

estate agents **auctioneers**

RESULTS
ISSUE

hollis
morgan

FEBRUARY 2014
auCTION

Wednesday, 26TH February 2014 | **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 february auction



Welcome to the first Hollis Morgan Auction of the year.

Your enthusiasm for property has not been dampened by one of the wettest winters on record, on the contrary, the lengthening days and that intangible feeling of financial optimism is, in my opinion, setting the market for a bumper seasonal up-surge. The level of enquiries both for Private Treaty and Auction properties has increased substantially and, in common with others, my greatest difficulty is to replace the properties which have been sold. Clearly, in this competitive, fast moving atmosphere, I see no alternative other than for prices to move upwards.

Together, with our auction team, I am pleased to present an eclectic catalogue of properties throughout the region including building plots, high yielding residential investments, commercial property, family homes as well as the standard array of exciting, unusual and speculative properties! One such property, fitting this category so well, is located in Westfield Place, Clifton. Appearing like a garage, the doors roll back to reveal a shop/office front and a vast open area behind. Impossible to value, this potential gem has really got the public's imagination going and it will be interesting to see not only what this property achieves at Auction but also what it eventually becomes as the ideas for it uses have been varied and imaginative!

Hollis Morgan like their Auctions to be relaxed and enjoyable affairs for all who attend, whether they are potential buyers or just observing. To create this ambiance requires a good deal of professionalism both in the time leading up to Auction, as well as in the saleroom itself. I am delighted, therefore, to be able to announce that Gregg Latchams, Solicitors, will have a Team in attendance at this Auction and all future Auctions to handle the signing up process in a speedy professional way to ensure that buyers are not kept waiting, especially, as sometimes happens, when they have bought more than one property!

Do enjoy the Auction and I look forward to seeing you in the après sale social in the atrium immediately after the sale.

Oliver Hollis



our next auction date is

Wednesday, 30th April 2014 | 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

Whilst running a very successful Estate Agency and Auctioneering practice we are very proud to use

some of our business and auctioneering skills to help local charities with their fund raising. It is really rewarding to be able to help so many hard working and dedicated people who are doing so much to support others in the community. There are so many people whose lives are ruined, mostly through no fault of their own, by ill health and poverty. A little help can make such a difference to them and it is a great joy to see the results. This year we have already been able to donate £2,000 to Penny Brohn Cancer Care, £3,000 to Dance Voice, a little known organisation providing therapy through dance and movement. Last week we helped Gregg Latchams raise £3,000 for St Peters Hospice at their Winter Drinks Party. Many more events are planned for this year including raising £250,000 to restore the unique organ at All Saints Clifton, our auction venue. Our Charity Auction Service is completely free of charge.

Hollis Morgan are supporting Bristol Children's Help Society as their 2014 Charity of the year. We are delighted to announce that 10% of every buyers premium will be donated to this excellent local charity. For further details on their outstanding work in the community please visit www.tbchs.org.uk

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.

If we can help, then please contact us on our dedicated Charity Line 0117 9339522.

Auctioneer, Andrew Morgan MBE says

"It seems to me that as a nation the British are very generous in their sympathy and concern for others. They also like an evening out and the possibility of a bargain. A charity Auction provides all of this and can be a lot of fun. I am always amazed by what people do."

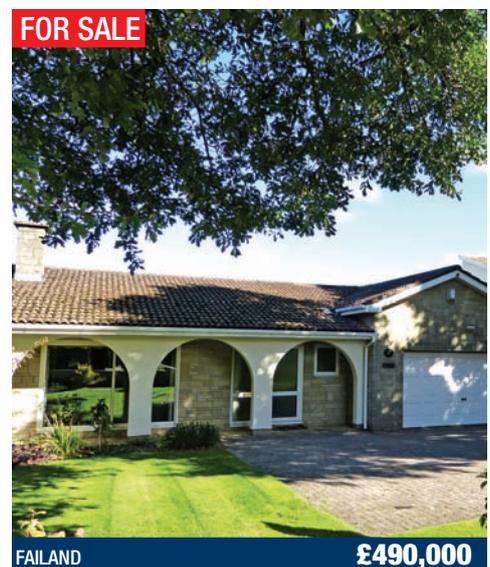
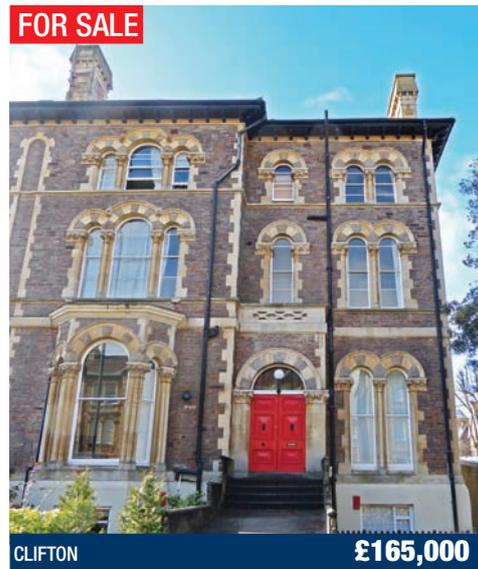


contact Andrew Morgan or Oliver Hollis on **0117 9736565** for a valuation.
auction@hollismorgan.co.uk

**hollis
morgan**

some we have for sale...

...and some we have **sold**



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

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

Your property is only new to the market once.

So, get it right first time with hollismorgan.

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

the valuation

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

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

the marketing campaign

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

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

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

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

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

closing the sale

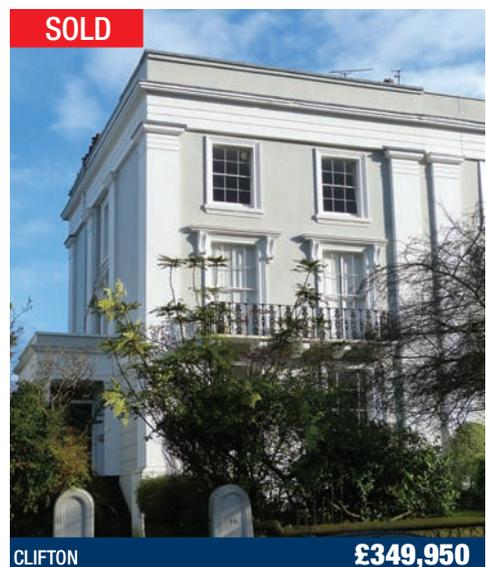
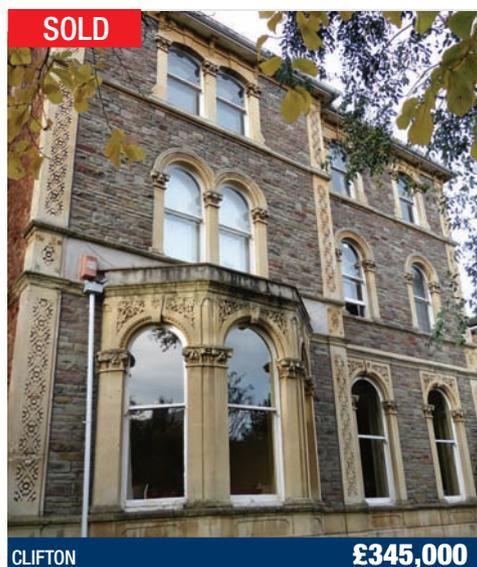
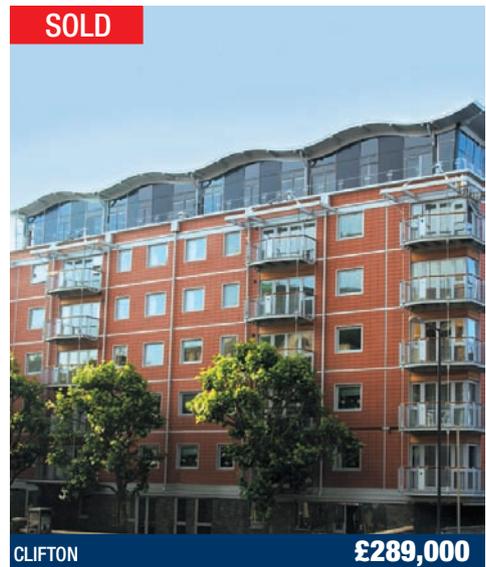
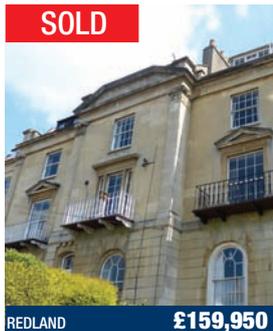
We pride ourselves on good communications and building an excellent relationship with our clients. A good property will generally sell itself but our skill is required to achieve the very best possible price and encourage buyers to a prompt exchange of contracts. We insist on credit checking all would-be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



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



...and some we have sold



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

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

who are we?

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

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

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



a convivial place to do business...

andrew morgan MBE

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

oliver hollis

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

what do we do?

