www.hollismorgan.co.uk
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estate agents **auctioneers**

RESULTS

ISSUE

hollis morgan

JULY 2011

auction

Wednesday, 6th July 2011
All Saints Church, Pembroke Road, Clifton | **7.00PM**

saturday 25 june 2011

the opera picnic

An opportunity to enjoy a 'Glyndebourne' style day in Bristol – a repeat of this extremely popular day. Four members of The Welsh National Opera Company will once again delight us with 'Opera' highlights in the beautiful surroundings of All Saints Church.

Concert starts at 18.30 with a picnic break for one hour and twenty minutes followed by the second half of the performance. Picnic in the church or the beautiful grounds and bring your friends to this memorable evening. Ticket price £20 Concessions £15. Bring your own picnic or (Picnics can be ordered from Anne Guy Catering in advance and delivered to the church in a cool box which you can keep). This is an evening not to be missed and a highlight of the Bristol Summer Season!

Bush & Bush SOLICITORS

sponsored by **Bush & Bush** Solicitors Commissioners for Oaths

allsaintsarts

All Saints Church | Pembroke Road | Clifton | *www.allsaintsclifton.org*

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dear friends

Hollis morgan are extremely proud to mark their first anniversary with the biggest and most exciting Auction to date by offering 31 exciting lots, ranging from high yielding investment properties, building plots, development opportunities to simple "Do Uppers" and even an opportunity to turn yourself into a tourist attraction by acquiring one of the most featured period buildings in Clifton.

Throughout the year we try to support many charities by taking fun auctions. Watch out because this year, Andrew will be swinging into action for the WOW Auction of Gorillas at The Victoria Rooms on Thursday 29th September 2011. For ten weeks life size gorilla sculptures will form a trail throughout the city with an official guide map to accompany them these gorillas are sponsored by local companies and decorated by local artists

The gorillas will be auctioned by Andrew at an event in September funds from the auction will be used to redevelop a new gorilla house at the zoo, conservation work in Cameroon and Bristol based charity "The Grand Appeal". This will be a fun evening, be prepared for anything. Bananas will be provided!

We hope you enjoy tonight's sale and look forward to you joining us for a glass afterwards in the atrium to discuss events and celebrate your purchase!

The Property Ombudsman SALES

OFT Approved code

NAVA National Association of Valuers and Auctioneers

NAEA National Association of Estate Agents

rightmove.co.uk The UK's number one property website

our next auction date is

Wednesday, 14th September 2011 | All Saints Church, Pembroke Road, Clifton | **7.00PM** | and on… 09/11/11 last in '11

contact Andrew Morgan or Oliver Hollis on 0117 9736565 to discuss your requirements further.

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 £250.

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!

0117 973 6565
auction@hollismorgan.co.uk

hollis morgan

selling at auction – what to look out for

what is an auction?

An auction will bring a buyer and a seller together at a given place and time in a competitive atmosphere. The seller will give the auctioneer a reserve price (a figure which must be reached before the property can be sold). When the reserve figure, or above, is reached the auctioneer will call the bidding three times, the gavel will fall with a bang, indicating an immediate exchange of contracts, and the property will be sold to the highest bidder. An auction is a public event to which everyone is welcome.

types of property offered at auction?

This is determined by the type and condition of the property and the personal situation of the seller for example:-

- a property in a very poor state of repair, or with some development potential or with an unknown value (it may appeal to a specific buyer)
- when there is a need for transparency i.e. when acting for Trusts or Statutory Bodies,
- Executor Sales etc. (when the best price needs to be seen to have been achieved)
- investment properties.
- properties that will only be suitable for cash buyers.
- when a property needs to be sold to settle a personal situation as in the case of divorce or debt or simply to be able to move to the next property

the advantages of auction

- there will be immediate action.
- the property will receive maximum exposure to the market.
- buyers will know that you mean business and will be forced to make decisions and get organised.
- a seller and a buyer will be brought together at the same time and place in a competitive atmosphere.
- the fall of the gavel is an automatic exchange of contracts and the property is sold.
- the best price is seen to be achieved thus satisfying all interested parties.
- completion will usually take place twenty eight days from exchange of contracts.
- it enables you to make plans for the future i.e. exchange dates on other properties etc

selling by Auction

- **hollismorgan** will carry out a valuation and confirm whether the property is suitable to be sold by auction or by private treaty.
- a reserve price will be discussed and confirmed with you.
- a date will be set for the auction.
- a marketing campaign will be discussed including the issuing of an appropriate guide price.
- a solicitor or a legal conveyancer will be instructed to prepare a legal pack.
- the legal pack will be published on our auction website wherever possible.
- an Energy Performance Certificate will be prepared for the property.
- individual details will be prepared alongside the list of other auction lots.
- viewing arrangements will be confirmed.
- you will be kept informed of the interest levels in the property.
- you will be advised on our final recommendation for a reserve price just prior to the auction, in the light of the interest shown to date.
- when the property has been sold the purchaser will pay an agreed percentage of the purchase price to your solicitor and completion will take place twenty eight days later.

why use hollis morgan?

- Andrew Morgan – the most experienced auctioneer in Bristol.
- we have a prestigious 'boutique' office in the heart of fashionable Clifton.
- excellent marketing skills and a wide mailing list.
- the latest technology.
- excellent communication skills and will keep you regularly informed of progress.
- respected throughout the city by 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.

0117 973 6565
auction@hollismorgan.co.uk

hollis morgan

If you've ever had a legal query at auction that you were afraid to ask, that's all about to change at Hollis Morgan.

The property auctioneers and estate agents have been joined by Barbara Hunt of leading Bristol law firm Gregg Latchams, who will be acting as their duty solicitor at all their auctions, starting with the Wednesday, 23rd February sale at All Saints Church, Pembroke Road, Clifton.

Barbara, head of Gregg Latchams' residential property department and a well-known name and face in the South West property world, will be on hand to give legal advice to prospective buyers regarding the properties Hollis Morgan are offering for sale, to advise on auction procedures and to answer general property-related legal queries. With more than 35 years' experience in advising owners on residential and commercial property matters nationwide, Barbara is ideally placed to take on the role with Hollis Morgan. She is passionate about her work, which includes dealing with property sales and purchases, leaseholds, buy-to-let schemes, development land, mortgages and finance on behalf of individuals, investors, estate owners, developers and entrepreneurs.

She says: *"I love nothing more than to be given a long complicated unregistered title to fathom out or perhaps a tricky problem relating to a listed building, a problematical boundary, an ancient covenant or an intrusive right of way. Rarely do I come up against a problem that cannot be solved.*

"I'm really looking forward to working with Hollis Morgan and to meeting sale-goers and answering their queries - see you at an auction very soon."

Barbara came to Bristol University to study law in 1968, fell in love with the city and the South West and has never looked back. After working for a Bristol law firm, she set up her own practice in 1978 and went on to co-found Wadge Rapps & Hunt, which merged with Gregg Latchams in 2006 where Barbara is now a partner.

Gregg Latchams provides a wide range of legal services to clients in the South West and beyond, with a focus on entrepreneurs and small and medium-sized businesses with particular expertise in dealing with complex and high value private client and family matters. ■

to contact Barbara, *email* **barbara.hunt@gregglatchams.com**, *telephone* **0117 906 9449**
or to find out more about Gregg Latchams, visit **www.gregglatchams.com**

Gregg Latchams
Solicitors & Notaries

the **mole** report

a look back to our successful may sale

Sam Mole
Sam is the Hollis Morgan auction assistant.
sam@hollismorgan.co.uk

After an incredibly successful Auction in April, our May 18th Auction hinted at a return to a slightly more cautious approach from public bidders, particularly with more expensive projects, and this may be seen as a reflection of the uncertainty within the market at the moment.

