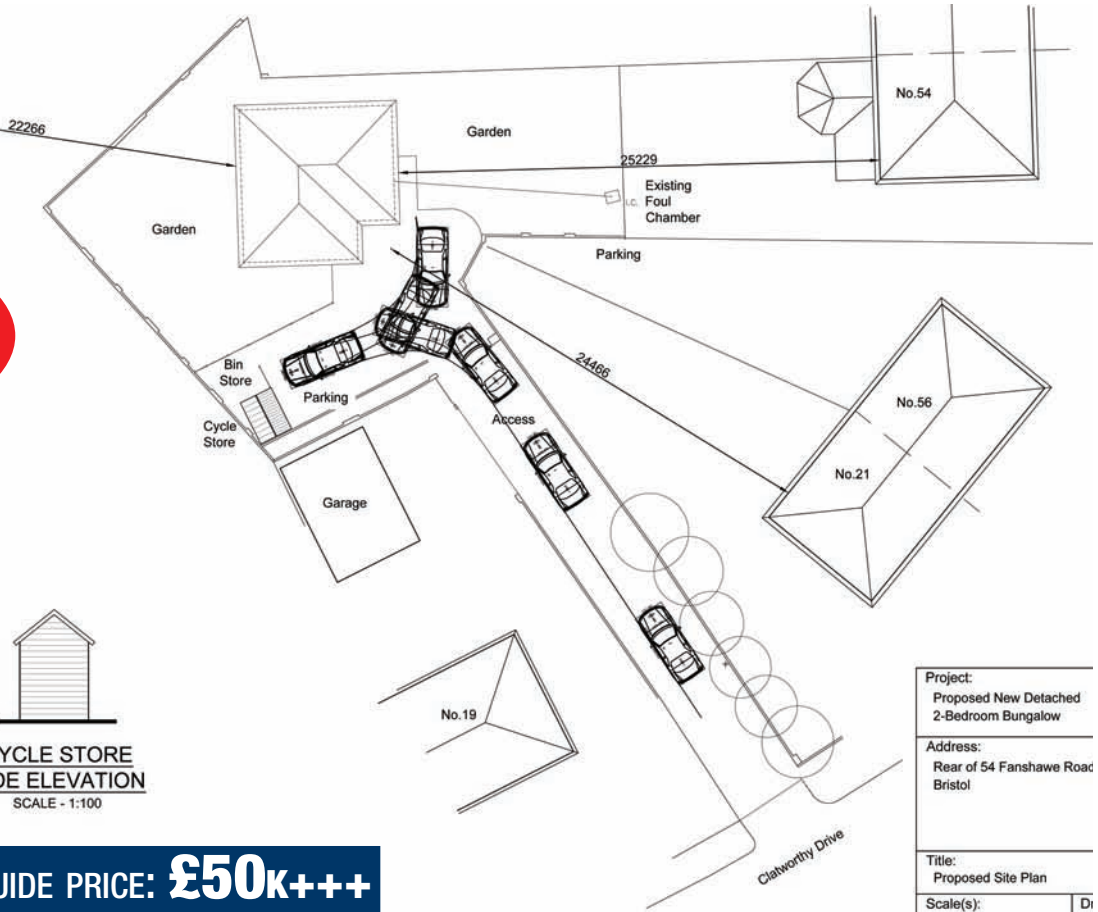
Pleased to supply complimentary drinks at Hollis Morgan Auctions



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www.wickwarbrewing.co.uk wbc@wickwarbrewing.co.uk

Lot 20

WITHDRAWN



Project:	Proposed New Detached 2-Bedroom Bungalow
Address:	Rear of 54 Fanshawe Road Bristol
Title:	Proposed Site Plan
Scale(s):	D

Brislington GUIDE PRICE: **£50k+++**

[VIEW FULL DETAILS](http://www.hollismorgan.co.uk/property/23753227/result_auctio) http://www.hollismorgan.co.uk/property/23753227/result_auctio



