

estate agents **auctioneers**

ISSUE

hollis
morgan

APRIL 2013
auction

Wednesday, 10th April 2013 | **7.00^{PM}**
All Saints Church, Pembroke Road, Clifton

auCTION

LOT 1 GUIDE PRICE £80,000+++

16

11, Botham Drive, Brislington, Bristol BS4 5HR

A modern end of terrace two bedroom property with front and rear gardens – now in need of complete modernisation..

LOT 2 GUIDE PRICE £3,500+++

17

Garage Number 67, Druid Woods, Stoke Bishop, Bristol BS9 1SX

A vacant single garage with up and over door set within the Druid Woods residential complex in Stoke Bishop.

LOT 3 GUIDE PRICE £225,000+++

18

Former Council Depot, Warne Road, Weston-super-Mare, North Somerset BS23 3ND

A former North Somerset council depot comprising of a level site of approx 1.5-2 acres of land within the Weston Industrial Estate.

LOT 4 GUIDE PRICE £70,000+++

19

26, Meadow Street, Avonmouth, Bristol, BS11 9ARA mid terraced four bedroom family home now in need of modernisation with large garage to rear. ***** RECEIVERSHIP SALE *******LOT 5 GUIDE PRICE £800,000+++**

21

9, Alexandra Road, Clifton, Bristol BS8 2DD

An elegant period property with huge potential as a family home with integral garage, OSP + front and rear gardens – currently arranged as 9 bed professional sharing accommodation plus 3 bed flat producing £52k pa.

LOT 6 GUIDE PRICE £50,000+++

23

Land Adjacent 52 - 54, Fairford Close, Kingswood, South Gloucestershire BS15 4QEA parcel of land with Full Planning to erect 2 x Semi Detached dwellings. ***** SITE READY TO GO *******LOT 7 GUIDE PRICE £625,000+++**

24

16 Acres Of Land @, Kings Weston Lane, Avonmouth, Bristol BS11 8AZ

Approx 16 Acres of land with huge potential in the heart of Industrial Avonmouth.

LOT 8 GUIDE PRICE £225,000+++

25

The Chapel, 7a, Bell Hill Road, St George, Bristol BS5 7LTA stunning Chapel building with full planning to convert into 5 flats and 290m² of office space – potential to tweak planning to increase density subject to PP..**LOT 9 GUIDE PRICE £40,000+++**

27

The Yard, 444c, Whitehall Road, Whitehall, Bristol BS5 7BZ

The Yard is an end of terrace parcel of land currently used as a builders yard with garages but with a range of possible uses including development subject to PP.

LOT 10 GUIDE PRICE £265,000+++

29

5, Brookfield Avenue, Bishopston, Bristol BS7 8BP

A student investment property capable of producing in the region of £22,000 per annum..

LOT 11 GUIDE PRICE £600,000+++

31

11, Hill View, Henleaze, Bristol BS9 4QD

The opportunity to acquire this imposing detached residence situated on a large corner plot – arranged as three flats with possible building plot.

*****DEVELOPMENT POTENTIAL/FAMILY HOME*******LOT 12 GUIDE PRICE £185,000+++**

32

17, Charlecombe Court, Westbury-on-trym, Bristol BS9 3RL

A purpose built maisonette spanning the upper floors of this 1960's mixed use property - currently let to four professional tenants producing £1150 pcm - plus 2 single garages let for £95 pcm - total income circa £15k per annum.

LOT 13 GUIDE PRICE £235,000+++

33

The Chapel, Tickenham Hill, Tickenham, North Somerset, BS21 6SH

A unique opportunity to acquire an historic stone built chapel with Planning Permission to convert into a Grand Designs style property.

LOT 14 GUIDE PRICE £50+++

35

Road To Rear Of, Durban Road, Patchway, Bristol BS34 5HG

A parcel of land off Durban Road providing access to six houses and garages.

LOT 15 GUIDE PRICE £75,000+++

36

Retail Unit, 82, West Street, Old Market, Bristol BS2 0BW

Freehold investment comprising a Let Retail Unit producing £10,000 per annum plus 4 ground rents of £600 per annum. (Business Unaffected).

LOT 16 GUIDE PRICE £10,000+++

37

Garage To Rear Of, 73, Alma Vale Road, Clifton, Bristol BS8 2HR

Single Garage to rear of 73 Alma Vale Road with access from Alma Road - ideal investment / personal use.

VIEWING SCHEDULE

LOT 1 TUESDAYS 12:30-13:00

LOT 2 Can be viewed externally at all times.

Internal inspection by appointment.

LOT 3 Viewed externally at all times.

Internal inspection by appointment.

LOT 4 TUESDAYS 11:00-11:30

LOT 5 WEDNESDAYS AND SATURDAYS 12:15-12:45

LOT 6 Open for inspection at all times.

LOT 7 Open for inspection at all times.

LOT 8 TUESDAYS 14:00-14:45

LOT 9 Yard can be viewed from Whitehall Rd.

Internal inspection by appointment.

LOT 10 THURSDAYS 11:00-11:45

LOT 11 WEDNESDAYS AND SATURDAYS 11:15-11:45

No viewing of flat 11c on Saturdays.

LOT 12 THURSDAYS 12:15 - 12:45

LOT 13 Open for inspection at all times.

Internal inspection by appointment.

LOT 14 Open for inspection at all times.

LOT 15 By appointment.



welcome to all saints for our april auction

Whether you are a regular attendee or visiting for the first time – welcome to our second Auction of 2013.

Each Auction is completely different in character depending very much on the type of property offered and the vicissitudes of the marketplace – making the saleroom an exciting forum for those with an interest in property.

The Auction year started with a very well attended sale and a heart-warming feeling of an ebullience resulting from a high success rate and some breathtaking sales. One of the highlights was when 91 Ashley Road, Montpellier came under the hammer. This receivership sale of a high yielding Freehold development of 11 one and two bedroom apartments had created a lot of interest in the preceding weeks so it was surprising when opening bidding was sluggish. However, as soon as it became clear the property was 'in the room', the professionals got going and in no time the initial guide price became a forgotten dream and the property was eventually knocked down at well over one million pounds – a record for a property under the hammer in recent years in Bristol.

Other notable sales on the night included an interesting site for nine flats in Kingsdown – which we are instructed to market in spring 2014 – and the evening successfully concluded with an 80% success rate and almost £4 million raised.

There is no finer place to observe market trends than at an Auction and we would particularly encourage you to join us in the Atrium after the sale for complimentary drinks when you will have the opportunity to meet people not only with an interest in property but also representatives of associated trades and professions.

As ever, at this Auction, we are privileged to be able to offer a fine selection of properties to interest investors, developers or those simply seeking a home.

Do enjoy the evening and be successful!

Oliver Hollis



Hollis Morgan are the proud sponsors of Old Cliftonians Football Team – winners of the Gloucester FA Cup.



our next auction date is

Wednesday, 29th May 2013 | 7.00 PM
All Saints Church, Pembroke Road, Clifton



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

**hollis
morgan**

WHAT OUR CLIENTS SAY

“ BNP Paribas instructed Hollis Morgan to dispose of two repossessed properties in St Paul's and were very impressed with the professionalism and readiness to 'go the extra mile' Our greatest pleasure was in the result. Both properties achieving sale prices in excess of their guide. I would not hesitate in using Hollis Morgan again in the future. ”

David Moore MRICS
BNP Paribas Real Estate

hollis
morgan

WHAT OUR CLIENTS SAY

“ On 16 November 2011, Hollis Morgan sold 13 Lots on behalf of South Gloucestershire Council securing receipts substantially in excess of the guide prices. Hollis Morgan were professional, efficient and very good value for money. ”

Linda Mawby
*Valuation and Asset Manager
South Gloucestershire Council*

hollis
morgan

WHAT OUR CLIENTS SAY

“ I instructed Hollis Morgan to sell 7 garages in Bristol City Centre in February 2012 and was delighted to achieve £80k which was well above my expectations, I was very impressed by their professional and friendly service and would have no hesitation in using them again. ”

'Mr M'
*Property Owner
Bristol*

hollis
morgan

WHAT OUR CLIENTS SAY

“ We enjoy working closely with Andrew and Olly to achieve swift, smooth transactions. Their professional and efficient approach ensures they obtain great results and they manage to combine this first rate personal service with a smile. ”

Richard Hill
*Head of Property Department
Gregg Latchams LLP*

hollis
morgan



charity is at the very heart of our activities

A successful charity year

Local charities boosted by over £100k

During 2012, Andrew Morgan has been involved in a number of charity auctions where he has acted as auctioneer. Venues as diverse as Bristol Zoo and the British Embassy in Rome to The Prince of Wales' residence at Highgrove were on the agenda and some interesting Lots were auctioned such as Champagne and Champagne Glasses donated by the Duchess of Cornwall, Tea with The Archbishop of Canterbury and a chance to sit on the Papal Throne!

