

residential sales | auctions

RESULTS ISSUE

hollis
morgan

JULY 2015
auction

Wednesday, 22ND JULY 2015 | **7.00^{PM}**
All Saints Church, Pembroke Road, Clifton



The **most successful** auctioneers in
the region 2011, 2012, 2013 & 2014*

welcome to our july auction

This July we are celebrating the 5th Anniversary of Hollis Morgan

During this time we have established ourselves as the most successful firm of Auctioneers in the region - in fact last year we sold the most £££'s of land and property than all the other Bristol Auctioneers combined! Since our first auction in 2010 we have sold nearly 650 Lots and raised over £100m from worldwide buyers. Modern communications enable us to receive telephone bids in the saleroom from international buyers and, at our last sale, not only, did we sell to a buyer in Texas but also to another waiting to board a flight at Singapore Airport! In the last five years we have witnessed the growing confidence of families and private individuals and also, very encouragingly, more and more women prepared to bid in the saleroom. Our traditional long term investors and developers need not worry, however, as we always have plenty of opportunities for you!

"Tonight we have all the makings of a spectacular and classic auction with over £10m of property on offer with some magnificent Lots – the like of which I have not been privileged to offer before" says Auctioneer, Andrew Morgan MBE".

I think you will agree that with this auction catalogue we have lived up to our reputation to provide the most eclectic catalogue of property and development opportunities in the West Country.



Oliver Hollis

why sell with hollis morgan?

2014 RESULTS	CATALOGUE LOTS	TOTAL SOLD £M
Hollis Morgan	234	35,090,000
MAGGS & ALLEN	186	21,663,000
AUCTION HOUSE BRISTOL	57	5,965,249
BESLEY HILL	53	4,634,500

* Source: E1 Group

...BECAUSE THE RESULTS SPEAK FOR THEMSELVES

INTRODUCING OUR AUCTION PARTNERS



Gregg Latchams
Solicitors & Notaries

INTRODUCING OUR CHARITY FOR 2015

Dance Voice
DANCE MOVEMENT PSYCHOTHERAPY



3

hollismorgan/auction JULY 2015

COVER IMAGE: Clifton Suspension Bridge lit to celebrate Bristol as European Green Capital 2015, by kind permission of ©Jon Craig.

BE A PART OF BRISTOL AND THE WEST COUNTRY'S BIGGEST PROPERTY EVENT

hollis
morgan

INVESTORS

Buying at auction?

100% of our landlords would recommend us to a friend
*2014 Landlord Survey

Make sure you get an investment that works for you.
Contact The Bristol Residential Letting Co. for:

- Estimated achievable rents on these auction lots
- Free site visits to discuss rental potential
- Expert advice on the Bristol rental market
- An Independent and impartial agent - established in 2004

Just Lettings - Just Bristol

For advice on investments speak to **Don McKeever**, Branch Manager (07956 087 875)



Southville Office: 0117 370 8818



Clifton Office: 0117 973 5237

The **Bristol Residential Letting Co.**



STEVE MEARS
INDEPENDENT

MORTGAGE SERVICES LLP

FINANCIAL ADVICE

*look no further for your **independent** financial advice*



We can offer independent advice for all your property-related financial requirements...



RESIDENTIAL AND BUY-TO-LET MORTGAGES



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PROTECTION AGAINST ILLNESS FOR FAMILY AND BUSINESS

TELEPHONE: **0117 973 4300**

E-MAIL: info@stevemears.com

the money man

introducing steve mears – independent financial advisor



adding value

“Following an amazingly busy year so far, I think it is becoming clear that getting a mortgage on your own is still not an easy task. We are constantly speaking with clients who have been turned down by their own Bank, usually without any good reason, and are in a state of shock and disappointment!

The Mortgage Market Review, that took place in April 2014, has really taken hold and some lenders are going to great lengths NOT to lend. They will now ask questions about the cost of gym subscriptions, commuting to nursery fees, and go through bank statements forensically.

I firmly believe however, that although all this may sound negative, it adds a lot of value to what we do as independent brokers. It has not made our job any easier, but our contacts have never been more useful.

Recently however, there are a few more lenders coming back to the market, which is always a good sign, and there is also a willingness to lend (from some) and flexibility even for clients with previous poor credit can be placed in some cases. Also, self-employed clients MAY only need 1 years' trading to be able to move home, if in the right profession. A 5% deposit is also

still ok on standard purchases, only with a good credit record though.

The market also seems to be buoyant in our area, as property is still good value and rental yields are holding their own. The number of enquires we receive is sky high, and these can vary from First Time Buyers, Buy to Lets to bridging loans and auction finance.

My message is still to obtain an agreement in principle **BEFORE** you find a property, as the above mentioned checks means that a lot of paperwork is needed and therefore takes longer than it used to, and you need to be ahead of the game. Many agents now ask for copy of your certificate before they will confirm an offer to their vendor, which is fair enough. Also, Don't despair if your own bank turns you down, call us and we will look at the whole market for you.

“...the market also seems to be buoyant in our area, property is still good value and rental yields are holding their own...”

We have still been able to come up with many a 'cunning plan' of late and will continue to do so. We have continued expanding and have 4 brokers now, and have also added another brilliant lady to the admin team. Happy days!


STEVE ■ MEARS
INDEPENDENT
MORTGAGE SERVICES

Please remember

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

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

Builders Merchant of Choice

Find your local branch...

Horfield
176-180 Kellaway Avenue
Horfield, Bristol BS6 7YL
0117 924 5448

Lockleaze
Romney Avenue,
Lockleaze, Bristol BS7 9ST
0117 951 5352

Yate
12 North Road, Yate,
Bristol BS37 7PA
01454 327400

Swindon
4 Larch Close, Kembrey
Park, Swindon SN2 8YS
01793 500210

Bath
4 Larch Close, Kembrey
Park, Swindon SN2 8YS
01225 332707

Stonehouse
Ryeford Ind Estate,
Stonehouse, Glos GL10 3HE
01453 828 232

Fishponds
99 Staple Hill Road,
Fishponds, Bristol BS16 5AD
0117 956 6643

Nailsea
West End Trading Estate,
Blackfriars Rd, Nailsea BS48 4DJ
01275 851777

Ashton
194 Luckwell Road,
Ashton, Bristol BS3 3HE
0117 963 7933

Wincanton
Unit 3A, Lawrence Hill Business
Centre, Saxon Way, Wincanton
Business Park, Wincanton BA9 9RT
01963 828333

As a local company with branches in Bristol, Bath, Gloucestershire, Wiltshire, North and South Somerset; Kellaway Building Supplies offers competitively priced materials and award winning service delivered by knowledgeable and friendly staff.

Operations and Commercial Director Sean Morgan discusses Kellaway's values and how they aim to help local people. "As a company we are heavily focused on helping the communities around our various branch locations. Whether it be providing excellent service and advice to help local people achieve their aim of a dream home, employing and training over 130 local staff, or supporting local charities and communities with over £20,000 per year".

38 Charity initiatives supported last year
OVER £20,000 provided to worthy causes

OVER 300,000 Transactions per year

Not Just for Builders...

The common mis-conception of builder's merchants is that they are for the professional builder only. The truth is that however big or small your plan, Kellaway has the expertise and stock holding to be able to support you to get your project completed to a great standard and within your budget.

Proud supporters of Hollis Morgan property auctions

20% OFF everything instore!*
For everyone attending Hollis Morgan auctions

Buying, selling, renovating, or letting. We have everything you need...

We offer a wide range of building, landscaping and decorating supplies. For a really successful project **build with us...**

Freephone orderline
0500 575754
www.kellaway.co.uk

Excludes Best Deals, trade accounts and any other promotions.
*Please present this advert in branch to receive this offer.

Follow us to stay up to date with our latest offers
 [kellawaybs](https://www.facebook.com/kellawaybs)
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hollis morgan auction **Kellaway Building Supplies**

With branches all over the South West, we offer a quick and reliable delivery service from our robust fleet of all shapes and sizes!

A friendly, independent family owned business priding itself on being the merchant of choice for its customers.



From Bricks to Bathroom, Foundation to Finish

As much as bricks, cement and plaster are necessary to ensuring a construction project

14,500
INDIVIDUAL PRODUCTS
stocked across the company

is successful, it's the final touches that make a property extra special; a beautifully decorated room or a well-designed bathroom and kitchen. Kellaway can deliver this; with Dulux and Crown paint mixing in all the stores, matching any colour

Blocks
sold per year
laid end to end would reach from
BRISTOL to BELFAST
770km!

that you could possibly want and a showroom offering a CAD design service to help ensure you get a Bathroom or Kitchen of your dreams.

Services

Kellaway provides an exceptional service to customers, ensuring they are provided with all of the knowledge required to complete home improvement projects. Throughout their branches they offer a huge range of services including project estimating service, landscape and garden planning, advice on sustainable energy sources and improving the efficiency of your home, paint mixing, kitchen and bathroom design and brick matching. Accounts are available for both professional tradesman and DIY home improvements and are free to setup.

They enable the user to gain discounts in store, benefit from a great range of promotions and preferential delivery prices.

Quick and reliable deliveries are available to all and are moved by a robust fleet of all shapes and sizes.

42 FLEET
Vehicles

Crane off-loading facilities are available to ensure that even the largest loads are onsite quickly keeping your project moving forward.

Kellaway has been presented with a number of national awards and finalist nominations for its industry leading customer service and staff training. Having been recognised for such high standards only serves to motivate the company to go further and push the expectations of customer service even higher.

