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estate agents **auCTIONEERS**

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MAY 2011
auCTION

Wednesday, 18th May 2011 | **7.00^{PM}**
All Saints Church, Pembroke Road, Clifton

saturday 25 june 2011

the opera picnic



An opportunity to enjoy a 'Glyndebourne' style day in Bristol – a repeat of this extremely popular day. Four members of The Welsh National Opera Company will once again delight us with 'Opera' highlights in the beautiful surroundings of All Saints Church.

Concert starts at 18.30 with a picnic break for one hour and twenty minutes followed by the second half of the performance. Picnic in the church or the beautiful grounds and bring your friends to this memorable evening. Ticket price £20 Concessions £15. Bring your own picnic or (Picnics can be ordered from Anne Guy Catering in advance and delivered to the church in a cool box which you can keep). This is an evening not to be missed and a highlight of the Bristol Summer Season!

Bush & Bush
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allsaintsarts

All Saints Church | Pembroke Road | Clifton | www.allsaintsclifton.org

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[hollismorgan/auction](http://hollismorgan.com/auction) may 2011



dear friends



Welcome to the May Sale at All Saints Church Clifton where we will be offering a wide selection of properties for your competition to be followed by the usual 'Property Social' immediately afterwards. Please join us and meet new friends and professionals, all of whom, have an interest in property.

You will be aware that this Auction does include some properties in Bath and the surrounding areas which represent a further expansion of our specialised Auction Service. This has been possible as a result of Sam Mole joining the firm with responsibilities for site viewings and property information. He is proving to be a helpful and popular addition to our professional Auction Team. Do enjoy reading his own page in the catalogue which I think you will find amusing as well as informative.

Never has there been a period when there are so many conflicting views about the property market with many diehards still taking a pessimistic view whilst others are supremely optimistic. It is often possible to see these extremes manifested in the saleroom which just proves that there is no better place in which to assess the property market.

May I draw your attention to our Opera Picnic which is being sponsored by Bush and Bush, solicitors which takes place in this church on the 25th June 2011. This is a spectacular evening of Opera highlights with a Glyndebourne style picnic in the gardens during the evening. Please contact me for further information and tickets.

I do hope that you will enjoy the May Auction and our hospitality and we look forward to seeing you again.

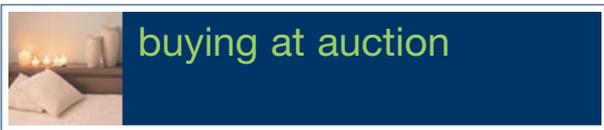
With very best wishes for an enjoyable summer which I hope will be enhanced by a purchase of one of our Auction properties.



our next auction date is

Wednesday, 6 th July 2011	7.00^{PM}	and on...
All Saints Church, Pembroke Road, Clifton		14/09/11
		09/11/11

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



buying at auction – an exciting opportunity

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

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

can I attend an auction to see what happens?

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

how do I find out about new properties?

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

how do I view the property?

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

what is a price guide?

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

what is a reserve price?

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

can I make an offer?

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

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

can I bid on the telephone?

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

should I have a survey?

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

what is a legal pack?

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

will I need a deposit?

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

is there a Buyers Premium?

You will need to bring a separate cheque to the auction payable to hollis morgan for £250.

do I need ID?

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

can someone bid on my behalf?

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

three essential things to prepare for an auction

SURVEY – Organise a survey

FINANCE – Organise your finance

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

Good luck and happy bidding!



selling at auction – what to look out for

what is an auction?

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

types of property offered at auction?

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

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

the advantages of auction

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

selling by Auction

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

why use hollis morgan?

- Andrew Morgan – the most experienced auctioneer in Bristol.
- we have a prestigious 'boutique' office in the heart of fashionable Clifton.
- excellent marketing skills and a wide mailing list.
- the latest technology.
- excellent communication skills and will keep you regularly informed of progress.
- respected throughout the city by our professional colleagues.
- accompanied viewings at set times to minimise inconvenience to you our client.
- a legal and moral duty to achieve the very best price for our clients.

what does an auction cost?

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

Time for a facelift?

...need to improve your home?

sharp

home
improvements

Thinking about extending your home? Or do you want to fix up the kitchen or bathroom? What about a complete refurbishment? — We offer you the excellent service you need!

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we offer the complete service*

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Our portfolio

We have a portfolio covering a wide range of projects specialising in:-

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- Carpentry
- Tiling

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19-21 Lower Redland Road
Redland, Bristol BS6 6TB

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[f] 0117 923 9880

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T: 0117 906 9400 • E: barbara.hunt@gregglatchams.com • W: www.gregglatchams.com

introducing hollis morgan's legal expert

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



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

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

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

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

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

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

queries - see you at an auction very soon."