Land to the rear of 54 Fanshawe Road, Hengrove, Bristol BS14 9RY

The Plot

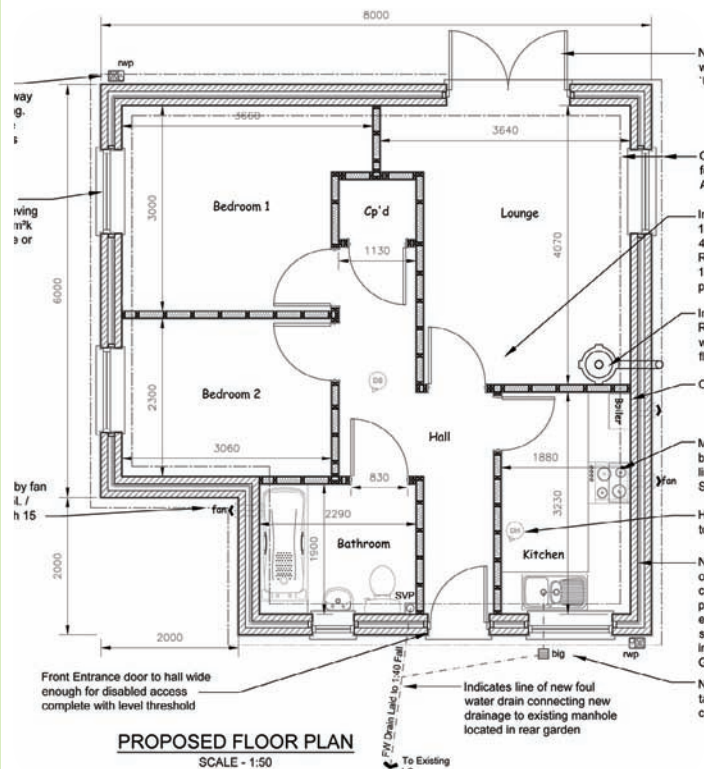
A generously proportioned plot to the rear of 54 Fanshawe Road with independent access via Clatworthy Drive. The plot has currently got a detached garage and large workshop which could offer a short term income prior to development commencing.

Planning Permission

Full planning has been granted to demolish the existing buildings and erect a detached single dwelling. APPLICATION NO: 11/04123/F; TYPE OF APPLICATION: Full Planning; DESCRIPTION OF DEVELOPMENT: Proposed single dwelling to rear of existing property; COMMITTEE/DELEGATION DATE: 13.12.11; DECISION: GRANTED subject to condition(s). All planning information is available to download with the online legal pack.



PLANS BY:
HOME SURVEYING (BRISTOL) LTD
tel: 07920 557247



SOLICITORS *Stephen Porter, Cooke Painter LTD Solicitors*
Tel: 0117 977 7403. e-mail: s.porter@cps-sols.co.uk

VIEWING: This site is available for inspection at all times

Lot 22

SOLD £500k



Chew Magna GUIDE PRICE: £500k+++

[VIEW FULL DETAILS](#)



1 Prop. First Floor Plan
Scale 1:100



1 Prop. Southern Elevation
Scale 1:100



1 Prop. Eastern Elevation
Scale 1:100

Hope Chapel. Battle Lane,
Chew Magna BS40 8BS

A traditional village chapel

Located in the beautiful Chew Valley, Hope Chapel, erected 1874, is set well back from Chew Magna High Street, with recessed parking and has an imposing stone built gabled front elevation with the ubiquitous fan shaped windows providing light from the west.

In recent years the property has been imaginatively converted into contemporary offices with large open, extremely light, work areas with separate conference rooms and excellent facilities. Planning Permission has now been granted to convert the property into three residential units which will provide, much demanded, accommodation of a manageable size and price in this prestigious village. A building of this stature, however, with the traditional ambiance of an historic building, is always open to a possible number of alternative uses, subject to obtaining any necessary consents.

PLANNING APPLICATION TYPE: *Full Application*; DATE REGISTERED: *19th March 2012*; APPLICATION NO: *12/01091/FUL*; DESCRIPTION OF PROPOSAL: *Conversion of existing offices (B1) to 3no. Dwelling houses (C3)*; STATUS: *Granted*. All plans available to download with the online legal pack.

