

residential sales | auctions

RESULTS ISSUE

hollis
morgan

FEBRUARY 2015
auction

Wednesday, 25TH FEBRUARY 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 first sale of 2015

Welcome to 2015 and the first Hollis Morgan Auction of the year with over thirty fascinating Lots on offer. After Christmas it is only natural for people to wonder what fortunes the New Year will bring but, I am pleased to say, we have received huge levels of interest in the majority of lots and we anticipate a busy evening!

As usual, we have a fine selection of properties which we will be offering on behalf of Bristol City Council – these vary from small houses to potentially luxurious flats as well as the ubiquitous blocks of lock up garages. All of these Lots require various degrees of modernisation and up-grading but will, with the right amount of expenditure, prove to be excellent homes or investments.

We have an array of development land for the property professionals and there are fine opportunities with plots available in Clifton, Redland, Crews Hole, Avonmouth and Bridgwater. Over the last few years we have noticed how the need for new homes has gained momentum and consequently developers are now looking at these sites with a good deal of confidence. Clearly, foreign investors are also recognising the secure investment that the UK property market can offer, we have had enquiries from Australia, Germany and Singapore in this sale, which adds to the current vibrancy of the marketplace.

We pride ourselves on the range of opportunities we can present for your competition in the saleroom and look forward to meeting you again at our relaxed complimentary après auction drinks party in the Atrium where we can, as usual, renew old friendships and welcome new faces to our vibrant property scene.

Wishing you a successful 2015.



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.

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Light at the end of the tunnel?

Following a fairly quiet pre Christmas period, I think everyone now firmly believes that things are getting better by the day. The number of enquires we receive is sky high, and has been for many weeks, and these can vary from First time buyers to Bridging loans.

I am also encouraged by the amount of these enquiries that we can successfully place. The problem recently seems to have been a lack of properties. The rates are certainly there in abundance, in fact, the best I have seen my many years in the industry. Certainly a great time to look at a re-mortgage, once your current deal ends! We are finding that with some clients, they can raise extra funds and still be paying less....food for thought, so why not call us?

There are a few more lenders coming back to the market, which is always a good sign, but there is also a willingness to lend (from some) and flexibility which has been sadly lacking since April of 2014, when the mortgage World

changed. Also, self-employed clients may only need 1 years' trading to be able to move home. A 5% deposit is still the minimum on standard purchases and, even then, only with a good credit record. 10-15% opens many more doors and **improves rates big time**.

The above mentioned flexibility now means that we have many more contacts than we have enjoyed for years, which makes the job so much more enjoyable, and therefore encourage anyone even thinking about a purchase or re-mortgage to get in touch. We have been able to come up with many a "cunning plan" of late and this includes anything from new buyers to renovations requiring bridging and commercial

...there is also a willingness to lend... and flexibility which has been lacking...

purchases. We have continued expanding and have 4 brokers now, with many years experience.

This is now my 27th year in mortgages and finance, and I have never been as busy.

Happy days!



Please remember

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


STEVE MEARS
INDEPENDENT
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

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

**hollis
morgan**

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

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 £140k

**LOT
1**



BEING SOLD ON BEHALF OF
BRISTOL CITY COUNCIL

Montpelier

GUIDE PRICE: £90k+++

VIEW FULL DETAILS

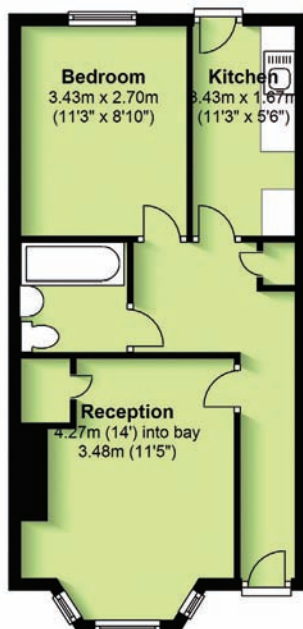
http://www.hollismorgan.co.uk/property/25335659/result_auction

PROPERTY AREA

452.6 ft²/42.0 m²

Ground Floor

Approx. 42.0 sq. metres (452.6 sq. feet)

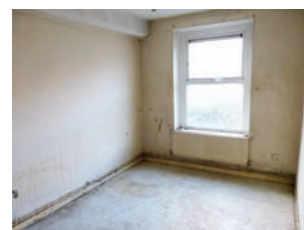
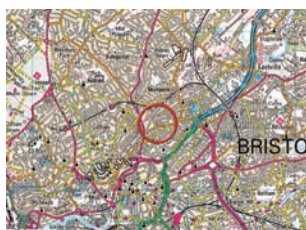


26B Banner Road, Montpelier,
BRISTOL BS6 5NA

Garden Flat for modernisation...

A 1-bedroom, basement flat with private entrance set within a mid terrace property comprising of one bedroom, lounge, kitchen, bathroom and private enclosed rear garden.

- Freehold of the building is included.
- Requires modernisation
- Banner Road is a quiet residential street located just off Ashley Road within the cultural suburb of Montpelier.
- Convenience stores and other local amenities are nearby as well as the ever popular Gloucester Road which boasts an array of independent retailers, pubs, bars, cafes and restaurants.
- Bristol City Centre is less than two miles away.



VIEWING:

MONDAYS 13:00-13:30

SOLICITORS

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

LOT
2

SOLD £300k



Arnos Vale

GUIDE PRICE: £300k+++

[VIEW FULL DETAILS](http://www.hollismorgan.co.uk/property/25366252/result_auction) http://www.hollismorgan.co.uk/property/25366252/result_auction

Freehold: 357-359 Bath Road,
Arnos Vale, BRISTOL BS4 3EW

Freehold investment/break up

Positioned above commercial premises this comprises 5 x 2 bedroom flats capable of producing circa £40,000PA.

- Scope to increase the rents to a level in the region of £650PCM
- The ground floor retail unit which has been sold off separately on a long leasehold.
- The properties have been let for a number of years and would now benefit from some basic updating
- Set in this popular location in Arnos Vale close to local amenities with good transport links to the City Centre.

Current Rental Income

Flat 1: £494PCM Flat 2: £500PCM (now vacant)
Flat 3: £494PCM Flat 4: £575PCM
Flat 5: £495PCM (now vacant)

PROPERTY AREA

2670.9 ft²/248.1 m²



**AVAILABLE
IN APRIL AUCTION**

**LOT
3**



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:

SITE IS OPEN FOR INSPECTION AT ALL TIMES

SOLICITORS

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



LOT
4

SOLD PRIOR £125k

Crews Hole

GUIDE PRICE: £115k+++

[VIEW FULL DETAILS](http://www.hollismorgan.co.uk/property/25233625/result_auction) http://www.hollismorgan.co.uk/property/25233625/result_auction

Land to the rear of:
243 Dundridge Lane, Crews Hole,
BRISTOL BS5 8SU

New Build development...

A raised parcel of land in a popular residential location to the rear of 243 Dundridge Lane accessed via Bull Lane.

- Planning granted to erect three self contained two bedroom apartments.
- In June 2006 the two existing buildings on the site were demolished which we understand constitutes a Material start.

