

estate agents **auctioneers**

**ISSUE**

hollis  
**morgan**

JULY 2014  
auction

Wednesday, 30<sup>TH</sup> July 2014 | **7.00<sup>PM</sup>**  
All Saints Church, Pembroke Road, Clifton

# estate agent auctioneers

And remember, no-one **has sold more £££s of property** by auction in Bristol and the surrounding areas than Hollis Morgan. During 2011, 2012 and 2013 we sold **360** properties by auction worth **£56m\***.

**To find out why and how, call us today.**





# welcome to our summer sale



**This is the first time Hollis Morgan have offered 50 Lots in one sale**, marking a first for us and creating a record for the biggest property auction to be held in the Bristol area with Lots on offer from as little as £3,000 to well over £1m. 2014 has already proved to be a record breaking year with over £15m of land and property successfully going under the hammer and we feel this buoyant atmosphere is set to continue with a controlled and sustainable confidence currently prevailing in the West Country.

Nationally, *Essential Information Group* reports the auction market continuing to make huge revenue gains with a 22.5% rise in 2013 and June being the fifth month running in which property auctions have seen double-digit rises in the monthly, quarterly and yearly comparisons – a startling trend that is indicative of the increased buying activity and rising house prices that have been widely reported in the media.

#### OUR AUCTION PARTNERS

**Gregg Latchams**  
Solicitors & Notaries



Once again, we are very pleased to be working with **Gregg Latchams** who will be assisting with the legal formalities and we would also like to thank **Kellaway Building Supplies** for providing the bidding paddles.

We are always delighted to see you at our auctions and very much hope that you will enjoy the experience whether as a happy seller, a successful buyer or as an interested observer. Whatever your reasons for joining us tonight welcome you to join us at the free drinks after the sale when the spectacular

**Kieron The Mighty** will take over the entertainment!

Happy Bidding!



Oliver Hollis



our next auction date is

**Wednesday, 1<sup>st</sup> October 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 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 just wanted to write to say what a pleasure it was to work with you on the sale of our property at auction. The advice you gave was always considered and knowledgeable and you guided us through each aspect with professionalism and humour. The end price achieved was remarkable. Thank you for making a stressful sale pleasurable and easy!!

Elly • William Lucas Trust

Hollis Morgan have been a pleasure to work with very professional and friendly, Olly made the process of auctioning a property very straightforward and kept us thoroughly informed throughout. Excellent service along with excellent result at the Auction, all in all a very happy customer.

Sarah Turton • Sales Manager • Curo

First time I'd sold through auction but pleased to say that Olly and the team made it a straight forward process. Very impressed with how pro-active they were in looking at the space and trying to 'inspire' people and generate as much interest as possible. Thanks again for your excellent service which ultimately led to a great result at auction.

Martin Mulligan

I decided to go the auction route to have a more structured sale process and not get involved in a chain. 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.

Pat Lockett • BS16

I was delighted with the recent success of the sale of 137 St Michael's Hill prior to Auction. The professionalism of both yourself and Andrew was admirable. As you are aware we have now instructed Hollis Morgan on several other properties to sell at Auction and will continue to do so.

Mark Easton • Director • Avonco Limited

JLL Bristol regularly work with Hollis Morgan and we feel a combination of an International commercial agent and a specialist local auctioneer offers our clients an excellent alternative route to market that has proved extremely successful on a number of occasions for receivership work and vacant industrial units – auction really does mean action!

Chris Miles • Associate Director - UK Industrial & Logistics • JLL

I had high expectations of Hollis Morgan's ability to comprehensively market my property, and therefore achieve best market price. They exceeded these expectations admirably. What I hadn't anticipated was the good humour, enthusiasm and optimism with which Olly carried out proceedings. This was coupled with realism and practical advice when needed. Andrew managed the auction with similar good humoured professionalism, making the whole procedure enjoyable and straightforward for both sellers and bidders alike.

Graham Currie • Southville.

I just wanted to say a heart felt thanks to you and your team, it was with much trepidation that my wife and I embarked on entering a last minute proxy bid from abroad in our first ever property auction. A couple of emails and phone calls later and your better than excellent service and knowledge of your business banished all our fears and made the whole experience easy, pleasant and fun. Being successful in our bid was just the icing on the cake and my wife and I are now looking for an opportunity to work with you guys again on our next property.

Stephen and Tracey • Grand Cayman.



our charity activities

# charity is at the very heart of our activities

**Hollis Morgan raise well over £100,000 every year for local Bristol charities.**

Andrew Morgan MBE says: "we are proud to offer our Auction expertise completely free of charge and feel privileged that we are able to provide a little help for so many people in need." Already this year we have taken many charity Auctions raising money for Dance Voice, All Saints Clifton Organ Appeal, St Peters Hospice, Penny Brohn, Almondsbury Church, The Royal West of England Academy and many other local charities. Many more are planned for later in the year. WE ARE ALWAYS PLEASED TO DISCUSS A CHARITY EVENT WITH YOU, PLEASE CALL OUR CHARITY HOTLINE 0117 933 9522.

ANDREW SAYS:

*...we feel privileged that we are able to provide a little help for so many...*

*hollismorgan agents for good*

*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](http://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](mailto: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.**

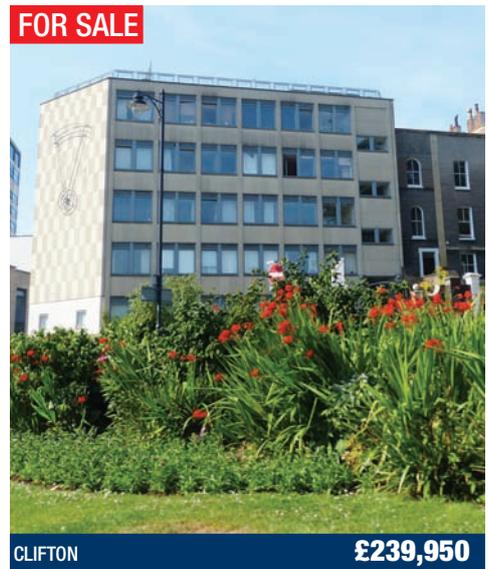
Auctioneer, Andrew Morgan MBE says

"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."



charity is at the very heart of our activities

# some we have for sale...



# 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](http://www.hollismorgan.co.uk) alongside a premium listing with the UK's number one property website [www.rightmove.co.uk](http://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

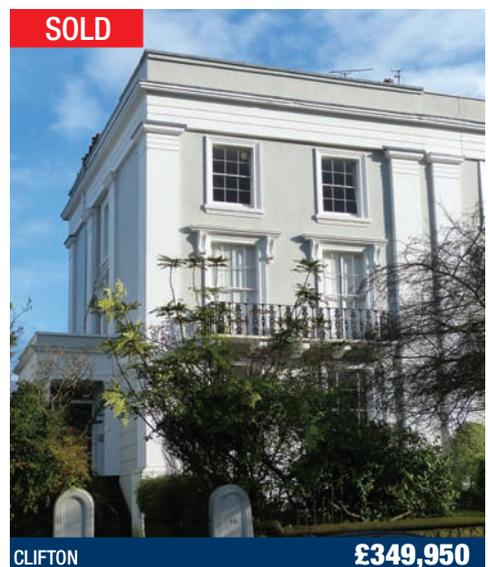
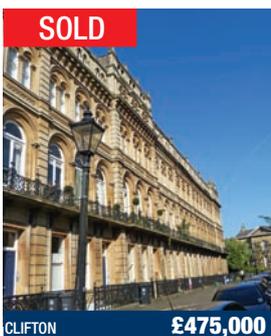
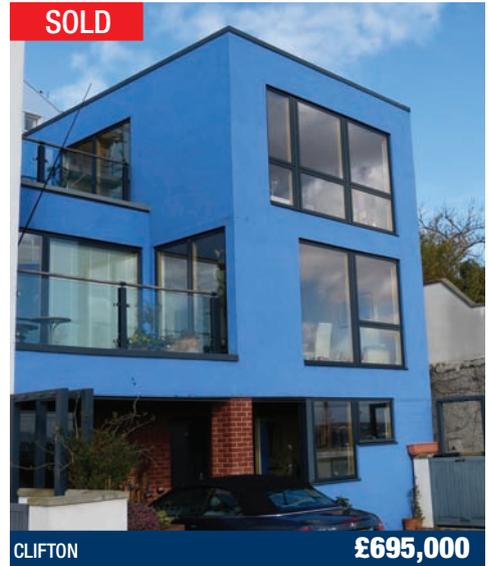
We pride ourselves on good communications and building an excellent relationship with our clients. A good property will generally sell itself but our skill is required to achieve the very best possible price and encourage buyers to a prompt exchange of contracts. We insist on credit checking all would-be 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



# 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.



## 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

10

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

Revd J Hayward, Clifton

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

Melanie Richardson, Long Ashton

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

John & Val, Clifton Village

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

AD, BS8

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

Peter Probyn Bristol BS8

# 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...

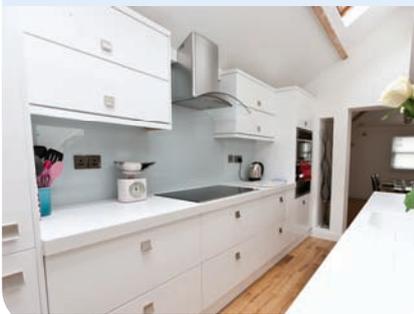
freshen up your property with flowers or a lick of paint and make sure prospective buyers can see the **use** of each room...

### 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...



OLLY SAYS:

“we pride ourselves on our **personal service** and like to work for clients that we can serve to a genuinely high standard”

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You can download the full Buyers and Sellers Guides from our website [www.hollismorgan.co.uk](http://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 £500+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](http://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.

# The residential and commercial property specialists.



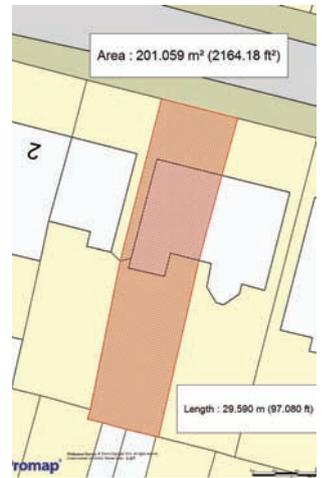
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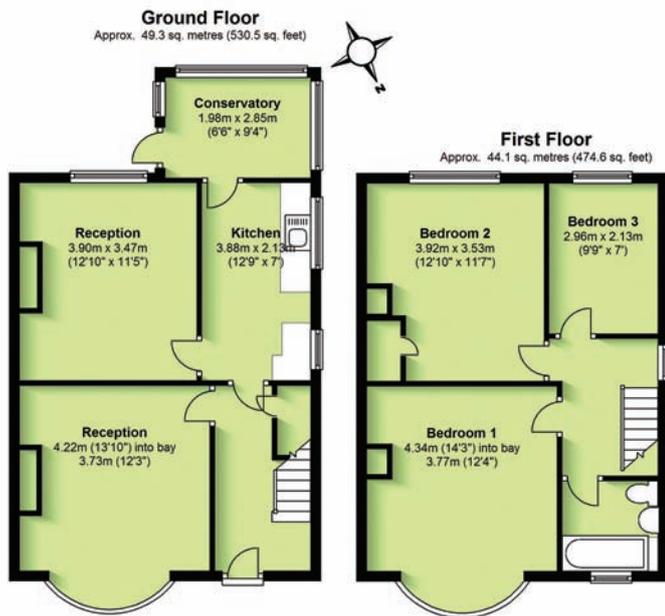
**LOT  
1**



**Brislington**      **GUIDE PRICE: £140k+++**

**VIEW FULL DETAILS** [http://www.hollismorgan.co.uk/property/24994649/result\\_auction](http://www.hollismorgan.co.uk/property/24994649/result_auction)

**PROPERTY AREA**  
1005.1 ft²/93.4 m²



## 6 Glenarm Walk, Bristol BS4 4LS Classic Doer Upper

A 3 bedroom 1930's semidetached property arranged over two floors with potential for off street parking and large rear garden. The ground floor comprises of two reception rooms and a separate kitchen with three bedrooms and a bathroom on the first floor.

- In the heart of the popular residential area known as Brislington Village
- Close to Sandy Park high street and West Town Lane shops
- 2 miles to City Centre
- The property has been vacant for some time
- Now requires modernisation but will make a fine family home or split into two flats subject to PP.
- Potential for attic conversion.

