

estate agents **auctioneers**

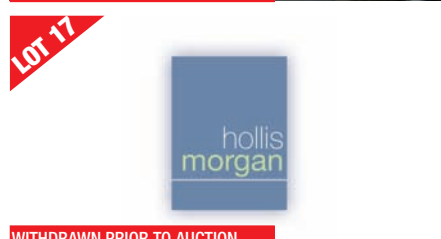
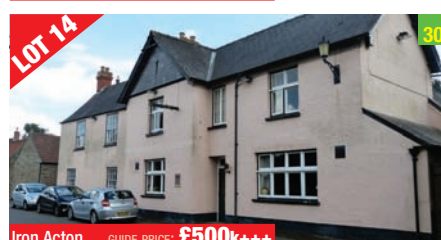
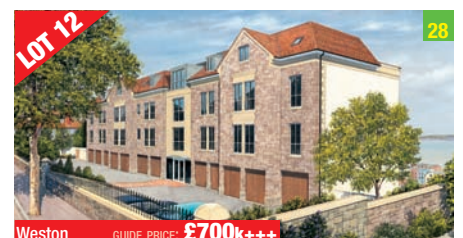
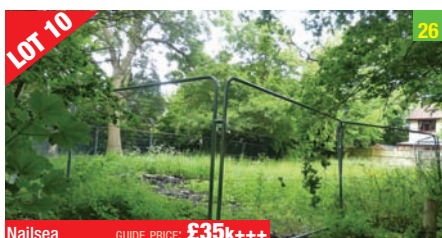
ISSUE

hollis
morgan

SEPTEMBER 2013
auktion

Wednesday, 25TH September 2013 | **7.00^{PM}**
All Saints Church, Pembroke Road, Clifton

auCTION



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



welcome to all saints for our september auction

2013 HAS PROVEN A GREAT YEAR FOR HOLLIS MORGAN AND AS WE NOW MOVE INTO THE FINAL

two sales of the year we can reflect on a record breaking July Auction with a 96% success rate and nearly £5m of land and property sold. A packed All Saints – with approaching 500 eager bidders – witnessed a wide range of lots from suburban garages to commercial property, development land to converted warehouses plus two large period properties in Clifton go under the hammer. However, the surprising star of the show was a garage set on a small, narrow plot in St George – with a Guide Price of £10k – which saw in excess of 100 legal packs downloaded, and eventually sold for £38k, in the process, making the front page of the Bristol Post, the BBC national news, the Guardian websites, plus page 15 of The Sun – an amazing achievement for such an unassuming lot!

Hollis Morgans' continuing commitment to local charities saw Andrew Morgan MBE and Nick Heal from our auction department running the Bristol half Marathon on behalf of Penny Bohn – our 2013 charity of the year – a great achievement and you can still donate to this cause via our website.

Tonight we have an array of land and properties on offer, which we are confident will result in happy buyers and delighted clients! As always, I would like to extend a warm welcome to you all to join us for complimentary drinks in the atrium after the sale and wish you the best of luck if you are bidding tonight.

Oliver Hollis



our next auction date is

Wednesday, 27th November 2013 | 7.00 PM
All Saints Church, Pembroke Road, Clifton



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

**hollis
morgan**

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

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

Pat Lockett • BS16

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

JR Marsh • Redland

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

William Gardner • Administrator for the Douglas Lewton estate

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

Vince Nguyen • Land Promotions Group.

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

Paula and John Morse • Clevedon

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

David Moore • BNP Paribas, Bristol

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

Korax LLP

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

Howe Family • Clifton

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

Charles Hack • Clifton



charity is at the very heart of our activities

Our own Andrew Morgan – MBE!

Richly deserved recognition for over 25 years charity fund-raising

Andrew Morgan has spent over twenty five years

helping local charities to raise money and was awarded an MBE for services to Charity in the 2013 Honours List.

His famous charity auctions have extracted money on many social occasions in Bristol and the surrounding areas for such well known charities as Penny Brohn Cancer Care, St Peters Hospice, Gurkha Welfare Trust, Young Bristol, The Jesse May Trust, St Mary Redcliffe and Gloucestershire County Cricket Club to name but a few.

Apart from local events Andrews skills have taken him to 'Highgrove' for The Princes Trust and to Rome for a glittering evening at The British Ambassador's Residence when the English church in Rome and The British Embassy were raising money for Italians suffering from Alzheimer's disease.

The Auction for which he is perhaps most famously known, however, is for the sale of the Gorillas that endeared

themselves to the hearts of Bristol people – these raised £437,000 and provided much needed funds for 'The Wallace and Grommit Appeal' for the Bristol Children's Hospital and for the Gorilla project at Bristol Zoo. "These sorts of events are enormously good fun and exciting but I find the most rewarding events are those, less glamorous occasions, when people often use tremendous efforts to overcome a personal tragedy by raising money in memory of a lost relative. I have helped on many occasion when parents have sadly lost a child and, instead of giving into grief, have used all their energies to set up a trust or raise funds to help others. I find this a most humbling experience", says Andrew.

He also went on to say what a privilege it has been to have had the opportunity to serve so many charities and to have met so many extremely hard working and generous people.

Auctioneer, Andrew Morgan says

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

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

www.pennybrohncancercare.org



our charity auction service

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

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

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

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morgan**

residential sales

hollis morgan are equally at home in the residential market

some we have sold...

