

estate agents **auCTIONEERS**

# ISSUE RESULTS

hollis  
morgan

NOVEMBER 2012  
auCTION

Wednesday, 28<sup>th</sup> November 2012 | **7.00<sup>PM</sup>**  
All Saints Church, Pembroke Road, Clifton

# auCTION

**LOT 1 GUIDE PRICE £180,000+++**

14

**GARDEN FLAT, 10 ABERDEEN ROAD, REDLAND, BRISTOL BS6 6HT**

A spacious garden flat with two bedrooms, two receptions rooms and sole use of rear garden. Now in need of updating throughout.

**LOT 2 GUIDE PRICE £900,000+++**

15

**RODNEY COURT, 2 PORTLAND STREET, CLIFTON, BRISTOL BS8 4JH**

An 18 bedroom purpose built high yielding freehold investment property currently producing £79,560 pa located in the heart of Clifton Village.

**LOT 3 GUIDE PRICE £225,000+++**

16

**TRECASA, WINTERBOURNE HILL, BRISTOL, SOUTH GLOS BS36 1 JW**

A detached bungalow set on a generously proportioned, elevated plot with huge potential, now requires updating throughout.

**LOT 4 GUIDE PRICE £100,000+++**

17

**7 FOREST ROAD, KINGSWOOD, BRISTOL BS15 8EH**

A Classic mid terraced period house arranged over two floors with extension, garden and garage to the rear. Now in need of updating.

**LOT 5 GUIDE PRICE £190,000+++**

18

**54 MORAVIAN ROAD, KINGSWOOD, BRISTOL BS15 8ND**

Detached freehold D1 commercial building with huge scope for residential redevelopment subject to gaining the necessary planning.

**LOT 6 GUIDE PRICE £325,000+++**

19

**INDUSTRIAL UNIT, 238 BROOMHILL ROAD, BRISLINGTON, BRISTOL BS4 5RG**A 12,305ft<sup>2</sup> industrial warehouse unit on a corner plot capable of producing £43k pa: RECEIVERSHIP SALE.**LOT 7 GUIDE PRICE £475,000+++**

20

**OVERDALE HOUSE, OVERDALE ROAD, DOWNEND BS16 2RH****\*\*SOLD PRIOR TO AUCTION\*\*****LOT 8 GUIDE PRICE £250,000+++**

21

**FORMER CHURCH HALL, 4, WOODHILL ROAD, PORTISHEAD BS20 7ET****\*\*SOLD PRIOR TO AUCTION\*\*****LOT 9 GUIDE PRICE £275,000+++**

23

**THE RECTORY, 41 CHURCH LANE, HUTTON, NORTH SOMERSET BS24 9SL**

A detached family home now requiring basic updating but with huge potential set in a beautiful location.

**LOT 10 GUIDE PRICE £135,000+++**

24

**PLOT 1, 41 CHURCH LANE, HUTTON, NORTH SOMERSET BS24 9SL**

Level plot set in mature gardens with full planning permission to construct a detached 4 bedroom family home.

**LOT 11 GUIDE PRICE £135,000+++**

25

**PLOT 2, 41 CHURCH LANE, HUTTON, NORTH SOMERSET BS24 9SL**Level plot set in mature walled gardens with full planning to construct a stunning detached 4 bed family home (2,868ft<sup>2</sup>) with home office.**LOT 12 GUIDE PRICE £50,000+++**

14

**LAND TO THE REAR OF 54 FANSHAW ROAD, HENGROVE, BRISTOL BS14 9RY**

Generously proportioned plot with Full Planning for a single dwelling.

**LOT 13 GUIDE PRICE £300,000+++**

27

**HIGH MANOR BARN, UPLANDS COURT, CHEWTON KEYNSHAM BS31 2SZ**

An exceptionally spacious Baronial styled barn with full planning for conversion in to a stunning family home with large rear garden.

**LOT 14 GUIDE PRICE £275,000+++**

27

**TWIN BARN, HIGH MANOR BARN, UPLANDS COURT, CHEWTON KEYNSHAM BS31 2SZ**

Fantastic opportunity to acquire a series of spacious Baronial style barns with full planning to convert into a large family home with rear garden.

**LOT 15 GUIDE PRICE £300,000+++**

27

**CLOISTER BARN, UPLANDS COURT, CHEWTON KEYNSHAM BS31 2SZ**

Exceptionally spacious Baronial style barn with full planning to convert into a stunning family home, with additional outbuildings.