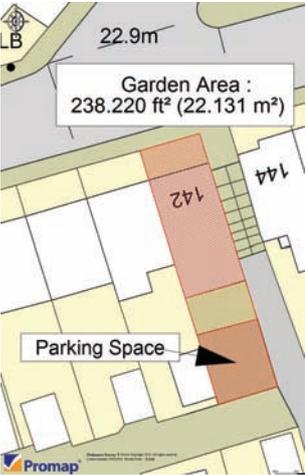


**VIEWING:**      **TUESDAYS 13:00-13:30**  
**ADDITIONAL VIEWINGS:**      **SATURDAY 19<sup>TH</sup> JULY 11:15-11:45**

**SOLICITORS** *Mark Beaumont, Lindleys Solicitors*  
*e-mail: MBeaumont@lindleys.net*

LOT  
**2**

**AVAILABLE  
IN OUR OCTOBER AUCTION**



**Windmill Hill**

**GUIDE PRICE: £90k+++**

[VIEW FULL DETAILS](http://www.hollismorgan.co.uk/property/24994650/result_auction) [http://www.hollismorgan.co.uk/property/24994650/result\\_auction](http://www.hollismorgan.co.uk/property/24994650/result_auction)

Garden Flat, 142 Cotswold Road,  
Windmill Hill, Bristol BS3 4NS

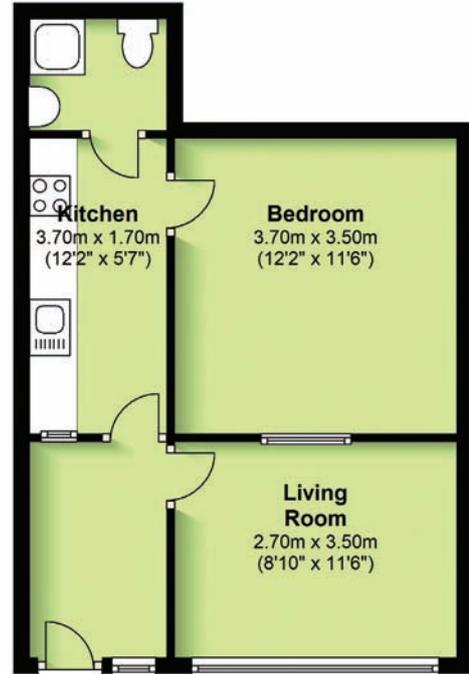
### Investment/owner occupier in popular location

A spacious one double bedroom flat with a private entrance, galley kitchen, shower room and bright and airy conservatory style ( extension ) reception room.

- Popular residential district of Windmill Hill
- Within easy reach of North Street and the City Centre.
- Overlooks the private garden
- Allocated off street parking
- The flat is currently let for £545 pcm until 18/7/14
- The property does now require some modernisation and the rents could consequently be increased
- *Please note there is an insurance claim regarding a burst pipe and therefore some of the renovation works will be covered - please refer to legal pack.*

PROPERTY AREA

383.8 ft²/35.7 m²



**SOLD PRIOR**

**LOT 3**



**Patchway** GUIDE PRICE: **£415k+++**

[VIEW FULL DETAILS](http://www.hollismorgan.co.uk/property/24869772/result_auction) [http://www.hollismorgan.co.uk/property/24869772/result\\_auction](http://www.hollismorgan.co.uk/property/24869772/result_auction)

PROPERTY AREA  
4315.4 ft<sup>2</sup>/400.9 m<sup>2</sup>



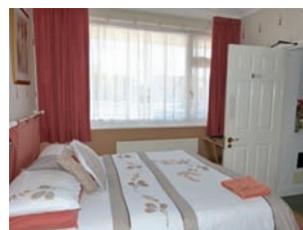
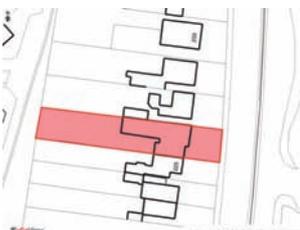
The Rookery, Gloucester Road, Patchway, Bristol BS34 6ND

### Retirement Sale

A huge property with flexible accommodation.

**\*\*\* 6 WEEK COMPLETION \*\*\***

- spacious semi detached 1930s property arranged over three floors
- large plot with parking to the front and a mature garden to the rear.
- 9 en suite room bed and breakfast
- Bristol Suburb of Patchway just off the M4/M5 Interchange
- Family Home
- Flat Conversion
- Bed and Breakfast: An established very profitable business turning over £100k per annum in 2013 includes all chattels and is ready to continue trading.



VIEWING:

**STRICTLY BY APPOINTMENT**

**SOLICITORS**

*Mr David Brown. Abbey Law Solicitors*

LOT  
4

**SOLD £180k**



**Easton**

**GUIDE PRICE: £160k+++**

[VIEW FULL DETAILS](http://www.hollismorgan.co.uk/property/24984693/result_auction) [http://www.hollismorgan.co.uk/property/24984693/result\\_auction](http://www.hollismorgan.co.uk/property/24984693/result_auction)

8A, 8B and 8C, Walton Street,  
Easton, Bristol BS5 0JG

### Freehold Investment

A mid terraced property comprising three self contained flats spread over basement, hall floor and first floor level.

Walton Street is situated in the cultural suburb of Easton

- walking distance of Stapleton Road offering a wide range of independent local traders and convenience stores.
- Bristol City Centre is approximately 1.5 miles
- A high yielding freehold investment producing £15,900 per annum
- NB: Excellent value - 3 Walton Street (arranged as 3 flats) sold for £198,000 at auction in June.
- INCOME:

Basement flat: £450 pcm – now vacant

Hall floor flat: £425 pcm – vacant from 14<sup>TH</sup> July

Top floor flat: £450 pcm

We understand there is scope to increase these rents to a total income in the region of £18k per annum.

PROPERTY AREA

1208.3 ft<sup>2</sup>/112.3 m<sup>2</sup>



**SOLD £5.5k/£6k/7k**

**LOTS  
5  
6  
7**



BEING SOLD ON BEHALF OF  
BRISTOL CITY COUNCIL

**Stapleton**

**GUIDE PRICE: @ £4k+++**

[http://www.hollismorgan.co.uk/property/24998612/result\\_auction](http://www.hollismorgan.co.uk/property/24998612/result_auction)  
[http://www.hollismorgan.co.uk/property/24998613/result\\_auction](http://www.hollismorgan.co.uk/property/24998613/result_auction)  
[http://www.hollismorgan.co.uk/property/24998614/result\\_auction](http://www.hollismorgan.co.uk/property/24998614/result_auction)



**LOT 5 RIGHT HAND GARAGE** Garage 1 at:

**LOT 6 MIDDLE GARAGE** Garage 2 at:

**LOT 7 LEFT HAND GARAGE** Garage 3 at:

Abraham Close, Stapleton, Bristol BS5 0XJ

**A single lock up garage for investment or owner occupier.**

- Close to City Centre and M32
- Potential to rent for circa £50 pcm
- Huge pressure on local parking
- Possible development if all 3 garages purchased.



**VIEWING: EXTERNAL VIEWING CAN TAKE PLACE AT ANY TIME**

**SOLICITORS** Wendy Batley, Bristol City Council  
e-mail: [wendy.batley@bristol.gov.uk](mailto:wendy.batley@bristol.gov.uk)

LOT  
**8**

**SOLD £175k**



**Brandon Hill** GUIDE PRICE: **£140k+++**

[VIEW FULL DETAILS](http://www.hollismorgan.co.uk/property/25011065/result_auction) [http://www.hollismorgan.co.uk/property/25011065/result\\_auction](http://www.hollismorgan.co.uk/property/25011065/result_auction)

21 Berkeley House, Charlotte Street,  
Brandon Hill, Bristol BS1 5PY

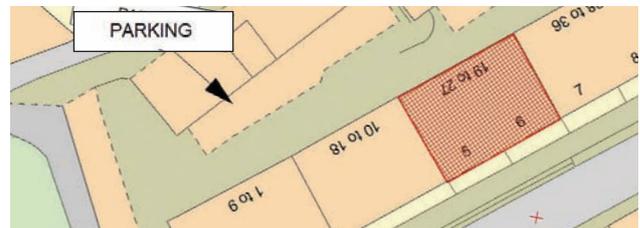
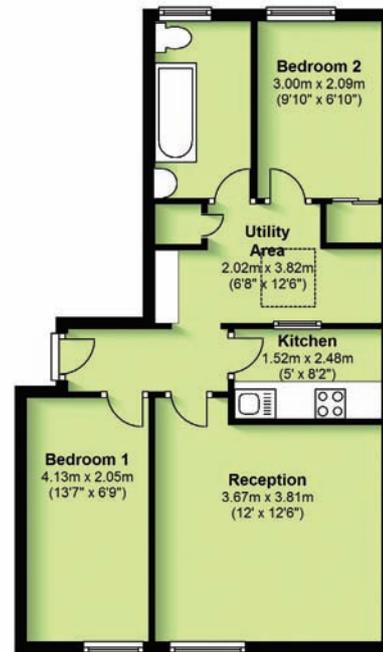
### Investment/Doer upper

A top floor two bedroom flat in need of basic updating with car port and fine views over the City.

- The flat is located just off Park Street
- within a few hundred yards of Bristol University and the City Centre
- beautiful parklands of Brandon Hill within 50 yards
- The flat is now let on an AST agreement to June 2015 for £740 pcm
- Management Company is BNS Management Services
- Half yearly charge is £633, ground rent £15.75
- Leasehold – residue of 999 years.

PROPERTY AREA

522.1 ft<sup>2</sup>/48.5 m<sup>2</sup>



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

**VIEWING:** THURSDAYS 13:45-14:15

**SOLD AFTER AUCTION**

**LOT  
9**

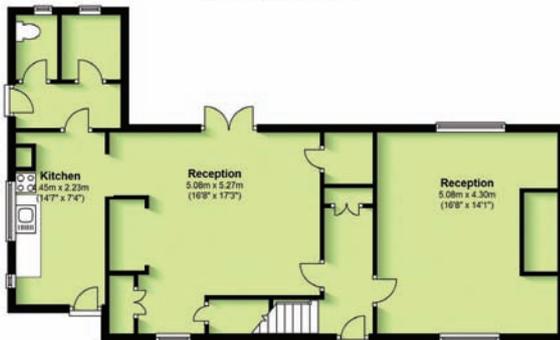


**Brislington**      **GUIDE PRICE: £199k+++**

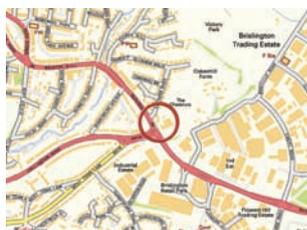
[VIEW FULL DETAILS](http://www.hollismorgan.co.uk/property/24868993/result_auction) [http://www.hollismorgan.co.uk/property/24868993/result\\_auction](http://www.hollismorgan.co.uk/property/24868993/result_auction)

**PROPERTY AREA**  
538.4 ft<sup>2</sup>/50.0 m<sup>2</sup>

**Ground Floor**  
Approx. 71.2 sq. metres (765.9 sq. feet)



**First Floor**  
Approx. 66.4 sq. metres (715.3 sq. feet)



Keepers Cottage, 49 Brislington Hill, Brislington, Bristol BS4 5NJ

**An historical property...**

A charming Grade II listed detached secret cottage built in 1691 with a rich history and an array of period features set within a mature garden with off street parking.

- Brislington close to Sandy Park high street and West Town Lane shops
- 2 miles to City Centre
- The chance to own a piece of Bristol's history
- Accommodation arranged over two floors
- The property does now require updating
- Scope to become a truly remarkable home.

**VIEWING: MONDAYS 12:00-12:30**

**SOLICITORS** *Laura Lynn, AMD Solicitors*  
e-mail: [lauralynn@amdsolicitors.com](mailto:lauralynn@amdsolicitors.com)

LOT  
10

WITHDRAWN



Fishponds GUIDE PRICE: **£185k+++**

[VIEW FULL DETAILS](http://www.hollismorgan.co.uk/property/24814636/result_auction) [http://www.hollismorgan.co.uk/property/24814636/result\\_auction](http://www.hollismorgan.co.uk/property/24814636/result_auction)

72 Dominion Road, Fishponds,  
Bristol BS16 3ET

### End of terrace on a LARGE plot...

This is a larger than average three bedroom end of terrace property in need of some up-grading but occupying a corner position with a very large garden to the rear with side access and a large carport.

- Just off Fishponds Road within the popular residential suburb of Fishponds and High Street
- The property has been well maintained but could now benefit from modernisation to make a spacious family home
- Scope to extend into the rear garden subject to PP
- We understand there may be a potential building plot subject to PP - we suggest buyers make their own enquiries.

PROPERTY AREA

1004.8 ft²/93.3 m²



**AVAILABLE  
IN OUR OCTOBER AUCTION**

**LOT  
11**



**Staple Hill**      **GUIDE PRICE: £115k+++**

**VIEW FULL DETAILS** [http://www.hollismorgan.co.uk/property/24997396/result\\_auction](http://www.hollismorgan.co.uk/property/24997396/result_auction)

PROPERTY AREA  
544.1 ft<sup>2</sup>/50.6 m<sup>2</sup>



62a High Street, Staple Hill,  
Bristol BS16 5HW

## Shop to convert to residential maisonette

A large vacant property arranged over two floors with a small garden and shed to rear with Planning granted to convert.

