

residential sales | auctions

RESULTS ISSUE

hollis
morgan

APRIL 2015
auction

Wednesday, 15TH APRIL 2015 | **7.00^{PM}**
All Saints Church, Pembroke Road, Clifton

why sell with hollis morgan?

BECAUSE WE SOLD OVER **275** LOTS AND
£35M OF LAND & PROPERTY IN 2014!

THE MOST SUCCESSFUL AUCTIONEERS IN THE REGION 2011, 2012, 2013 AND 2014*.

welcome to our second auction of 2015

“THE YEAR HAS STARTED WELL WITH A VIBRANT AUCTION MARKET RESULTING IN A PACKED SALEROOM AT OUR FEBRUARY AUCTION AND WITH THE QUALITY OF LOTS IN TONIGHT'S CATALOGUE, WE ANTICIPATE ANOTHER EVENTFUL EVENING!”

We have **over £6.5m of prime opportunities** on offer throughout the region with lots in Bristol, North Somerset, South Gloucestershire and Bath as well as North East Somerset. We have been delighted with the level of interest being expressed in all Lots which is an encouraging affirmation of a consistently improving market throughout Bristol and the West Country.

The wide range of opportunities include **family homes for modernisation** in Clifton, Redland, Cotham, Hutton, Brislington, Easton in Gordano, Pensford and Mangotsfield. **flats for modernisation** in Southville, Montpelier, Clifton and Totterdown. As usual we will be offering a selection of properties **on behalf of Bristol City Council** with great opportunities in Clifton, Montpelier, Hengrove and Southville, **Receivership Sales** in Bristol City Centre, as well as parcels of land in Winterbourne, Knowle, Thornbury, Clifton, Westbury Village and Bridgwater, **garages** in Clifton and Hengrove PLUS other Commercial and Development opportunities through the region!

We continually 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 some competitive bidding and usual mix of drama, tension and excitement! As usual there will be 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. This time there will also be some light entertainment as well to help you enjoy the whole evening!!

Good Bidding!!



Oliver Hollis

why sell with hollis morgan?

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

* Source: E1 Group

...BECAUSE THE RESULTS
SPEAK FOR THEMSELVES

INTRODUCING OUR AUCTION PARTNERS



Gregg
Latchams
Solicitors & Notaries

INTRODUCING OUR CHARITY FOR 2015

DanceVoice
DANCE MOVEMENT PSYCHOTHERAPY



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**

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Light at the end of the tunnel?

“When speaking with lenders recently, there seems to be an air of optimism and a willingness to be flexible, which has been sadly lacking since last years’ ‘mortgage market review’.

Since then, the responsibility for affordability has been on their shoulders, and has resulted in even more paperwork for us and our clients, as well as some completely daft lending decisions! With every lender having their own calculator to assess how much clients can borrow, it's down to us to get the best deal available, but with someone who will actually lend to the money. You could say that we have now shifted and we have become “criteria tarts”!

Contacts and industry knowledge have again become even more important, and I guess we are getting used to the new regime. I am ever the optimist, but I have just had the feeling recently that lenders have realised that they perhaps overreacted to the original review, and it has lost them business in certain areas, and meant that perfectly good

clients have been turned away. We certainly all feel that we now see very few clients that we can't help in some way. We have had to widen our range of options, of course, to include secured loans and Bridging etc. The latter being way more competitive than it was a few years ago, with many more providers in the marketplace, and a very speedy response time. We are always at the auction rooms with Andrew, Olly and the team, and are more than happy to chat to you about the best options for you. Often, this can involve more than one source to give you the best buying power. “Normal” mortgages are usually very tricky for an auction property, because the purchase price is obviously variable, so some short term funding is the best way forward with a re-finance at a later date. It's surprisingly easy, so try us out!

“...there seems to be an air of optimism and a willingness to be flexible...”

The good news is then, is that we are very successful in obtaining finance for all types of clients, and I do believe that things are going in the right direction. We have always had a large number of self-employed clients, who traditionally have been harder to place than PAYE, so don't let that put you off having a conversation.



Please remember

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


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MORTGAGE SERVICES

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

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 £167k

**LOT
1**



BEING SOLD ON BEHALF OF
BRISTOL CITY COUNCIL

Montpelier

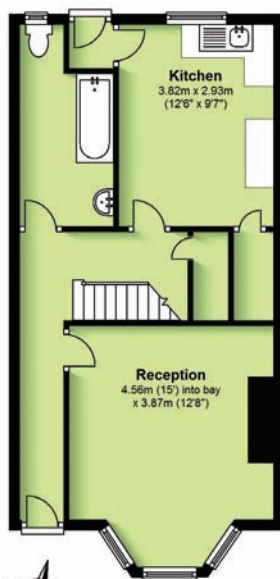
GUIDE PRICE: £90k+++

[VIEW FULL DETAILS](http://www.hollismorgan.co.uk/property/25474384/result_auction) http://www.hollismorgan.co.uk/property/25474384/result_auction

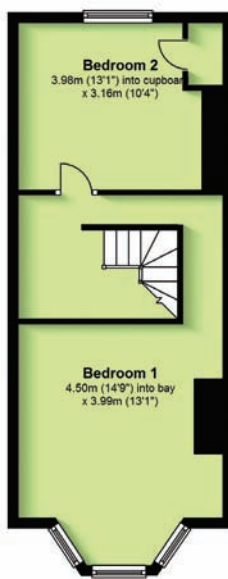
PROPERTY AREA

917.1 ft²/85.2 m²

Ground Floor
Approx. 46.5 sq. metres (501.0 sq. feet)



First Floor
Approx. 38.7 sq. metres (416.2 sq. feet)



Garden Maisonette: 35 Albany Road,
Montpelier, BRISTOL BS6 5LQ

Requires modernisation

A large maisonette accessed at basement level via private entrance with reception room, kitchen and bathroom plus access to rear garden. At first floor level are two large bedrooms.

- The property now requires complete updating.
- Excellent investment/Doer Upper.
- Includes the Freehold.
- Garden is split 50/50 (refer to pack)
- Albany Road is a quiet residential street in Montpelier.
- Bristol City Centre is less than two miles away.