2 National Awards
& 13 Finalist Nominations

Hollis Morgan is delighted to promote Kellaway Building Supplies as its merchant of choice!



introducing our auction team

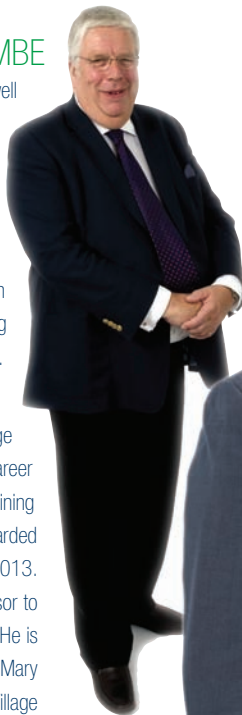


the members of our team TOP ROW LEFT TO RIGHT Calum Melhuish, Sarah Western, Mike Hayne; BOTTOM ROW LEFT TO RIGHT Kim Larnach, Nick Heal and Jodie Hollis.

andrew morgan MBE

Andrew is one of the most respected and well known estate agents and auctioneers in Bristol having spent a lifetime in residential agency and on the auction rostrum and is recognised as one of the most experienced provincial auctioneers in the country. His knowledge of property is second to none which is invaluable to one of the fastest growing agencies in the region.

His love of Bristol and his obvious concern for others has led him to be involved in a huge number of charitable events throughout his career raising thousands of pounds by his entertaining charitable auctions. For this work he was awarded The MBE in The Queen's Birthday Honours in 2013. He is chairman of several charities and is advisor to many others regarding property matters. He is currently actively involved in projects with St Mary Redcliffe church, All Saints Clifton and Clifton Village BID and other organisations in Bristol.



oliver hollis

Olly has worked in Estate Agency since 2003, beginning his career as Andrew's junior negotiator at a local independent firm before moving on to auction assistant and eventually running the sales department. Olly then founded Hollis Morgan with Andrew in 2010.

Having been brought up in Clevedon his family moved to Bristol in the early 90's where with his two brothers he attended Clifton College. As a gap year after school he worked as a swimming pool salesman in Oxford before moving to Cardiff to complete a Marketing Degree before moving back to Bristol to start his career in property.



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

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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.

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

BE A PART OF BRISTOL AND THE WEST COUNTRY'S **BIGGEST PROPERTY EVENT**

**hollis
morgan**

Hollis Morgan Auction Terms and Conditions apply. © Hollis Morgan Property Limited 2015

SOLD £150k

**LOT
1**



BEING SOLD ON BEHALF OF
BRISTOL CITY COUNCIL

Whitehall

GUIDE PRICE: £110k+++

[VIEW FULL DETAILS](http://www.hollismorgan.co.uk/property/25677291/result_auction) http://www.hollismorgan.co.uk/property/25677291/result_auction

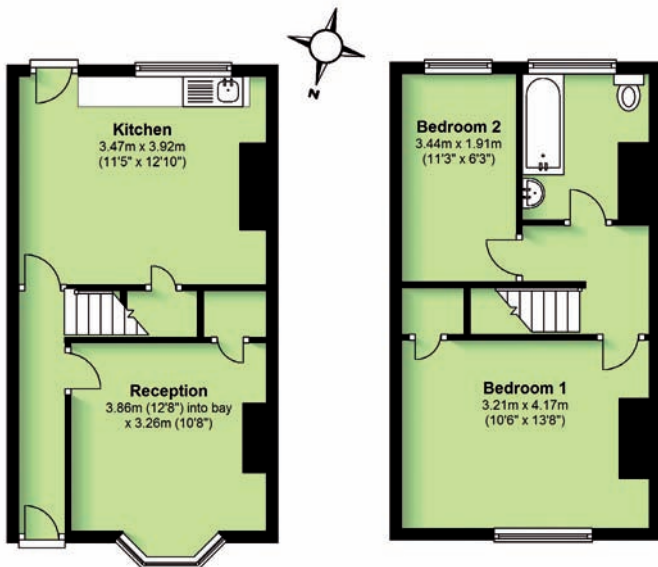
PROPERTY AREA
671.0 ft²/62.3 m²

Ground Floor

Approx. 30.7 sq. metres (330.3 sq. feet)

First Floor

Approx. 31.7 sq. metres (340.7 sq. feet)

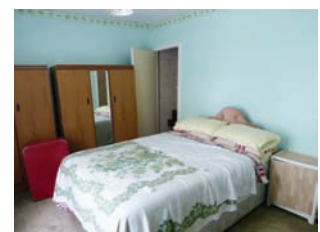


46 Whitehall Road, Redfield,
BRISTOL BS5 9BE

Terrace House for Updating

A mid terrace two bedroom property in need of modernisation with large rear garden.

- Now in need of modernisation.
- Potential for extension to the rear subject to PP.
- Whitehall Road is one of the main link roads within Whitehall and provides direct access to both Speedwell and St. George.
- Local amenities and services are all within close proximity including the vibrant Church Road which boasts an array of independent retailers, convenience stores, bars and restaurants.
- Bristol City Centre is approximately two miles away.



SOLICITORS Paul Bromhead, Legal Services Property Team
e-mail: Paul.bromhead@bristol.gov.uk

LOT
2

SOLD £17k



Redland

GUIDE PRICE: **£10k+++**

[VIEW FULL DETAILS](http://www.hollismorgan.co.uk/property/25642268/result_auction) http://www.hollismorgan.co.uk/property/25642268/result_auction

Garage at: Elm Court, Elm Lane,
Redland, BRISTOL BS6 6UF

Garage in sought after location

A single garage with an up and over door suitable for a single vehicle or storage uses.

- DIMENSIONS: length: 5.1m; width: 2.4m
- 99 year lease from 1963
- Sold with vacant possession.
- Located to the rear of Elm Court on Elm Lane.
- Potential Income £75-£90 PCM.



SOLD £125

**LOT
3**



BEING SOLD ON BEHALF OF
BRISTOL CITY COUNCIL

Barton Hill

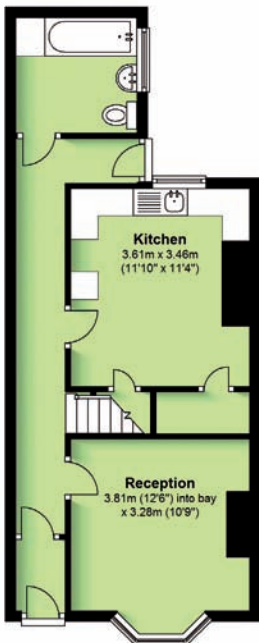
GUIDE PRICE: £110k+++

[VIEW FULL DETAILS](http://www.hollismorgan.co.uk/property/25677295/result_auction) http://www.hollismorgan.co.uk/property/25677295/result_auction

PROPERTY AREA
796.1 ft²/74.0 m²

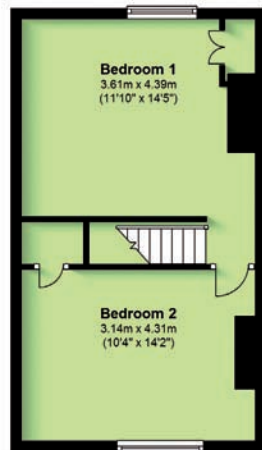
Ground Floor

Approx. 40.4 sq. metres (435.1 sq. feet)



First Floor

Approx. 33.5 sq. metres (361.0 sq. feet)

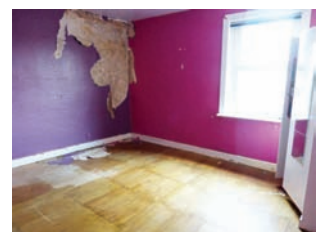
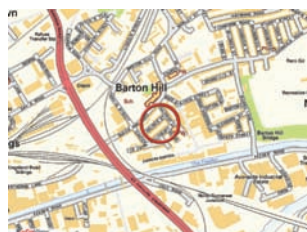


28 Holmes Street, Barton Hill,
BRISTOL BS5 9TY

Period property for updating

A mid terrace two bedroom house with an enclosed garden to rear - in need of modernisation situated on a quiet residential street within Barton Hill.

- Now in need of modernisation but would make fine family home.
- Potential for an attic conversion subject to gaining the necessary planning consent.
- Holmes 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.



SOLICITORS Janet Hartnoll, Property Lawyer, Bristol City Council
e-mail: janet.hartnoll@bristol.gov.uk

LOT
4

SOLD PRIOR £205



SELLING WITH OUR JOINT AGENTS
WOODS
WESTBURY-ON-TRYM



Southville

GUIDE PRICE: £195k+++

[VIEW FULL DETAILS](http://www.hollismorgan.co.uk/property/25642258/result_auction) http://www.hollismorgan.co.uk/property/25642258/result_auction

PROPERTY AREA

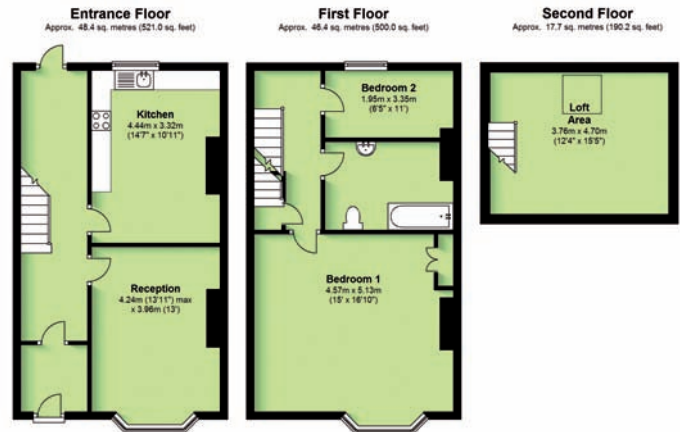
1211.2 ft²/112.5 m²

Upper Maisonette, 40 Warden Road,
Southville, BRISTOL BS3 1BU

Maisonette with parking and garden/plot

Upper floors of a period property with sole use of the rear garden and a bonus attic room.

- Off street parking to the side of the property.
- Potential plot to side
- Reduced price for sale by auction
- Highly sought after area just off the vibrant North St
- Bristol City Centre is approximately two miles away
- Woods have suggested a rental income of circa £1,000 PCM is achievable.