- Situated in the heart of Staple Hill High Street.
- Local amenities and service are all within close proximity
- The M32 and M4 motorway network are both within five miles
- The property has planning permission granted to split the existing accommodation into a small retail unit at the front and a large 3 bedroom residential maisonette with garden over the rear ground and entire upper floors – ref: PK14/1226/F

# Clifton Life

*Inspirational*  
**INTERIOR  
DESIGN**

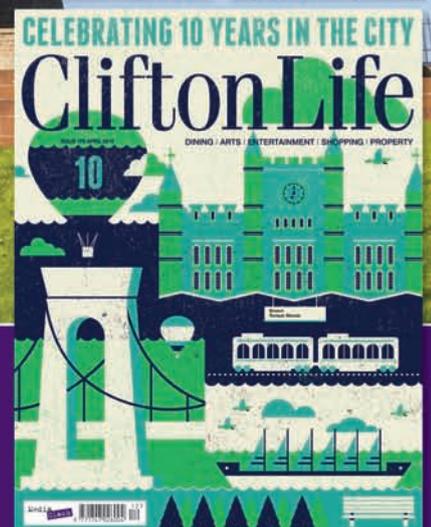
*Iconic*  
**PROPERTIES**  
*for sale*

# Inspiring Bristol

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*from the city*

*Bristol's BEST*  
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*reviewed*

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**AVAILABLE  
IN OUR OCTOBER AUCTION**

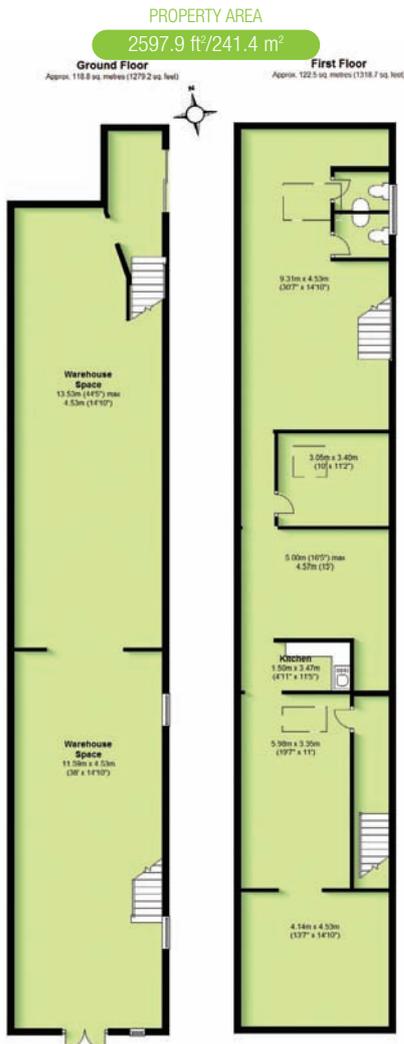
**LOT  
12**



**Kingswood**

**GUIDE PRICE: £90k+++**

**VIEW FULL DETAILS** [http://www.hollismorgan.co.uk/property/24997402/result\\_auction](http://www.hollismorgan.co.uk/property/24997402/result_auction)



Commercial Unit, 19 Broad Road,  
Staple Hill, Bristol BS15 1HZ

### Must be Sold

A vacant commercial unit arranged over two floors – circa 2,600ft<sup>2</sup> – and parking for two vehicles immediately in front.

- Broad Road is a terrace of turn of the century commercial properties within a short Distance of the local High street.
- Excellent value with large amount of storage and parking.



VIEWING:

**STRICTLY BY APPOINTMENT**

**SOLICITORS**

Mark Beaumont, Lindleys Solicitors  
e-mail: MBeaumont@lindleys.net

LOT  
14

AVAILABLE OCT AUCTION  
OPTION FOR VACANT POSSESSION



Kingswood

GUIDE PRICE: **£225k+++**

[VIEW FULL DETAILS](http://www.hollismorgan.co.uk/property/24997395/result_auction) [http://www.hollismorgan.co.uk/property/24997395/result\\_auction](http://www.hollismorgan.co.uk/property/24997395/result_auction)

Unit 7 Broad Road, Staple Hill,  
Bristol BS15 1HZ

## Commercial investment

### THE PROPERTY

A 6,000 ft<sup>2</sup> leasehold commercial property comprising offices and warehouses with pedestrian access from Broad Road and secure gated vehicular access from Lodge Road.

- Broad Road is a terrace of turn of the century commercial properties within a short Distance of the local High street
- Cat 5 Wiring
- Air conditioned offices
- Double glazed
- Kitchen and bathroom facilities
- The unit has the benefit of a new 5 year lease with an income of £20,000 per annum.

PROPERTY AREA

6107.6 ft<sup>2</sup>/567.4 m<sup>2</sup>



**SOLD £111k**

**LOT  
15**



BEING SOLD ON BEHALF OF  
BRISTOL CITY COUNCIL

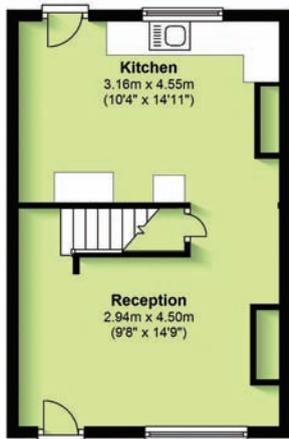
**Barton Hill**

**GUIDE PRICE: £90k+++**

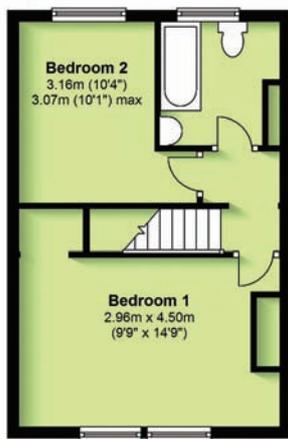
[VIEW FULL DETAILS](http://www.hollismorgan.co.uk/property/24984704/result_auction) [http://www.hollismorgan.co.uk/property/24984704/result\\_auction](http://www.hollismorgan.co.uk/property/24984704/result_auction)

PROPERTY AREA  
659.7 ft<sup>2</sup>/61.3 m<sup>2</sup>

**Ground Floor**  
Approx. 30.9 sq. metres (333.0 sq. feet)



**First Floor**  
Approx. 30.3 sq. metres (326.7 sq. feet)



24 Goulter Street, Barton Hill,  
Bristol BS5 9UQ

### House requiring modernisation

An end of terrace two bedroom houses comprising of an open plan kitchen diner, two bedrooms, a bathroom and a private rear garden.

- Goulter Street lies within the residential suburb of Barton Hill
- Local amenities and services are all within walking distance including Barton Hill Primary school
- Bristol Temple Meads and Lawrence Hill train stations are both within one mile
- In need of modernisation and basic upgrading
- Suitable for first time buyers, private builders and buy to let investors
- We understand there is potential for an attic conversion subject to gaining the necessary planning consents.



**VIEWING: WEDNESDAYS 10:30-11:00**

**SOLICITORS** Peter Wilcox, Bristol City Council Legal Services  
e-mail: [peter.wilcox@bristol.gov.uk](mailto:peter.wilcox@bristol.gov.uk)

LOT  
**16**

**SOLD £165k**



**Brandon Hill**

GUIDE PRICE: **£150k+++**

[VIEW FULL DETAILS](#)

The Cottage, 65 Hill Street,  
Brandon Hill, Bristol BS1 5PU

### A 'house' on a 'flat' budget

A charming period cottage with private entrance arranged over two floors now in need of some basic updating.

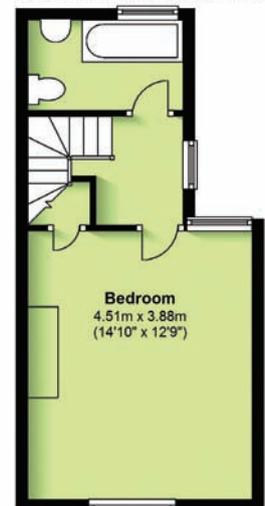
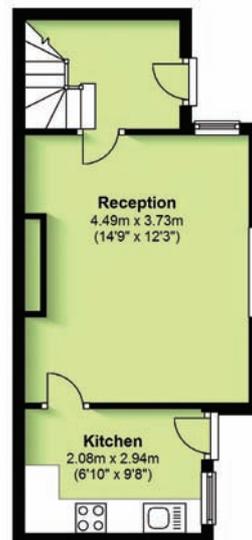
- located on Hill St within a few hundred yards of Park Street
- Close to Brandon Hill Park
- The University of Bristol and Bristol Royal Infirmary are within 1/4 mile
- Excellent investment – would achieve circa £850 PCM
- Requires some basic updating
- New kitchen and bathroom required
- scope to rearrange layout for open plan living
- Two entrances
- Off street parking (share of tandem space).

PROPERTY AREA

577.5 ft<sup>2</sup>/53.6 m<sup>2</sup>

**Ground Floor**  
Approx. 27.6 sq. metres (296.6 sq. feet)

**First Floor**  
Approx. 26.1 sq. metres (280.8 sq. feet)



**clifton rentals**

PLEASE SEE THE CLIFTON RENTALS RENTAL APPRAISAL ON THE WEBSITE



SOLICITORS

Emma Hill, Burroughs Day  
e-mail: Emma.hill@qsbdlaw.com

VIEWING:

ADDITIONAL VIEWINGS:

THURSDAYS 13:15-13:45

SATURDAY 12<sup>TH</sup> JULY 14:30-15:00

**POSTPONED TO OCT  
TO ALLOW NEIGHBOURS TO LANDSCAPE**

**LOT  
17**



**Hutton**      **GUIDE PRICE: £330k+++**

[VIEW FULL DETAILS](#)

PROPERTY AREA  
2179.4 ft<sup>2</sup>/202.5 m<sup>2</sup>

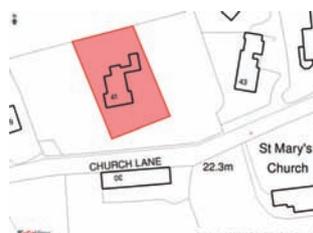


The Rectory, 41 Church Lane, Hutton, North Somerset BS24 9SL

**Detached family home with scope**

A former 1970's rectory with generous accommodation of nearly 2,000ft<sup>2</sup> in a slightly elevated position with a surrounding mature garden and a garage in a picturesque village location.

- Hutton is a picturesque village located just to the south of Weston super Mare and within easy reach of junctions 21 and 22 of the M5 motorway.
- The nearby Mendip Hills and beautiful rolling Somerset countryside add another leisure dimension for local residents
- Full planning has been GRANTED to extend - 13/P/0430/F Decision
- Let for £800pcm to professional tenants with 8 weeks notice required for VP
- Extended Completion of 8 weeks to allow for VP.
- Internally requires some basic updating.



VIEWING:

**THURSDAYS 11:45-12:15**

**SOLICITORS**

*Mr. Jonathan Webb, Cook & Co Solicitors  
e-mail: jonathan.webb@cookco.co.uk*

LOT  
**18**

**AVAILABLE: FOR £160k**



**Kingswood**

**GUIDE PRICE: £160k+++**

[VIEW FULL DETAILS](http://www.hollismorgan.co.uk/property/24978386/result_auction) [http://www.hollismorgan.co.uk/property/24978386/result\\_auction](http://www.hollismorgan.co.uk/property/24978386/result_auction)

Freehold, 251 Two Mile Hill Road,  
Kingswood, Bristol BS15 1AY

### Freehold Investment

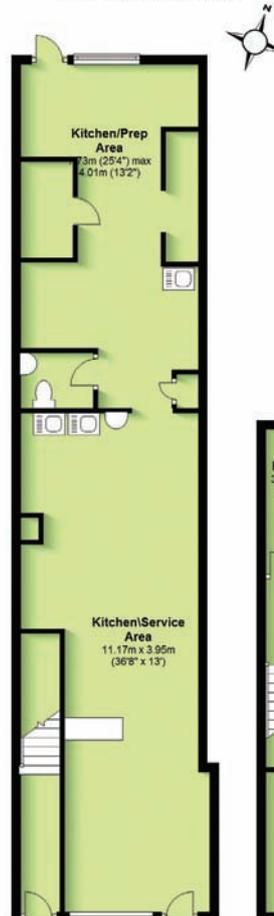
Mixed use investment property comprising a recently refurbished class Fish and Chips takeaway on the ground floor and a self-contained and recently renovated two bedroom apartment on the first floor.