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



a classic Regency balcony flat...

...in a prestigious residential area close the amenities of Clifton Village and Whiteladies Road.



a Victorian coach house conversion...

...located close to the Downs and the Whiteladies Road.

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

residential sales

hollis morgan are equally at home in the residential market

some we have sold...



a charming conversion...

...in a convenient location close to Whiteladies Road.



a larger than average 2-bed flat...

...close to the amenities of Whiteladies Road.

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



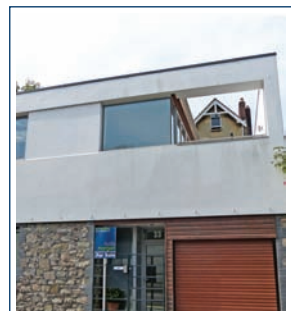
COTHAM **£159,950**



CLIFTON **£169,950**



CITY CENTRE **£299,950**



COTHAM **£320,000**

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

we have recently **sold**
these properties – and many
others like them – we always
require similar instructions

residential sales



SOLD
SIMILAR REQUIRED

Hotwells **£175,000**



SOLD
SIMILAR REQUIRED

Redland **£315,000**



SOLD
SIMILAR REQUIRED

CLIFTON **£239,950**



SOLD
SIMILAR REQUIRED

Clifton **£299,000**



SOLD
SIMILAR REQUIRED

CLIFTON **£205,000**



SOLD
SIMILAR REQUIRED

DOWNEND **£595,000**



SOLD
SIMILAR REQUIRED

CLIFTON **£835,000**



SOLD
SIMILAR REQUIRED

Clifton **£375,000**



SOLD
SIMILAR REQUIRED

CLIFTON **£329,950**



SOLD
SIMILAR REQUIRED

Clifton **£249,000**



SOLD
SIMILAR REQUIRED

South Glos. **£875,000**

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

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

Mark Patrick, BS8

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

Mr Stagg, Redland

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

Mr and Mrs Macdonald, Clifton & Netherlands

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

Maxwell Hope, Redland

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

Revd J Hayward, Clifton

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

Melanie Richardson, Long Ashton

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

John & Val, Clifton Village

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

AD, BS8

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

Peter Probyn Bristol BS8

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Light at the end of the tunnel?

“Following an amazingly busy summer, I think everyone now firmly believes that things are getting better by the day. The number of enquires we receive is sky high, and has been for many months, and these can vary from First time buyers to Bridging loans.

I am also encouraged by the amount of these enquiries that we can successfully place. There are a few more lenders coming back to the market, which is always a good sign, but there is also a willingness to lend (from some) and flexibility which has been sadly lacking for years now. I don't think we will ever go back to the reckless days of 6 -7 years ago, but even clients with poor credit can be placed in a lot of cases now. Also, self-employed clients MAY only need 1 years' trading to be able to move home. A 10% deposit is still the real minimum on standard purchases and, even then, only with a good credit record. 15% opens many more doors.

Unfortunately, when things pick up you do start to get the calls from people who had no hope 7 years ago, let alone now, which is both time consuming and frustrating!!

However, this is another definite sign that word is spreading that it is a great time to get on the ladder or move up a rung or two.

The above mentioned flexibility now means that we have many more contacts than we have enjoyed for years, which makes the job so much more enjoyable, and therefore encourage anyone even thinking about a purchase to get in touch. We have been able to come up with many a “cunning plan” of late and this includes anything from new buyers to renovations requiring bridging and commercial purchases. We have continued expanding and have 3 brokers now, and are also looking to expand the admin team again.

This is now my 26th year in mortgages and finance, and I have Never been as busy. Happy days!

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



Please remember

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


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Have you thought of joining our auction night action?

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



so why not come and join us?

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

**hollis
morgan**

the legal team

introducing hollis morgan's commercial property experts



What is the role of a 'Duty Solicitor'?

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

Why should I speak to a solicitor?

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

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

When should I speak to a solicitor?

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

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

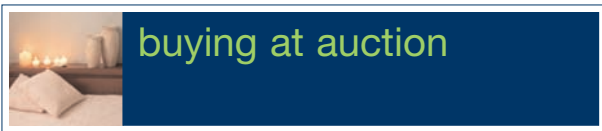
We would be happy to look at the pack in the weeks before the auction – please feel free to call us and speak with a member of our property team.

meet some of the team:

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

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

**Gregg
Latchams**
Solicitors & Notaries



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

buying at auction – an exciting opportunity

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

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

can I attend an auction to see what happens?

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

how do I find out about new properties?

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

how do I view the property?

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

what is a price guide?

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

what is a reserve price?

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

can I make an offer?

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

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

can I bid on the telephone?

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

should I have a survey?

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

what is a legal pack?

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

will I need a deposit?

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

is there a Buyers Premium?

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

do I need ID?

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

can someone bid on my behalf?

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

three essential things to prepare for an auction

SURVEY – Organise a survey

FINANCE – Organise your finance

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

Good luck and happy bidding!



selling at auction

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

selling at auction – what to look out for

what is an auction?

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

types of property offered at auction?

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

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

the advantages of auction

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

selling by Auction

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

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.