VIEWING:

THURSDAY 14:00 PM

SOLICITORS

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

LOT
2

SOLD £60k



BEING SOLD ON BEHALF OF
BRISTOL CITY COUNCIL

Hengrove

GUIDE PRICE: £15k+++

[VIEW FULL DETAILS](#)

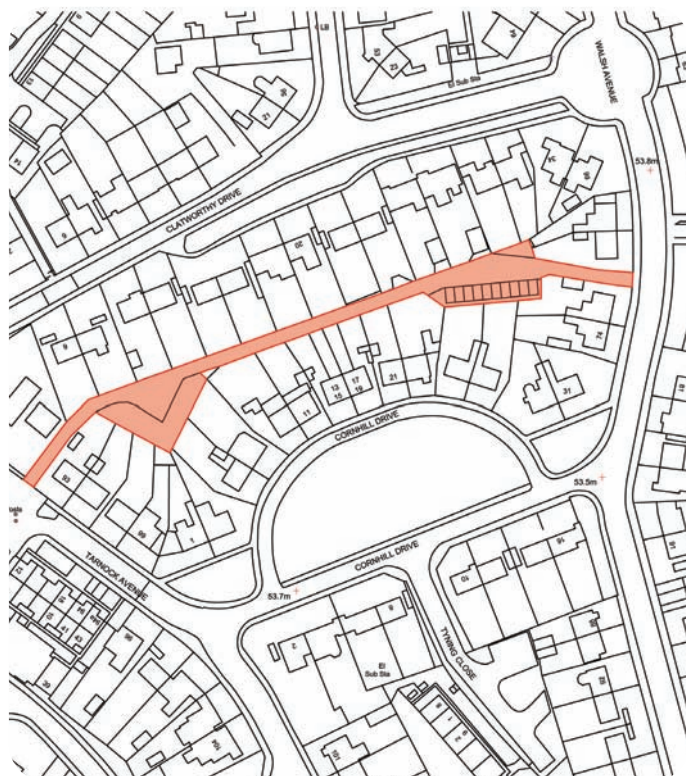
http://www.hollismorgan.co.uk/property/25474393/result_auction

Garages and Land to rear, Cornhill Drive, Hengrove, BRISTOL BS14 9SA

A rank of garages

An enclosed site consisting a rank of ten lock up garages and associated land.

- Excellent long term investment.
- Development potential subject to PP.
- Sold with vacant possession upon completion.
- Accessed off a private lane to the rear of Clatworthy Drive/Cornhill Drive.
- Bristol City Centre is approximately three miles away.



SOLD £192k

**LOT
3**



City Centre

GUIDE PRICE: £150k+++

[VIEW FULL DETAILS](#)

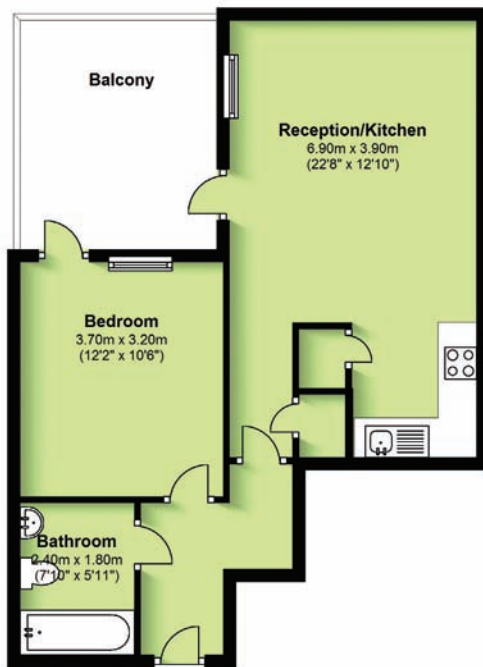
http://www.hollismorgan.co.uk/property/25474388/result_auction

PROPERTY AREA

527.1 ft²/49.0 m²

134 Eclipse

Approx. 49.0 sq. metres (527.1 sq. feet)



Flat 134, Eclipse, Broad Weir, City Centre, BRISTOL BS1 3DH

City Centre investment/owner occupier

The Eclipse is an exclusive city centre development with accommodation including a private balcony with fourth floor views over the city, one double bedroom, a contemporary bathroom and an open plan living space and

- Reduced price for Auction - Excellent value.
- Sold with vacant possession.
- The apartments are arranged from 1st to 13th floor levels situated above Harvey Nichols, a flagship store amid the £500 million Cabot Circus regeneration showcase.

• LEASEHOLD information

The leases are 150 years from 2007. The ground rent is £300 pa. Service charge will be approximately £1,286.40 pa. Refer to online legal pack.

• RENTAL APPRAISAL provided by;



Bristol Residential Letting Co:

£900-950PCM.

- Sold on behalf of LPA receivers.

VIEWING:

WEDNESDAY 11:00 AM

SOLICITORS

Amandeep Randhawa, Osborne Clarke

e-mail: Amandeep.Randhawa@osborneclarke.com

LOT
4

SOLD £387k



Cotham

GUIDE PRICE: £300k+++

[VIEW FULL DETAILS](#)

http://www.hollismorgan.co.uk/property/25474847/result_auction

147 Cotham Brow, Cotham,
BRISTOL BS6 6AD

Student investment/family home

A large period property arranged over three floors with single story extension and small garden to rear. The property is currently arranged as an HMO licensed student investment.

- The property now requires updating.
- Vacant possession from 30th June 2015
- let to 5 students on an AST – £22,620 pa
- Option for next academic year £23,664 pa (not signed)
- Close to Bristol University
- Bristol City Centre is approximately two miles away.

Letting Agents



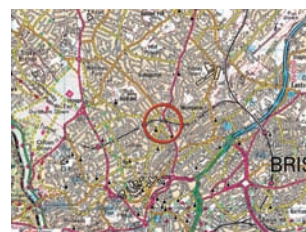
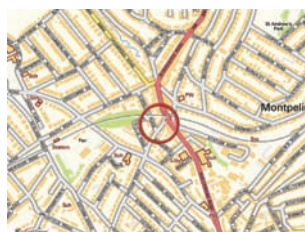
KINGSLEY THOMAS

tel: (0117) 946 6767

management@kingsleythomas.co.uk

PROPERTY AREA

1733.2 ft²/161.0 m²



SOLICITORS

Julie Arnold, Kirby Sheppard
e-mail: j.arnold@kirbysheppard.co.uk

VIEWING:

WEDNESDAY 12:30 PM

STILL AVAILABLE

LOT 5



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:

THURSDAYS @ 14:45

THE PROPERTY IS OPEN FOR 30 MINUTES

SOLICITORS

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

LOT
6

SOLD PRIOR £225k



Whitehall

NEW GUIDE PRICE: £195k+++

[VIEW FULL DETAILS](#)

http://www.hollismorgan.co.uk/property/25361494/result_auction

290-292 Whitehall Road, Whitehall,
BRISTOL BS5 7BG

Flat conversion – Planning Granted

Detached Freehold period property set in an elevated position (3,500 NIA) with large yard offered with vacant possession.