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

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

our waterloo street office

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

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

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



Andrew Morgan MBE
(left) and Oliver Hollis

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

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

Mark Patrick, BS8

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

Mr Stagg, Redland

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

Mr and Mrs Macdonald, Clifton & Netherlands

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

Maxwell Hope, Redland

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

Revd J Hayward, Clifton

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

Melanie Richardson, Long Ashton

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

John & Val, Clifton Village

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

AD, BS8

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

Peter Probyn Bristol BS8

our **top tips** for

making your property easier to sell

first impressions count...

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



de-clutter...

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

keep it clean...

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

dress to impress...

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

get it fixed...

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

kitchen matters...

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



bathroom basics...

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

outdoors...

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

get the timing right...

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

keep it honest!

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



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the value of using a broker

“Although lenders appear keener to lend than in previous years, their big focus at the moment, is the upcoming “mortgage market review” which appears will make mortgages even harder to get from April.

The responsibility for affordability will be on their shoulders, and I can see that even more paperwork will be asked for, with every lender having their own calculator to assess how much clients can borrow. In fact, they have all started “tightening up”, and it’s made our job of matching clients to the most appropriate lender, even harder. I think it will add value to using a broker, and will be essential in many cases of the self employed/adverse credit/both! It will mean that good contacts and industry knowledge will become even more important in the future.

I am sure that there will also be even more reliance on your “credit score” which can be affected by so many things, and again, each lender has a different approach. It is not good news for those clients

though, that may have saved diligently but have maybe moved around within the last 3 years as tenants. The advice to any prospective homebuyer is now therefore is not to move too frequently, and to get a credit card at your address and use it regularly, clearing it as often as possible! The most common advice I give now therefore, is “Get an agreement in principle, before you find, to avoid disappointment” as it’s never been so true.

There really good news, however, is that more lenders are coming back to the market, now that things are improving. This gives a lot more choice, not just for residential mortgages, but for Buy to Let, Bridging and commercial deals that will be needed for some of the Lots on sale tonight.

“...lenders have all started ‘tightening up’, and it’s made our job of matching clients to the most appropriate lender, even harder.”

These have been harder to place, until recently, but I am happy to say that we now have many lenders contacting us with the hope of making funds available!

Good luck with your bids and please come and chat to any of us with any queries regarding all aspects of finance.



Please remember

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


STEVE MEARS
INDEPENDENT
MORTGAGE SERVICES LLP

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

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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

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morgan**

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

buying at auction – an exciting opportunity

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

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

can I attend an auction to see what happens?

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

how do I find out about new properties?

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

how do I view the property?

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

what is a price guide?

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

what is a reserve price?

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

can I make an offer?

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

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

can I bid on the telephone?

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

should I have a survey?

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

what is a legal pack?

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

will I need a deposit?

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

is there a Buyers Premium?

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

do I need ID?

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

can someone bid on my behalf?

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

three essential things to prepare for an auction

SURVEY – Organise a survey

FINANCE – Organise your finance

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

Good luck and happy bidding!



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

selling at auction – what to look out for

what is an auction?

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

types of property offered at auction?

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

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

the advantages of auction

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

selling by Auction

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

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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LOT 1

SOLD £110k

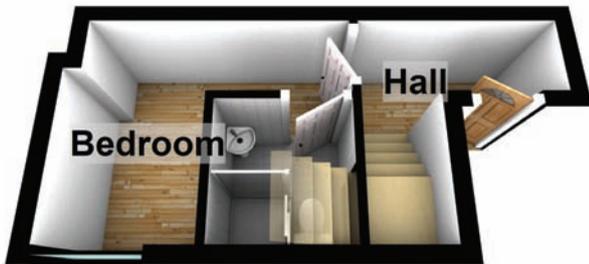


Clifton **GUIDE PRICE: £95k+++**

[VIEW FULL DETAILS](http://www.hollismorgan.co.uk/property/24651089/result_auction) http://www.hollismorgan.co.uk/property/24651089/result_auction

PROPERTY AREA
322.1 ft²/29.9 m²

Ground Floor



First Floor

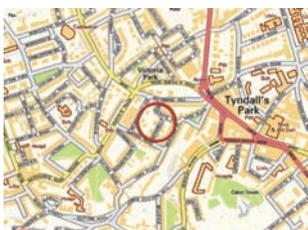


Flat 4, 6 Wetherell Place,
Clifton, Bristol BS8 1AR

Flat with Parking

A recently renovated one bedroom maisonette set within an imposing period building with communal garden and allocated parking space.

- Walking distance to Clifton Village and Triangle.
- Open plan kitchen living space
- Recently renovated
- Management company recently replaced the roof
- Parking space number 4 (see map)
- Sold furnished with vacant possession
- Recently let for £550 PCM (£6600 PA)
- Parking space let for circa £750 PA on pay-as-you-go
- Leasehold residue of 999 years
- Management fee £85 PCM (inc Insurance).



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

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

Lot 2

**POSTPONED
DUE TO DELAY WITH LEGAL PACK**



Filton **GUIDE PRICE: £100k+++**

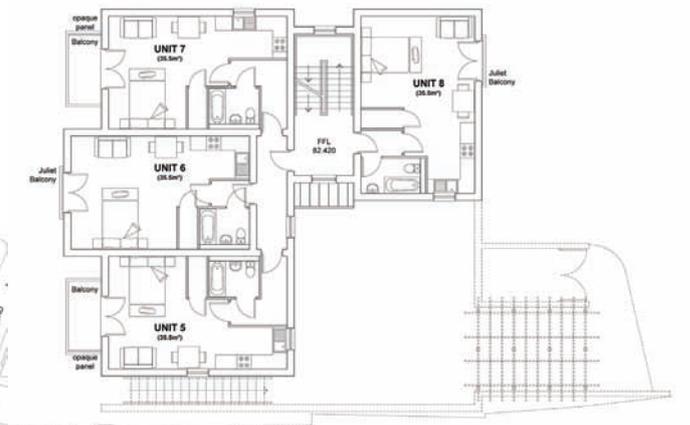
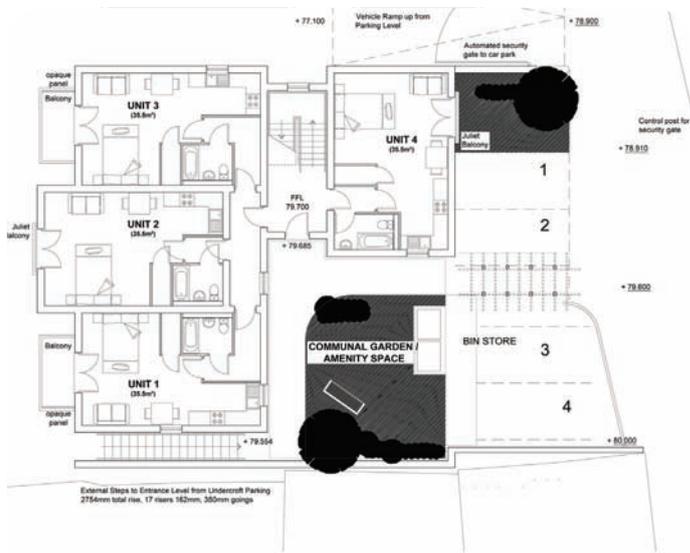
[VIEW FULL DETAILS](http://www.hollismorgan.co.uk/property/24686168/result_auction) http://www.hollismorgan.co.uk/property/24686168/result_auction

Land at: Cabot Court, 29 Gloucester Road North, Filton, Bristol BS7 0SH

Land with planning

A large level plot of land with full planning granted to erect a block of 9 flats with 12 parking spaces and associated works.

- Please note conditions of planning
- Close to Gloucester Road and Ring Road.
- Please refer to planning information with online legal pack.



FIRST FLOOR PLAN



SOLICITORS James Menzies, Stones Solicitors LLP
jamesmenzies@stones-solicitors.co.uk

VIEWING: OPEN FOR EXTERNAL INSPECTION AT ALL TIMES

Lot 3

WITHDRAWN



Lawrence Hill GUIDE PRICE: £75k+++

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



Land adjacent to: 135 Lawrence Hill, Lawrence Hill, Bristol BS5 0BT

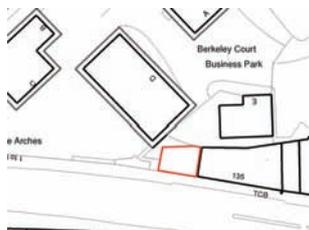
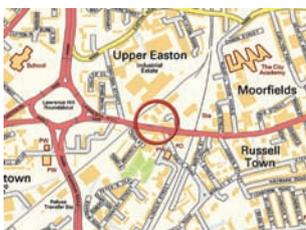
Land with planning

A parcel of land close to the Centre of Bristol which has planning to erect five one bedroom flats.

- Clear site – previous building demolished.
- Five one bedroom flats
- Stylish design
- Close to City Centre and M32
- Walking distance to local shops

Planning Information

- GRANTED subject to condition(s); REFERENCE: 10/03971/R; Former Public Conveniences, Lawrence Hill, Bristol, Renewal of planning permission (ref: 06/05507/P) for outline application for the construction of 5 no. one-bed self-contained flats.