• Planning:

REFERENCE: 06/00716/F;

APPLICATION RECEIVED: 21 Feb 2006;

PROPOSAL: Construction of a three-storey building (to rear of existing property) comprising 3 no. self-contained flats, with parking, accessed from Bull Lane;

STATUS: GRANTED subject to condition(s)



SOLICITORS

Sarah Turner, Cook and Co
e-mail: sarah.turner@cookco.co.uk

VIEWING:

SITE OPEN FOR EXTERNAL VIEWING AT ALL TIMES

SOLD £111k

**LOT
5**



BEING SOLD ON BEHALF OF
BRISTOL CITY COUNCIL

Fishponds

GUIDE PRICE: £25k+++

[VIEW FULL DETAILS](http://www.hollismorgan.co.uk/property/25335632/result_auction) http://www.hollismorgan.co.uk/property/25335632/result_auction



Land and Garages at: Ronayne Walk,
Fishponds, BRISTOL BS16 2PD

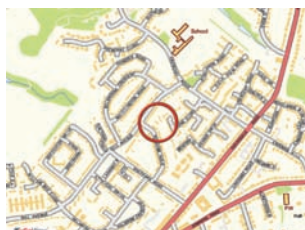
Investment/development opportunity

An enclosed site with 16 lock up garages, additional land and excellent vehicular access from Ronayne Walk.

- Excellent long term investment (please refer to legal pack for garage tenancies)
- The site has previously been granted residential planning permission which has since lapsed.
- The site is located just off Ronayne Walk, a quiet residential neighbourhood within the popular suburb of Fishponds.
- Bristol City Centre is approximately seven miles away.
- **Lapsed Planning**

REFERENCE: 10/00857/F; APPLICATION RECEIVED: 01 Mar 2010; PROPOSAL: Demolition of 16 no. existing garages. Erection of 1no. 4 bed, 6 person house and 2 no. 3 bed, 5 person houses: Access road and 6 parking spaces; STATUS: GRANTED subject to condition(s)

IMPORTANT INFORMATION *Legally protected species are present within the site, and up-to-date ecological surveys will need to be undertaken to inform any work carried out there.*



VIEWING:

STRICTLY BY APPOINTMENT

SOLICITORS

Kevin Froud, Bristol City Council Legal Services
e-mail: kevin.froud@bristol.gov.uk

LOT
6

SOLD £202.5k



Easton

GUIDE PRICE: £180k+++

[VIEW FULL DETAILS](#)

http://www.hollismorgan.co.uk/property/25354666/result_auction

238 Stapleton Road, Easton,
BRISTOL BS5 0NT

Large freehold for development

A mid terrace period property arranged over three floors plus a basement circa 3,500 ft².

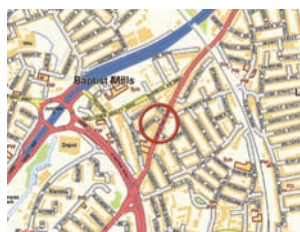
- Suitable for Residential Development
- Planning permission GRANTED for conversion into residential apartments and a small commercial unit.
- Cultural suburb of Easton – Bristol City Centre is approximately 2 miles.

• Planning Information 1

APPLICATION NO: 14/05876/COU; DESCRIPTION OF DEVELOPMENT: Prior approval for the change of use of ground floor from office floor space within Use Class A2 to 1 unit of residential accommodation falling within Class C3 (dwellinghouses); DECISION: Prior Approval is GIVEN for the above development and as described in the notice to the council received on 27 November 2014

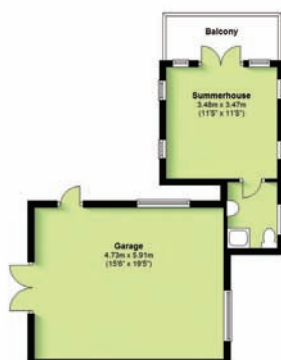
• Planning Information 2

DECISION: Certificate of Lawfulness be ISSUED; APPLICATION NO: 14/05861/CP; FIRST SCHEDULE: Application for a Lawful Development Certificate for proposed use of upper floors of building as two residential apartments.



WITHDRAWN**LOT
7****Walton****GUIDE PRICE: £315k+++****VIEW FULL DETAILS**http://www.hollismorgan.co.uk/property/25233394/result_auction

PROPERTY AREA

1483.2 ft²/137.8 m²

Willow Cottage, Walton Down,
Walton-in-Gordano BS21 7AR

On the market for the first time in 29 years

Detached 1920's bungalow set in a truly exceptional maritime plot of approximately 1/3 of an acre.

- Bungalow in need of modernisation or site for redevelopment
- Positioned on the Western slopes of Walton-in-Gordano in a secluded and sheltered, mature, terraced plot
- Adjacent to open pastureland with far reaching views over Pigeon House Bay and the Channel
- Walton is a secluded and charming hamlet on the outskirts of the popular Victorian seaside town of Clevedon
- Easy reach of the M5 and regional motorway network; approx. 10 miles to Bristol; 3.5 miles to Portishead.



VIEWING:

STRICTLY BY APPOINTMENT**SOLICITORS**

Jan Sefton, Burroughs Day

e-mail: Jan.Sefton@qsbdlaw.com



LOT
8

SOLD £165k

Avonmouth
GUIDE PRICE: £70k+++

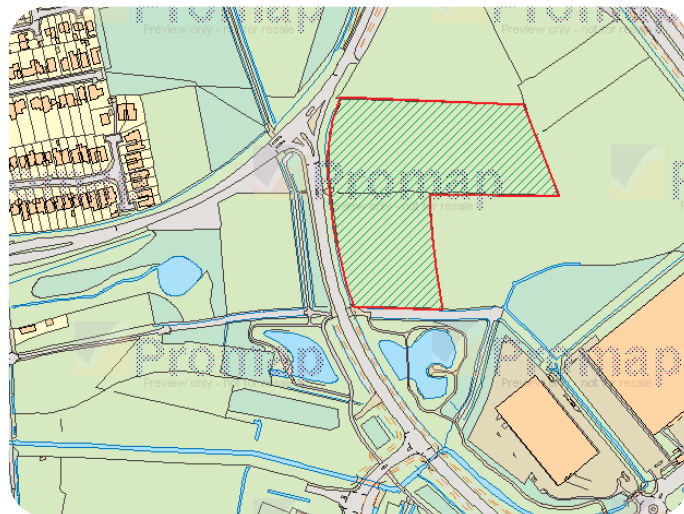
[VIEW FULL DETAILS](http://www.hollismorgan.co.uk/property/25364958/result_auction) http://www.hollismorgan.co.uk/property/25364958/result_auction

Parcel of Land at:
Western Approach, A403 Severn Road,
Avonmouth, BRISTOL BS35 4PX

Strategic Land

A Freehold level parcel of land with excellent road frontage.

- Approx 8.6 acres
- We understand the land has no planning history and offers long term hope value
- Short term uses may include grazing or storage subject to gaining the necessary consents
- Land with industrial planning can sell for in excess of £250,000 per acre in Avonmouth
- Located between the M48 (J1) and the M5 (J18) motorways
- Bristol's Avonmouth and Royal Portbury Docks are located within 6 miles.