- Full planning permission has been granted to convert into 5 apartments with retention of the ground floor as retail space
- Scope to increase the density – subject to PP
- Whitehall Road is one of the main link roads within Whitehall and provides direct access to both Speedwell and St. George
- Bristol City Centre is approximately two miles away
- **Planning**

DECISION: GRANTED subject to condition(s)

APPLICATION NO: 14/03574/F

TYPE OF APPLICATION: Full Planning

DESCRIPTION OF DEVELOPMENT: Change of use of upper floors and rear ground floor from office/retail to 5 No. flats, with retention of ground floor retail space

COMMITTEE/DELEGATION DATE: 07.11.14



POSTPONED
DUE TO DELAY WITH PROBATE

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.

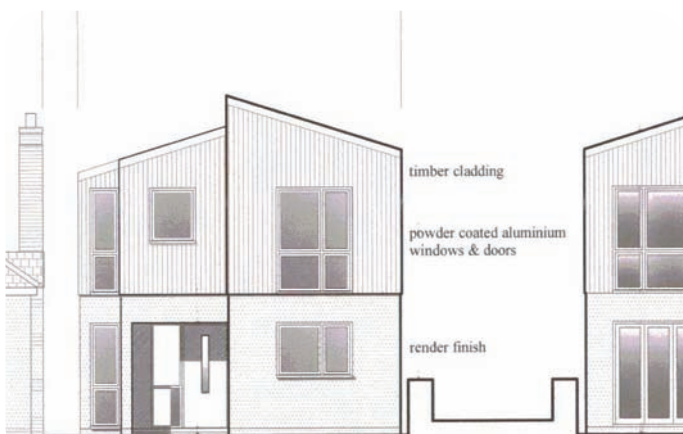
- Planning has been granted to erect a stylish 3 bedroom house with parking and gardens.
- Resale value approx. £350,000
- Watleys End Road is located within the rural setting of Winterbourne.
- Local amenities and services including convenience stores and a local supermarket are all within close proximity.
- 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



SELLING WITH OUR JOINT AGENTS
HYDES OF BRISTOL



Clifton **GUIDE PRICE: £900k+++**

[VIEW FULL DETAILS](http://www.hollismorgan.co.uk/property/25367928/result_auction) http://www.hollismorgan.co.uk/property/25367928/result_auction

PROPERTY AREA
4318.0 ft²/401.2 m²

17 Beaufort Road, Clifton,
BRISTOL BS8 2JU

Large period property for modernisation

Imposing semi-detached Freehold property of classic proportions with accommodation arranged over four floors with enclosed rear garden and off street parking.

- Requires complete modernisation
- Self contained basement level
- Renovated family home valued at £1.5m
- Potential for flat conversion subject to PP
- Desirable residential road within a short distance of Whiteladies Road and Clifton Down shopping centre
- Vacant possession upon completion.



SOLD PRIOR £46k

**LOT
9**



Clifton

GUIDE PRICE: £35k+++

VIEW FULL DETAILS

http://www.hollismorgan.co.uk/property/25474174/result_auction



Garage at: 26 Royal York Crescent,
Clifton, BRISTOL BS8 4JX

Garage on Royal York Crescent

A single lock up vaulted garage with double doors.

- Dimensions
Width: 2.65 m
Length: 5.70 m
- Water connected.
- Royal York Crescent is probably one of the most impressive of the Clifton terraces
- Clifton village are within a few minutes walk
- The garage is currently let for £150 pcm/£1800 pa
- Sold with vacant possession
- Suitable for owner occupier or investment.

VIEWING:

EXTERNAL VIEWING IS AVAILABLE AT ALL TIMES

SOLICITORS

Richard Harris, AMD Solicitors

e-mail: richardharris@amdsolicitors.com

ADDITIONAL VIEWINGS:

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

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would recommend
us to a friend
*2014 Landlord Survey

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investments
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Branch Manager
(07956 087 875)



Southville Office: 0117 370 8818



Clifton Office: 0117 973 5237

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Residential
Letting Co.**



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Dance Voice
DANCE MOVEMENT PSYCHOTHERAPY

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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.

SOLD £330k

**LOT
10**



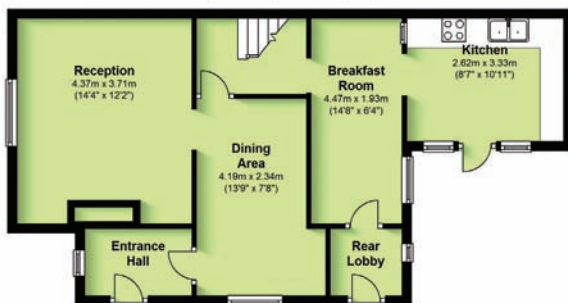
Easton-in-Gordano GUIDE PRICE: **£230k+++**

[VIEW FULL DETAILS](http://www.hollismorgan.co.uk/property/25474169/result_auction) http://www.hollismorgan.co.uk/property/25474169/result_auction

PROPERTY AREA
1181.3 ft²/109.7m²

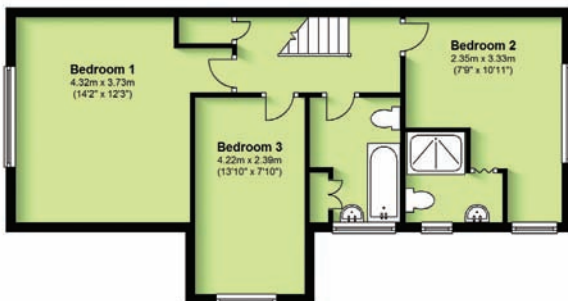
Ground Floor

Approx. 55.2 sq. metres (594.1 sq. feet)



First Floor

Approx. 54.6 sq. metres (587.2 sq. feet)



53 Church Road, EASTON-IN-GORDANO
BS20 0LZ

Cottage in Large Plot

Cottage of charm and character with a large landscaped garden plus garage and workshop with rear access.