Hollis Morgan Charity 2012

In December, Hollis Morgan handed over a cheque to St Peters Hospice for £1,600 – raised from contributions at their successful property auction nights – to complete their total raised for charities this year a magnificent sum of well over £100,000.

For 2013 our chosen charity is Penny Brohn Cancer Care – so look out for fundraising events.

Our popular Charity Auction service is part of Hollis Morgan's commitment to local charities and is offered, entirely free, to a wide range of local charities who have used the service at Balls and dinners to boost their own fundraising targets.

If you would like to discuss your Charity event with Andrew please contact him at andrew@hollismorgan.co.uk and he will be pleased to meet you to discuss how he can help with your fundraising.



Anna Ross from St Peter's Hospice receiving a cheque for £1600 from Olly Hollis (left) and Andrew Morgan.

andrew's top auction tips . . .

- charity auctions can raise a lot of money in a short space of time but a successful event takes **careful planning**;
- **plan the event** well in advance – set out a precise timetable and stick to it;
- have a **small auction team** who know their tasks;
- **know** your audience.
- talk about the charity for **no longer than two to three minutes** prior to the auction.
- get everyone **relaxed** with plenty of food and drink – give the right person an extra glass of champagne may result in hundreds, if not thousands, of extra pounds raised!
- get good and **interesting lots** together.
- keep it short and **have fun!**

Auctioneer, Andrew Morgan says

“people are exceptionally sympathetic to local charities, even in very difficult times, and the fun of an auction seems to encourage generosity”



Our chosen charity for 2013 is Penny Brohn Cancer Care so look out for future fundraising events.

www.pennybrohncancer.org



in 2012 we were pleased to have raised money on behalf of . . .



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

**hollis
morgan**

we have recently **sold**
these properties – and many
others like them – we always
require similar instructions

residential sales

SOLD
SIMILAR REQUIRED



Clifton **£225,000**

SOLD
SIMILAR REQUIRED



Redland **£315,000**

SOLD
SIMILAR REQUIRED



Redland **£199,000**

SOLD
SIMILAR REQUIRED



Clifton **£299,000**

SOLD
SIMILAR REQUIRED



Clifton **£345,000**

SOLD
SIMILAR REQUIRED



Clifton **£195,000**

SOLD
SIMILAR REQUIRED



Clifton Village **£495,000**

SOLD
SIMILAR REQUIRED



Clifton **£375,000**

SOLD
SIMILAR REQUIRED



City Centre **£179,000**

SOLD
SIMILAR REQUIRED



Clifton **£249,000**

SOLD
SIMILAR REQUIRED



South Glos. **£875,000**

residential sales

hollis morgan are equally at home in the residential market

some we have sold...



a new build mews

in the heart of Clifton Village...



new-build mews properties

3 new-build mews houses in Waterloo Street – SOLD OFF PLAN...

...and some of our recent **new** instructions



CLIFTON **£162,000**

A well presented one bedroom, second floor apartment with open plan living space... **NO CHAIN**



SNEYD PARK **£339,000**

A larger than average 1st floor flat with south facing roof terrace overlooking Durdham Downs.



REDLAND **£239,950**

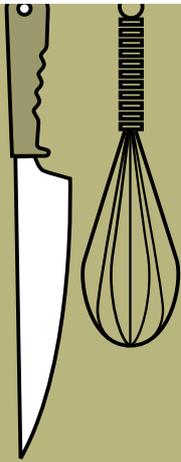
Recently renovated bright and airy flat – spacious lounge, modern kitchen, 2 beds + stylish bathroom.



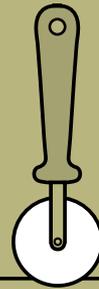
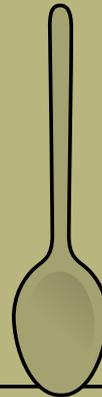
ALMONSBURY **£1.20M**

A luxury detached 5 bed family home set in magnificent landscaped gardens just a few miles from Bristol.

contact Andrew Morgan or Oliver Hollis on **0117 9736565** to request a valuation.



hand-made kitchens... *designed for life*



The Kitchen Man



4b Waterloo Street | Clifton | Bristol | t: (0117) 973 1062 | e: sales@thekitchenman.co.uk | www.thekitchenman.co.uk

for **sale:**

OFFERS IN THE REGION OF

£400k

a mixed-use opportunity in Bedminster

House of Vanburgh, 204 West Street, Bedminster, Bristol BS3 3NB



PLANNING

This is a substantial mixed use property comprising a ground floor shop/retail unit, large first floor flat, workshop and yard.

The property will be offered with vacant possession and offers huge potential for residential redevelopment or investment.

Potential purchasers should note that the adjacent land has recently been developed into a modern block of apartments.

Full details of the refused planning application, existing layout and site map are available upon request.

contact Andrew Morgan or Oliver Hollis on **0117 9736565** or visit our website for full details.

[VIEW FULL DETAILS](#)

http://www.hollismorgan.co.uk/property/23812208/result_auction

hollis
morgan



Buying property at auction can be an exciting yet daunting prospect. By its very nature, property can appear to be extremely straightforward but often comes with hidden dangers. Buying property at auction requires careful due diligence to be carried out prior to the gavel going down. Once your winning bid is accepted, then there is no going back nor can you make any further amendments to the contract or transfer or change your mind. If there are any inconsistencies with the paperwork or any legal issues, then as a buyer you will be left with those issues to deal with. Some of the common problems encountered when buying property at auction include

Inconsistencies on the legal title including restrictive covenants which can potentially prohibit further development or a change of use for the Property.

Missing or incomplete easements that may be required for development often need to be rectified.

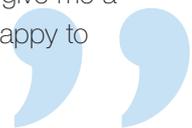
New covenants being entered into by the seller or buyer – for example overage agreements, (the seller wanting a claw back of your future profits on any development of property).

Missing searches: There is no obligation on the seller to provide all the searches but most sellers' solicitors will carry out a full suite of conveyancing searches to enable a purchaser to come to an informed decision. It may be the case that a buyer if purchasing the property with the assistance of external funding. What are their requirements? It may require further searches to be carried out. What if these reveal anything adverse?

Adverse information revealed by the replies to enquiries before contract will mean that the buyer is put on notice of a potential issue and that issue e.g. a boundary dispute or disagreement may be something that the buyer would need to disclose to its mortgagee prior to purchase. Will this prove a problem?

As duty solicitor, I am able to provide some initial advice (on the day) prior to an auction but given the general time constraints, I will not be able to look through the whole of the legal pack especially as there may be more than one legal pack to review. I will be able to cast an eye over last minute queries you may have.

Preparation is key here and if you have not yet instructed a solicitor to review the legal pack prior to auction, then please give me a call and I would be happy to speak to you.



**Gregg
Latchams**
Solicitors & Notaries

to contact Julian, email julian.pyrke@gregglatchams.com, telephone 0117 906 9421 or to find out more about Gregg Latchams, visit www.gregglatchams.com

Freephone orderline: 0500 575754

www.kellaway.co.uk



Renovating, repairing or redecorating...

We offer a wide variety of building, landscaping, plumbing and timber materials for trade and DIY. With friendly advice and accounts available to suit your every project, we'll work hard to get what you want, when you want it.

Quick and reliable delivery.

Branches in Bristol and the West at Horfield, Lockleaze, Fishponds, Ashton, Yate, Nailsea, Stonehouse, Swindon, Wincanton and Bath.



We specialise in electrical installations and repairs and have been working with landlords and property owners for more than twenty years.

