

residential sales | auctions

RESULTS ISSUE

hollis
morgan

SEPTEMBER 2015
auction

Wednesday, 30TH SEPTEMBER 2015 | **7.00^{PM}**
All Saints Church, Pembroke Road, Clifton



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

welcome to our september auction


Welcome to the penultimate sale of the 2015 season.

This year has really raced by which has, in no small way, been due to the vibrancy and speed with which the property market has been moving in this area. When it comes to moving swiftly you cannot beat Hollis Morgan for following up every lead to produce an eclectic catalogue of really interesting Lots and development opportunities.

Our last sale was a fantastic event with a 93% success rate with £9.25m worth of property sold under the hammer – quite an achievement! Of, course, we don't always have spectacular castles for sale but generally have a fine selection of houses, flats, garages and land on offer – more suited to the wider public. Producing a catalogue with something for everyone is always our aim and this month is no exception!

We do hope that you will stay to the end of the auction and enjoy some complimentary hospitality in the atrium. Please make sure that we have your contact details and the we can keep you informed of our future sales – dates have already been set for 2016.

We wish you every success tonight



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: E! Group

...BECAUSE THE RESULTS SPEAK FOR THEMSELVES

INTRODUCING OUR CHARITY FOR 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**

contact:

**hollis
morgan**

INVESTORS Buying at auction?

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

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

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.**



AUCTION FINANCE

■ PROPERTY INVESTMENT ■ DEVELOPMENT FINANCE ■ BRIDGING

We can offer independent advice for all your **property auction** related financial requirements

If you are looking to finance your property needs at auction we can offer **independent** financial advice specifically suited to developers and investors, with...

- auction finance options
- residential, buy-to-let and remortgaging
- 'agreement-in-principle' from most lenders within hours
- bridging and commercial finance
- specialist for the self-employed



TELEPHONE: **0117 973 4300**

E-MAIL: info@stevemears.com

INDEPENDENT FINANCIAL ADVICE

Typically we charge a fee of £395 for processing the mortgage and this will be payable in two instalments. Initially £200 will be payable when we submit your application form to the lender and the balance of £195 will be payable within 14 days of the loan completing. If your mortgage proceeds to completion we will also receive any commission payable from the lender. Our fees are dependent upon your circumstances and therefore could be more than this. THE FINANCIAL CONDUCT AUTHORITY DOES NOT REGULATE COMMERCIAL FINANCE OR ADVICE ON WILLS AND TRUSTS. THE FINANCIAL CONDUCT AUTHORITY DOES NOT REGULATE SOME ASPECTS OF BUY TO LET MORTGAGES AND BRIDGING LOANS. Steve Mears Independent Mortgage Services is a trading name of Steve Mears Ltd, Registered in England and Wales - Registered Number 6180562; Registered office: 28 Alma Vale Road, Clifton, Bristol BS8 2HJ; Directors: Steve Mears and Emma Mears. Steve Mears Independent Mortgage Services is an appointed representative of Owen and Associates, which is authorised and regulated by the Financial Conduct Authority. Your home or property may be repossessed if you do not keep up repayments on a mortgage or any other debt secured on it.



our services include

RESIDENTIAL AND BUY-TO-LET MORTGAGES

SECURED LOANS AND BRIDGING LOANS

LIFE COVER FOR FAMILY AND BUSINESS INCLUDING TRUSTS

COMMERCIAL MORTGAGES AND FINANCE

PROTECTION AGAINST ILLNESS FOR FAMILY AND BUSINESS

the money man

introducing steve mears – independent financial advisor



‘Affordability‘

We have been finding lately that the difference in what some lenders will allow clients to borrow, is sometimes massive. It really does show that shopping around and getting a second opinion (from us, of course!), could pay Dividends. Do not take what your current lender says as final.

As an example, a client who wished to stay with their current lender was told they could borrow £97,500. This amount would not allow them to move and was only fractionally more than they already owed! Another lender agreed up to £225,000....for the same clients! Obviously, we encourage clients to act with caution, and carry out an affordability stress test of our own. In this case, in fact, we recommended a lower amount, but it's nice to have the choice? Every lender used a different calculator and it seems they can be miles apart in a lot of cases now. MMR came in last April, and I guess we are getting used to it and know which lenders will offer each type of client their required loan amount. Some use almost every outgoing you can think of, and will look at Pay Slips and Bank Statements almost forensically, and will

question season tickets, private medical care and the like. Others work with figures from the ONS (Office of National Statistics) and this can sometimes help, not always though....

We continue to get a lot of enquiries from our Website, as clients are finding they are not getting the news they want, even as a loyal customer. In fact, one of the major High Street Banks is one of our best introducers! Summer was very busy, which is unusual, and we had a lot of enquiries all through the school holidays this year, which is great. A lot of clients though are struggling to find somewhere, as there a lot of bids. It's our advice to put yourself in as strong a position as possible, and we therefore would arrange an Agreement in Principle for no charge, and even recommend a solicitor to keep the estate agents

“...obviously, we encourage clients to act with caution...”

happy. They are working for the vendor, and it's easier if you can present them with all these details when you make an offer, as it gives them confidence that a sale will proceed to completion. Without this, we find they will recommend someone who has “done their homework”.

I am obviously biased, but having a good broker on your side would seem to be a good idea...


STEVE M EARS
I N D E P E N D E N T
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

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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**hollis
morgan**

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

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SOLD £217K

LOT 1



BEING SOLD ON BEHALF OF
BRISTOL CITY COUNCIL

Easton

GUIDE PRICE: £150k+++

[VIEW FULL DETAILS](http://www.hollismorgan.co.uk/property/25761480/result_auction) http://www.hollismorgan.co.uk/property/25761480/result_auction

PROPERTY AREA
1026.0 ft²/95.3 m²

40 Greenbank Avenue West, Easton,
BRISTOL BS5 6ET

Requires updating...

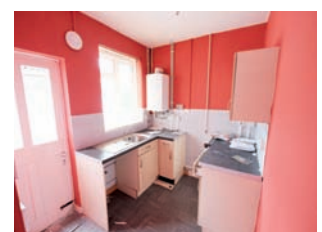
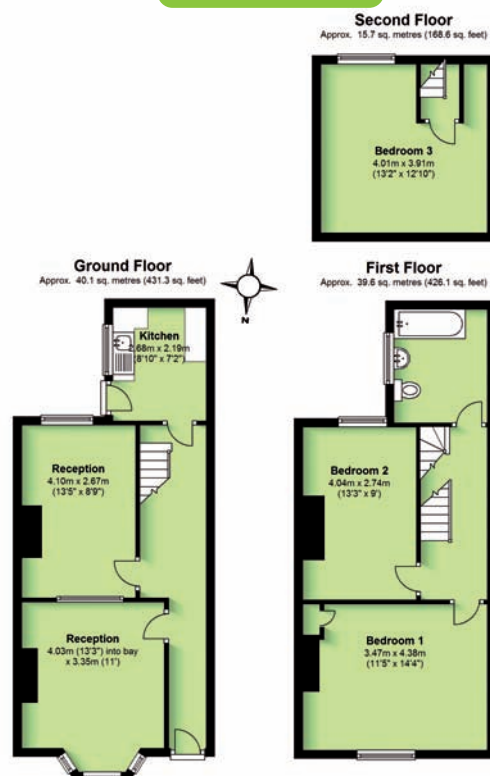
A terraced three bedroom period property arranged over three floors with rear garden in a popular residential location close to the city.

- Would now benefit from modernisation to make a fine family home
- Scope for conversion to flats subject to gaining the necessary consents
- Potential to extend to rear subject to PP
- Sold with vacant possession
- Greenbank and Easton Borders
- Bristol City Centre is approximately three miles away.

• RENTAL APPRAISAL



The Bristol Residential Letting Co.
£850-£900PCM.



LOT
2

SOLD £15k



St George

GUIDE PRICE: £10k+++

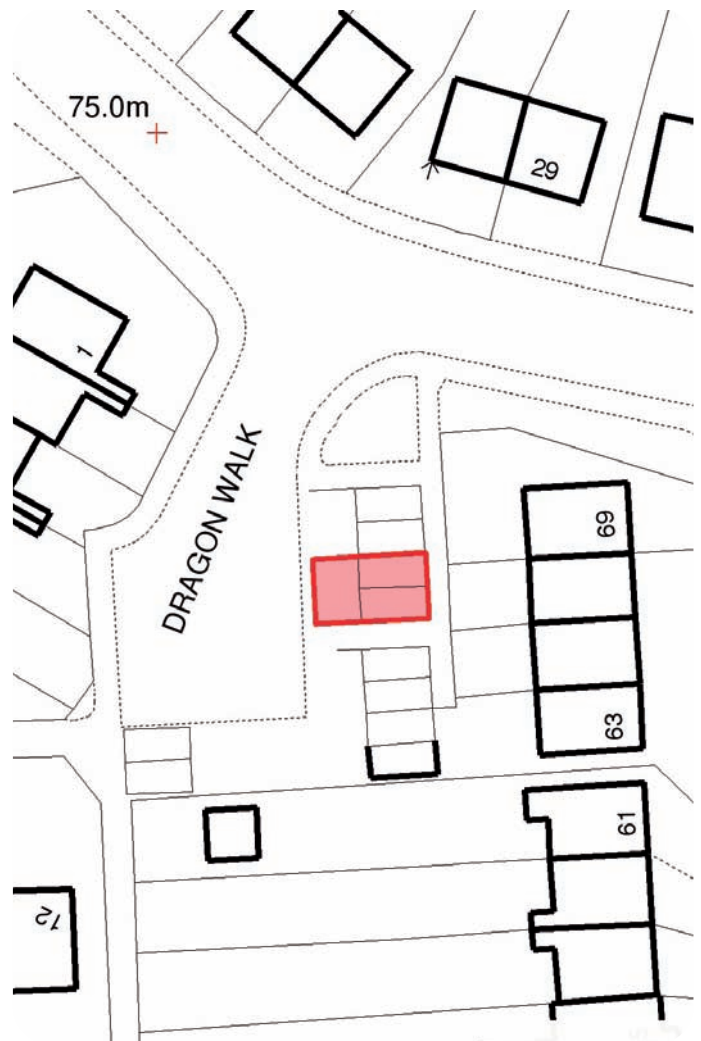
[VIEW FULL DETAILS](http://www.hollismorgan.co.uk/property/25774190/result_auction) http://www.hollismorgan.co.uk/property/25774190/result_auction

Pair of Garages at: Dragon Walk,
St George, BRISTOL BS5 7RZ

Pair of garages

A pair of modern garages in a rank of four.