- The property is well modernised yet retains some delightful period features
- It should be noted that there is a large garden which could possibly have some long term development potential (subject to obtaining any necessary planning and other consents).
- Situated in one of the oldest and most picturesque parts of this village
- Excellent 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. Somerset area.

VIEWING:

TUESDAY 13.00 PM – 13.30 PM

SOLICITORS

Zahrah Aullybocus, David Playford & Co
e-mail: property@davidplayford.co.uk

LOT
11

SOLD AGREED PRIOR



Knowle

GUIDE PRICE: £25k+++

[VIEW FULL DETAILS](http://www.hollismorgan.co.uk/property/25474848/result_auction) http://www.hollismorgan.co.uk/property/25474848/result_auction

Plot at: 72a Somerdale Avenue, Knowle,
BRISTOL BS4 1AE

Land with planning – ready to build!

A parcel of land to the side of an existing property at 72a with road frontage.

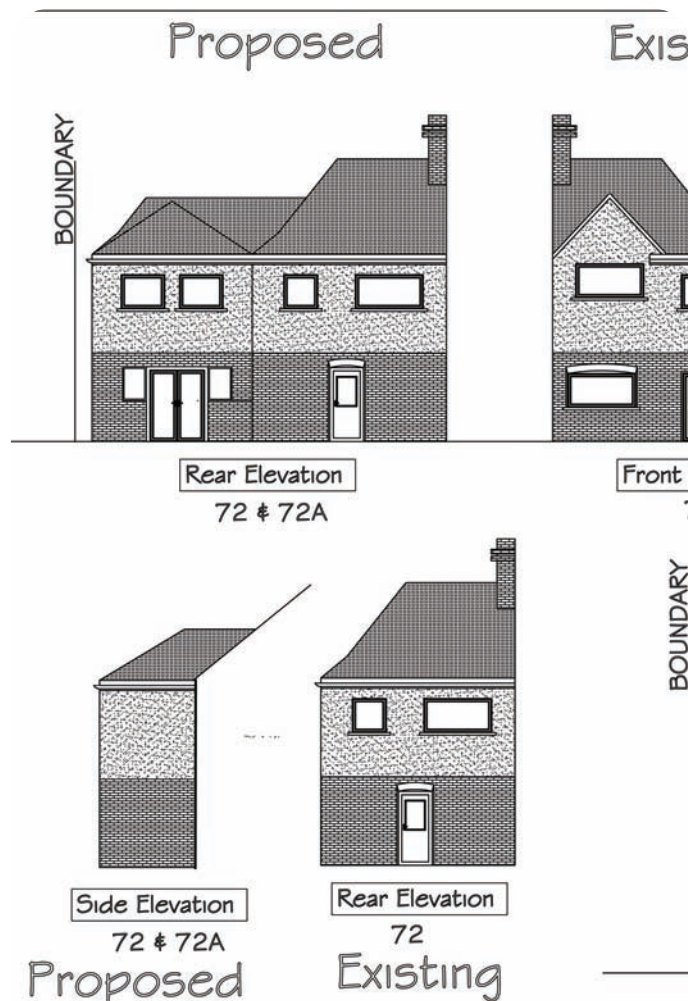
- Planning has been granted to erect a two bedroom house on the site.
- Resale value £125k - £135k
- Located within the heart of Knowle with local amenities and services all within walking distance.
- Bristol City Centre is approximately two miles away.
- **PLANNING INFORMATION**

REFERENCE: 13/03335/F

ALTERNATIVE REFERENCE: PP-02779291

APPLICATION RECEIVED: 19 July 2013

PROPOSAL: Proposed 2no. bedroomed dwelling accommodated within a two storey side extension.



SOLICITORS

Megan Davies, Gregg Latchams
e-mail: megan.davies@gregglatchams.com

VIEWING:

OPEN FOR AN EXTERNAL INSPECTION AT ALL TIMES

WITHDRAWN

LOT
12



Mangotsfield

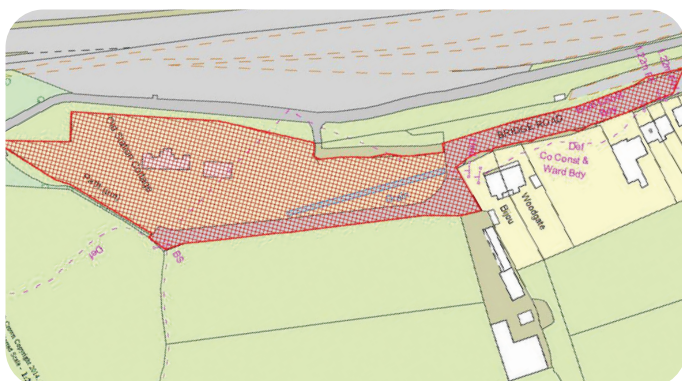
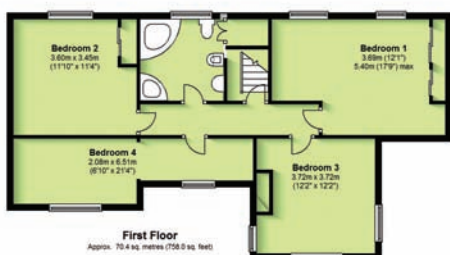
GUIDE PRICE: **£450k+++**

VIEW FULL DETAILS

http://www.hollismorgan.co.uk/property/25474845/result_auction

PROPERTY AREA

1800.9 ft²/167.3 m²



Old Station Cottage, Bridge Road, Bristol SOUTH GLOUCESTERSHIRE BS16 9NG Historic property set in 1.684 acres

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

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

VIEWING:

SOLICITORS

LOT
14

SOLD PRIOR £330k



Hutton

GUIDE PRICE: £330k+++

[VIEW FULL DETAILS](#)

http://www.hollismorgan.co.uk/property/25474165/result_auction

The Rectory, 41 Church Lane, Hutton,
NORTH SOMERSET BS24 9SL

Detached family home with planning to extend

A former 1970's rectory with generous accommodation of nearly 2,000ft² in a slightly elevated position with a surrounding mature garden and a garage in a picturesque village location.