SOLICITORS *Andrea Jeffries, Battrick Clark*
e-mail: andy@battrickclark.co.uk

SOLD £260

LOT 5



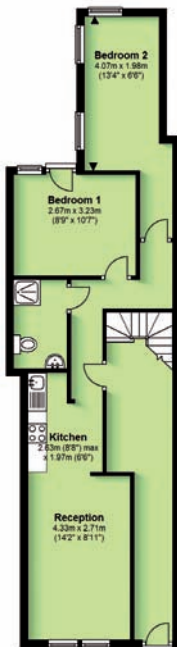
St George

GUIDE PRICE: £230K+++

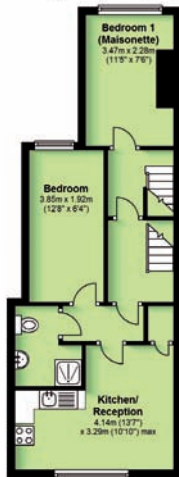
[VIEW FULL DETAILS](http://www.hollismorgan.co.uk/property/25642401/result_auction) http://www.hollismorgan.co.uk/property/25642401/result_auction

PROPERTY AREA
1425.5 ft²/123.3 m²

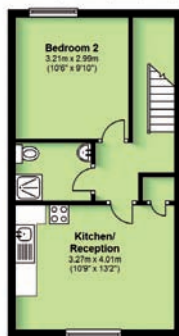
Ground Floor Flat
Approx. 57.3 sq metres (617.0 sq feet)



First Floor Flat
Approx. 41.1 sq metres (442.8 sq feet)



First Floor Maisonette
Approx. 33.9 sq metres (364.7 sq feet)



Freehold and Flats, 357 Church Road, St. George, BRISTOL BS5 8AQ

Freehold investment/break up

A classic mid terraced period property which was converted approximately 8 years ago into three self contained flats.

- Located on the busy Church road
- St Georges Park is within a few hundred yards
- Bristol City Centre is approximately two miles away
- The property has been let for a number of years and the existing tenancies on Rolling AST contracts are currently producing;

GFF: £525PCM; FFF: £410PCM; TFF: £550PCM;

Total: £1485PCM/£17,820PA

- We are informed by the managing agents and local lettings experts Flomp that the following rents could now be achieved:

GFF: £625PCM; FFF: £525PCM; TFF: £575PCM;

Total: £20,700PA

- **Managing Agents:**



FLOMP

e: Office@flomp.co.uk

t: 0117 9621408



LOT
6

SOLD PRIOR



Clevedon

GUIDE PRICE: £400k+++

[VIEW FULL DETAILS](http://www.hollismorgan.co.uk/property/25642259/result_auction) http://www.hollismorgan.co.uk/property/25642259/result_auction

PROPERTY AREA

2218.5 ft²/206.1 m²

12 West Way, CLEVEDON BS21 7XN

Modern masterpiece – now requires updating

Built in the 1970s this eye catching property sits on the largest plot on the road in an elevated position with far reaching views over Clevedon having been in the same ownership since it was built by well know local builder Mr Golding for his own occupation.

- Now requires updating to make a fine family home.
- Outside are mature gardens, outbuildings, double garage and a swimming pool.
- West Way is a quiet residential road within the popular North Somerset town of Clevedon.
- Local amenities and shops are within walking distance as well as the local hospital and golf club.
- Clevedon benefits from excellent access to the M5 motorway with Bristol approximately fifteen miles away.
- **Extended Completion** available on request.



SOLICITORS

Rebecca Stuart, Wards

e-mail: Rebecca.stuart@wards.uk.com

SOLD £110k

**LOT
7**



BEING SOLD ON BEHALF OF
BRISTOL CITY COUNCIL

Barton Hill

GUIDE PRICE: £25k+++

VIEW FULL DETAILS

http://www.hollismorgan.co.uk/property/25559653/result_auction



Phoenix House Garage Block: Aiken Street, Barton Hill, BRISTOL BS5 9TP **A corner plot of garages...**

An enclosed level site consisting of 7 lock up garages and parking spaces.

- Excellent long term investment – potential income of circa £50 per garage/space PCM.
- Potential for development subject to gaining the necessary planning consent.
- Sold with vacant possession.
- Aiken street is located within the popular suburb of Barton Hill.
- Local amenities and services are all within walking distance.
- Bristol city centre is approximately 3 miles away.



SOLICITORS

*Paul Bromhead, Bristol City Council
e-mail: Paul.bromhead@bristol.gov.uk*

LOT
8

STILL AVAILABLE



View from South East

Chewton Keynsham GUIDE PRICE: **£950k+++**

[VIEW FULL DETAILS](http://www.hollismorgan.co.uk/property/25642422/result_auction) http://www.hollismorgan.co.uk/property/25642422/result_auction

Development site and Coach House:
Chewton Place House, Chewton Road,
BS31 2SX

Prime development site betwixt Bristol and Bath

This is, undoubtedly, one of the finest development sites (0.48 ha/1.18 acres) to reach the market in recent times with a South Westerly aspect and outstanding views with planning granted to develop the site.

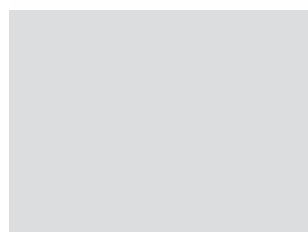
- Planning has been granted to develop the site into a prime rural enclave.
- Plots for three new build houses and a derelict former coach house
- Houses: 252 m² Gross External/Coach House: 273 m² gross external
- **Planning Granted**

PROPOSAL: Variation of condition 8 (plans list) of application 14/02775/VAR. (Variation of condition 8 (plans list) of application 13/04273/FUL (Demolition of existing training and conference centre accommodation block and erection of 3no detached dwellings and conversion of and extension to an outbuilding to a single dwelling with associated parking and landscaping).

DECISION: PERMIT



View from South



SOLD PRIOR

**LOT
9**



St George

GUIDE PRICE: £600k+++

VIEW FULL DETAILS http://www.hollismorgan.co.uk/property/25662750/result_auction

PROPERTY AREA

13393.0 ft²/1058.5 m²



The Old Corset Factory, 9, Ebenezer Street, St George, BRISTOL BS5 8EF
Large period property with huge potential – development/ commercial use

A Freehold Victorian (B1) former corset factory occupying an elevated position currently used as a successful film studios (11,000+ft² on 0.15 acre plot).

The property now represents an excellent opportunity to develop, subject to gaining the necessary planning consents, into a high density scheme of flats in this highly sought after residential area.

- **Planning History:** 1991 – Lapsed planning for “12 one bedroom flats in two storeys over 17 car spaces in semi-basement”: 91/01119/P.



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

Gregg Latchams

Solicitors & Notaries

For all your legal needs,
both personal and
commercial



Gregg Latchams LLP - 7 Queen Square - Bristol BS1 4JE
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DX: 7845 Bristol - E: enquiries@gregglatchams.com - W: www.gregglatchams.com

SOLD PRIOR

**LOT
10**



Redhill

GUIDE PRICE: £325k+++

VIEW FULL DETAILS

http://www.hollismorgan.co.uk/property/25644035/result_auction

PROPERTY AREA
5066.3ft²/470.7m²



Darlington Arms, Redhill, BRISTOL BS40 5TE 5000ft² Freehold property

A commanding detached property over three floors on a circa 0.75 acre plot with garages and outbuildings plus parking for approx 20 cars and far reaching rural views.

- LESS THAN 2 MILES FROM BRISTOL AIRPORT
- Continued use as Bed and Breakfast and Public House
- Parking and other businesses related to the airport
- For sale due to retirement
- Reduced price for sale by auction
- Prominent trading location in Red Hill, near Wrington, North Somerset.
- Bristol is approx 9 miles
- **EXTENDED COMPLETION: 8 WEEKS**



SOLICITORS

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

LOT
11

POSTPONED
DUE TO DELAY WITH LEGAL PACK



Redland

GUIDE PRICE: **£50k+++**

[VIEW FULL DETAILS](http://www.hollismorgan.co.uk/property/25642272/result_auction) http://www.hollismorgan.co.uk/property/25642272/result_auction

Double Garage Number 5: Durdham Park, Redland, BRISTOL BS6 6XB

Double garage in popular area

Accessed via private courtyard with plenty of turning space is this larger than average double garage (8.2 m x 5 m) with additional mezzanine level plus up and over door.

- Leasehold: 78 years remaining.
An excellent long term investment or owner occupier in this highly sought after residential area with huge pressure on parking and storage.
Potential use as a workshop for local business.
- Durdham Park is an incredibly popular and convenient location, situated on the edge of the 400 acres of the Durdham Down, and located just off Whiteladies Road which has a plethora of shops, amenities, restaurants and bars.
- Vehicular access to the M5 and M4 motorway network is via the A4018 at junction 17 of the M5.
- **Rental Income:** The garage could produce in the region of £150-£200pcm.