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

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

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

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FARROW & BALL



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www.farrow-ball.com

The colour featured is 'Cook's Blue' on a background of our Silvergate wallpaper BP 850 block printed using our own paint to give the unique 'Farrow & Ball' look

ask the experts

our auction professionals answer your queries

How do I finance my auction purchase?

Jo Stewart replies: *“Buying a house at auction can seem a daunting process if you have never purchased a property via this method before. However with a little guidance and preparation it can actually be a far quicker, smoother process than a conventional purchase. You simply need to ensure that you have carried out a survey, checked out the legal pack and most importantly got your finance in place, which is where a chat to FX Mortgages Ltd can help you out....”*

When looking at organising finance there are 3 main factors to take into consideration, configuration, condition and timing.

Configuration of property is one of the main reasons that people are unable to proceed with purchases. This is because properties can be either House of Multiple Occupancy (HMO), split use property i.e part Commercial and part Residential or they may have issues with the Leasehold/Freehold of the property. The condition of the property is also another major factor in determining finance. For example if the property requires substantial work carried out have you considered that the lender may retain some of the required lending until such time as they are satisfied the property is in a good state of repair?

Finally, timing is a hugely important factor in purchasing at auction. As you only have 28 days from the date of the auction in order to complete

your purchase it is essential that you have a lender that is able to fulfil these timescales, as defaulting could be costly!

If you follow these 3 important rules when it comes to financing your auction purchase, then what can already be a nail biting, exciting experience needn't be followed with sleepless nights until you complete on your purchase”. ■

How should I bid at Auction

Andrew Morgan replies: *“I must make sure I do not twitch’ This is a comment often made to me prior to an auction reflecting one of the myths about coming to bid at a property sale. These sophisticated bidding methods may happen in the hallowed Art Auction Rooms of London and New York where well known international Art dealers wish to discretely bid on behalf of wealthy famous clients but, here in the West Country all is very different. Bidding need not be an intimidating experience and should be fun. My advice to a potential bidder is, Firstly, to mentally fix a price in your mind beyond which you will not go. Secondly, to sit somewhere in the saleroom where you can be clearly seen and to bid boldly. Thirdly, Do not try clever tactics like waiting for the gavel to nearly fall before making a bid – you might end missing it altogether. The best advice is to bid publically and confidently – this can often unnerve the competition and you may get a bargain despite the best efforts of the auctioneer! ■*



What do I need to bring to an auction?

If you wish to buy at auction you must bring two separate forms of identification and conform to money laundering regulations – please see page 29 of this catalogue for the full requirements.

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



Can I bid by telephone or proxy?

You may bid by telephone or have a proxy bid on your behalf – please complete the form on page 27 of this catalogue and read the terms and conditions relating to proxy/telephone bidding on page 28.



When do I get the keys?

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



Please remember

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



Andrew Morgan

A well known figure on the Bristol property scene, Andrew is one of Bristol's foremost auctioneers with over 30 years on the rostrum.

andrew@hollismorgan.co.uk



Jo Stewart

Jo is a partner in FX Mortgages an independent mortgage company covering the South West. Charming and dedicated she aims to always get the job done with the minimum of fuss.

joS@fxmortgages.co.uk

contact Andrew Morgan
or Oliver Hollis
on **0117 973 6565**
to arrange a viewing
or make an offer.

residential sales

LARGE GARDEN



Clifton **£1.3m**

TWO ACRES



Wraxhall **£1.25m**

DETACHED



Sneyd Park **£995,000**

17th CENTURY



Long Ashton **£699,000**

SIX BEDROOMS



Henleaze **£599,000**

HUGE PLOT



Failand **£450,000**

PENTHOUSE



Harbourside **£380,000**

THREE BEDROOMS



Clifton **£365,000**

DETACHED



Long Ashton **£350,000**

CHURCH CONVERSION



Redland **£345,000**

ROOF TERRACE



Clifton **£345,000**

the mole report

a review of our april sale

Sam Mole

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



At a time when the nation's attention has centred on public sector cuts, increased living costs and subsequently reduced consumer power, our April Auction proved a timely reminder that it's not all doom and gloom in the world of real estate, and perhaps encouragingly, that there's still a healthy range of desirable properties to interest prospective buyers across all budgets.