- The property is located in the heart of the popular Two Mile Hill Road.
- An excellent investment or break up opportunity (The new tenant has spent in the region of £35,000 in fitting out)
- Two separate leases in place
- Commercial lease at £700 pcm/£8,400 pa – 15 year lease from 2014 with 5 year review.
- Flat Let to a professional tenant on an AST agreement for £600 pcm/£7,200 pa
- Total Income - £15,600 per annum

PROPERTY AREA

1281.3 ft<sup>2</sup>/119.0 m<sup>2</sup>

Ground Floor  
Approx. 76.0 sq. metres (815.5 sq. feet)



**SOLD PRIOR**

**LOT  
19**



**Cadbury Heath**

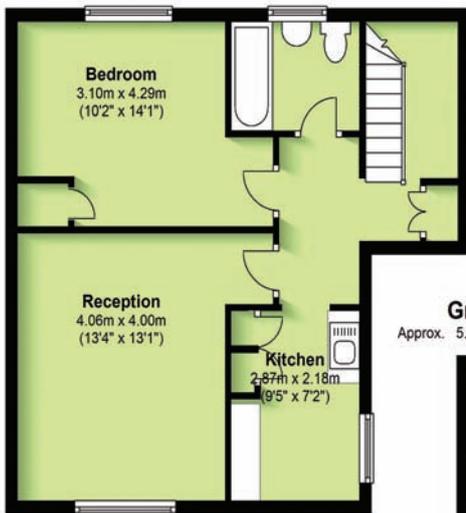
**GUIDE PRICE: £65k+++**

**VIEW FULL DETAILS** [http://www.hollismorgan.co.uk/property/24939303/result\\_auction](http://www.hollismorgan.co.uk/property/24939303/result_auction)

PROPERTY AREA  
544.1 ft<sup>2</sup>/50.6 m<sup>2</sup>

**First Floor**

Approx. 45.4 sq. metres (488.2 sq. feet)



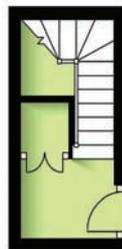
**Bedroom**  
3.10m x 4.29m  
(10'2" x 14'1")

**Reception**  
4.06m x 4.00m  
(13'4" x 13'1")

**Kitchen**  
2.67m x 2.18m  
(8'9" x 7'2")

**Ground Floor**

Approx. 5.2 sq. metres (56.0 sq. feet)



First Floor Flat: 133 Earlstone Crescent,  
Cadbury Heath, Bristol BS30 8AF

**Cash buyers only...**

An empty one bed PB flat, with gas central heating, double glazing. Suitable for cash buyers only as structurally not acceptable to building societies.

- Small garden and greenhouse
- Cadbury Heath nice suburb on the east of Bristol
- Close to the ring road. Plenty of facilities
- Ideal investment or retirement home for a cash buyer.



**VIEWING: TUESDAY 1<sup>ST</sup>/15<sup>TH</sup> JULY: 10:15-10:45**

**SOLICITORS** *Cara Lyons, Lyons Solicitors*  
e-mail: [caralyons@lyonslaw.co.uk](mailto:caralyons@lyonslaw.co.uk)

LOT  
20

**POSTPONED TO OCT  
ISSUE WITH LEGAL PACK**



**Bedminster**      **GUIDE PRICE: £125k+++**

[VIEW FULL DETAILS](http://www.hollismorgan.co.uk/property/24978384/result_auction) [http://www.hollismorgan.co.uk/property/24978384/result\\_auction](http://www.hollismorgan.co.uk/property/24978384/result_auction)

Freehold, 148 East Street,  
Bedminster, Bristol BS3 4ET

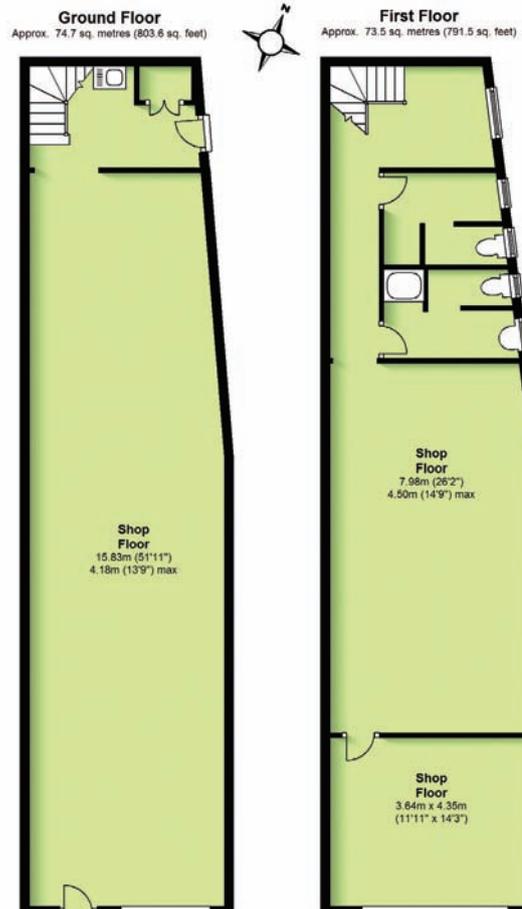
### Commercial investment

A mid terrace commercial property arranged over two floors.

- East street is a popular pedestrianised High Street with a wide range of retailers and traders serving the local area yet within one mile of the city Centre
- The unit is located between Wilkinsons and Betfred
- Producing £12,000 per annum on a 10 year lease terminating in 2016
- POSSIBLE RESIDENTIAL CONVERSION OF UPPER FLOORS SUBJECT TO PP

PROPERTY AREA

1595.1 ft<sup>2</sup>/148.2 m<sup>2</sup>



**SOLD PRIOR**

**LOT  
21**



**Keynsham**      **GUIDE PRICE: £900k+++**

[VIEW FULL DETAILS](http://www.hollismorgan.co.uk/property/24920255/result_auction) [http://www.hollismorgan.co.uk/property/24920255/result\\_auction](http://www.hollismorgan.co.uk/property/24920255/result_auction)

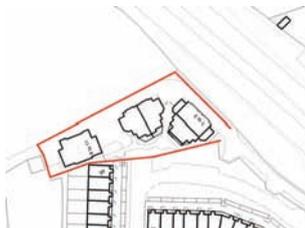


Seven Flats at: Pool Barton, Keynsham, Bristol BS31 2EP

**Opportunity to purchase the remaining 7 flats as ONE lot....**

Pool Barton is an exciting modern development of luxury quality purpose built apartments constructed in 2010.

- A short walk away from Keynsham town centre and only five minutes walk from the railway station.
- On offer are Flats 1, 6, 7, 8, 9, 10 and 11 on a 999 year leasehold basis.
- Currently let producing £5,070 pcm/£60,840 pa
- Break up Opportunity.



VIEWING:

**STRICTLY BY APPOINTMENT**

**SOLICITORS**

*Graham Wilson, Barlow Robbins*

*e-mail: grahamwilson@barlowrobbins.com*

LOT  
**22**

**SOLD £71k**



BEING SOLD ON BEHALF OF  
BRISTOL CITY COUNCIL

**Henbury**

**GUIDE PRICE: £10k+++**

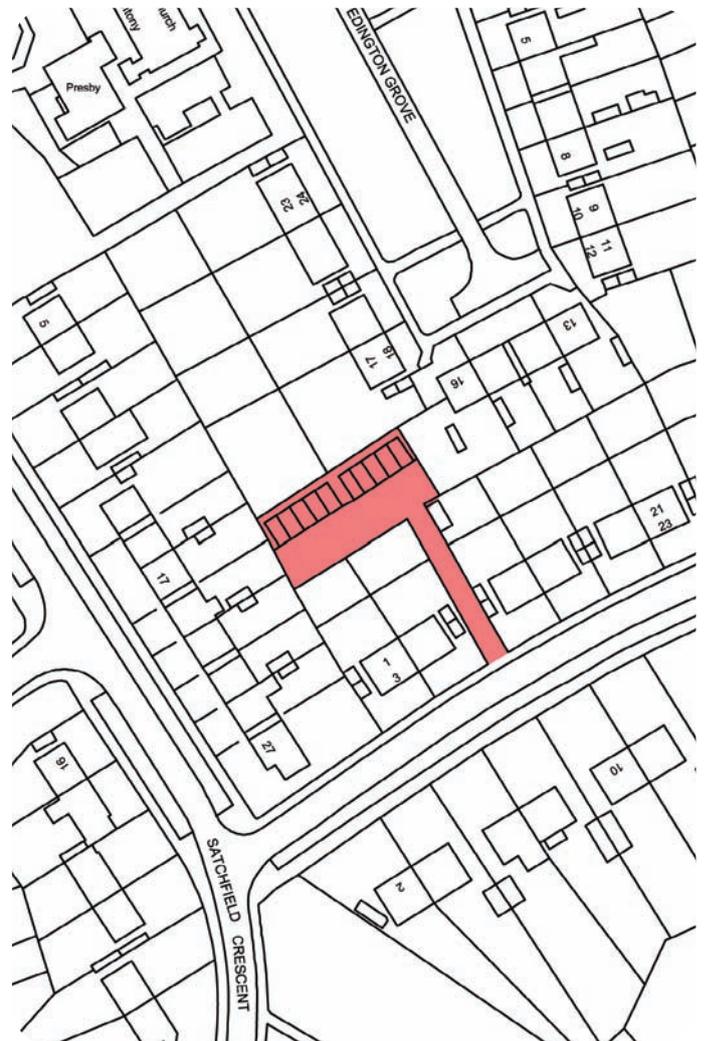
[VIEW FULL DETAILS](http://www.hollismorgan.co.uk/property/24984690/result_auction) [http://www.hollismorgan.co.uk/property/24984690/result\\_auction](http://www.hollismorgan.co.uk/property/24984690/result_auction)

Garages at: Dragons Well Road,  
Henbury, Bristol BS10 7BY

### Garages/land

An enclosed site of 10 lock up garages with vacant possession.

- The garages are located in a popular residential suburb of Henbury
- Excellent access to both the City, Cribbs Causeway and the regional motorway network.
- Long term investment or potential building plot subject to gaining the necessary consents.



**WITHDRAWN**

**LOT  
23**



**Whitehall**

**GUIDE PRICE: £40k+++**

[VIEW FULL DETAILS](http://www.hollismorgan.co.uk/property/25003779/result_auction) [http://www.hollismorgan.co.uk/property/25003779/result\\_auction](http://www.hollismorgan.co.uk/property/25003779/result_auction)



The Yard, 444c Whitehall Road, Whitehall, Bristol BS5 7BZ

### Land and garages – flexible opportunity

An end of terrace parcel of land with pedestrian access from Whitehall Road and vehicular access from Whitehall Avenue. The land benefits from new timber boundary fencing, new metal gates and additional metal boundary fencing, services including electric and two x mains water drainage (in case buyers wish to split the site). There is a detached garage which has planning to extend (11/04230/CP) and a recently erected timber shed with toilet facilities.

Possible uses:

- Builders yard or similar;
- Static caravan site;
- Long term development;
- Parking/storage;
- Garages,



**VIEWING: EXTERNAL VIEWING CAN TAKE PLACE AT ANY TIME**

**SOLICITORS** *Mr John York, dams Burroughs*  
*e-mail: tim@adamsburrows.co.uk*

LOT  
**24**

**SOLD £381k**



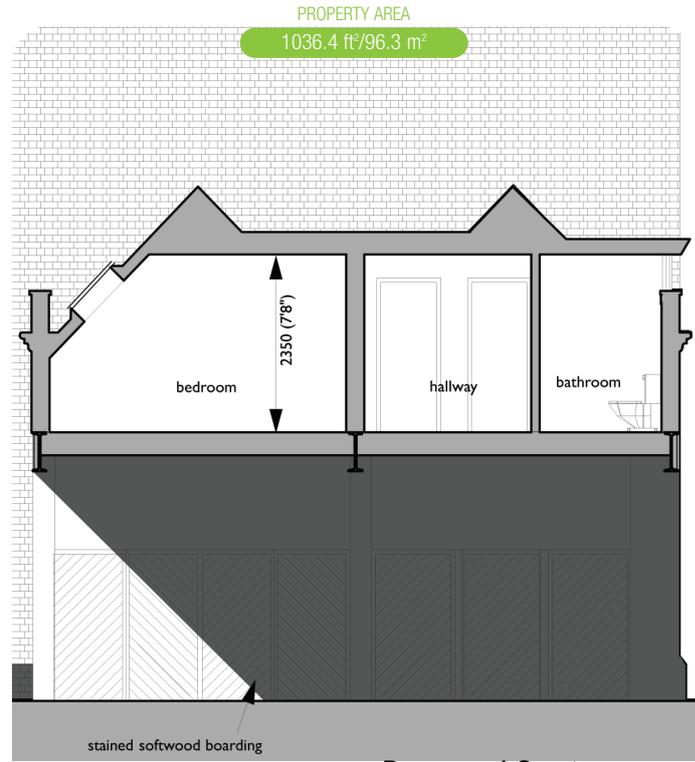
**Southville**      **GUIDE PRICE: £220k+++**

[VIEW FULL DETAILS](http://www.hollismorgan.co.uk/property/24997398/result_auction) [http://www.hollismorgan.co.uk/property/24997398/result\\_auction](http://www.hollismorgan.co.uk/property/24997398/result_auction)

### The Old Fire Station, 125 Raleigh Road, Bristol BS3 1QU

The Old Fire Station is a Freehold Victorian red brick property accessed via triple width timber doors into a central courtyard.