SOLD PRIOR

LOT 12



Whitchurch

GUIDE PRICE: £395k+++

[VIEW FULL DETAILS](http://www.hollismorgan.co.uk/property/25642270/result_auction) http://www.hollismorgan.co.uk/property/25642270/result_auction

PROPERTY AREA

3469.7 ft²/322.4 m²



Kelston View, Staunton Lane, Whitchurch, BRISTOL BS14 0QL

House on large plot with 2 acres

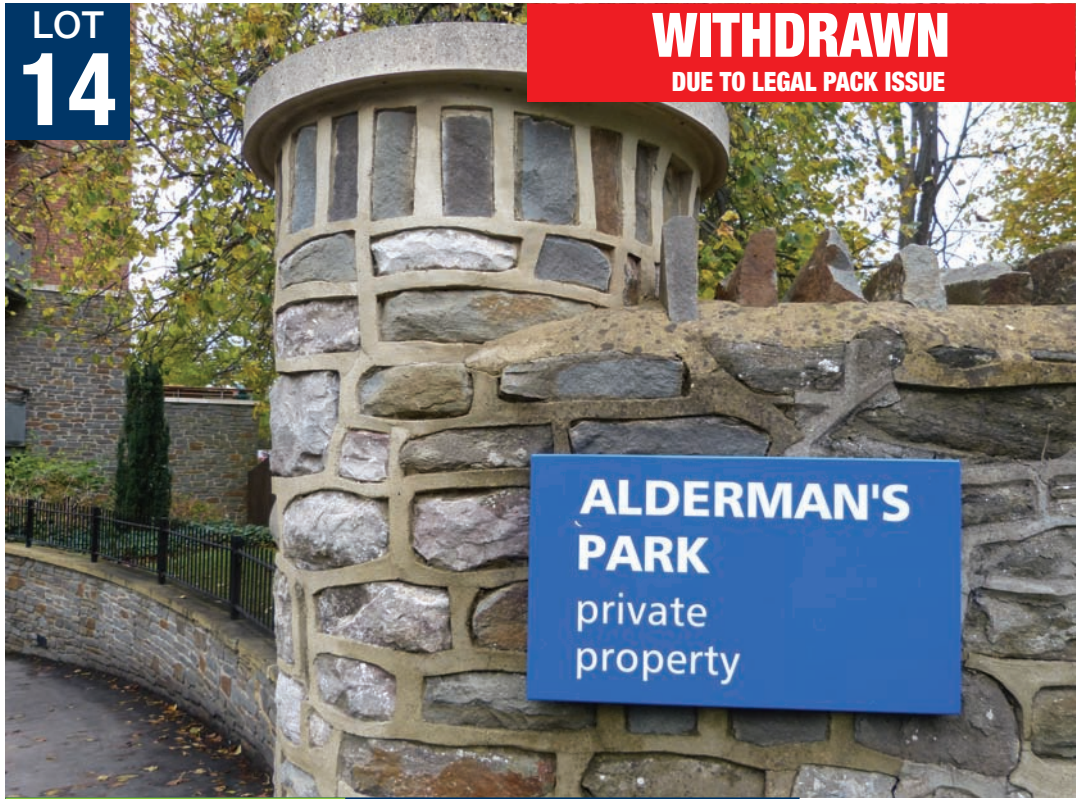
A charming detached period property set on 2 acres with a 172 metre mature garden.

- now requires modernisation but offers the chance for semi rural living in this highly sought after location close to the city.
- The site and outbuildings has possible development potential subject to Planning Permission.
- Kelston View is located just off Staunton Lane within the popular area of Whitchurch.
- Bristol City Centre is approximately 5 miles Bath circa 11 miles away.
- **Extended Completion:** to 8 weeks is available upon request.



LOT
14

WITHDRAWN
DUE TO LEGAL PACK ISSUE



Redland

GUIDE PRICE: **£6k+++**

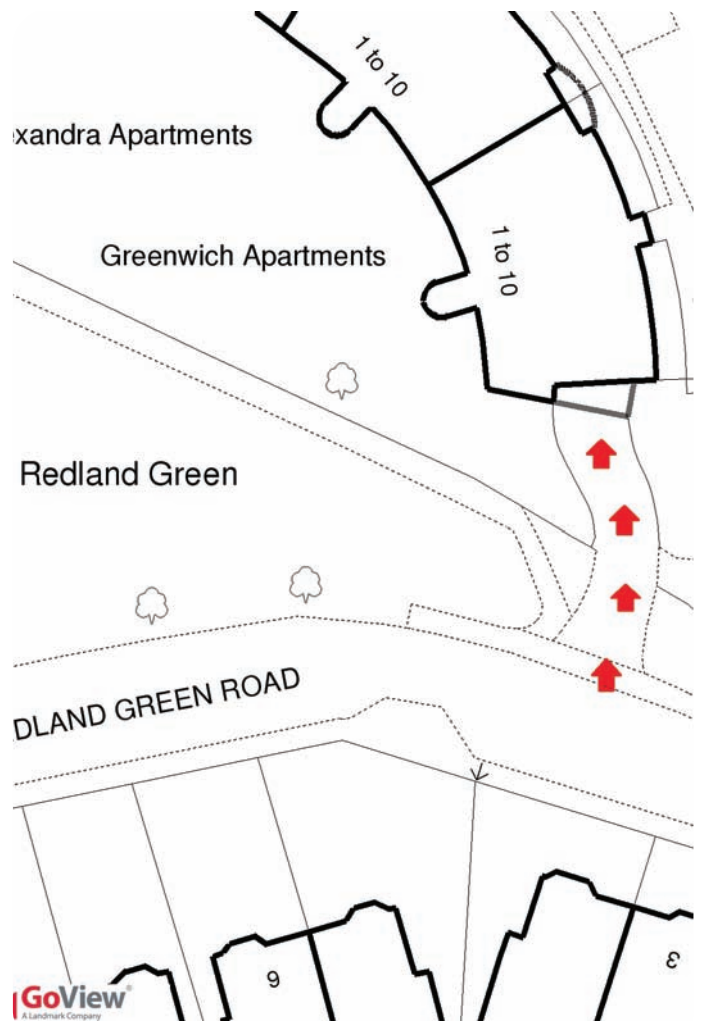
[VIEW FULL DETAILS](http://www.hollismorgan.co.uk/property/25233620/result_auction) http://www.hollismorgan.co.uk/property/25233620/result_auction

Parking Space at: Aldermans Park,
Redland Green Road, Redland,
Bristol BS6 7DW

Parking in Residents parking Zone

A lower stacker space within a secure underground parking lot with electric doors and closed circuit security.

- Approx 8ft x 16ft
- Long Terms investment or for local residents
- Leasehold and subject to mangt fees of approx £100 per annum – please refer to online legal pack
- The parking space is located in the underground car park of the Aldermans Park residential complex
- Situated just off Redland Green Road, the ever popular Whiteladies Road is within walking distance and offers an abundance of independent retailers, affluent bars, cafes, restaurants as well as other local amenities.



STILL AVAILABLE

**LOT
15**



existing retaining wall for no. 10

Stapleton

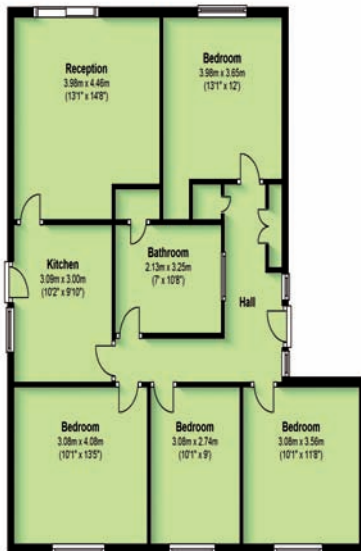
GUIDE PRICE: £275k+++

VIEW FULL DETAILS

http://www.hollismorgan.co.uk/property/25643334/result_auction

PROPERTY AREA

1283.6 ft²/119.3 m²



Development Site: 12 Blackberry Hill, Stapleton, BRISTOL BS16 1DB

House for investment or plot for developers

An elevated level site of 0.171 acres (0.069 ha) with lawns and mature trees and borders.

- **Planning Granted:** Demolition of existing bungalow and erection of 2no. two storey dwellings with new access to the highway. APPLICATION NO: 14/01463/F
- Bungalow for Investment: scope for £14k PA income.
- Completion with vacant possession from 01/09/15.
- Blackberry Hill lies within the popular residential area of Stapleton.
- Glenside Campus (University of the West of England) and Blackberry Hill hospital are both close by.
- Fishponds Road is less than a mile away
- Bristol City Centre is approximately four miles away.



LOT
16

**AVAILABLE BY
PRIVATE TREATY**



Clifton

GUIDE PRICE: £475k+++

[VIEW FULL DETAILS](http://www.hollismorgan.co.uk/property/25642240/result_auction) http://www.hollismorgan.co.uk/property/25642240/result_auction

5 Wellington Park, Clifton, BRISTOL BS8 2UR

Investment or owner occupier

A classic mid-terrace period property with accommodation over four floors with enclosed rear garden, currently arranged as a fully licensed 5 bed student HMO property.

- excellent long term investment and is fully HMO (House of Multiple Occupation) licensed.
- Student investment producing £23,400 per annum (let to a group of 5 terminating 30th June 2015)
- Potential to be converted back into a family home or flats in this highly sought after residential location (subject to Planning Permission)
- Wellington Park is a quiet residential backwater located a few meters from Whiteladies Road
- The University of Bristol and Bristol Royal Infirmary are both within 1.5 Miles.



MANAGING AGENTS: Abode Property,
www.yourabode.co.uk

PROPERTY AREA

1651.0 ft²/153.4 m²



**AVAILABLE BY
PRIVATE TREATY**

**LOT
17**



Upper Swainswick GUIDE PRICE: **£190k+++**

[VIEW FULL DETAILS](http://www.hollismorgan.co.uk/property/25559814/result_auction) http://www.hollismorgan.co.uk/property/25559814/result_auction

Treetops, Gloucester Road, Upper Swainswick, BATH BA1 8AD Development site...

Treetops is a level Freehold site of approx 0.38 acres (0.154 hectares) in an elevated position with far reaching rural views and strategic road frontage of the Gloucester Road being well positioned betwixt Bath and Bristol.

- The site was granted planning permission in 2001 for a Landmark Car Showroom with GIA of 770m² over two floors with 18 parking spaces.
- Treetops is located in Upper Swainswick just outside Bath (5 miles). Bristol City Centre is approximately 19 miles away via the M4 motorway network which is approximately 7 miles away (junction 18).