The sale – on Wednesday 6th April in the iconic surroundings of All Saints Church in Clifton – saw over 200 people turn out on a beautiful mid-spring evening, despite the commencement of the British barbecue season. Some eighteen Lots were originally available at this Auction, but after a six week 'viewing period', some buyers clearly felt they'd seen enough and wanted to avoid the competition of live bidding on the night, and so 4 properties were sold prior to Auction.

The demand for car-parking in Bristol appears to be ever increasing. Two garages on Kensington Road sold almost immediately after coming on to the market. Elsewhere, Fishponds emerged as a hotspot for large, affordable properties – ideal for renting to students – as both Lots 5 and 14 were deemed too good to wait for and sold in advance of the Auction.

On the night

The Auction itself carried on in a similar vein, as Lot 1 – 52 Gloucester Road North – a 1930's bungalow set in generous gardens but desperately in need of renovation, sold for £205,000. Several parties entered into the bidding determined to acquire the property, which has the potential to be a delightful family home, and as such it sold for some £70k above guide price. Lot 2 offered an entirely different opportunity but achieved similar success at Auction, selling for £538,000 – over £60k above guide. This large property, which comprises 8 bedrooms and 2 receptions, is currently let to students and looks set to carry on in much the same fashion as an established student property management company were the successful bidders on this Lot.

The sale also included two former North Somerset Council office buildings – Lots 3 and 13. Both offered a range of opportunities to prospective buyers

including the possibility to convert back into large family homes or to create new flats within the existing properties. Lot 3, situated on a huge plot of land which boasted a substantially higher square footage than Lot 13, had a price guide of £325,000 and eventually sold for £455,500. It is now set to be used as a residential development. Lot 13 also achieved a sale, although this time far closer to its guide of £175k – the delighted new owner acquiring this property at the advantageous price of £180,000.

Lot 16, a fascinating detached cottage set in large gardens but in need of whole scale modernisation, achieved a sale of £200,000 (the guide price was £180k) and is now set to be restored into a picturesque family home.

Rarely does every single property sell at Auction, particularly when there are so many Lots available, but an Auction certainly does serve to bring the whole collection of properties on offer to the attention of all prospective buyers. Often this results in fresh enquiries in the aftermath of a sale and new parties become interested in such properties, and this was the case with 108 Chesterfield Road – Lot 9 – which did not sell at Auction but sold within 48 hours of the Auction. Similarly, 7 Northumberland Road – a former care home, was sold immediately after the Auction and this substantial property offers the new owner a variety of possibilities including restoration to a family home, conversion into flats, or an investment opportunity.

As ever, bidders, vendors, local businesses and property professionals gathered for a glass or two of fizz immediately after the sale and although this served largely as a chance to reflect on the evening, it also gave offered the possibility to discuss future ventures and should be seen as a must for anyone interested in either buying or selling at auction in the future.

our next auction date is

Wednesday, 6th July 2011

All Saints Church, Pembroke Road, Clifton

7.00^{PM}

LOT 1

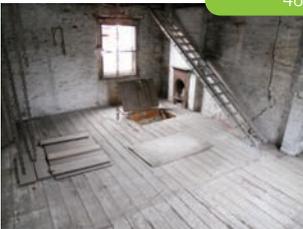
SOLD £94.5k

FARROW & BALL
£100 Voucher

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

Westbury-on-Trym GUIDE PRICE: £75k+++

PROPERTY AREA
488.96^{sq}ft



10 Watkins Yard, Westbury-on-Trym,
Bristol BS9 3HW

A stylish opportunity

Unique period building in a quaint courtyard setting with full planning to convert into a stylish one bedroom house. A rare opportunity to own a building that was formally part of the original Victorian Westbury-on-Trym bakery. It still retains most of its original features including sliding top-hung barn doors, a pulley wheel on the first floor and two cast iron fireplaces.

Ground floor area: 5.89 x 4.06m

First floor area: 5.82 x 3.66m

OTHER INFORMATION ref. 05/00251/F, for conversion of mews building to dwelling house and associated external alterations.

SOLICITORS Mr David Parkhouse, Parkhouse and Co Solicitors, 106 Henleaze Rd, Westbury-on-Trym, Bristol BS9 4JZ. Tel: 0117962 9978.