- This well maintained investment is being sold due to retirement by the owner and has been well managed with near 100% occupancy.
- Currently let for £52PCM per garage
TOTAL INCOME: £1248PA
- We understand there maybe scope to increase rents and aim for an income in the region of £2kPA
- Church Road is less than a mile away
- Bristol City Centre is approximately four miles away.



SOLD £147.5K

**LOT
3**



BEING SOLD ON BEHALF OF
BRISTOL CITY COUNCIL

St Pauls

GUIDE PRICE: £95k+++

VIEW FULL DETAILS

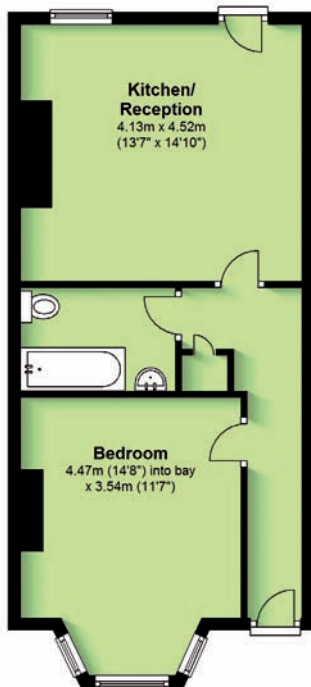
http://www.hollismorgan.co.uk/property/25761487/result_auction

PROPERTY AREA

461.6 ft²/44.7 m²

Ground Floor

Approx. 44.7 sq. metres (481.6 sq. feet)



Basement Flat: 10 Gwyn Street, St Pauls, BRISTOL BS2 8UG

Flat for updating

A basement one bedroom apartment in need of modernisation.

- Suitable for buy to let investors, builders or First Time Buyers
- Includes **Freehold**
- 999 year Lease
- Includes half share of rear garden
- Sold with vacant possession
- We understand the other flats in the block are occupied by Council tenants
- Gwyn Street is located just off City Road.
- **Rental Appraisal**



Clifton Rentals: £800PCM.



LOT
4

SOLD £107k



Brislington

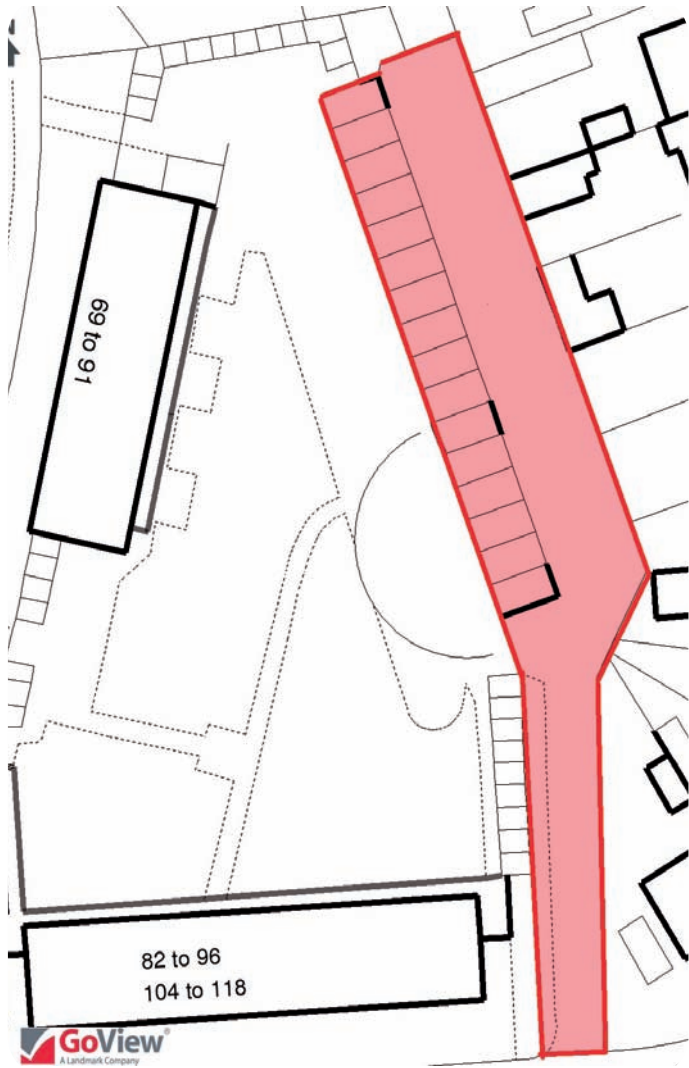
GUIDE PRICE: £85k+++

[VIEW FULL DETAILS](http://www.hollismorgan.co.uk/property/25774058/result_auction) http://www.hollismorgan.co.uk/property/25774058/result_auction

Garage Block to the rear of: 62-80, Capgrave Crescent, Brislington, BRISTOL BS4 4TW

Rank of garages

- A modern rank of 16 garages to the rear of 62-80 Capgrave Crescent and accessed via a lane to the side of 80 Capgrave Crescent
- This well maintained investment is being sold due to retirement by the owner and has been well managed with near 100% occupancy
- The garages are currently producing circa £8,600PA.
- We understand there maybe scope to increase the rents to produce an income in the region of £10,000PA
- Quiet residential area located just off Broomhill Road within the popular suburb of Brislington
- Bath Road is nearby and provides excellent access to both Bristol City Centre (3 miles) and Bath (10 miles).



hollismorgan/auction SEPTEMBER 2015 12

SOLD £271K

**LOT
5**



Horfield

GUIDE PRICE: £240k+++

[VIEW FULL DETAILS](http://www.hollismorgan.co.uk/property/25779331/result_auction) http://www.hollismorgan.co.uk/property/25779331/result_auction

PROPERTY AREA
1201.3 ft²/111.6 m²

15 Darnley Avenue, Horfield,
BRISTOL BS7 0BS

House for updating...

An end of terrace three bedroom house in need of minor updating and modernisation.

- Three bedroom family home
- Student investment (subject to gaining the necessary consents)
- Renovation project – attic conversion/extension to rear.
- Quiet residential neighbourhood within the leafy suburb of Horfield
- The vibrant Gloucester Road is within walking
- Bristol City Centre which is approximately four miles away.

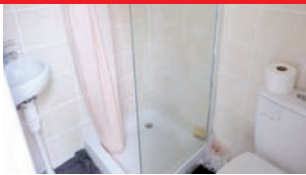
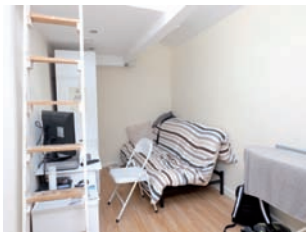
• Rental Appraisal



Bristol Residential Letting Co:
£1,200-1,300PCM.



LOT
6



WITHDRAWN

Hotwells **GUIDE PRICE: £30k+++**

[VIEW FULL DETAILS](http://www.hollismorgan.co.uk/property/25765220/result_auction) http://www.hollismorgan.co.uk/property/25765220/result_auction

The Studio: 307, Hotwell Road,
Hotwells, BRISTOL BS8 4NQ

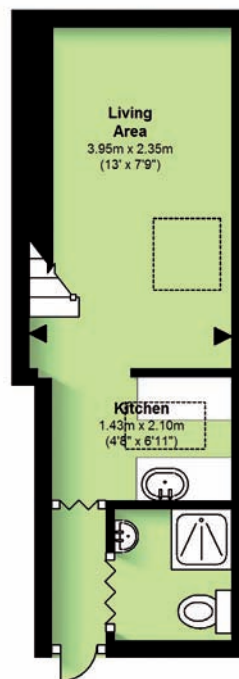
PROPERTY AREA

200.5 ft²/18.6 m²

Studio in Hotwells

- A well designed and smartly presented, self contained studio accessed from Little Caroline Place with bathroom and kitchen
- Includes superior leasehold of the main building at 307 Hotwell Rd (giving the purchaser the benefit of an additional rent of £100 PA)
- Potential for a small studio apartment subject to gaining planning consent for residential use
*****PLANNING PERMISSION NEEDS TO BE OBTAINED FOR RESIDENTIAL USE – BUYERS MUST MAKE THEIR OWN ENQUIRIES******
- Situated within the heart of the vibrant Hotwells
- Bristol City Centre is within walking distance as well as the famous SS Great Britain.

Ground Floor
Approx. 15.5 sq. metres (166.6 sq. feet)



Mezzanine
Approx. 3.1 sq. metres (33.9 sq. feet)



SOLD £167K

**LOT
7**



BEING SOLD ON BEHALF OF
BRISTOL CITY COUNCIL

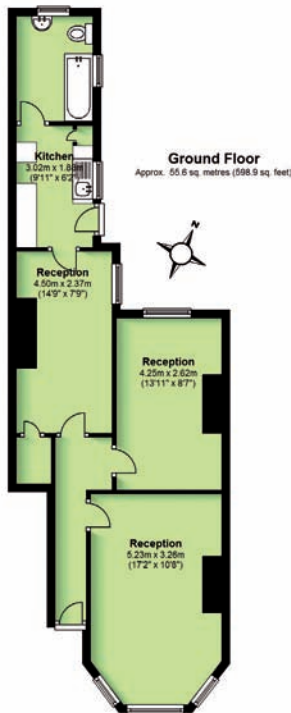
Ashley Down

GUIDE PRICE: £150k+++

[VIEW FULL DETAILS](http://www.hollismorgan.co.uk/property/25761482/result_auction) http://www.hollismorgan.co.uk/property/25761482/result_auction

PROPERTY AREA

598.9 ft²/55.6 m²



Hall Floor – Garden Flat: 45 Station Road, Ashley Down, BRISTOL BS7 9LA Flat with Freehold

Occupying the entire ground floor of this imposing end of terrace period property with flexible accommodation of either 1 or 2 bedroom and private rear garden.

- **Sale includes Freehold** – the flat is sold on a 999 year lease, top floor is owned by a private leaseholder
- The property would now benefit from basic updating to create a 1 or 2 bedroom flat
- Potential to extend subject to gaining necessary consents
- Sold with vacant possession
- Station Road lies within the popular suburb of Ashley Down
- The County Ground is also within close proximity.
- **Rental Appraisal**



Bristol Residential Letting Co:
£750-800PCM.