**AVAILABLE
IN APRIL AUCTION**

**LOT
9**



Brislington

GUIDE PRICE: £180k+++

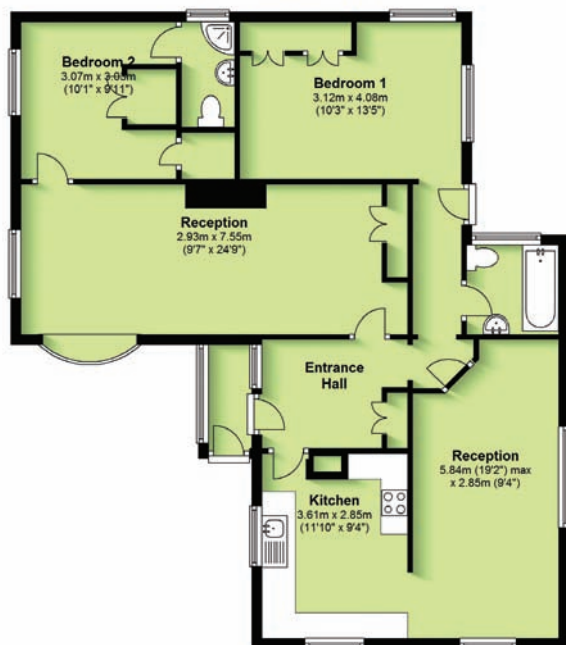
VIEW FULL DETAILS http://www.hollismorgan.co.uk/property/25371921/result_auction

PROPERTY AREA

995.3 ft²/92.5 m²

Ground Floor

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

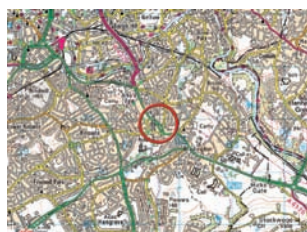


The Lodge, 631 Bath Road, Brislington,
BRISTOL BS4 3LF

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.



VIEWING:

THURSDAY 14:45-15:15

SOLICITORS

Jim Davis, Davis Wood

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

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

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

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



Southville Office: 0117 370 8818



Clifton Office: 0117 973 5237

**The Bristol
Residential
Letting Co.**



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Dance Voice
DANCE MOVEMENT PSYCHOTHERAPY

*"Everyday life can be a challenge.
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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 £123k

**LOT
10**



BEING SOLD ON BEHALF OF
BRISTOL CITY COUNCIL

Avonmouth

GUIDE PRICE: £95k+++

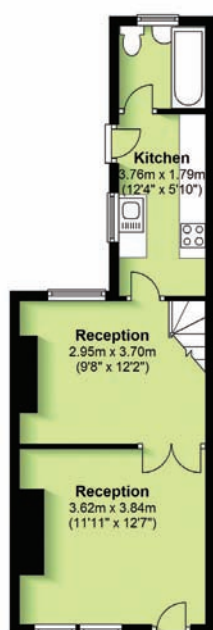
[VIEW FULL DETAILS](http://www.hollismorgan.co.uk/property/25335618/result_auction) http://www.hollismorgan.co.uk/property/25335618/result_auction

PROPERTY AREA

777.5 ft²/72.2 m²

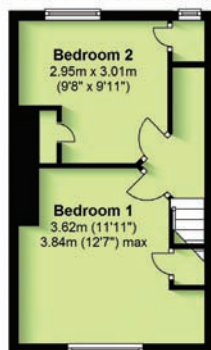
Ground Floor

Approx. 34.6 sq. metres (372.5 sq. feet)



First Floor

Approx. 24.5 sq. metres (263.8 sq. feet)



Second Floor

Approx. 13.1 sq. metres (141.2 sq. feet)



41 Richmond Terrace, Avonmouth,
BRISTOL BS11 9EW

Period house for updating

A mid terrace property arranged over two floors with
Enclosed rear garden.

- Now in need of basic updating and modernisation but would make a fine family home or investment
- Scope for flat conversion subject to gaining the necessary consents
- Richmond Terrace is a quiet residential area within Avonmouth
- Local amenities including cafes, restaurants and convenience stores are all within walking distance
- Avonmouth Railway station is within close proximity as well as routes to the M5 Motorway Network which provide easy access in and out of Bristol.



VIEWING:

TUESDAYS 10:00-10:30

SOLICITORS

*Janet Hartnoll, Bristol City Council Legal Services
e-mail: janet.hartnoll@bristol.gov.uk*



LOT
11

SOLD PRIOR £150k



St George

GUIDE PRICE: £125k+++

[VIEW FULL DETAILS](#)

http://www.hollismorgan.co.uk/property/25354690/result_auction

PROPERTY AREA

1327.0 ft²/123.3 m²

333 Church Road, St. George,
BRISTOL BS5 8AA

Investment/development/break up opportunity

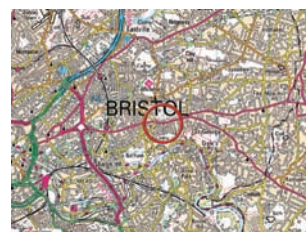
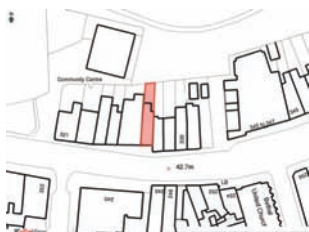
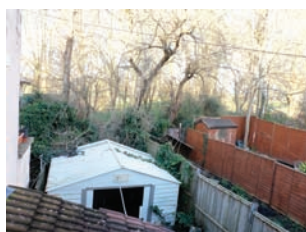
A freehold period property arranged over three floors with small garden to rear

- **GROUND FLOOR:** A vacant commercial unit previously let for £5,000 PA but now has planning permission GRANTED to convert into a one bedroom garden flat
- **FIRST FLOOR:** A two bedroom maisonette let for £475 PCM (£5,700 PA)
- Located on the busy Church Road High Street
- Bristol City Centre is approximately two miles away.
- **Planning Information**

DECISION: GRANTED subject to condition(s);

APPLICATION NO: 14/04454/F; DESCRIPTION OF

DEVELOPMENT: Conversion of ground floor shop to 1 no. one bed flat; COMMITTEE/DELEGATION DATE: 24.12.14.



SOLICITORS

Deborah Stone, Rodney King

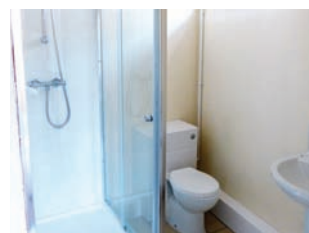
e-mail: dstone@rodneking.co.uk

VIEWING:

THURSDAYS 10:00-10:30

SOLD £490k

**LOT
12**



Fishponds

GUIDE PRICE: £475k+++

[VIEW FULL DETAILS](http://www.hollismorgan.co.uk/property/25370448/result_auction) http://www.hollismorgan.co.uk/property/25370448/result_auction

PROPERTY AREA
xx.x ft²/xx.x m²

Knight Court, Guinea Lane, Fishponds,
BRISTOL BS16 2HB

Portfolio of flats...

Brand new Freehold development of the upper floors - comprising five stylish self contained 2 bed flats on separate 999 leases.

