

residential sales | auctions

RESULTS ISSUE

hollis
morgan

JUNE 2015
auction

Wednesday, 3RD JUNE 2015 | **7.00^{PM}**
All Saints Church, Pembroke Road, Clifton

*“why sell with hollis morgan?
because the results speak
for themselves...”*

...our **april** auction was another great event
with a **96%** success rate, raising almost **£7m**.

welcome to our june auction

“ THIS HAS BEEN A MOST EXCITING YEAR TO DATE WITH A 96% SUCCESS rate at our April sale with over £7m of land and property successfully sold. Now that electoral uncertainties are behind us we anticipate the property market will continue to strengthen with not only private individuals, but also developers feeling more confident to take on major projects. There are some excellent sites becoming available and a plethora of able buyers to ‘snap up’ the finished product.

Tonight we have a wide range of quality lots on offer from across the Region including, single, as well as blocks of garages in Brislington and the City Centre, renovation projects in Shirehampton, Clifton and St Andrews, a period cottage on a south facing plot in Easton-in-Gordano, a fine Victorian family home for modernisation in one of Clifton's most exclusive locations, a traditional semi detached in Stoke Bishop and a ‘Small Holding’ with 6 acres in Queen Charlton. Amongst the most exciting projects is a block of four flats for investment or re-sale in an outstanding location just to the north of Bath. There are other commercial investments and development sites including a large scale development in Stanton Wick.

Our aim is to provide the most eclectic catalogue of property and development opportunities in the West Country and we look forward to welcoming you to our saleroom for another exciting evening.

We are delighted that you have chosen to attend our auctions and warmly welcome you to a drinks reception in the atrium immediately after the sale when we can, as usual, renew old friendships and welcome new faces to the West Country's most vibrant property scene.


Oliver Hollis

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

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



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the money man

introducing steve mears – independent financial advisor

property versus pension



“Since April this year, retirees now have the freedom to spend their pension in one go if they choose to, thanks to new pension reforms being introduced by the Government. This has had an effect on the market, I am sure, and helped to keep the lower end of the price ladder completely manic!

Obviously retired people who wish to cash in their pensions and invest the money in buy-to-let property should take Independent advice, as it is not for everyone and there are tax implications etc as well as other pitfalls, and of course, risk.

There are now believed to be over two million buy-to-let landlords in Britain. Soaring house prices over the last few years has meant that the popularity of residential property as an investment has grown very quickly. This makes it more attractive to many than a “pot” of money, which is intangible, and frankly not much fun.

There are an estimated 200,000 people who will cash in their pension this year, according to Ipsos Mori research, about 32,000 (16%) are expected to use the money to fund a property purchase.

That means I think we can look forward to a buoyant market for the foreseeable future as the lower end will be ‘popped up’ buy extra Investors as well as the traditional First Time Buyers.

Whatever your plans though ‘Get an agreement in principle’, before you find, to avoid disappointment” as it’s never been so true. You will have seen how busy the auctions have become, and that properties with agents have a very limited shelf life. Have a chat with us tonight or let us arrange a more convenient time to get together. Happy Bidding!!

“...retired people who wish to cash in their pensions and invest the money in buy-to-let property should take Independent advice...”



Please remember

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


S T E V E ■ M E A R S
I N D E P E N D E N T
M O R T G A G E S E R V I C E S

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

introducing our auction team

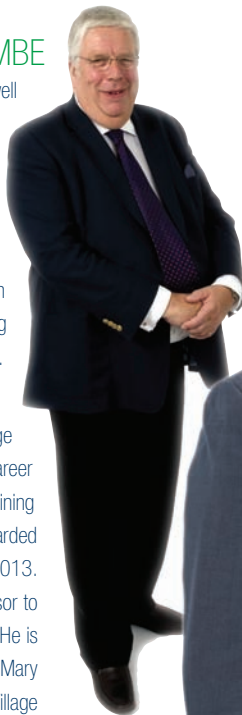


the members of our team TOP ROW LEFT TO RIGHT Calum Melhuish, Mike Hayne, Sarah Western; BOTTOM ROW LEFT TO RIGHT Nick Heal, Kim Larnach and Jodie Hollis.

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

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

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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**

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POSTPONED TO JULY
DELAY WITH LEGAL PACK

LOT
1



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) 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 7 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.



VIEWING: AVAILABLE FOR INSPECTION AT ALL TIMES

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

LOT
2

SOLD £237k



St George

GUIDE PRICE: £150k+++

[VIEW FULL DETAILS](http://www.hollismorgan.co.uk/property/25559682/result_auction) http://www.hollismorgan.co.uk/property/25559682/result_auction

130 Plummers Hill, St George,
BRISTOL BS5 7JJ

House on a large plot...

A well proportioned three bedroom semi detached property set on a large plot with mature gardens and workshop (23 x 16) to side.