VIEWING: THURSDAYS 14:15-15:00/SATURDAYS 10:30-11:00



19-21 Lower Redland Road, Redland Bristol BS6 6TB
tel: 0117 205 0075
email: info@sharphomeimprovements.co.uk

LOW

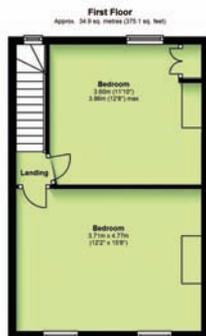
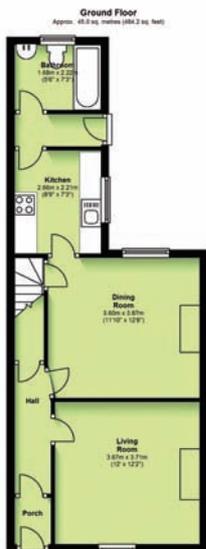
SOLD £191k

Bath

GUIDE PRICE: £155k+++



PROPERTY AREA
859.3'ft



32 Dorset Street, Oldfield Park,
Bath BA2 3RA

Suit investor/first time buyer

A classic mid terraced property with two bedrooms and two reception rooms and smart rear garden - ideal investment/owner occupier. (Potential income of £12k+ per annum). *Offered with vacant possession.*

Investment information

Local Lettings specialist Stuarts Residential says; "Best return would be a student let where you could hope to achieve between £1,020 and £1,140 per calendar month. They rarely come available as a professional let in this area, but if you decided not to let to students then you could achieve in the region of £850 to £950 per calendar month".

stuart's residential

Stuart Residential, 1 Queen Square, Bath BA1 2HA.
Tel: 01225 220 335. e-mail: bath@stuartresidential.com
www.stuartresidential.com

SOLICITORS Mr Peter Williams, Bobbetts Mackan, 17 Berkeley Square, Clifton, Bristol BS8 1HB. Tel 01173 119213.

VIEWING:

WEDNESDAYS 10:30-11:00

500

WITHDRAWN

Bath **GUIDE PRICE: £170k+++**



PROPERTY AREA
796.4'ft



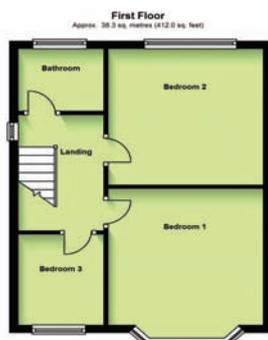
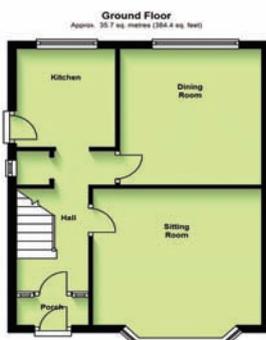
216 The Hollow, Southdown,
Bath BA2 1NG

Quality 3-bedroom house

A 1950's semi-detached three bedroom property on the southern fringes of Bath - Suit Owner Occupier / Investor

Investment option

Local Lettings specialist Stuarts Residential says; "Ideal as a professional let at between £850 to £950 per calendar month, could be converted it to a four bedroom student let, it's a bit further out than the students like, but we have seen similar let in the region of £1,150 to £1,250 per calendar month".



stuart's
residential

Stuart Residential, 1 Queen Square, Bath BA1 2HA.
Tel: 01225 220 335. e-mail: bath@stuartresidential.com
www.stuartresidential.com

SOLICITORS *Mr Peter Williams, Bobbets Mackan, 17 Berkeley Square, Clifton, Bristol BS8 1HB. Tel: 01173119213.*

VIEWING:

WEDNESDAYS 11:30-12:00

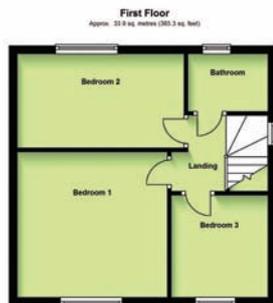
Lot 4

SOLD £70k

Sea Mills

GUIDE PRICE: **£70k+++**

PROPERTY AREA
738.2'ft



Total area: approx. 68.8 sq. metres (738.2 sq. feet)

14 Sunny Hill, Sea Mills,
Bristol BS9 2NF

Cash buyer required

Three bedroom semi detached house requiring a cash buyer - capable of producing in excess of £8k rent per annum.

The property

This ex local authority property now requires Parkinson Repairs. Full details of the repairs required can be found at www.bristol.gov.uk/prc or contact Woods Estate Agents for further details. Please note that the property will be not be suitable for a mortgage until the works have been undertaken at a cost of circa £25,000.