VIEWING: OPEN FOR EXTERNAL VIEWINGS AT ALL TIMES

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



Withywood **GUIDE PRICE: £40k+++**

[VIEW FULL DETAILS](http://www.hollismorgan.co.uk/property/24666918/result_auction) http://www.hollismorgan.co.uk/property/24666918/result_auction

94 and 94a, Queens Road,
Withywood, Bristol BS13 8PQ

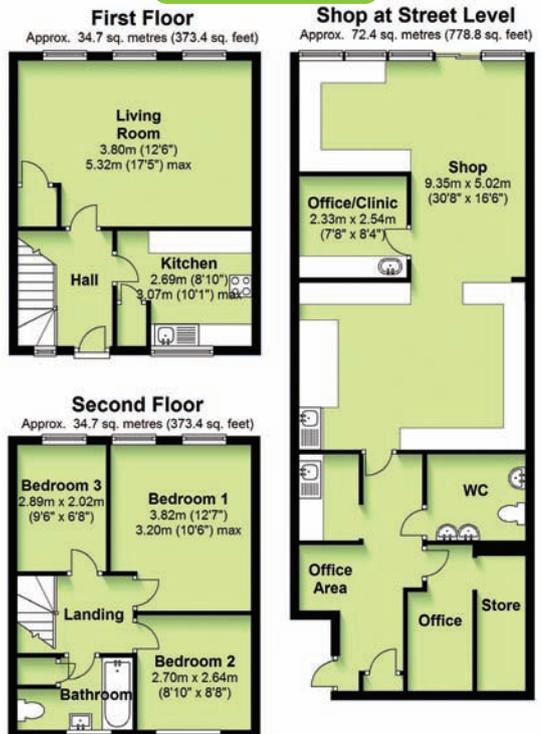
Mixed use investment

A mid terrace mixed use property arranged as a ground floor retail unit and self-contained maisonette.

- Let as a whole building to Lloyds pharmacy
- £7,000 per annum from the 18th June 2012 for a term of five years.
- 3 bed maisonette sub let by Lloyds
- We understand flat is let for £560 pcm
- Flat accessed via Riverland Drive
- Residential suburb of Withywood
- Four miles to City Centre

PROPERTY AREA

1,525.7 ft²/141.7 m²



SOLICITORS *Trudie Law, TLT LLP*
e-mail: trudie.law@TLTsolicitors.com

VIEWING: TUESDAY 14:00PM-14:30PM (NO ACCESS TO THE SHOP)

105

SOLD £144k

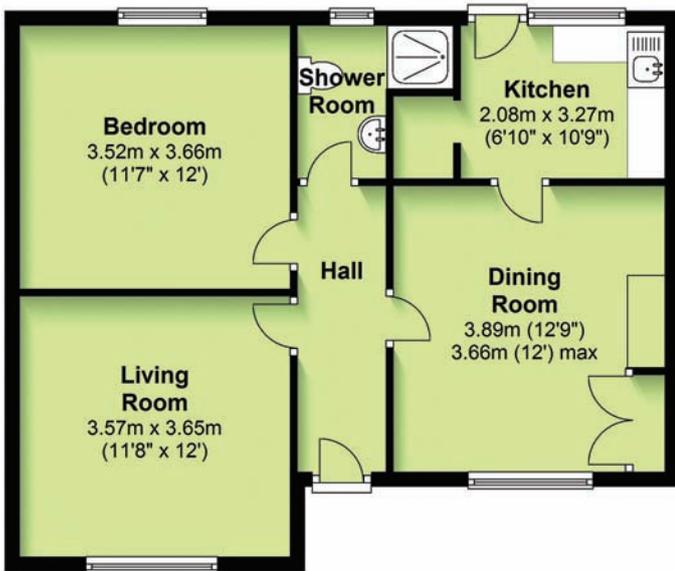


Brislington **GUIDE PRICE: £130k+++**

[VIEW FULL DETAILS](http://www.hollismorgan.co.uk/property/24706422/result_auction) http://www.hollismorgan.co.uk/property/24706422/result_auction

PROPERTY AREA
614.2 ft²/57.1 m²

5 Woodcroft Road
Approx. 57.1 sq. metres (614.2 sq. feet)



Total area: approx. 57.1 sq. metres (614.2 sq. feet)



5 Woodcroft Road,
Brislington, Bristol BS4 4QW

Semi detached bungalow requiring updating

A modern two bedroom bungalow set on a larger than average plot with mature gardens. The property had a protected tenant in-situ for many years and despite being well maintained with the addition of double glazing etc, the property would now benefit from updating.

- Quiet Location
- Larger than average garden
- Scope to extend subject to Planning Permission
- Potential of street parking
- Requires updating
- Excellent project.

VIEWING: **WEDNESDAY 12:45PM-13:15PM**

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

Lot 6

SALE AGREED £175k



City Centre

GUIDE PRICE: £170k+++

VIEW FULL DETAILS http://www.hollismorgan.co.uk/property/24534049/result_auction

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

Modern City Centre Flat

A top floor purpose built apartment comprising three bedrooms (one en-suite bathroom), additional bathroom, lounge, separate kitchen and large roof terrace.

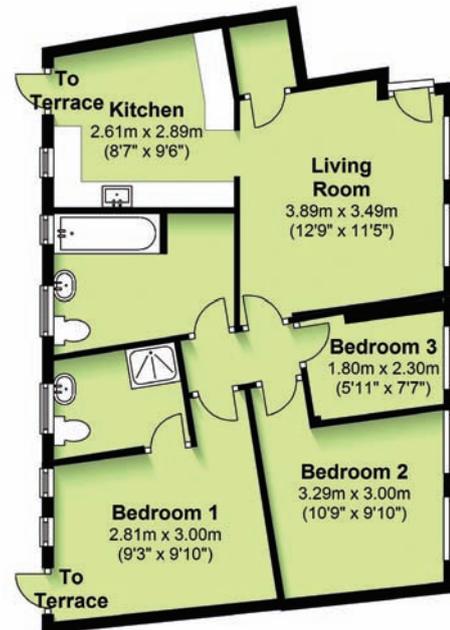
- Walking distance to Broadmead and Cabot Circus
- Close to Bristol University and BRI
- Currently let to student on AST agreement
- £950 pcm (£11,400 PA)
- Terminates 16th April 2014
- Previously let for £1,100 pcm (£13,200 PA)
- Management Costs: Annual insurance (calculated as a percentage of floor area and shared by all tenants)
 - Flat 8 share = £236.97
 - Service charge per quarter = £31.75
 - Ground rent per quarter = £37.49

PROPERTY AREA

677.6 ft²/63.0 m²

Flat 8

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



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

VIEWING: BY APPOINTMENT ONLY

LOT 7

SOLD £215k



Avonmouth GUIDE PRICE: **£215k+++**

[VIEW FULL DETAILS](http://www.hollismorgan.co.uk/property/24665453/result_auction) http://www.hollismorgan.co.uk/property/24665453/result_auction

PROPERTY AREA
2566.6ft²/238.4m²



Total area: approx. 425.5 sq. metres (4580.5 sq. feet)

The Old Bank, 265, Avonmouth Road, Avonmouth, Bristol BS11 9EN

Investment property with further potential

A large Freehold period building, previously used as a Bank, arranged over three storeys with potential for four residential flats on the upper floors (flat 4 requiring complete modernisation) and a large undeveloped ground floor.

- Located in Avonmouth Village
- Walking distance to local shops
- 4500 ft²
- Flat 1: £625 pcm – refer to AST online
- Flat 2: £550 pcm – refer to AST online
- Flat 3: £450 pcm – refer to AST online
- Flat 4: Vacant (potential £450 PCM once renovated)
- **Total Current Income:** £19,500 per annum
- Ground floor potentially 2/3 additional flats subject to Planning Permission
- Potential to increase income circa £30k+ PA
- Potential to sell individually
- £80-£90k resale value per unit.



VIEWING: THURSDAY 11:00 AM - 11:45 AM

SOLICITORS Abena Darkwah, Matthew Montgomery & Co
A.darkwah@email.com



DIGS



Kingsdown **GUIDE PRICE: £850k+++**

[VIEW FULL DETAILS](http://www.hollismorgan.co.uk/property/24655461/result_auction) http://www.hollismorgan.co.uk/property/24655461/result_auction

135-137 St. Michaels Hill,
Kingsdown, Bristol BS2 8BS

High Yielding Mixed use Investment

A mid terrace pair of imposing Freehold properties comprising a retail unit and two self-contained seven bedroom flats let to Bristol University Students and an independent Coffee distributor.

- Walking distance to Bristol University
- Local shops within 100 yards
- A1 Retail unit let for £11,000 PA
- 10 year lease from 2005
- Flat 1: £2,310 PCM (£27,720 PA)
- Flat 2: £2,590 PCM (£31,080 PA)
- Student lets terminate 30th June 2014
- Opportunity to increase rents in 2015
- Now requires some basic updating
- Allocated bike and bin stores
- HMO compliant – please refer to the Legal Pack.