- Accessed via a pedestrian path to the rear of the High Street adjacent to Number 2 Guinea Lane
- Flat 1, 2, 4 and 5 never occupied – excellent decorative order
- Bristol City Centre is approximately four miles away
- Potential income: £41,340 per annum
- **Rental Appraisal**

Flat 1 £725PCM	Flat 2 £675PCM
Flat 3 £675PCM	Flat 4 £695PCM
Flat 5 £675PCM	
TOTAL: £41,340 PER ANNUM	



VIEWING: THURSDAY 11:30-12:00
ACCESS VIA GUINEA LANE – PLEASE REFER TO SITE MAP

SOLICITORS *Mark Griffiths, Senior Partner, Henriques Griffiths*
e-mail: mgriffiths@henriquesgriffiths.com

LOT
14

SOLD £67k



BEING SOLD ON BEHALF OF
BRISTOL CITY COUNCIL



St George

GUIDE PRICE: **£10k+++**

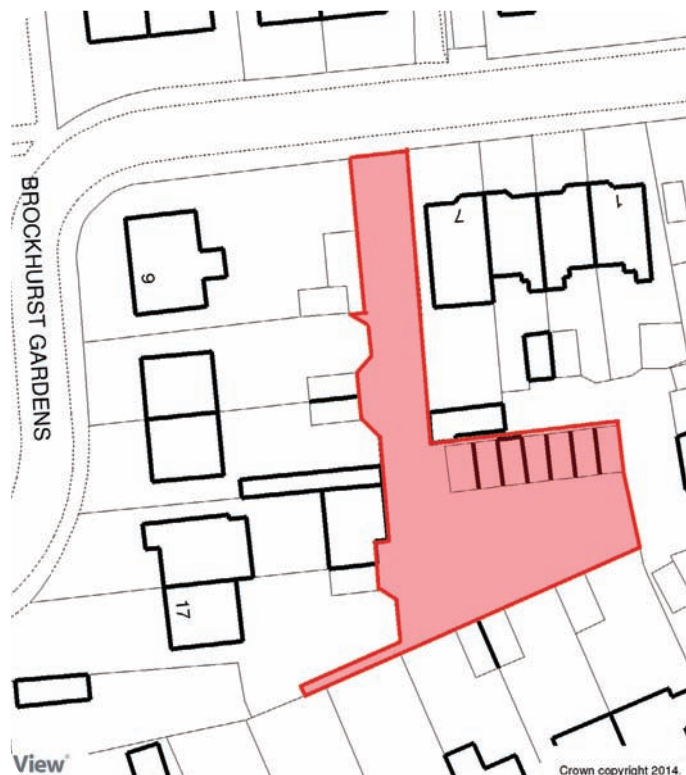
[VIEW FULL DETAILS](http://www.hollismorgan.co.uk/property/25335635/result_auction) http://www.hollismorgan.co.uk/property/25335635/result_auction

Land and Garages at:
Brockhurst Gardens, St George,
BRISTOL BS15 1BU

Investment/long term development

A rank of 7 lock up garages and adjacent land accessed from Brockhurst Gardens.

- Excellent long term investment (*please refer to legal pack for garage tenancies*)
- The site may have scope for residential development subject to gaining the necessary planning consents.
- Brockhurst Gardens is a quiet residential area located just off Two Mile Hill Road within St. George Kingswood High Street is within half a mile and offers an array of local retailers, cafes, pubs, bars and restaurants
- Bristol City Centre is approximately three miles away.



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

VIEWING: OPEN FOR AN EXTERNAL VIEWING AT ALL TIMES

**AVAILABLE
IN APRIL AUCTION**

**LOT
15**



Totterdown

GUIDE PRICE: £75k+++

VIEW FULL DETAILS

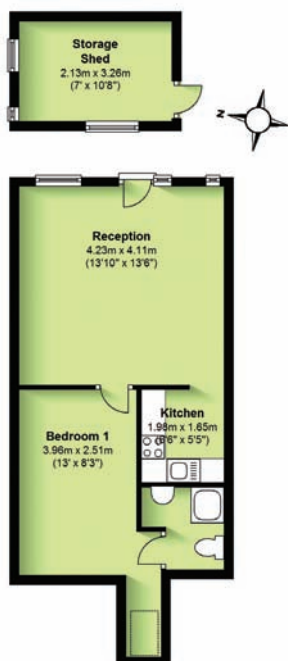
http://www.hollismorgan.co.uk/property/25124519/result_auction

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:

MONDAY 12:00-12:30

SOLICITORS

Sue Rzeznicki, Gregg Latchams

e-mail: sue.rzeznicki@gregglatchams.com

ADDITIONAL VIEWINGS:

**LOT
16**

**AVAILABLE
IN APRIL AUCTION**



Whitehall

GUIDE PRICE: £270k+++

[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**

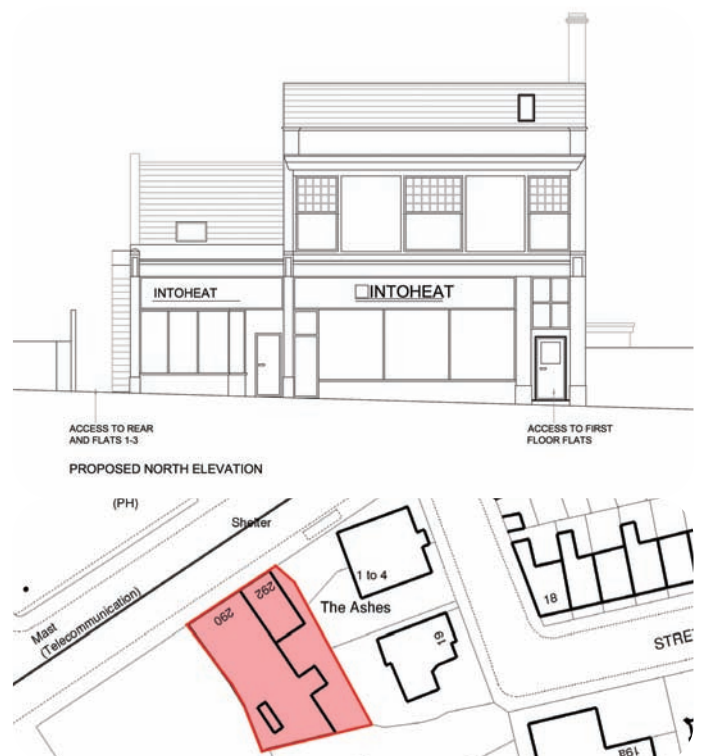
DECISION: GRANTED subject to condition(s)

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



**AVAILABLE
IN APRIL AUCTION**

**LOT
17**

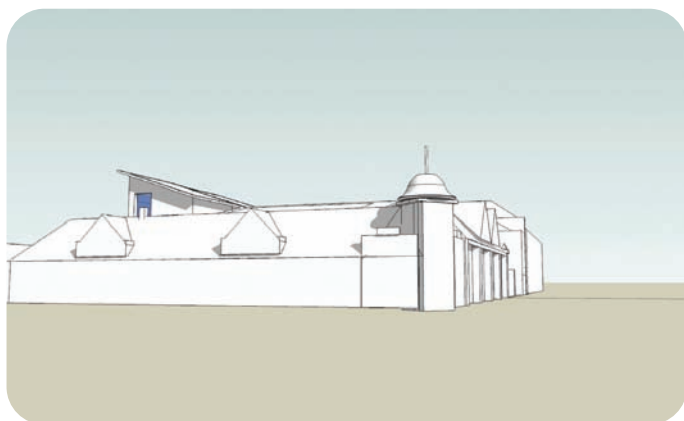


Avonmouth

GUIDE PRICE: £570k+++

VIEW FULL DETAILS

http://www.hollismorgan.co.uk/property/25379625/result_auction



• Accommodation Schedule

- 10 x 1 Bed Maisonettes
- 2 x 1 Bed Maisonettes
- 8 x 2 Bed Apartments
- (1172.00 Sq M 12615.41 Sq Ft)

Development Site: Rear of Former Bus Depot, Avonmouth Way, Avonmouth, BRISTOL BS11 9EX

Site ready to go...

A level site, 0.5 acres, located behind the former bus depot demolished and cleared with planning granted.