We are delighted to be working as joint agents with:
Woods Estate Agents, 28 High Street, Westbury on Trym,
Bristol BS9 3DZ. tel: 0117 950 5542

SOLICITORS *Rebecca Attwood, Legal Executive, Gregg Latchams LLP, 7 Queen Square, Bristol BS1 4JE. Tel: 0117 9069 443 Fax: 0117 9069 448*

THURSDAYS 12:30-13:00/SATURDAYS 09:30-10:00

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- 2 Fees
- 3 Redemption Penalties
- 4 Flexibility
- 5 Service from the lender

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£650k

SOLD PRIOR

Westbury-on-Trym PRICE: **£650k+++**



PROPERTY AREA
3347.3ft



Woodrange, 26 Henbury Road,
Westbury-on-Trym, Bristol BS9 3HU

Detached family home

A Substantial elegant double fronted bath stone detached house situated in private grounds approaching half an acre on the outskirts of Westbury village.

An exciting opportunity to further develop and improve this classic period house with its beautiful setting and exceptionally large grounds.



Mr James Boyce, West Tec Ltd,
30 Whiteladies Rd, Bristol, City of Bristol BS8 2LG.
tel: 0117 907 4377

OTHER INFORMATION We would like to clarify that Hollis Morgan has been made aware of some long term structural issues relating to the front elevation of the property of which the present owner was fully aware of when he purchased the property some twenty years ago. An estimate for necessary works has been obtained by the auctioneers but prospective purchasers are welcome to make their own enquiries.

SOLICITORS Mr Phillip Hogan, Henriques Griffiths, 18 Portland Square, Bristol. Telephone: 0117 909 4000.

VIEWING: VIEWINGS STRICTLY BY APPOINTMENT

LOCO

POSTPONED

St George

PRICE: £200k+++



The Site @ 1 Clouds Hill Road, St George, Bristol BS5 7LD

A collection of outbuildings / coach house / garages with planning permission to demolish and create nine stylish individual units with parking.

Planning Consent

Planning consent has been obtained under Bristol City Council Planning application number 10/01345/F for the demolition of the two storey annexe and the old coach house to be rebuilt as 8 apartments (studio, 1 bed and 2 beds) and a self contained 1-bed house, with 5 car parking spaces. Full plans and 3D drawings available upon request from auctioneers office - 0117 973 65 65

Alternative Scheme

If purchased alongside the main house (Lot 7); The entire site could be purchased, flattened and re-developed as a high density social housing/residential care/keyworkers scheme (subject to planning).

OTHER INFORMATION None of the buildings on site are listed and the site is not within a conservation area.

SOLICITORS Mr Ronald Peet, Withy King, North Bailey House, New Inn Hall St, Oxford OX1 2EA. Tel: 01865 792300 Fax: 01865 93616 DX 4314 Oxford 1

VIEWING: TUESDAYS AND THURSDAYS 12:15 - 13:15



LOT 7

POSTPONED

St George

PRICE: £200k+++



PROPERTY AREA
3124.6ft



1 Clouds Hill Road, St George, Bristol BS5 7LD

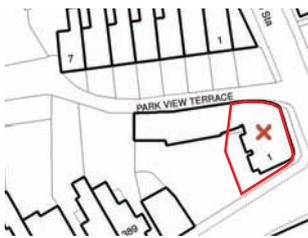
Commissioned by a famous Bristol sea Captain in the late 18th Century, this imposing Georgian mansion now offers a range of opportunities – in need of modernisation for investment/development (scope for 9 studio / bedsits subject to PP)

The opportunity

A large 6 bedroom family home. All other opportunities subject to planning permission; 9 individual Bedsits / Studios Conversion to flats Nursery/Nursing home. Bed and Breakfast accommodation.

Alternative scheme

If purchased alongside the plot (Lot 6); The entire site could be purchased, flattened and re-developed as a high density social housing/residential care/keyworkers scheme (subject to planning)



OTHER INFORMATION The large Georgian house is in Class C3 residential use as a single dwelling at the moment and will be separated from the rest of the land and retain the benefit of one car parking space.

SOLICITORS Mr Ronald Peet, Withy King, North Bailey House, New Inn Hall St, Oxford OX1 2EA. Tel: 01865 792300 Fax: 01865 93616 DX 4314 Oxford 1

VIEWING: TUESDAYS AND THURSDAYS 12:15-13:15

£500

WITHDRAWN

Hambrook GUIDE PRICE: **£200k+++**



PROPERTY AREA
1397.7ft



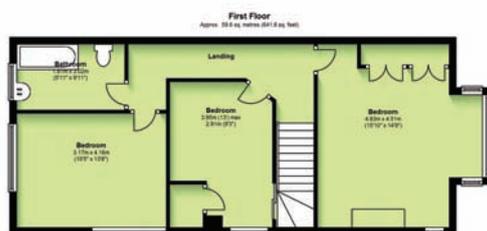
*****NEW PRICE*****

Rose Cottage, Mill Lane,
South Gloucestershire BS16 1SA

A Semi-detached cottage dating from 1855 with generous 3 bedroom accommodation.