- Hutton is a picturesque village located just to the south of Weston super Mare and within easy reach of junctions 21 and 22 of the M5 motorway.
- The nearby Mendip Hills and beautiful rolling Somerset countryside add another leisure dimension for local residents
- Full planning has been GRANTED to extend to a 5-bed house - 13/P/0430/F Decision
- Let for £800pcm with 8 weeks notice required for VP
- Extended Completion of 8 weeks to allow for VP.
- Internally requires some basic updating.

*****8 week completion*****



PROPERTY AREA

2179.4 ft²/202.5 m²

Approx. 115.7 sq. metres (1245.5 sq. feet)



SOLICITORS

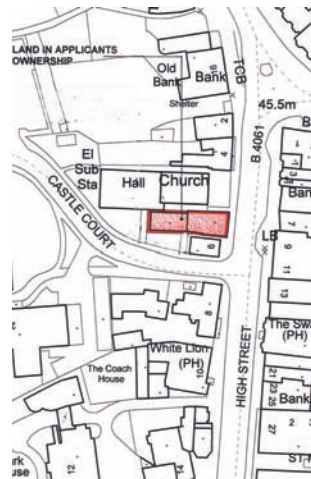
Mr. Jonathan Webb, Cook & Co Solicitors
e-mail: jonathan.webb@cookco.co.uk

VIEWING:

TUESDAYS 12:30

POSTPONED
DUE TO DELAY WITH LEGAL PACK

**LOT
15**



Thornbury

GUIDE PRICE: £190k+++

VIEW FULL DETAILS

http://www.hollismorgan.co.uk/property/25474395/result_auction

Land and builds to rear: The Old Fire Station, High Street, THORNBURY BS35 2AQ

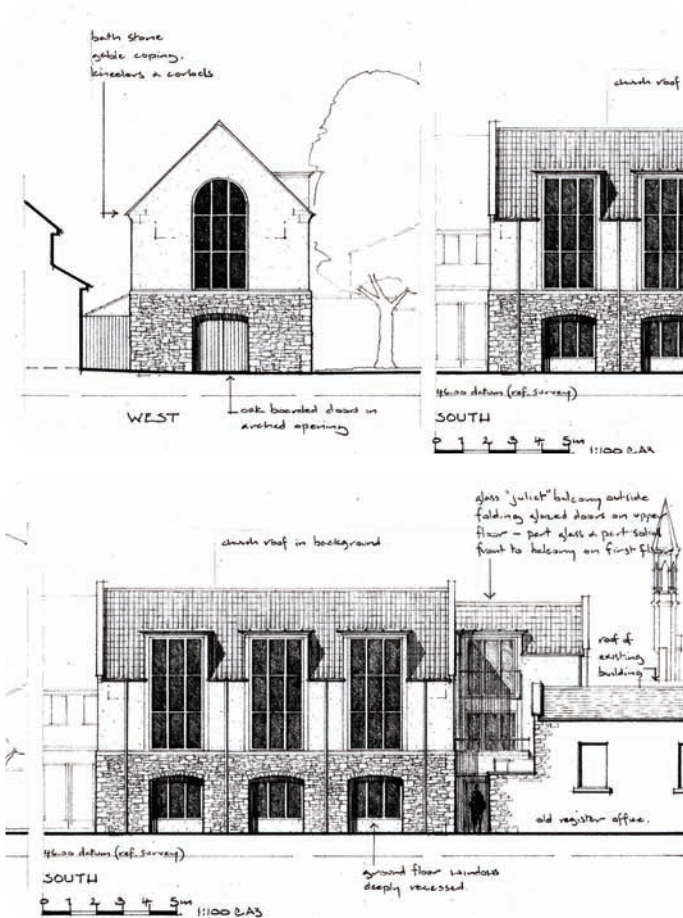
Rare chance to develop in heart of Thornbury

Enclosed parcel of land to the rear of The Old Fire Station.

- Planning granted to demolish existing building and erect 4 apartments.
- Resale value of £175,000 - £185,000
- Site GDV of £700,000 - £740,000 should be achievable.
- Thornbury is a picturesque market town with its Historic Castle
- The site is located just off the busy High Street
- Large public car park within a few hundred yard
- The City Bristol is 15 Miles away
- Cribbs Causeway just 9 miles away.

• PLANNING INFO

REFERENCE PT14/3838/F; ALTERNATIVE REFERENCE PP-03704328; APPLICATION RECEIVED Thu 02 Oct 2014
Proposal Demolition of existing outbuilding and boundary wall to facilitate erection of 4no. two bedroom apartments with associated works (Resubmission of PT14/0440/F).



VIEWING:

OPEN FOR EXTERNAL VIEWINGS AT ALL TIMES

ADDITIONAL VIEWINGS:

SOLICITORS

Mr Laurence Mann, AL Hughes and Co
e-mail: laurence@alughes.co.uk

LOT
16

SOLD £21k



Clifton

GUIDE PRICE: **£15k+++**

[VIEW FULL DETAILS](http://www.hollismorgan.co.uk/property/25474610/result_auction) http://www.hollismorgan.co.uk/property/25474610/result_auction

Garage to Rear: 13 Hanbury Road,
Clifton, BRISTOL BS8 2EW

Garage in the heart of Clifton...

A single garage with timber doors.

- Dimensions
Length: 5.3 m
Width: 2.2 m
- Potential rental income of circa £100 pcm
- Sold with vacant possession.
- The garage is accessed via a lane at the bottom of Hanbury Road in this highly sought after Residential area where parking is at a premium.
- Within walking distance of both Whiteladies and Pembroke Road
- Additional demand for parking from the many offices on nearby Oakfield Road.



SOLD PRIOR £170k

**LOT
17**



Kingswood

GUIDE PRICE: £150k+++

[VIEW FULL DETAILS](http://www.hollismorgan.co.uk/property/25474377/result_auction) http://www.hollismorgan.co.uk/property/25474377/result_auction

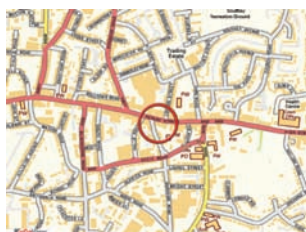
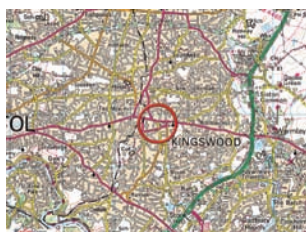


80 Regent Street, Kingswood,
BRISTOL BS15 8HU

Commercial investment on vibrant high street

A Freehold mid terraced commercial premises arranged over two floors with three parking spaces to rear.