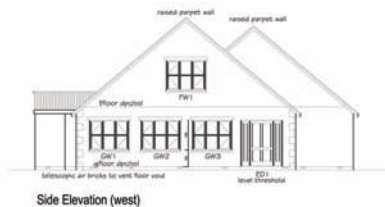
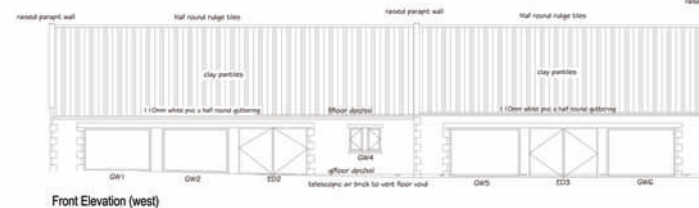
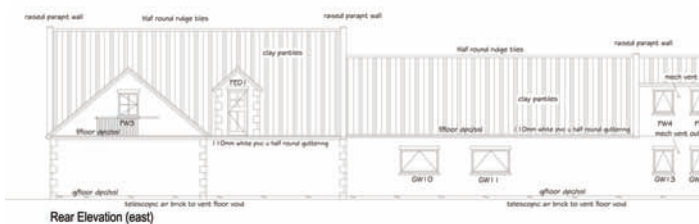
• PLANNING INFORMATION

REFERENCE: 01/00385/FUL

TYPE OF APPLICATION: Full Application

STATUS: APPLICATION Permitted

PROPOSAL: Erection of building to provide motor car show room and associated facilities and parking, following demolition of restaurant and petrol filling station as amended by plans received 4.6.01



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

LOT
18

SOLD PRIOR



Redland

GUIDE PRICE: £575k+++

[VIEW FULL DETAILS](http://www.hollismorgan.co.uk/property/25660612/result_auction) http://www.hollismorgan.co.uk/property/25660612/result_auction

43 Clyde Road, Redland, BRISTOL BS6 6RH

Redland Family Home

A period family home, being sold for the first time in 20 years with gated off street parking space and enclosed rear garden and far reaching views over Bristol

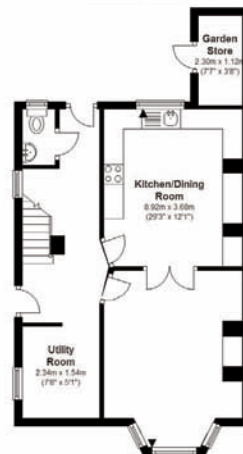
- Exciting opportunity to modernise a period property in this highly sought after location.
- There is scope to create an open plan living space opening out onto the garden area with potential to extend subject to PP
- Scope for separate garden flat/annexe subject to PP
- The independent shops, restaurants and cafes of Chandos Road are close by, Redland train station, 2 excellent parks, Cotham School, Whiteladies Road and Durdham Down are all also within 1/2 mile.
- **EXTENDED COMPLETION:** option for extension of up to 8 weeks is available upon request.



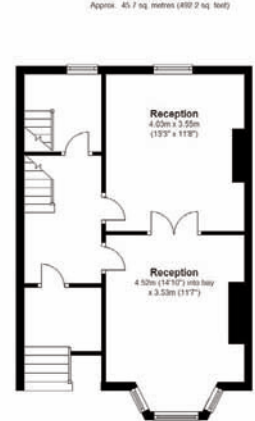
PROPERTY AREA

2039.7 ft²/189.5 m²

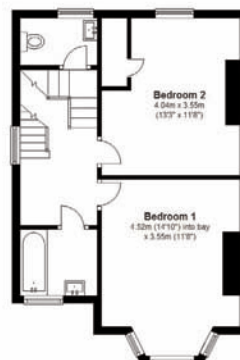
Lower Ground Floor
Approx. 47.3 sq. metres (509 sq. feet)



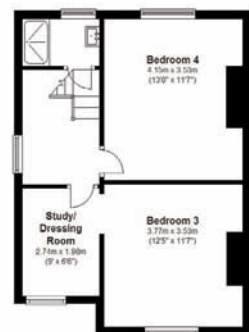
Hall Floor
Approx. 45.7 sq. metres (492 sq. feet)



First Floor
Approx. 44.1 sq. metres (474 sq. feet)



Second Floor
Approx. 42.7 sq. metres (459 sq. feet)



SOLICITORS

Steve Parker, Barcan Kirby

e-mail: s.parker@barcankirby.co.uk

SOLD £205k

**LOT
19**



Yate

GUIDE PRICE: £130k+++

[VIEW FULL DETAILS](http://www.hollismorgan.co.uk/property/25650728/result_auction) http://www.hollismorgan.co.uk/property/25650728/result_auction

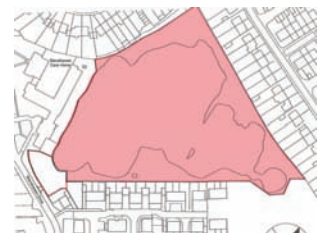
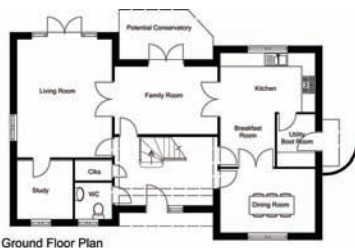


The Lake House – Plot and Lake:
Stanshaws Drive, YATE BS37 4ET

The Lake House

A special parcel of land with mature trees and includes a majestic private Lake of approximately 5 Acres for sole use of the property.

- Planning has been granted to erect a luxurious five bedroom detached family home on the plot designed to maximise the outstanding views over your very own private lake.
- Stanshawe Drive is a private residential area within Yate. Local amenities and services including Yate International Academy and Kingsgate Park are all within close proximity.
- Bristol City Centre is approximately eleven miles away.
- **Planning** REF PK14/1648/F, dated 24 April 2014.



SOLICITORS Helen Brewer, Lindleys
e-mail: hbrewer@lindleys.net

LOT
20

SOLD £95k



Yate

GUIDE PRICE: £85k+++

[VIEW FULL DETAILS](http://www.hollismorgan.co.uk/property/25651734/result_auction) http://www.hollismorgan.co.uk/property/25651734/result_auction

Building Plot: Stanshawes Drive,
YATE BS37 4ET

Plot with lake views

An enclosed parcel of land with vehicular access via Blue Cedar close and private driveway, the site backs overlooks a private Lake with mature trees.

- Planning has been granted to erect a detached four bedroom family home which is designed to make the most of the scenic views of the lake to the rear.
- Stanshawe Drive is a private residential area within Yate. Local amenities and services including Yate International Academy and Kingsgate Park are all within close proximity.
- Bristol City Centre is approximately eleven miles away.
- **PLANNING** REF PK14/1648/F, dated 24 April 2014



Ground Floor Plan



First Floor Plan



Front Elevation



Rear Elevation



SOLD £730k

LOT 21



Promap

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Sneyd Park

GUIDE PRICE: £650k+++

[VIEW FULL DETAILS](http://www.hollismorgan.co.uk/property/25642263/result_auction) http://www.hollismorgan.co.uk/property/25642263/result_auction

Building Plot to rear of: 16 Mariners Drive, Sneyd Park, BRISTOL BS9 1QQ
Secluded Plot in Prime Area

This is without doubt the most spectacular plot to come to the market in North West Bristol for many years. Secluded and level plot of 0.44 acres with private driveway and a semi rural feeling despite being within a few minutes of City conveniences.

- **Planning Granted** Reference: 14/05592/F
- Construction of a two storey detached five bedroom dwelling on land to the rear of 16 Mariners Drive.
- This is probably the last available plot of any considerable size in which to build in one of the West Country's finest suburbs.



A Proposed Southern Elevation
Scale: 1:100



C Proposed Northern Elevation
Scale: 1:100



1 Proposed Ground Floor Plan
Scale: 1:100

2 Proposed First Floor Plan
Scale: 1:100



SOLICITORS *Angela Dunlop, Gregg Latchams*
e-mail: angela.dunlop@gregglatchams.com

LOT
22

POSTPONED
DUE TO DELAY WITH LEGAL PACK



Clifton

GUIDE PRICE: **£25k+++**

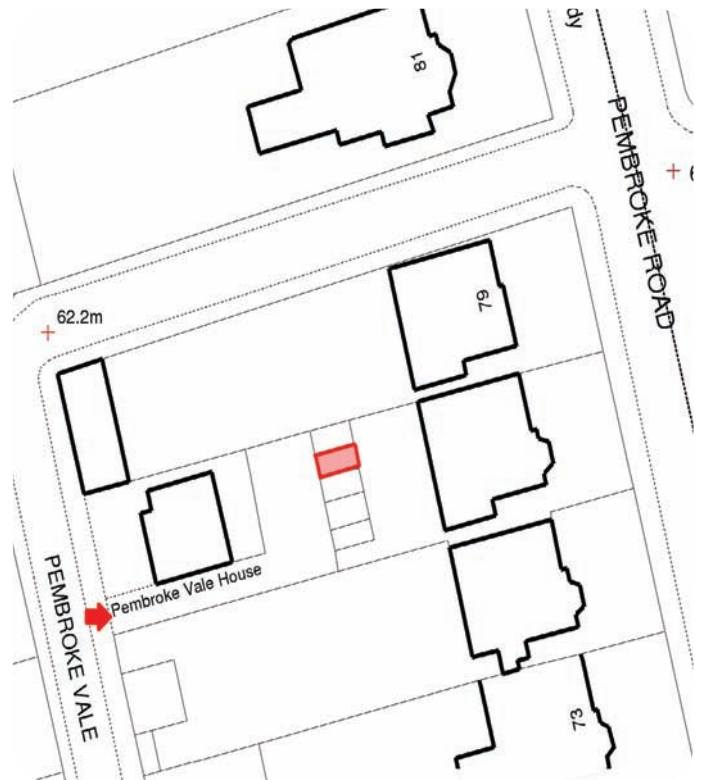
[VIEW FULL DETAILS](http://www.hollismorgan.co.uk/property/25642279/result_auction) http://www.hollismorgan.co.uk/property/25642279/result_auction

Garage to Rear: 77 Pembroke Road,
Clifton, BRISTOL BS8 3DW

Garage in popular location

A leasehold single garage (5 m x 2.4 m with up and over door accessed via a private courtyard off Pembroke Vale.