**LOT
8**

**UNSOLD
AVAILABLE AT £400K**



ACTING WITH OUR JOINT AGENTS
BURSTON COOK

Weston-super-Mare GUIDE PRICE: **£370k+++**

[VIEW FULL DETAILS](http://www.hollismorgan.co.uk/property/25763113/result_auction) http://www.hollismorgan.co.uk/property/25763113/result_auction

2 Victoria Square, WESTON-SUPER-MARE,
BS23 1AW

Prime position by the Pier

This is a unique opportunity to purchase a large return frontage Freehold period building occupying a prime spot on the seafront opposite the pier.

- Having been 'owner occupied' for many decades the property now requires a new plan
- Historically the upper floors were 6 bedsits (circa 1990s)
- There is scope for flat conversion – suggested 3 x 2 beds or 6 x 1 Beds
- The basement was formerly a self contained flat (circa 1990s) and could be reinstated subject to gaining any necessary consents
- The property sits in a very prominent position and commands superb views from the upper floors of Weston-super-Mare beach, the Bristol Channel and across to Wales.

PROPERTY AREA

4316.1 ft²/410.0 m²



SOLICITORS Michael Edmonds

contact: e-mail: mje@pengillys.co.uk

SOLD £242K

LOT 9



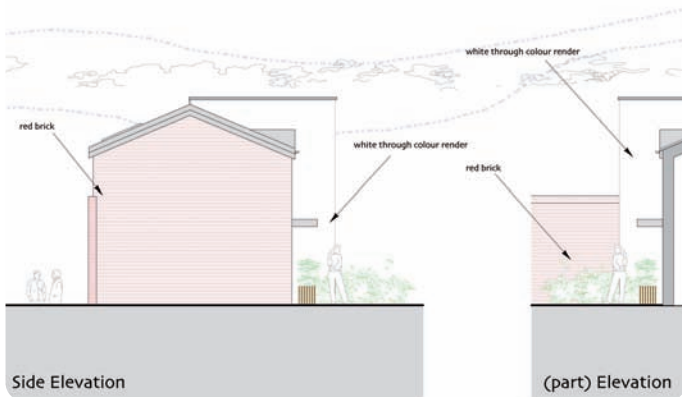
Front Elevation



Brislington

GUIDE PRICE: £200k+++

[VIEW FULL DETAILS](http://www.hollismorgan.co.uk/property/25791110/result_auction) http://www.hollismorgan.co.uk/property/25791110/result_auction



Side Elevation

(part) Elevation

Building Plot to Rear, 115, Wick Rd, Brislington, BRISTOL BS4 4HE

Site for development

Planning has been granted to erect a modern terrace of 3 x 2 Storey stylish homes in this sought after location.

- An enclosed Freehold parcel of land with vehicular access from Wick Road with a rank of 12 garages

• Planning

DECISION: GRANTED subject to condition(s)

APPLICATION NO: 15/03002/F

- Wick Road lies within the popular residential suburb of Brislington
- Local amenities including cafes, convenience stores and independent retailers are all within walking distance
- Bristol City Centre is approximately two miles away.



Gregg Latchams

Solicitors & Notaries

For all your legal needs,
both personal and
commercial



Gregg Latchams LLP - 7 Queen Square - Bristol BS1 4JE

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

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

SOLD £87K

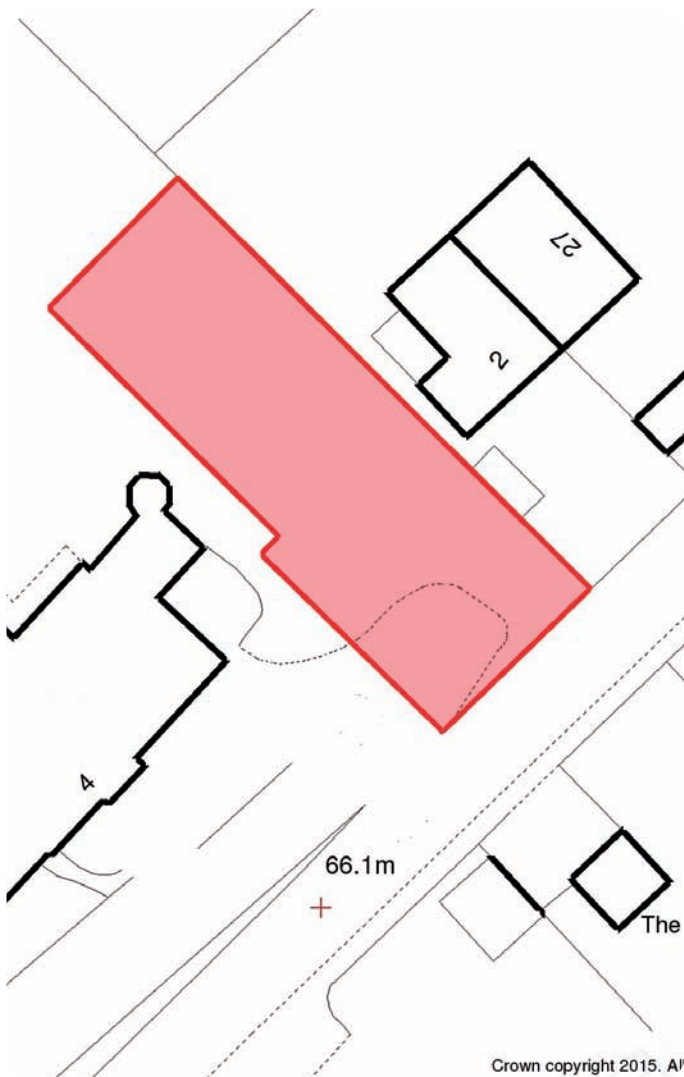
**LOT
10**



Sneyd Park

GUIDE PRICE: £80k+++

[VIEW FULL DETAILS](http://www.hollismorgan.co.uk/property/25763645/result_auction) http://www.hollismorgan.co.uk/property/25763645/result_auction



Plot: Woodlands, Church Road, Sneyd Park, BRISTOL BS9 1JT

Land with potential

mature Freehold parcel of land of circa 0.15 acres (16m x 40m) with vehicular access via the car park of the adjoining property "Woodlands".

- This fine parcel of land could make a prime Building Plot subject to obtaining any necessary consents.
- Prospective purchasers are strongly advised, however, to make their own planning, legal or any other enquiries.
- Hollis Morgan are not expressing any professional opinion as to the likelihood or otherwise of obtaining a Planning Approval
- Church Road is a prestigious residential Road within walking distance of The Downs



LOT
11

SOLD £163k



BEING SOLD ON BEHALF OF
BRISTOL CITY COUNCIL



St Pauls

GUIDE PRICE: £80k+++

[VIEW FULL DETAILS](http://www.hollismorgan.co.uk/property/25761491/result_auction) http://www.hollismorgan.co.uk/property/25761491/result_auction

100B City Road, St. Pauls,
BRISTOL BS2 8UH

Flat for modernisation

An end of terrace first floor one bedroom apartment located on one of St. Paul's premier roads.

- In need of upgrading and modernisation
- Suitable for buy to let investors, builders or first time buyers
- 999 Year lease
- Sold with vacant possession
- City Road lies within the cultural suburb of St. Pauls.
- Broadmead and Cabot Circus are also within walking distance.
- **Rental Appraisal**

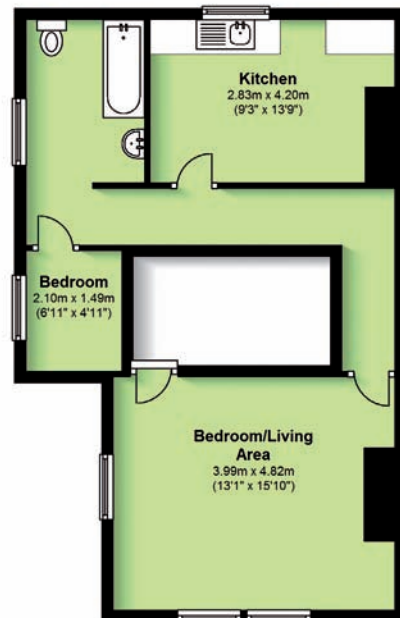
clifton rentals Clifton Rentals: £950PCM.

PROPERTY AREA

528.6 ft²/49.1 m²

First Floor Flat

Approx. 49.1 sq. metres (528.6 sq. feet)



**OFFERS RECEIVED
POST AUCTION**

**LOT
12**

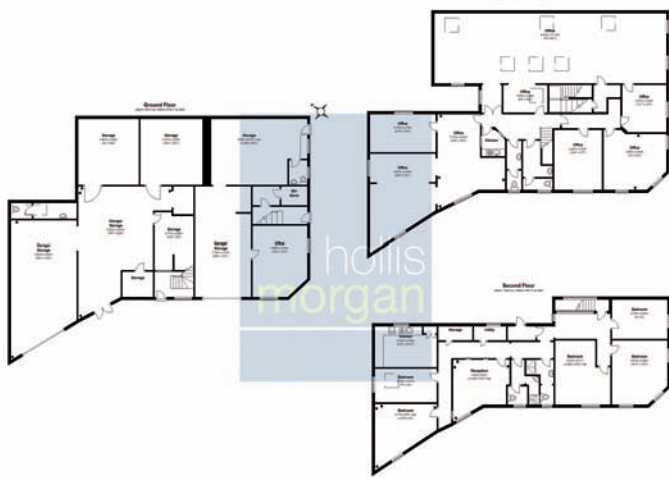


Stokes Croft

GUIDE PRICE: £625k+++

[VIEW FULL DETAILS](http://www.hollismorgan.co.uk/property/25761524/result_auction) http://www.hollismorgan.co.uk/property/25761524/result_auction

PROPERTY AREA
6947.0 ft²/645.4 m²



Upper York House, 30-36, Upper York Street, Stokes Croft BRISTOL BS2 8QN

Planning Granted – range of options

A distinctive Freehold, circa 6,000ft², former H H Brains faggot factory arranged over three floors and occupying a prominent corner position in the popular and busy Stokes Croft.