PROPERTY AREA

4315.4 ft²/400.9 m²



SOLICITORS Philip Albery, Bartons
e-mail: pja@bartons.co.uk

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

hollismorgan.com/auction february 2014

Lot 9

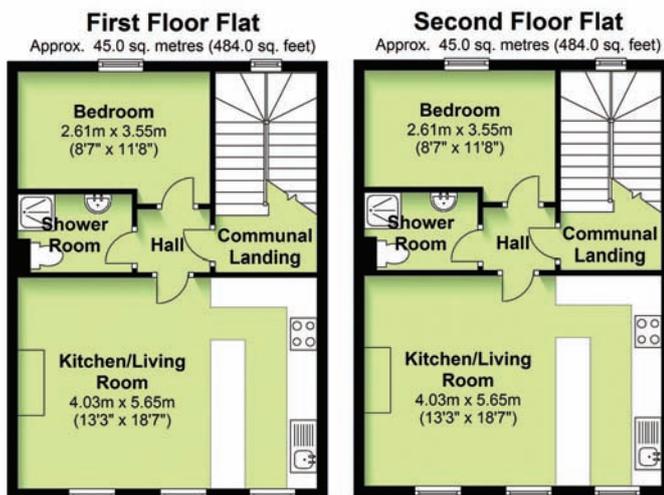
POSTPONED



Hotwells GUIDE PRICE: **£225k+++**

[VIEW FULL DETAILS](http://www.hollismorgan.co.uk/property/24651986/result_auction) http://www.hollismorgan.co.uk/property/24651986/result_auction

PROPERTY AREA
484.0 ft²/45.0 m²



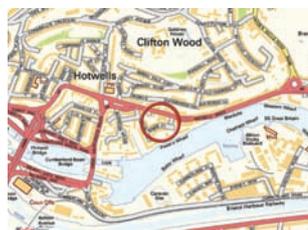
Two Flats at: 161 Hotwell Road, Hotwells, Bristol BS8 4RY

Two flats for investment

Comprising the entire upper floors (ground floor entrance, first and second floors) of a mid terrace period property and accessed by communal areas on the ground floor are two self contained one bedroom flats to be **offered as one lot**.

- Walking distance to Harbourside/Millennium Square
- City of Bristol College within half a mile.
- Leasehold – refer to legal pack.
- First Floor Flat: £535 pcm on a rolling AST.
- Top Floor Flat: £500 pcm on an AST for 6 Months from 13th June 2013
- 8 weeks notice for Vacant possession
- Scope to increase rents to £575 pcm x 2 (£13,800 PA)
- Possible potential to add floor subject to PP
- Flats would benefit from some updating.

Please note there is an extended completion date of 6th April 2014.



abode

VIEWING: THURSDAY 12:30 PM - 13:00 PM

SOLICITORS Lesley Dury, Gregg Latchams
e-mail: lesley.dury@gregglatchams.com

Lot 10



Hotwells **GUIDE PRICE: £110k+++**

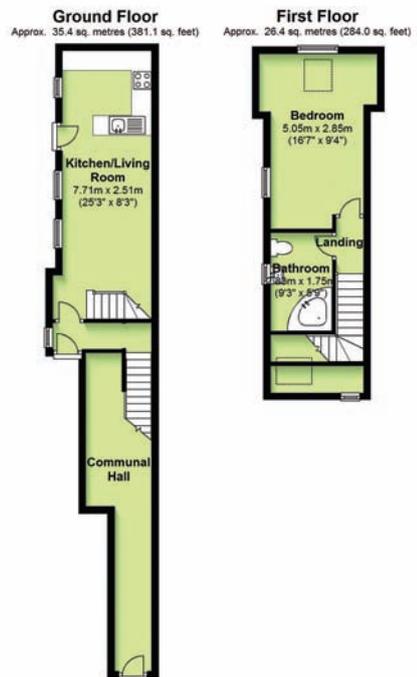
[VIEW FULL DETAILS](http://www.hollismorgan.co.uk/property/24651985/result_auction) http://www.hollismorgan.co.uk/property/24651985/result_auction

The Annexe at: 161 Hotwell Road, Hotwells, Bristol BS8 4RY

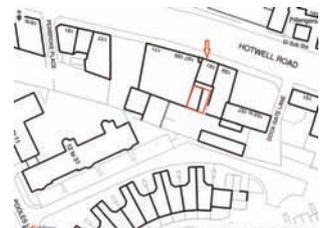
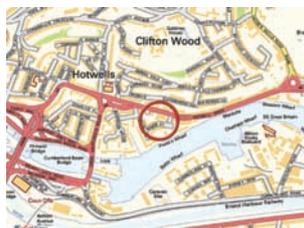
One bedroom annexe with garden

Located to the rear of a mid terrace period property and accessed via communal areas is a self contained two storey property arranged as open plan living space with modern kitchen and door leading to private garden with a generously proportioned bathroom and double bedroom with skylights on the first floor. Gas central heating and sold with vacant possession.

- Walking Distance to Harbourside/Millennium Square
- City of Bristol College within half a mile.
- Planning conditions must be met before residential.
- Need to provide bike and bin storage
- Refer to planning info – *online legal pack*
- Requires some basic updating
- Potential rental income of £600-£625 PCM.
- Potential resale value £150k-£160k.



Total area: approx. 61.8 sq. metres (665.1 sq. feet)



abode

SOLICITORS *Lesley Dury, Gregg Latchams*
e-mail: lesley.dury@gregglatchams.com

VIEWING: **THURSDAY 12:30 PM - 13:00 PM**

hollismorgan.com/auction february 2014

LOT 11

**POSTPONED
TO APRIL AUCTION**



Flax Bourton **GUIDE PRICE: £300k+++**

VIEW FULL DETAILS http://www.hollismorgan.co.uk/property/24696644/result_auction

PROPERTY AREA
3205.1 ft²/297.8 m²



The Clock Tower, Farleigh Court, Flax Bourton, Bristol, BS48 1UR

A stunning commercial investment

The Clock Tower is the most prominent building within the Farleigh Court development which comprises a grade II listed former workhouse building converted into high quality office accommodation situated in an attractive landscaped working environment. The property is arranged over ground and three upper floor levels and benefits from a dedicated reception area, kitchenette, WC facilities, ceiling mounted category II lighting and gas fired central heating. The property further benefits from 15 allocated onsite car parking spaces.

- Semi-rural location
- 4 miles to Bristol City Centre
- Previously on market for £425,000
- Potential income circa £30,276 PA (£12 ft²)
- Total 2,523 ft² (234.4 m²).



**BURSTON
COOK**
(0117) 934 9977

VIEWING: PLEASE CONTACT FINOLA INGHAM AT BURSTON COOK

SOLICITORS Jill Sinclair, Acorn Solicitors
e-mail: jill.sinclair@acornsolicitors.co.uk

Lot 12

WITHDRAWN



City Centre GUIDE PRICE: £200k+++

VIEW FULL DETAILS http://www.hollismorgan.co.uk/property/24523963/result_auction

6 Denmark Street,
City Centre, Bristol BS1 5DQ

Commercial Investment

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

- Located adjacent to Hippodrome.
- Walking distance of City Centre and Harbourside
- The property is let for a period of ten years from the 18th March 2009
- £20,000 per annum with a rent review due in 2015.
- *The retail unit currently benefits from sui generis under the Town and Country Planning (Use Classes) Order 1987 act'.*

PROPERTY AREA

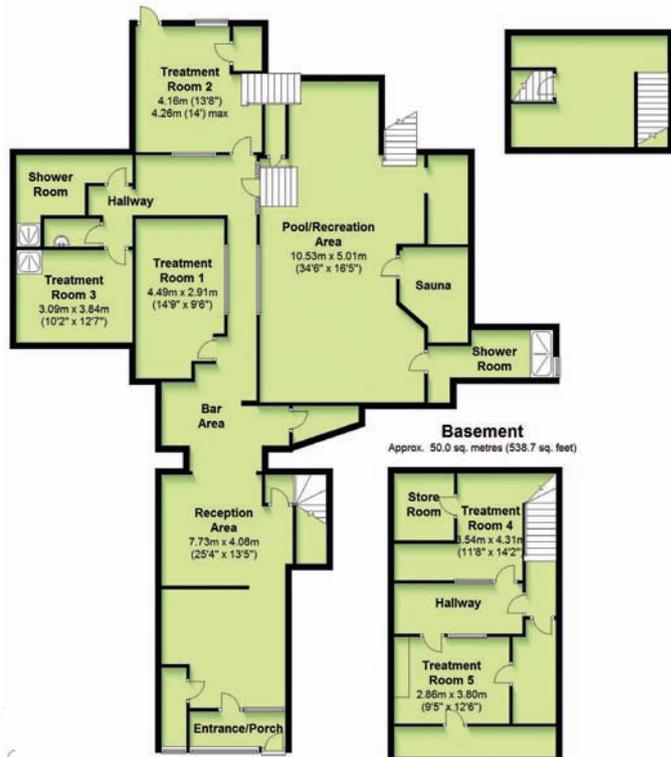
2832.2 ft²/263.1 m²

Ground Floor

Approx. 194.0 sq. metres (2087.9 sq. feet)

Mezzanine

Approx. 19.1 sq. metres (205.6 sq. feet)



Total area: approx. 263.1 sq. metres (2832.2 sq. ft)



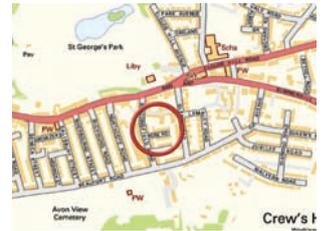
SOLICITORS **Jeremy Johnson, Kirby Sheppard**
e-mail: www.kirbysheppard.co.uk

VIEWING: STRICTLY BY APPOINTMENT

hollismorgan.com/auction february 2014

LOT
13

SOLD £225k



St George

GUIDE PRICE: £200k+++

[VIEW FULL DETAILS](http://www.hollismorgan.co.uk/property/24657208/result_auction) http://www.hollismorgan.co.uk/property/24657208/result_auction

The Old Shoe Factory, Rose Road, St George, Bristol BS5 8EX

Residential Development Opportunity

A detached Freehold red brick Victorian former factory arranged over three storeys with access via roller shutter doors from Rose Road with planning granted to develop.