- now requires some basic updating but will make a fine family home or investment
- Scope to extend the property to side and rear subject to Planning Permission
- Possibility of building plot to side of the property subject to Planning for another similar property
- Popular residential area adjacent to St Georges Park
- Easy reach of Bristol City Centre.
- Excellent local amenities on Church Road.
- **RENTAL APPRAISAL** provided by;



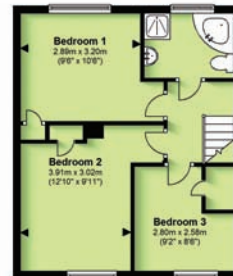
Bristol Residential Letting Co:
£850-£900pcm

PROPERTY AREA

841.5 ft²/78.2 m²

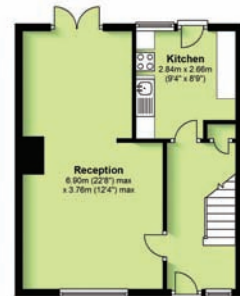
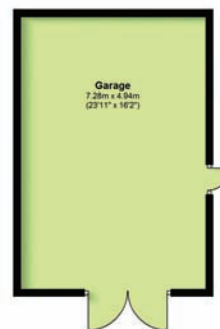
First Floor

Approx. 39.0 sq. metres (419.7 sq. feet)



Ground Floor

Approx. 39.2 sq. metres (421.8 sq. feet)



STILL AVAILABLE

**LOT
3**



Easton-in-Gordano GUIDE PRICE: **£275k+++**

[VIEW FULL DETAILS](http://www.hollismorgan.co.uk/property/25579182/result_auction) http://www.hollismorgan.co.uk/property/25579182/result_auction

PROPERTY AREA
1177.5 ft²/109.4 m²



Wyndham Cottage, 51 Church Road, EASTON-IN-GORDANO BS20 0LZ

Cottage on south facing elevated plot

A charming, semi detached 3 bedroom cottage dating from 1870 set in an elevated and private South facing plot with front and rear gardens.

- The property is offered in good decorative order
- *****REDUCED PRICE FOR SALE BY AUCTION*****
- Outside is a detached garage and parking.
- Situated in one of the oldest and most picturesque parts of this village within easy reach of the historic church with easy access to the M5 motorway at Junction 19 connecting with the M4 motorway just to the north of Bristol.
- The centre of Bristol is within approximately seven miles and can be reached either by Clifton Suspension Bridge to Clifton or via the Weston Road.



VIEWING: **THURSDAY 14TH, 21ST, 28TH MAY @ 13:00**

SOLICITORS *Hugh McPherson, Devereux & Co*
e-mail: move@devlaw.co.uk

LOT
4

SOLD £157k



Shirehampton

GUIDE PRICE: £125k+++

[VIEW FULL DETAILS](http://www.hollismorgan.co.uk/property/25567332/result_auction) http://www.hollismorgan.co.uk/property/25567332/result_auction

40 Park Road, Shirehampton,
BRISTOL BS11 0EF

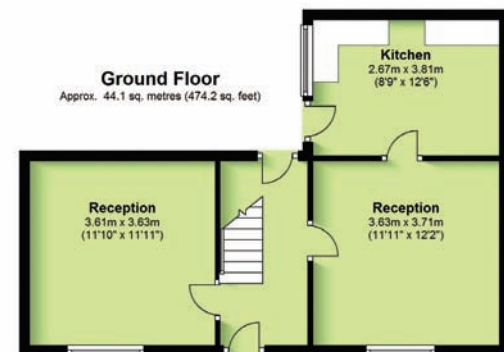
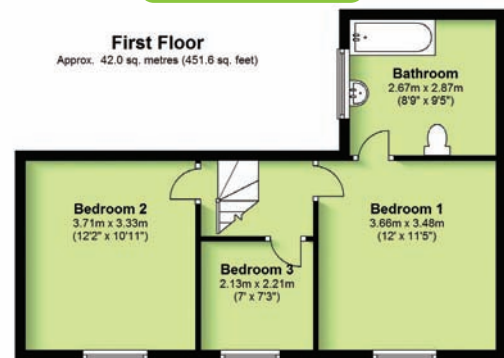
Cottage for modernisation...

This is a terraced cottage of charm and character – circa 1840 – with courtyard garden, standing high above the road and enjoying a south westerly aspect

- Requires complete updating
- Shirehampton is a delightful village situated just to the north west of Bristol within about fifteen minutes' drive of the centre of Bristol
- The Portway provides direct and fast access into the city and the railway also provides an alternative link as does a frequent bus service.
- Kings weston Downs and Blaise Castle Woods with acres of recreational land are nearby.

PROPERTY AREA

952.9 ft²/86.0 m²



STILL AVAILABLE

**LOT
5**



Stanton Wick

GUIDE PRICE: £850k+++

[VIEW FULL DETAILS](http://www.hollismorgan.co.uk/property/25559691/result_auction) http://www.hollismorgan.co.uk/property/25559691/result_auction

Old Colliery Buildings, Wick Lane,
STANTON WICK BS39 4BU

Prime rural development...

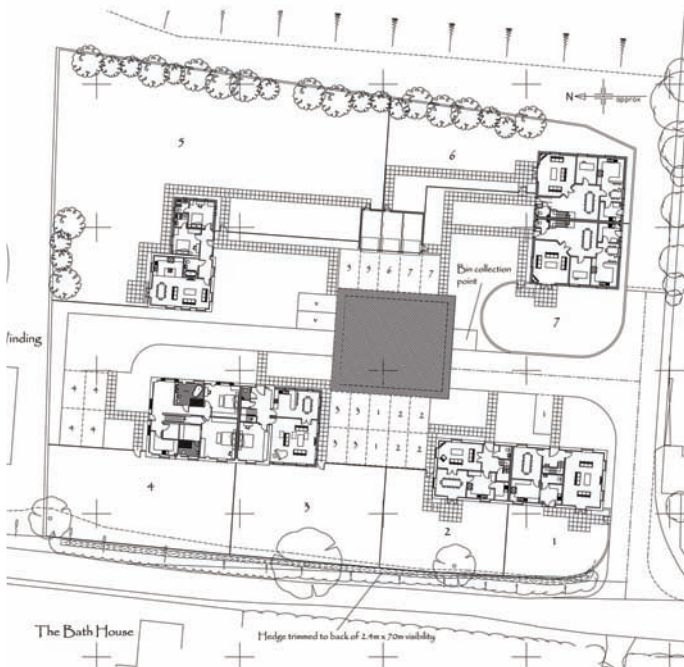
Development opportunity comprising a Freehold collection of five former colliery buildings with B2 use on a level site of circa 1.25-1.3 acres with a principally westerly aspect and wonderful views across the Chew Valley.