• Planning

- Planning Granted – 14/00862/F
4 x 2 beds/2 x 1 Beds/2 x Commercial Units
- Alternative Scheme:
4 x Commercial/3 x Offices/1 x 5 Bed

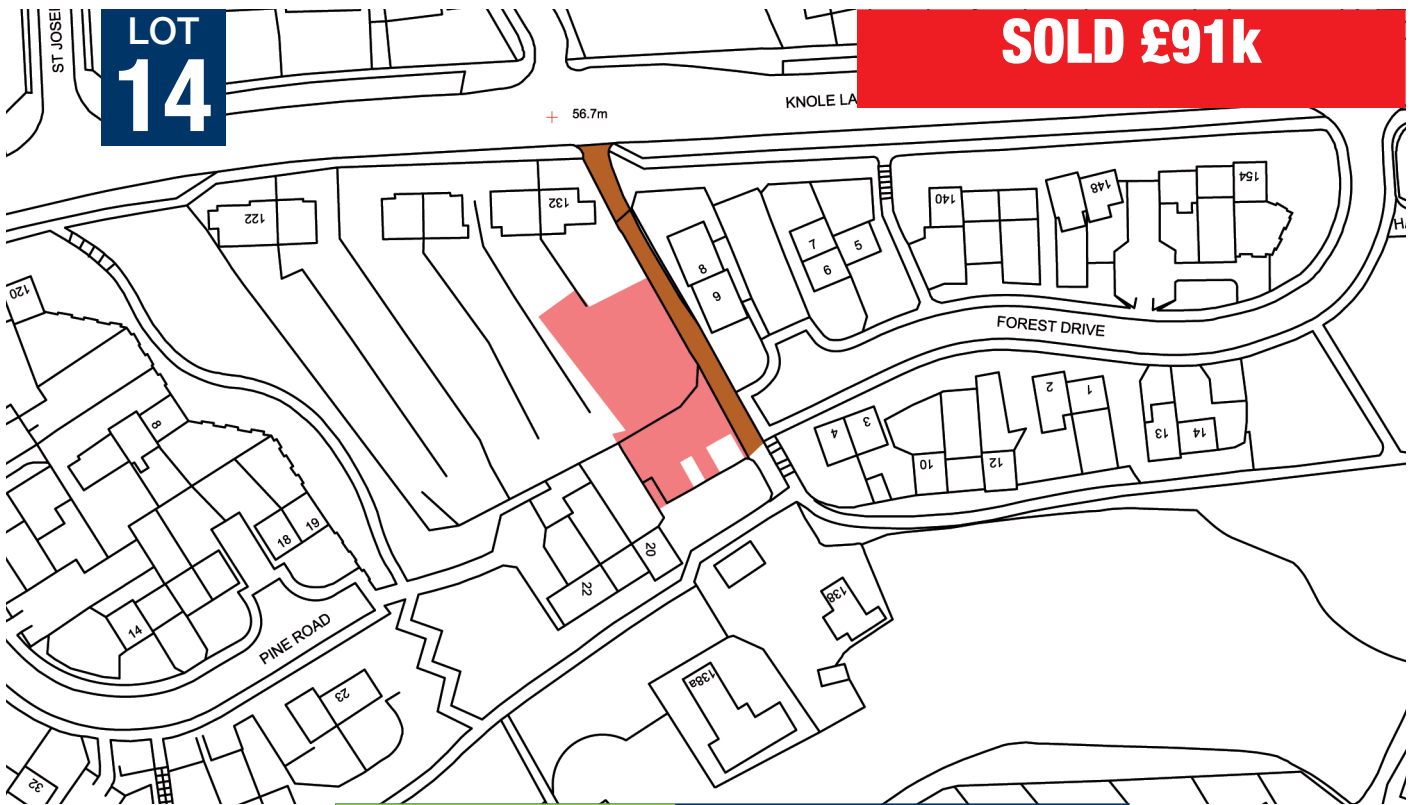
Other uses

Given the central location it is ideal for owner occupier or light industrial.



LOT
14

SOLD £91k



Brentry

GUIDE PRICE: £25k+++

[VIEW FULL DETAILS](#)

http://www.hollismorgan.co.uk/property/25761497/result_auction

Land at: Knole Lane, Brentry,
BRISTOL BS10 6SB

Parcel of land

A freehold parcel of land most recently used as an orchard set in an elevated portion with vehicular access from Knole Lane

- Scope for residential development subject to Planning Permission
- No previous planning history to our knowledge
- The land is located within the popular suburb of Brentry
- Bristol City Centre is under 6 miles away, while the beautiful Clifton Downs are within a ten minute drive.



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BRISTOL CITY COUNCIL



SOLICITORS

Janet Hartnoll, Property Lawyer, Bristol City Council

contact:

e-mail: janet.hartnoll@bristol.gov.uk

LOT
15



Warmley

GUIDE PRICE: **£340k+++**

VIEW FULL DETAILS

http://www.hollismorgan.co.uk/property/25773407/result_auction



14 High Street, Warmley,
BRISTOL BS15 4ND

Residential Planning Granted

A Freehold property located in a prominent high street position set on a generous plot with vehicular access

- Planning permission has been granted for a part demolition of the existing building to erect two three bedroom dwellings and one two bedroom flat above the existing shop

REFERENCE: PK15/0419/F

- The property is located on Warmley High Street just outside the popular suburb of Kingswood
- Warmley benefits from excellent transport links with the A4174 Ring Road nearby providing easy access to Bristol (approximately 6 miles away).



LOT
16

SOLD £339k



Avonmouth

GUIDE PRICE: £275k+++

VIEW FULL DETAILS http://www.hollismorgan.co.uk/property/25761521/result_auction



ACTING WITH OUR JOINT AGENTS
HARTNELL TAYLOR COOK

Avonmouth Police Station: Avonmouth Road, Avonmouth, BRISTOL BS11 9LP

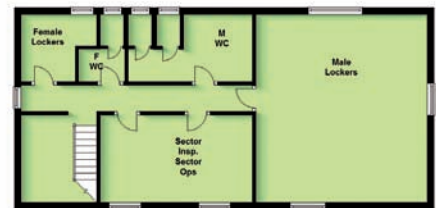
Former Police Station...

A Freehold property dating from circa 1890's most recently used as a police station fronting onto Avonmouth Road and with vehicular access from Smyths Close and is arranged over three floors plus basement and circa 3,215ft² of flexible accommodation on a site of approx 0.134 acres – current usage Sui Generis.

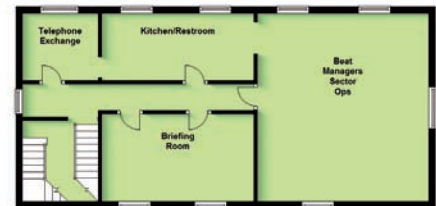
- We understand there is scope for development of the property for both residential and mixed use schemes subject to gaining the necessary consents
- Please refer to online legal pack to download planning report
- Junction 18 of the M5 provides excellent access to the motorway network and Bristol City Centre is a short drive to the south east

PROPERTY AREA

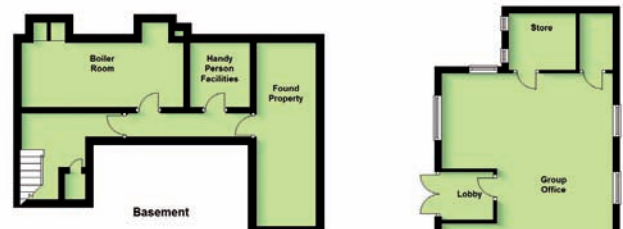
1651.0 ft²/153.4 m²



Second Floor



First Floor



Basement



Ground Floor



SOLD £110

**LOT
17**



Severn Beach

GUIDE PRICE: £135k+++

[VIEW FULL DETAILS](http://www.hollismorgan.co.uk/property/25791696/result_auction) http://www.hollismorgan.co.uk/property/25791696/result_auction

PROPERTY AREA
1065.4 ft²/99.0 m²



34 Beach Avenue, Severn Beach BS35 4PB Bungalow on large plot

A charming detached bungalow with off street parking, integral garage and large rear garden – 2/3 Bedroom with bonus attic room and spacious lounge and kitchen to rear both opening out on to the rear garden.

- Would now benefit from some basic updating
- Scope to Extend to both side and rear
- Large plot may suit a larger scale development subject to gaining the necessary consents
- Beach Avenue is located within the popular coastal village of Severn Beach. Local amenities and services are all within walking distance including convenience stores, local pubs and independent retailers
- Cribbs Causeway is nearby (5 miles) and Bristol City Centre is approximately ten miles away
- **EXTENDED COMPLETION**

Completion is extended to 6 weeks from the date of the auction or earlier by mutual consent.





LOT 18: GUIDE PRICE £275k+++ 4A – **PLUS** Basement, Colston Parade, Redcliffe, BRISTOL BS1 6RA

VIEW FULL DETAILS http://www.hollismorgan.co.uk/property/25761515/result_auction

LOT 19: GUIDE PRICE £225k+++ 4B Colston Parade, Redcliffe, Bristol BRISTOL BS1 6RA

VIEW FULL DETAILS http://www.hollismorgan.co.uk/property/25761517/result_auction

LOT 20: GUIDE PRICE £225k+++ 4c Colston Parade, Redcliffe, BRISTOL BS1 6RA

VIEW FULL DETAILS http://www.hollismorgan.co.uk/property/25761519/result_auction

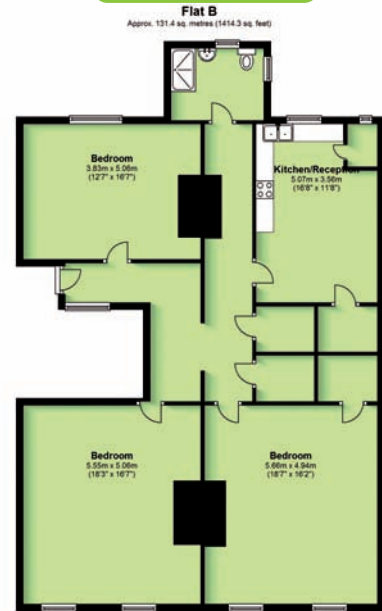
LOT 21: GUIDE PRICE £225k+++ 4D Colston Parade, Redcliffe, BRISTOL BS1 6RA

VIEW FULL DETAILS http://www.hollismorgan.co.uk/property/25761518/result_auction

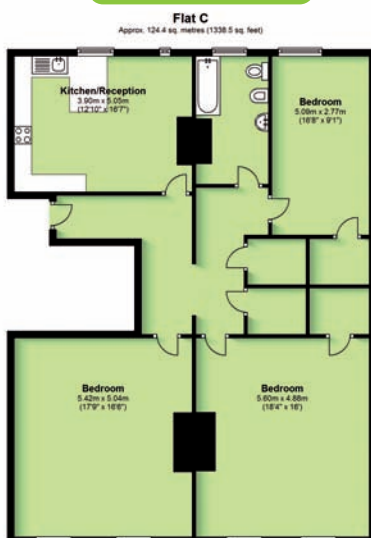
PROPERTY AREA: LOT 18
2876.7 ft²/267.0 m²



PROPERTY AREA: LOT 19
1414.3 ft²/131.4 m²



PROPERTY AREA: LOT 20
1338.5 ft²/124.4 m²



PROPERTY AREA: LOT 21
1418.5 ft²/131.8 m²



LOT18: **SOLD £323k**

LOT19: **SOLD £291k**

LOT20: **SOLD £285k**

LOT21: **SOLD £288k**

LOT
18

LOT
19

LOT
20

LOT
21



Redcliffe **GUIDE PRICE: £225-275k+++**

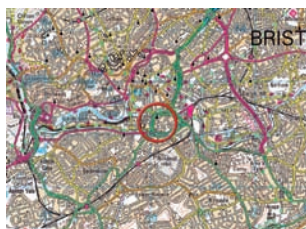
Ecclesiastical views...