SOLICITORS *Justyn McIlhenney, Temple Bright LLP. Tel: 0117 920 0056. Email: justyn.mcilhenney@templebright.com*

VIEWING: **BY APPOINTMENT**

EPC: LOT 14 FIRST FLOOR FLAT

Energy Performance Certificate

Plot 14 Flat 101, 35 St. Pauls Road, Bristol, BS8 1UR

Reference number: 8403-0230-0230-0230

Estimated energy costs of dwelling for 3 years: £1,809

Over 3 years you could save: £1,809

Estimated energy costs of dwelling for 3 years: £2,819

Over 3 years you could save: £1,010

Energy Efficiency Rating: A

Environmental Impact (CO₂) Rating: A

England & Wales

Estimated energy use, carbon dioxide (CO₂) emissions and fuel costs of this home

Energy use: 12,100 kWh per year

Carbon dioxide emissions: 2,810 kg per year

Estimated energy costs: £1,809 per year

Over 3 years you could save: £1,809

Top actions you can take to save money and make your home more efficient

Recommended measures: 1. Upgrade wall insulation, 2. Upgrade roof insulation, 3. Upgrade floor insulation, 4. Upgrade heating system, 5. Upgrade hot water system, 6. Upgrade lighting, 7. Upgrade appliances, 8. Upgrade windows, 9. Upgrade doors, 10. Upgrade ventilation.

SECOND FLOOR FLAT

Energy Performance Certificate

Second Floor Flat, 35 St. Pauls Road, Clifton, Bristol, BS8 1UR

Reference number: 8403-0230-0230-0230

Estimated energy costs of dwelling for 3 years: £1,809

Over 3 years you could save: £1,809

Estimated energy costs of dwelling for 3 years: £2,819

Over 3 years you could save: £1,010

Energy Efficiency Rating: A

Environmental Impact (CO₂) Rating: A

England & Wales

Estimated energy use, carbon dioxide (CO₂) emissions and fuel costs of this home

Energy use: 12,100 kWh per year

Carbon dioxide emissions: 2,810 kg per year

Estimated energy costs: £1,809 per year

Over 3 years you could save: £1,809

Top actions you can take to save money and make your home more efficient

Recommended measures: 1. Upgrade wall insulation, 2. Upgrade roof insulation, 3. Upgrade floor insulation, 4. Upgrade heating system, 5. Upgrade hot water system, 6. Upgrade lighting, 7. Upgrade appliances, 8. Upgrade windows, 9. Upgrade doors, 10. Upgrade ventilation.

TOP FLOOR FLAT

Energy Performance Certificate

Top Floor Flat, 35 St. Pauls Road, Clifton, Bristol, BS8 1UR

Reference number: 8403-0230-0230-0230

Estimated energy costs of dwelling for 3 years: £1,809

Over 3 years you could save: £1,809

Estimated energy costs of dwelling for 3 years: £2,819

Over 3 years you could save: £1,010

Energy Efficiency Rating: A

Environmental Impact (CO₂) Rating: A

England & Wales

Estimated energy use, carbon dioxide (CO₂) emissions and fuel costs of this home

Energy use: 12,100 kWh per year

Carbon dioxide emissions: 2,810 kg per year

Estimated energy costs: £1,809 per year

Over 3 years you could save: £1,809

Top actions you can take to save money and make your home more efficient

Recommended measures: 1. Upgrade wall insulation, 2. Upgrade roof insulation, 3. Upgrade floor insulation, 4. Upgrade heating system, 5. Upgrade hot water system, 6. Upgrade lighting, 7. Upgrade appliances, 8. Upgrade windows, 9. Upgrade doors, 10. Upgrade ventilation.