- Stanton Wick is 8 miles south of Bristol and 12 miles from Bath on the eastern edge of the Chew Valley.
- Planning permission been granted for two schemes to develop the site.

SINGLE DWELLING 14/02856/FUL: 15th July 2014; Change of use of land and buildings (B2) to a single dwelling and ancillary residential; accommodation, employment space (B1) and garaging for 5 vehicles, spa and stables.

SEVEN DWELLINGS 14/02858/FUL: 17th July 2014; Conversion of industrial buildings (Class B2) to 7 no. dwellings (Class C3) and associated work.

- Estimated GDV £3.5m - £4m



VIEWING: OPEN FOR EXTERNAL INSPECTION AT ALL TIMES

SOLICITORS *Paul Daniels, Withy King*
e-mail: paul.daniels@withyking.co.uk

**LOT
6**

SOLD £217k



Clifton **GUIDE PRICE: £215k+++**

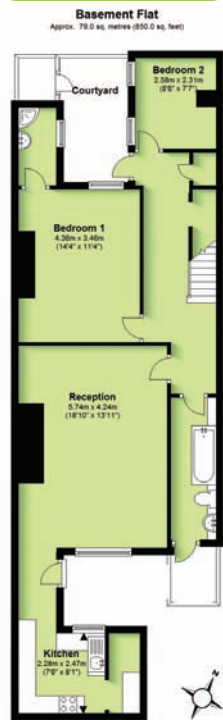
[VIEW FULL DETAILS](http://www.hollismorgan.co.uk/property/25559843/result_auction) http://www.hollismorgan.co.uk/property/25559843/result_auction

Courtyard Flat:
51 Apsley Road, Clifton, BRISTOL BS8 2SW
Clifton flat with courtyard...

Regency terraced property accessed via private entrance with spacious accommodation

- A larger than average courtyard level flat with garden to rear and private entrance
- The property would now benefit from some basic updating.
- The property is let to professional tenants for £750 pcm (£9000pa) terminating on July 6th 2015, but sold with Vacant Possession.
- Excellent investment and scope to increase rental income to £850-£900 pcm (£10,800pa) once updated.
- The property is situated in a most desirable residential road within a short distance of Whiteladies Road
- Leasehold 999 years from 1988.

PROPERTY AREA
850.0 ft²/79.0 m²



SOLD PRIOR

**LOT
7**



Winterbourne

GUIDE PRICE: £115k+++

VIEW FULL DETAILS

http://www.hollismorgan.co.uk/property/25474365/result_auction

Building Plot at: 176 Watleys End Road,
Winterbourne BS36 1QH

Plot with planning...

A charming plot with a semi rural outlook.

- Planning has been granted to erect a stylish 3 bedroom house with parking and gardens.
- Resale value approx. £350,000
- Watleys End Road is located within the rural setting of Winterbourne.
- Local amenities and services including convenience stores and a local supermarket are all within close proximity.
- The M32 Motorway Network is approximately one mile away whilst Bristol City Centre is eight miles away.

• **PLANNING Information**

REFERENCE PT14/4336/F

APPLICATION RECEIVED Wed 05 Nov 2014

Proposal Demolition of existing outbuildings and erection of 1 no. detached dwelling with access and associated works. (Re Submission of PT14/2097/F)



VIEWING:

OPEN FOR INSPECTION AT ALL TIMES

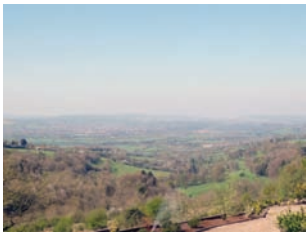
SOLICITORS

Pam Williams, Wards Solicitors

e-mail: pam.williams@wards.uk.com

**LOT
8**

STILL AVAILABLE



Lansdown, Bath **GUIDE PRICE: £850k+++**

[VIEW FULL DETAILS](http://www.hollismorgan.co.uk/property/25559738/result_auction) http://www.hollismorgan.co.uk/property/25559738/result_auction

Apartments 1,3,4, and 5, Brockham End Mews, Lansdown, BATH BA1 9BZ

Portfolio for sale...

To purchase 4 of the 5 flats that make up the East Wing of Brockham End with a unique approach via a private road across the 4th Tee of Lansdown Golf Course to an elevated and secluded woodland setting with panoramic rural views.