A Semi-detached Cottage, built circa 1855 and extended in the 1950's. The property has been updated and is well presented combining old and new features. The accommodation comprises; entrance hall, a bay fronted, dual aspect lounge, open plan kitchen/dining room, conservatory and downstairs wc. Most of the downfloor has parquet flooring. The first floor offers; a modern family bathroom and three double bedrooms. The property further boasts; off street parking, gardens to front/side/rear, outbuilding, double glazing and is warmed by oil fired central heating.

Energy Efficiency Rating			Environmental (CO ₂) Impact Rating		
Current	Potential		Current	Potential	
46	57		37	46	



Total area approx. 129.9 sq. metres (1397.7 sq. feet)

SOLICITORS *Mr Tom Sterling, Henriques Griffiths Solicitors, 107 High Street, Winterbourne, South Gloucestershire BS36 1RD. Tel: 01454 855451. Fax: 01454 773954*

VIEWING: **TUESDAYS 13.45-14.15**

50

WITHDRAWN

Redland GUIDE PRICE: **£625k+++**



PROPERTY AREA
2826.9'ft



*****NEW PRICE*****

72 Cranbrook Road, Redland, Bristol BS6 7BU

Residential investment producing in excess of £45,000 per annum.

An imposing Semi Detached Victorian property that has been carefully extended to create a high quality nine bedroom investment property arranged over four floors. The property has been recently renovated and we understand has been granted a full HMO license.

Comprises: 2 studios (one with roof terrace), 7 double rooms and 5 bathrooms.



Energy Efficiency Rating			Environmental (CO ₂) Impact Rating		
Current	Potential		Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
		53 55		47 47	
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

FURTHER INFORMATION Individual tenancy agreements exist, full details available on request.

SOLICITORS Mr Hugh Feeny, Hugh Feeny & Co, 177 Whiteladies Rd, Bristol BS8 2RY. Telephone: 0117 923 9477.

VIEWING: WEDNESDAYS 15.30-16.15



We are delighted to be working in partnership with Ashton Rose.

Lot 10

POSTPONED

Kingswood GUIDE PRICE: £250k+++

PROPERTY AREA
2570.2²ft



27-29 Westons Way, Kingswood, Bristol BS15 9RR

Two houses on a large corner plot

A pair of semi detached houses to be sold as one lot. Both in need of modernisation, corner plot with two driveways and parking – huge potential subject to PP.

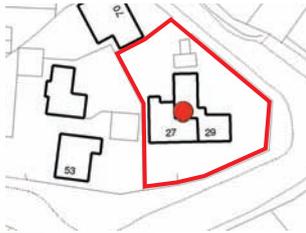
The property

A pair of semi detached houses, one a period cottage and the other a more modern house of different character. Both are in need of some modernisation but offer scope to convert into really attractive family homes. There are two driveways providing off road parking, a garage and potentially attractive gardens.

The opportunity

This lot provides a wealth of opportunities subject to planning permission:

- create two separate houses;
- live in one whilst the other is being modernised;
- break up and sell individually;
- demolish and develop the site;
- convert back into one unit;
- create an investment property.



We are delighted to be working on Joint Agency instructions with: Brunt & Fussell 22 Broad Street, Staple Hill, Bristol BS16 5NX Tel: 0117 956 6004.

SOLICITORS Mr Jim Davis, Davis Wood Solicitors, 884 Fishponds Road, Bristol BS16 3XB. Tel: 0117 965 3504.

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

LOT 11

POSTPONED

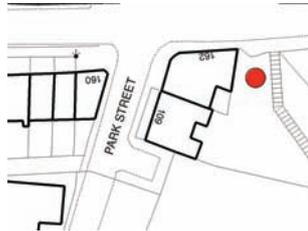
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Totterdown GUIDE PRICE: **£40k+++**