**LOT 16 GUIDE PRICE £110,000+++**

29

**FORMER DAIRY OFFICES, 3 THICKETT ROAD, FISHPONDS, BRISTOL BS16 4LW**

Mid terrace period property over 2 floors in need of modernisation but will Full Planning to convert into two generously proportioned apartments.

**LOT 17 GUIDE PRICE £115,000+++**

31

**UNIT 5 SEPTIMUS, HAWKFIELD WAY, HAWKFIELD BUS PARK, BRISTOL BS14 0BL**

A modern mixed use commercial unit set within an established business park capable of producing £19,400pa: RECEIVERSHIP SALE.

**LOT 18 GUIDE PRICE £70,000+++**

32

**UNIT 3 GARFIELD RD AND 80c BELL HILL ROAD, ST GEORGE, BRISTOL BS5 7LU**

Two single storey Freehold units with long term potential to redevelop – current potential income £10,500pa.

**LOT 19 GUIDE PRICE £375,000+++**

33

**FREEHOLD AND 3 FLATS, 38 St. PAULS ROAD, CLIFTON, BRISTOL BS8 1LR**Freehold investment comprising the 1<sup>st</sup>, 2<sup>nd</sup> + top floor of this imposing period property plus a parking space – capable of producing c. £27k pa.**LOT 20 GUIDE PRICE £10,000+++**

34

**DAY CENTRE AND LAND AT 18 KILMERSDON ROAD, BISHOPWORTH, BRISTOL BS13 9NQ**

Large secure parcel of land with a detached modern commercial building B1 use most recently used as a Day Centre – wide range of possibilities.

**LOT 21 GUIDE PRICE £275,000+++**

35

**THE CHAPEL, TICKENHAM HILL, TICKENHAM, NORTH SOMERSET BS21 6SH**

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

**LOT 22 GUIDE PRICE £900,000+++**

36

**9 DOWNFIELD ROAD, CLIFTON, BRISTOL BS8 2TQ**

Large Victorian semi currently arranged as a D1 nursing home but with scope to create a special family home subject to gaining planning.

**LOT 23 GUIDE PRICE £225,000+++**

37

**ST THOMAS COURT, THOMAS LANE, CITY CENTRE, BRISTOL BS1 6JG**2,850ft<sup>2</sup> purpose built 2<sup>nd</sup> floor modern office suite: RECEIVERSHIP SALE.**LOT 24 GUIDE PRICE £125,000+++**

38

**TOP FLOOR FLAT, 285 HOTWELL ROAD, BRISTOL BS1 4NQ**

Recently renovated top floor 1-bed flat in fine Georgian terrace: IDEAL INVESTMENT.

**LOT 25 GUIDE PRICE £85,000+++**

39

**12-14 CHURCH ROAD, REDFIELD, BRISTOL BS5 9JA**A pair of properties with ground floor retail unit (plus basement) and two floors of residential (3208ft<sup>2</sup>) REQUIRES COMPLETE UPDATING.**LOT 26 GUIDE PRICE £60,000+++**

40

**FREEHOLD SITE TO REAR OF 81 SPRINGFIELD ROAD, COTHAM, BRISTOL BS6 5SW**

A freehold site comprising three garages and land to rear – DEVELOPMENT POTENTIAL subject to gaining planning.

## WHAT OUR CLIENTS SAY

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

**David Moore MRICS**  
*BNP Paribas Real Estate*

## WHAT OUR CLIENTS SAY

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

**Linda Mawby**  
*Valuation and Asset Manager  
South Gloucestershire Council*

## WHAT OUR CLIENTS SAY

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

**‘Mr M’**  
*Property Owner  
Bristol*

## WHAT OUR CLIENTS SAY

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

**Richard Hill**  
*Head of Property Department  
Gregg Latchams LLP*



# welcome to all saints for our november auction

**FOLLOWING OUR VERY SUCCESSFUL SEPTEMBER AUCTION** – when over £3m of land and property was sold under the hammer – we can, at last, begin to see clear signs of a property revival emerging. Estate Agents are generally reporting increased activity and this new enthusiasm is mirrored in our Auction Saleroom with a renewed appetite for potential bargains.

Do remember that the most successful property investments are made at the start of an upward trend and I am sure, from your interest in our sale, that you will have noticed this genuine movement and be able to benefit from these more hopeful signs.

Our November Sale offers a plethora of interesting opportunities to satisfy your aspirations, with land and property with a potential value of well over £5.5m on offer. We are delighted to be working in partnership with Jones Lang La salle on a number of commercial properties – as well as acting on behalf of the NHS – to be able to offer a number of high yielding investments, residential development opportunities and land. Hopefully something for everybody!