A charming double fronted Georgian terrace in the heart of the city with unrivalled ecclesiastical views over St Mary Redcliffe and 4 large flats offering spacious accommodation.

- New 999 year lease with use of the communal garden to rear.
- New management company with share of freehold
- Smart Communal Areas
- The properties has been let for many years and would now benefit from updating but has the potential for both a stunning and large home or investment with one of the most iconic views in Bristol in this highly sought after area.

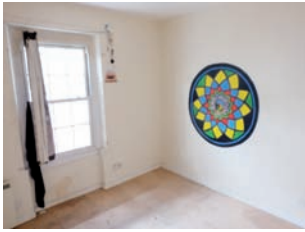
- Occupancy
 - LOT 18: Hall Floor Flat and Basement
Planning Granted – Vacant
 - LOT 19: First Floor Flat
Let £13,200PA on a rolling AST contract
 - LOT 20: Second Floor Flat
Let £13,200PA on a rolling AST contract
 - LOT 21: Top Floor Flat
Let £13,200PA on a rolling AST contract
- **PLANNING:** Lot 18

REFERENCE: 11/00232/F; Conversion of existing ground floor flat and basements to form two



**LOT
22**

SOLD £101k



BEING SOLD ON BEHALF OF
BRISTOL CITY COUNCIL

St Pauls **GUIDE PRICE: £80k+++**

[VIEW FULL DETAILS](http://www.hollismorgan.co.uk/property/25761493/result_auCTION) http://www.hollismorgan.co.uk/property/25761493/result_auCTION

146B City Road, St. Pauls, BRISTOL BS2 8YG

Flat for modernisation

A mid terrace hall floor one bedroom apartment located on one of St. Paul's premier roads.
999 years lease.

- In need of upgrading and modernisation
- Suitable for buy to let investors, builders or first time buyers
- Sold with vacant possession
- We understand the other flats in the block are occupied by Council tenants
- City Road lies within the cultural suburb of St. Pauls.
- Stokes Croft is within close proximity and offers a wide variety of independent retailers, convenience stores, pubs, bars, cafes and restaurants
- Broadmead and Cabot Circus are also within walking distance.
- **Rental Appraisal**

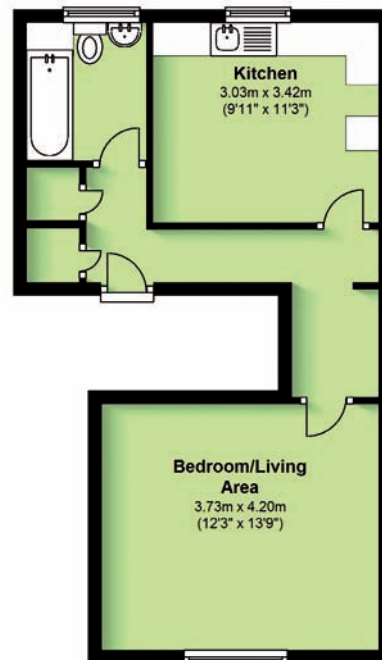
 Clifton Rentals: £800PCM.

PROPERTY AREA

420.6 ft²/39.1 m²

Ground Floor Flat

Approx. 39.1 sq. metres (420.6 sq. feet)



SOLICITORS

contact:

SOLD £250K

**LOT
23**



Longwell Green

GUIDE PRICE: £200k+++

VIEW FULL DETAILS

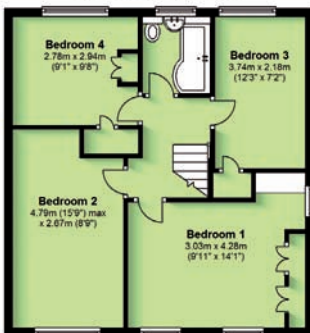
http://www.hollismorgan.co.uk/property/25761484/result_auction

PROPERTY AREA

1137.9 ft²/105.7 m²

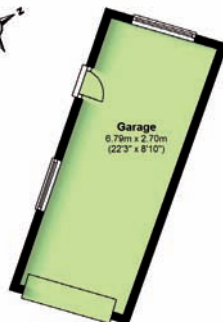
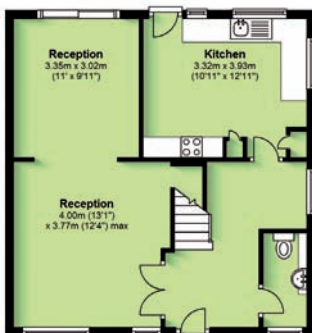
First Floor

Approx. 53.3 sq. metres (574.1 sq. feet)



Ground Floor

Approx. 52.4 sq. metres (563.8 sq. feet)



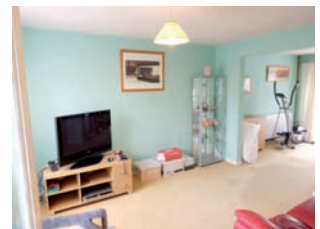
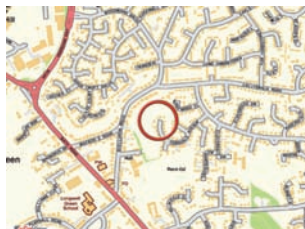
99 Ferndale Avenue, Longwell Green,
BS30 9XT

Modern house

*****Reduced Price for Sale by Auction*****

Semi detached four bedroom house set in a larger than average corner plot, arranged over two floors, in good decorative order with mature rear garden and detached single garage.

- **Freehold**
- Would now benefit from some basic updating
- Potential for extension to side and rear subject to gaining any necessary consents
- Excellent investment – we understand it would command a rental income of £1,000PCM
- The property is located in a quiet residential suburb in the popular and sought after location of Longwell Green.



LOT
24

**WITHDRAWN
PRIOR TO AUCTION**



Eastville **GUIDE PRICE: £45k+++**

[VIEW FULL DETAILS](http://www.hollismorgan.co.uk/property/25774208/result_auction) http://www.hollismorgan.co.uk/property/25774208/result_auction

Rank of Garages at: Allfoxton Road,
Eastville, BRISTOL BS7 9NJ

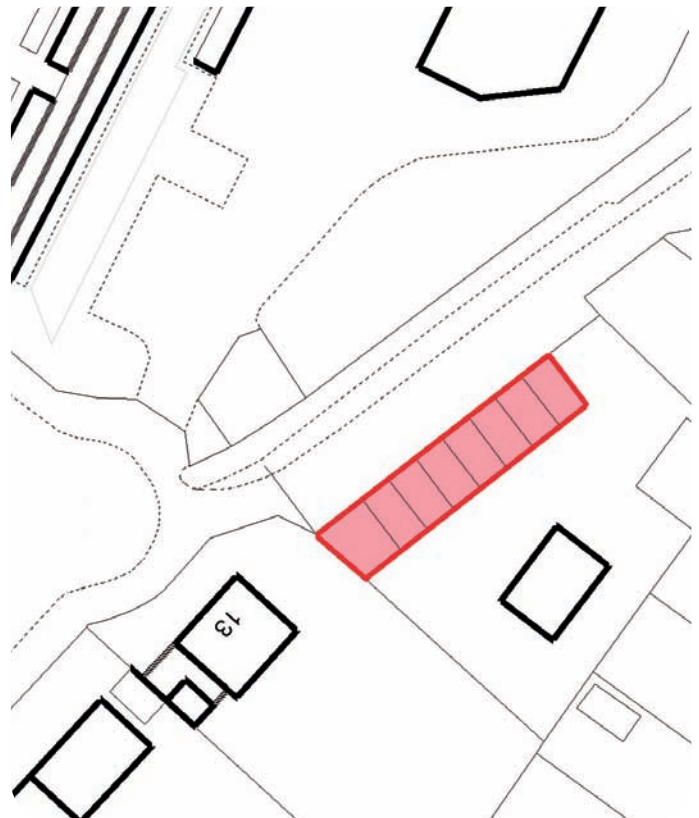
Rank of garages

A rank of 8 modern garages accessed via a gated lane from Allfoxton Road.

- This well maintained investment is being sold due to retirement by the owner and has been well managed with near 100% occupancy
- The garages are currently producing £4,800PA

We understand there maybe scope to increase all rents and aim for an income in the region of £5k PA

- Allfoxton Road is located within the popular residential suburb of Eastville
- Local amenities and services are all within walking distance including Fairfield High School
- The M32 Motorway network is approximately one mile away whilst Bristol City Centre is three miles away.