- 20 units with 18 OSP
- GDV of the site is in the region of £2.6m
- An alternative scheme exists (subject to planning) for a hotel development
- The property is extremely well located within Avonmouth close to the Train Station.
- Junction 18 of the M5 provides excellent access to the motorway network

• Planning

DECISION: GRANTED subject to condition(s);

APPLICATION NO: 10/05512/R; **TYPE OF APPLICATION:**

Extension of time limit (planning); **DESCRIPTION OF**

DEVELOPMENT: Renewal of planning permission

07/02235/F for the demolition of shed to rear, conversion of remainder to three dwellings and commercial use (Classes A1, A2, B1 or D2); Erection of building comprising 20 flats.(Major application);

COMMITTEE/DELEGATION DATE: 11.07.12

VIEWING: OPEN FOR AN EXTERNAL INSPECTION AT ALL TIMES

SOLICITORS

Paul Daniels, Partner , Commercial Property
e-mail: paul.daniels@withyking.co.uk

LOT
18

SOLD £65k



Clifton

GUIDE PRICE: **£25k+++**

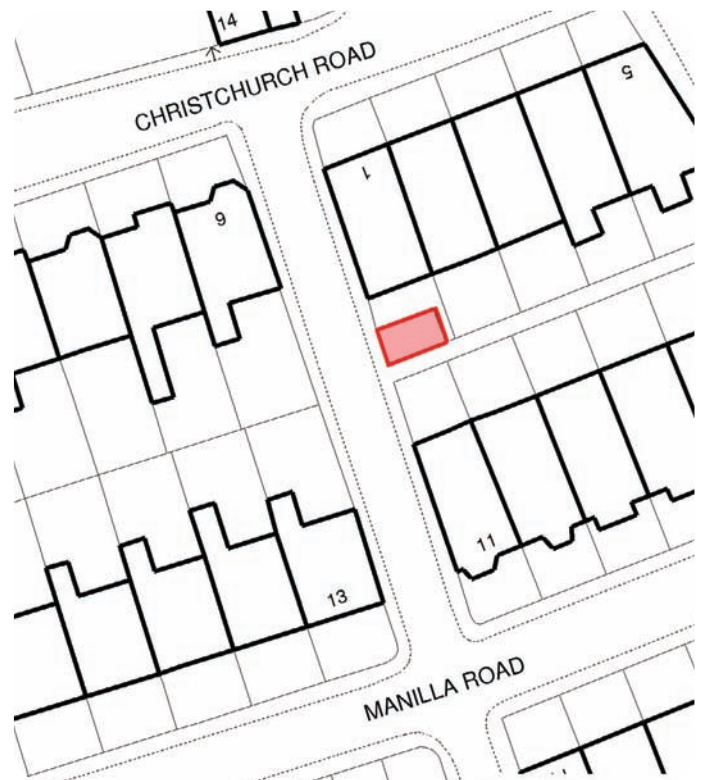
[VIEW FULL DETAILS](http://www.hollismorgan.co.uk/property/25364927/result_auction) http://www.hollismorgan.co.uk/property/25364927/result_auction

Detached Garage:
Grange Road, Clifton, BRISTOL BS8 4EA

Large Garage In Central Clifton

A detached Freehold garage with up and over electric door with windows to side and rear in a highly sought after residential location.

- Width - 3.57 m
- Depth - 6.52 m
- Vaulted ceilings that provide additional storage.
- The garage is located at the end of Grange Road on the Junction with Christchurch in the heart of Clifton within walking distance of all the major local amenities.



SOLD £65k

**LOT
19**

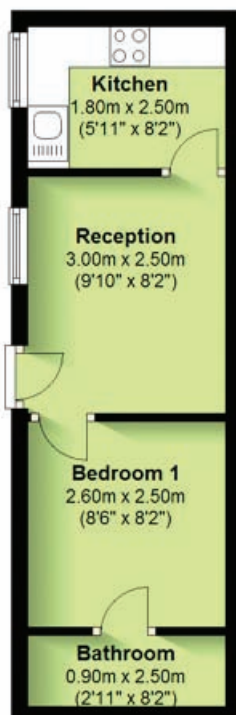


Southville

GUIDE PRICE: £65k+++

[VIEW FULL DETAILS](http://www.hollismorgan.co.uk/property/25124260/result_auction) http://www.hollismorgan.co.uk/property/25124260/result_auction

PROPERTY AREA
223.0 ft²/20.7 m²



Flat 3, 1 North Street, Southville, BRISTOL BS3 1EN **North Street location....**

A one bedroom ground floor flat accessed via a private courtyard with private entrance, lounge, a fitted kitchen with space for white goods, a bedroom and a shower room with toilet. Further benefits include electric heating, double glazing.

- Recently let for £525 pcm on 12 month AST
- Ideal Investment/First time buyer
- Located on the vibrant North Street offering an array of independent retailers, affluent bars, pubs, cafes, convenience stores and mini supermarkets
- Bristol City Centre is approximately two miles away
- Lease = 999 years from 1/2/2001



VIEWING:

MONDAYS 11:00-11.30

SOLICITORS

Sue Rzeznicki, Gregg Latchams
e-mail: sue.rzeznicki@gregglatchams.com



BEING SOLD ON BEHALF OF
BRISTOL CITY COUNCIL

LOT
20

SOLD £280k



Henleaze

GUIDE PRICE: £180k+++

[VIEW FULL DETAILS](http://www.hollismorgan.co.uk/property/25335627/result_auction) http://www.hollismorgan.co.uk/property/25335627/result_auction

PROPERTY AREA

1172.1 ft²/108.9 m²

28A Cavendish Road, Henleaze,
BRISTOL BS9 4DZ

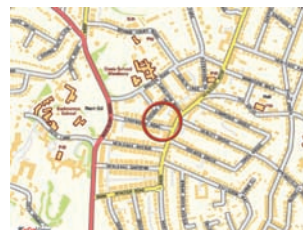
Balcony flat for updating

A first floor split level balcony apartment with flexible accommodation comprising bright and airy rooms arranged as 2/3 bedrooms.

- Includes the Freehold
- Now in need of basic updating and modernisation but with scope to make a fine home or investment.
- Ground Floor occupied by Council Tenant.
- Cavendish Road is one of the most desirable roads within the leafy suburb of Henleaze close to the busy High Street.
- **Rental Appraisal**



Current layout: £1300 PCM;
Scope for: £1800 PCM



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

VIEWING:

WEDNESDAY 11:30-12:00

WITHDRAWN

**LOT
21**



Clifton

GUIDE PRICE: £880k+++

SELLING WITH OUR JOINT AGENTS
HYDES OF BRISTOL

[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
- Completion extended to April 5th or later by mutual agreement
- Vacant possession upon completion.



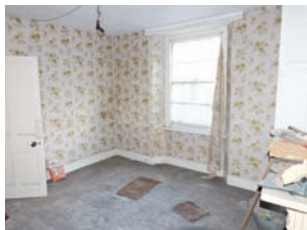
VIEWING:

WEDNESDAY 14:00-14:45
SATURDAY 11:00-11:45

WEEKEND VIEWINGS:

SOLICITORS

Alex Albery, Bartons
e-mail: aa@bartons.co.uk



LOT
22

SOLD £408k

Redland

GUIDE PRICE: £300k+++

[VIEW FULL DETAILS](#)

http://www.hollismorgan.co.uk/property/25335630/result_auction

15 Cowper Road, Redland,
BRISTOL BS6 6NY

On the market for the first time since 1890...

A classic mid terrace Freehold period house arranged over three floors with enclosed rear garden.