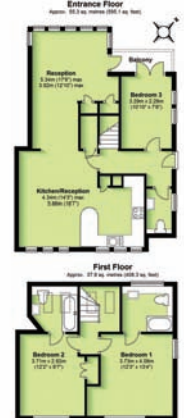
- Flat 1: Vacant from May 2015 – current rent £1250 PCM
- Flat 3: Tenant in Situ on rolling AST contract – 8 weeks required for vacant possession – £1200PCM
- Flat 4: Currently Vacant
- Flat 5: Currently Vacant
- Potential rental income circa 1350 pcm/unit - total annual income of circa £65,000.
- Resale value of each individual flat is in the region of £300,000-£350,000



PROPERTY AREA: FLAT 1
762.7 ft²/70.9 m²



PROPERTY AREA: FLAT 3
1003.5 ft²/93.2 m²



PROPERTY AREA: FLAT 4
783.0 ft²/72.7 m²



PROPERTY AREA: FLAT 5
783.0 ft²/72.7 m²



SOLICITORS *Tim Adams, Adams Burrows*
e-mail: tim@adamsburrows.co.uk

VIEWING: **BY APPOINTMENT ONLY**
The flats can be viewed from the outside by following the road over the Golf Course

SOLD £9k

**LOT
9**



Brislington

GUIDE PRICE: £7.5k+++

VIEW FULL DETAILS

http://www.hollismorgan.co.uk/property/25560349/result_auction

indon House

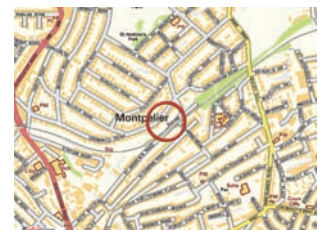


Garage to Rear: 40, Clayfield Road, Brislington, BRISTOL BS4 4NH

A single garage...

A standard single garage with up and over door in a rank of 10.

- size: 16ft x 8ft
- Excellent investment/Owner occupier
- Potential rental income of £50-£75 pcm
- The property is located in the popular residential suburb of Brislington.
- Local amenities and services are all within walking distance whilst Bristol City Centre is approximately three miles away and the City of Bath is eleven miles away.



VIEWING: AVAILABLE FOR EXTERNAL VIEWING AT ALL TIMES

SOLICITORS *Simon Billet, Linda Shipway*
e-mail: simon@lindashipway.co.uk

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
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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.**



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CALL 0117 973 6565
 9 Waterloo Street, Clifton, Bristol BS8 4BT



CALL 0117 950 5542
 28 High Street, Westbury on Trym BS9 3DZ

SOLD £135k

LOT 10



Bishopsworth

GUIDE PRICE: £120k+++

[VIEW FULL DETAILS](http://www.hollismorgan.co.uk/property/25576173/result_auction) http://www.hollismorgan.co.uk/property/25576173/result_auction

PROPERTY AREA

1504.8ft²/145.4m²



Freehold Shop and Maisonette:
80 Queens Road, Bishopsworth,
BRISTOL BS13 8PQ

Mixed Use investment

A Freehold mid terraced mixed use property comprising a ground floor retail unit with parking to rear and a self contained three bedroom maisonette.

- Retail Unit: £433 pcm/£5196 pa
- Maisonette: £500 pcm/£6000 pa
- Total Income: £11,196 pa
- Queens Road is located within the residential suburb of Withywood.
- Local amenities and services are all within close proximity including a mini supermarket, an Indian restaurant and a convenience store.
- Bristol City Centre is approximately four miles away whilst the city of Bath is roughly thirty minutes away.



VIEWING:

BY APPOINTMENT ONLY

SOLICITORS

*Mr Syed Alam, Harrison Clark Rickerbys
e-mail: Salam@hcr.com*

LOT
11

SOLD £425k



St Andrews

GUIDE PRICE: £275k+++

[VIEW FULL DETAILS](http://www.hollismorgan.co.uk/property/25559750/result_auction) http://www.hollismorgan.co.uk/property/25559750/result_auction

123 Cromwell Road, St. Andrews,
BRISTOL BS6 5EX

Freehold – requires updating

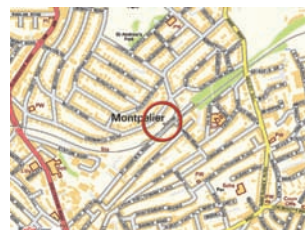
An imposing semi detached period property informally arranged over four floors with a large South facing garden.

- The property has been let for many years and now requires complete modernisation.
- Scope to both improve and rearrange and create 2-4 flats.
- Convert into a large 4/5 bedroom family home
- The garage block may represent further development opportunities for a mews style property, subject to PP – Please note similar developments adjacent

SOLD WITH VACANT POSSESSION

PROPERTY AREA

2418.6 ft²/224.7 m²



20 hollismorgan/auktion JUNE 2015

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

VIEWING: WEDNESDAYS @ 12:30

**WITHDRAWN DELAY WITH
LEGAL PACK – ASK FOR UPDATE**

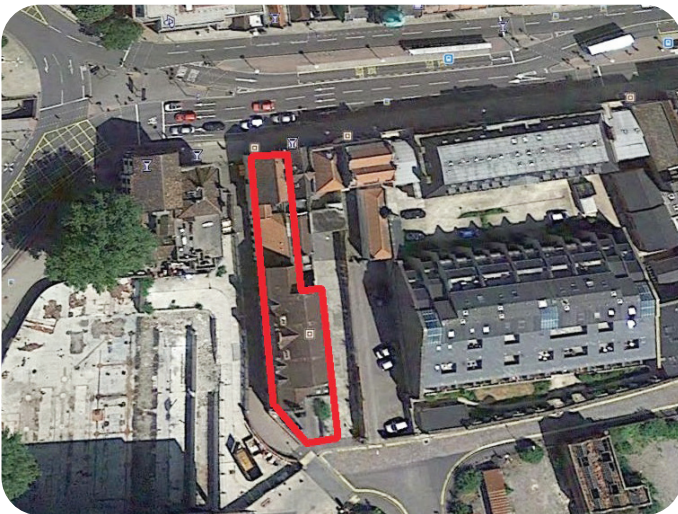
**LOT
12**



City Centre

GUIDE PRICE: £475k+++

[VIEW FULL DETAILS](http://www.hollismorgan.co.uk/property/25570898/result_auction) http://www.hollismorgan.co.uk/property/25570898/result_auction



Shepherd's Hall, David Street,
City Centre, BRISTOL BS2 0FG

High yielding investment...