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Mrs T Tribe, Bristol



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Knowle West

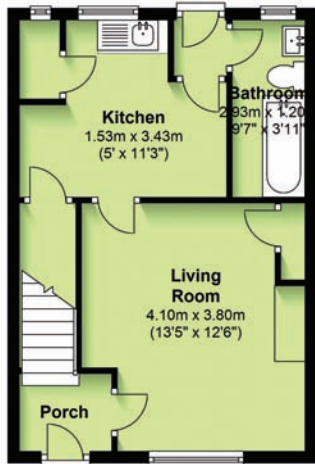
GUIDE PRICE: £65k+++

[VIEW FULL DETAILS](http://www.hollismorgan.co.uk/property/24165070/result_auction) http://www.hollismorgan.co.uk/property/24165070/result_auction

PROPERTY AREA
772.2 ft²/71.7 m²

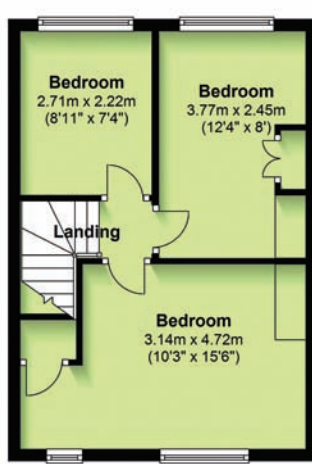
Ground Floor

Approx. 33.2 sq. metres (357.9 sq. feet)



First Floor

Approx. 38.5 sq. metres (414.3 sq. feet)



4 Kinvara Road, Knowle West, Bristol BS4 1LG

Classic 'Doer-Upper'

The Property

This is a terraced, brick built, 3-bedroom former council house standing back from the road with a larger than average size garden to the rear. The house does have some character with a dresser and some original fireplaces. The rear garden is completely overgrown but does enjoy a south westerly aspect.

The Opportunity

This is an ideal opportunity to modernise a small and affordable property into an attractive family home ideal for personal occupation, for resale or for investment purposes. Properties in this price range with so much potential are rarely on the market.



VIEWING: TUESDAYS 11:00-11.30 AM

SOLICITORS *Mr S Oldrey, Rodney King and Partners*
e-mail: soldrey@rodneyking.co.uk

Lot 2

SOLD PRIOR



17 The Grange, Grange Court,
Bristol BS15 3HQ

headline

THE PROPERTY

A generously proportioned first floor apartment forming part of The Grange a detached Georgian manor house conversion comprising 8 flats. The property has period features, high ceilings, open plan living space with kitchen area, double bedroom, modern bathroom, gas central heating and single garage.

Hanham

GUIDE PRICE: £85k+++

[VIEW FULL DETAILS](#)

Davies and Co

Tel: 01454 619619

VIEWING:

BY APPOINTMENT ONLY

SOLICITORS

COMMERCIAL/INVESTMENT PROPERTY

for sale: £589,950

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

investment considerations

■ **Bed and Breakfast**

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

■ **Change of Use**

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

■ **Development Potential**

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

■ **Additional Information**

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

Development subject to gaining the necessary consents



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

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

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

[VIEW FULL DETAILS](#) <http://www.hollismorgan.co.uk/property/24413697>



Lot 3

SOLD £250k

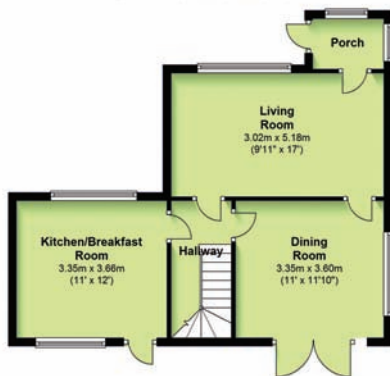


South Glos

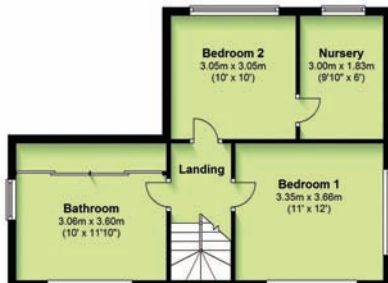
GUIDE PRICE: £275k+++

[VIEW FULL DETAILS](http://www.hollismorgan.co.uk/property/24419893/result_auction) http://www.hollismorgan.co.uk/property/24419893/result_auction

PROPERTY AREA
1013.8 ft²/94.2 m²



First Floor
Approx. 45.8 sq. metres (492.6 sq. feet)



The Cottage, 82 Dragon Road, Bristol South Gloucestershire BS36 1BJ **Country Retreat with Views**

The Property

This detached cottage with its whitewashed walls and tiled roof is set back from the road in a generous, gently sloping site which enjoys a south west aspect and extensive country views toward the eastern fringes of Bristol. Over the years the cottage has suffered from unsympathetic modernisation and neglect but retains sufficient inherent character to form the basis for a very successful restoration into a charming period home.

The Opportunity

The property now requires complete modernisation and offers excellent scope for extension and improvement subject to gaining the necessary consents. (FULL DETAILS OF PROPOSED EXTENSIONS ON THE ONLINE LEGAL PACK).

VIEWING: WEDNESDAYS 13:00 - 13:30

SOLICITORS *Mr Jonathan Webb, Cook & Co*
jonathan.webb@cookco.co.uk

LOT 4

SOLD £184k



Winterbourne GUIDE PRICE: £130k+++

VIEW FULL DETAILS http://www.hollismorgan.co.uk/property/24419894/result_auction

The Plot, 82 Dragon Road, Winterbourne, South Gloucestershire BS36 1BJ

New Build with Views

The Land

A gently sloping parcel of land which enjoys a south west aspect and extensive country views toward the eastern fringes of Bristol with full planning for a four bedroom detached house.