- Walking distance to Church Road/St Georges Park
- Fine views from upper floors
- Double glazing fitted
- Planning granted for 7 flats
 - Flat 1: 2 bedrooms + courtyard, 57 m²
 - Flat 2: 2 bedrooms, 57 m²
 - Flat 3: 1 bedroom, 45 m²
 - Flat 4: 1 bedroom, 45 m²
 - Flat 5: 2 bedrooms, 57 m²
 - Flat 6: 2 bedrooms, 57 m²
 - Flat 7: Studio, 32 m².

Planning Information

DECISION: GRANTED subject to condition(s); APPLICATION NO: 13/03432/F; TYPE OF APPLICATION: Full Planning; DESCRIPTION OF DEVELOPMENT: Repair, refurbishment and conversion of factory building into 7 no. flats. COMMITTEE/DELEGATION DATE: 13.11.13.



VIEWING: WEDNESDAY 10:30 AM - 11:00 AM

SOLICITORS *Lionel Lawson, Adams Burrows*
e-mail: Lionel@adamsburrows.co.uk

LOT 14

SOLD £470k



Downend

GUIDE PRICE: £350k+++

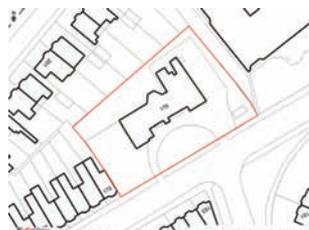
[VIEW FULL DETAILS](#)

Wendover House, 170 Downend Road, Downend, Bristol BS16 5EB

Large period building for development

Wendover House is an imposing former residential property which has previously been used as office accommodation for the Children's Community Health Partnership.

- Site approx 0.5 acres
- Approx 7000 ft²
- Approx 10 parking spaces with two driveways.
- Centre Section Grade II Listed
- Current Usage is D1
- Scope for residential development/C3 subject to PP
- Huge Potential
- Now requires major updating.

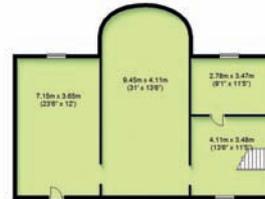


PROPERTY AREA

6953.9 ft²/646.0 m²

Basement

Approx. 99.4 sq. metres (1070.0 sq. feet)



Ground Floor

Approx. 287.6 sq. metres (3090.0 sq. feet)



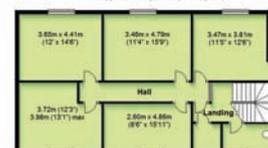
First Floor

Approx. 185.9 sq. metres (2012.3 sq. feet)



Second Floor

Approx. 92.1 sq. metres (991.7 sq. feet)



SOLICITORS

Chris Wilkinson, Real Estate Group, DAC Beachcroft LLP
e-mail: cwilkinson@dacbeachcroft.com

VIEWING:

WEDNESDAY 11:30AM-12:15PM

LOT 15

**POSTPONED
TO APRIL AUCTION**



South Glos **GUIDE PRICE: £850k+++**

VIEW FULL DETAILS http://www.hollismorgan.co.uk/property/24657207/result_auction

PROPERTY AREA
4975.3ft²/462.2m²



Yate Court Farm, Lime Kiln Road,
Rangeworthy, South Glos BS37 7QB

Historic family home – a Cotswold dream

Stone built Grade II listed farmhouse, dating in parts from the 13th century with a moat on the western side and a landscaped garden and pastureland. Originally part of an important manorial complex thought to belong to the Berkeley family and the Crown this charming property is packed full of original features including panelled doors, large inglenook fireplaces, ceiling beams and window seats etc. There is a plethora of outbuildings including the ivy clad remains of a castle which completes the Constable effect of this rural idyll.

- Located in hamlet of Rangeworthy – close to Wickwar
- Excellent transport links
- Offered in excellent decorative order
- Outbuildings to develop subject to Planning Permission.



VIEWING: PLEASE REFER TO THE WEBSITE

SOLICITORS Sue Rzeznicki, Gregg Latchams
e-mail: sue.rzeznicki@gregglatchams.com

Lot 16

SOLD PRIOR £247,500



Knowle GUIDE PRICE: £225k+++

VIEW FULL DETAILS http://www.hollismorgan.co.uk/property/24523962/result_auction

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

PROPERTY AREA
1252.7 ft²/116.4 m²

House and plot for development

An end of terrace classic 1930's property set on a larger than average corner plot. The property comprises of: an open plan lounge diner, a modern kitchen leading to a small conservatory and three bedrooms and a bathroom on the first floor.

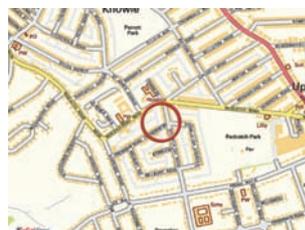
- House Requiring some basic updating.
- Potential for attic conversion and extensions subject to Planning Permission
- Plot to side – planning granted in 2013
- Planning Permission to erect a self contained 2 bedroom house and double garage.

Planning Information

REFERENCE: 13/01616/F

ALTERNATIVE REFERENCE: PP-02575474

STATUS: GRANTED subject to condition(s)



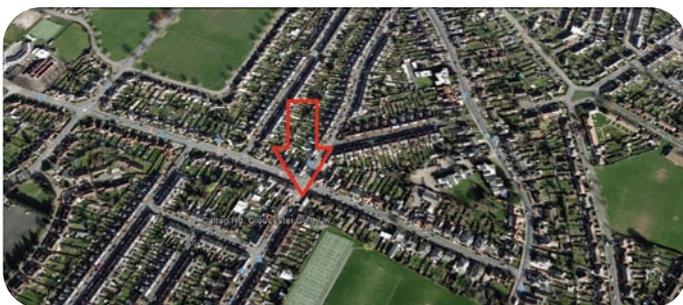
LOT 17

POSTPONED
DUE TO DELAY WITH LEGAL PACK



Gloucester **GUIDE PRICE: £15k+++**

[VIEW FULL DETAILS](http://www.hollismorgan.co.uk/property/24684804/result_auction) http://www.hollismorgan.co.uk/property/24684804/result_auction



5 Garages at: Calton Road, Gloucester, Gloucestershire GL1 5DT **Garages for Investment**

A rank of 5 single garages with up and over doors.
(9 garages in total but we understand 4 owned by separate parties).

- Let to individual tenants
- £30 PCM income per garage
- Potential to increase rent
- Possible long term potential if other garages acquired
- Vibrant residential area.

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

SOLICITORS *Lesley Dury, Gregg Latchams*
e-mail: lesley.dury@gregglatchams.com



Lot 18

SOLD £184k



Bishopston **GUIDE PRICE: £115k+++**

[VIEW FULL DETAILS](http://www.hollismorgan.co.uk/property/24711295/result_auction) http://www.hollismorgan.co.uk/property/24711295/result_auction