Equally, it could be a reflection of the highly enjoyable, yet somewhat expensive, extended holiday taken by the large majority over the Easter and Royal Wedding bank holidays, leaving little time, money or energy for house hunting! Encouragingly, however, the four properties that did sell all achieved very good prices, with several parties in stiff competition for each - suggesting that there is still a high level of interest if the property is desirable and the price is right.

Lot 1 - 10 Watkins Yard, of Westbury-on-Trym, provided an encouraging yet quietly expected start to proceedings with at least four bidders on this property. This former wheat mill is now essentially no more than a lock up garage arranged over two floors, but has some amazing features that have remained since its origin and has the potential to make a stunning one bed apartment. After something of a bidding frenzy, the final sale price escalated to £94,000, nearly £20k above its guide of £75,000. The new owner, who is also a first-time buyer, is delighted to have acquired such a unique property and work is already underway to ensure it is livable as soon time allows.

14 Sunny Hill Ð Lot 4, sold at the first attempt for just above the guide price of £70,000. Hollis Morgan were delighted to team up with Woods Estate Agents to achieve a sale on this high yielding property in Sea Mills. Now in need of improvement and modernisation, the finished product will provide a pleasant semi-detached three bedroom house with an excellent garden to the rear, capable of producing in excess of 8k per annum.

Hollis Morgan have recently branched out beyond Bristol and the May Auction marked the first sale of a Bath-based property. 32 Dorset Street (Lot 2) was offered at a guide of £165,000 and generated a lot of interest at such a price, partly due to its fantastic location - which is within close walking distance of both Bath City Centre and the University. Again, there were several suitors wishing to acquire this property and it eventually sold for in excess of £190k, with the successful bidder now preparing the house in anticipation of new student tenants as of July.

Woodrange, 26 Henbury Road (Lot 5) raised much interest amongst potential buyers and continued the trend of a high demand for large Victorian properties. Offered with a guide of £650,000, this substantial building set in extremely large grounds was in fact so in demand that it was sold prior to Auction, selling for close to £700k. The new owner now looks forward to further developing and improving this classic period house on the outskirts of Westbury village.

Hollis Morgan celebrate the first anniversary since its formation in July 2010 with our largest Auction to date, comprising some 31 Lots. As ever, a wide range of properties, building plots and development sites are offered. Not only is this our largest Auction in terms of Lots, but also our furthest reaching, with properties in all corners of Bristol, whilst also building on a successful entry into the Bath market Ð three more properties are offered this time around.

As ever, we warmly welcome all those present, whether bidding or not, to join us along with local businesses and other property professionals for a glass of fizz in the immediate aftermath of the sale. This is a fantastic opportunity to reflect on the evening's activity and discuss future ventures and we look forward to seeing you there.

our next auction date is

Wednesday,14th September 2011
All Saints Church, Pembroke Road, Clifton
7.00PM

LOT 1

SOLD £310K

Thornbury GUIDE PRICE: **£200K+++**

LOT 2+3

BOTH SOLD @ £2K

Thornbury GUIDE PRICE EACH: **£2K+++**

PROPERTY AREA

5,682ft²

Frome Court House, Thornbury BS35 2BU

Large scale opportunity

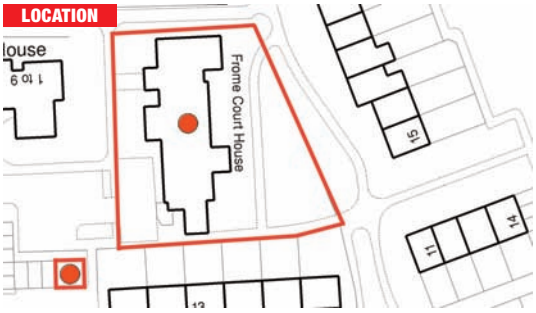
THE PROPERTY

Former Children's Home in excess of 5500 Square foot set on a large plot. The property is now vacant and offers a wide range of opportunities subject to planning permission. Garages sold individually – Lots 2 and 3.

THE OPPORTUNITY

The sheer size of both the property and the plot will lead to a range of opportunities including sub division to flats or houses, refurbishment to continue in the same usage or demolition of the site. All opportunities subject to gaining the necessary planning consents.

LOCATION



SOLICITORS *Amanda Hibbard, Lyons Davidson, 51 Victoria Street, Bristol BS1 6AD.* ***Tel: 0117 904 5854***

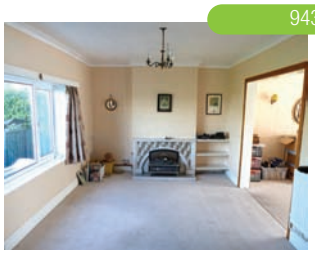
VIEWING: **THURSDAYS 10:30-11:30**

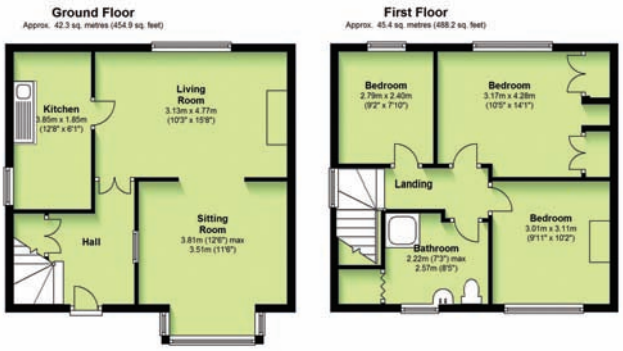
LOT 4

SOLD PRIOR

Whitehall GUIDE PRICE: £80K+++

PROPERTY AREA
943.1ft²





321 Whitehall Road, Whitehall, Bristol BS5 7BP

Ripe for renovation

THE PROPERTY

A three bedroom semi detached 1930's property arranged over two floors with potential for OSP to the front and a generously proportioned garden to rear.

THE OPPORTUNITY

The property now requires basic updating.

SOLICITORS *Liz Knott, John M Lewis & Co, Licensed Conveyancers, 92 St Peter's Street, Derby.* ***Tel 01332 292204.***

VIEWING: MONDAYS & WEDNESDAYS 13:15-13:45

Legal Documents Online - New Service - Legal Documents Online

EI AUCTION Legal Documents Legals

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 5

UNSOLD

Bath GUIDE PRICE: £185K+++

PROPERTY AREA
1612.2ft²

Grazebrook Design
RIBA chartered architect

The Old Forge, Single Hill, Shoscombe, Bath BA2 8LZ

Idyllic rural project

A detached three bedroom cottage dating from 1830 in need of modernisation with a large garage and adjoining workshop ripe for re development subject to PP.

The opportunity

The property now requires complete updating and provides the opportunity to rearrange the current layout and create a stylish country home. The main house (originally two cottages) is currently arranged as a two/three bedroom property with bathroom, kitchen and living room with courtyard garden to the front. Adjacent is a workshop and garage with parking space in front.

Architects plans

Caroline Grazebrook of Grazebrook design has designed two distinct schemes to make the most of the property including an innovative roof terrace and open plan living space on the ground floor. *Full details of proposed drawing available via the auctioneers office. It must be stressed that no formal planning has been applied for all approved.*

SOLICITORS *Mr Peter Golding, Bush and Bush Solicitors, 77, 79 & 81 Alma Road, Clifton, Bristol BS8 2DP.*

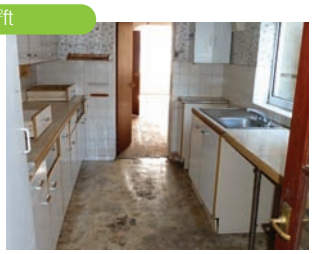
VIEWING: TUESDAYS 10:45-11:30/SATURDAYS 10:30-11:00

LOT 6

SOLD £105K

Kingswood GUIDE PRICE: £100K+++

PROPERTY AREA
908.7ft²



Total area: approx. 84.4 sq. metres (908.7 sq. feet)

29, Laurel Street, Kingswood, Bristol BS15 8NB

Classic Renovation

THE PROPERTY

An end of terrace two bedroom house with garden and garages to rear - in need of modernisation.