EPC: LOT 15

Energy Performance Certificate

733, Wells Road, Bristol, BS14 5HJ

Reference number: 8382-0638-0170-0600-0022

Estimated energy costs of dwelling for 3 years: £3,736

Over 3 years you could save: £1,817

Energy Efficiency Rating: C

Environmental Impact (CO₂) Rating: C

England & Wales

Estimated energy use, carbon dioxide (CO₂) emissions and fuel costs of this home

Energy use: 21,500 kWh per year

Carbon dioxide emissions: 4,900 kg per year

Estimated energy costs: £3,736 per year

Over 3 years you could save: £1,817

Top actions you can take to save money and make your home more efficient

Recommended measures: 1. Upgrade wall insulation, 2. Upgrade roof insulation, 3. Upgrade floor insulation, 4. Upgrade heating system, 5. Upgrade hot water system, 6. Upgrade lighting, 7. Upgrade appliances, 8. Upgrade windows, 9. Upgrade doors, 10. Upgrade ventilation.

EPC: LOT 16

Energy Performance Certificate

Moore Farm House, Northcott Road, Bristol, BS14 4EJ

Reference number: 8382-0638-0170-0600-0022

Estimated energy costs of dwelling for 3 years: £3,736

Over 3 years you could save: £1,817

Energy Efficiency Rating: C

Environmental Impact (CO₂) Rating: C

England & Wales

Estimated energy use, carbon dioxide (CO₂) emissions and fuel costs of this home

Energy use: 21,500 kWh per year

Carbon dioxide emissions: 4,900 kg per year

Estimated energy costs: £3,736 per year

Over 3 years you could save: £1,817

Top actions you can take to save money and make your home more efficient

Recommended measures: 1. Upgrade wall insulation, 2. Upgrade roof insulation, 3. Upgrade floor insulation, 4. Upgrade heating system, 5. Upgrade hot water system, 6. Upgrade lighting, 7. Upgrade appliances, 8. Upgrade windows, 9. Upgrade doors, 10. Upgrade ventilation.

EPC: LOT 19

Energy Performance Certificate

85, Oak Hill Road, Bristol, BS13 7LJ

Reference number: 8375-2816-0400-0009-0075

Estimated energy costs of dwelling for 3 years: £3,736

Over 3 years you could save: £1,817

Energy Efficiency Rating: C

Environmental Impact (CO₂) Rating: C

England & Wales

Estimated energy use, carbon dioxide (CO₂) emissions and fuel costs of this home

Energy use: 21,500 kWh per year

Carbon dioxide emissions: 4,900 kg per year

Estimated energy costs: £3,736 per year

Over 3 years you could save: £1,817

Top actions you can take to save money and make your home more efficient

Recommended measures: 1. Upgrade wall insulation, 2. Upgrade roof insulation, 3. Upgrade floor insulation, 4. Upgrade heating system, 5. Upgrade hot water system, 6. Upgrade lighting, 7. Upgrade appliances, 8. Upgrade windows, 9. Upgrade doors, 10. Upgrade ventilation.

EPC: LOT 22

Energy Performance Certificate

Non-Domestic Building

Reach Ltd, West Quay, Bath Lane, Bristol, BS44 5BS

Reference number: 0170-0132-0419-0328-0306

Estimated energy costs of dwelling for 3 years: £3,736

Over 3 years you could save: £1,817

Energy Efficiency Rating: C

Environmental Impact (CO₂) Rating: C

England & Wales

Estimated energy use, carbon dioxide (CO₂) emissions and fuel costs of this home

Energy use: 21,500 kWh per year

Carbon dioxide emissions: 4,900 kg per year

Estimated energy costs: £3,736 per year

Over 3 years you could save: £1,817

Top actions you can take to save money and make your home more efficient

Recommended measures: 1. Upgrade wall insulation, 2. Upgrade roof insulation, 3. Upgrade floor insulation, 4. Upgrade heating system, 5. Upgrade hot water system, 6. Upgrade lighting, 7. Upgrade appliances, 8. Upgrade windows, 9. Upgrade doors, 10. Upgrade ventilation.

A TIGHT AND SPACIOUS BUILDING IN THE HEART OF CLIFTON FULLY REFURBISHED AND EQUIPPED FOR YOU TO ENJOY

GH Health & Fitness has grown rapidly over the past 3 years, from humble beginnings as a small personal training company to opening our brand new health and fitness centre at Grove House, Clifton.