PLANNING PERMISSION

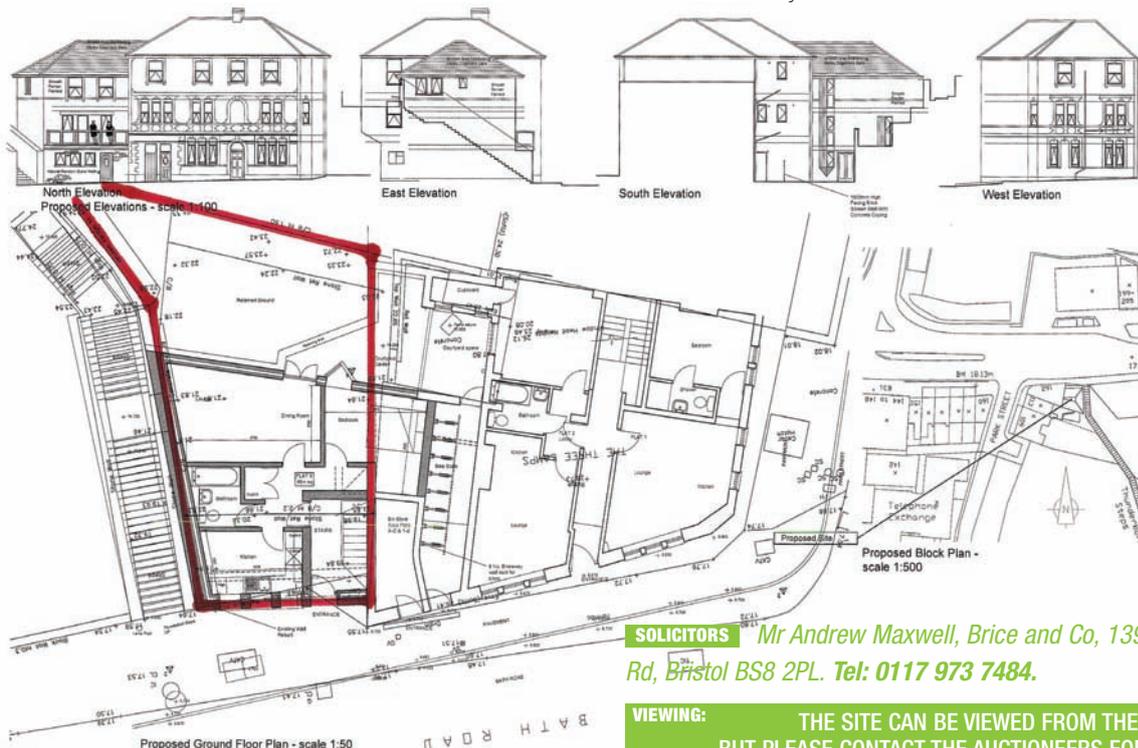
Full Planning Granted -
05/01937/F. Detailed plans
available upon request from the
auctioneers office.



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

Site with planning

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



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

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

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Lot 2

POSTPONED

Bath

GUIDE PRICE: £185k+++



PROPERTY AREA
1612.2ft



The Old Forge, Single Hill, Shoscombe, Bath BA2 8LZ

Idyllic rural project

A detached three bedroom cottage dating from 1830 in need of modernisation with a large garage and adjoining workshop ripe for re development subject to PP.

The opportunity

The property now requires complete updating and provides the opportunity to rearrange the current layout and create a stylish country home. The main house (originally two cottages) is currently arranged as a two/ three bedroom property with bathroom, kitchen and living room with courtyard garden to the front. Adjacent is a workshop and garage with parking space in front.

Architects plans

Caroline Grazebrook of Grazebrook design has designed two distinct schemes to make the most of the property including an innovative roof terrace and open plan living space on the ground floor. *Full details of proposed drawing available via the auctioneers office. It must be stressed that no formal planning has been applied for all approved.*

SOLICITORS Mr Peter Golding, Bush and Bush Solicitors, 77, 79 & 81 Alma Road, Clifton, Bristol BS8 2DP.

VIEWING:

WEDNESDAYS 12:45-13:45

buying at auction – our terms and conditions

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

Please note new Government regulations regarding payment.

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

Buyers Premium

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

Conditions of Sale and Title

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

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

Addendum sheet

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

Questions

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

Finance

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

Inspection

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

Availability

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

Bidding

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

Contract

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

Insurance

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

Measurements

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

Fixtures and Fittings

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

Offers

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

Particulars Plans and Photographs

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

Value Added Tax

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

Tenanted Investments

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

Planning and other Regulations

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

hollismorgan Disclaimer

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



Date of Auction: Lot Number: _____

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

Property Address _____

Maximum Bid Price: £ _____ Words _____

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

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

I also enclose a separate cheque for £250 inclusive of 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.

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Postcode _____

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Buyer’s Solicitor’s Details

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Telephone: _____ Fax: _____

For the Attention of: _____

Signature of Prospective Buyer _____

Date of Signing _____

DX No _____

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Address _____

Postcode _____

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(2) _____

Buyer’s Solicitor’s Details

Company _____

Address _____

Postcode _____

Telephone: _____ Fax: _____

For the Attention of: _____

Signature of Prospective Buyer _____

Date of Signing _____



hollismorgan proxy and telephone bidding terms

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

TERMS & CONDITIONS FOR REMOTE BIDDING

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



anti money laundering legislation

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

The three sets of legislation are as follows:

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

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

Please find opposite a schedule of acceptable documentation.