Building Plot at:
1a Princes Place, Bishopston,
Bristol BS7 8NP

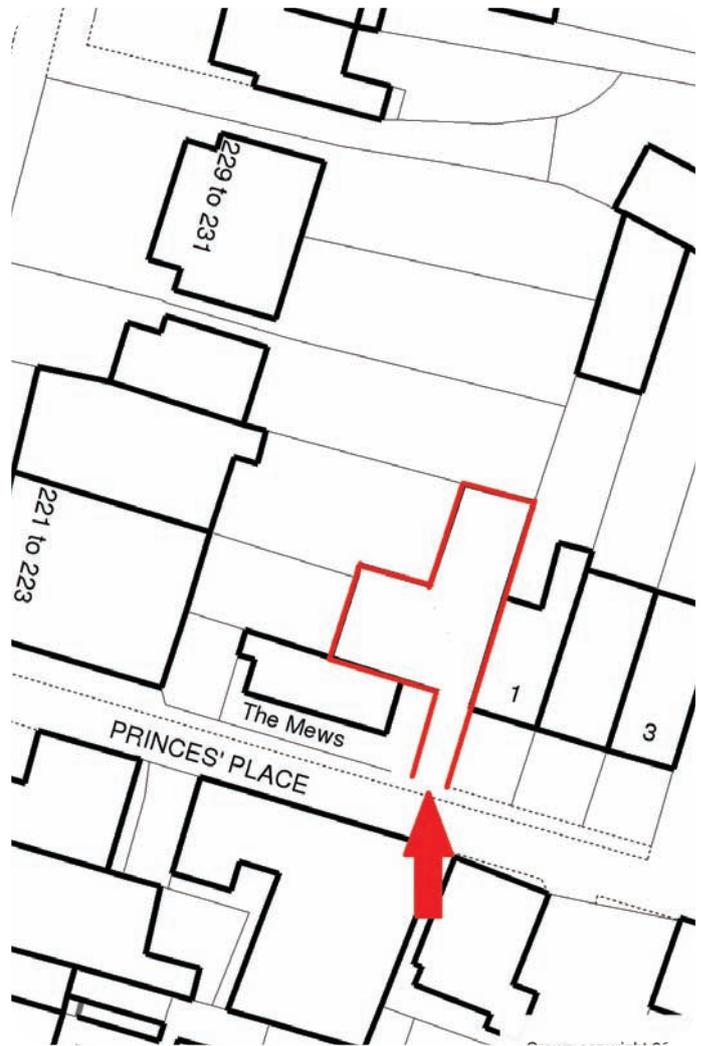
Land with planning

An enclosed parcel of land with full planning to erect a four bedroom family home located just off Gloucester Road within the popular residential suburb of Bishopston

- Close to local amenities
- Off street parking
- Rear and side gardens
- Quiet location
- Original building already demolished

Planning Information

DECISION: GRANTED subject to condition(s);
 DESCRIPTION OF DEVELOPMENT: Demolition of existing single storey building and construction of 1 no. four bedroom dwellinghouse.
 COMMITTEE/DELEGATION DATE: 30.01.12.



SOLICITORS Mr S Parket, Kirby Shephard
e-mail: s.parker@kirbysheppard.co.uk

VIEWING: MONDAY 11:00AM-11:30AM

Lot 19



Reeds Rains
The Estate Agent

Redcliffe Bay GUIDE PRICE: **£225k+++**

VIEW FULL DETAILS http://www.hollismorgan.co.uk/property/24660935/result_auction

The Retreat, Newhaven Road, Redcliffe Bay, Bristol BS20 8LH **Plot with fine sea view**

A west facing building plot with full planning and panoramic views of the Bristol Channel situated in the ever popular Redcliffe Bay.

- 3 Miles to Portishead
- 20 minutes drive to Bristol
- Full planning granted
- Contemporary detached family home
- 4 beds – 2,300 ft²
- Planning reference: 11/P/2076/F

Joint Agents

We are delighted to be working with our joint agents Reeds Rains Portishead branch. www.reedsrains.co.uk/portishead

Architects

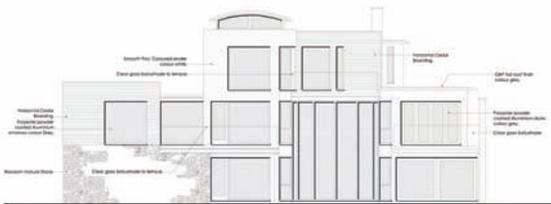
George Perris of Lewis Foster and Lewis, 3 The Plain, Thornbury, Bristol, Avon BS35 2AG, 01454419641



ELEVATION 3 REAR ELEVATION (SOUTH EAST)



ELEVATION 4 SIDE ELEVATION (NORTH EAST)



ELEVATION 1 FRONT ELEVATION (NORTH WEST)



ELEVATION 2 SIDE ELEVATION (SOUTH WEST)

VIEWING: OPEN FOR INSPECTION AT ALL TIMES

SOLICITORS *Chris Perkins, Wards Solicitors*
e-mail: chris.perkins@wards.uk.com

Lot 20

SALE AGREED £392k



Whitchurch

GUIDE PRICE: £370k+++

VIEW FULL DETAILS http://www.hollismorgan.co.uk/property/24519527/result_auction

740 Wells Road,
Whitchurch, Bristol BS14 0PA

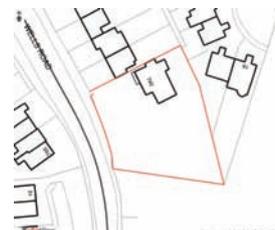
Detached property in large plot

Arguably the best house in the area, this larger than average five bedroom detached property is set on a huge plot with two garages and ample parking.

- Located on Edge of Whitchurch Village
- Excellent access to Bristol
- Family home: the property would make a fine family home or indeed could be split to create an additional granny annex or a teenagers flat.
- Institutional use: given the size of the plot and the number of rooms in the building, subject to gaining the necessary consents there is scope for use as a bed and breakfast, nursing home, childrens' nursery or similar.
- Mixed commercial use: given the amount of parking and storage facilities, subject to gaining the necessary consents there may be scope for use as a business venue e.g taxis, courier service etc.
- Residential development: large site possible to increase density or convert to flats subject to gaining the necessary consents
- Huge Potential subject to Planning Permission.

PROPERTY AREA

2766.2 ft²/257.2 m²



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

VIEWING: STRICTLY BY APPOINTMENT

Lot
21

SOLD £214k



ESTATE AGENTS

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HYDES AS JOINT AGENTS
www.hydes.co.uk

Clifton

GUIDE PRICE: £130k+++

[VIEW FULL DETAILS](http://www.hollismorgan.co.uk/property/24682839/result_auction) http://www.hollismorgan.co.uk/property/24682839/result_auction

PROPERTY AREA

1249.3 ft²/116.1 m²

9 Westfield Place

Approx. 116.1 sq. metres (1249.3 sq. feet)



The Coach House, 9, Westfield Place, Clifton Village, Bristol BS8 4AY

Freehold Coach House

This is a very rare opportunity to acquire a substantial storage/office space (B8/B1) use Class, located in the heart of historic Clifton village. This contemporary style building looks remarkably like a large garage but the secure folding doors reveal an impressive office/shop front elevation and entrance door.

It should be noted that the Freehold of the whole of 9 Westfield Place will be included in the sale. (The two upper flats have been sold on long leases).

- Potential for 6 car garage subject to PP
- Residential development subject to PP
- Previously let as offices £9,950 PA
- Rateable value: £7,100 PA
- 122 m² (1,313 ft²)
- Sold with vacant possession.



VIEWING:

MONDAY 12:00 PM - 12:30 PM

SOLICITORS

*Helen Paul, Lindleys Solicitors
e-mail: hpaul@lindleys.net*



Lot 22

SOLD PRIOR



Cliftonwood **GUIDE PRICE: £40k+++**

[VIEW FULL DETAILS](http://www.hollismorgan.co.uk/property/24655460/result_auction) http://www.hollismorgan.co.uk/property/24655460/result_auction

Parcel Of Land at: Rosemont Terrace, Cliftonwood, Bristol BS8 4RT

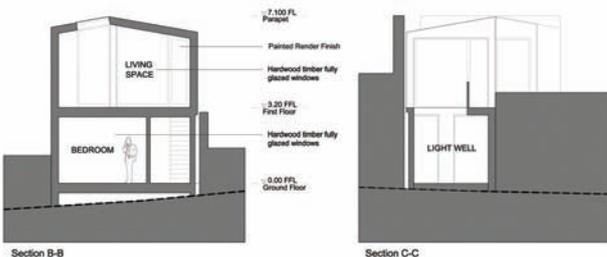
Land requiring planning

A rare parcel of South facing land fronting Rosemount terrace with far reaching views over Bristol roof tops towards the hills of Dundry.

- Located in Cliftonwood
- Walking distance to Clifton Village and Harbourside.
- Planning previously refused on appeal for 3 bedroom house
- Refer to online legal pack
- All buyers must make their own enquires.



Planning Images shown for reference only



LOT 23

SOLD PRIOR £710k



Clifton GUIDE PRICE: **£650k+++**

[VIEW FULL DETAILS](http://www.hollismorgan.co.uk/property/24501756/result_auction) http://www.hollismorgan.co.uk/property/24501756/result_auction

PROPERTY AREA
3592.0 ft²/333.7 m²



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

Prime High Yielding Freehold Investment

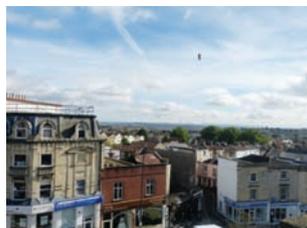
Occupying a prominent elevated corner plot on Bristol's premiere high street. The property is arranged as a retail unit whilst the upper floors comprise a 3-bedroom and 5 bedroom flat.