- Reasonable rates
- Local gym serving your area
- Knowledgeable and approachable staff
- On-site classes open to members and non members
- Personal training available
- Treatment rooms including Osteopathy, Physiotherapy and Holistic, Sport and Indian Head Massage.

If you've had enough of travelling to the big impersonal gyms around Bristol then why not come along and say hello to the guys at **GH Health and Fitness**. We believe that you should actually 'enjoy' a healthy lifestyle.

0117 973 1223 ENQUIRIES@GHFITNESS.CO.UK WWW.GHFITNESS.CO.UK



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

residential sales

SOLD
SIMILAR REQUIRED



Clifton Village **£249,950**

SOLD
SIMILAR REQUIRED



Cotham **£250,000**

SOLD
SIMILAR REQUIRED



Westbury Park **£299,000**

SOLD
SIMILAR REQUIRED



Cotham **£299,000**

SOLD
SIMILAR REQUIRED



Long Ashton **£329,950**

SOLD
SIMILAR REQUIRED



Clifton **£425,000**

SOLD
SIMILAR REQUIRED



Stoke Bishop **£475,000**

SOLD
SIMILAR REQUIRED



Clifton **£489,000**

SOLD
SIMILAR REQUIRED



Cotham **£359,950**

SOLD
SIMILAR REQUIRED



Wraxhall **£1.25m**

SOLD
SIMILAR REQUIRED



Bishopston **£675,000**



hollismorgan proxy and telephone bidding form

Date of Auction: Lot Number: _____

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

Property Address _____

Maximum Bid Price: £ _____ Words _____

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

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

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

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

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

Proxy Bidding – Buyer’s Details

Contract Name _____

Full Name(s) _____

Company _____

Address _____

Postcode _____

Telephone Business: Home: _____

Mobile: _____

Buyer’s Solicitor’s Details

Company _____

Address _____

Postcode _____

Telephone: _____ Fax: _____

For the Attention of: _____

Signature of Prospective Buyer _____

Date of Signing _____

DX No _____

Telephone Bidding – Buyer’s Details

Contract Name _____

Full Name(s) _____

Company _____

Address _____

Postcode _____

Telephone: (1) _____

(2) _____

Buyer’s Solicitor’s Details

Company _____

Address _____

Postcode _____

Telephone: _____ Fax: _____

For the Attention of: _____

Signature of Prospective Buyer _____

Date of Signing _____



0117 973 6565

auction@hollismorgan.co.uk

hollis
morgan



hollismorgan proxy and telephone bidding terms

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

TERMS & CONDITIONS FOR REMOTE BIDDING

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



buying at auction – our terms and conditions

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

Please note new Government regulations regarding payment.

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

Buyers Premium

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

Conditions of Sale and Title

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

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

Addendum sheet

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

Questions

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

Finance

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

Inspection

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

Availability

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

Bidding

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

Contract

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

Insurance

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

Measurements

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

Fixtures and Fittings

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

Offers

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

Particulars Plans and Photographs

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

Value Added Tax

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

Tenanted Investments

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

Planning and other Regulations

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

hollismorgan Disclaimer

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



anti money laundering legislation

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

The three sets of legislation are as follows:

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

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

Please find opposite a schedule of acceptable documentation.

You must provide one document from each list

Identity documents:

- Current signed passport

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

Evidence of address:

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

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



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Clifton Rentals
TEL: 0117 911 3423 www.clifton-rentals.co.uk