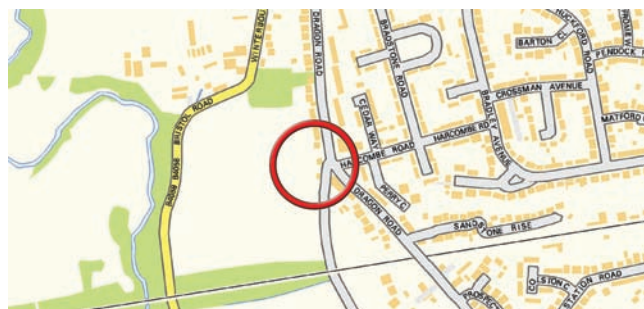
The Opportunity

Full planning granted and ready to build.

Planning

APPEAL REF: APP/P0119/A/11/2165546

LOCAL AUTHORITY: South Gloucestershire Council



TO LO

SOLD £51k



Yate **GUIDE PRICE: £30k+++**

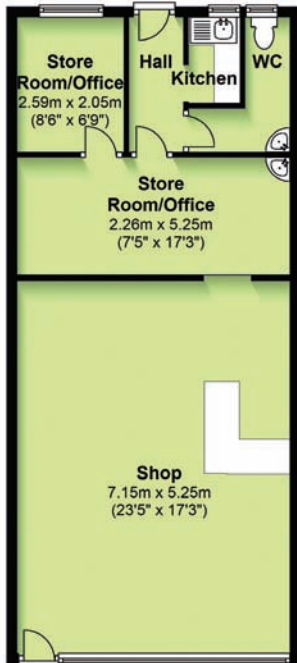
[VIEW FULL DETAILS](http://www.hollismorgan.co.uk/property/24422384/result_auction) http://www.hollismorgan.co.uk/property/24422384/result_auction

PROPERTY AREA

689.1 ft²/64.0 m²

32 Abbotswood

Approx. 64.0 sq. metres (689.1 sq. feet)



32 Abbotswood, Yate,
Bristol BS37 4NG

Commercial investment/suit small business

The Property

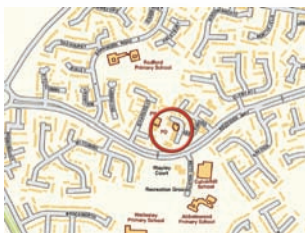
A vacant commercial unit set within an established retail area with large shop frontage, rear access and kitchen / bathrooms to rear.

Location

Abbotswood is an established retail area with an array of independent and chain stores plus customer parking to the rear and communal seating / garden area immediately in front. Located in Yate, a small town in South Gloucestershire with excellent transport links with the M32 and M4 motorway networks both within ten miles.

The Opportunity

The unit was previously let for £7,200 per annum and now requires basic updating.



VIEWING:

WEDNESDAYS 12:00 - 12:30

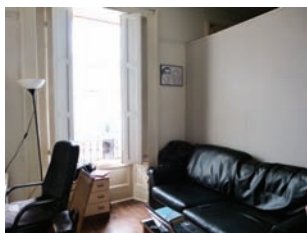
SOLICITORS

George Boyd-Gibbins, Davis Wood

george.boyd-gibbins@daviswood.co.uk

Lot 6

SOLD £100k



Clifton

GUIDE PRICE: £92.5k+++

[VIEW FULL DETAILS](http://www.hollismorgan.co.uk/property/24450042/result_auction) http://www.hollismorgan.co.uk/property/24450042/result_auction

Flat 5,6 Wetherell Place, Clifton,
Bristol BS8 1AR

Investment/'doer upper'/owner occupier

The flat has been let for many years and now requires some basic updating.

Whilst the flat is currently arranged as a studio (with semi partitioned areas) there is scope to convert into a one bedroom apartment, subject to gaining the necessary consents, as it is one of the largest properties in the block.

Rental Income

The flat is currently let for £420 pcm but will be sold with vacant possession.

We are informed this rental figure should be in the region of £500 pcm

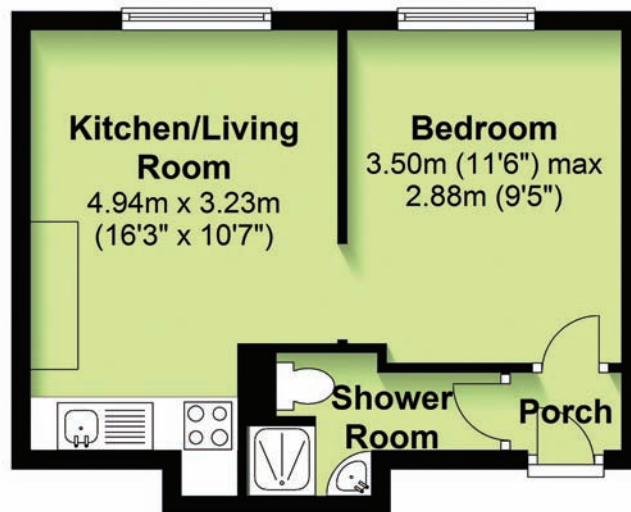
The parking space is let separately for £40 pcm and requires 4 weeks notice and we are informed there is scope to increase this figure towards £100 pcm.