- Located within 100 yards of the vibrant North Street
- Used as offices for a number of years but now has residential PLANNING GRANTED - 13/02678/F
- Develop into a quirky home, larger scale development of whole site
- Continued commercial use – would make a great café with the courtyard
- Multiple Car parking spaces
- A rare and flexible opportunity.



hollismorgan/auction JULY 2014 38

**SOLICITORS** *Andrea Jeffries, Battrick Clark*  
e-mail: [info@battrickclark.co.uk](mailto:info@battrickclark.co.uk)

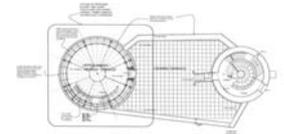
**VIEWING:**      **WEDNESDAYS 15:15 - 15:45**

**WITHDRAWN**

**LOT  
25**



PROPOSED GROUND FLOOR PLAN



PROPOSED FIRST FLOOR PLAN

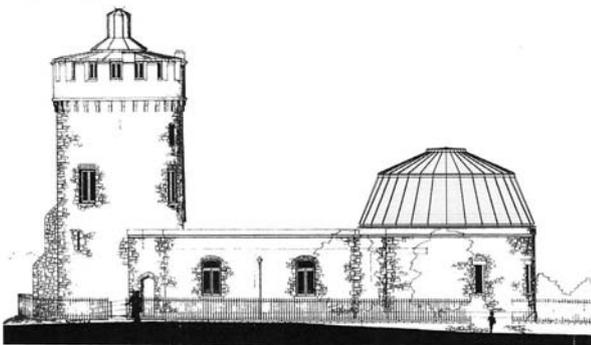


WITH OUR JOINT AGENTS  
BURSTON COOK

**Clifton Down**

**GUIDE PRICE: £1.2M+++**

**VIEW FULL DETAILS** [http://www.hollismorgan.co.uk/property/24997397/result\\_auction](http://www.hollismorgan.co.uk/property/24997397/result_auction)



PROPOSED SOUTH WEST ELEVATION



PROPOSED NORTH EAST ELEVATION

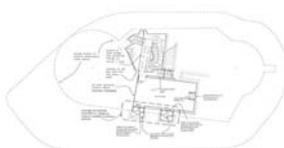
The Observatory, Litfield Place, Clifton Down, Clifton, Bristol BS8 3LT

**Once in a lifetime opportunity**

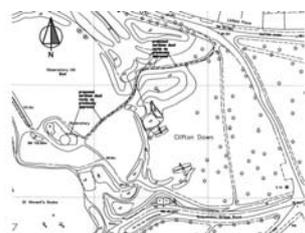
This is a unique opportunity to purchase one of Bristol's top tourist attractions, which attracts 500,000 visitors a year, with significant scope to create a highly successful and profitable business.

Planning Granted

For the existing use and now also to include the recently renovated main building to the side of The observatory as a restaurant/café and the incorporation of a glass dome over part of the viewing terrace.



PROPOSED BASEMENT PLAN



**VIEWING:** CONTACT **JULIAN COOK/CHARLIE KERSHAW: BURSTON COOK**

**SOLICITORS** *Mark Beaumont, Lindleys Solicitors*  
e-mail: [MBeaumont@lindleys.net](mailto:MBeaumont@lindleys.net)

LOT  
**26**

**SOLD £115k**



**Worle**

GUIDE PRICE: **£110k+++**

[VIEW FULL DETAILS](http://www.hollismorgan.co.uk/property/24923088/result_auction) [http://www.hollismorgan.co.uk/property/24923088/result\\_auction](http://www.hollismorgan.co.uk/property/24923088/result_auction)

138 and 140, High Street, Worle,  
Weston-super-Mare BS22 6HE

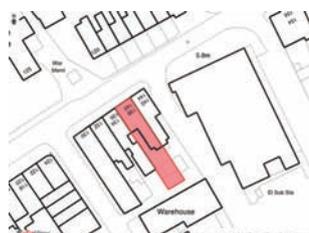
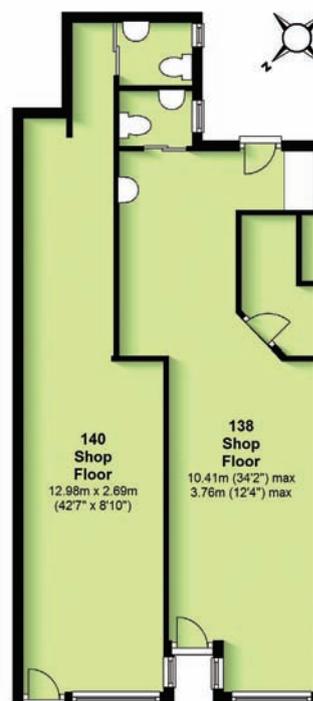
### A Freehold investment on the High Street...

Two self contained lock up retail units including the Freehold in the vibrant Worle High Street.

- 138 High Street is let on a 5 year Lease from 1 February 2014 to The Nail Bar at £6250pa
- 140 High Street is let on a 5 year Lease from 3 February 2014 to Rachel J Homes, Estate Agent at £5,000 pa
- TOTAL INCOME £11,250 pa
- RATEABLE VALUE  
138 High Street: £6,600  
140 High Street: £4,650

PROPERTY AREA

626.1 ft<sup>2</sup>/58.2 m<sup>2</sup>



**SOLD £440k**

**LOT  
27**

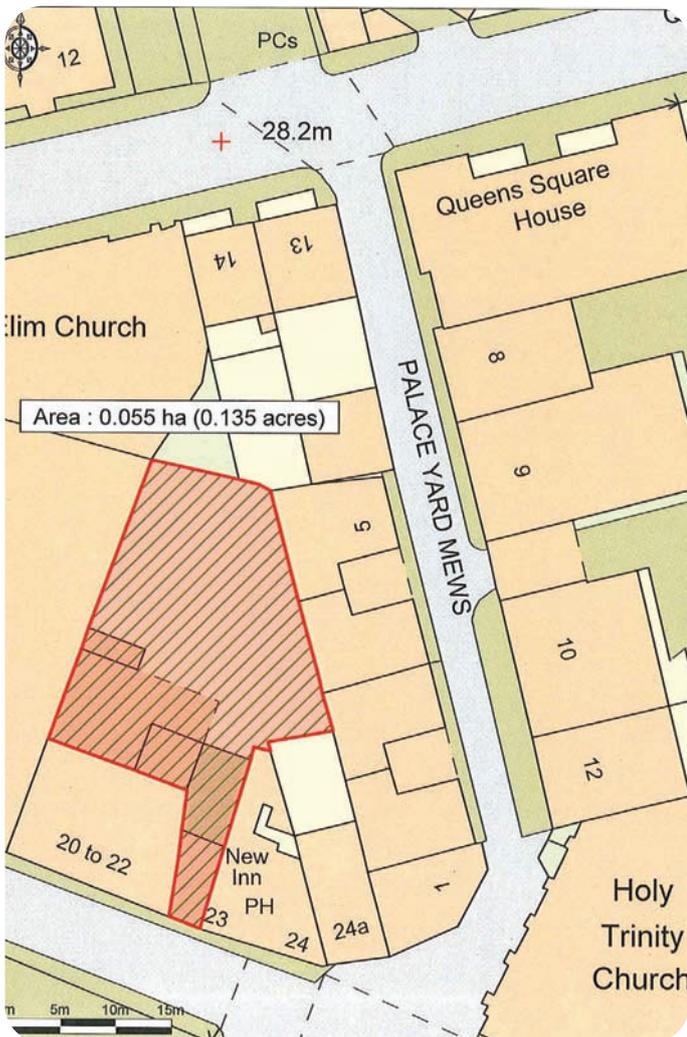


**0117 927 6691**

WITH OUR JOINT AGENTS  
JLL BRISTOL

**Bath**      **GUIDE PRICE: £300k+++**

[VIEW FULL DETAILS](http://www.hollismorgan.co.uk/property/25007443/result_auction) [http://www.hollismorgan.co.uk/property/25007443/result\\_auction](http://www.hollismorgan.co.uk/property/25007443/result_auction)



### Car Park at: Monmouth Place, Bath, Bath & North East Somerset BA1 2AU **Car park/land in centre of Bath**

A parcel of land in the heart of bath (0.135 acres) sold with the benefit of vacant possession and established use for approximately 20 car parking spaces although we are not aware of any formal planning history in terms of redevelopment options.

- In the heart of the City within walking distance of Queens Square
- Investment or possible development multiple parking spaces
- Potential income of £1500 - £2,000 per annum per space.
- Potential income approx £34,000 per annum.



**VIEWING: EXTERNAL VIEWING CAN TAKE PLACE AT ANY TIME**

**SOLICITORS** *David Mears, Thrings*  
e-mail: [dmears@thrings.com](mailto:dmears@thrings.com)

LOT  
**28**

**SOLD £60k**



BEING SOLD ON BEHALF OF  
BRISTOL CITY COUNCIL

**Easton**

**GUIDE PRICE: £20k+++**

[VIEW FULL DETAILS](http://www.hollismorgan.co.uk/property/24998615/result_auction) [http://www.hollismorgan.co.uk/property/24998615/result\\_auction](http://www.hollismorgan.co.uk/property/24998615/result_auction)

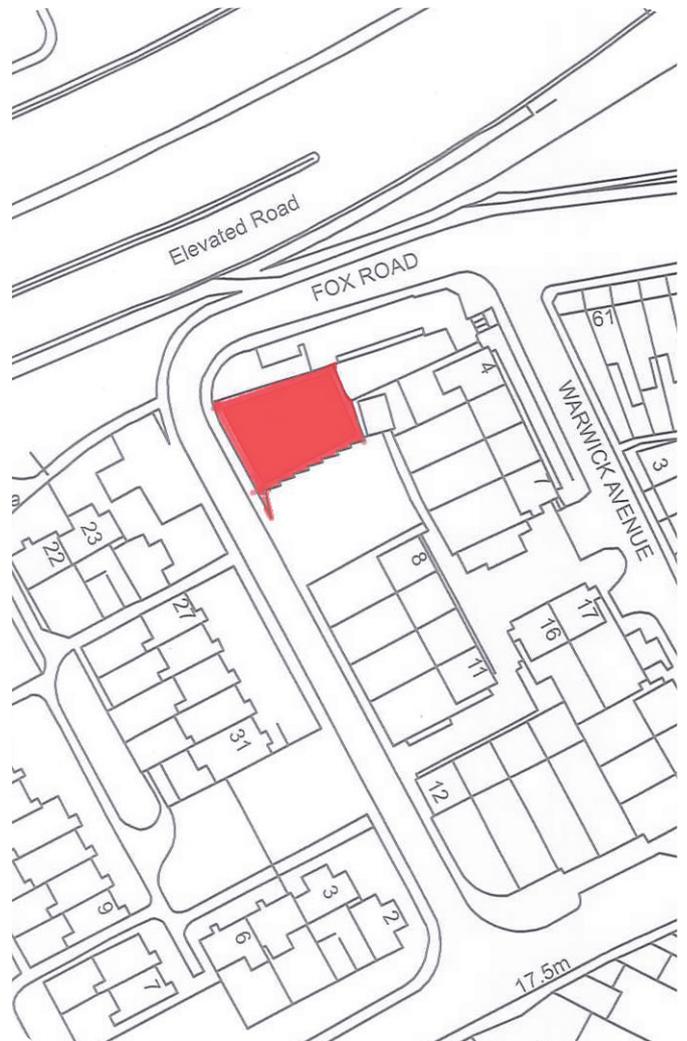
Parcel of Land at: Fox Road, Easton,  
Bristol BS5 0YB

### Land for development subject to PP

A enclosed parcel of land.

The land is Located in Easton close to the popular Stapleton Road with excellent road frontage and within easy access of the M32.

- A parcel of land with potential for residential planning for either 1 or 2 properties - subject to gaining necessary consents - we recommend buyers make their own enquiries.



**SOLD PRIOR**

**LOT  
29**



**Kingswood**      **GUIDE PRICE: £250k+++**

WITH OUR JOINT AGENTS  
ALDER KING

[VIEW FULL DETAILS](http://www.hollismorgan.co.uk/property/24984705/result_auction) [http://www.hollismorgan.co.uk/property/24984705/result\\_auction](http://www.hollismorgan.co.uk/property/24984705/result_auction)

PROPERTY AREA  
4974.5 ft<sup>2</sup>/462.1 m<sup>2</sup>



21-23 High Street, Kingswood,  
Bristol BS15 4AA

### Commercial investment/residential development

A high street retail unit arranged over ground, first and second floors with secure yard to the rear that can park up to 9 cars.

- Located four miles east of Central Bristol
- Prominently located on the high street
- \*\*\* REDUCED PRICE FOR AUCTION \*\*\*
- Freehold investment suitable for an owner occupier business or possible redevelopment / conversion subject to gaining the necessary planning consents.