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

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

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

TOTAL INCOME: £57,544



VIEWING: BY APPOINTMENT ONLY

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

Lot 24

SOLD £236k



Southville

GUIDE PRICE: £150k+++

VIEW FULL DETAILS

http://www.hollismorgan.co.uk/property/24694351/result_auction

PROPERTY AREA

1068.9 ft²/99.3 m²

5 Friezewood Road, Southville,
Bristol BS3 2AD

Period property in need of complete modernisation

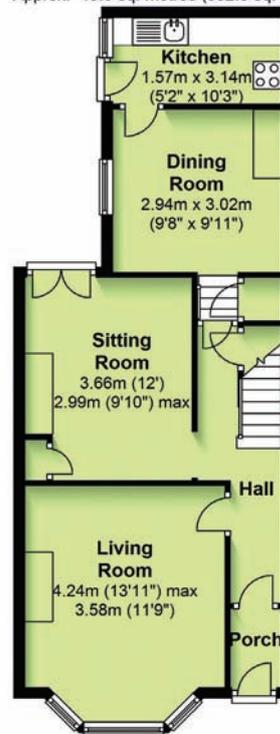
A mid terrace property with double bay front elevation arranged over two floors with South West facing garden to rear. The property comprises two reception rooms, a kitchen diner on the ground floor and three bedrooms and a bathroom on the first floor.

- Walking Distance to North Street
- City Centre within 1 mile
- Requires complete modernisation
- Potential for attic conversion subject PP
- Opportunity for open plan style development
- Vacant possession
- **Huge potential.**



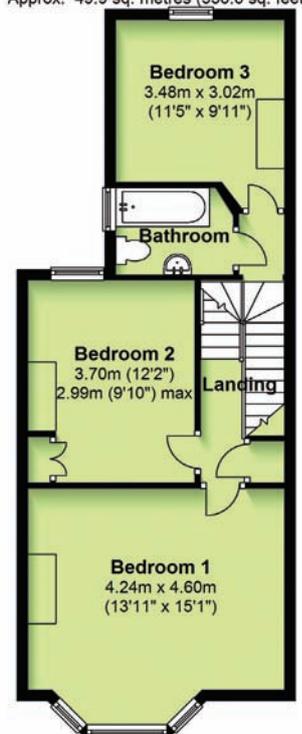
Ground Floor

Approx. 49.5 sq. metres (532.3 sq. feet)



First Floor

Approx. 49.9 sq. metres (536.6 sq. feet)



Total area: approx. 99.3 sq. metres (1068.9 sq. feet)

SOLICITORS

Steffani Asquith, Cook and Co

e-mail: steffani.asquith@cookco.co.uk

VIEWING:

PLEASE REFER TO THE WEBSITE

hollismorgan.com/auction february 2014

LOT
25

SOLD £420k



Westerleigh

GUIDE PRICE: £350k+++

VIEW FULL DETAILS

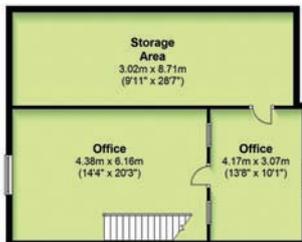
http://www.hollismorgan.co.uk/property/24569151/result_auction

PROPERTY AREA

1860.8ft²/172.9m²

First Floor

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



Ground Floor

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



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

Rural living or business...

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

Opportunities (Subject to Planning consent)

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



VIEWING:

WEDNESDAYS 13:30PM-14:00PM

SOLICITORS

John Clare

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

Lot
26

SOLD £73,500



Brislington

GUIDE PRICE: £75k+++

[VIEW FULL DETAILS](#)

Building Plot at the rear of:
Belroyal Avenue, Brislington,
Bristol BS4 4RT

Land with planning

A level site with two access points from Belroyal Avenue currently comprising nine detached garages.

- popular residential suburb of Brislington.
- Local amenities/services all within walking distance
- Bristol City Centre is approximately 3 miles/Bath 11 miles
- Planning granted to demolish garages
- Planning for 3 bungalows with parking and gardens
- Modern design
- Ready to build.

Planning Information

REFERENCE: 13/03751/F

ALTERNATIVE REFERENCE: PP-02824591

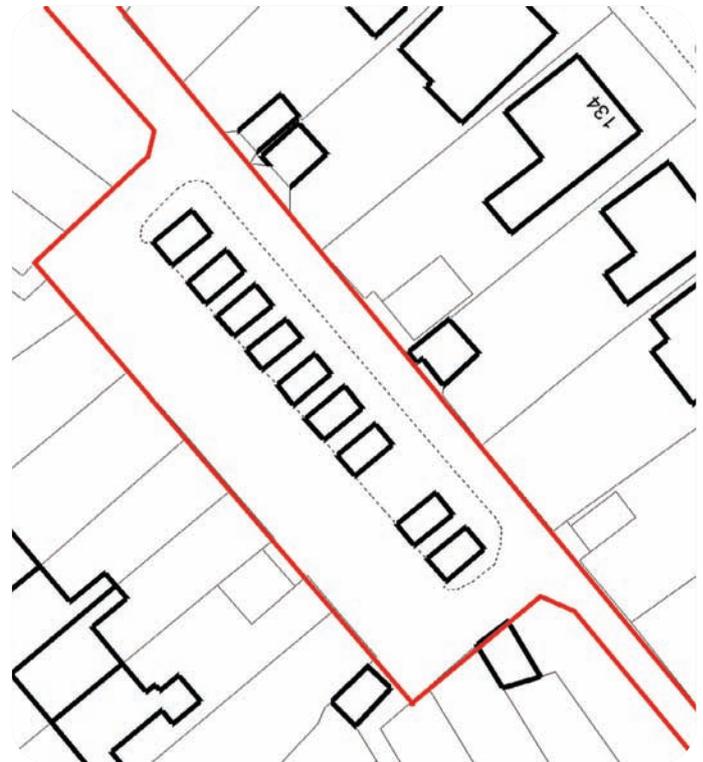
APPLICATION RECEIVED: 12 Aug 2013

ADDRESS: Garages Belroyal Avenue Bristol

PROPOSAL: Demolition of existing residential garage units and the construction of 3 No two bedroom bungalows with associated parking.

STATUS: GRANTED subject to condition(s)

ACTUAL DECISION LEVEL: Delegated Decision.



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

VIEWING: OPEN FOR AN EXTERNAL INSPECTION AT ALL TIMES

LOT
27

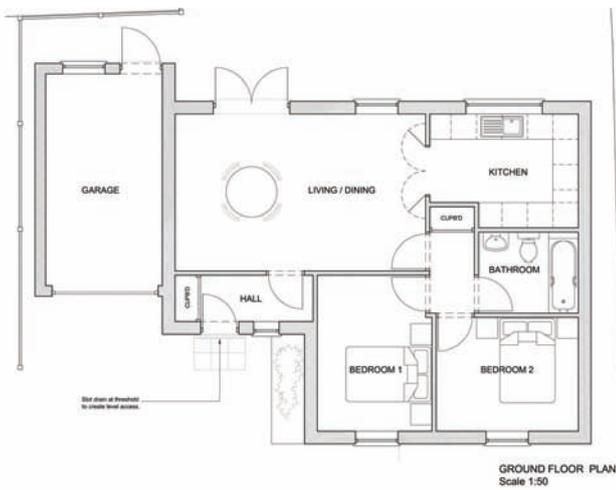
SOLD PRIOR



Fishponds

GUIDE PRICE: **£40k+++**

[VIEW FULL DETAILS](http://www.hollismorgan.co.uk/property/24719497/result_auction) http://www.hollismorgan.co.uk/property/24719497/result_auction



EAST ELEVATION
Scale 1:100



WEST ELEVATION
Scale 1:100

Plot To Rear:
38, Hillfields Avenue, Fishponds,
Bristol BS16 4JR

Land with planning

A parcel of land to the rear of 38 Hillfields Avenue with access via Ash Close. The land currently has a large garage in-situ (to be demolished).

- popular residential suburb of Fishponds.
- Local amenities/services all within walking distance
- Bristol City Centre is approximately five miles away.
- Full planning has been granted to demolish the existing garage and erect a detached two bedroom bungalow with gardens and off street parking.

Planning Information

DECISION: GRANTED subject to condition(s)

APPLICATION NO: 10/02816/R

TYPE OF APPLICATION: Extension of time limit (planning)

SITE ADDRESS: 38 Hillfields Avenue, Bristol, BS16 4JR

COMMITTEE/DELEGATION DATE: 23.08.10.

VIEWING: OPEN FOR AN EXTERNAL INSPECTION AT ALL TIMES

SOLICITORS *Jim Davis, Davis Wood Solicitors*
e-mail: jim.davis@daviswood.co.uk

Lot 28

SOLD £209k



0117 927 6691

We are pleased to be working with JONES LANG LASALLE AS JOINT AGENTS.