- The property is sold with vacant possession.
- 80 Regent Street occupies a prominent position fronting the busy Kingswood High Street.
- Local amenities and services including convenience stores, pubs, bars and cafes are all within walking distance.
- Bristol City Centre is approximately four miles away.
- **Rental:** Potential rental income of circa £15,00 PA.



VIEWING:

VIEWING BY APPOINTMENT

SOLICITORS

Paul Taylor, Batchelor Sharp
e-mail: mail@batchelorssharp.co.uk

LOT
18

SOLD £182k



BEING SOLD ON BEHALF OF
BRISTOL CITY COUNCIL



Southville

GUIDE PRICE: **£125k+++**

[VIEW FULL DETAILS](#)

http://www.hollismorgan.co.uk/property/25474159/result_auction

First Floor Flat, Fairford House, 46 Park Road, Southville, BRISTOL BS3 1PU

Large first floor apartment

A large apartment occupying the first floor of this imposing period property on a corner plot.

- The property now requires updating.
- Potential to convert into a 2 bedroom flat subject to PP.
- Includes the Freehold.
- Park Road is situated just off Coronation Road within the highly desirable and popular suburb of Southville.
- North Street with it's abundance of independent retailers, pubs, bars, cafes and restaurants is within walking distance.
- Bristol Temple Meads is approximately one mile away.
- **44 PARK ROAD**

The ground floor flat is occupied by a council tenant who has sole use of the rear garden – long leasehold.

PROPERTY AREA

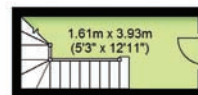
814.4 ft²/75.7 m²

First Floor

Approx. 69.3 sq. metres (746.3 sq. feet)



Ground Floor Entrance
Approx. 6.3 sq. metres (68.1 sq. feet)



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

VIEWING:

THURDAY 13:00PM

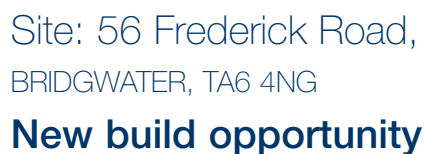
LOT
19



4. EAST ELEVATION

GUIDE PRICE: £215k+++

VIEW FULL DETAILS http://www.hollismorgan.co.uk/property/25390399/result_auction



A Freehold former public house on a site of approx 0.3 acres with the benefit of a resolution to grant detailed planning permission for demolition of existing and erection of 14 new apartments arranged over 3 floors with parking SUBJECT to signing a section 106 agreement.

- 9 x 1 beds + 5 x 2 beds
- Frederick Road is located within the Somerset town of Bridgwater.
- Local amenities and services including supermarkets, convenience stores, bars, pubs and restaurants are all within half a mile.
- Bristol is approximately thirty five miles away.
- We understand no VAT is payable on the site purchase.
- **PLANNING INFORMATION**

TYPE: Full Planning Permission; PROPOSAL: Erection of a block of 14 apartments on site of existing public house (to be demolished); formation of associated parking and landscaping. REGISTERED DATE: 05/08/2014;CONSULTATION START DATE: 13/08/2014; EARLIEST DECISION DATE: 17/09/2014

VIEWING: OPEN FOR EXTERNAL VIEWING AT ALL TIMES

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

LOT
20

SOLD £333k



City Centre

GUIDE PRICE: £300k+++

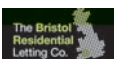
[VIEW FULL DETAILS](#)

http://www.hollismorgan.co.uk/property/25474154/result_auction

Flat 641, Horizon, Broad Weir, City Centre, BRISTOL BS1 3DJ

City Centre penthouse: investment/owner occupier

Penthouse apartment in the Horizon development which overlooks Bristol's new Cabot Circus shopping development.

- Private roof terrace/balcony
- Reduced price for Auction – Excellent value.
- Potential Rental income of £1700-2000 PCM
- Sold with vacant possession.
- Broad Weir lies within the heart of the Cabot Circus Retail complex.
- **LEASE Information**
150 years from 2007. Ground rent is £275 pa. Service charge will be approx £2,401.16 pa. Refer to legal pack.
- **RENTAL APPRAISAL** provided by;
 Bristol Residential Letting Co:
£1,700-2,000PCM.
- Sold on behalf of LPA receivers.

PROPERTY AREA

936.4 ft²/87.0 m²

Flat 641 Horizon

Approx. 87.0 sq. metres (936.4 sq. feet)



SOLICITORS

Amandeep Randhawa, Osborne Clarke
e-mail: Amandeep.Randhawa@osborneclarke.com

VIEWING:

WEDNESDAY 10:30 AM

The property is OPEN FOR 30 MINUTES

WITHDRAWN

LOT 21



Clifton

GUIDE PRICE: **£125k+++**

[VIEW FULL DETAILS](#)

http://www.hollismorgan.co.uk/property/25365871/result_auction

PROPERTY AREA
630.9 ft²/58.6 m²



Building Plot at: Belgrave Hill, Clifton,
BRISTOL BS8 2UA

Building plot in Clifton

A leasehold parcel of land on Belgrave Hill.

- Planning has been granted to erect 2 x 2 bedroom houses.
- Scope for alternative schemes: single dwelling/ student – subject to PP
- The land is located in a highly sought after prime area of the City within walking distance of the amenities on Whiteladies Road and also Durdham Downs.

• Planning Information

REFERENCE: 14/02366/F

ALTERNATIVE REFERENCE: PP-03175703

APPLICATION RECEIVED: 19 May 2014

PROPOSAL: Proposed development of 2 no. Use Class C3 dwellings with associated external works.

STATUS: GRANTED subject to condition(s).



VIEWING:

OPEN FOR INSPECTION AT ALL TIMES

WEEKEND VIEWINGS:

SOLICITORS

Deborah Stone, Rodney King and Partners
e-mail: DStone@rodneyking.co.uk



LOT
22

SOLD PRIOR



Westbury Village

GUIDE PRICE: £415k+++

[VIEW FULL DETAILS](http://www.hollismorgan.co.uk/property/25474150/result_auction) http://www.hollismorgan.co.uk/property/25474150/result_auction

Land and Buildings at: 69, High Street,
Westbury Village, BRISTOL BS9 3ED

Development opportunity in heart of Westbury Village

Planning has been granted to develop a scheme of 5 x 2
bedroom flats and a small retail unit.