SOLD £9,500

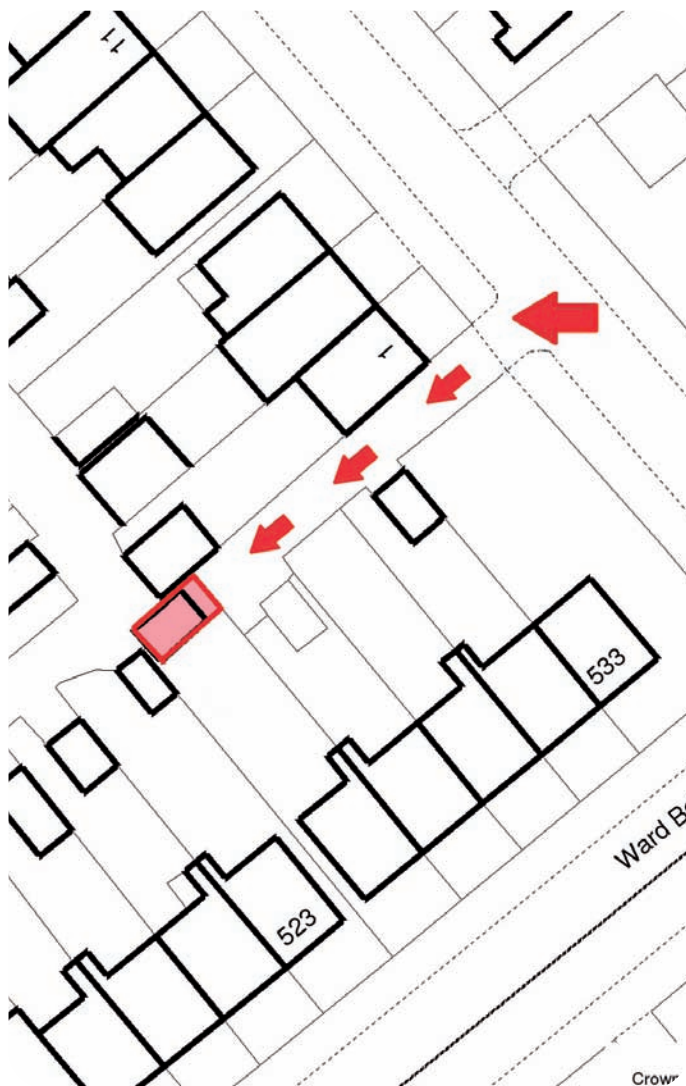
**LOT
25**



Southmead

GUIDE PRICE: £7.5k+++

[VIEW FULL DETAILS](http://www.hollismorgan.co.uk/property/25761479/result_auction) http://www.hollismorgan.co.uk/property/25761479/result_auction



Garage to rear: 525 Southmead Road,
Southmead, BRISTOL BS10 5NG

Detached Garage

A larger than average detached **Freehold** garage with vehicular access on a shared driveway from Felstead Road.

- **DIMENSIONS:** 3m (width) x 4.7m (length)
- Excellent parking/storage
- There maybe scope to replace the unit with a larger structure subject to gaining the necessary consents
- Currently used as a store for a local tradesman
- Located just off Southmead Road within a few minutes walk of Southmead Hospital in a highly sought after residential location
- Excellent access to Ring Road.



LOT
26

SOLD £87k



Weston-super-Mare GUIDE PRICE: £70k+++

VIEW FULL DETAILS http://www.hollismorgan.co.uk/property/25761520/result_auction

Freehold Development Opportunity:
72 Meadow Street, WESTON-SUPER-MARE,
BS23 1QN

Planning Granted to develop

An end terrace Freehold property located on a busy high street with ground floor shop and existing first floor flat.

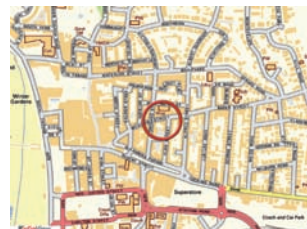
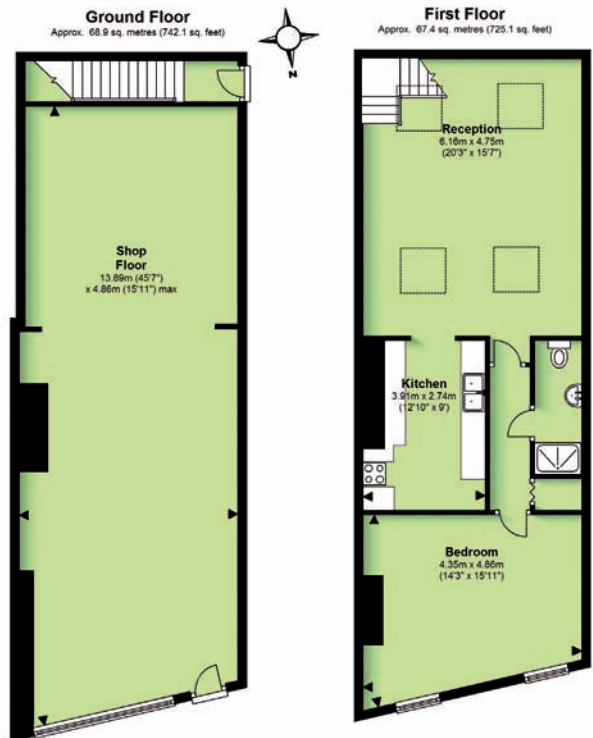
- Planning permission has been granted for a one bedroom apartment at ground floor level
- Existing flat at first floor with PP for a two bedroom flat
- Excellent Long term investment or for resale.
- Meadow Street is situated within the heart of Weston Super Mare's town centre
- Bristol is approximately 24 miles away via the M5 motorway network
- **PLANNING GRANTED**

APPLICATION NO: 14/P/2023/F;

DECISION DATE: 18 Nov 2014.

PROPERTY AREA

1467.2 ft²/136.3 m²



**SOLD PRIOR
FOR UNDISCLOSED AMOUNT**

**LOT
27**



Filton

GUIDE PRICE: £190k+++

[VIEW FULL DETAILS](http://www.hollismorgan.co.uk/property/25797470/result_auction) http://www.hollismorgan.co.uk/property/25797470/result_auction

PROPERTY AREA
1821.8 ft²/169.3 m²



Freehold: 28 Gloucester Road North,
Filton, BRISTOL BS7 0SJ

Commercial with residential potential

A vacant Freehold commercial premises in a terrace of similar properties arranged over three floors (circa 1,400ft²) six parking spaces to the rear.

Development

Scope to convert the upper two floors to residential accommodation subject to consents – adjoining properties have developed the rear which may offer further opportunities.

Investment

Previously let as a whole for £17,000 per annum.



**LOT
28**

**POSTPONED
DUE TO DELAY WITH LEGAL PACK**



Westbury Park

GUIDE PRICE: £295k+++

[VIEW FULL DETAILS](http://www.hollismorgan.co.uk/property/25786887/result_auction) http://www.hollismorgan.co.uk/property/25786887/result_auction

Top Floor Flat: 1 Westbury Park,
BRISTOL, BS6 7JB

PROPERTY AREA

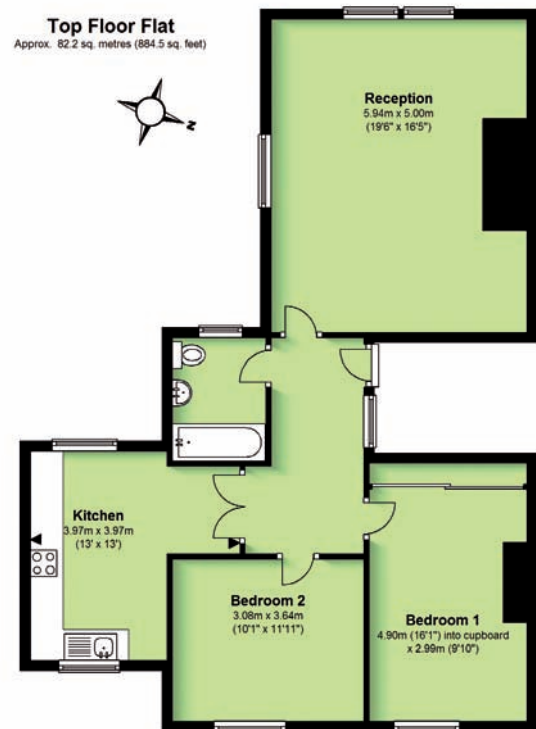
884.5 ft²/82.2 m²

Views over the Downs

A larger than average apartment occupying the entire top floor of this imposing semi detached Victorian property overlooking Durdham Down.

- Both the kitchen and lounge have a double aspect view and the remaining accommodation is both light and spacious
- There are excellent roof top views over Bristol from the two bedrooms at the rear
- Offered in excellent decorative order
- Leasehold residue of 999 years
- The property is currently let for £1100PCM on a rolling AST contract to a professional tenant who has been in situ since 2013
- Completion is set for 9 week or earlier by mutual consent with **VACANT POSSESSION UPON COMPLETION.**

Top Floor Flat
Approx. 82.2 sq. metres (884.5 sq. feet)



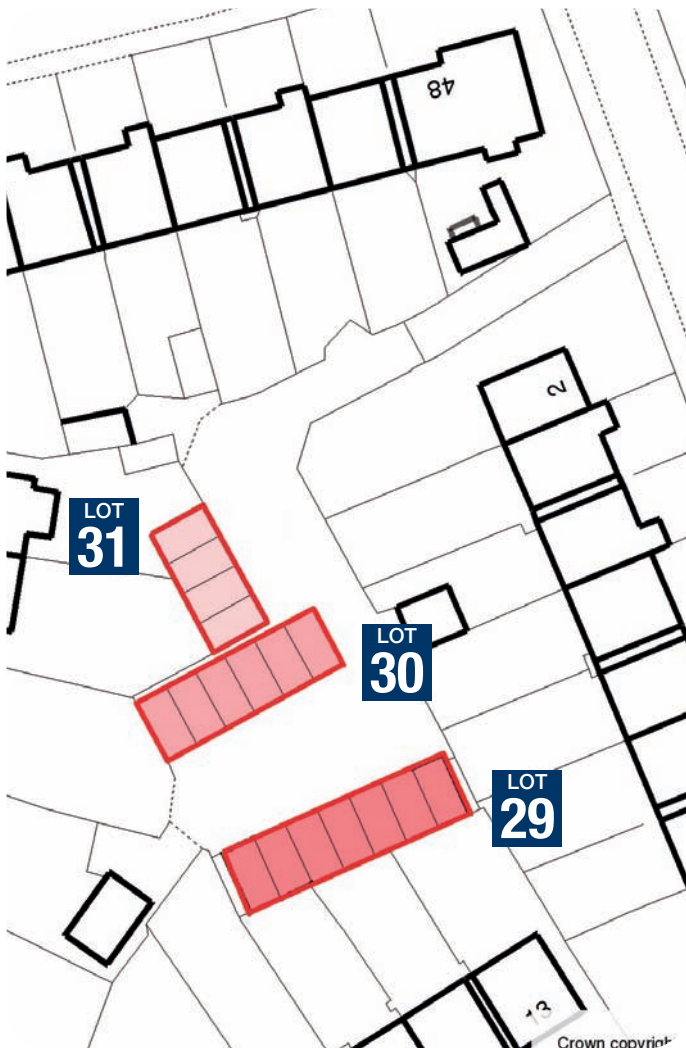
WITHDRAWN

LOT 29 **LOT 30** **LOT 31**



Withywood GUIDE: **£30k/£25k/£15k+++**

VIEW FULL DETAILS http://www.hollismorgan.co.uk/property/25774154/result_auction
http://www.hollismorgan.co.uk/property/25774139/result_auction
http://www.hollismorgan.co.uk/property/25774120/result_auction



LOT 29: £30k+++ Rank of 7 Garages: Elvard Road, Withywood, BRISTOL BS13 9BU

A modern rank of 7 Garages. Potential income: £4kPA

LOT 30: £25k+++ Rank of 6 Garages, Elvard Road, Withywood, BRISTOL BS13 9BU

A modern rank of 6 Garages. Potential income: £3kPA

LOT 31: £15k+++ Rank of 4 Garages, Elvard Road, Withywood, BRISTOL BS13 9BU

A modern rank of 4 Garages. Potential income: £2.25kPA

This well maintained investment is being sold due to retirement by the owner and has been well managed with near 100% occupancy.