So, I am delighted to be able to offer a catalogue of quality properties and wish you every success in your quest for a bargain but, do remember, Andrew is a very experienced and persuasive auctioneer! And, whether you are a successful purchaser or not, please give us the chance to get to know you better over complimentary drinks in the atrium when business is done.



our next auction date is

**Wednesday, 6<sup>th</sup> February 2013 | 7.00PM**  
All Saints Church, Pembroke Road, Clifton



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

**hollis  
morgan**

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

# residential sales

**SOLD**  
SIMILAR REQUIRED



Clifton **£225,000**

**SOLD**  
SIMILAR REQUIRED



Redland **£315,000**

**SOLD**  
SIMILAR REQUIRED



Redland **£199,000**

**SOLD**  
SIMILAR REQUIRED



Clifton **£299,000**

**SOLD**  
SIMILAR REQUIRED



Clifton **£345,000**

**SOLD**  
SIMILAR REQUIRED



Clifton **£195,000**

**SOLD**  
SIMILAR REQUIRED



Clifton Village **£495,000**

**SOLD**  
SIMILAR REQUIRED



Clifton **£375,000**

**SOLD**  
SIMILAR REQUIRED



City Centre **£179,000**

**SOLD**  
SIMILAR REQUIRED



Clifton **£249,000**

**SOLD**  
SIMILAR REQUIRED



B???? **£875,000**

# residential sales

hollis morgan are equally at home in the residential market

## some we have sold...



**SOLD OFF PLAN**

### mews houses in clifton village

these stylish mews houses in the heart of the village, sold 'off plan' for 'asking' price...



**UNDER OFFER  
IN 48 HRS**

### apartment in desirable victoria square

a quality apartment in a highly desirable location – 'under offer' for 'asking' price in 48 hours!

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



**CLIFTON £299,000**

A bright and airy, 2 double bed, second floor apartment adjacent to Durdham Downs.



**CLIFTON VILLAGE £850,000**

'Gothic' style Victorian terrace with classic features + enclosed 'secret' garden and self contained flat.



**CLIFTON WOOD £185,000**

A generous 1 bed apartment in excellent decorative order, with direct access to the lawned garden.



**CLIFTON VILLAGE £895,000**

A superb house over 4 floors, plus a self-contained basement flat, just moments from Clifton Village.

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

Freephone orderline: 0500 575754

www.kellaway.co.uk



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

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*Gillard Electrical Services*

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

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

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

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

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

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

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

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

to contact Julian, email [julian.pyrke@gregglatchams.com](mailto:julian.pyrke@gregglatchams.com), telephone 0117 906 9421 or to find out more about Gregg Latchams, visit [www.gregglatchams.com](http://www.gregglatchams.com)

**Gregg  
Latchams**  
Solicitors & Notaries



# for sale: £400k

OFFERS IN THE REGION OF

## a mixed-use opportunity in Bedminster

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



**PLANNING**

Application No 11/05233/F

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

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

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

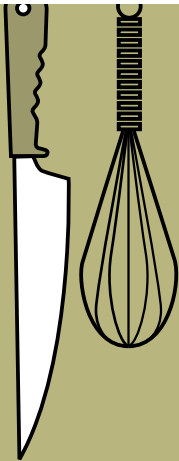
Full details of the refused planning application, existing layout and site map are available upon request.

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

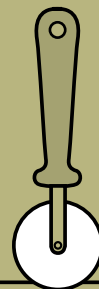
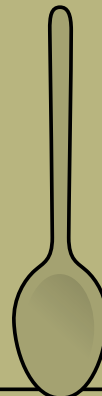
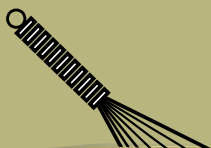
**VIEW FULL DETAILS**

[http://www.hollismorgan.co.uk/property/23812208/result\\_auction](http://www.hollismorgan.co.uk/property/23812208/result_auction)

hollis  
morgan



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



The Kitchen Man



# the mole report

a moles eye view of the auction market

**After a year that has witnessed plenty of negative journalism in relation to the property market, Hollis Morgan's September sale provided a timely reminder of why you should not believe everything you read!**

More than £3m worth of property exchanged hands on the evening, as in excess of over 300 people packed All Saints Church to the rafters. The initial 22 Lots on offer was slightly reduced by the time of the Auction, with one property being withdrawn and a further three postponed. **Lot 3 – The Warren, 75 Sea Mills Lane, Stoke Bishop**, was sold just prior to the Auction having received a number of offers in the days leading up to the sale.