- Excellent long term investment or owner occupier in this highly sought after residential area with huge pressure on parking and storage.
- Potential Rent £75 - £100 pcm
- Sold with vacant possession.
- Pembroke Road is just a short distance from Whiteladies Road and Clifton Down shopping centre.
- Clifton Village with its eclectic range of shops wine bars and restaurants is easily accessible whilst The Business, Educational, Medical, Cultural and Leisure Facilities of the City Centre are within one and a half miles.



SOLD £10k

**LOT
23**



BEING SOLD ON BEHALF OF
BRISTOL CITY COUNCIL

Lockleaze

GUIDE PRICE: £5k+++

[VIEW FULL DETAILS](http://www.hollismorgan.co.uk/property/25642267/result_auction) http://www.hollismorgan.co.uk/property/25642267/result_auction



Former Garage Site: Blake Road,
Lockleaze, BRISTOL BS7 9UJ

Parcel of Land

A Freehold former garage site located within a quiet residential area.

- Opportunity for parking or to re erect the garages formally occupying the site – subject to PP
- Potential for a single dwelling subject to gaining the necessary planning consent.
- Blake Road is a quiet neighbourhood within the popular suburb of Lockleaze.
- Local amenities and services are all within close proximity including the vibrant Gloucester Road which boasts an array of independent retailers, pubs, bars and restaurants.
- Bristol City Centre is approximately four miles away.



SOLICITORS Peter Wilcox, Property Lawyer, Legal Services - Property, Bristol City Council
e-mail: peter.wilcox@bristol.gov.uk



Redland **GUIDE PRICE: £525k+++**

[VIEW FULL DETAILS](http://www.hollismorgan.co.uk/property/25642239/result_auction) http://www.hollismorgan.co.uk/property/25642239/result_auction

PROPERTY AREA

1415.5 ft²/131.5 m²

Freehold and 4 Flats, 23, Hampton Road, Redland, BRISTOL BS6 6HP

Freehold block of flats

An imposing period property currently arranged as four self contained one bedroom flats including a garden flat with private entrance.

- Each flat is offered in excellent decorative order with separate kitchen and living space plus double bedroom.
- We understand each flat is held on separate 999 year leases from 24/12/93 (Freehold is included)
- Capable of producing £37,800 per annum when fully occupied;
- Hampton Road is located within the heart of the popular residential suburb of Redland.
- Bristol City Centre is approximately two miles away.
- Bristol University and the Bristol Royal Infirmary are within half a mile.



• MANAGING AGENTS:



Sarah Kenny Residential Lettings
www.sarahkenny.co.uk



SOLD £54k

**LOT
25**



BEING SOLD ON BEHALF OF
BRISTOL CITY COUNCIL

St Annes

GUIDE PRICE: £10k+++

[VIEW FULL DETAILS](http://www.hollismorgan.co.uk/property/25651942/result_auction) http://www.hollismorgan.co.uk/property/25651942/result_auction

Land at: St. Annes Terrace, St. Annes,
BRISTOL BS4 4DY

Parcel of Woodland

An 855m² parcel of mature land with one parking space.

- Leasehold: 125 Years
- Wide range of potential uses.
- St Annes terrace is located within the Brislington West ward of Bristol.
- Local amenities and services are all within walking distance.
- Bristol City Centre is approximately three miles away.



SOLICITORS Janet Hartnoll, Property Lawyer, Bristol City Council
e-mail: janet.hartnoll@bristol.gov.uk

LOT
26

SOLD £71k



Coombe Dingle

GUIDE PRICE: £45k+++

[VIEW FULL DETAILS](http://www.hollismorgan.co.uk/property/25671328/result_auction) http://www.hollismorgan.co.uk/property/25671328/result_auction

Land Adjoining: 3 Westbury Lane, Coombe Dingle, BRISTOL BS9 2PD

Land with potential

An enclosed, level, parcel of land with road frontage from Westbury Lane.

This parcel of land has recently had planning for a detached four bedroom house refused on appeal but we feel there may be scope for a more sympathetic scheme and therefore residential development in the future.

- Buyers must make their own enquiries.
- Westbury Lane is situated in the highly desirable area of Stoke Bishop and is a stone's throw from the ever popular leafy suburb of Coombe Dingle.
- The property is located circa half a mile away from Stoke Bishop Primary School and is convenient for the local shops of Stoke Hill and within easy reach of the further amenities of Stoke Lane / Westbury Village

and the open green space of Durdham Downs.

• Planning History

APPLICATION NO: 14/06014/F : REFUSED

Appeal Ref: APP/Z0116/W/14/3001172 –
DISMISSED;

Erection of one detached 4-bedroom dwelling on plot of land adjoining No 3 Westbury Lane



SOLD PRIOR

**LOT
27**



Clifton

GUIDE PRICE: £145k+++

VIEW FULL DETAILS

http://www.hollismorgan.co.uk/property/25642260/result_auction



Building Plot: 98, Kings Parade Avenue, Clifton, BRISTOL BS8 2RE

Build a mews house in Clifton

A prime Freehold building plot positioned on a secluded Mews style street of similar properties in the Heart of Clifton.

- Opportunity to construct a new build 3 bedroom detached mews house (circa 1600ft²) with roof terrace in this highly sought after residential location.
- Application no: 15/01326/F : GRANTED
- Resale value to range from £500,000 - £600,000
- Kings Parade Avenue is tucked in behind Whiteladies Road, the heart of Clifton boasting a vast array of local retailers, restaurants, bars and pubs all within walking distance whilst excellent transport links allow easy access to Bristol City Centre.
- University of Bristol and the Bristol Royal Infirmary are both within a mile.



**LOT
28**

STILL AVAILABLE



Weston-super-Mare GUIDE PRICE: £180k+++

[VIEW FULL DETAILS](http://www.hollismorgan.co.uk/property/25378537/result_auction) http://www.hollismorgan.co.uk/property/25378537/result_auction

hollismorgan/auction JULY 2015 38

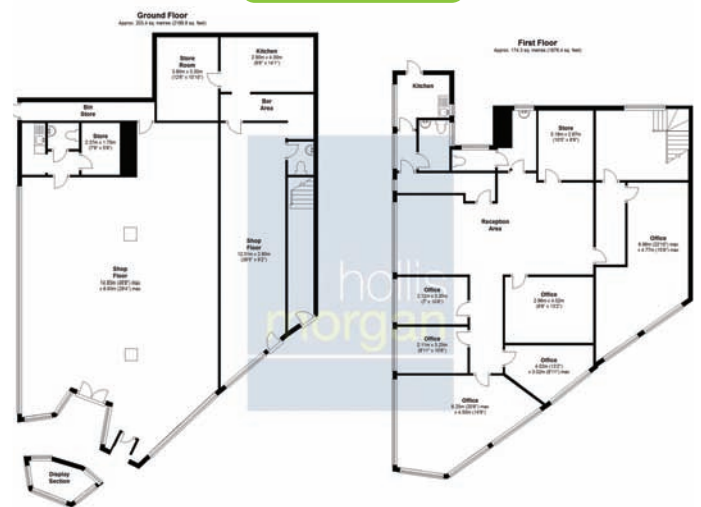
Commercial Portfolio: 36-38 Meadow Street, WESTON-SUPER-MARE BS23 1QQ

Commercial Portfolio

Freehold (one [1] title) occupying a commanding corner position comprising two retail units on the ground floor and a large office with private entrance spanning the upper floor. In addition there is a small bin store.

- **Comprises**
 - 38: Ground A1 floor retail unit
 - 36a: Ground floor A3/A5 unit currently takeaway (recently refurbished)
 - 36: Upper floor – A2 office let to Accountants.
 - Bin Store: Let to takeaway opposite.
- **Income – Total £23,200PA**
 - 38: £8k+VAT PA – 3 year lease from November '14.
 - 36a: £5k+VAT PA – lease until 2023
 - 36: Upper floor – £9.5k+VAT – Lease for 7 years from 24th December 2014.
 - Bin Store: £10 per week on rolling contract.

PROPERTY AREA
3778.2 ft²/351.0 m²



FOR SALE

BY INFORMAL TENDER: 14TH AUGUST

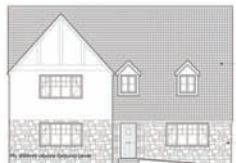
**LOT
29**



Brent Knoll

GUIDE PRICE: £250k+++

[VIEW FULL DETAILS](#)



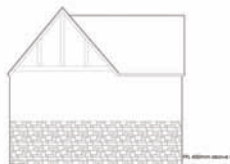
FRONT ELEVATION



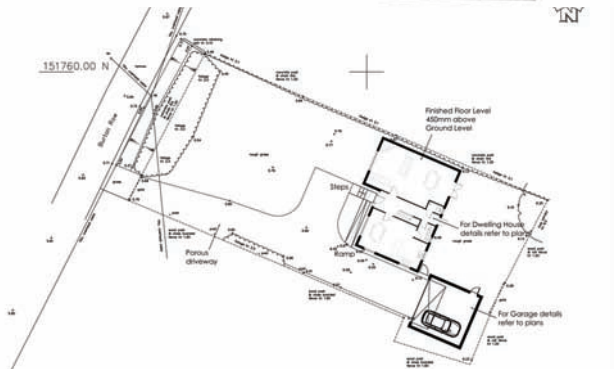
SIDE ELEVATION



REAR ELEVATION



SIDE ELEVATION



Land adjacent to:, Holly Tree Farm, Burton Row, BRENT KNOLL TA9 4BP

Prime site in popular village

An enclosed parcel of land of approximately 1.77 Acres with far reaching rural views to the front towards Brean and backing onto pasture land and Woodlands.

- Full planning has been granted to erect a detached four bedroom family home with garage. Decision: Granted Permission - Proposal: Erection of a detached dwelling and garage
- We understand the resale value of the completed property will be in the region of £650,000 - £700,000
- Brent Knoll is a highly popular village with a diverse range of properties.
- The village has a range of facilities to include a primary school, 14th century church, village hall, post office and public house and store and offers a thriving village community.
- The motorway provides quick and easy access to Bristol with Bristol Airport only 14 miles away.