- Elvard Road lies within the residential suburb of Withywood
- Bristol City Centre is approximately four miles away



ABSEIL FOR CHILDREN'S CHARITY

ABSEIL DOWN THE AVON GORGE -
SATURDAY 10TH OCTOBER 2015



- **No experience necessary**
- **Full training provided on the day**
- **£25 deposit £125 minimum sponsorship**
- **Raising much needed funds for The Bristol Children's Help Society and Barton Camp**

To book your place please contact
Catarina Ostafi at;
Email: CatarinaOstafi@hydes.co.uk
Tel: 0117 973 1516

The Bristol Children's Help Society (TBCHS) is a long-standing charity that has been helping thousands of disadvantaged children for many years.

These children face the daily struggle of living with, and trying to support, parents with substance abuse issues, mental health problems or disability. Often they will find themselves running the household or looking after their younger brothers or sisters. Many of them have no-one they can count on.

A free or subsidised summer break within the safe and nurturing environment of Barton Camp can make a huge and valuable difference to these children. It can widen their horizons, give them some respite from their challenging lives, build confidence, relieve stress and allow them to act like children again. Run by a team of volunteers, every penny donated to TBCHS goes towards the centre's upkeep and the provision of the breaks and holidays we offer to those children in need.



www.bartoncamp.co.uk

Registered Charity No. 1092921

SOLD £115K

**LOT
32**



BEING SOLD ON BEHALF OF
BRISTOL CITY COUNCIL

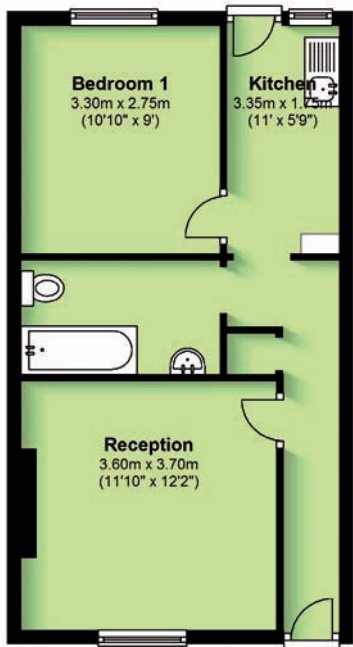
St Pauls

GUIDE PRICE: £95k+++

[VIEW FULL DETAILS](http://www.hollismorgan.co.uk/property/25761489/result_auction) http://www.hollismorgan.co.uk/property/25761489/result_auction

PROPERTY AREA
544.1 ft²/50.6 m²

Ground Floor
Approx. 40.4 sq. metres (434.6 sq. feet)



Basement Flat: 47A Argyle Road,
St. Pauls, BRISTOL BS2 8UY

Flat for updating

A one bedroom basement apartment in need of modernisation.

- 999 year lease – Includes Freehold
- Includes half of rear garden
- Sold with vacant possession
- In need of upgrading and modernisation
- Suitable for buy to let investors, builders or first time buyers
- Argyle Road is located just off City Road within the cultural suburb of St. Pauls
- Local amenities and services are all within walking distance including the M32 Motorway network which provides fast routes in and out of Bristol.

Rental Appraisal

Clifton Rentals: £825PCM.



**LOT
33**



**UNSOLD
AVAILABLE AT £280**

Bromsgrove **GUIDE PRICE: £270k+++**

[VIEW FULL DETAILS](http://www.hollismorgan.co.uk/property/25784868/result_auction) http://www.hollismorgan.co.uk/property/25784868/result_auction

**Garage Portfolio and Land:
Hewell Grange, BROMSGROVE B97 6QF**

Garage and Land portfolio

A Freehold portfolio of 55 single garages in ranks of 3 to 14 units.

The Land: An approximately 5 acre **Freehold** parcel of mature land. A small triangular **Freehold** parcel of land

The Garages: 53 Garages let for £10 per week; 2 Garages let for £5 per week

TOTAL CURRENT INCOME: £28,080pa

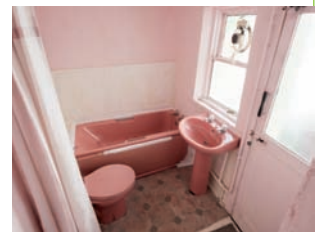
- We understand there may also be scope to break up the garages and sell individually
- Located just off the main road halfway between Bromsgrove and Redditch. Redditch is less than four miles away with a variety of local services including convenience stores, pubs, bars and restaurants.
- The M42 is less than five miles and provides easy access to the M5 offering routes to Birmingham, Worcester and Gloucester.



LOT34 WITHDRAWN

SOLD £186K

LOT 35



Victoria Park

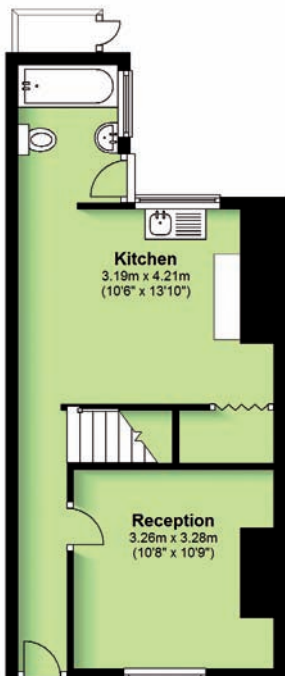
GUIDE PRICE: £125k+++

[VIEW FULL DETAILS](http://www.hollismorgan.co.uk/property/25786190/result_auction) http://www.hollismorgan.co.uk/property/25786190/result_auction

PROPERTY AREA
735.4 ft²/68.3 m²

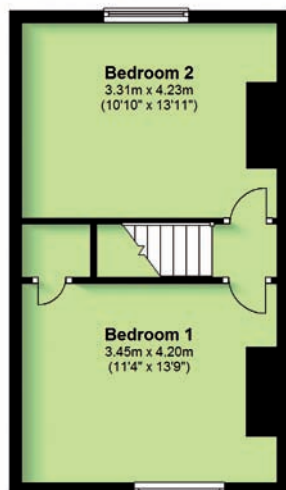
Ground Floor

Approx. 35.4 sq. metres (380.6 sq. feet)



First Floor

Approx. 33.0 sq. metres (354.9 sq. feet)

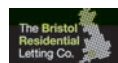


20 Montgomery Street, Victoria Park,
BRISTOL BS3 4SE

Period property for modernisation

A mid terraced period property arranged over two floors with enclosed rear garden and views of Victoria Park from the upper floors.

- Now requires complete modernisation but will make a fine family home in this highly sought after location
- Montgomery Street is located just off St. Johns Lane within the popular residential area of Victoria Park
- Local amenities and services including convenience stores, independent retailers, pubs, bars and restaurants are all within walking distance
- Bristol City Centre is approximately one mile away whilst Temple Meads railways station is within a brisk fifteen minute walk.
- **Rental Appraisal**



Bristol Residential Letting Co:
£950-1,050PCM.





Calum Melhuish, Associate Director at Hollis Morgan is jumping for charity...

“On 24th October I am jumping out of a plane in aid of St Peter’s Hospice – any donation would be greatly appreciated – just follow the link below to donate online.”



St Peter’s Hospice
For Patients, Families and Bristol

JustGiving™

Donate now

<https://www.justgiving.com/C-MELHUISH/>

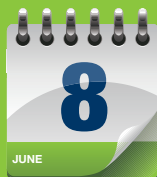
The **most successful** auctioneers in the region 2011, 2012, 2013 & 2014*

OUR FINAL 2015 AUCTION

18TH NOVEMBER



our **2016 auction dates** are now confirmed, so please see our website for full details www.hollismorgan.co.uk



BRISTOL AND WEST COUNTRY
property

auction

* Source: El Group

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



POSTPONED
DUE TO DELAY WITH PROBATE

LOT
36



Hotwells

GUIDE PRICE: £350k+++

[VIEW FULL DETAILS](http://www.hollismorgan.co.uk/property/25787096/result_auction) http://www.hollismorgan.co.uk/property/25787096/result_auction

PROPERTY AREA
2237.9ft²/207.9 m²

59 Jacobs Wells Road, Hotwells, BRISTOL
BS8 1DJ

Block of flats

A commanding end of terrace Freehold period property currently arranged as 3 x 1 bedroom flats.

- **GROUND FLOOR:** Protected Tenant – been in situ since 1973 and we believe is 83 years old; Rental income via Housing benefit of £338.40; **FIRST FLOOR:** Vacant
- **TOP FLOOR:** Currently occupied by beneficiary – Vacant upon possession
- Would now benefit from basic updating throughout
- Scope to create two bedrooms units subject to gaining necessary consents
- **Completion** is set for 8 weeks or earlier by mutual consent with vacant possession of the first and top floor flats.
- **Rental Appraisal**



Clifton Rentals: £900PCM per flat.