So if you are purchasing a buy-to-let, starting a renovation or simply upgrading at home, we can offer everything you need.

- HMO licences
- fire alarm installation
- emergency lighting installation
- PAT testing
- full and part rewire
- consumer unit and earthing upgrades
- electrical installation condition reports
- repairs and upgrades

Gillard Electrical Services

m: 07980 595 681 t: 0117 307 9676 e: iangillard@blueyonder.co.uk





Steve says ‘The silly season’ has started even earlier this year...

“Even in the darkest years of recession, 1st March always heralded the start of Silly Season. With buyers suddenly finding suitable properties, sometimes after months or even years of looking!

This year Silly Season started even earlier, and has now accelerated beyond expectations. There are many reasons for this, including the amazingly low rates and prices that have been stabilized for a long time now. We are already seeing some clients getting into “sealed bids” on relatively standard properties. This all means that clients need, more than ever, to present themselves to agents in the best light possible, preferably with a mortgage agreed in principle and proof of deposit onboard. Between the three of us here, we now have over 25 clients in such a position, most of them First Time Buyers (probably a record). Agents are therefore having to work very hard to keep enough “stock” of properties to give their

clients some choice.

Lenders however, as always, are trying to ruin the party atmosphere with idiotic declines and excuses not to lend. Despite them all offering wonderful deals, I don’t know why some even bother! Favourite “reasons not to lend” are currently solar panels, single skin extensions, “non standard” build type, having too little credit or being too old/young to even have a mortgage. They also seem to till be picking on self-employed clients, and sometimes seem to have no understanding of accounts.

That said, we are still having great success with completions, despite the lenders efforts. Our job is very stressful, as we try and pick a lender who, at first attempt, will lend enough money to each

particular client against their chosen property. We are also always keen to get a Mortgage Offer quickly or our clients risk worrying the vendor, and this means battering our clients up front with many, many questions to try and anticipate an issue that could result in a decline. Those reasons mentioned above are just a few recent examples, with minor credit issues being the main contender.

I am obviously biased, but having a good broker on your side would seem to be a good idea during Silly Season and beyond...”

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



Please remember

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


STEVE M E A R S
I N D E P E N D E N T
MORTGAGE SERVICES LLP

specialists in renewable and eco-friendly energy solutions



What's driving your underfloor heating and hot water?
Daikin Altherma Air Source Heat Pumps could save up to a massive 40% off your energy costs.

UNDERFLOOR HEATING...



BEGINNING...



COMPLETION...



HEAT PUMP...

OUR SERVICES INCLUDE:

- full central heating
- heat pump specialists
- solar hot water systems
- NICEIC electrical installations
- under-floor heating
- bio-mass boilers
- full renovations

RENEWABLE HEAT INCENTIVE (RHI):
huge government grants available for heat pump and bio-mass installations.

CALL US NOW FOR A **FREE** CONSULTATION



we may be pink, but we're green too!

ask the experts

our auction professionals answer your queries

What is a rainwater harvesting system?

Clive says: *A rainwater harvesting system for domestic homes consists of accumulating and storing rainwater for all non-drinking applications.*

The rainwater accumulated during rainfall is filtered before entering the storage tank, this is then gravity fed around the property to supply its designated appliances such as flushing toilets.

Why should I install a rainwater harvesting system?

Clive says: *Mains water is becoming a more precious resource due to the increase in demand from the growing population. More and more people are adjusting to a greener, more eco-friendly lifestyle and rainwater harvesting is becoming a major component of sustainable living, architects and constructors are understanding the need to reduce living costs.*

Can this system increase my chances of gaining planning permission?

Clive says: *Yes, harvesting systems are being taken into serious consideration for all new build projects and refurbishments with the council. They can be combined with other sustainable technologies and can help secure planning permission across the UK where water supplies struggle to cope with the growing demand.*



Clive Hall

Clive Hall is the managing director of Your Design Bristol Ltd which he started in 2010. The company has since grown and covers all aspects of architectural design and visualisation. Please contact: clive@yourdesignbristol.co.uk

Your Design Bristol
Architecture - Design - Visualisation

What are the benefits from rainwater harvesting?

Clive says: *Results proven over a 4-month period show that one catchment tray collects on average 17 litres in a 24-hour period. This means that with just one catchment tray, you could flush your toilet 4 times in a 24-hour period absolutely free!*

Is this product eco friendly?

Clive says: *Yes, this system is 100% eco friendly and is generated with recycled materials. Even the waste created in production is recycled.*

Why should I install an IFORE rainwater harvesting system?

Clive says: *A standard alternative underground rainwater harvesting system can only be fitted if a property meets certain criteria. This is determined by the amount of garden space a property has, the access to the back garden, distance from nearby highways, and gradient of the land in which the property sits. An IFORE rainwater harvesting system however, does not rely on any of these criteria and can be fitted on most properties. The only necessity for a property to be able to install an IFORE system is a pitched roof and a void in the loft space. Other water harvesting systems also require the use of electricity to pump water from the garden into the house. IFORE however, is a gravity fed system needing no electricity, and is a low maintenance product. If you would like to talk to anybody about this product you can view it at the end of the auction, presented by Your Design Bristol.*



What do I need to bring to an auction?

If you wish to buy at auction you must bring two separate forms of identification and conform to money laundering regulations – please see page 46 of this catalogue for the full requirements.

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



Can I bid by telephone or proxy?

You may bid by telephone or have a proxy bid on your behalf – please complete the form on page 43 of this catalogue and read the terms and conditions relating to proxy/telephone bidding on page 44.

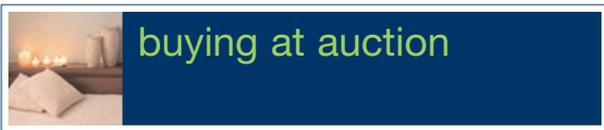


When do I get the keys?

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



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



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

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 £350+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

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.

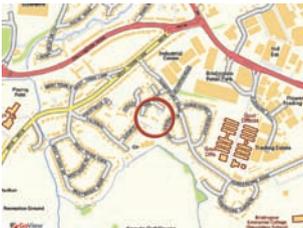
LOT 1

SOLD £129k

Brislington

GUIDE PRICE: £80k+++

[VIEW FULL DETAILS](http://www.hollismorgan.co.uk/property/24094478/result_auction) http://www.hollismorgan.co.uk/property/24094478/result_auction



11 Botham Drive, Brislington, Bristol BS4 5HR

Classic Doer Upper

The Property

End of terrace modern 2 bedroom property overlooking communal green, accessed from the side with gardens at the front and rear. Gas central heating and double glazed UPVC windows.

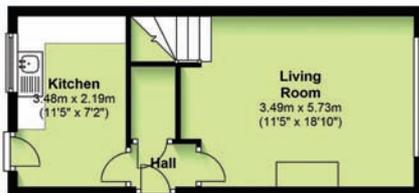
The Opportunity

The property is now dated and requires complete modernisation. Potential scope for ground floor extension to the rear subject to gaining the necessary consents.

NB: The property is approached by driving to the end of Botham Drive and at number 14 turning right down a pedestrian pathway and the property is immediately on your left.