The Property

A stunning landmark Freehold property in the City Centre comprising three parts which have been joined to create a large building known collectively as Shepherd's Hall.

- the property was built in 1889 and designed by Foster & Wood – local architects who's work includes Colston Hall, The grand Hotel and Fosters Alms-houses.
- The property is currently used as Hostel having been previously been used as offices.
- The property is currently arranged as 23 bedrooms with various communal areas, kitchens and staff offices.
- Site - 0.120 acres / 0.048 hectares
- Old Market district, a vibrant leisure and commercial area just east of Bristol City Centre.
- **REFER TO LEGAL PACK FOR CURRENT INCOME AND TENANCIES**



VIEWING: **TUESDAY 12TH @ 15:00**

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

requires complete updating...



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

...coming soon to our **july** auction



A handsome detached period property

– 3666ft² – dating from 1870 occupying an elevated and commanding position on a south facing plot with views of the Bristol Channel.

*****REQUIRES COMPLETE UPDATING*****

- detached period property dating from 1870
- on the market for first time in 60 years
- 3666ft² arranged over three floors
- 0.27 acres/0.11 hectares
- now requires complete modernisation
- huge potential
- viewings to commence from June

VIEW FULL DETAILS <http://www.hollismorgan.co.uk/property/25601589>

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

**hollis
morgan**



planning granted for a 5-bed home...

Sneyd Park

GUIDE PRICE: £650k+++

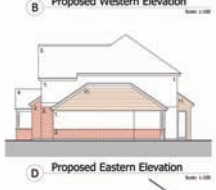
...coming soon to our july auction



This is without doubt one of the most spectacular building plots (0.44 acres) to come to the market in North West Bristol for many years

*****PLANNING GRANTED FOR A 5 BEDROOM DETACHED FAMILY HOME*****

- Site is open for inspection at all times
- 0.44 Acres
- Planning Granted to erect a prime family home: Planning Reference 14/05592/F
- Level and mature site
- Extremely Private with 200ft driveway
- Rare opportunity.



[VIEW FULL DETAILS http://www.hollismorgan.co.uk/property/25603221](http://www.hollismorgan.co.uk/property/25603221)

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

hollis
morgan

amazing potential to develop



St George

GUIDE PRICE: **£TBCk+++**

...coming to our auction soon



A Freehold Victorian former corset factory currently used as a film studios – 11,000+ ft² on 0.15 acre plot – with **Lapsed Planning** for 12 flats.

- Broadcast film studios
 - Freehold
 - Victorian property
 - Planning Potential
 - Lapsed Planning for 12 flats
 - Amazing views
 - Close to St George Park
 - Parking on ground floor
- ***HUGE POTENTIAL*****

[VIEW FULL DETAILS](http://www.hollismorgan.co.uk/property/25470872) <http://www.hollismorgan.co.uk/property/25470872>

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

**hollis
morgan**

planning granted to develop



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

...coming soon to our **july** auction



This is, undoubtedly, one of the finest development sites to reach the market in recent times. Located in a beautiful rural idyl betwixt Bath and Bristol with planning granted to erect 3 new build detached homes and restoration of the original Georgian building.

- Planning information
 - APPLICATION NO: 14/05746/VAR
 - DESCRIPTION OF PROPOSAL: Date registered: 22nd December 2014
 - 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).



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

**hollis
morgan**

LOT
14

SOLD £422k



City Centre

GUIDE PRICE: £375k+++

[VIEW FULL DETAILS](http://www.hollismorgan.co.uk/property/25574752/result_auction) http://www.hollismorgan.co.uk/property/25574752/result_auction

PROPERTY AREA

1944.5 ft²/180.6 m²

Freehold mixed use investment:

5 Perry Road, BRISTOL BS1 5BQ

Investment close to Bristol University

A Mid terraced Freehold mixed use property comprising

- **UPPER FLOORS** Five bedroom HMO student property;
- Let to a group of 5 Bristol University postgraduate students - £2050PCM/£24,600PA;
- Terminates - 25th September 2015
- **GROUND FLOOR** A1 Commercial unit.
- Let to an independent café/takeaway - £541.66PCM/£6,500PA;
- 24th September 2014 - 23rd September 2026
- **TOTAL: £31,100PA**



SOLD £245k

LOT 15



Knowle

GUIDE PRICE: £215k+++

[VIEW FULL DETAILS](http://www.hollismorgan.co.uk/property/25578100/result_auction) http://www.hollismorgan.co.uk/property/25578100/result_auction

PROPERTY AREA
1283.6 ft²/119.3 m²



97 Somerset Road, Knowle,
BRISTOL BS4 2HX

Investment or family home, requires modernisation

A mid terraced Freehold Victorian property that has been arranged as 3 self contained flats for a number of years.

- The property has a large garden and far reaching views over Bristol.
- An excellent opportunity for both families and developers seeking an investment or family home.
- The flats now require updating but have potential to also be converted into 1 bedroom flats.