- The property now requires complete modernisation
- Potential for a four bedroom family home
- Potential for a self contained garden flat
- Potential as a student investment subject to HMO
- Cowper Road is situated just off the popular Chandos Road within the leafy suburb of Redland
- Bristol City Centre is approximately two miles away.

Rental Appraisal



Family Home:	£2000PCM
Basement Flat:	£825PCM
Upper Maisonette:	£1350PCM
6 Bed HMO:	£2700PCM

PROPERTY AREA

1572.3 ft²/146.1 m²



SOLICITORS

Richard Harris, AMD Solicitors

e-mail: richardharris@amdsolicitors.com

VIEWING:

WEDNESDAYS 13:00-13:30

SOLD £186k

**LOT
23**



Bridgwater

GUIDE PRICE: £185k+++

[VIEW FULL DETAILS](http://www.hollismorgan.co.uk/property/25368670/result_auction) http://www.hollismorgan.co.uk/property/25368670/result_auction

BEING SOLD ON BEHALF OF THE
POLICE AND CRIME COMMISSIONER
FOR AVON & SOMERSET

Former Magistrates Court, Northgate, BRIDGWATER TA6 3EU **Former Magistrates court**

Period property arranged over two floors, 14,000ft² on level site, approx. 0.64 acres, with parking and garages.

- This large property is offered with vacant possession but has huge potential for a mixed use residential development subject to PP
- A planning appraisal is available to download with the online legal pack but can be summarised as follows
- Prominent roadside location with extensive frontage in central Bridgwater, close to the King Square offices,
- **Areas on GIA basis:**

GROUND FLOOR: 13,110ft² (1,217.95m²)

FIRST FLOOR: 1,097ft² (101.9m²)

Total: 14,207ft² (1,319.86m²)



**Lambert
Smith
Hampton**
0117 926 6666
www.lsh.co.uk

**Hartnell
TaylorCook**
LLP
0117 923 9234
www.htc.uk.com

VIEWING:

TUESDAY 11:30-12:00

SOLICITORS

Edward Pitt, TLT LLP

e-mail: edward.pitt@TLTsolicitors.com



**AVAILABLE
IN APRIL AUCTION**



Kingswood

GUIDE PRICE: £240k+++

VIEW FULL DETAILS http://www.hollismorgan.co.uk/property/25370463/result_auction

21-23 High Street, Kingswood,
Bristol BS15 4AA

Commercial investment/residential development

A high street retail unit arranged over ground, first and second floors with secure yard to the rear that can park up to 9 cars.

- Located four miles east of Central Bristol
- Prominently located on the high street
- Freehold investment suitable for an owner occupier business or possible redevelopment / conversion subject to gaining the necessary planning consents.
- *****REDUCED PRICE FOR AUCTION*****

● *****REDUCED PRICE FOR AUCTION*****



PROPERTY AREA

4974.5 ft²/462.1 m²

SOLD £270k

**LOT
25**



BEING SOLD ON BEHALF OF
BRISTOL CITY COUNCIL

Henleaze

GUIDE PRICE: £200k+++

[VIEW FULL DETAILS](http://www.hollismorgan.co.uk/property/25335624/result_auction) http://www.hollismorgan.co.uk/property/25335624/result_auction

PROPERTY AREA
1165.2 ft²/108.2 m²



11A Grange Court Road, Henleaze,
BRISTOL BS9 4DP

Large flat with garden – requires updating

A bright and spacious 2/3 bedrooms apartment arranged over two floors with private entrance and rear garden.

- Includes the freehold
- Now in need of basic updating but with scope to make a fine home or investment
- Half of the rear garden (left hand side)
- Ground Floor – Private Leaseholder
- Grange Court Road lies within the popular suburb of Henleaze
- Local amenities including independent retailers, pubs, bars, cafes and restaurants are all within close proximity.



VIEWING:

WEDNESDAYS 10.45-11:15

SOLICITORS

*Janet Hartnoll, Bristol City Council Legal Services
e-mail: janet.hartnoll@bristol.gov.uk*



LOT
26



SOLD £5k

Dursley

GUIDE PRICE: **£1k+++**

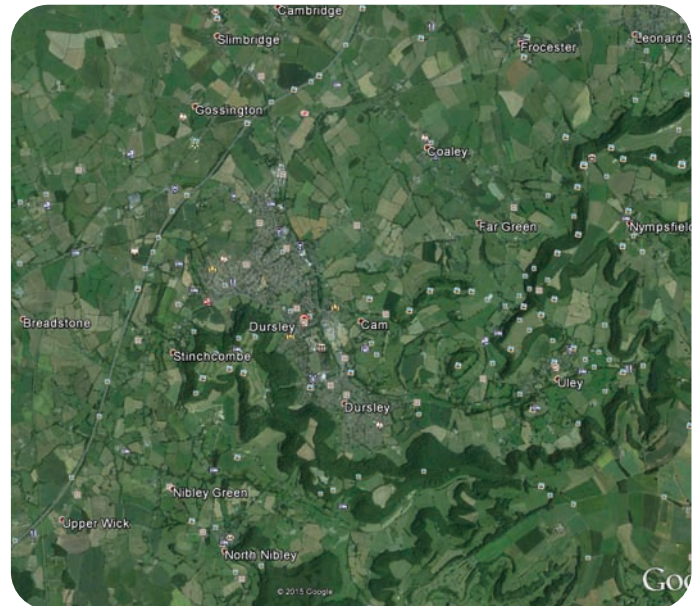
[VIEW FULL DETAILS](http://www.hollismorgan.co.uk/property/25368493/result_auction) http://www.hollismorgan.co.uk/property/25368493/result_auction

Lanes and Rent Charges, Kingshill,
DURSLEY GL11 4BZ

Requires managing but potential for a high yield

Long Term Investment currently producing £568.45 PA.

- Bundle of land/lanes and various rent charges
- Rear lanes (with obligations for house owners to contribute towards maintenance)
- Rentcharges and rents, mostly in the £3 to £10 pa range (with one rent of £500PA) against many of the properties.
- potentially collect an additional 25+ further rents
- Potential obligations of the house owners to obtain rentcharge owner/landlords consent to alterations and additions for which the rentcharge owner/landlord would expect to charge a fee.



SOLICITORS Sue Rzeznicki, Gregg Latchams
e-mail: sue.rzeznicki@gregglatchams.com

VIEWING: OPEN FOR INSPECTION AT ALL TIMES

SOLD PRIOR £260k

**LOT
27**



Avonmouth

GUIDE PRICE: £250k+++

VIEW FULL DETAILS

http://www.hollismorgan.co.uk/property/25379701/result_auction

Former Bus Depot: Avonmouth Way,
Avonmouth, BRISTOL BS11 9EX

Mixed use – Planning Granted

A large period property with Grade II listed frontage and excellent road frontage onto Avonmouth Road.