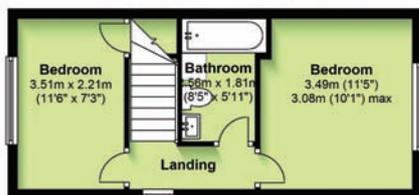
Ground Floor

Approx. 28.0 sq. metres (300.9 sq. feet)



First Floor

Approx. 28.1 sq. metres (302.1 sq. feet)



Total area: approx. 56.0 sq. metres (603.0 sq. feet)

SOLICITORS *Rodney King and Partners,*
e-mail: lpeters@rodneyking.co.uk

VIEWING:

TUESDAY 12:30 - 13:00

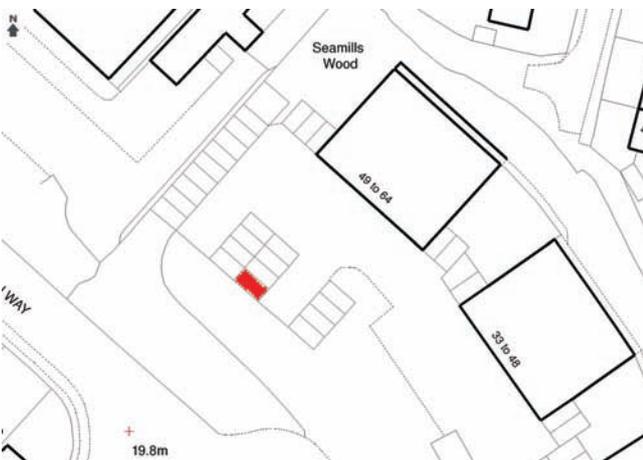
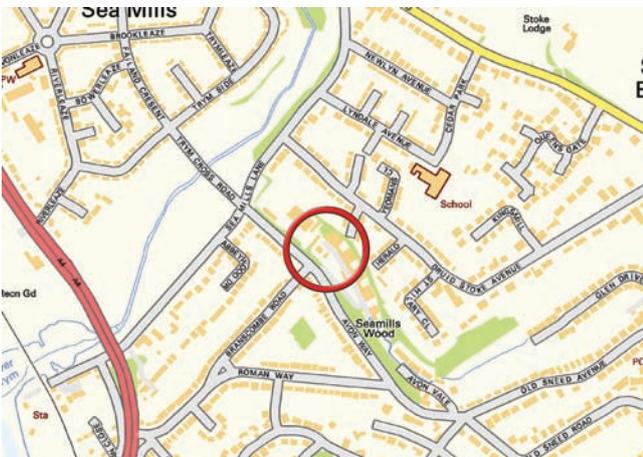
502

POSTPONED TO MAY
DUE DELAY WITH LEGAL PACK



Stoke Bishop **GUIDE PRICE: £3.5k+++**

[VIEW FULL DETAILS](http://www.hollismorgan.co.uk/property/24085544/result_auction) http://www.hollismorgan.co.uk/property/24085544/result_auction



Single Garage, No 67 Druid Woods,
Stoke Bishop, Bristol BS9 1SX

Long term investment/personal use

The Garage

A single garage with up and over door on a 999 lease with ground rent of £150 per annum.

We are informed the garages can be used by non residents and would suggest a rental income of circa £75 pcm or £900 per annum.

Location

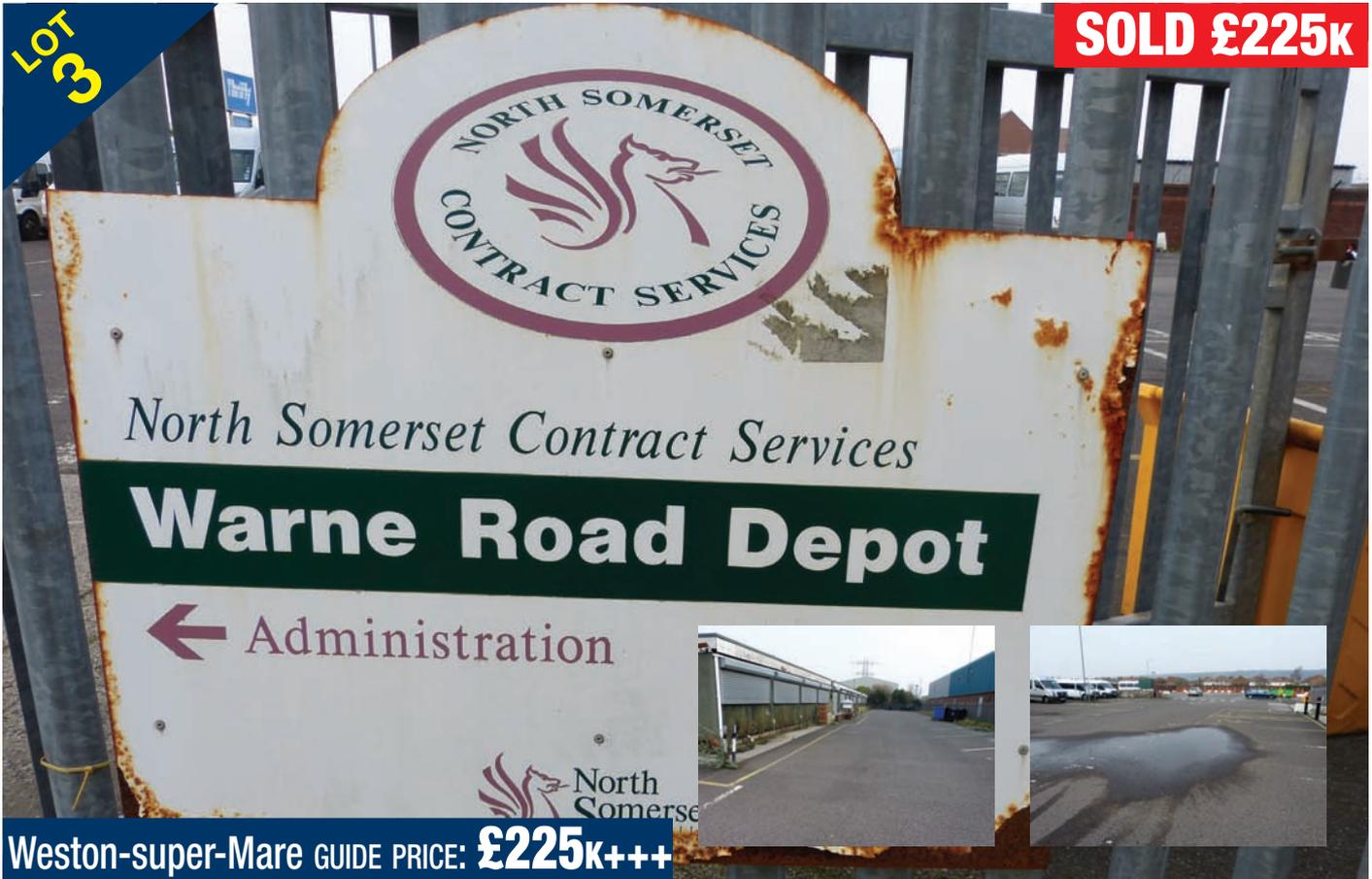
The garage is located within the grounds of an established block of circa 64 purpose built apartments – not all the flats have garages or parking. The popular residential suburbs of Sneyd Park and Stoke Bishop are both within a quarter mile.

SOLICITORS *Mr Sal Mamujee, Michael Simkins LLP*
e-mail: info@simkins.com

VIEWING: **AVAILABLE FOR EXTERNAL INSPECTION AT ALL TIMES**
INTERNAL VIEWING BY APPOINTMENT WITH HOLLIS MORGAN

LOC

SOLD £225k



Weston-super-Mare GUIDE PRICE: **£225k+++**

[VIEW FULL DETAILS](http://www.hollismorgan.co.uk/property/24092994/result_auction) http://www.hollismorgan.co.uk/property/24092994/result_auction



Former Council Depot,
Warne Road, Weston-super-Mare,
North Somerset BS23 3ND

Industrial Land with huge potential

The Land

A former North Somerset council depot, located within the Winterstoke Road Industrial area, comprising of a level site of approximately 1.5 - 2 acres of land with hard surfacing, secure boundary fencing, mains services and temporary Elliott style buildings.

The Opportunity

The large level site has no current planning and we understand there have not been any previous planning applications made.

We would suggest it has huge potential for development into either a large industrial units or a scheme of smaller units – all subject to gaining the necessary consents.

NB: www.westonindustrial.co.uk



We are delighted to be selling this property on behalf of North Somerset Council.

SOLICITORS *Malcolm Pridmore, North Somerset Council*
e-mail: Malcolm.Pridmore@n-somerset.gov.uk

VIEWING: AVAILABLE FOR EXTERNAL INSPECTION AT ALL TIMES
INTERNAL VIEWING BY APPOINTMENT WITH HOLLIS MORGAN

LOT 4

SOLD £104k

Avonmouth

GUIDE PRICE: £70k+++

VIEW FULL DETAILS

http://www.hollismorgan.co.uk/property/24085543/result_auction



26 Meadow Street, Avonmouth, Bristol BS11 9AR

Receivership Sale

The Property

A generously proportioned four bedroom mid terraced family home arranged over three floors now in need of modernisation. To the rear is a small garden and large lock up garage.