St. Philips

GUIDE PRICE: £180k+++

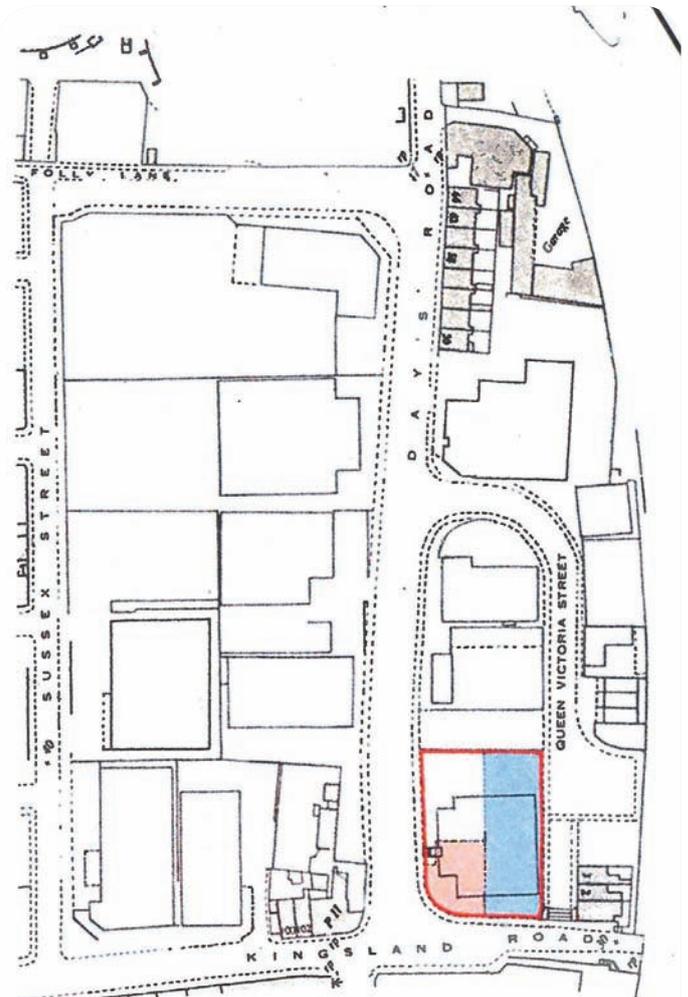
VIEW FULL DETAILS http://www.hollismorgan.co.uk/property/24731361/result_auction

Premises at:
Days Road, St. Philips,
Bristol BS2 0QS

Commercial Property

A prominent 7,449ft² warehouse/trade counter constructed in the 1970s with service yard to rear.

- Established industrial estate
- Good access to M32
- B8 and B2
- POTENTIAL: £400,000/£60 per ft²
- POTENTIAL INCOME:
once refurbished £25,000-£30,000 PA
- Comprising:
 - Warehouse 5,613 ft²
 - Mezzanine 1,002 ft²
 - Office/trade counter 827 ft²
 - Total **with** mezzanine 7,449 ft²
 - Total **without** mezzanine 6,440 ft².



VIEWING: BY APPOINTMENT WITH: CHRIS MILES MRICS, JONES LANG LASALLE – t: 0117 930 5992, e: CHRIS.MILES@EU.JLL.COM

SOLICITORS Alex Rossiter, Gregg Latchams
e-mail: alex.rossiter@gregglatchams.com

Lot
29



Wraxall **GUIDE PRICE: £375k+++**

[VIEW FULL DETAILS](http://www.hollismorgan.co.uk/property/24744056/result_auction) http://www.hollismorgan.co.uk/property/24744056/result_auction

Tyrock, Clevedon Road,
Wraxall, Bristol BS48 1PN

Detached Property with Planning

A detached bungalow standing well back from the road with outstanding views over the open countryside to the Mendips. Some up-grading now required. Planning Permission obtained to develop into a luxurious property. Both opportunities represent a chance to make a substantial gain. Sloping gardens a double garage and plenty of parking add to the potential of this unique development opportunity.

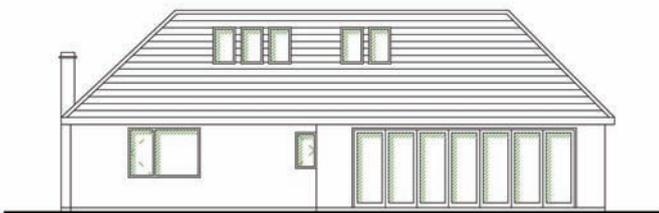
- Approx 10 minutes to City Centre
- M4 junction at Clevedon
- Planning granted to extend
- Far reaching views over Gordano Valley

Planning information

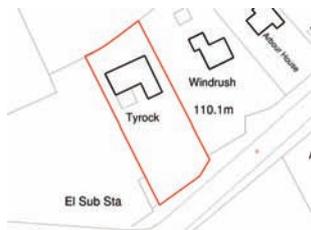
Erection of first floor extension with balcony over existing garage and raising ridge height to incorporate loft conversion with rooflights and alterations to fenestration 13/P/0946/F



Proposed Front Elevation (1:100 @ A3)



Proposed Rear Elevation (1:100 @ A3)



VIEWING: EXTERNAL: OPEN FOR INSPECTION AT ALL TIMES
INTERNAL: CONTACT ANDREW MORGAN FOR AN APPOINTMENT

SOLICITORS Richard Harris, AMD Solicitors
e-mail: richardharris@amdsolicitors.com



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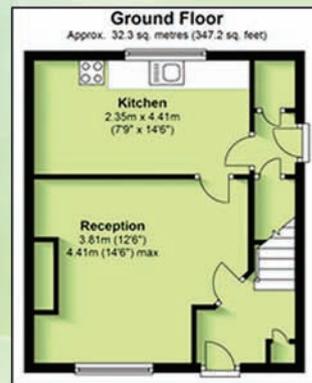
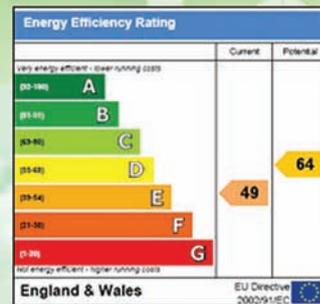
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action
action



* Source: El Group



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

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

TERMS & CONDITIONS FOR REMOTE BIDDING

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



buying at auction – our terms and conditions

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Please note new Government regulations regarding payment.

- We can NOT accept cash deposits.
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Buyers Premium

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

Conditions of Sale and Title

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

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

Addendum sheet

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

Questions

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

Finance

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

Inspection

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

Availability

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

Bidding

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

Contract

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

Insurance

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

Measurements

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

Fixtures and Fittings

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

Offers

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

Particulars Plans and Photographs

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

Value Added Tax

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

Tenanted Investments

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

Planning and other Regulations

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

hollismorgan Disclaimer

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



anti money laundering legislation

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

The three sets of legislation are as follows:

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

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

Please find opposite a schedule of acceptable documentation.

You must provide one document from each list

Identity documents:

- Current signed passport

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

Evidence of address:

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

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

Bristol Children's Help Society

Registered Charity 1092921

Bristol Children's Help Society was founded in 1884, the Children's Centre being established at the present location in 1890. Since then more than 100,000 children have enjoyed a break here, most of them recalling it simply as "Barton Camp". All remember the unique and calming atmosphere contributed by the caring staff, while many say their visit to Barton Camp helped to change their lives.



When Barton Camp is not in use by educational establishments it is available to hire for:

- Youth Organisations • Church Groups • Uniformed Organisations (Beavers, Cubs, Scouts, Brownies, Air Cadets etc..)
- Field Studies • Children's Parties • Adult Training
- Seminars • Conferences • Sports Events/Tournaments • Corporate Team Building
- Corporate Events ...or any other group event you may be planning.

Set in 7.5 acres the facilities include: Heated outdoor swimming pool • dormitories sleeping 80+ children with separate adult accommodation • Fully equipped kitchen & dining areas • Sports Hall • Sports fields • Well equipped Activity Centre • Play chalet for younger children • Small arboretum and nature trail • Barbeque terrace

For further details or to make a booking please contact us on **01761 241120** or email: **bchsbaron@aol.com**



EXPLORE • DREAM • DISCOVER

www.bartoncamp.co.uk



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

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

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

Icon Facilities Management
ANDYCONWAY@ICONFM.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

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

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

INTERIORS AND LIFESTYLE

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

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 Mall Deli
TEL: 0117 973 4440 www.themalldeli.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.northsometertimes.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

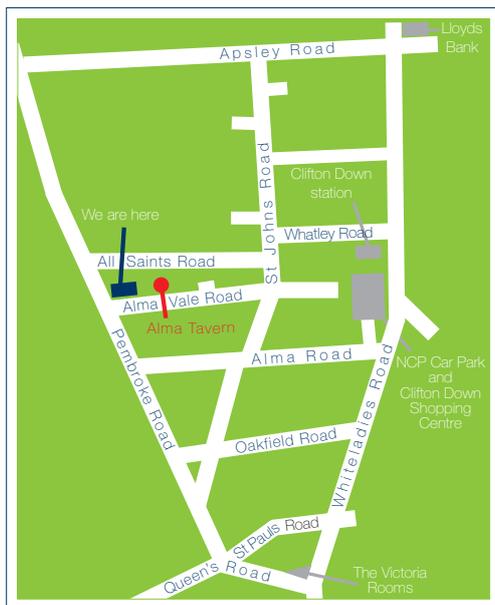
Clarke Willmott LLP
TEL: 0845 209 1816 www.clarkewillmott.com

our auction location



the packed sale room at our february auction

how to find All Saints...



directions...

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

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

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



0117 973 6565

auction@hollismorgan.co.uk

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morgan