THE OPPORTUNITY

The property now requires complete modernisation.

NOTE ON GARAGE

There is no key to the gates to the municipal car park and the Buyer is to be responsible for any keys and access relating thereto.

HAIGH moving people & sons

We are delighted to be working as joint agents with:
Haigh & Sons, 43 North View, Westbury Park,
Bristol BS6 7P

Tel: 0117 973 5893

SOLICITORS *Available on request.*

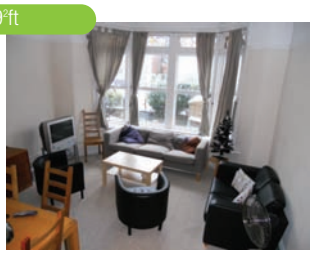
MONDAYS & WEDNESDAYS 10:30-11:00

LOT 7

UNSOLD

Redland GUIDE PRICE: **£550K+++**

PROPERTY AREA
2826.9ft²



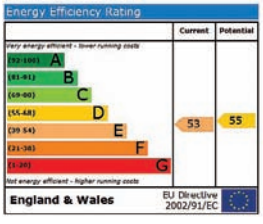
NEW PRICE

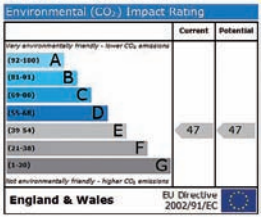
72 Cranbrook Road, Redland, Bristol BS6 7BU

Residential investment producing in excess of £45,000 per annum.

An imposing Semi Detached Victorian property that has been carefully extended to create a high quality nine bedroom investment property arranged over four floors. The property has been recently renovated and we understand has been granted a full HMO license.

Comprises: 2 studios (one with roof terrace), 7 double rooms and 5 bathrooms.





FURTHER INFORMATION *Individual tenancy agreements exist, full details available on request.*

SOLICITORS *Mr Hugh Feeny, Hugh Feeny & Co,177 Whiteladies Rd, Bristol BS8 2RY.* ***Telephone: 0117 923 9477.***

VIEWING: TUESDAYS 16:00-16:30

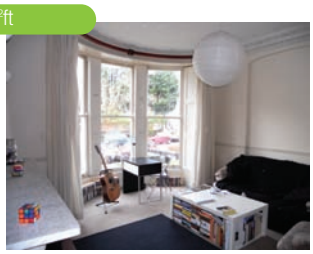
We are delighted to be working in partnership with Ashton Rose.

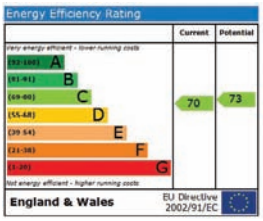
LOT 8

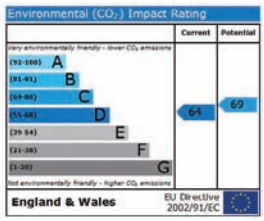
SOLD £171K

Redland PRICE: £155K+++

PROPERTY AREA
543.5ft²







Hall Floor Flat,30, Hampton Park, Redland, Bristol BS6 6LH

Add bedroom/renovate

Accomodation

Situated on the hall floor of this imposing semi detached Victorian property the flat is in need of some basic updating but offers bright and airy accommodation in a popular residential location. With entrance hall, bathroom, fitted kitchen with large sash window and wall mounted gas combination boiler, double bedroom with large sash window to the rear aspect. The lounge is located in the front room with full height bay window and period fireplace with wrought iron insert.

The Opportunity

The flat is currently let producing an income of £570pcm with the tenant now on a rolling contract and requiring two full calendar months notice. Whilst the property does require basic updating it could also (subject to gaining any necessary planning or consents) be converted into a two bedroom unit with open plan kitchen in the front bay room.

sharp home improvements

RENOVATION QUOTE AVAILABLE

19-21 Lower Redland Road, Redland Bristol BS6 6TB
email: info@sharphomeimprovements.co.uk

SOLICITORS *AMD Solitors, 24 Regent Street, Clifton, Bristol BS8 4HG.* ***e-mail: richardharris@amdsolicitors.com***

THURSDAYS 16:00-16:30/SATURDAYS 12:00-12:30

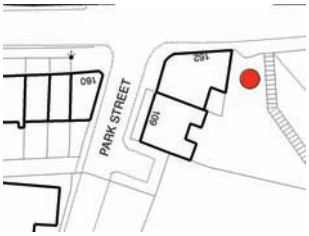
LOT 9

WITHDRAWN

Totterdown GUIDE PRICE: **£40K+++**

PLANNING PERMISSION

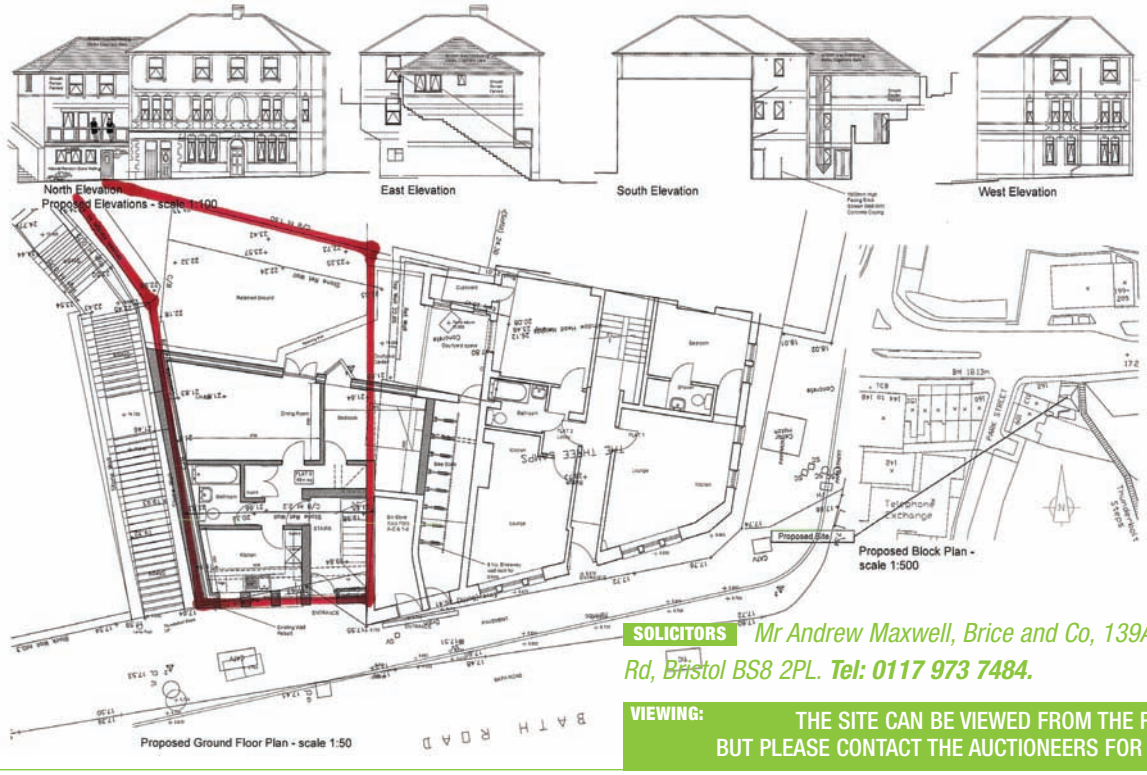
Full Planning Granted - 05/01937/F. Detailed plans available upon request from the auctioneers office.