- Scope to demolish existing and rebuild subject to PP
- GDV – Refer to website
- The property is located in the heart of Westbury Village with it's eclectic range of independent shops, pubs and restaurants including the Michelin star Casamia (www.casamiarrestaurant.co.uk)
- The regional shopping centre at Cribbs Causeway and the M5 motorway network are within two miles.
- **PLANNING INFORMATION**

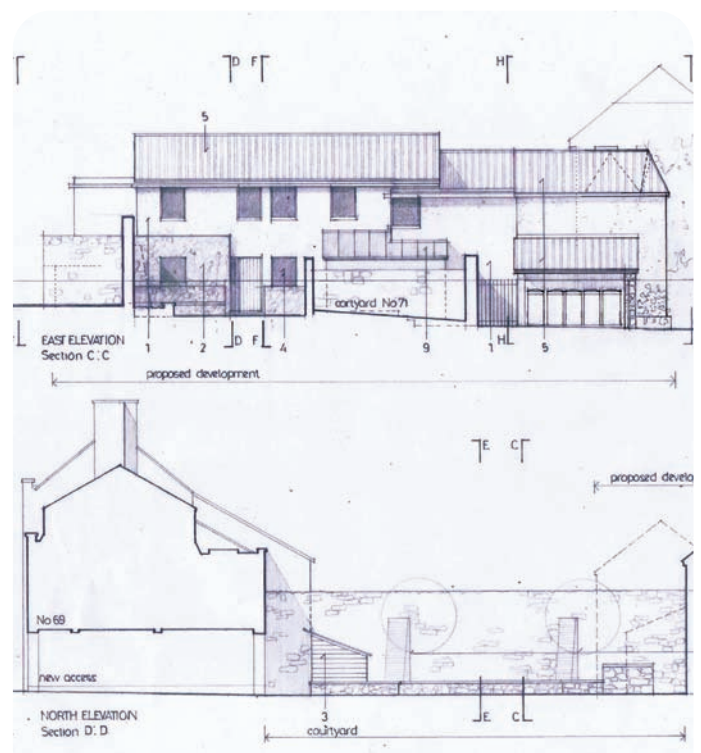
REFERENCE: 14/03519/F; ALTERNATIVE REFERENCE: PP-03382986; Application Received: 17 Jul 2014

PROPOSAL: Retention of part of existing commercial unit for either A1, A2, A3 or A5 Use. Alterations to existing maisonette above the commercial unit, together with the construction of 4 No. apartments on land to rear.

- **RENTAL APPRAISAL** provided by;



Bristol Residential Letting Co:
£800-1,000PCM.



SOLD £910k**LOT
23****Redland****GUIDE PRICE: £750k+++****VIEW FULL DETAILS**http://www.hollismorgan.co.uk/property/25474149/result_auction

PROPERTY AREA

2328.3 ft²/216.3 m²

1 Clyde Park, Redland, BRISTOL BS6 6RR

Family home on Redland's most desirable address.

A chance to renovate a prime property in one of Bristol's most sought after roads.

- Now requires complete modernisation but will make a fine family home with scope to extend to the rear subject to PP
- There is scope subject to PP to develop a double garage or parking to the rear with access via Elliston Road.
- Potential for four flats subject to PP.
- Opportunity to develop a mews house at the bottom section of the garden with access from Elliston Road. Subject PP
- Clyde Park is situated just off Clyde Road within the heart of Redland.



VIEWING:

WEDNESDAY 14:00 PM**SOLICITORS**

Hugh McPherson, Devereux & Co
e-mail: Move@devereux.co.uk

LOT
24

SOLD PRIOR



Brislington

GUIDE PRICE: £185k+++

[VIEW FULL DETAILS](#)

http://www.hollismorgan.co.uk/property/25371921/result_auction

The Lodge, 631 Bath Road, Brislington,
BRISTOL BS4 3LF

Lodge House for modernisation

Detached single storey, stone built, lodge house of historic charm and character set slightly back from the road in its own private courtyard style garden with parking.

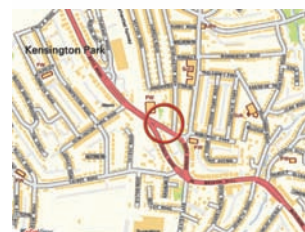
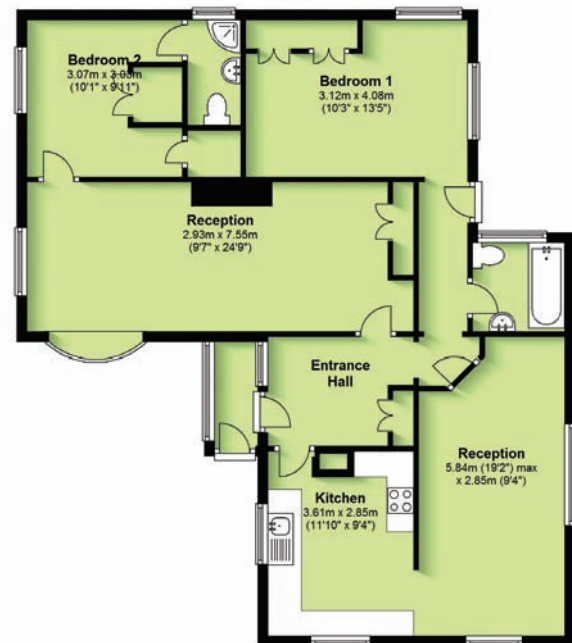
- Now requires basic updating
- Detached home of character at a price comparable with terraced home in the area
- There is scope for further extension subject PP
- Excellent rental prospects
- Situated on the A4 Bristol to Bath road The Lodge is within easy reach of the centre of Brislington
- Close to Bristol City Centre.

PROPERTY AREA

995.3 ft²/92.5 m²

Ground Floor

Approx. 92.5 sq. metres (995.3 sq. feet)



SOLICITORS

Jim Davis, Davis Wood

e-mail: jim.davis@daviswood.co.uk

VIEWING:

THURSDAY 11:15AM

WITHDRAWN

**LOT
25**

The logo for Hollis Morgan is centered on the page. It consists of a large blue rectangle with the word "hollis" in white lowercase letters and "morgan" in green lowercase letters below it. A smaller, solid blue rectangle is positioned directly beneath the main one.

hollis
morgan



LOT
26

SOLD £560k



Clifton

GUIDE PRICE: **£450k+++**

VIEW FULL DETAILS

http://www.hollismorgan.co.uk/property/25474143/result_auction

2 Thorndale Court, Thorndale Mews,
BRISTOL BS8 2JA

Modern house in Clifton for modernisation

A detached 1970's family home occupying a private position with enclosed gardens and detached double garage.