The evening got off to a positive start with **Lot 1 – 15 Dean Lane & Lot 2 – 23 Dean Lane** selling for £249k and £240k respectively. Both of these properties were receivership sales and were purchased by the same buyer. Although both properties are in need of moderate renovation work and whole-scale redecoration, the fact that both had already been converted into three flats and are located just a stone's throw from North Street makes obvious the attraction for this buyer. **Lots 5, 7 & 8** were also receivership sales, in this case three high yielding investment properties in Avonmouth, each producing an annual income in excess of 20% of their guide prices. These sold for £190k, £162k and £200k respectively, each to different buyers.

**Lot 10 – The Lodge House, Woodhill Road, Portishead** and **Lot 11 – The Church Building, Woodhill Road** were perhaps the two properties that attracted the highest level of interest in the weeks leading up to the Auction. Although these properties presented two entirely different projects, they were equally unique and enticing and saw numerous groups view both. No surprise then that competition was fierce for both; The Lodge had several bidders as it raced past the £100k mark, eventually selling for an impressive £123k – well above its £90k guide. The Church was initially guided at £150k, but was adjusted to £200k following high interest and this proved justified as it sold for £220k. The new owners specialise in church conversions for residential use. The evening ended on an extremely positive note with **Lot 22 – Hope Chapel, Chew Magna** selling for exactly its guide price of £500k, which was also the largest sum of money paid for any of the properties offered at September's sale.

## What to look out for in tonight's sale

Moving on to tonight's sale and there are some genuinely fascinating lots on offer, once again bringing a wide selection

For any information regarding future or past sales, or to request a free valuation on your property, please contact Andrew or Oliver on 0117 973 65 65. Alternatively the results from our Auctions can be viewed online at [www.hollismorgan.co.uk](http://www.hollismorgan.co.uk)

of property to the market across all budgets. Here's a look at some of the highlights; Offered with a guide price of £900k, **Lot 2 – Rodney Court, 2 Portland Street**, is something of a rarity – a high-yielding investment property located right in the heart of Clifton Village. Arranged as three 6-bed flats each with a communal kitchen, lounge and bathrooms, it is currently let out to International House on a five year lease worth £79,560pa. **Lot 4 – 7 Forest Road, Kingswood** has also experienced a good amount of interest in the run up to tonight and with a guide of £100k, this terraced house has drawn attraction from homebuyers, investors and developers. **Lot 5 – 54 Moravian Road, Kingswood**, is a substantial detached freehold property that was most recently used for medical purposes, with a series of offices and consultation rooms. Offered with a guide price of £190k, the property would now suit a number of uses including continuing with medical care, or as a nursery or crèche. Subject to gaining planning permission there is scope to convert the property into a series of flats, or to split it into two semi-detached houses. **Lot 20 – Former Day Centre and Land, 18 Kilmersden Road** was also previously used by the NHS as a day care centre. Now having been empty for some years, this large single storey unit comprises a number of offices and treatment rooms, and sits on a sizeable plot that currently forms a car park. Given its' guide price of £10k, this property has received as much interest as any in November's Auction and suggested uses have ranged from residential developments to car garages and nurseries. Finally **Lot 26 – Freehold site to the rear of, 81 Springfield Road** was a late addition to tonight's Auction but a very worthy one at that. The site consists of three adjoining garages and a small area of land directly behind them. Although the garages are currently rented out, producing just over £2000 per annum, the main attraction here would be to convert the garages in to a mews style house (subject to gaining the necessary planning consents), as has been demonstrated on numerous other properties along this road.

**Another exciting sale beckons this evening and I wish you all a good evening whether buying, selling or just looking!**

## Sam Mole

Sam is the Hollis Morgan auction assistant.  
[sam@hollismorgan.co.uk](mailto:sam@hollismorgan.co.uk)



# moon



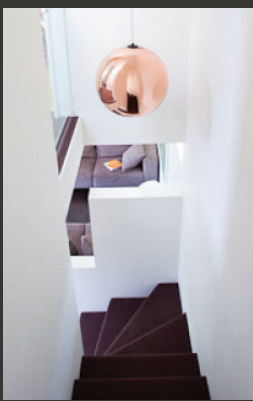
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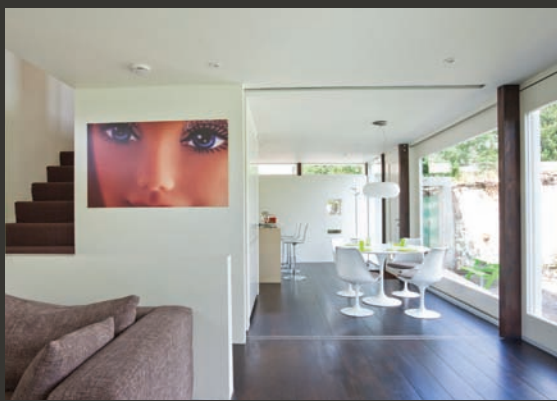
EXTENSION