The Opportunity

The property now requires modernisation having been vacant for some time but will make a fine family home or investment property, with potential rental income of approx £750pcm (£9,000pa).

Location

The property is located in the heart of Avonmouth Village with local amenities to be found on Gloucester Road and Avonmouth Road. Excellent access to the regions motorway networks and always a popular rental area for those working in the thriving Avonmouth Docks.



SOLICITORS *Donna Taylor, Richard Pearlman LLP*
e-mail: dlt@rpandco.com

VIEWING:

EVERY TUESDAY 11:00-11:30



Finding Property at Auction

...made easy!

- ✓ We cover all 430 auctioneers and up to 175 auctions each month
- ✓ Full information on past, present and future lots
- ✓ Find your perfect auction property in seconds!



Maximising your choice - Minimising the time spent looking
MAXIMISING YOUR PROFIT!

Only one site has it all....

www.eigroup.co.uk

Call now for instant access!

0800 298 4747

why not sell at auction?

In 2011 and 2012 no-one **sold more £££s of property** by auction in Bristol and the surrounding areas than Hollis Morgan*. To find out why call us today.

...over £18m and 117 properties sold in 2012...

our upcoming auction dates...

29TH MAY 2013

31ST JULY 2013

25TH SEPTEMBER 2013

27TH NOVEMBER 2013

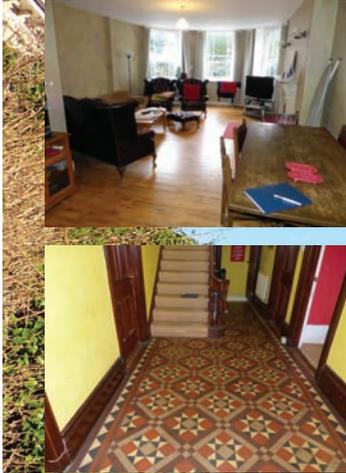
au
ction



* Source EI Group - www.eig.com

£105

SOLD PRIOR £835k



Clifton **GUIDE PRICE: £800k+++**

[VIEW FULL DETAILS](http://www.hollismorgan.co.uk/property/23970376/result_auction) http://www.hollismorgan.co.uk/property/23970376/result_auction



9 Alexandra Road, Clifton,
Bristol BS8 2DD

Family home or high yielding investment

The property

A larger than average Victorian property with accommodation arranged over three floors and beautiful period features throughout, front and rear gardens, integral garage and off street parking. The property is currently arranged as a self-contained 3 bedroom lower ground floor flat with 9 bedroom HMO accommodation on the upper floors.

The opportunity

INVESTMENT: The property has the benefit of a current HMO license on the upper floors and flat on the lower – both Let to young professionals. Total income £52k pa – when 100% occupied – with the potential for increased income.
FAMILY HOME: This property could become a 5/7 bedroom family home with a self contained flat below. Houses on Alexandra Road regularly sell for approaching £1m.



SOLICITORS Sarah Wray, Field Seymour Parkes,
Tel: 0118 951 6200. e-mail: Sarah.wray@fsp-law.com

VIEWING: WEDNESDAY 12:15-12:45 & SATURDAY 12:15-12:45

Supporting people with cancer



Penny Brohn
Cancer Care

For over 30 years Penny Brohn Cancer Care has been helping people to live well with the impact of cancer at any stage of their journey.

We recognise that cancer affects the people closest to those going through a cancer diagnosis and welcome them too.

We are delighted to receive support from Hollis Morgan in 2013.

www.pennybrohncancercare.org

Helpline: 0845 123 2310



Registered charity no. 284881

Helping you **live well.**



www.spsurveyors.co.uk



- ▶ **Fast Turnaround**
efficient next day e-mail service
- ▶ **Local Knowledge**
wide experience of Bristol property market
- ▶ **Pre-Inspection**
to discuss your needs and concerns
- ▶ **Follow-up Service**
to talk through any queries about surveys

Specialists in

- RICS Homebuyer Surveys
- Building Surveys
- Private Probate Valuations
- Private Divorce Valuations



SURVEYORS

07852 879330

Mike Parsons MRICS

Chartered Surveyor

500

AVAILABLE MAY AUCTION

Kingswood

GUIDE PRICE: £50k+++

[VIEW FULL DETAILS](http://www.hollismorgan.co.uk/property/24090724/result_auction) http://www.hollismorgan.co.uk/property/24090724/result_auction



Land Adjacent to 52-54 Fairford Close,
Kingswood, South Gloucestershire
BS15 4QE

Site Ready to go...

The Opportunity

A parcel of land adjacent to 52 - 54 Fairford Close benefitting from full planning, granted 11th December 2012, to erect a pair of semi detached dwellings with associated works.

Planning Reference - APP/PO119/A/12/2180159

Plans and Drawings

Details of all plans, site maps and drawings are available to download with the online legal pack.



aspect360
planning · design · development

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

VIEWING: THE SITE IS OPEN FOR INSPECTION AT ALL TIMES

LOT 1

WITHDRAWN
SALE AGREED



Avonmouth GUIDE PRICE: **£625k+++**

© 2012 Google
013 Infoterra Ltd & Bluesky

Google

[VIEW FULL DETAILS](#)

http://www.hollismorgan.co.uk/property/23999436/result_auction



16 acres of Land at, Kings Weston Lane, Avonmouth, Bristol BS11 8AZ

Industrial Development Opportunity

Approximately 16 acres of land with circa 10 acres of flat useable space in a industrial area close to Bristol docks and other major industries. We are informed the land is a landfill site with non-hazardous materials – principally calcium sulphate and iron residue – and is raised circa 30 feet from ground level and thus above the flood plain level. *Further information on the materials available in the legal pack.*

Potential uses

STORAGE: the site has B8 planning for open storage - we understand that subject to installing a hard standing this can rent for circa £25k per acre or circa £250k per annum. **INDUSTRIAL DEVELOPMENT:** potential to erect a large warehouse/distribution centre (subject to pp); **RESIDENTIAL:** permanent travellers site – we understand each pitch has a value of circa £60k and there is space for circa 50 pitches – £3m GDV; **ENERGY:** wind/solar farm.

SOLICITORS *Mr Paul Daniels, Withy King Solicitors.*
tel: 01225 730 100. email: paul.daniels@withyking.co.uk

VIEWING: **THE SITE IS OPEN FOR INSPECTION AT ALL TIMES**

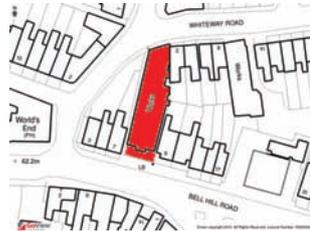
£500

**AVAILABLE MAY AUCTION
AT REDUCED GUIDE PRICE**

St George

GUIDE PRICE: £225k+++

[VIEW FULL DETAILS http://www.hollismorgan.co.uk/property/24085545/result_auction](http://www.hollismorgan.co.uk/property/24085545/result_auction)



The Chapel, 7a Bell Hill Road,
St George, Bristol BS5 7LT

Full planning ready to convert...

The Property

A stunning detached former chapel building now ripe for conversion.

Location

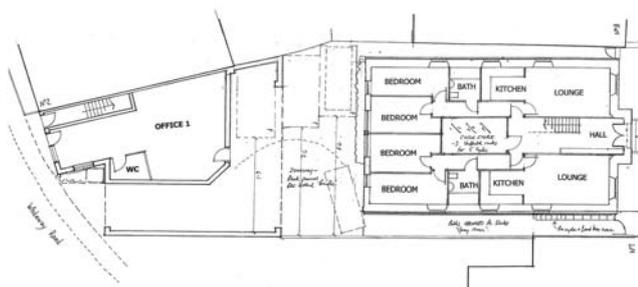
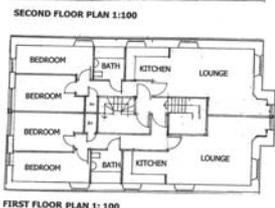
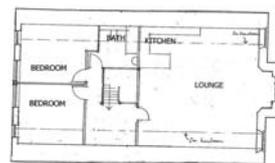
The property is located in the popular residential suburb of St George within easy access of the City Centre and with local amonites to be found on Church Road.