- The property now requires complete modernisation but will make a stylish family home.
- Scope to create large bi fold doors to improve access to garden.
- Scope for large master suite on first floor.
- Thorndale Mews is a quiet and secluded cul de sac located just off Alma Vale Road in Clifton.
- Whiteladies Road just a stone's throw away

EXTENDED COMPLETION - Friday 22nd May.

• RENTAL APPRAISAL



provided by Hopewell properties:
£2,500-3,000 pcm.



PROPERTY AREA

452.1 ft²/42.0 m²



SOLICITORS

Alice Altounyan, Thrings
e-mail: aaltounyan@thrings.com

VIEWING:

WEDNESDAY 13:15 PM

SALE AGREED

**LOT
27**



Totterdown

GUIDE PRICE: £75k+++

VIEW FULL DETAILS

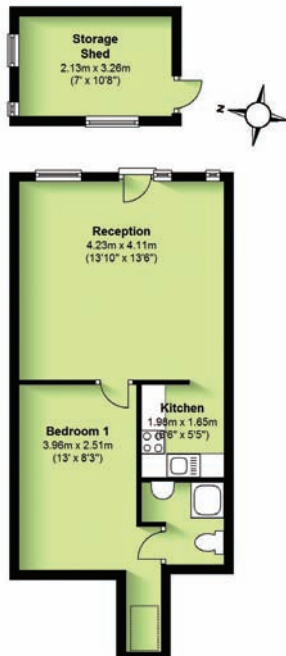
http://www.hollismorgan.co.uk/property/25124519/result_auction

PROPERTY AREA

452.1 ft²/42.0 m²

Ground Floor

Approx. 43.0 sq. metres (463.3 sq. feet)



Garden Flat:

31B Summer Hill, Totterdown,
BRISTOL BS4 3BG

Investment/owner occupier

Investment flat capable of producing £6,900 per annum

- A One Bedroom self contained lower ground floor flat with private courtyard garden
- Vacant possession scope for £550-£575PCM - £6,600-£6,900 PER ANNUM
- 31 Summer hill developed into 4 flats this is the last flat to be sold discounted for auction
- Set in this popular location in Totterdown with good transport links to the City Centre.



VIEWING:

ADDITIONAL VIEWINGS:

SOLICITORS

Sue Rzeznicki, Gregg Latchams

e-mail: sue.rzeznicki@gregglatchams.com



BEING SOLD ON BEHALF OF
BRISTOL CITY COUNCIL

LOT
28

SOLD £380k



Clifton

GUIDE PRICE: £250k+++

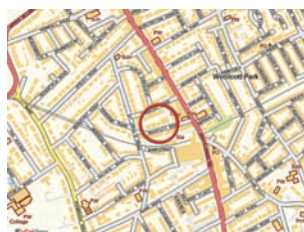
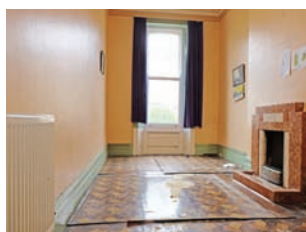
[VIEW FULL DETAILS](http://www.hollismorgan.co.uk/property/25474144/result_auction) http://www.hollismorgan.co.uk/property/25474144/result_auction

Hall Floor Flat: 20b, Whatley Road,
Clifton, BRISTOL BS8 2PU

Prime flat for modernisation

A grand hall floor apartment with high ceilings plus bright and airy accommodation. The property has been extended to the rear and includes an undeveloped basement.

- Includes 1/3 of the rear garden & sole use of front garden.
- The property now requires complete modernisation.
- Scope to develop the basement level subject to PP.
- The property includes the Freehold.
- Whatley Road is a quiet residential area located just off Whiteladies Road.
- **20a WHATLEY ROAD** The first floor flat is occupied by a council tenant on a long leasehold. **PLEASE NOTE THE FIRST FLOOR FLAT HAS SOLE USE OF THE REAR 2/3^{RDS} OF THE GARDEN.**



SOLD £250k

**LOT
29**



Pensford

GUIDE PRICE: £230k+++

VIEW FULL DETAILS

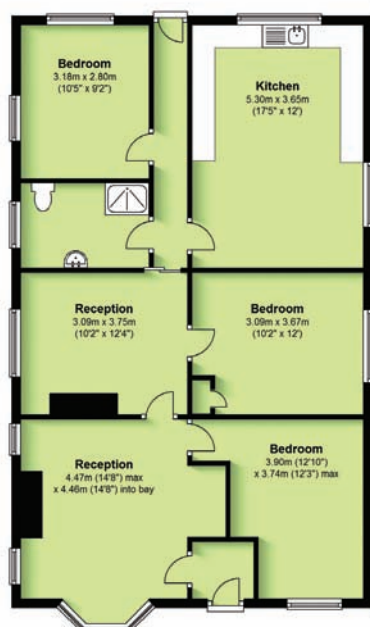
http://www.hollismorgan.co.uk/property/25474972/result_auction

PROPERTY AREA

1003.9 ft²/93.3 m²

Ground Floor

Approx. 93.3 sq. metres (1003.9 sq. feet)



Amercombe Bungalow, Bristol Road,
Pensford BS39 4JQ

Detached bungalow on large plot

Bungalow of some considerable character set high above the road in a picturesque location with extensive country views.

- Large very gently sloping garden backing onto open fields.
- Long driveway approach providing a plethora of parking for vehicles.
- Scope to alter and further extend the property subject PP
- Now requires updating.
- Situated on the A37 Bristol to Wells Road in the beautiful and much desired Chew Valley region



VIEWING:

TUESDAY 11:00 AM

ADDITIONAL VIEWINGS:

THE PROPERTY IS OPEN FOR 30 MINUTES

SOLICITORS

Lesley Dury, Gregg Latchams

e-mail: lesley.dury@greeglatchams.com

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/auction APRIL 2015

Name

e-mail:

Telephone No

Your Solicitor's details

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

hollis
morgan

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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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OUR **2015 auction** DATES...

25TH FEBRUARY

15TH APRIL

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