- Planning has been granted to convert the existing property into 3 maisonettes and up to 4 commercial units (Classes A1, A2, B1 or D2)
- GDV of three residential units circa £375,000
- Commercial unit: potential for either multiple units or possible 7/11-style mini market subject to necessary consents.
- The property is extremely well located within Avonmouth close to the Train Station.
- Junction 18 of the M5 provides excellent access to the motorway network

• PLANNING INFORMATION

DECISION: GRANTED subject to condition(s);

APPLICATION NO: 10/05512/R; **TYPE OF APPLICATION:**

Extension of time limit (planning); **DESCRIPTION OF**

DEVELOPMENT: Renewal of planning permission

07/02235/F for the demolition of shed to rear, conversion of remainder to three dwellings and commercial use (Classes A1, A2, B1 or D2); Erection of building comprising 20 flats.(Major application);

COMMITTEE/DELEGATION DATE: 11.07.12

• Accommodation Schedule

- 2 Bed Maisonette: 42.97m²/462.29ft²
- 3 Bed Maisonette: 65.65m²/706.65ft²
- 3 Bed Maisonette: 64.13m²/690.20ft²
- Commercial: 238.58m²/2568.07ft²



VIEWING: OPEN FOR AN EXTERNAL INSPECTION AT ALL TIMES

ADDITIONAL VIEWINGS:

SOLICITORS

*Paul Daniels , Partner , Commercial Property
e-mail: paul.daniels@withyking.co.uk*



LOT
28

SOLD PRIOR £140k



Redland

GUIDE PRICE: £110k+++

[VIEW FULL DETAILS](http://www.hollismorgan.co.uk/property/24984691/result_auction) http://www.hollismorgan.co.uk/property/24984691/result_auction

Kensington Cottage, Kensington Road,
Redland, BRISTOL BS6 6NQ

Planning Granted!

End Four garages on a row of lock up garages with full planning permission for a three bedroom two storey dwelling.

- Kensington Road is located within the heart of Redland where the nearby Chandos Road provides an array of independent retailers, bars, pubs, restaurants.
- Redland train station and Clifton Down Station are both within walking distance whilst Bristol City Centre is approximately two miles away.
- Rare chance to acquire a building plot in this highly desirable residential enclave.

• PLANNING

DECISION: GRANTED subject to condition(s)

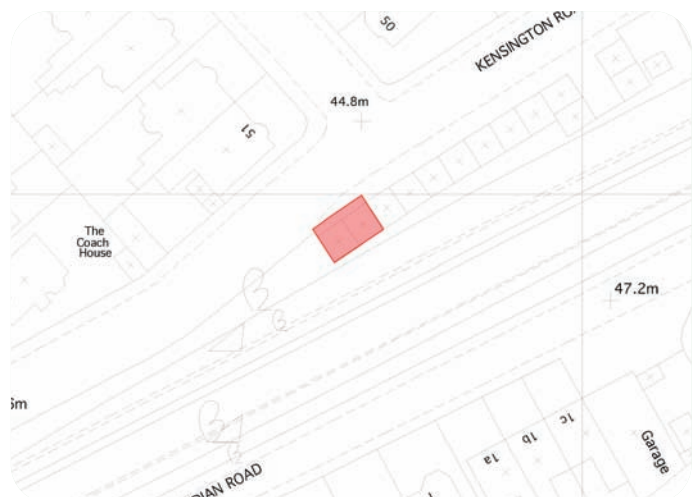
APPLICATION NO: 14/03152/F

TYPE OF APPLICATION: Full Planning

DESCRIPTION OF DEVELOPMENT: Redevelopment of site of 4 garages by construction of a 3-bedroom, 2-storey house.

COMMITTEE/DELEGATION DATE: 02.10.14

DATE OF NOTICE: 02.10.14



SOLICITORS *Malcolm Buck, Fussell Wright*
e-mail: malcolm.buck@fussellwright.co.uk

VIEWING: EXTERNAL VIEWING CAN TAKE PLACE AT ANY TIME

SOLD PRIOR £205k

**LOT
29**



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

VIEW FULL DETAILS http://www.hollismorgan.co.uk/property/25378537/result_auction

PROPERTY AREA
3778.2 ft²/351.0 m²

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

Commercial Portfolio

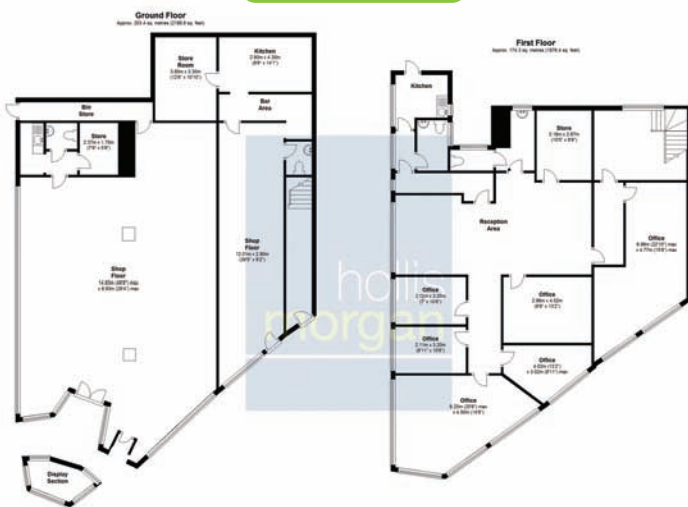
Freehold (one [1] title) occupying a commanding corner position comprising two retail units on the ground floor and a large office with private entrance spanning the upper floor. In addition there is a small bin store.

• Comprises

- 38: Ground A1 floor retail unit
- 36a: Ground floor A3/A5 unit currently takeaway (recently refurbished)
- 36: Upper floor – A2 office let to Accountants.
- Bin Store: Let to takeaway opposite.

• Income – Total £23,200PA

- 38: £8k+VAT PA – 3 year lease from November '14.
- 36a: £5k+VAT PA – lease until 2023
- 36: Upper floor – £9.5k+VAT – Lease for 7 years from 24th December 2014.
- Bin Store: £10 per week on rolling contract.



VIEWING:

BY APPOINTMENT ONLY

SOLICITORS

Chris Georgiou, BRGP Weston Office
e-mail: chris.georgiou@brgplaw.co.uk

ADDITIONAL VIEWINGS:

LOT
30



BEING SOLD ON BEHALF OF
BRISTOL CITY COUNCIL



SOLD £325k

Sneyd Park

GUIDE PRICE: **£200k+++**

[VIEW FULL DETAILS](http://www.hollismorgan.co.uk/property/25335628/result_auction) http://www.hollismorgan.co.uk/property/25335628/result_auction

Hall Floor Flat, 13 Julian Road,
Sneyd Park, BRISTOL BS9 1JZ

Classic hall floor flat for modernisation – with Freehold

Prestigious period building approached via a charming covered porch with spacious accommodation with high ceilings and period features.

- Outside there are communal gardens and parking spaces
- Now in need of basic updating but with scope to create a prime home or investment
- **BASEMENT:** Council Tenant
- **FIRST FLOOR:** Private Leaseholder
- Situated in the exclusive and leafy suburb of Sneyd Park, Julian Road lies within a few hundred yards of Durdham Down.