PROPERTY AREA

305.7 ft²/28.4 m²

Flat 5

Approx. 28.4 sq. metres (305.7 sq. feet)



LOT 7

SOLD £165k



Weston-super-Mare GUIDE PRICE: £145k+++

[VIEW FULL DETAILS](http://www.hollismorgan.co.uk/property/24432527/result_auction) http://www.hollismorgan.co.uk/property/24432527/result_auction

PROPERTY AREA
2566.6ft²/238.4m²



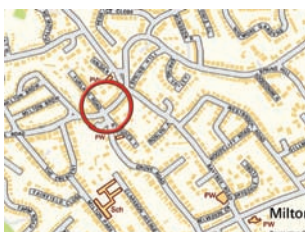
93-95 Upper Bristol Road, Weston-super-Mare, North Somerset BS22 8DN **Receivership sale – investment/development**

The property comprises an end of terrace three storey building arranged as a ground floor retail unit fronting Upper Bristol Road, a three bedroom self contained maisonette accessed off Furland Road (93a Upper Bristol Road) and a two bedroom maisonette accessed off Upper Bristol Road (95a Upper Bristol Road) which has been sold off on a long lease. To the rear of the property is a service yard and derelict garage.

Potential Income

93a – vacant;

Retail unit – Let for a term of 21 year lease from 20th April 2001 at a passing rent of £8,400 per annum subject to three yearly rent reviews.



VIEWING:

TBA

SOLICITORS *Rowena Crew, DLA Piper*

e-mail: rowena.crew@dlapiper.com

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

Long term potential...

THE LAND

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

THE OPPORTUNITY

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



Ashton Vale

GUIDE PRICE: **£10k+++**

[VIEW FULL DETAILS](#)

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

Jim Davis, Davis Wood

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

SOLICITORS

VIEWING:

EXTERNAL VIEWINGS AT ALL TIMES

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our upcoming auction dates...

25TH SEPTEMBER 2013

27TH NOVEMBER 2013

au
ction



Lot 9

WITHDRAWN



St Agnes

GUIDE PRICE: £495k+++

[VIEW FULL DETAILS](http://www.hollismorgan.co.uk/property/24417485/result_auction) http://www.hollismorgan.co.uk/property/24417485/result_auction

PROPERTY AREA
xxx.x ft²/xx.x m²



31-45, Lower Ashley Road, St Agnes, Bristol BS2 9PZ

Requires planning but huge opportunity

THE SITE

A level site of 0.1 Hectares with a single storey former council office and parking for 10 - 12 vehicles. The site has huge potential for redevelopment - planning now required.

PLANNING DETAILS

Granted 2007
06/04740/P
Outline Planning
Outline application for the erection of combined three/ four storey building accommodating 24 flats with basement car / cycle parking accessed off Conduit Road and 420 Square metres of Office space (use class B1) with ground floor cycle parking accessed off Gordon Road.
07.02.07

VIEWING: SITE IS OPEN FOR INSPECTION AT ALL TIMES

SOLICITORS *Mark Beaumont, Lindley Johnstone Solicitors*
MBeaumont@lindleys.net

Lot 10

SOLD PRIOR



Nailsea

GUIDE PRICE: £35k+++

[VIEW FULL DETAILS](http://www.hollismorgan.co.uk/property/24303667/result_auction) http://www.hollismorgan.co.uk/property/24303667/result_auction

The Copse, Nowhere Lane, Nailsea, North Somerset BS48 2PT

Unique Site in need of planning

The Land

A truly unique opportunity to acquire a parcel of land approx. 0.5 acres with road frontage and mature copse to the rear.

Location

Trendlewood falls within the small North Somerset town of Nailsea. Bristol is approximately eight miles away whilst Westo-super-Mare is eleven miles away.

The Opportunity

The site has previously had an application for two houses rejected due to openness and trees. This was done as a commercial venture. Potential for alternative uses subject to gaining the necessary consents – please make your own enquiries..

Planning History

APPLICATION TYPE: Full Planning Permission; DEVELOPMENT: Erection of 2 no. detached two storey dwellings; APPLICATION NO: 12/P/1493/F; DECISION DATE: 29 Oct 2012: REFUSED.



SOLICITORS Jonathan Webb, Cook And Co
e-mail: jonathan.webb@cookco.co.uk

VIEWING: OPEN FOR INSPECTION AT ALL TIMES

LOT
11

STILL AVAILABLE
SEE OUR NOVEMBER AUCTION



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

[VIEW FULL DETAILS](#)

PROPERTY AREA
1407.0 ft²/130.7 m²



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

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

Huge potential – in need of basic updating

The Property

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



VIEWING:

hollismorgan/auction september 2013

SOLICITORS

Mrs Amanda Coates, AMD Solicitors
AmandaCoates@amdsolicitors.com

Lot 12

STILL AVAILABLE
SEE OUR NOVEMBER AUCTION



Weston-super-Mare GUIDE PRICE: £700k+++

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

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

Prime site with planning...