• **INCOME**

CURRENT INCOME

TFF Vacant from 05/06/15; **HFF** Vacant (last occupied April 2015); **GF** Let to professional tenant £420pcm on a rolling contract (in situ since 23/11/12)

POTENTIAL INCOME IF RENOVATED

TFF £495; **HFF** £450; **GF** £495pcm **TOTAL: £1440pcm/£17,280pa**

POTENTIAL INCOME IF CONVERTED TO 1 BEDS

TFF £625; **HFF** £575; **GF** £650pcm **TOTAL: £1850pcm/£22,200pa**



VIEWING: WEDNESDAYS @ 11:30 • SATURDAY 16TH @ 11:30

SOLICITORS *Clive Westlake, Wards Solicitors*
e-mail: clive.westlake@wards.uk.com

LOT
16

SOLD £350k



Stoke Bishop

GUIDE PRICE: £340k+++

[VIEW FULL DETAILS](http://www.hollismorgan.co.uk/property/25559785/result_auction) http://www.hollismorgan.co.uk/property/25559785/result_auction

PROPERTY AREA

1032.7 ft²/95.9 m²

51, Avon Way, Stoke Bishop,
BRISTOL BS9 1SL

Family home with potential...

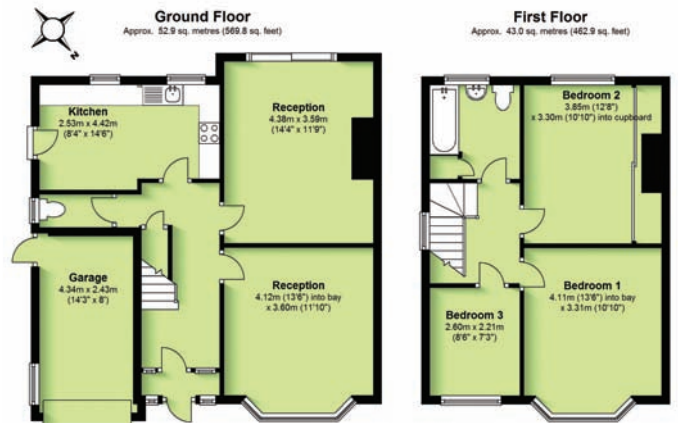
A classic 1950's semi detached Freehold family home – 1032ft² – arranged over two floors on a generously proportioned plot with mature gardens.

- The property now requires updating and offers an excellent opportunity for a number of developments subject to gaining the necessary consents.
- There is scope for extension both to the side rear
- Potential for attic conversion
- Additional off street parking
- Residential location approximately a quarter mile from the local shops on Stoke Hill.

• RENTAL APPRAISAL



provided by; Clifton Rentals:
£1400PCM.



SOLICITORS *Hugh McPherson, Devereux & Co*
e-mail: move@devlaw.co.uk

VIEWING: EVERY THURSDAY @ 12:00

SOLD £400k

LOT 17



City Centre

GUIDE PRICE: £280k+++

[VIEW FULL DETAILS](http://www.hollismorgan.co.uk/property/25559790/result_auction) http://www.hollismorgan.co.uk/property/25559790/result_auction

22, Bond Street, City Centre, BRISTOL BS1 3LU

Investment or development...

A mixed use, modern, end of terrace leasehold property situated in a prominent City Centre location comprising of a tenanted A3 retail unit on the basement, ground and first floor and two further floors above.

- There is separate access to the upper floors from Bond Street.
- The property is held on a 125 year lease with a peppercorn rent.
- Full planning has been granted to convert the upper floors into 5 residential units (*work has commenced*)
- There is a restaurant on the ground floor and mezzanine area on a 5 year lease with 4 years remaining, paying a rental £25k per annum.

• PLANNING INFORMATION

DECISION: GRANTED subject to condition (s)

APPLICATION No: 07/03188/F

TYPE OF APPLICATION: Full Planning

SITE ADDRESS: 22 Bond Street, Bristol, BS1 3LU

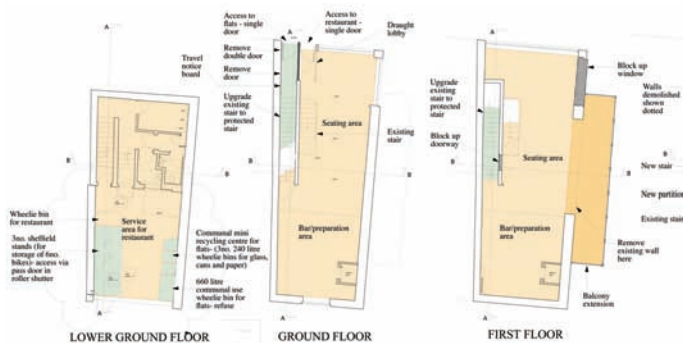
DESCRIPTION OF DEVELOPMENT: Addition of two storey enclosed balcony on side elevation. Raising of existing roof to form additional storey. Change of use 2nd, 3rd and 4th floor to 5 no. self contained flats. Entrance reconfigured to provide separate entrances. Minor alterations to shop front.

COMMITTEE / DELEGATION DATE: 28.12.07

• RENTAL APPRAISAL



provided by; Bristol Residential Lettings
£650-£750PCM per apartment



**VIEWING: THURSDAY 7TH @ 11:00 AM
THURSDAY 14TH, 21ST, 28TH MAY @ 11:00**

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

LOT
19

**SOLD PRIOR
UNDISCLOSED**



Queen Charlton

GUIDE PRICE: £550k+++

[VIEW FULL DETAILS](#)

http://www.hollismorgan.co.uk/property/25559808/result_auction

30
hollismorgan/auction JUNE 2015

Mannings Mead, Queen Charlton Lane,
Queen Charlton, BRISTOL BS14 0QP

Smallholding with Land

Freehold detached property set in a secluded rural position with private driveway, paddocks and gardens encompassing over 5 acres, numerous garages, workshops and outbuildings with secure parking in an enclosed courtyard for up to 20 cars.