The Opportunity

The property has been granted full planning – Ref 12/05502/F Granted 05.02.13 – to convert into 5 flats and 290m² of office space with off street parking at the front.

We understand that subject to gaining the necessary consents there may be scope to;

- Create an additional unit on the upper floors
- Change the usage on the rear from commercial to additional residential units.



MAST
Financial Services Ltd
www.mastfinancial.com

FUNDING AVAILABLE:
Contact Mast
tel: 0117 986 1637
www.mastfinancial.com

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

VIEWING:

TUESDAY 14:00-14:45

for sale: £675k

a mixed-use investment
restaurant and two self-contained 3-bedroom maisonettes

investment considerations

- popular and established location for commercial/residential premises;
- extensively refurbished over the last five years;
- attractive 60/40% commercial/residential income split;
- total gross income of £61,500 pa, exc;
- 18+ years remaining on commercial lease;
- excellent rental scope/potential capital growth.



A traditional Victorian property fronting Cheltenham Road, consisting of a ground-floor restaurant with small first floor storage area and external stores to the rear, **PLUS** two separate self-contained three bedroom maisonettes above.

Considerable refurbishment over the last five years has ensured that both commercial and residential areas meet current standards and require minimal future maintenance.

contact Andrew Morgan or Oliver Hollis on **0117 9736565** or visit our website for full details.

[VIEW FULL DETAILS](http://www.hollismorgan.co.uk/property/23999605/result_auction) http://www.hollismorgan.co.uk/property/23999605/result_auction

hollis
morgan

SALE AGREED

OSBORNE + IRISH
ASSOCIATES
CHARTERED SURVEYORS

www.osborneirishassociates.co.uk

when you are making, perhaps, the most far reaching and expensive transaction of your life, it is essential to obtain professional advice for your survey and valuation

INDEPENDENT SURVEYS FROM THE EXPERTS

OSBORNE IRISH HOME BUYERS' SURVEY & VALUATION | FULL BUILDING SURVEY | RICS HOMEBUYER SURVEY | RICS CONDITION REPORT |

call Osborne Irish Associates on **0117 973 0803**
for an impartial, stress-free service



89 Whiteladies Road, Clifton, Bristol BS8 2NT t: 0117 973 0803 e: surveys@osborneirish.co.uk

50

WITHDRAWN



Whitehall **GUIDE PRICE: £40k+++**

[VIEW FULL DETAILS](http://www.hollismorgan.co.uk/property/24089111/result_auction) http://www.hollismorgan.co.uk/property/24089111/result_auction



The Yard, 444c Whitehall Road,
Whitehall, Bristol BS5 7BZ

Land and Garages

An end of terrace parcel of land with pedestrian access from Whitehall Road and vehicular access from Whitehall Avenue. The land benefits from new timber boundary fencing, new metal gates and additional metal boundary fencing, services including electric and two x mains water drainage (in case buyers wish to split the site). There is a detached garage which has planning to extend (11/04230/CP) and a recently erected timber shed with toilet facilities.

Possible uses:

- Builders yard or similar;
- Static caravan site;
- Long term development;
- Parking/storage;
- Garages,



SOLICITORS *Mr John York, Adams Burroughs*
e-mail: tim@adamsburrows.co.uk

VIEWING: **THE YARD CAN BE VIEWED FROM WHITEHALL ROAD**
INTERNAL VIEWING BY APPOINTMENT WITH HOLLIS MORGAN

Your Design Bristol

Architecture - Design - Visualisation

0117 986 0782 | 07722 23 81 37

www.yourdesignbristol.co.uk

studio@yourdesignbristol.co.uk

PLANNING PERMISSION | HOUSE DESIGN | EXTENSIONS | LOFT CONVERSIONS | RENOVATIONS | INTERNAL ALTERATIONS | NEW BUILDS | FLATS | OUTBUILDINGS | GARAGES | CONSERVATORIES | 3D VISUALISATIONS | BUILDING REGULATIONS | CHANGE OF USE

“ Your Design are approachable,
passionate, honest and professional,
I couldn't have asked for more... ”

Mrs T Tribe, Bristol



Need

Planning Permission ?

For your EXTENSION | CONVERSION | RENOVATION

You deserve...

FIXED FEES

FREE 3D VISUALS

FREE ADVICE | FREE QUOTES

LATEST CAD DESIGN TECHNOLOGY

Lot 10

SOLD £314k

Bishopston GUIDE PRICE: £265k+++

VIEW FULL DETAILS http://www.hollismorgan.co.uk/property/24090723/result_auction



5 Brookfield Avenue, Bishopston, Bristol BS7 8BP

High yielding investment

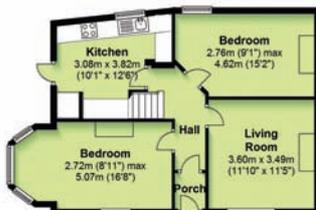
The Property

This substantial 6 bed semi detached end of terrace property is arranged over three floors with a garden to the side. Currently let to students with full HMO license, and whilst offering an excellent yield would also be suitable for conversion back into a family home – currently let for £19,900 per annum.

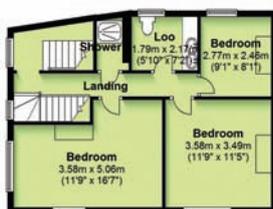
The Opportunity

Let for next academic year from 9th July 2013 until the 30th June 2014 at £1794.00 pcm (£21,528 per annum). Possible redevelopment as flats or back into a family home subject to gaining the necessary consents. There may also be an option, subject to PP, to create off street parking in the garden.

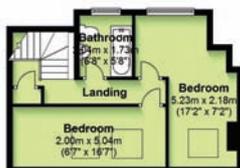
Ground Floor
Approx. 57.3 sq. metres (616.6 sq. feet)



First Floor
Approx. 53.3 sq. metres (574.0 sq. feet)



Second Floor
Approx. 34.7 sq. metres (373.3 sq. feet)



Total area: approx. 145.3 sq. metres (1564.0 sq. feet)



RENTAL VALUATION
supplied by
Kingsley Thomas

SOLICITORS *Mr David Curwen, Kirby Sheppard LLP*
e-mail: D.Curwen@kirbysheppard.co.uk

VIEWING:

THURSDAY 11:00-11:45

THE NAVITAS PARTNERSHIP

PROVIDING TOTAL ENERGY SURVEY SOLUTIONS

THE REGION'S LEADING COMMERCIAL EPC SUPPLIER

INFO@THENAVITASPARTNERSHIP.COM

01275 397025



WWW.THENAVITASPARTNERSHIP.COM



Have you thought of joining our auction night action?

We can offer our auction partners a package to include: advertising in our printed and on-line catalogue; exhibition/demo space on auction night; and exposure to our almost 5000-strong 'auction-client list' of developers, landlords and property owners.



so why not come and join us?

if you need more information, or to book your place, call or e-mail Olly Hollis
tel: **0117 973 6565** e-mail: olly@hollismorgan.co.uk

**hollis
morgan**

LOT 11

POSTPONED TO MAY
TO ALLOW VACANT POSSESSION



Henleaze **GUIDE PRICE: £600k+++**

[VIEW FULL DETAILS](http://www.hollismorgan.co.uk/property/24087639/result_auction) http://www.hollismorgan.co.uk/property/24087639/result_auction



11 Hill View, Henleaze, Bristol BS9 4QD **Prime Opportunity – Family home, investment, Development**

A freehold opportunity to acquire a large 1930's property – 3,882ft² – set on a generous corner plot which has been arranged as three flats on separate leases since 1985, gardens, double garage and a potential building plot.

LONG TERM INVESTMENT – 11c let for £520 pcm, 11b previously let for £900 pcm. 11a circa £1250 pcm: potential total income – £32k+++ pa.

BREAK UP OPPORTUNITY – 11a was previously under offer at £400,000.

LARGE FAMILY HOME – close to excellent schools

POSSIBLE BUILDING PLOT – on west side of plot subject to Planning Permission.