The Site

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

Planning

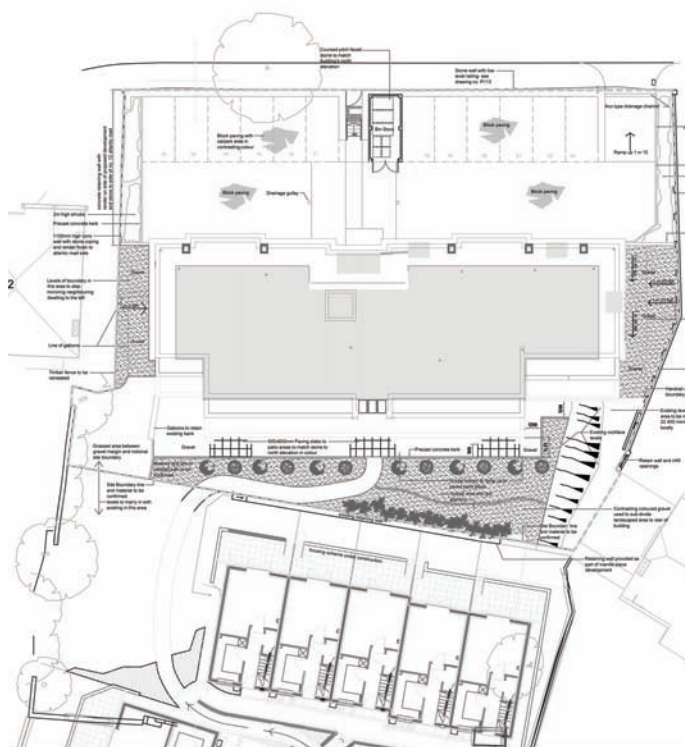
Planning was granted for the erection of 23 units comprising two and three bedroom large (900ft²) apartments with gardens and parking.

APPLICATION NUMBER: 04/2089/F

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

Extra Information

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



LOT
13

SOLD PRIOR



St Werburghs

GUIDE PRICE: £20k+++

VIEW FULL DETAILS

http://www.hollismorgan.co.uk/property/24416343/result_auction



Lynmouth Road Allotments, Mina Road,
St Werburghs, Bristol BS2 9YH

A unique opportunity...

The Land

Approximately 1.052 acres (0.425 hectares) of land currently used as allotments.

Location

St. Werburghs is approximately two miles away from Bristol City Centre and Temple Meads Railway station and one mile from the M32 network.

The Opportunity

We understand there may be some long term development potential subject to gaining the necessary consents.

Current Income

Current income and vacant possession to be confirmed - please refer to online legal pack

VIEWINGS EXTERNAL VIEWINGS FROM THE PUBLIC FOOTWAY ONLY

SOLICITORS *Phil Lawrence, Veale Wasbrough Vizards*
plawrence@vww.co.uk

LOT 14

**POSTPONED
TO A FUTURE AUCTION**



Iron Acton **GUIDE PRICE: £500k+++**

[VIEW FULL DETAILS](http://www.hollismorgan.co.uk/property/24397521/result_auction) http://www.hollismorgan.co.uk/property/24397521/result_auction

Rose And Crown, High Street, Iron Acton, South Gloucestershire BS37 9UQ Prime Rural Opportunity...

The Property

An imposing stone built house dating from 1680 with potential to create an elegant country house with accommodation arranged over two floors with 5 / 6 bedrooms. To the rear of the property is a secluded grass courtyard and remains of a picturesque barn and store with a large English style country garden to the rear.

The Opportunity

The property which has not been on the open market for over one hundred years offers enormous potential as a family home or even for division into further residential units, subject to obtaining any necessary planning and other consents.

Planning Granted

REFERENCE: PK05/1143/F; ALTERNATIVE REFERENCE: TEMP05/0961; APPLICATION RECEIVED: Wed 13 April 2005; PROPOSAL: Change of use from Public House (Class A3) to Residential (Class C3) as defined in the Town and Country Planning (Use Classes) Order as amended 2005; STATUS: Approve with Conditions.

PROPERTY AREA

3357.8 ft²/311.9 m²



SOLICITORS Phillip Hogan, Henriques Griffiths
phogan@henriquesgriffiths.com

VIEWING: WEDNESDAY 14:00 - 15:00

LOT
15

SOLD £116k



Lydney

GUIDE PRICE: £60k+++

[VIEW FULL DETAILS](http://www.hollismorgan.co.uk/property/24397519/result_auction) http://www.hollismorgan.co.uk/property/24397519/result_auction

Amber House, Netherend, Lydney,
Gloucestershire GL15 6NN

Receivership Sale

THE PROPERTY

Amber House is a detached three bedroom family home with courtyard garden and detached double garage with first floor storage.