- The property will make a fine family home with extensive gardens but offers many other opportunities including; Holiday Let/Cattery/Equestrian/Bed and Breakfast/Small Holding/Garden Centre/Horticultural business
- Further development of the site – There is scope subject to gaining the necessary planning consents for a range of residential planning activity on the site.

PROPERTY AREA

2039.7 ft²/189.5 m²



SOLICITORS

Simon Fox, Insight Law
e-mail: sfox@insight-law.co.uk

VIEWING:

FRI 8TH MAY @ 12:00 • 15TH MAY @ 11:00
SAT 23RD MAY @ 10:30 • FRI 29TH @ 11:00

**WITHDRAWN
STILL AVAILABLE**

**LOT
20**



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 hectrares) 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).

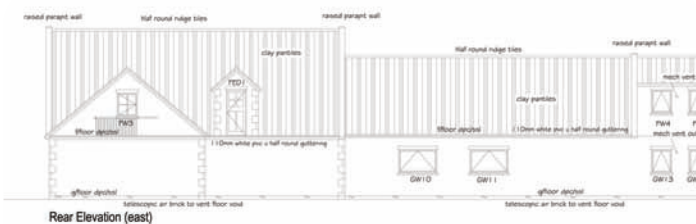
• **PLANNING INFORMATION**

REFERENCE: 01/00385/FUL

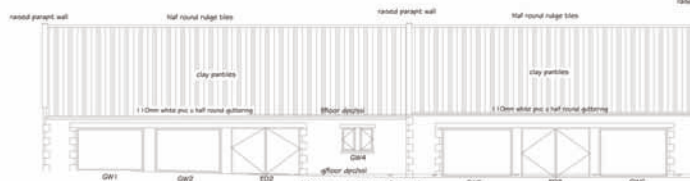
TYPE OF APPLICATION: Full Application

STATUS: APPLICATION Permitted

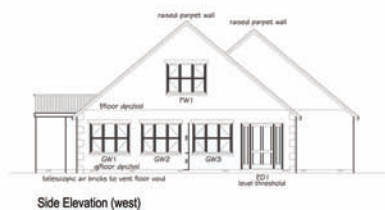
PROPOSAL: Erection of building to provide motor car show room and associated facilities and parking, following demolition of restaurant and petrol filling station as amended by plans received 4.6.01



Rear Elevation (east)



Front Elevation (west)



Side Elevation (west)



VIEWING:

OPEN FOR INSPECTION AT ALL TIMES

SOLICITORS

Phillip Hogan, Henriques Griffiths

e-mail: phogan@henriquesgriffiths.com

**LOT
22**

SOLD £790k



Clifton **GUIDE PRICE: £700k+++**

[VIEW FULL DETAILS](http://www.hollismorgan.co.uk/property/25559817/result_auction) http://www.hollismorgan.co.uk/property/25559817/result_auction

10 Pembroke Vale, Clifton,
BRISTOL BS8 3DN

Clifton family home...

This is a quintessential Victorian semi-detached stone built villa – 2412 ft² – and accommodation is arranged over three floors

- The property has been a family home for some considerable time and is now in need of some modernisation and up-grading
- Scope to create a fine family home
- Pembroke Vale is a very special road in many ways, not least, because of its location within the ambiance of the Close of Clifton College but also its proximity to both Clifton Village and Whiteladies Road.
- **EXTENDED COMPLETION**
8 Week completion or earlier by mutual consent.

PROPERTY AREA
2412.1 ft²/224.1 m²



SOLICITORS Peter Golding, Cook and Co
e-mail: peter.golding@cookco.co.uk

VIEWING: THURS 7TH MAY @ 12:30 • THUR 14TH, 21ST, 28TH MAY @ 14:30 • SATURDAY 9TH & 23RD @ 13:00

SOLD £320k

LOT 23



Cliftonwood

GUIDE PRICE: £240k+++

[VIEW FULL DETAILS](http://www.hollismorgan.co.uk/property/25561283/result_auction) http://www.hollismorgan.co.uk/property/25561283/result_auction

PROPERTY AREA
963.0 ft²/89.5 m²



Flat 14, Clifton Wood Court, Clifton Wood Road, Cliftonwood, BS8 4UL **Far Reaching views in Clifton**

Arguably the best apartment within this well established block of purpose built block of just 14 properties.

- The property now requires complete updating but will make a fine home or investment.
- Apartment 14 is a maisonette at penthouse level with a stunning South West facing terrace and fine views over the City. (963 Sq Ft)
- Garage and Parking
- Electric Heating.
- Management Fees - 2014 charge was £1459
- Leasehold - Residue of 999 years
- RENTAL APPRAISAL

clifton rentals provide by Clifton Rentals:
£1650^{pcm}.