Kingsdown **GUIDE PRICE: £95k+++**

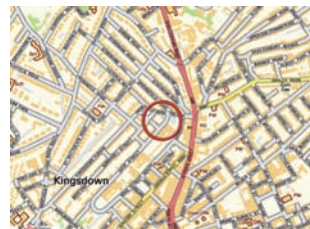
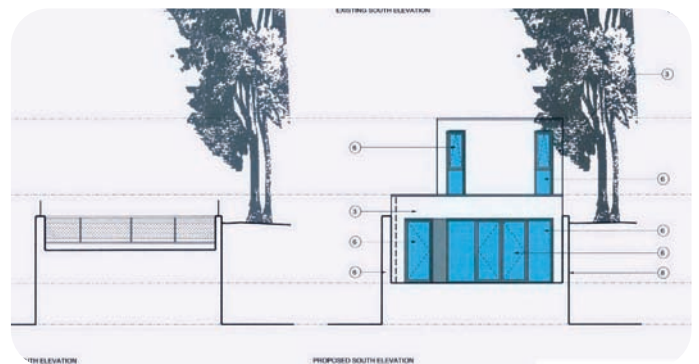
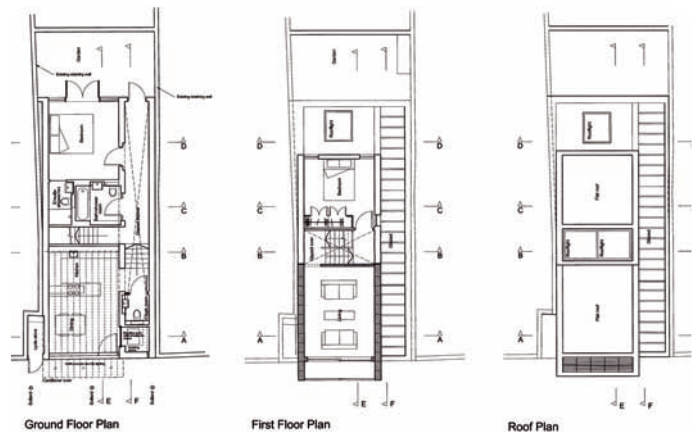
[VIEW FULL DETAILS](http://www.hollismorgan.co.uk/property/25784780/result_auction) http://www.hollismorgan.co.uk/property/25784780/result_auction

Building Plot to Rear: 22 Fremantle Square, Kingsdown, BRISTOL BS6 5TN

Plot with planning

Planning has been Granted to demolish the existing structure and erect a stylish two bedroom house with rear garden.

- We understand a material start (verbal confirmation from BCC) has been made on the site and the planning is still valid- please refer to legal pack
- **Planning:** REFERENCE 10/03093/F; PROPOSAL Construction of a single dwellinghouse to rear, fronting Dove Street, with demolition of existing concrete double garage
- Fremantle Square is located on the Kingsdown/ Cotham borders with excellent access to both the University of Bristol and the Bristol Royal Infirmary
- The site is ideally suited for access to Whiteladies Road (0.5 miles), Gloucester road (0.75 miles) and the City Centre (1 Mile).



SOLD £208K

**LOT
38**



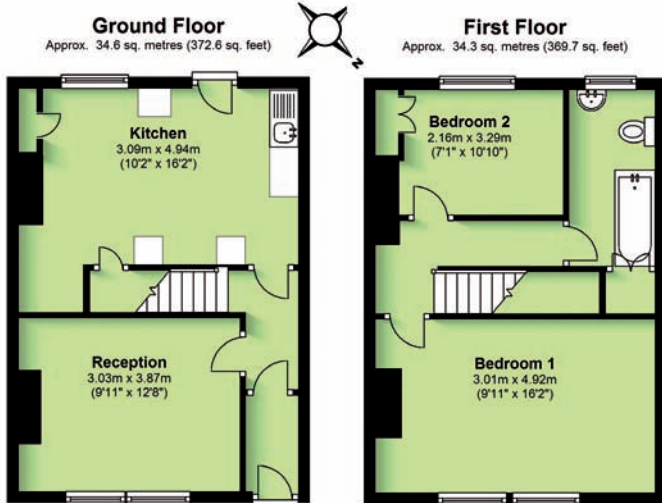
BEING SOLD ON BEHALF OF
BRISTOL CITY COUNCIL

Southville

GUIDE PRICE: £160k+++

[VIEW FULL DETAILS](http://www.hollismorgan.co.uk/property/25761481/result_auction) http://www.hollismorgan.co.uk/property/25761481/result_auction

PROPERTY AREA
1294.1 ft²/120.2 m²



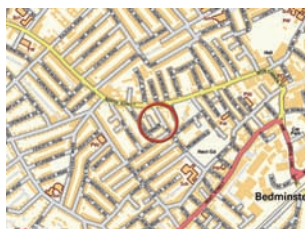
15 South Street, Southville, BRISTOL BS3 3AX House for renovation

A **Freehold** terraced two bedroom property arranged over two floors with enclosed rear garden in a popular residential area close to North Street and the City Centre.

- The property would now benefit from modernisation to make a fine family home in this sought after location
- Excellent investment
- Sold with vacant possession
- South Street lies within the popular suburb of Southville
- North Street is within walking distance and offers a wide variety of amenities including bars, pubs, cafes and independent retailers
- RENTAL APPRAISAL



The Bristol Residential Letting Co
£850-£900PCM.



LOT
39

SOLD £50k



BEING SOLD ON BEHALF OF
BRISTOL CITY COUNCIL

Henbury

GUIDE PRICE: £50k+++

[VIEW FULL DETAILS](http://www.hollismorgan.co.uk/property/25761510/result_auction) http://www.hollismorgan.co.uk/property/25761510/result_auction

Land adjacent to: Edington Grove,
Henbury, BRISTOL BS10 7EF

Parcel of Land

An enclosed **Freehold** parcel of land (383.28m²) with pedestrian access (1.5m wide) from Edington Grove.

- Scope for residential development subject to gaining the necessary planning consents
- We believe a realistic scheme would be for 2 house or 4 flats – potentially higher density subject to consents
- No previous planning history to our knowledge
- located at the end of residential cul de sac with pedestrian access in a popular residential suburb of Henbury with excellent access to both the city, Cribbs Causeway and the regional motorway network.



SOLD £333K

LOT 41



BEING SOLD ON BEHALF OF
BRISTOL CITY COUNCIL

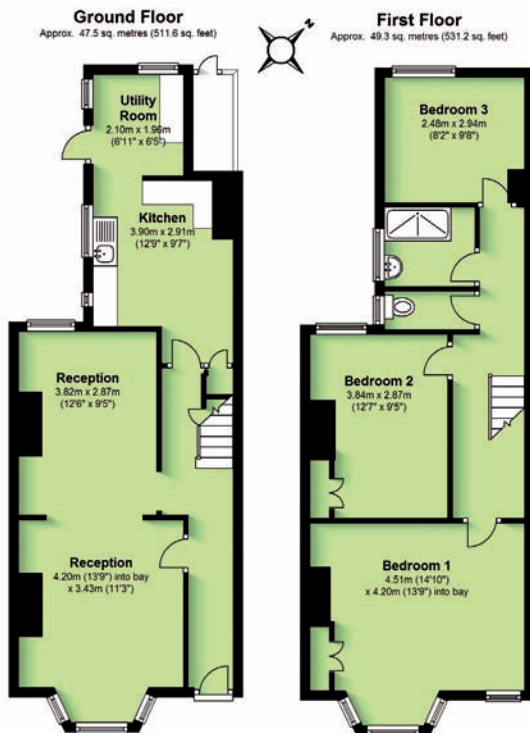
CALUM SAYS: Property within walking distance of North Street is hugely popular – usually selling within days! I would suggest a resale value once renovated of £375-400k+

Southville

GUIDE PRICE: £225k+++

[VIEW FULL DETAILS](http://www.hollismorgan.co.uk/property/25761506/result_auction) http://www.hollismorgan.co.uk/property/25761506/result_auction

PROPERTY AREA
544.1 ft²/50.6 m²



63 Exeter Road, Southville, BRISTOL BS3 1LY House near North Street

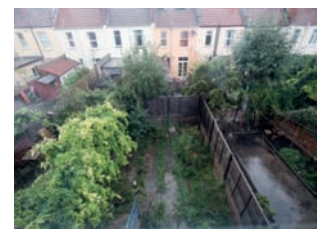
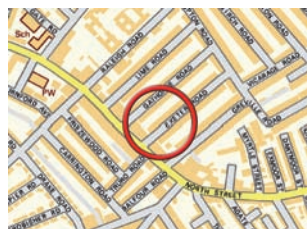
A well proportioned 3 bedroom mid terraced period family home arranged over two floors with enclosed rear garden.

- Sold with vacant possession
- the property would now benefit from modernisation to make a fine family home in this sought after location
- Scope for conversion to flats subject to gaining the necessary consents
- Potential to extend into the attic and to the rear subject to PP
- Excellent investment
- Exeter Road lies within the popular suburb of Southville. North Street is within walking distance and offers a wide variety of amenities including bars, pubs, cafes and independent retailers

• RENTAL APPRAISAL



Bristol Residential Letting Co
£1300-£1400PCM.



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

46

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.

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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

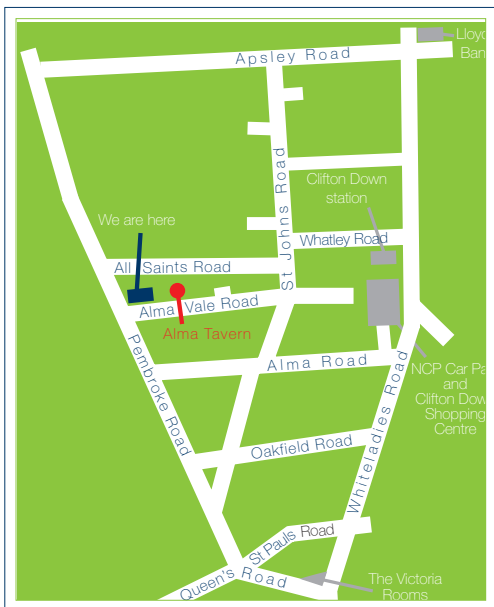
centre, and runs courses related to DMP, and has been enhancing student's skills in the areas of dance, psychotherapy and beginning a career in the care sector for over 20 years. The charity aims to offer affordable courses and in some instances can offer reduced rate tuition fees. Dance Voice currently 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...
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