SOLICITORS

LOT
30

SOLD £395k



Clifton

GUIDE PRICE: £330k+++

[VIEW FULL DETAILS](http://www.hollismorgan.co.uk/property/25651820/result_auction) http://www.hollismorgan.co.uk/property/25651820/result_auction

Hall Floor Flat: 11 All Saints Road,
Clifton, BRISTOL BS8 2JG

Hall floor flat for updating or investment

Imposing period property with private entrance and array of period detail including high ceilings, cornice and a stunning bay window in the reception room.

- Would now benefit from updating
- Sole use of the front garden lawned area.
- Leasehold: residue of 999 years
- Parking: communal parking in the driveway
- Freehold: owned by management company; management fees – £60PCM
- Sold with vacant possession
- All Saints Road is located a short distance from Whiteladies Road and Clifton Down shopping centre.



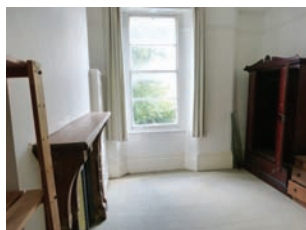
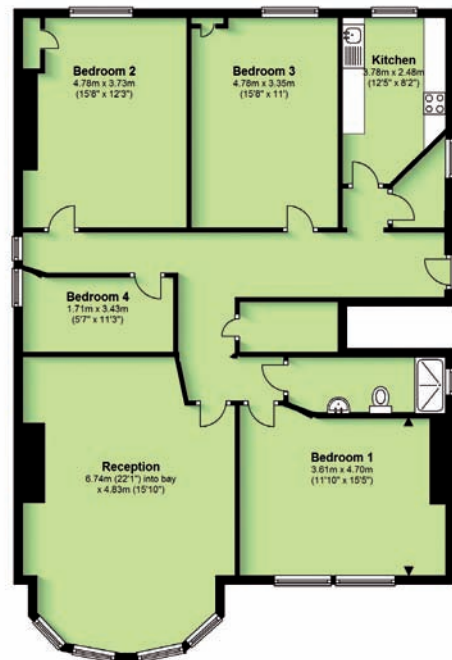
• **Rental appraisal:** Hopewell Properties suggest £1900PCM

PROPERTY AREA

1348.1 ft²/125.2 m²

Hall Floor Flat

Approx. 125.2 sq. metres (1348.1 sq. feet)



SOLICITORS

Lorraine Stacey, Stanger Stacey & Mason
e-mail: lds@stanger-stacey.co.uk

SOLD £400k

**LOT
31**



Weston-super-Mare GUIDE PRICE: **£365k+++**

[VIEW FULL DETAILS](http://www.hollismorgan.co.uk/property/25642264/result_auction) http://www.hollismorgan.co.uk/property/25642264/result_auction

PROPERTY AREA
3666.9 ft²/340.7 m²



Kingscliffe, 27-29, Queens Road,
WESTON-SUPER-MARE BS23 2LH

Grand house for renovation

A handsome detached former Quarmasters House property dating from 1870 occupying an elevated and commanding position on a south facing 0.27 acre plot with views of the Bristol Channel from the first floor.

- On the market for the first time in over 60 years
- Converted approx. 25 years ago to include a self-contained garden flat with private garden/entrance.
- Scope to create a stunning 4/6 bedroom family home with or without self contained flat.
- Occupies a prime position on the upper levels of Weston-super-Mare adjacent to the Quarry and Woodlands yet within a quarter mile of the seafront.
- Bristol: 24 MILES; Taunton: 29 MILES; Clevedon: 12 MILES
- **EXTENDED COMPLETION** extension of up to 10 weeks is available upon request.



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

An Englishman's Castle...

This is an imposing stone built country house built in the "grand country house" manner creating the appearance of a gothic castle fortress.

On the market for the first time since the 1980's and whilst having received a schedule of maintenance on the exterior of the property it does now require complete modernisation.

The property fulfils the aspirations of those seeking an "English Country Home" in a truly rural idyll with manageable family accommodation spread over two floors.

It could be ideal for commercial/institutional purpose (subject to obtaining any necessary consents).

Its picturesque setting is an ideal location for a Boutique style hotel or a wedding destination (subject to obtaining any necessary planning and other consents).

PLEASE NOTE THE COTTAGE AND 25 ACRES OF PASTURE LAND ARE TO BE SOLD AS SEPARATE LOTS.



LOT
32

SOLD £1,000,010



Chilton Priory, Priory Road, CHILTON POLDEN, TA7 9AH

Chilton Polden

GUIDE PRICE: **£700k+++**

[VIEW FULL DETAILS](http://www.hollismorgan.co.uk/property/25661466/result_auction) http://www.hollismorgan.co.uk/property/25661466/result_auction



Chilton Priory, CHILTON POLDEN

On the market for the first time since the 1980's an imposing stone built country house built with the appearance of a gothic castle.

LOT
33

SOLD £175k



Chilton Polden

GUIDE PRICE: £125k+++

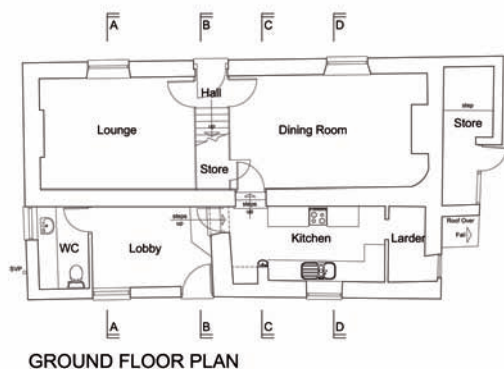
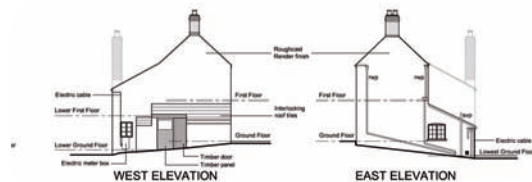
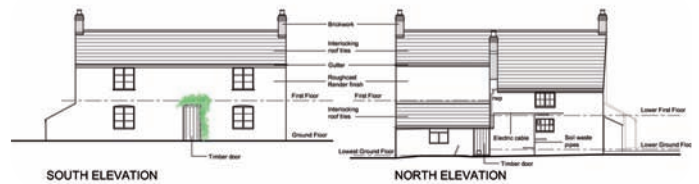
[VIEW FULL DETAILS](http://www.hollismorgan.co.uk/property/25661506/result_auction) http://www.hollismorgan.co.uk/property/25661506/result_auction

Chilton Priory Cottage, Bath Road,
CHILTON POLDEN TA7 9AH

Detached Cottage for renovation

A detached cottage in mature gardens and fine rural views to the rear.

- The property has been vacant for approx 8 years and now requires updating but will make a fine family home in this highly sought after location with potential to create a larger property.
- There is scope to improve the property in the manner of the neighbouring cottage with extensions to rear to take advantage of the rural views and opening out onto the mature rear garden and to create further bedrooms.
- Chilton Polden is an idyllic rural Somerset Hamlet boasting many facilities including public house, church and playing field.
- Primary schooling is at Catcott with secondary at Crispin School together with Milfield School and Strode College in Street, approximately 7.5 miles distant whilst junction 23 of the M5 motorway is approximately 6 miles.



• **PLEASE NOTE THE ADJACENT PROPERTY CHILTON PRIORY IS BEING OFFERED IN THE SAME CATALOGUE. IF THE PRIORY FAILS TO REACH RESERVE THEN THE LAND WILL BE WITHDRAWN AND OFFERED AT A LATER DATE.**

SOLD £250k

**LOT
34**



Chilton Polden

GUIDE PRICE: £115k+++

VIEW FULL DETAILS

http://www.hollismorgan.co.uk/property/25661486/result_auction



25 Acres of Land, Priory Road,
CHILTON POLDEN TA7 9AH

Large parcel of land

An enclosed level parcel of land encompassing 25 acres with mature boundaries with access from Priory Road.

Ideal for farming/agriculture or possible long term potential on the edge of this popular village.

- **PLEASE NOTE THE ADJACENT PROPERTY CHILTON PRIORY IS BEING OFFERED IN THE SAME CATALOGUE. IF THE PRIORY FAILS TO REACH RESERVE THEN THE LAND WILL BE WITHDRAWN AND OFFERED AT A LATER DATE.**



SOLICITORS

Anthony Sandall, Anthony Sandall & Co
e-mail: avs@anthonysandallandco.co.uk

LOT
35

SOLD £25k



Westbury-on-Trym

GUIDE PRICE: £20k+++

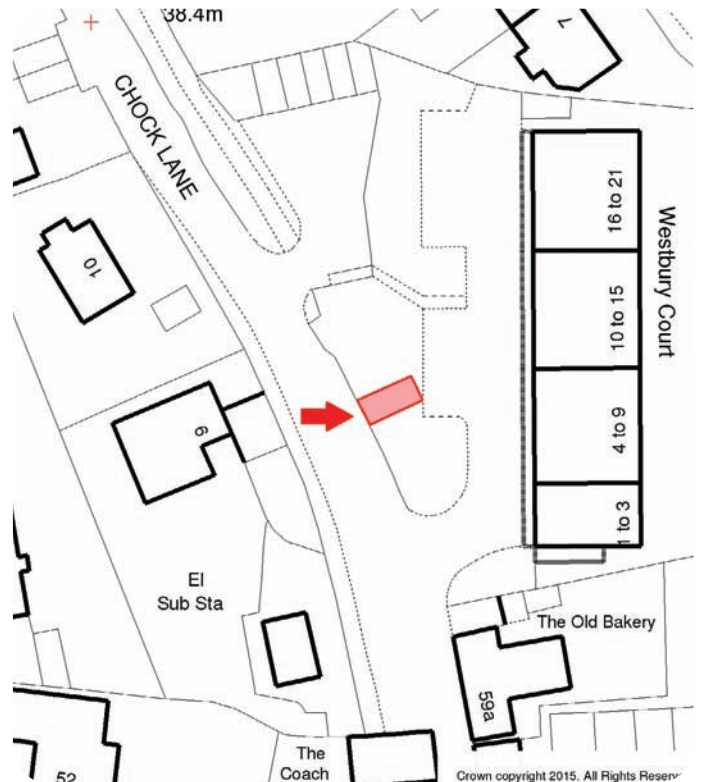
[VIEW FULL DETAILS](http://www.hollismorgan.co.uk/property/25674840/result_auction) http://www.hollismorgan.co.uk/property/25674840/result_auction

Tandem Garage: Chock Lane,
Westbury-on-Trym, BRISTOL BS9 3HA

Westbury Village Garage

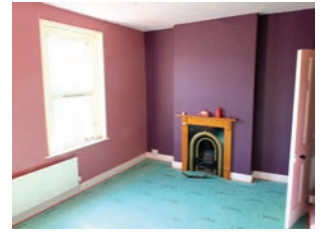
A larger than average vaulted tandem Garage in the heart of Westbury on Trym with up and over door.