SOLICITORS *Chris Langford, Howard Kennedy Fsi LLP*
e-mail: chris.langford@hkfsi.com

VIEWING: WEDNESDAY 11:15 - 11:45 & SATURDAY 11:15-11:45
NO VIEWING OF FLAT 11C ON SATURDAYS

Lot 12

AVAILABLE MAY AUCTION



Westbury-on-Trym GUIDE PRICE: £185k+++

VIEW FULL DETAILS http://www.hollismorgan.co.uk/property/24097181/result_auction



17 Charlecombe Court,
Westbury-on-Trym, Bristol BS9 3RL
High yielding investment/break up opportunity



The Property

A four bedroom maisonette above a mixed use 1960s terrace (1269.1ft²).

Two Garages

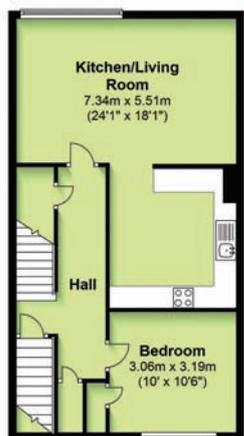
Two single garages which produce £95 pcm (let to St Peters Hospice) each to the rear of the property.

The Opportunity

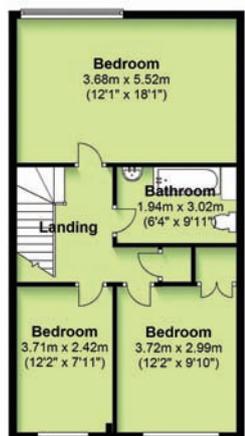
HIGH YIELDING LONG TERM INVESTMENT – currently let to four professional tenants producing a monthly return of £1150 PCM or £13,800 per annum.

OPTION TO SELL OFF GARAGES – individually, we believe they have a value of £12,000 – £15,000+++ if sold by auction.

First Floor
Approx. 58.0 sq. metres (624.2 sq. feet)



Second Floor
Approx. 58.1 sq. metres (625.5 sq. feet)



Ground Floor Entrance
Approx. 1.8 sq. metres (19.3 sq. feet)



Total area: approx. 117.9 sq. metres (1269.1 sq. feet)

SOLICITORS *Beth Heley, Goughs Solicitors*
e-mail: bethheley@goughs.co.uk

VIEWING:

THURSDAY 12:15 - 12:45

Lot 3

AVAILABLE MAY AUCTION



Tickenham

PRICE: **£235k+++**

[VIEW FULL DETAILS](http://www.hollismorgan.co.uk/property/24093227/result_auction) http://www.hollismorgan.co.uk/property/24093227/result_auction



The Chapel, Tickenham Hill, BS21 6SH 'Grand Designs'

The Opportunity

This is an unique opportunity to acquire a fine and historic stone built chapel with ecclesiastical origins providing that desirable and not easily found opportunity – a large open space in which to create a spectacular home to your own specification. The building stands well above the road and has imposing arched windows and two existing floors to create ideal living accommodation. Located on the southern slopes of Tickenham Hill and set in its own grounds the property has glimpses through trees in the Rousseau style to the open countryside beyond. In addition there is a large garden shed, a lean-to and a garage on the site as part of the main redevelopment scheme.

Planning Permission

Full planning permission granted for conversion and extension of disused Chapel and outbuildings into private dwelling and workspace. The planning will result in a two storey, three bedroom family home with a separate live/work space. APPLICATION: 12/P/0174/F.

SOLICITORS *Mr Mark Griffiths, Henriques Griffiths*
t: 0117 909 4000.

VIEWING: INTERNAL VIEWING BY APPOINTMENT WITH HOLLIS MORGAN





- ◆ Financial Planning
- ◆ Multi Asset Portfolio
- ◆ Discretionary Fund Management
- ◆ Ethical Investment
- ◆ Retirement Planning
- ◆ ISAs, SIPPs

Our traditional approach to investing means we offer personal care and service to all our clients. If you would like to return to a more personal investment solution where you will always be able to meet face to face with your own advisor, please call for a no obligation meeting.

Email: enquiries@churchillwm.co.uk

Tel: 0117 932 4488

www.churchillwm.co.uk

Ethical Transparent Experienced

Churchill Wealth Management Ltd is an appointed representative of Investments Limited which is authorised and regulated by the Financial Services Authority. FSA number 588671 Registered office: 32 Ellacombe Road, Longwell Green, Bristol, BS30 9BA. Registered in England and Wales. Company no. 8140091



ORIGAMI
EVENTS • BARS • PROMOTIONS

www.origamievents.co.uk
info@origamievents.co.uk

LOT
14

SOLD £2



Patchway

GUIDE PRICE: **£50+++**

[VIEW FULL DETAILS](http://www.hollismorgan.co.uk/property/24092993/result_auction) http://www.hollismorgan.co.uk/property/24092993/result_auction



Road to the rear of, Durban Road, Patchway, Bristol BS34 5HG

Fifty pounds

The Opportunity

Our clients purchased 2-10A Durban Road Patchway and subsequently sold them off as individual units to owner occupiers and residential investors.

The land to the rear of the properties provides a garage block and each house owns one of the garages.

The access to these garages is shown hatched on the plan (see left).

It is this hatched area of land that is for sale by auction with a guide of £50 (fifty pounds).

SOLICITORS *Judith Fishman, PCB Lawyers*
e-mail: jfishman@pcb lawyers.com

VIEWING: OPEN FOR INSPECTION AT ALL TIMES

Legal Documents Online - New Service - Legal Documents Online



Legal Documents

Legal documents for some of the lots are now or will be available online. Where you see the  icon on the website you will be able to download the documents.

The Essential Information Group Ltd www.eigroup.co.uk 01737 226 150

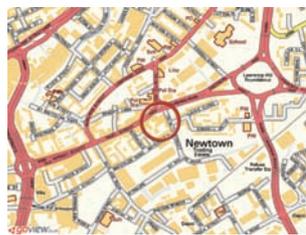
LOT 15

SOLD £33k

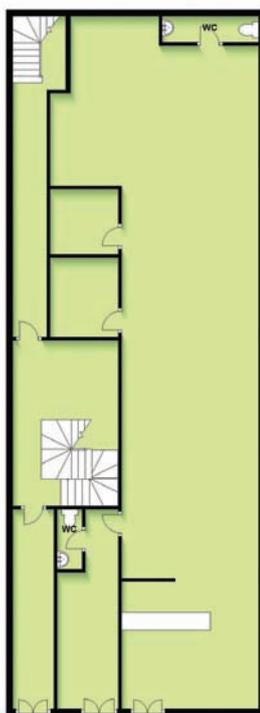


Old Market **GUIDE PRICE: £75k+++**

[VIEW FULL DETAILS](http://www.hollismorgan.co.uk/property/23973025/result_auction) http://www.hollismorgan.co.uk/property/23973025/result_auction



Ground Floor



Total area: approx. 170.8 sq. metres (1838.6 sq. feet)

Retail Unit and Ground Rent,
82, West Street, Old Market,
Bristol BS2 0BW

Long Term Investment/development

The Property

Comprises the freehold of the ground floor lock up shop and four residential flats above. The flats have been sold separately on long term leases, whilst the shop represents a long term investment opportunity with tenants in situ until 2015, producing a rent of £10,000 per annum. The freeholder also receives £600 per annum in ground rent.

Long Term

Given the recent development of commercial sections of the building into residential units (2010) there may be scope (subject to PP) to convert the retail unit into a 1 or 2 bedroom flat when vacant.

The Lease

10 year Lease granted on 26/12/2005, and expires on 25/12/2015. *Please refer to online legal pack for full details.*

SOLICITORS *J Trehearne, Horsey Lightly. Tel: 01635 580858.
e-mail: jtrehearne@horseylightly.com*

VIEWING: **BY APPOINTMENT WITH HOLLIS MORGAN**

SOLD
at our
february
auction

SOLD £33k



Brislington **£12,000**

SOLD £266k



Downed **£230,000**

SOLD £390k



Redland **£350,000**

SOLD £75k



Redland **£75,000**

SOLD £450k



Cotham **£450,000**

SOLD PRIOR



Brislington **£50,000**

SOLD £1M⁺⁺



Montpelier **£800,000**

SOLD £730k



Clifton Village **£700,000**

SOLD PRIOR



Fishponds **£110,000**

SOLD PRIOR



Bridgwater **£80,000**

SOLD £500k



St Agnes **£380,000**

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



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

TELEPHONE: **0117 973 4300**
E-MAIL: info@stevemears.com

-  RESIDENTIAL AND BUY-TO-LET MORTGAGES
-  SECURED LOANS AND BRIDGING LOANS
-  COMMERCIAL MORTGAGES AND FINANCE
-  LIFE COVER FOR FAMILY AND BUSINESS INCLUDING TRUSTS
-  PROTECTION AGAINST ILLNESS FOR FAMILY AND BUSINESS



Printed By Us
www.cliftonprintservices.com



hollismorgan proxy and 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 **hollismorgan**. For telephone bids you may prefer to give us a blank cheque duly signed.