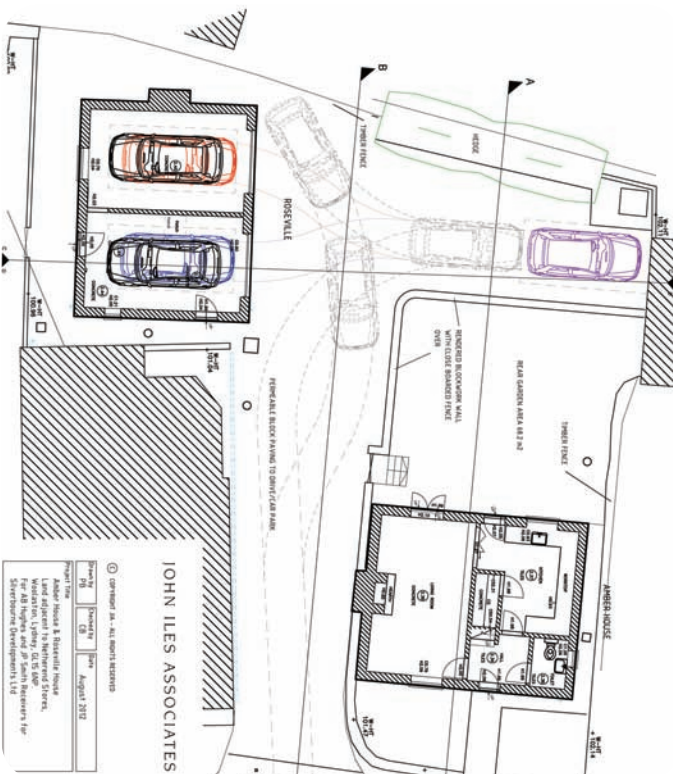
THE OPPORTUNITY

This receivership sale does not comply with the current planning permission. This development site requires further work in order to comply with planning and is priced accordingly.

Full planning permission was granted on the 21st August 2012 (P1208/12/FUL).

The conditions are:

Retention of building known as Amber House as a single dwelling unit with a revised garden boundary, parking and manoeuvring area, retention and conversion of building known as Roseville House as a single storey double garage to be used ancillary to Amber House.



JOHN ILES ASSOCIATES
Lund and adjacent to Parkmore Street,
For all enquiries and to view the property
please contact John Iles Associates Ltd
Sleightmore Development Ltd



JOINT AGENTS
Mr Nick Terry
Richard Butler Estate Agents, – Lydney Branch
<http://www.richard-butler.co.uk/>
NICK@RBLYDNEY.WYENET.CO.UK

VIEWING BY APPOINTMENT WITH JOINT AGENTS RICHARD BUTLER

SOLICITORS *Bill Ramsey, Matthew Arnold and Baldwin LLP*
bill.ramsey@mablaw.com

Lot 16

**STILL AVAILABLE
SEE OUR NOVEMBER AUCTION**



Wells **GUIDE PRICE: £350k+++**

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

9 Hillside Close, Wells,
Somerset BA5 2NA

Must be sold

The Property

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

Location

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

The Opportunity

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

PROPERTY AREA

1445.4 ft²/134.3 m²



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

VIEWING: **TUESDAYS: 2:00-2:30PM**

COMMERCIAL/INVESTMENT PROPERTY
for sale:

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£199,950

a stunning chapel with full planning

Bell Hill Road, St George, Bristol BS5 7LT



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

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

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

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

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

[VIEW FULL DETAILS](#) www.hollismorgan.co.uk/property/24364528

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**LOT
17**

WITHDRAWN

Lot 18

SOLD £415k



Clifton

GUIDE PRICE: £300k+++

[VIEW FULL DETAILS](http://www.hollismorgan.co.uk/property/24430478/result_auction) http://www.hollismorgan.co.uk/property/24430478/result_auction

Hall Floor Flat, 125 Pembroke Road, Clifton, Bristol BS8 3ES

Huge flat in Prime location...

The Property

Occupying the entire hall floor of this imposing period property with original private entrance and generously proportioned accommodation (1533ft²) this apartment has extremely flexible two or three bedroom accommodation with garage and parking.

The Opportunity

Having previously been used as offices the flat has been granted planning (13/01486/F) for change of use to a residential dwelling. There are various options for different layouts including both two and three bedrooms and possibly subdivision into two flats subject to gaining the necessary consents.

Planning Information

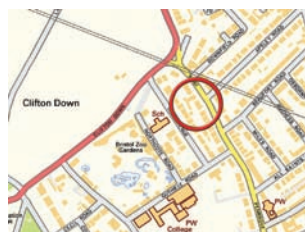
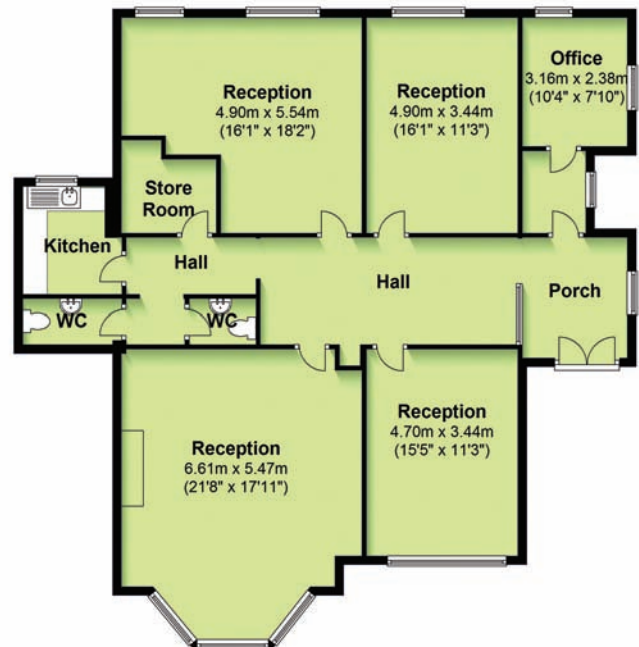
REFERENCE: 13/01486/F; APPLICATION RECEIVED: 05 April 2013; PROPOSAL: Change of use from Class B1 (business) to Class C3 (dwelling houses) (self-contained 3-bed); STATUS: GRANTED subject to condition(s).