Land adjacent to 162 Bath Road, Totterdown, Bristol BS4 3EF

Site with planning

Site with planning permission to construct three new build one bedroom flats with open balconies within a quarter mile of the City Centre.



SOLICITORS *Mr Andrew Maxwell, Brice and Co, 139A Whiteladies Rd, Bristol BS8 2PL.* ***Tel: 0117 973 7484.***

VIEWING: THE SITE CAN BE VIEWED FROM THE ROAD AT ANY TIME BUT PLEASE CONTACT THE AUCTIONEERS FOR FURTHER ACCESS

LOT 10

SOLD AFTER

Redland PRICE: £525K+++

SOLICITORS *Mrs Sheena Clark, Battrick Clark, 151 Whiteladies Road, Bristol BS8 2RA.* ***Tel: 0117 973 1391.***

OTHER INFORMATION *The property is currently managed by Flat Line who are confident that the rent can be increased to £39,960 for the next academic year.*

PROPERTY AREA
1947.5ft²

10, West Shrubbery, Redland, Bristol BS6 6SZ

HMO investment/family home

THE PROPERTY

A handsome Victorian semi with south west facing rear garden and two off street parking spaces.

RENTAL INCOME

The property is currently arranged as a fully licensed 9 bedroom house providing student accommodation.
The property is let until the end of June 2011 and produces;
£355 pcm per room
£38,340 per annum

LONG TERM BENEFITS

When the Article 4 changes to the HMO rules are introduced in December 2011 in the student letting areas, planning consent will be required for any dwelling occupied by three or more unrelated tenants. There will therefore be an increased demand for properties like this which are fully compliant with the Planning and Licensing requirements.

sharp home improvements

RENOVATION QUOTE AVAILABLE
19-21 Lower Redland Road, Redland Bristol BS6 6TB
email: info@sharphomeimprovements.co.uk

Flat line 0117-9732004

The property is currently managed by Flat Line.
Flatline, 182 Whiteladies Road, Clifton, Bristol BS8 2XU
Tel: 0117 973 2004

VIEWING: TUESDAYS & THURSDAYS MAY 14.15-15.15

LOT 11

POSTPONED

Totterdown GUIDE PRICE: £400K+++

LOT 12

POSTPONED

Totterdown GUIDE PRICE: £95K+++

Lot 11: 142-148 Bath Road;
Lot 12: Wedmore Villa, 142a Bath Road;
Lot 13: Church of the Nazarene, Summer Hill
Lot 14: 140 Bath Road.

Lot 11: A terrace of four freehold properties with ground floor commercial and two storey residential above.

The sheer size of this property will allow a range of opportunity. The ground floor commercial areas have been used for storage for nearly twenty years whilst the residential accommodation on the upper floors is a myriad of bedrooms and bathrooms. To the rear of the property is a single storey extension which could be removed to create gardens or parking.

Lot 12: An unusual property with both residential and commercial history. The property comprises two stories of brick built accommodation, a single storey extension to the rear and potential for garden / off street parking to the front of the property.

The property offers a range of both commercial and residential opportunities subject to gaining the necessary consents.

a selection of buildings on the Bath Road individually – possible larger scale scheme

Lot 13: A non listed Church with lapsed planning permission for conversion into four flats with underground parking.

Some years ago planning permission was granted to convert the property into flats (3 x 2 beds and 1 x 1 bed with underground parking - please request plans from auctioneers office) whilst these plans have lapsed one option is to reapply. Alternatively a building with this unusual amount of space in the main hall would be an excellent Gym or Restaurant subject to gaining any necessary consents.

Lot 14: A semi derelict end of terrace two storey period building comprising two reception rooms, three bedrooms and two off street parking spaces / garden to rear.

The property now requires complete modernization but present an opportunity to rebuild a family home / flat conversion subject to gaining any planning consents.

to be sold
e subject to planning.

SOLICITORS *Sarah Marsh, Bobbetts Mackan Solicitors, 17 Berkeley Square, Clifton, Bristol BS8 1HB.* ***Tel: 0117 929 9001.***

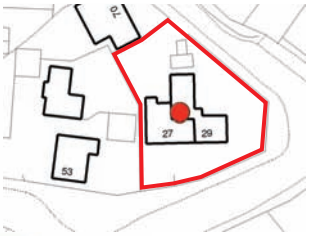
VIEWING: MONDAYS & WEDNESDAYS 15:00-16:00

LOT 15

SOLD £225K

Kingswood GUIDE PRICE: £200K+++

PROPERTY AREA
2570.2ft



We are delighted to be working on Joint Agency instructions with: Brunt & Fussell 22 Broad Street, Staple Hill, Bristol BS16 5NX Tel: 0117 956 6004.

NEW PRICE

27-29 Westons Way, Kingswood, Bristol BS15 9RR

Two houses on a large corner plot

A pair of semi detached houses to be sold as one lot. Both in need of modernisation, corner plot with two driveways and parking – **huge potential subject to PP**.

The property

A pair of semi detached houses, one a period cottage and the other a more modern house of different character. Both are in need of some modernisation but offer scope to convert into really attractive family homes. There are two driveways providing off road parking, a garage and potentially attractive gardens.

The opportunity

This lot provides a wealth of opportunities subject to planning permission: • create two separate houses;

- live in one whilst the other is being modernised;
- break up and sell individually;
- demolish and develop the site;
- convert back into one unit;
- create an investment property.

SOLICITORS *Mr Jim Davis, Davis Wood Solicitors, 884 Fishponds Road, Bristol BS16 3XB. Tel: 0117 965 3504.*

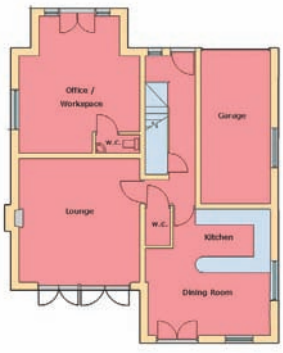
VIEWING: MONDAYS & WEDNESDAYS 11:15-11:45

LOT 16

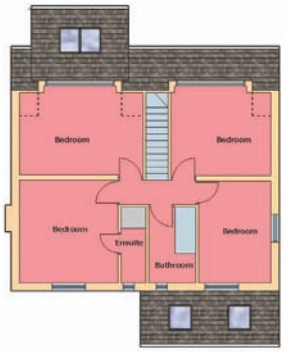
SOLD PRIOR

PROPOSED FRONTAGE

Ham Green GUIDE PRICE: £100K+++



PROPOSED GROUND FLOOR



PROPOSED FIRST FLOOR

The Plot @, Lime Tree Grove, Bristol BS20 0HG

Country Building Plot

A site currently comprising lock up garages but with planning permission to demolish and erect a detached four bedroom house with live / work extension.

Planning permission

Application No; 10/P/1595/F

Description; Erection of a detached dwelling with work unit following demolition of garages.