I also enclose a separate cheque for £350 plus VAT – total £420.00 – payable to **hollismorgan** in respect of the buyers premium.

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 _____



0117 973 6565

auction@hollismorgan.co.uk

hollis
morgan



hollismorgan proxy and telephone bidding terms

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

TERMS & CONDITIONS FOR REMOTE BIDDING

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

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 £350 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.



anti money laundering legislation

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

A LIGHT AND SPACIOUS BUILDING IN THE HEART OF CLIFTON FULLY REFURBISHED AND EQUIPPED **FOR YOU TO ENJOY**

GH Health & Fitness has grown rapidly over the past 3 years, from humble beginnings as a small personal training company to opening our brand new health and fitness centre at Grove House, Clifton.

- Reasonable rates
- Local gym serving your area
- Knowledgeable and approachable staff
- On-site classes open to members and non members
- Personal training available
- Treatment rooms including Osteopathy, Physiotherapy and Holistic, Sport and Indian Head Massage.

If you've had enough of travelling to the big impersonal gyms around Bristol then why not come along and say hello to the guys at **GH Health and Fitness**. We believe that you should actually 'enjoy' a healthy lifestyle.

**0117 973 1223 ENQUIRIES@GHFITNESS.CO.UK
WWW.GHFITNESS.CO.UK**



GH HEALTH AND FITNESS



JOINT PROPERTY AGENTS

Bradley Residential
TEL: 0845 652 8634 www.bradleyresidential.co.uk

BNS Management Services
TEL: 0117 957 0809 www.bns.co.uk

Campions
TEL: 0117 973 0041 www.campionsletting.co.uk

Clifton Rentals
TEL: 0117 911 3423 www.clifton-rentals.co.uk

Digs (Bristol) Ltd
TEL: 0117 9308750 www.bristoldigs.co.uk

Hopewell Properties
www.hopewellproperties.co.uk

Hydes of Bristol
TEL: 0117 973 1516 www.hydes.co.uk

Jackson Property Management Ltd
TEL: 0117 974 4121 www.jacksonproperty.co.uk

Sarah Kenny
TEL: 0117 946 7171 www.sarahkenny.co.uk

Kingsley Thomas Limited
TEL: 0117 946 6767 www.kingsleythomas.co.uk

Knight Frank
TEL: 0117 317 1999 www.knightfrank.co.uk

Medics On The Move
TEL: 0117 944 2051 www.movingtobristol.co.uk

Stuarts Residential
TEL: 01225 220 335 www.stuartresidential.com

Westcoast Properties
www.westcoast-properties.co.uk

Woods Estate Agents
www.woodsstateagents.co.uk

OUR CLIENTS

The Abbeyfield Bristol Society
www.abbeyfield-bristol.co.uk

Alder King Property Consultants
www.alderking.com

BNP Paribas Real Estate
www.bnpparibas.com

Capita Symonds
TEL: 01275 840840

ETP Property Consultants
tel: 0117 973 1474 • www.etpproperty.co.uk

North Somerset Council
www.n-somerset.gov.uk

South Gloucestershire Council
www.southglos.gov.uk

DESIGN AND CONSTRUCT

Berkeley Place
TEL: 07770 942 190 www.berkeleyplace.co.uk

Matthew Deering Architects Ltd
TEL: 0117 973 3776 www.mwdarchitect.co.uk

Icon Facilities Management
ANDYCONWAY@ICONFM.CO.UK

Gillard Electrical Services
TEL: 07980 595 681 E: iangillard@blueyonder.co.uk

Kellaway Building Supplies
ORDELINE: 0500 575 764 www.kellaway.co.uk

Pink Heating
TEL: 0845 201 1275 www.pinkheating.co.uk

Sharp Home Improvements
TEL: 0117 205 0075 www.sharphomeimprovements.com

Up & Over Doors Ltd
TEL: 0117 955 4594 www.upandoverdoors.co.uk

West-tec
TEL: 0117 907 4377 www.west-tec.org.uk

Your Design
TEL: 0117 230 3838 www.yourdesignbristol.co.uk

INTERIORS AND LIFESTYLE

BCVA
TEL: 0117 953 3676 www.dnfa.com/bcva

Carolyn Dauncey Interiors
TEL: 0117 9145891 www.carolyndaunceyinteriors.co.uk

D9 Décor
TEL: 07766 176 472

Farrow & Ball
www.farrow-ball.com

GH Fitness
TEL: 07973 683 539 • www.ghfitness.co.uk

Origami
TEL: 07967 09 09 06 • www.origamievents.co.uk

Toots Malton Interior Design
www.tootsmalton.co.uk

The Mail Deli
TEL: 0117 973 4440 www.themalldeli.co.uk

SURVEYORS

Andrew Forbes
www.andrew-forbes.co.uk

Clifton DEA
www.cliftondea.co.uk

Osborne Irish Associates
TEL: 0117 973 0803 www.osborneirishassociates.co.uk

SP Surveyors
TEL: 07852 879330 www.spsurveyors.co.uk

FINANCE

Charterbank
www.charterbank.co.uk

Churchill Wealth Management
www.churchillwm.co.uk

Lloyds TSB Commercial
www.lloydstsbbusiness.com

Royal Bank of Scotland Group
www.rbs.co.uk

Steve Mears Independent LLP
TEL: 0117 973 4300 www.stevemears.com

MEDIA

Bath Chronicle
www.thisisbath.co.uk

Bristol Property Live
www.bristolpropertylive.co.uk

Clifton Life
www.cliftonlifemag.co.uk

Cole Design Associates
tel: 0117 923 9118 • www.cole-design.co.uk

North Somerset Times
www.northsomersettimes.co.uk

Rightmove
www.rightmove.co.uk

Andrew Stagg Photography
www.andrewstagg.com

Western Daily Press
www.westerndailypress.co.uk

YourProperty Network Magazine
www.yourpropertynetwork.co.uk

SOLICITORS AND CONVEYANCERS

AMD Solicitors
TEL: 0117 923 5562. www.amdsolicitors.com

Devereaux & Co
www.devlaw.co.uk

Gregg Latchams LLP
TEL: 0117 906 9400 www.gregglatchams.com

Rodney King and Partners
TEL: 0117 926 5201

Parkhouse & Co
TEL: 0117 962 9978 www.parkhousesolicitors.co.uk

Clarke Willmott LLP
TEL: 0845 209 1816 www.clarkewillmott.com

Whyatt Pakeman LLP
TEL: 0117 973 0294 www.wpp.co.uk

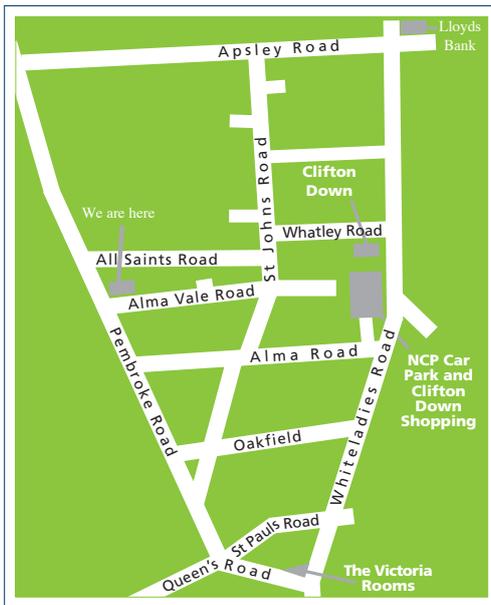


our auction location



the packed sale room at our september auction

how to find All Saints...



directions...

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

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

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



0117 973 6565

auction@hollismorgan.co.uk

hollis
morgan