VIEWING: Tom Dugay/tdugay@alderking.com/t: 0117 317 1094

SOLICITORS Mark Beaumont, Lindleys Solicitors  
e-mail: MBeaumont@lindleys.net



**LOTS**  
**30**  
**31**  
**32**



**ALL AVAILABLE  
IN OUR OCTOBER AUCTION**

**Frampton Cotterell** GUIDE PRICE: **£225k+++**

[VIEW FULL DETAILS](http://www.hollismorgan.co.uk/property/24997401/result_auction) [http://www.hollismorgan.co.uk/property/24997401/result\\_auction](http://www.hollismorgan.co.uk/property/24997401/result_auction)

**LOT 30 LEFT HAND** 1 Weston Coach House,  
**LOT 31 MIDDLE** 2 Weston Coach House,  
**LOT 32 RIGHT HAND** 3 Weston Coach House,  
Bristol Road, Frampton Cotterell, Bristol BS36 2AW

**Great value Townhouses**

Weston Coach house is a former public house converted into three stylish modern townhouses circa five years ago with surprisingly high ceilings and large double glazed windows arranged over three floors with a patio garden and 2 x OSP

- Frampton Cotterell is a popular semi rural Village on the edge of the City
- Chipping Sodbury 3.3 miles, Bristol 10 miles, Bath 17 miles
- The properties must be sold and now offer excellent value to acquire a stylish family home or investment.
- Potential rental income of £1300 pcm / £15,600 pa
- Offered with vacant possession
- The purchaser of 1 Weston Coach House will have the option to purchase the remaining 2 units for the same price at the auction or they will be sold separately.



**POSTPONED TO OCT**  
**ISSUE WITH LEGAL PACK**

**LOT**  
**33**



**Warminster**      **GUIDE PRICE: £195k+++**

[VIEW FULL DETAILS](http://www.hollismorgan.co.uk/property/25011066/result_auction) [http://www.hollismorgan.co.uk/property/25011066/result\\_auction](http://www.hollismorgan.co.uk/property/25011066/result_auction)



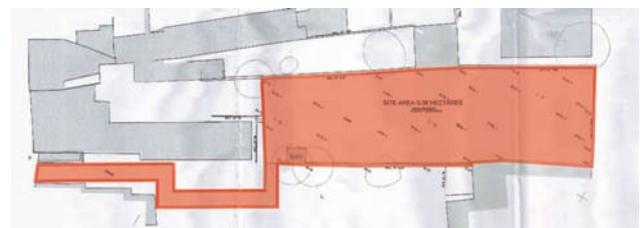
Land to rear of: 62 and 66, Market Place, Warminster, Wiltshire BA12 9AZ

### Land with Planning

A secluded parcel of land to the rear of the High Street in Warminster.

Popular market town of Warminster within 50 yards of the vibrant High Street.

- The City of Bath is within 15 miles whilst Bristol is approximately 1 hours' drive.
- Full Planning has been granted to erect 4 Houses and 4 Flats.
- We would suggest the site has a GDV in the region of £1m
- Application Reference Number: 14/00484/FUL



**VIEWING:**      **EXTERNAL VIEWINGS AT ALL TIMES**

**SOLICITORS** *Jonathan Webb, Cooke and Co*  
*e-mail: jonathan.webb@cookco.co.uk*

LOT  
34

SOLD £145k



Clifton

GUIDE PRICE: **£150k+++**

[VIEW FULL DETAILS](http://www.hollismorgan.co.uk/property/24984694/result_auction) [http://www.hollismorgan.co.uk/property/24984694/result\\_auction](http://www.hollismorgan.co.uk/property/24984694/result_auction)

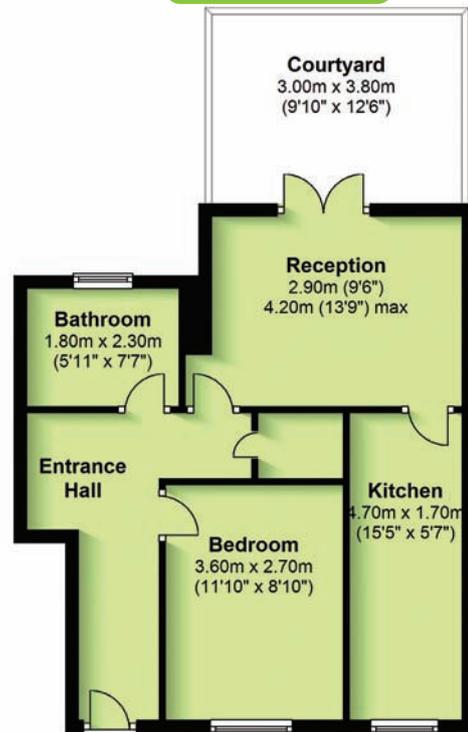
## Ground Floor Flat: Woodbury Cottage, Woodbury Lane, Clifton, Bristol BS8 2SE Investment close to Whiteladies Road

A one bedroom hall floor flat comprising of a lounge diner, separate kitchen, double bedroom and a courtyard garden.

- Woodbury Lane is a secluded cul-de-sac situated just off Whiteladies Road and offers excellent access to a wide range of independent shops, bars and restaurants.
- The open grassland of Durdham Downs is also within walking distance and Bristol City Centre is approximately two miles away.
- Potential Rental income of £650 pcm - £675 pcm
- Gas central heating.
- Excellent investment property

PROPERTY AREA

468.3 ft<sup>2</sup>/43.5 m<sup>2</sup>



**SOLICITORS** Jodie Purdoe, Meade King Solicitors  
e-mail: [JP@meadeking.co.uk](mailto:JP@meadeking.co.uk)

**VIEWING:**  
ADDITIONAL VIEWINGS:

**THURSDAYS 14:30-15:00**  
**SATURDAY 12<sup>TH</sup> JULY 14:30-15:00**

**SOLD £300k**

**LOT  
35**

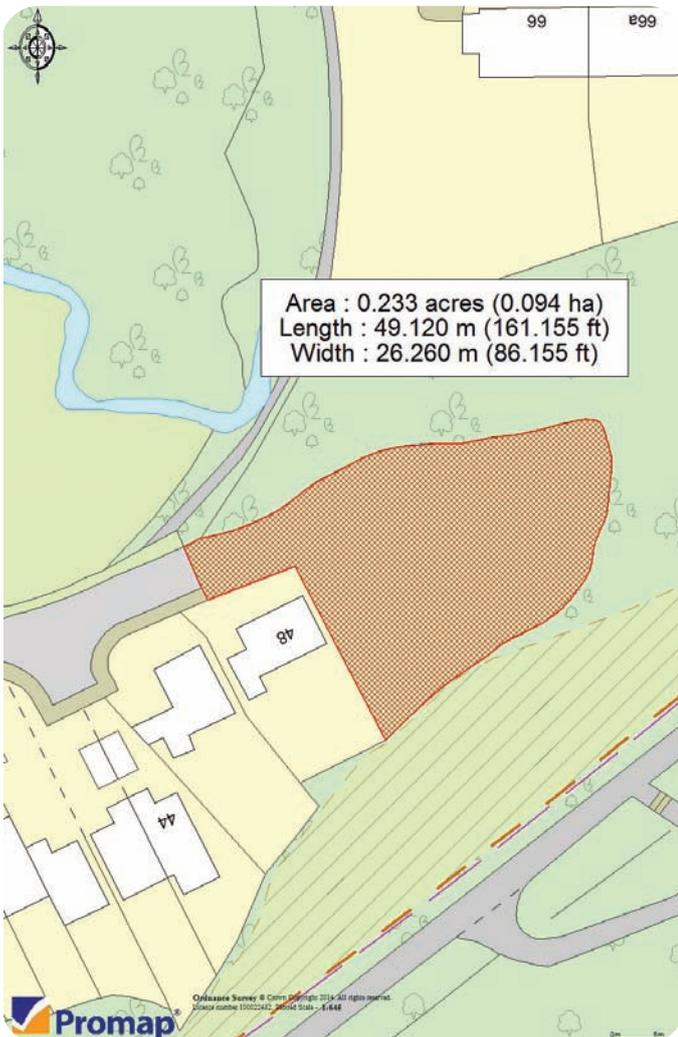


**Fishponds**

**GUIDE PRICE: £275k+++**

**VIEW FULL DETAILS**

[http://www.hollismorgan.co.uk/property/25015824/result\\_auction](http://www.hollismorgan.co.uk/property/25015824/result_auction)



Development Site at: 48 Dubbers Lane,  
Fishponds, Bristol BS5 7EL

### Plot with Planning

A charming semi rural site of approximately 0.25 acre bordered by Greens Hill Woodlands with excellent access via Dubbers Lane.

- The land is located at the far end of Dubbers Lane
- semi-rural feel yet within 2 miles of the City Centre
- quarter mile from the local shopping facilities on Fishponds Road.
- Planning was granted in 2004 to erect 4 x 4 bedroom houses.
- Works have commenced ( see letter from council in online legal pack ) and we understand the planning is still valid and the site can continue to be built out.
- Planning Reference: 04/04534/F.

**EXTRA LAND NOW INCLUDED**

Total site area now approx 1 acre

*Please refer to the Legal Pack*

*for full details*

**VIEWING: THE SITE IS OPEN FOR INSPECTION AT ALL TIMES.**

**SOLICITORS** Philip Hogan, Henriques Griffiths  
e-mail: [phogan@henriquesgriffiths.com](mailto:phogan@henriquesgriffiths.com)

LOT  
36

SOLD PRIOR



Bedminster

GUIDE PRICE: £95k+++

[VIEW FULL DETAILS](http://www.hollismorgan.co.uk/property/24994653/result_auction) [http://www.hollismorgan.co.uk/property/24994653/result\\_auction](http://www.hollismorgan.co.uk/property/24994653/result_auction)

PROPERTY AREA

511.9 ft<sup>2</sup>/47.6 m<sup>2</sup>

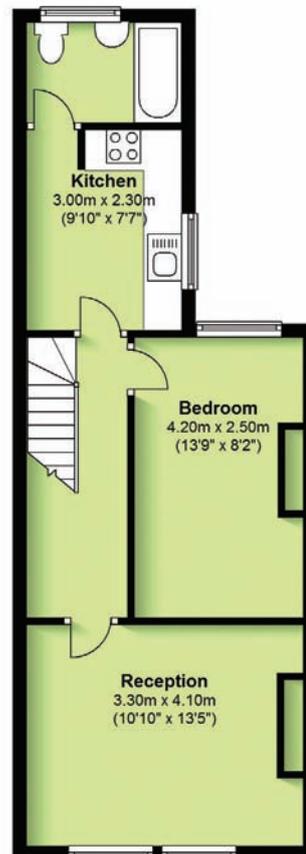
First Floor Flat: 27 Highbury Road,  
Bedminster, Bristol BS3 5NS

### Investment/refurb

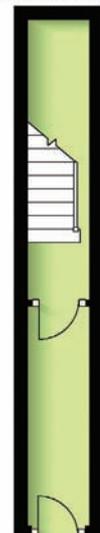
A one double bedroom first ( top ) floor flat with spacious lounge, kitchen and bathroom.

- Highbury Road is a quiet residential enclave within easy reach of the local shopping and entertainment to be found at North, West and East Street in Bedminster.
- The City centre is within 2 miles.
- The property has been let for many years ( previous tenant in situ for 9 years ) and now requires modernisation but will make a fine investment, starter home or re sale.
- Previously let for £460 pcm - scope for £550 pcm +
- Leasehold - residue of 999 years
- Management Company - costs split 50 / 50 with ground floor

**First Floor**  
Approx. 40.7 sq. metres (437.8 sq. feet)



**Entrance Floor**  
Approx. 6.9 sq. metres ( 74.1 sq. feet)



**SOLD £600k**

**LOT  
37**



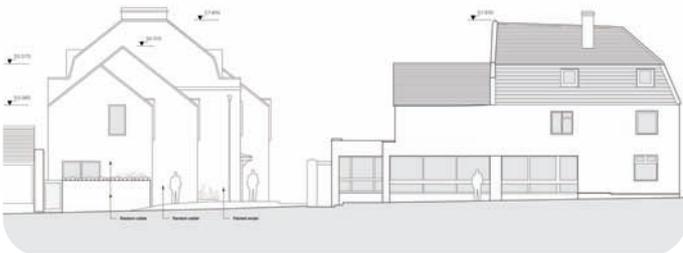
The Old Surgery, Chew  
Sketch by  
RD Arch



**Chew Magna**      **GUIDE PRICE: £600k+++**

**VIEW FULL DETAILS** [http://www.hollismorgan.co.uk/property/24984692/result\\_auction](http://www.hollismorgan.co.uk/property/24984692/result_auction)

PROPERTY AREA  
544.1 ft<sup>2</sup>/50.6 m<sup>2</sup>



Madams Paddock, Chew Magna, Bristol BS40 8PP

**Prime development opportunity**

Former Doctors Surgery together with a Car Park to the side and the rear. PP granted to demolish the existing building and erect seven flats with Car Parking.