Architects plans available on request from the auctioneer's office.

aspect360
planning · design · development

Colin Pemble: Aspect360 Ltd
T: 0117 973 8662 M: 07833 570 722
E: colin.pemble@aspect360.co.uk W: aspect360.co.uk

SOLICITORS *Mr Roy Coles, ROY COLES & CO PROPERTY LAWYERS, 11 Berkeley Square, Clifton, Bristol BS8 1HG.* ***Tel: 0117 925625.***

VIEWING: THE SITE CAN BE VIEWED FROM THE ROAD AT ANY TIME

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✔ IN NEED OF COMPLETE RENOVATION

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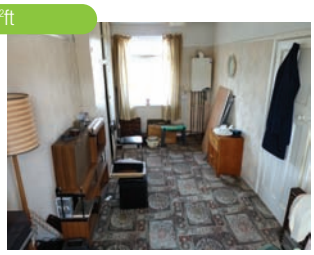
Clifton Print House, 99 Queens Road, Clifton, Bristol

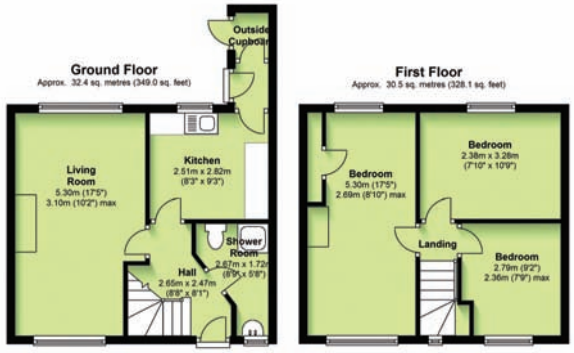
LOT 17

SOLD £97k

Ashton Vale PRICE: £70k+++

PROPERTY AREA
677.1ft²





154, South Liberty Lane, Ashton, Bristol BS3 2TJ

Terraced 'doer-upper'

A mid terrace three bedroom house in need of complete modernization with garden and garages to rear.

Properties of this nature sell for circa £125 - £150k when renovated. June 2011

SOLICITORS *Deborah Stone, Rodney King Solcitors, All Saints House, 6 All Saints Lane, Bristol BS1 1JH.* ***Tel: 0117 926 5201.***

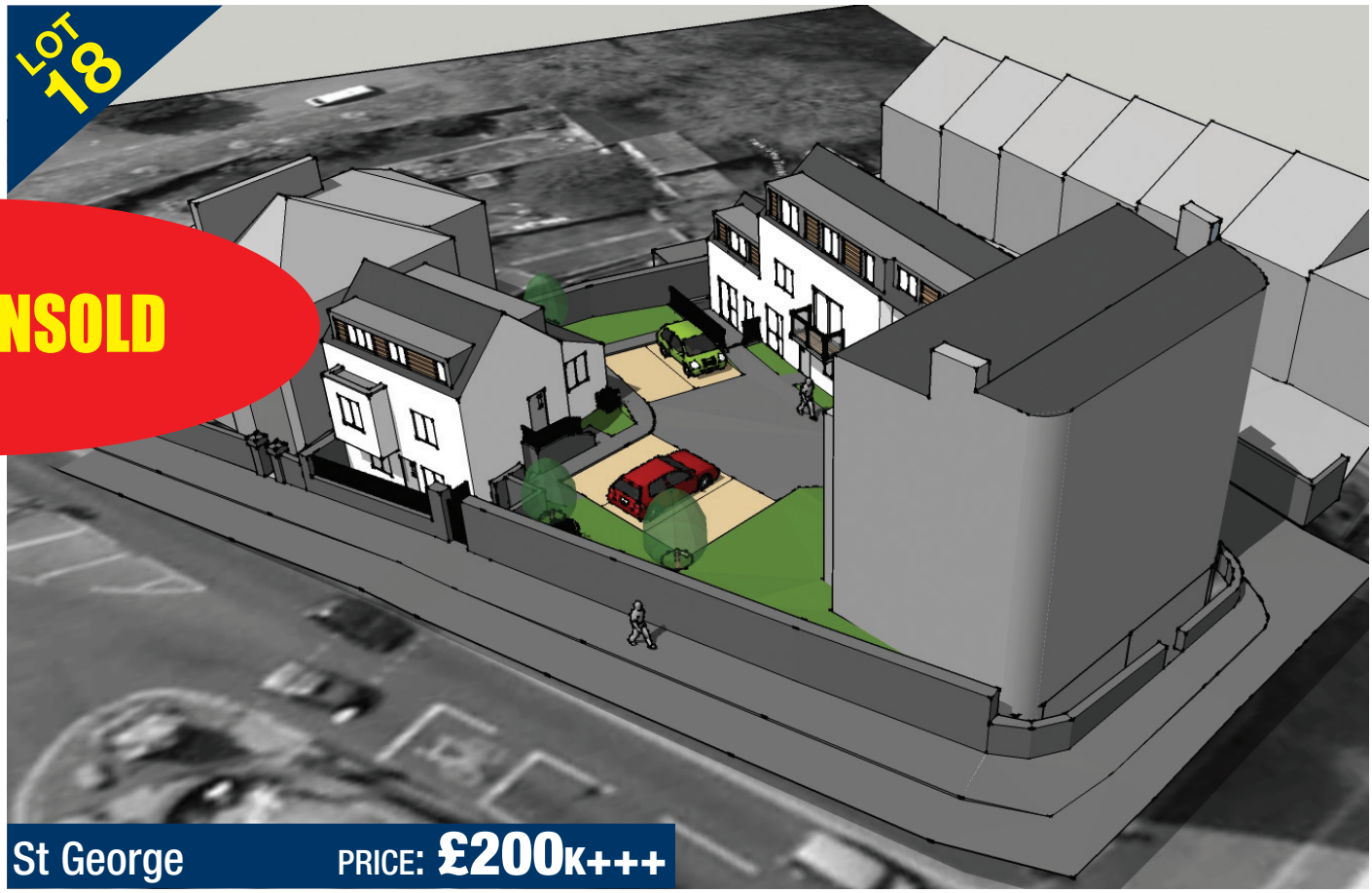
VIEWING: THURSDAYS 12:30-13:00

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



The Site @ 1 Clouds Hill Road, St George, Bristol BS5 7LD

Full planning

A collection of outbuildings / coach house / garages with planning permission to demolish and create nine stylish individual units with parking.

Planning Consent

Planning consent has been obtained under Bristol City Council Planning application number 10/01345/F for the demolition of the two storey annexe and the old coach house to be rebuilt as 8 apartments (studio, 1 bed and 2 beds) and a self contained 1-bed house, with 5 car parking spaces. Full plans and 3D drawings available upon request from auctioneers office - 0117 973 65 65

Alternative Scheme

If purchased alongside the main house (Lot 7); The entire site could be purchased, flattened and re-developed as a high density social housing/residential care/keyworkers scheme (subject to planning).

OTHER INFORMATION *None of the buildings on site are listed and the site is not within a conservation area.*

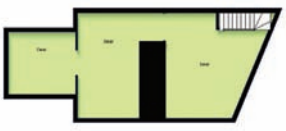
two great adjoining oppo

LOT 19

UNSOLD

St George PRICE: £200K+++

PROPERTY AREA
3124.6ft



1 Clouds Hill Road, St George, Bristol BS5 7LD

Grand premises

Commissioned by a famous Bristol sea Captain in the late 18th Century, this imposing Georgian mansion now offers a range of opportunities – in need of modernisation for investment/development (scope for 9 studio / bedsits subject to PP)

The opportunity

A large 6 bedroom family home. All other opportunities subject to planning permission; 9 individual Bedsits / Studios Conversion to flats Nursery/Nursing home. Bed and Breakfast accommodation.