- Dimensions:
Length: 40 ft; Width: 11 ft
Height: 8 ft reducing to 5 ft
- Believed to be a former Lime Kiln and Tannery.
- Remainder of 999 year Lease
- Mangt Fees of £10 pa payable to Bristol City Council
- Excellent parking in this highly sought after location.
- Potential use as workshop.
- Chock Lane is an idyllic residential street located in the centre of the vibrant Westbury Village.



STILL AVAILABLE

**LOT
36**



BEING SOLD ON BEHALF OF
BRISTOL CITY COUNCIL

Shirehampton

GUIDE PRICE: £180k+++

[VIEW FULL DETAILS](http://www.hollismorgan.co.uk/property/25642257/result_auction) http://www.hollismorgan.co.uk/property/25642257/result_auction

PROPERTY AREA
544.1 ft²/50.6 m²

3 Pembroke Avenue, Shirehampton,
BRISTOL BS11 9SJ

House for renovation/updating

A period terraced house set on a quiet residential street and a South West facing rear garden. Pembroke Avenue was built around the early part of the 20th Century, the name is said to have come from the 11th Earl of Pembroke (1759-1827) as did Pembroke Villa and Road.

- Would make a fine family home.
- Potential for conversion into two self contained flats subject to gaining the necessary planning consents.
- Pembroke Avenue is a quiet residential neighbourhood.
- The local High Street is within walking distance and offers an abundance of local amenities and services.
- The A4 Portway provides excellent transport links.
- Shirehampton Railway Station is less than a mile away.



SOLICITORS Janet Hartnoll, Property Lawyer, Bristol City Council
e-mail: janet.hartnoll@bristol.gov.uk

LOT
37

SOLD £435k



BEING SOLD ON BEHALF OF
BRISTOL CITY COUNCIL



Clifton Village

GUIDE PRICE: £350k+++

[VIEW FULL DETAILS](http://www.hollismorgan.co.uk/property/25642265/result_auction) http://www.hollismorgan.co.uk/property/25642265/result_auction

Hall Floor/Garden flat: 7 Rodney Place,
Clifton Village, BRISTOL BS8 4HY

A large hall floor garden flat...

Encompassing the entire hall floor – 1634ft² – of this imposing property in the heart of Clifton Village this larger than average Grade II Listed building.

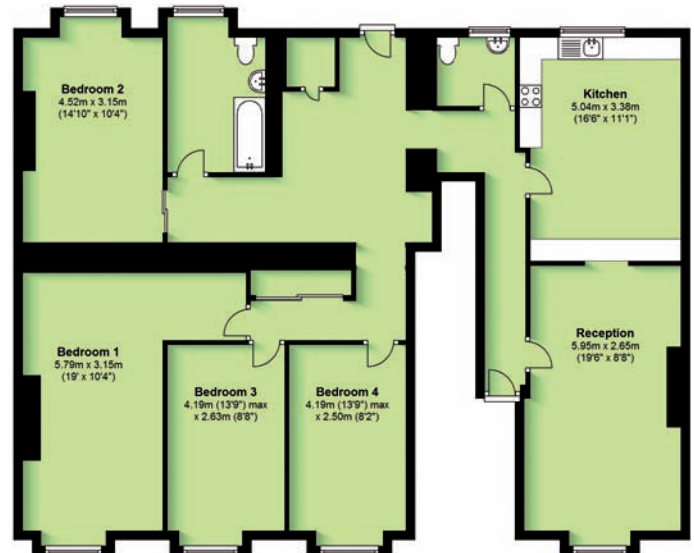
- The property has been let for many years and now requires updating but has scope to create a stunning hall floor apartment with private garden.
- There may be scope, subject to planning, to split the property into two separate units.
- Located in the heart of Clifton, the property offers convenient access to the Village's many amenities including cafes, restaurants, shops, bars and boutiques as well as bus route access to Whiteladies Road and Park Street.



PROPERTY AREA

1635.0 ft²/151.9 m²

Flat 2 Rodney Place
Approx. 151.9 sq. metres (1635.0 sq. feet)



- **Rental Appraisal:** Local lettings experts **clifton rentals** Clifton Rentals say; "If the flat were modernised – new bathroom and kitchen, full redecoration, new flooring the property would suit either professional or student sharers alike. In terms of rental yield you should be able to achieve circa £20,000-£24,000PA".

SOLD £335k

**LOT
38**



BEING SOLD ON BEHALF OF
BRISTOL CITY COUNCIL

Hotwells

GUIDE PRICE: £260k+++

[VIEW FULL DETAILS](http://www.hollismorgan.co.uk/property/25677292/result_auction) http://www.hollismorgan.co.uk/property/25677292/result_auction

PROPERTY AREA
1294.1 ft²/120.2 m²



9 Avon Crescent, Hotwells,
BRISTOL BS1 6XQ

Terraced House for Updating

An end of terrace period property set within a charming Grade II listed terrace arranged over three floors with basement and rear garden.

- Now in need of modernisation but would make a fine family home.
- Potential for sub division into two flats subject to PP
- Avon Crescent is located just off Cumberland Road within the popular suburb of Hotwells.
- A range of affluent public houses, bars and restaurants along the Floating Harbour are all within walking distance.
- Bristol Temple Meads railway station is approximately two miles away.

• Rental Appraisal



If modernised in its current layout as a three bed house rent would be circa £1200pcm or if the option of 4 bedrooms with en-suites rent would be circa £1600pcm.

www.clifton-rentals.co.uk



SOLICITORS Paul Bromhead, Legal Services, Bristol City Council
e-mail: Paul.bromhead@bristol.gov.uk

pre-auction offer

Date

Lot No:

Address of Property

Have you inspected the legal pack

Have you inspected the property/land

Offer £

Date contracts can be signed

Can you complete in 28 days

if not, when?

Funding information

50

hollismorgan/auction JULY 2015

Name

e-mail:

Telephone No

Your Solicitor's details

proxy + 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 _____

proxy + telephone bidding – our 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 and identification

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.

Hollis Morgan Auction Terms and Conditions apply. © Hollis Morgan Property Limited 2015

54



Making an education out of dance

Dance Voice
DANCE MOVEMENT PSYCHOTHERAPY

"Everyday life can be a challenge. More often than not, we can find ways to cope by ourselves, but sometimes outside help is needed, whether it is on an emotional, physical, or spiritual level. Dance Voice aims to assist a wide variety of people, of all ages, from all walks of life. We work with people with learning difficulties, those with physical, or mental illness, those who are emotionally distressed, or those who want to achieve personal growth."

t: +44 (0) 117 953 2055
admin@dancevoice.org.uk

Bristol based charity Dance Voice provides Dance Movement Psychotherapy (DMP) for around 150 people weekly in the Bedminster community and further afield.

Dance Movement Psychotherapy is founded on the principle that movement reflects a person's pattern of thinking and feeling. It is a process using movement and dance to facilitate emotional, physical, social, mental and spiritual growth and is popular with a wide range of individuals and groups. Client groups include, adults with mental health needs, learning difficulties, acquired brain injury, addiction recovery groups and those with special needs. Dance Voice are currently doing well, but still rely heavily on donations to continue their good work. Dance Voice is also a registered educational

centre, and runs courses related to DMP, and has been enhancing student's skills in the areas of dance, psychotherapy and beginning a career in the care sector for over 20 years. The charity aims to offer affordable courses and in some instances can offer reduced rate tuition fees. Dance Voice currently offer short introductory courses in Dance Movement Psychotherapy, as well as a part-time 3 year qualifying Masters training programme validated by Canterbury Christ Church University. **For more information about Dance Voice or to request a prospectus, visit www.dancevoice.org.uk or call 0117 932055.**





OUR **2015 auction** DATES...

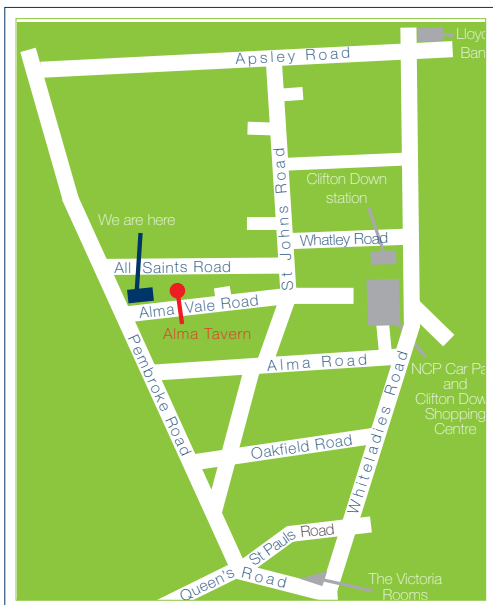
3RD JUNE

22ND JULY

30TH SEPTEMBER

18TH NOVEMBER

the packed sale room at our recent auction



how to find All Saints...

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.



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

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morgan