- Chew Magna is probably the most picturesque and popular village in the Chew Valley with its vibrant High Street.
- Situated within approximately fifteen to twenty minutes drive from the centre of Bristol
- This site present a rare opportunity to develop seven luxurious flats together with parking in the very heart of one of Somerset's most desirable villages within a very short walk of all facilities – PP-02573876

**VIEWING: EXTERNAL VIEWING CAN TAKE PLACE AT ANY TIME**

**SOLICITORS** Kathryn Matthews, Veale Wasbrough Vizards  
e-mail: [kmatthews@vww.co.uk](mailto:kmatthews@vww.co.uk)

LOT  
**38**

**WITHDRAWN**



**Redland**

GUIDE PRICE: **£100k+++**

[VIEW FULL DETAILS](http://www.hollismorgan.co.uk/property/24984691/result_auction) [http://www.hollismorgan.co.uk/property/24984691/result\\_auction](http://www.hollismorgan.co.uk/property/24984691/result_auction)

Kensington Cottage, Kensington Road, Redland, Bristol BS6 6NQ

### Planning Granted!

End Four garages on a row of lock up garages with full planning permission for a three bedroom two storey dwelling.

- Kensington Road is located within the heart of Redland where the nearby Chandos Road provides an array of independent retailers, bars, pubs, restaurants.
- Redland train station and Clifton Down Station are both within walking distance whilst Bristol City Centre is approximately two miles away.
- Rare chance to acquire a building plot in this highly desirable residential enclave.
- Full planning permission has been granted to construct a three bedroom house suitable – PP - 11/01672/F

PROPERTY AREA  
xxx.x ft<sup>2</sup>/xx.x m<sup>2</sup>



**SOLD £190k**

**LOT  
39**

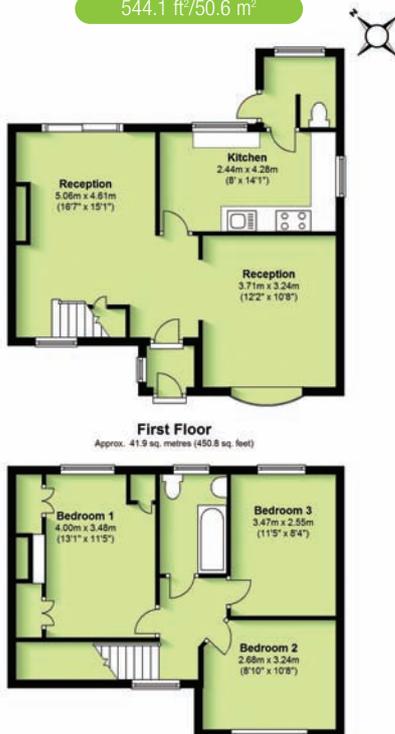


**Filton**

**GUIDE PRICE: £135k+++**

[VIEW FULL DETAILS](http://www.hollismorgan.co.uk/property/25000880/result_auction) [http://www.hollismorgan.co.uk/property/25000880/result\\_auction](http://www.hollismorgan.co.uk/property/25000880/result_auction)

PROPERTY AREA  
544.1 ft<sup>2</sup>/50.6 m<sup>2</sup>

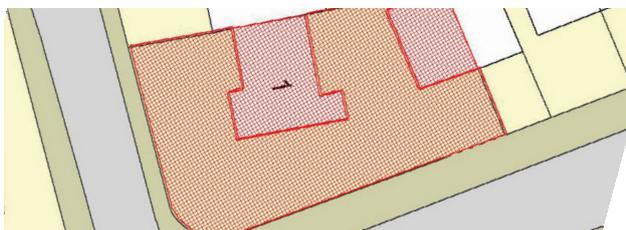


## 1 The Mead, Filton, South Gloucestershire BS34 7AW House on corner plot

A classic 1950s Freehold semi detached three bedroom family home arranged over two floors with a larger than average sized plot with double garage.

- A quiet residential location in the heart of Filton within easy reach of the Ring Road, Abbeywood, MOD and the University of the West of England.
- Now requires complete modernisation but will make arguable the best family house on the Road once renovated.
- Scope to extend into the attic and to the rear / side subject to PP
- There may be the possibility of separate building plot subject to PP.

Possible use for Student lettings given proximity to UWE Filton.



**VIEWING: TUESDAYS 15:15- 5:45**  
**ADDITIONAL VIEWINGS: SATURDAY 12<sup>TH</sup> JULY 12:00-12:30**

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

LOT  
**40**

**SOLD £190k**



BEING SOLD ON BEHALF OF  
BRISTOL CITY COUNCIL

**Bedminster**      **GUIDE PRICE: £150k+++**

[VIEW FULL DETAILS](http://www.hollismorgan.co.uk/property/24984703/result_auction) [http://www.hollismorgan.co.uk/property/24984703/result\\_auction](http://www.hollismorgan.co.uk/property/24984703/result_auction)

16 Dunkerry Road, Bedminster,  
Bristol BS3 4LB

### Period House in need of updating

A mid terraced house comprising of two bedrooms, kitchen, two reception rooms, bathroom and a rear garden. Double glazed windows throughout.

- Dunkerry road lies within the popular residential suburb of Windmill Hill.
- North Street which is approximately one mile away.
- Parson Street train station and Bedminster train station are also within walking distance.
- The property now requires some basic updating and modernisation but would make a fine family home once brought back to modern day standards.
- We understand there is potential to extend the property back into the rear garden and a possible attic conversion subject to gaining the necessary planning consents.

PROPERTY AREA

965.6 ft<sup>2</sup>/89.7 m<sup>2</sup>



hollismorgan/auction JULY 2014 52

**SOLICITORS** Kevin Froud, Bristol City Council Legal Services  
e-mail: kevin.froud@bristol.gov.uk

**VIEWING:** WEDNESDAYS 12:15-12:45  
ADDITIONAL VIEWINGS: SATURDAY 19<sup>TH</sup> JULY 12:15-12:45

**WITHDRAWN**

**LOT  
41**



**Clifton**

**GUIDE PRICE: £10k+++**

[VIEW FULL DETAILS](http://www.hollismorgan.co.uk/property/24978385/result_auction) [http://www.hollismorgan.co.uk/property/24978385/result\\_auction](http://www.hollismorgan.co.uk/property/24978385/result_auction)



Garage to the rear of:  
73 Alma Vale Road, Clifton,  
Bristol BS8 2HR

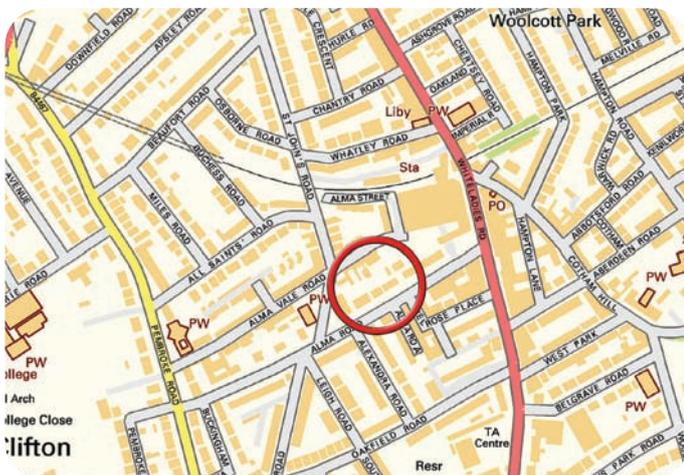
**Ideal for investment or personal use**

**The Garage**

A detached single garage with up and over door accessed from Alma Road.

**Rental Income**

We are informed the garage is currently let for £60 pcm. Vacant possession is available with 4 weeks notice.



**VIEWING: EXTERNAL VIEWING CAN TAKE PLACE AT ANY TIME**

ADDITIONAL VIEWINGS:

**SOLICITORS** *Michael Prout, Michael Prout & Co.*  
e-mail: [Michael@michaelprout.co.uk](mailto:Michael@michaelprout.co.uk)

LOT  
42

**SOLD £340k**



**Tickenham**      **GUIDE PRICE: £300k+++**

[VIEW FULL DETAILS](http://www.hollismorgan.co.uk/property/24998616/result_auction) [http://www.hollismorgan.co.uk/property/24998616/result\\_auction](http://www.hollismorgan.co.uk/property/24998616/result_auction)

PROPERTY AREA  
2556.0 ft<sup>2</sup>/237.5 m<sup>2</sup>

54  
hollismorgan/auction JULY 2014

Stone Edge Cottage, Stone-edge Batch, Tickenham, Clevedon BS21 6SE

### Dream rural cottage

This is a cottage of charm and character with many original features including beam ceilings and inglenook fireplaces style standing in a large enclosed garden idyllic country views.

- Situated 8 miles south west of Clifton Suspension bridge the property is within 4 miles of the Victorian seaside resort of
- Junction of the M5 motorway is easily accessible connecting with the m4 motorway network just to the North of Bristol.
- Is to create a beautiful period family cottage in an idyllic rural location within easy reach of all amenities.
- Some work has been carried out although further modernisation and improvement is now required.



**SOLICITORS** Mark Beaumont, Lindleys Solicitors  
e-mail: MBeaumont@lindleys.net

**VIEWING:** THURSDAYS 13:00-13:30  
**ADDITIONAL VIEWINGS:** SAT 5<sup>TH</sup> JULY & SAT 12<sup>TH</sup> JULY 10:30-11:00

**SOLD AFTER AUCTION**

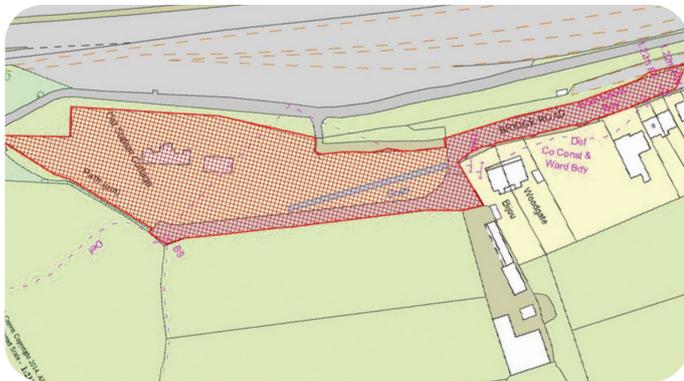
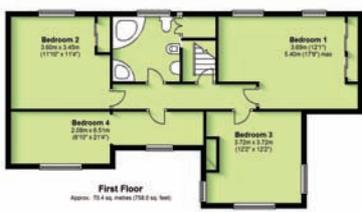
**LOT  
43**



**South Glos**      **GUIDE PRICE: £475k+++**

[VIEW FULL DETAILS](http://www.hollismorgan.co.uk/property/25022130/result_auction) [http://www.hollismorgan.co.uk/property/25022130/result\\_auction](http://www.hollismorgan.co.uk/property/25022130/result_auction)

PROPERTY AREA  
1800.9 ft<sup>2</sup>/167.3 m<sup>2</sup>



### Old Station Cottage, Bridge Road, Bristol, South Gloucestershire BS16 9NG **Historic property set in 1.684 acres**

Grade 11 listed former railway station erected in circa 1844 in the Victorian Gothic style with mature gardens and a triple garage.

- Located on the eastern outskirts of the popular village of Mangotsfield
- Within easy reach of all the local amenities of this attractive village
- The vibrant east side of Bristol is easily accessible whilst the M32 directly connects this area with the centre of Bristol
- The large plot and flexible accommodation:
  - **Family Home** A chance to modernise and enjoy a period family home set on a large mature plot. Possibilities to extend and develop out subject to gaining the necessary planning consents. There is also sufficient space for equestrian activities.
  - **New Build Opportunity** The large plot has three vehicular access points and we understand there is merit in investigating further a small number of luxury detached properties or a higher density scheme subject to gaining the necessary consents.

**VIEWING:**      **THURSDAYS 11:30-12:00**  
**ADDITIONAL VIEWINGS:**      **SATURDAY 12<sup>TH</sup> JULY 13:00-13:30**

**SOLICITORS** *Mark Griffiths, Henriques Griffiths*  
*e-mail: mgriffiths@henriquesgriffiths.com*

LOT  
**44**

**SOLD £195k**



BEING SOLD ON BEHALF OF  
BRISTOL CITY COUNCIL

**Bedminster**      **GUIDE PRICE: £180k+++**

[VIEW FULL DETAILS](http://www.hollismorgan.co.uk/property/24984706/result_auction) [http://www.hollismorgan.co.uk/property/24984706/result\\_auction](http://www.hollismorgan.co.uk/property/24984706/result_auction)

292 St. Johns Lane, Bedminster,  
Bristol BS3 5AY

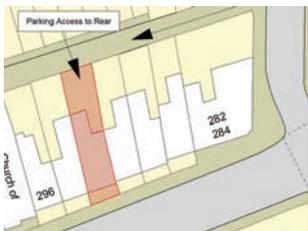
### Period House in need of updating

A mid terrace property currently arranged over three floors including an attic conversion and a rear garden plus off street parking.

- St Johns Road is within easy reach of the local shopping and entertainment to be found at North, West and East Street in Bedminster.
- The City centre is within 2 miles.
- The property is now in need of complete modernisation but will make a fine family home or conversion to flats subject to PP.