Alternative scheme

If purchased alongside the plot (Lot 6); The entire site could be purchased, flattened and re-developed as a high density social housing/residential care/keyworkers scheme (subject to planning)

OTHER INFORMATION *The large Georgian house is in Class C3 residential use as a single dwelling at the moment and will be separated from the rest of the land and retain the benefit of one car parking space.*

SOLICITORS *Mr Ronald Peet, Withy King, North Bailey House, New Inn Hall St, Oxford OX1 2EA.* ***Tel: 01865 792300*** ***Fax: 01865 93616*** *DX 4314 Oxford 1*

VIEWING: MONDAYS & WEDNESDAYS 12:15-13.00

ortunities in St George

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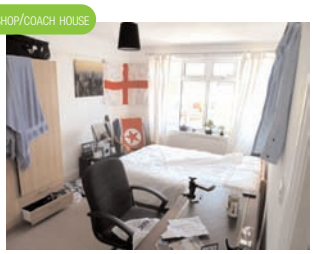
Bristol Zoo Gardens

LOT 20

SOLD £265K

Westbury Park PRICE: **£275K+++**

PROPERTY AREA
1349.5ft² NOT INC SHOP/COACH HOUSE



Total area: approx. 125.4 sq. metres (1349.5 sq. feet)

14, Kellaway Avenue, Westbury Park, Bristol BS6 7XR

The property

Freehold comprising: shop, 3/4 bed flat and large double width coach house to rear. Producing a total annual income of £19,200 – potential to increase.

Location

The freehold is located in the middle of a terrace of similar commercial/residential properties in a busy local high street with a wide range of independent retailers.

THE SHOP is let producing an annual income of £450 pcm. *We understand the tenancy expired two years ago and is now holding over.*

THE FLAT is let on an AST contract producing £1050 pcm. Vacant 3/8/11.

THE COACH HOUSE is let on an informal basis producing £100 pcm. 6 Months left on tenancy.

SOLICITORS *Mr Hugh Feeney, Bevans, 177 Whiteladies Road, Bristol BS8 2RY. Tel: 0117 923 9477. e-mail: hfeeny@bevans.co.uk*

VIEWING: TUESDAYS & THURSDAYS 13:30-14:00

LOT 21

POSTPONED

Easton PRICE: £150K+++

1-3, Villiers Road, Easton, Bristol BS5 0JH

Development Opportunity

A former meat processing plant with planning to convert into four flats and 2 x two bedroom houses.

Planning

Planning Application Number 07/01486/F
Conversion to four flats and erection of two number two bedroom cottages to rear. Granted 26th October 2007.

FURTHER PLANNING POSSIBILITIES

In view of the size and location of the site the vendor was seriously considering submitting a further Planning Application to The Local Planning Authority for a scheme incorporating an additional two new build units. Although we have no indication as to whether this proposal is likely to be granted the Vendor has recommended that a purchaser further explores the possibilities which the site presents.

SOLICITORS *Mr Jim Davies, Davis Wood, 884 Fishponds Road, Fishponds, Bristol BS16 3XB.* ***Tel: 0117 329 8209.***

OTHER INFORMATION *Architects plans available from the auctioneers.*

VIEWING: MONDAYS & WEDNESDAYS 14:00-14:30

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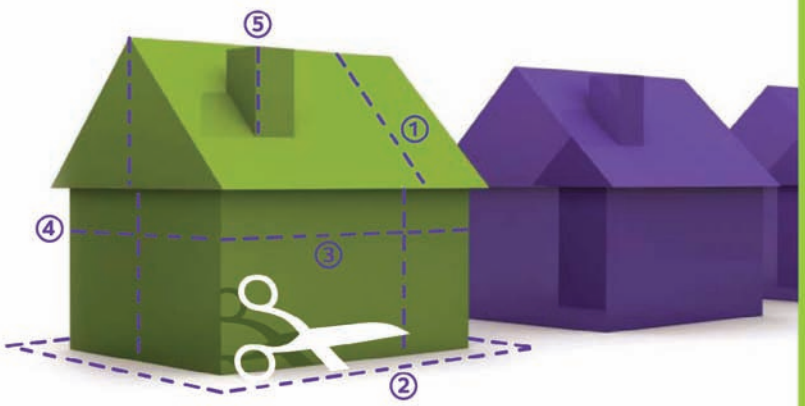

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LOT 22

SOLD £25K

Cotham PRICE: £10K+++

Land To Rear Of,6, Cotham Lawn Road, Cotham, Bristol BS6 6DU

Tranche of Land with Genuine Potential Subject to PP

10.00m(32'10") circa x 10.00m(32'10") circa

The site comprises the bottom thrid of the original garden to the rear of 6 Cotham Lawn Road. The site can be accessed via Trelawney Road.

The site is located in a high density residential situation whilst being close to both The University of Bristol and the Bristol Royal Infirmary.

The adjacent site has recently been granted planning permission and a new build Mews Style property has been built. Whilst our site is smaller there may be some long term potential for garages or indeed a residential dwelling subject to gaining the necessary planning consents.

Planning statement

We will shortly have a statement from a local architect outlining his thoughts on the site.

SOLICITORS *Mr Julian Chapman, Devereux Solicitors, 52A High Street, Westbury-on-Trym, Bristol.* ***Tel: 0117 959 3344.***

OTHER INFORMATION *We understand that no planning has been sought at any stage on this plot.*

sharp home improvements

RENOVATION QUOTE AVAILABLE

19-21 Lower Redland Road, Redland Bristol BS6 6TB
email: info@sharphomeimprovements.co.uk

VIEWING: THE SITE CAN BE VIEWED FROM THE ROAD AT ANY TIME

why not sell at our **september** auction?

auction action

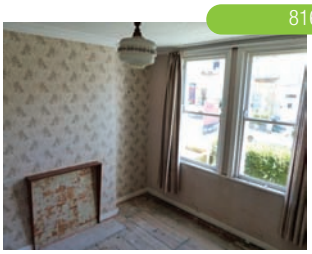
…here at All Saints on Wednesday 14th september 2011

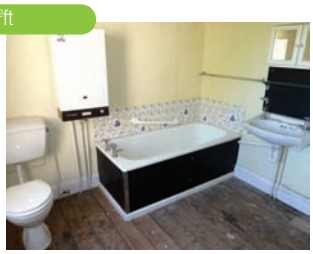
LOT 23

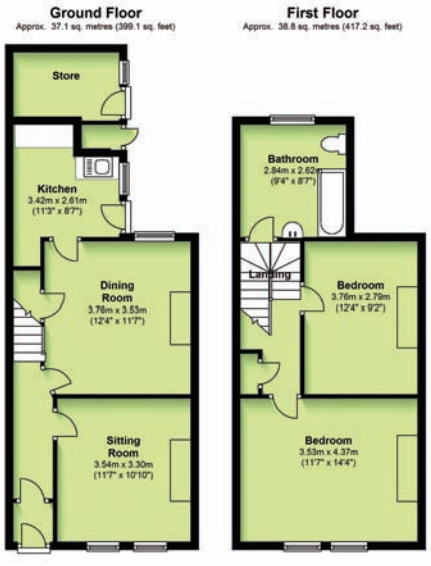
SOLD £183.5K

Bath PRICE: £165K+++

PROPERTY AREA
816.3ft²







Total area: approx. 75.8 sq. metres (816.3 sq. feet)

stuarts residential

Stuart Residential, 1 Queen Square, Bath BA1 2HA.
Tel: 01225 220 335. e-mail: bath@stuartresidential.com
www.stuartresidential.com

18 Dartmouth Avenue, Bath BA2 1AT

Renovation/investment opportunity

A classic period house arranged over two floors with two reception rooms and a kitchen on the ground floor and two bedrooms plus a large bathroom on the top floor. to the rear of the property is an outside store, WC and sunny rear garden backing onto allotments.

The property now requires full updating.

The property will make either a fantastic family home or could be converted into a 3 / 4 bedroom student investment property.

To the rear of the property is an unutilized store and WC which combined with the kitchen has the potential for an extremely attractive space - subject to gaining the necessary planning consents.