PROPERTY AREA

1533.8 ft²/142.5 m²

Hall Floor

Approx. 142.5 sq. metres (1533.8 sq. feet)



SOLICITORS Jo Cox, Davies and Partners
jo.cox@daviesandpartners.com

VIEWING: THURSDAYS 12:45-13:30 & SATURDAYS 12:00-12:30



hollismorgan proxy and telephone bidding form

Date of Auction: Lot Number: _____

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

Property Address _____

Maximum Bid Price: £ _____ Words _____

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

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

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

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

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

Proxy Bidding – Buyer's Details

Contract Name _____

Full Name(s) _____

Company _____

Address _____

Postcode _____

Telephone Business: Home: _____

Mobile: _____

Buyer's Solicitor's Details

Company _____

Address _____

Postcode _____

Telephone: _____ Fax: _____

For the Attention of: _____

Signature of Prospective Buyer _____

Date of Signing _____

DX No _____

Telephone Bidding – Buyer's Details

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

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hollismorgan proxy and telephone bidding terms

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

TERMS & CONDITIONS FOR REMOTE BIDDING

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

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

Conditions of Sale and Title

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

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

Addendum sheet

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

Questions

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

Finance

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

Inspection

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

Availability

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

Bidding

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

Contract

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

Insurance

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

Measurements

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

Fixtures and Fittings

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

Offers

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

Particulars Plans and Photographs

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

Value Added Tax

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

Tenanted Investments

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

Planning and other Regulations

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

hollismorgan Disclaimer

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



anti money laundering legislation

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

The three sets of legislation are as follows:

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

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

Please find opposite a schedule of acceptable documentation.

You must provide one document from each list

Identity documents:

- Current signed passport

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

Evidence of address:

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

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

Supporting people with cancer



Penny Brohn
Cancer Care

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

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

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

www.pennybrohncancercare.org

Helpline: 0845 123 2310



Helping you live well.



JOINT PROPERTY AGENTS

	Bradley Residential TEL: 0845 652 8634 www.bradleyresidential.co.uk
	BNS Management Services TEL: 0117 957 0809 www.bns.co.uk
	Campions TEL: 0117 973 0041 www.campionsletting.co.uk
	Clifton Rentals TEL: 0117 911 3423 www.clifton-rentals.co.uk
	Digs (Bristol) Ltd TEL: 0117 9308750 www.bristoldigs.co.uk
	Hopewell Properties www.hopewellproperties.co.uk
	Hydes of Bristol TEL: 0117 973 1516 www.hydes.co.uk
	Jackson Property Management Ltd TEL: 0117 974 4121 www.jacksonproperty.co.uk
	Sarah Kenny TEL: 0117 946 7171 www.sarahkenny.co.uk
	Kingsley Thomas Limited TEL: 0117 946 6767 www.kingsleythomas.co.uk
	Knight Frank TEL: 0117 317 1999 www.knightfrank.co.uk
	Medics On The Move TEL: 0117 944 2051 www.movingtobristol.co.uk
	Stuarts Residential TEL: 01225 220 335 www.stuartresidential.com
	Westcoast Properties www.westcoast-properties.co.uk
	Woods Estate Agents www.woodsstateagents.co.uk

OUR CLIENTS

	The Abbeyfield Bristol Society www.abbeyfield-bristol.co.uk
	Alder King Property Consultants www.alderking.com
	BNP Paribas Real Estate www.bnpparibas.com
	Capita Symonds TEL: 01275 840840
	ETP Property Consultants tel: 0117 973 1474 • www.etpproperty.co.uk
	North Somerset Council www.n-somerset.gov.uk
	South Gloucestershire Council www.southglos.gov.uk

DESIGN AND CONSTRUCT

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

INTERIORS AND LIFESTYLE

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

SURVEYORS

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

FINANCE AND INSURANCE

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

MEDIA

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

SOLICITORS AND CONVEYANCERS

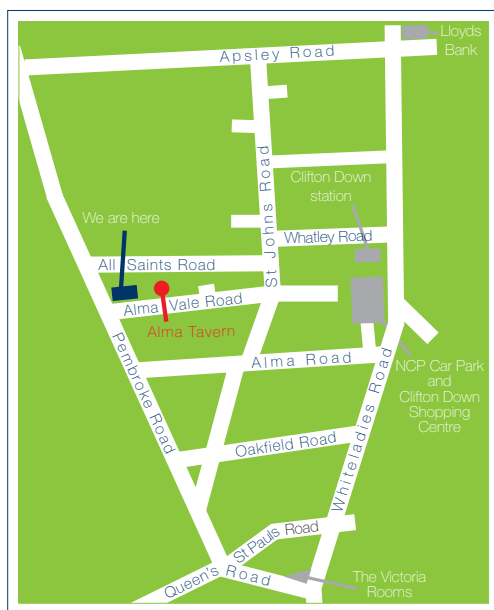
	AMD Solicitors TEL: 0117 923 5562. www.amdsolicitors.com
	Devereux & Co www.devlaw.co.uk
	Gregg Latchams LLP TEL: 0117 906 9400 www.gregglatchams.com
	Rodney King and Partners TEL: 0117 926 5201
	Parkhouse & Co TEL: 0117 962 9978 www.parkhousesolicitors.co.uk
	Clarke Willmott LLP TEL: 0845 209 1816 www.clarkewillmott.com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

our auction location



the packed sale room at our november auction

how to find All Saints...



directions...

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

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

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



our next auction date is

Wednesday, 27th November 2013 | **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