PROPERTY AREA

1367.7 ft<sup>2</sup>/127.1 m<sup>2</sup>



hollismorgan/auction JULY 2014 56

**SOLICITORS** Janet Hartnoll, Bristol City Council Legal Services  
e-mail: [janet.hartnoll@bristol.gov.uk](mailto:janet.hartnoll@bristol.gov.uk)

**VIEWING:**      **WEDNESDAYS 13:45-14:15**  
**ADDITIONAL VIEWINGS:**      **SATURDAY 19<sup>TH</sup> JULY 13:15-13:45**

**WITHDRAWN**

**LOT  
45**



**Weston-super-Mare GUIDE PRICE: £650k+++**

[VIEW FULL DETAILS](http://www.hollismorgan.co.uk/property/24793784/result_auction) [http://www.hollismorgan.co.uk/property/24793784/result\\_auction](http://www.hollismorgan.co.uk/property/24793784/result_auction)



Freehold, Sunnyside Road North,  
Weston-super-mare BS23 3PZ

### Commercial investment

A modern Freehold commercial property circa 18,000ft<sup>2</sup> set on a large corner plot with ample parking. The unit is currently occupied as a sports centre and snooker club.

- Sunnyside North is situated in the heart of Weston Super Mare
- Close proximity to train station
- Bristol City Centre is approximately twenty three miles away.
- A high yielding Freehold investment.
- Please refer to legal pack for leases etc
- **Total income:** £63,000 per annum.



VIEWING:

**SOLICITORS** *Mark Beaumont, Lindleys Solicitors*  
e-mail: [MBeaumont@lindleys.net](mailto:MBeaumont@lindleys.net)

LOT  
**46**

**SOLD AFTER AUCTION**



**Bridgwater**

GUIDE PRICE: **£250k+++**

[VIEW FULL DETAILS](http://www.hollismorgan.co.uk/property/25011588/result_auction) [http://www.hollismorgan.co.uk/property/25011588/result\\_auction](http://www.hollismorgan.co.uk/property/25011588/result_auction)

Land at Black Horse, Rhode Lane,  
Bridgwater, Somerset TA6 6HY

## Land with Planning

### THE LAND

A large parcel of land ( 0.39 acres ) with excellent road frontage and close to the Town Centre.

The Black Horse is on Rhode Lane which is off Taunton Road, just off the main A38 that connects Bridgwater town centre with the M5 motorway at junction 24.

- Bridgwater is a market town and civil parish in Somerset and also has a major industrial centre.
- Planning has been granted to demolish the existing building and to erect 8 circa 1000 Sq Ft 3 bedroom houses with a GDV in the region of £1.15m + – PP - 08/14/00041
- Alternatively subject to planning a scheme for 14 and 15 apartments may be worthy of consideration.



**AVAILABLE  
IN OUR OCTOBER AUCTION**

**LOT  
47**



WE ARE PLEASED TO BE ACTING AS  
JOINT AGENTS WITH HARTNELL TAYLOR COOK

**Weston-super-Mare GUIDE PRICE: £160k+++**

[VIEW FULL DETAILS](#)

PROPERTY AREA

3109.0 ft<sup>2</sup>/288.8 m<sup>2</sup>

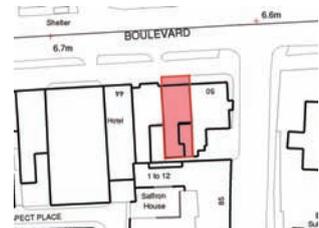


48 The Boulevard, Weston-super-Mare,  
North Somerset BS23 1NF

## A vacant large period property

Weston Super Mare is a large coastal town

- A three storey Victorian building.
- Formerly used as offices – current B1 planning
- Recently had £40k spent on renovations
- Huge potential for residential development subject to PP
- Total: 1,983ft<sup>2</sup> (184.22m<sup>2</sup>).



VIEWING: CONTACT: NATALIE BENNETT MRICS AT HARTNELL TAYLOR COOK ON 0117 946 4534 OR HOLLIS MORGAN

SOLICITORS *Lorna Graham, Veale Wasbrough Vizards LLP*  
e-mail: lgraham@wv.co.uk

LOT  
**49**

**AVAILABLE  
IN OUR OCTOBER AUCTION**



**Easton** GUIDE PRICE: **£85K+++**

[VIEW FULL DETAILS](http://www.hollismorgan.co.uk/property/25023379/result_auction) [http://www.hollismorgan.co.uk/property/25023379/result\\_auction](http://www.hollismorgan.co.uk/property/25023379/result_auction)

First Floor Flat: 14 Walker Close,  
Easton, Bristol BS5 0XE

**High yielding investment**

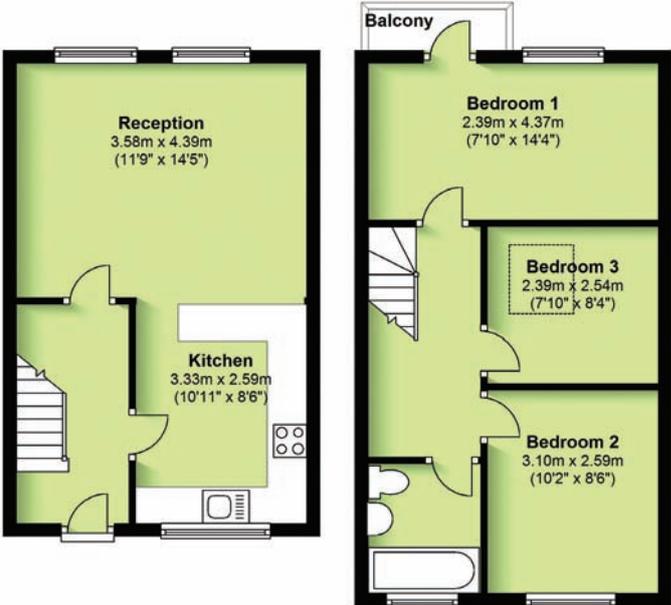
This spacious maisonette comprises a lounge / diner, separate modern fitted kitchen, two double bedrooms, a study and a bathroom. Further benefits include gas central heating, double glazing, secure entry system and the use of the buildings launderette facilities.

- Close To City Centre
- Excellent access to M32
- The flat is currently let for £725 pcm on an AST contract.
- £8,700 per annum

PROPERTY AREA

703.9 ft<sup>2</sup>/65.4 m<sup>2</sup>

**Ground Floor** Approx. 30.0 sq. metres (322.9 sq. feet)      **First Floor** Approx. 35.4 sq. metres (380.9 sq. feet)



LOT **48** **WITHDRAWN  
PRIOR TO AUCTION**

**SOLD £240k**

**LOT 50**

0117 973 6565  
www.hollismorgan.co.uk

hollismorgan  
**Auction**



**Coombe Dingle**      **GUIDE PRICE: £220k+++**

**VIEW FULL DETAILS** [http://www.hollismorgan.co.uk/property/25054306/result\\_auction](http://www.hollismorgan.co.uk/property/25054306/result_auction)

PROPERTY AREA

937.6 ft<sup>2</sup>/91.8 m<sup>2</sup>



3 Westbury Lane, Coombe Dingle, Bristol BS9 2PD

### Suburban 'doer upper'

A classic 1920s Freehold semi detached three bedroom family home, arranged over two floors with two reception rooms, kitchen, family bathroom, generous rear garden and driveway to front.

- Westbury Lane is situated in the highly desirable area of Stoke Bishop
- Popular leafy suburb of Coombe Dingle
- The property is located circa half a mile away from Stoke Bishop Primary School
- The property now requires basic modernisation
- Would make a fine family home once renovated
- There is scope to extend into the attic and to the rear, subject to gaining the necessary consents
- Scope for off street parking,



**VIEWING: TUESDAY'S 13:15-13:45**  
ADDITIONAL VIEWINGS: **SATURDAY 19<sup>TH</sup> JULY 15:00-15:30**

**SOLICITORS** *Julian Chapman, Devereux & Co Solicitors*  
e-mail: [jpc@devlaw.co.uk](mailto:jpc@devlaw.co.uk)

# INVESTORS

## Buying at auction?

Make sure you get a deal that works for you. In the enthusiasm of a busy auction it's easy to go one bid further than you mean to. Make sure you know your investment will work for you.

Contact The Bristol Residential Letting Co. for free, impartial advice pre auction.

- Experienced, intelligent and independent letting advice to investors considering properties in BS2, BS3, BS4 & BS5
- We'll provide you with rental valuations and advice on selected lots that we have visited pre auction
- Competitive pricing for our letting & management services

### Why are we the right agent for you?

- 100% lettings - all day every day
- Qualified Experts - here to provide honest advice to you
- We rent every property
- 99% of our Landlords would recommend us

## Contact your local lettings experts

South Branch: 222 North Street, Southville, BS3 1JD

Don McKeever: Call 0117 370 8818 or email [don@bristolreslet.com](mailto:don@bristolreslet.com)

North Branch: 19 Clifton Down Shopping Centre, Whiteladies Rd, Clifton, BS8 2NN

Deborah Hadley: Call 0117 973 5237 or email [deborah@bristolreslet.com](mailto:deborah@bristolreslet.com)

The **Bristol**  
**Residential**  
Letting Co.



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# hollismorgan proxy and telephone bidding form

Date of Auction: Lot Number: \_\_\_\_\_

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

Property Address \_\_\_\_\_

Maximum Bid Price: £ \_\_\_\_\_ Words \_\_\_\_\_

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

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

I also enclose a separate cheque for £500 + VAT payable to **hollismorgan** in respect of the administration fee.

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

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

## Proxy Bidding – Buyer's Details

Contract Name \_\_\_\_\_

Full Name(s) \_\_\_\_\_

Company \_\_\_\_\_

Address \_\_\_\_\_

Postcode \_\_\_\_\_

Telephone Business: Home: \_\_\_\_\_

Mobile: \_\_\_\_\_

## Buyer's Solicitor's Details

Company \_\_\_\_\_

Address \_\_\_\_\_

Postcode \_\_\_\_\_

Telephone: \_\_\_\_\_ Fax: \_\_\_\_\_

For the Attention of: \_\_\_\_\_

Signature of Prospective Buyer \_\_\_\_\_

Date of Signing \_\_\_\_\_

DX No \_\_\_\_\_

## Telephone Bidding – Buyer's Details

Contract Name \_\_\_\_\_

Full Name(s) \_\_\_\_\_

Company \_\_\_\_\_

Address \_\_\_\_\_

Postcode \_\_\_\_\_

Telephone: (1) \_\_\_\_\_

(2) \_\_\_\_\_

## Buyer's Solicitor's Details

Company \_\_\_\_\_

Address \_\_\_\_\_

Postcode \_\_\_\_\_

Telephone: \_\_\_\_\_ Fax: \_\_\_\_\_

For the Attention of: \_\_\_\_\_

Signature of Prospective Buyer \_\_\_\_\_

Date of Signing \_\_\_\_\_



0117 973 6565

auction@hollismorgan.co.uk



## hollismorgan proxy and telephone bidding terms

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

### TERMS & CONDITIONS FOR REMOTE BIDDING

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



# buying at auction – our terms and conditions

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

Please note new Government regulations regarding payment.

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

## Buyers Premium

Please be advised that all lots are subject to a Buyers Premium of £500 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.

## Definitions

**Guide Price:** An indication of the seller's current minimum acceptable price at auction.

The guide price or range of guide prices is given to assist consumers in deciding whether or not to pursue a purchase. It is usual, but not always the case, that a provisional reserve range is agreed between the seller and the auctioneer at the start of marketing. As the reserve is not fixed at this stage and can be adjusted by the seller at any time up to the day of the auction in the light of interest shown during the marketing period, a guide price is issued. This guide price can be shown in the form of a minimum and maximum price range within which an acceptable sale price (reserve) would fall, or as a single price figure within 10% of which the minimum acceptable price (reserve) would fall. A guide price is different to a reserve price (see separate definition). Both the guide price and the reserve price can be subject to change up to and including the day of the auction.

**Reserve Price:** the seller's minimum acceptable price at auction and the figure below which the auctioneer cannot sell. The reserve price is not disclosed and remains confidential between the seller and the auctioneer. Both the guide price and the reserve price can be subject to change up to and including the day of the auction.



## 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: **bchsbarnton@aol.com**

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agents auctioneers

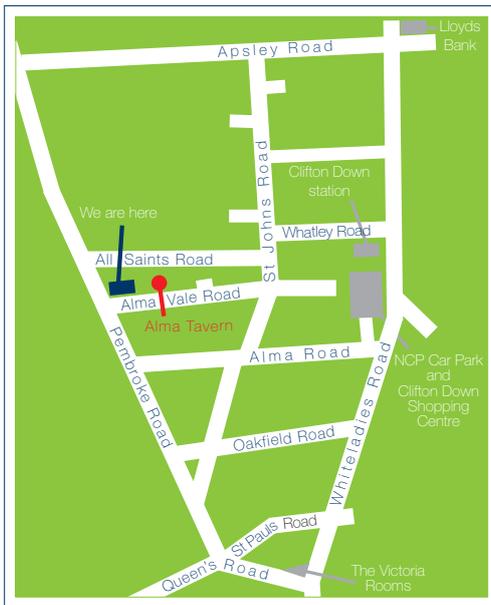


## our auction location



the packed sale room at our july 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

hollis  
morgan