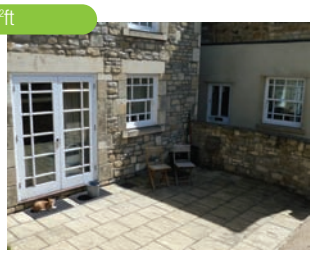
Rental information

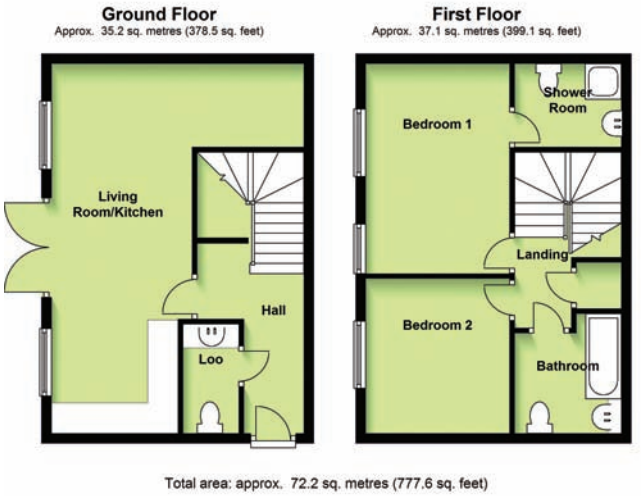
Local Lettings specialist Stuarts Residential says; Dartmouth Avenue – 'Situated on the edge of Oldfield Park and suitable as both a professional let at between £775 and £800pcm or student let at between £975 and £1,020pcm.

SOLICITORS *Dave Morison, BLB Solcitors. www.blbsolicitors.co.uk*
Tel: 01225 462871.

VIEWING: TUESDAYS 12:00-12:30

PROPERTY AREA
777.6ft²





19 Twerton Close Farm, Bath BA2 1BL

Excellent value investment opportunity

Forming part a converted school house dating back to 1857. Is this delightful two double bedroom home. Briefly comprises; living/dining/kitchen area, cloakroom leading to first floor master bedroom with en suite, second bedroom, family bathroom. Private garden and off street parking space.

Rental information

Local Lettings specialist Stuarts Residential says; Twerton Farm Close - 'Ideal professional let and ideally located for access to Bath Spa Uni, the City Centre and the A4 to Bristol. Would rent for between £725 and £750 pcm. Currently let on AST contract for £750pcm.

stuarts residential

Stuart Residential, 1 Queen Square, Bath BA1 2HA.
Tel: 01225 220 335. e-mail: bath@stuartresidential.com
www.stuartresidential.com

SOLICITORS *Mrs Rhona Forster, Metcalfes, 46-48 Queen Square, Bristol BS1 4LY.* ***Tel: 0117 929 0451.***

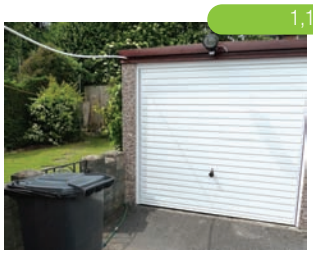
VIEWING: TUESDAYS 12:45-13:15

LOT 25

SOLD AFTER

Stockwod PRICE: £147K+++

PROPERTY AREA
1,194ft²



45, Bifield Road, Stockwood, Bristol BS14 8TW

Family home/extension opportunity

A 2 / 3 bedroom semi detached chalet bungalow in need a little upgrading with garage and garden. The Accommodation comprises - entrance hall, lounge, kitchen, 2 / 3 bedrooms, gas central heating, double glazing, garage and small garden.

A good value family home. Other houses on the road have converted the large attic space to extend the living accommodation - all subject to planning permission.

SOLICITORS *Deborah Stone, Rodney King Solcitors, All Saints House, 6 All Saints Lane, Bristol BS1 1JH.* ***Tel: 0117 926 5201.***

VIEWING: THURSDAYS 11:30-12:00

Legal Documents Online - New Service - Legal Documents Online

EI AUCTION Legal Documents Legals

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

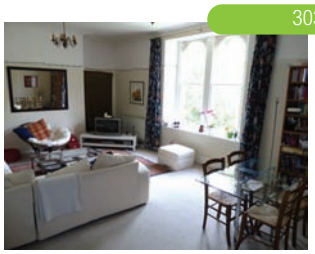
LOT 26

POSTPONED

Redland PRICE: **£675K+++**

PROPERTY AREA

3034²ft



BRADLEY RESIDENTIAL

CURRENT MANAGING AGENTS
The flats are currently being managed by;
Bradley Residential Ltd
The Old Stores, 121 Long Ashton Road, Bristol BS41 9JE
Tel/Fax : 0845 652 8634 www.bradleyresidential.co.uk

18, Westfield Park, Redland, Bristol BS6 6LX

Freehold investment/break-up opportunity

A portfolio of high yielding residential apartments comprising the hall, first and top floor of this imposing Victorian Building adjacent to Whiteladies Road.

The opportunity

The property comprises three apartments (1 x 3 bed and 2 x 2 bed) with off street parking to the rear of the property.

Whilst the flats have been actively maintained they could now benefit from basic upgrading.

Rental income

The property produces an annual income of £31,380.

HALL FLOOR FLAT (1052 sq ft): £800 pcm (£9600pa);

FIRST FLOOR FLAT (988 sq ft): £815 pcm (£9780pa);

TOP FLOOR FLAT (994 sq ft): £1000 pcm (£12000pa).

SOLICITORS *Mr Richard Harris, AMD Solitors, 24 Regent Street, Clifton, Bristol BS8 4HG. richardharris@amdsolicitors.com*

VIEWING: TUESDAYS & THURSDAYS 15:00-15:45

LOT 27

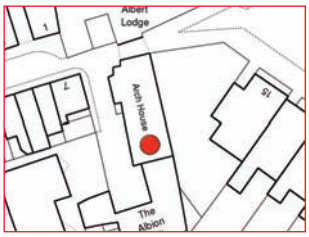
SOLD AFTER

FARROW&BALL

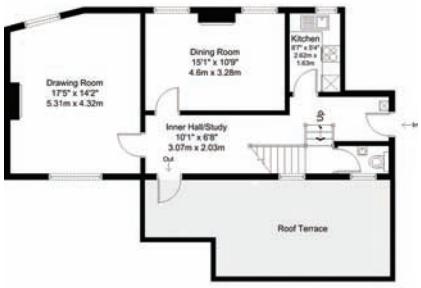
£100 Voucher

Farrow & Ball have generously donated a £100 Voucher for materials from their showroom to the purchaser of this lot.

Clifton PRICE: £250K+++



Second Floor



sharp home improvements

RENOVATION QUOTE AVAILABLE

19-21 Lower Redland Road, Redland Bristol BS6 6TB
email: info@sharphomeimprovements.co.uk

2 Arch House, Boyces Avenue, Clifton, Bristol BS8 4AA

Iconic Opportunity

Appropriately named Arch House forms the passageway between the stunning architecture of Victoria Square and Boyces Avenue. The property now requires complete updating and has the potential to be a fine duplex apartment. Subject to gaining the necessary planning consents we would recommend making the first floor level open plan to take advantage of the potentially large rooms and outstanding views over the Square and Park

Issues

Hollis Morgan are aware of the following issues with the property;

We understand the management company is essentially nonexistent and the lease has been described as Draconian.

The owner is also responsible for the roof over the flat but we understand the current owner has invested in the region of £30,000 in maintaining this in recent years.