• Rental Appraisal

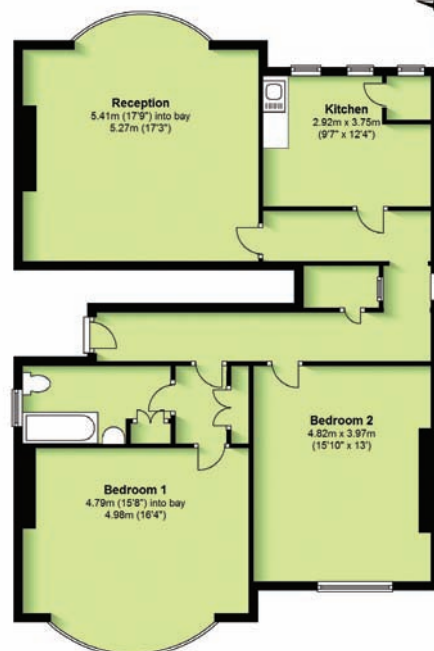


Once Renovated: £1750 pcm

PROPERTY AREA

1090.2 ft²/101.3 m²

Hall Floor Flat



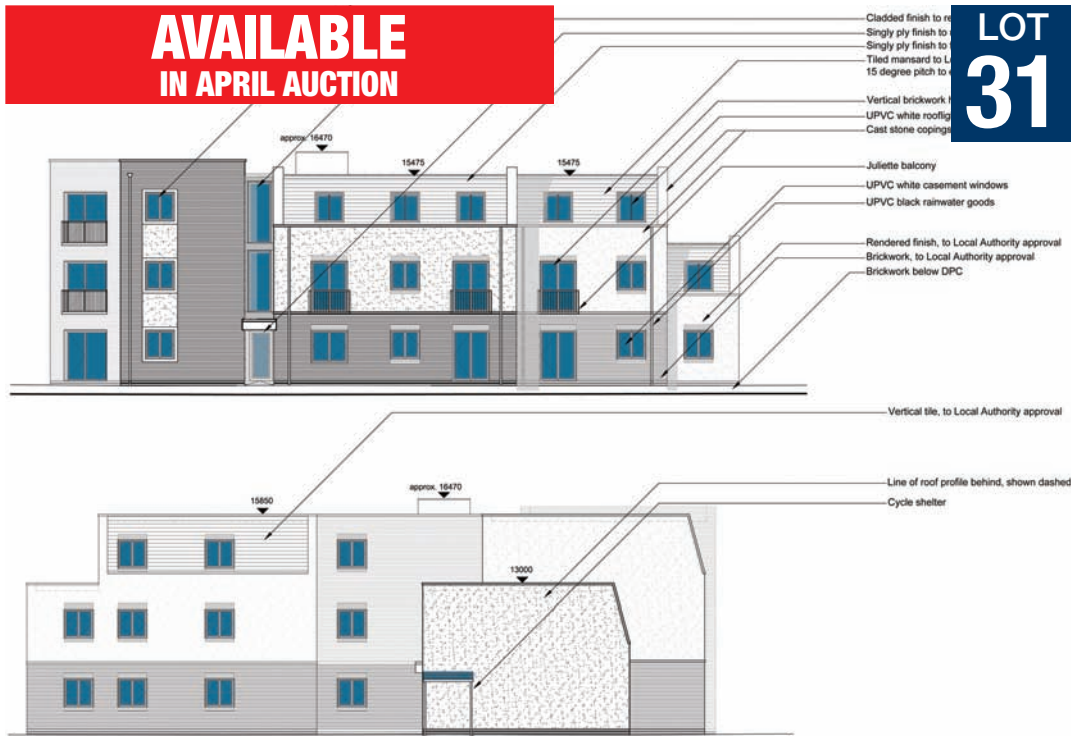
SOLICITORS Kevin Froud, Bristol City Council Legal Services
e-mail: kevin.froud@bristol.gov.uk

VIEWING:

WEDNESDAYS 10:00-10:30

**AVAILABLE
IN APRIL AUCTION**

**LOT
31**



4. EAST ELEVATION



Bridgwater

GUIDE PRICE: £250k+++

[VIEW FULL DETAILS](http://www.hollismorgan.co.uk/property/25390399/result_auction) http://www.hollismorgan.co.uk/property/25390399/result_auction



Site: 56 Frederick Road,
BRIDGWATER, TA6 4NG

New Build Opportunity

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:

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

LOT
32



Proposed Front

New guttering and down pipes

Boundary line

SOLD £52k

Existing and to suit pitch

New uPVC windows

Render finish

New uPVC door

Bin store location

New secure gates to cycle store

New roof to cover secure cycle store

Brislington

GUIDE PRICE: **£70k+++**

VIEW FULL DETAILS

http://www.hollismorgan.co.uk/property/25233310/result_auction

Building Plot at:
The Old Garage, 11 Sandown Road,
Brislington, BRISTOL BS4 3PL

New Build – ready to go...

A parcel of land to the side of the Old Garage with excellent road frontage. Planning has been granted to erect a two storey, two bed architect-designed house.

- Sandown Road lies within the popular residential suburb of Brislington.
- Sandy Park Road is within walking distance and provides an array of independent retailers, cafes, pubs as well as other local amenities.
- The A4 Bath Road nearby provides excellent transport links to both Bristol (two miles away) and Keynsham, Bath etc.
- The Bristol Residential Letting Co suggests a rental range of £800-£850pcm (LOGO)

• PLANNING INFO

DECISION: GRANTED subject to condition(s);

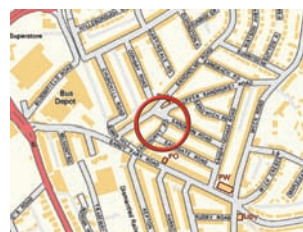
APPLICATION NO: 14/01838/F; TYPE OF APPLICATION: Full

Planning; DESCRIPTION OF DEVELOPMENT: Erection of a

new dwelling attached to the rear of the existing

property; COMMITTEE/DELEGATION DATE: 12.06.14;

DATE OF NOTICE: 12.06.14



SOLD AFTER AUCTION

**LOT
33**



Hotwells

GUIDE PRICE: £350k+++

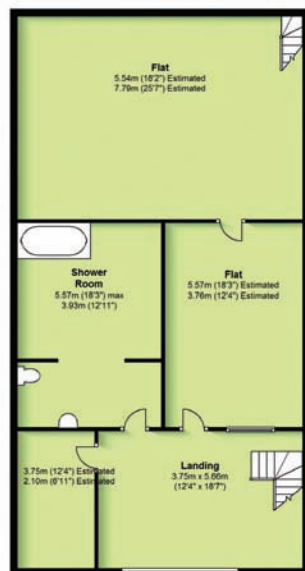
[VIEW FULL DETAILS](http://www.hollismorgan.co.uk/property/25239780/result_auction) http://www.hollismorgan.co.uk/property/25239780/result_auction

PROPERTY AREA
2541.7 ft²/276.1 m²

Ground Floor
Approx. 125.1 sq. metres (1346.0 sq. feet)



First Floor
Approx. 117.6 sq. metres (1265.9 sq. feet)



The Chapel, 23-27 Jacobs Wells Road,
Hotwells, BRISTOL BS8 1DS

Chapel for development/investment

A charming period chapel arranged over two floors
occupying a prominent position on Jacob Wells Road

- Planning was granted in 2002 to convert the property into 2 x 2 bedroom flats
- Scope for residential conversion subject to gaining the necessary consents
- Continued commercials use such as Children's Nursery, gym etc
- Completion is set for January 24th 2015
- **Strategically located:** local attractions including: Clifton Village, The Harbourside, The Triangle and The University of Bristol are all within walking distance.



VIEWING: MONDAY 23RD FEBRUARY 15:00 PM - 15:30 PM

ADDITIONAL VIEWINGS: * NO ACCESS INTO FIRST FLOOR OFFICE *****

SOLICITORS *David Langley, Cook and Co*
e-mail: david.langley@cookco.co.uk

pre-auction offer

Date

Lot No:

Address of Property

Have you inspected the legal pack

☐

Have you inspected the property/land

☐

Offer £

Date contracts can be signed

Can you complete in 28 days

☐

if not, when?

Funding information

42

hollismorgan/auction FEBRUARY 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