You must provide one document from each list

Identity documents:

- Current signed passport

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

Evidence of address:

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

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



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FinanceXchange Mortgages
FX Mortgages Ltd • Xchange House • Pickwick Park • Park Lane • Corsham SN13 0HN
Tel: 08448004301
www.fxmortgages.co.uk
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Redmayne Bentley LLP
Tel: 0207 3817 817
www.redmayne.co.uk

surveyors

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Andrew Beard & Company
199 Whiteladies Road • Clifton • Bristol BS8 2SB
Tel: 0117 923 8658
enquiry@andrewbeard.co.uk
- 

Rees Thomas
29 Great George Street • Bristol BS1 5QT
Tel: 0117 920 0083
www.reesthomas.co.uk

clients

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THE ABBEYFIELD BRISTOL SOCIETY
www.abbeyfield-bristol.co.uk
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North Somerset Council
www.n-somerset.gov.uk

interiors and lifestyle

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Anne Guy Creative Food
The Manor House, West • Town, Backwell • Bristol BS48 3BD
Tel: 01275 462796 • Fax: 01275 464144
email: anne@anneguy.co.uk
www.anneguy.co.uk
- 

BCVA
Baynton Road • Ashton • Bristol BS3 2EB
Tel: 0117 953 3676 Fax: 0117 953 2135
bvca@dnfa.com
www.dnfa.com/bvca
- 

Carolyn Dauncey Interiors
50 The Mall, • Clifton • BRISTOL BS8 4JG
Tel: 0117 9145891. Mobile: 0781 5075701
email: cdauncey@blueyonder.co.uk
www.carolyndaunceyinteriors.co.uk
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D9 Décor
42 St Matthews Road • Cotham • Bristol BS6 5TU
Tel: 07766 176 472
www.d9decor.co.uk
- 

Farrow & Ball
Princess Victoria Street • Clifton • Bristol BS8 4BP
www.farrow-ball.com
- 

GH Fitness
Tel: 07973 683 539
www.ghfitness.co.uk

design and construct

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3Sixty Real Estate
Caswell Park, Caswell Lane • Clapton-in-Gordano • Bristol, BS20 7RT
Tel: 01275 844 567
bristol@3SIXTYrealestate.co.uk
<http://www.3sixtyrealestate.co.uk>
- 

Grazebrook Design
12 Dowry Square • Hotwells • Bristol BS8 4SH
Tel: 0117 373 0802
www.grazebrookdesign.co.uk
- 

Sharp Home Improvements
19-21 Lower Redland Road • Redland • Bristol
Tel: 0117 205 0075
E: info@sharphomeimprovements.com
<http://www.sharphomeimprovements.com>
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West-tec
30 Whiteladies Rd • Bristol, Avon BS8 2LG
0117 907 4377
info@west-tec.org.uk
www.west-tec.org.uk

media

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Bristol Property Live
www.bristolpropertylive.co.uk
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CliftonLife
www.cliftonlifemag.co.uk
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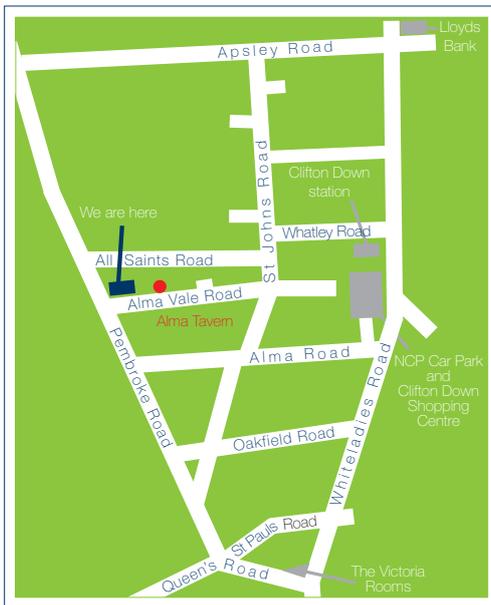
Bath Chronicle
www.thisisbath.co.uk
- 

Western Daily Press,
www.westerndailypress.co.uk

our auction location



how to find All Saints...



directions...

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

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

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

our next auction date is



Wednesday, 6th July 2011

7.00 PM

and on...

14/09/11

09/11/11

All Saints Church, Pembroke Road, Clifton



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

0117 973 6565
auction@hollismorgan.co.uk

**hollis
morgan**