Digs (Bristol) Ltd
TEL: 0117 9308750 www.bristoldigs.co.uk

Hopewell Properties
www.hopewellproperties.co.uk

Hydes of Bristol
TEL: 0117 973 1516 www.hydes.co.uk

Jackson Property Management Ltd
TEL: 0117 974 4121 www.jacksonproperty.co.uk

Sarah Kenny
TEL: 0117 946 7171 www.sarahkenny.co.uk

Kingsley Thomas Limited
TEL: 0117 946 6767 www.kingsleythomas.co.uk

Knight Frank
TEL: 0117 317 1999 www.knightfrank.co.uk

Medics On The Move
TEL: 0117 944 2051 www.movingtobristol.co.uk

Pentrich Properties
TEL: 0117 9423474 www.pentrichproperties.co.uk

Stuarts Residential
TEL: 01225 220 335 www.stuartresidential.com

Westcoast Properties
www.westcoast-properties.co.uk

Woods Estate Agents
www.woodsestateagents.co.uk

OUR CLIENTS

The Abbeyfield Bristol Society
www.abbeyfield-bristol.co.uk

Alder King Real Estate
www.alderking.com

BNP Paribas Real Estate
www.bnpparibas.co.uk

Capita Symonds
TEL: 01275 840840

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

South Gloucestershire Council
www.southglos.gov.uk

SOLICITORS AND CONVEYANCERS

AMD Solicitors
TEL: 0117 923 5562 www.amdsolicitors.com

Devereux & Co
www.devlaw.co.uk

Gregg Latchams LLP
TEL: 0117 906 9400 www.gregglatchams.com

Rodney King and Partners
TEL: 0117 926 5201

Parkhouse & Co
TEL: 0117 962 9978 www.parkhousesolicitors.co.uk

FINANCE

Charterbank
www.charterbank.co.uk

FinanceXchange Mortgages
TEL: 08448004301 www.fxmortgages.co.uk

Lloyds TSB Commercial
www.lloydstsbusiness.com

Royal Bank of Scotland Group
www.rbs.co.uk

SURVEYORS

Andrew Beard & Company
TEL: 0117 923 8658

Andrew Forbes
WWW.ANDREW-FORBES.CO.UK

Osborne Irish Associates
TEL: 0117 973 0803 www.osborneirishassociates.co.uk

MEDIA

Bath Chronicle
www.thisisbath.co.uk

Bristol Property Live
www.bristolpropertylive.co.uk

CliftonLife
www.cliftonlifemag.co.uk

Cole Design Associates
tel: 0117 923 9118 • www.cole-design.co.uk

North Somerset Times
www.northsomersettimes.co.uk

Rightmove
www.rightmove.co.uk

Andrew Stagg Photography
www.andrewstagg.com

Western Daily Press
www.westerndailypress.co.uk

YourProperty Network Magazine
www.yourpropertynetwork.co.uk

DESIGN AND CONSTRUCT

Andy Crook Electrical Services
TEL: 07866736535 www.ac.electrical@btinternet.com

Berkeley Place
TEL: 07770 942 190 www.berkeleyplace.co.uk

Matthew Deering Architects Ltd
TEL: 0117 973 3776 www.mwdarchitect.co.uk

Icon Facilities Management
ANDYCONWAY@CONFM.CO.UK

Pro-Tidy
www.pro-tidy.co.uk

Sharp Home Improvements
TEL: 0117 205 0075 www.sharphomeimprovements.com

Up & Over Doors Ltd
TEL: 0117 955 4594 www.upandoverdoors.co.uk

West-tec
TEL: 0117 907 4377 www.west-tec.org.uk

Your Design
TEL: 0117 230 3838 www.yourdesignbristol.co.uk

INTERIORS AND LIFESTYLE

Anne Guy Creative Food
TEL: 01275 462796 www.anneguy.co.uk

BCVA
TEL: 0117 953 3676 www.dnfa.com/bvca

Carolyn Dauncey interiors
TEL: 0117 9145891 www.carolyndaunceyinteriors.co.uk

D9 Décor
TEL: 07766 176 472

Farrow & Ball
www.farrow-ball.com

GH Fitness
TEL: 07973 683 539 • www.ghfitness.co.uk

Origami
TEL: 07967 09 09 06 • www.origamievents.co.uk

Tailored Flooring
TEL: 0117 973 3393 • www.tailoredflooring.co.uk

Toots Malton Interior Design
www.tootsmalton.co.uk

Wickwar Brewery
www.wickwarbrewing.co.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, 28th November 2012 | 7.00 PM
All Saints Church, Pembroke Road, Clifton

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

0117 973 6565
auction@hollismorgan.co.uk

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morgan