**VIEWING: WEDNESDAYS @ 3:30 • THURSDAYS @ 17:00
SATURDAY 9TH & 23RD @ 12:00**

SOLICITORS *Mr Julian Chapman, Devereux & Co*
e-mail: Julian@devlaw.co.uk

LOT
24

SOLD £200k



BEING SOLD ON BEHALF OF
BRISTOL CITY COUNCIL

Clifton

GUIDE PRICE: £180k+++

[VIEW FULL DETAILS](http://www.hollismorgan.co.uk/property/25559826/result_auction) http://www.hollismorgan.co.uk/property/25559826/result_auction

2B St. Johns Road, Clifton,
BRISTOL BS8 2EX

Potential for 2 beds...

Located on the first floor of this imposing end of terrace period property with access from St Johns Road and communal stairs.

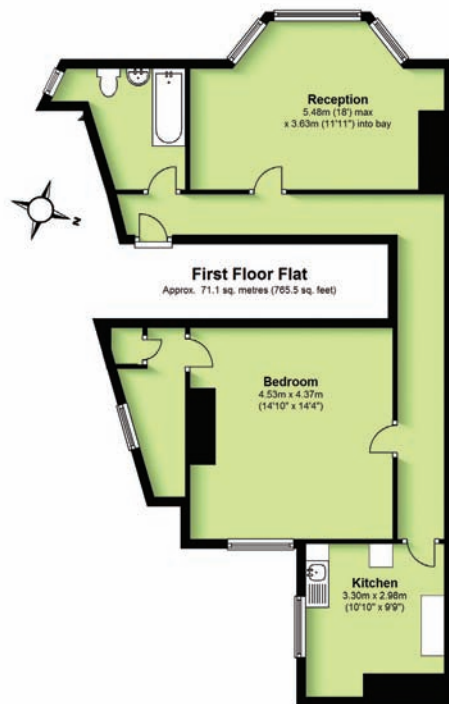
- Currently arranged as one bedroom flat with separate kitchen and spacious accommodation.
- Leasehold.
- Now in need of updating but will make a fine home or investment in this highly sought after residential area.
- Scope to create a 2 bedroom property subject to gaining the necessary consents.
- RENTAL APPRAISAL



Hopewell Properties say;
£900 and £1100 pcm could be achieved.

PROPERTY AREA

765.5 ft²/71.1 m²



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

VIEWING: TUESDAY @ 17:00 • WEDNESDAYS @ 14:45
SATURDAY 9TH & 23RD @ 10:30

SOLD £148k

**LOT
25**



BEING SOLD ON BEHALF OF
BRISTOL CITY COUNCIL

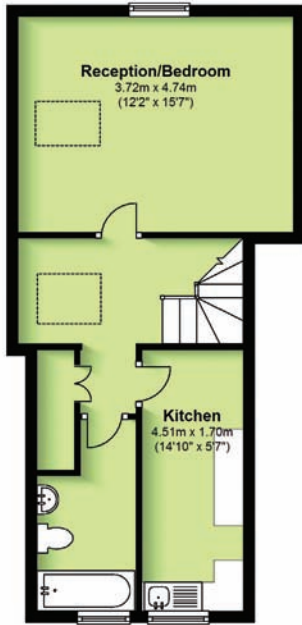
Clifton

GUIDE PRICE: £140k+++

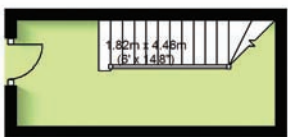
[VIEW FULL DETAILS](http://www.hollismorgan.co.uk/property/25559821/result_auction) http://www.hollismorgan.co.uk/property/25559821/result_auction

PROPERTY AREA
531.5 ft²/49.4 m²

Top Floor Flat
Approx. 41.2 sq. metres (443.9 sq. feet)



Entrance Floor
Approx. 8.1 sq. metres (87.4 sq. feet)



2C St. Johns Road, Clifton,
BRISTOL BS8 2EX

'Doer-upper' with Freehold...

Located on the top floor of this imposing end of terrace period property with access from St Johns Road and communal stairs.

- Currently arranged as a bright and airy studio flat with separate kitchen.
- Includes Freehold.
- Now in need of updating but will make a fine home or investment in this highly sought after residential area.
- Scope to create a 1 bedroom property subject to gaining the necessary consents.
- RENTAL APPRAISAL

 Hopewell Properties say;
£800 and £900 pcm.



VIEWING: TUESDAY @ 17:00 • WEDNESDAYS @ 14:45
SATURDAY 9TH & 23RD @ 10:30

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

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T: +44 (0)117 906 9400 - F: +44 (0)117 906 9401

DX: 7845 Bristol - E: enquiries@gregglatchams.com - W: www.gregglatchams.com

**SOLD PRIOR
UNDISCLOSED**

**LOT
26**



St Pauls

GUIDE PRICE: £200k+++

VIEW FULL DETAILS http://www.hollismorgan.co.uk/property/25478246/result_auction

PROPERTY AREA
1415.5 ft²/131.5 m²



118 Grosvenor Road, St. Pauls,
BRISTOL BS2 8YA

Home/investment

A mid terrace freehold property with generous accommodation arranged over two floors plus basement.

- The property is offered in good decorative order for immediate occupation.
- Excellent investment – previously let for £18,000 pa
- Scope for basic improvement
- Sold with vacant possession.
- The property occupies a prominent position in the heart of St. Pauls.
- The City Centre is within one mile, and the vibrant Gloucester Road, and Stokes Croft with its range of bars and cafes, are in close walking distance.



VIEWING: *** VIEWINGS BY APPOINTMENT ***

SOLICITORS Christopher Parker, David Lees & Co
e-mail: cmparker@davidlees.co.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

38

hollismorgan/auktion JUNE 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.

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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

hollis
morgan