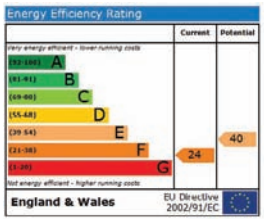
SOLICITORS *Mr Mark Griffiths, Henriques Griffiths, 18 Portland Square, Bristol.* ***Tel: 0117 909 4000.***

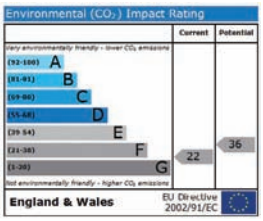
VIEWING: THURSDAYS 17:00-17:30/SATURDAYS 13:00-13:30

LOT 28

SOLD PRIOR

Potishead PRICE: £325K+++





Bird Tree Cottage, 156 High Street, Portishead BS20 6PY

Outstanding Value

A truly unique opportunity to acquire this magnificent 17th Century four bedroom cottage in the heart of Portishead village. Dating back to 1660 with a Grade II Listing, the property sits within 1/3 acre plot and has an absolute wealth of period features which include Inglenook fireplaces, salt cupboard and beamed ceilings to name but a few. The generous gardens, are further complemented by a Tandem Double Garage, former aviary and parking. Properties in this vicinity and of this style rarely come to market and therefore this is definitely an opportunity not to be missed.

The opportunity

The property has been on the local market with an asking price of nearly £450,000 – the property now represents exceptional value as a family home/investment.

WOODS estate agents

We are delighted to be working as joint agents with:
Woods Estate Agents, Harbour Road, Portishead BS20 7JN
Tel: 01275 848 272

SOLICITORS *Jan Sefton Quality Solicitors Burroughs Day, Combe House, Combe Road, Portishead BS20 6BJ.* ***Tel: 01275 843213.***

VIEWING: WEDNEDAYS 13:30-14:15

LOT 29

UNSOLD

Brislington PRICE: £150K+++

PROPERTY AREA
2,914.3²ft

EXISTING LAYOUT

149 Wick Road, Brislington, Bristol BS4 4HH

Development opportunity ready to go

An interesting building currently comprising ground floor showroom and first floor offices. Planning permission has been granted to create three one bedroom flats. We understand there may be an opportunity to reapply for a different style of planning permission and change it to a purely residential scheme.

Planning

Description: Renewal of planning permission 06/03993/F – alteration and extension to existing retail trade sales unit to create a larger retail sales unit at ground floor level and 3 no. new self-contained flats over.
Application No: 10/02021/R
Online Ref: 0
Date Opened: 21 May 2010
Status: current

SOLICITORS *Mr Payne, Cooke Painter Ltd, 12 West Town Lane, Brislington, BS4 5BN.* ***Tel: 0117 9716765.***

VIEWING: **VIEWINGS BY APPOINTMENT ONLY**

LOT 30

WITHDRAWN

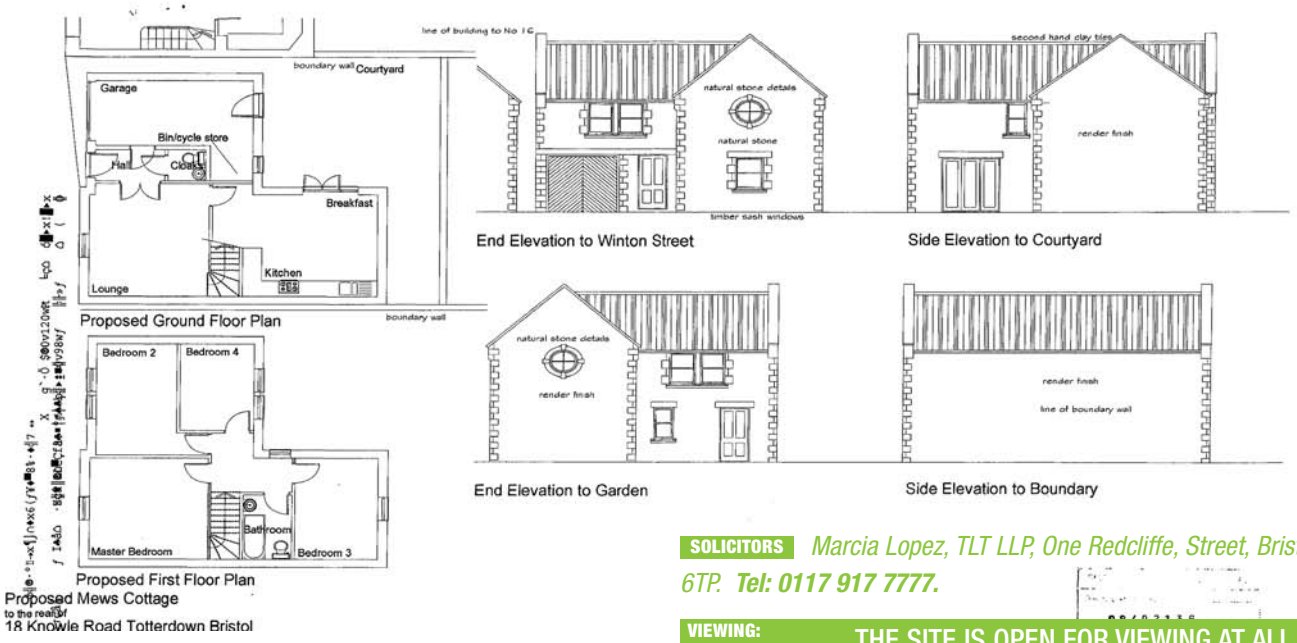
Knowle PRICE: £65K+++

Plot to the rear of 18, Knowle Road, Knowle, Bristol BS4 2EE

Site with Planning

Small site with full planning permission has been granted for the erection of a detached four bedroom muse cottage.

Planning application number – 08/02136/F granted on 29th May 2008.



SOLICITORS *Marcia Lopez, TLT LLP, One Redcliffe, Street, Bristol BS1 6TP.* ***Tel: 0117 917 7777.***

VIEWING: THE SITE IS OPEN FOR VIEWING AT ALL TIMES

LOT 31

SOLD PRIOR

St Andrews PRICE: £550K+++

20, 20a & 20b, Belvoir Road, St Andrews, Bristol, BS6 5DJ

The property comprises three units 20, 20a and 20b and is for sale as one Lot.

20 Belvoir Road

A six bedroom house arranged over three floors with two reception rooms, four bathrooms, sun terrace and three off street parking spaces – 2545 sq ft.

The property is let for £1500 pcm/£18000 per annum.

20A Belvoir Road

A spacious two bedroom flat with seperate kitchen, bathroom, cloakroom. 963 sq ft.

The flat is let for £795 pcm/£9540 per annum.

20B Belvoir Road

A basement studio flat with open plan living and seperate kitchen and shower room – 354 sq ft.

The studio is let for £350 pcm.

Total Rental Income

The total income for all three units is £2645 pcm (£31,740 per annum).

SOLICITORS *Mrs Rhona Forster, Metcalfes, 46-48 Queen Square, Bristol BS1 4LY.* ***Tel: 0117 929 0451.***

VIEWING: Tuesdays 12:30 - 13:15

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 £250 inclusive of 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 sand 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

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 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 though 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.

hollismorgan auction terms and conditions

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 £250 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.

0117 973 6565
auction@hollismorgan.co.uk

hollis morgan

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 March 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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www.pentrichproperties.co.uk

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e-mail: bath@stuartresidential.com
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BS8 4BT
0117 923 7788
www.acklands.co.uk

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www.

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www.farrow-ball.com

GH Fitness
Tel: 07973 683 539
www.ghfitness.co.uk

design and construct

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bristol@3SIXTYrealestate.co.uk
http://www.3sixtyrealestate.co.uk

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www.westerndailypress.co.uk

our auction location

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.

The Property Ombudsman SALES

OFT Approved code

NAVA National Association of Valuers and Auctioneers

NAEA National Association of Estate Agents

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our next auction date is

Wednesday, 14th September 2011 | **7.00PM**

All Saints Church, Pembroke Road, Clifton

and on… 09/11/11 last in '11

contact Andrew Morgan or Oliver Hollis on **0117 9736565** to discuss your requirements further.

0117 973 6565
auction@hollismorgan.co.uk

hollis morgan

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