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NEW BUILD



# coming to our february auction

a small preview of some of the properties in our next auction

[VIEW FULL DETAILS](http://www.hollismorgan.co.uk/property/23902125/result_auction) [http://www.hollismorgan.co.uk/property/23902125/result\\_auction](http://www.hollismorgan.co.uk/property/23902125/result_auction)



**Cotham** GUIDE PRICE: **£450k+++**

A roughly triangular parcel of land of approximately 0.15 of an acre benefiting from planning permission for 9 flats (7 x 2 Beds, 1 x 1 Bed 1 x 3 Bed).

[VIEW FULL DETAILS](http://www.hollismorgan.co.uk/property/23706830/result_auction) [http://www.hollismorgan.co.uk/property/23706830/result\\_auction](http://www.hollismorgan.co.uk/property/23706830/result_auction)



**St Agnes** GUIDE PRICE: **£440k+++**

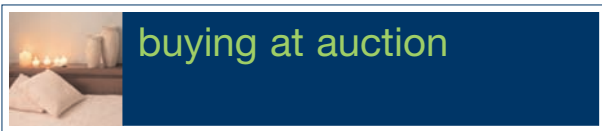
A substantial mid terrace Victorian Pastiche mid terrace property comprising 8 x 1 bedroom apartments on long leaseholds set within a three storey purpose built property with an additional two storey annex to the rear.

[VIEW FULL DETAILS](http://www.hollismorgan.co.uk/property/23707946/result_auction) [http://www.hollismorgan.co.uk/property/23707946/result\\_auction](http://www.hollismorgan.co.uk/property/23707946/result_auction)



**Montpelier** GUIDE PRICE: **£800k+++**

This substantial Freehold Georgian detached mansion house has been elegantly divided into 11 quality apartments each comprising open plan kitchen and living space, bedroom (s), modern bathroom and gas central heating.



## buying at auction – an exciting opportunity

### Auctions offer a whole range of different and exciting property opportunities – why not see what is on offer?

It may seem a daunting process to buy in a saleroom but if you follow these guidelines it is a very straightforward and enjoyable process. Do not be afraid to ask for guidance from us – we are there to help you.

### can I attend an auction to see what happens?

An auction is a public event you are most welcome to attend. We recommend that anyone thinking of buying by this method attends auctions in order to familiarise themselves with the process.

### how do I find out about new properties?

Join our mailing list by either calling the office or send us an email via our website.

### how do I view the property?

Viewings will be arranged and times published. You can view at these times without making an appointment. Arrive early to take advantage of the maximum viewing time.

### what is a price guide?

A price guide is published to give an indication of general price bracket in which the property is likely to be sold. Watch our website or ring for further information – this may be adjusted as the sale date approaches.

### what is a reserve price?

The reserve price will be given to the auctioneer by the vendor. Unless this figure is reached the auctioneer cannot sell the property. This figure is generally not revealed.

### can I make an offer?

Sellers will sometimes accept an offer prior to the sale if they feel a satisfactory figure has been offered. Please be aware that the property will continue to be marketed until contracts have been exchanged.

Please check that the property is still available as **hollismorgan** will not be held liable for any abortive costs.

### can I bid on the telephone?

Yes – please download the telephone / proxy bid form from the Buying and Selling Guide section or call the office at least 48 hours in advance of the auction.

### should I have a survey?

We strongly advise you to have a structural survey prior to the sale by a suitably qualified person. We will be pleased to arrange access to carry out their inspection outside the set viewing times.

### what is a legal pack?

A legal pack is prepared by our clients solicitor and is available to download via our website or can be viewed in our Clifton Office.

### will I need a deposit?

You will need to bring a cheque or bankers draft to the auction for the deposit of 10\* of the buying price (minimum £2,000) which is payable to our client's solicitor. **CASH IS NOT ACCEPTABLE.**

### is there a Buyers Premium?

You will need to bring a separate cheque to the auction payable to hollis morgan for £350+vat.

### do I need ID?

You will need to bring photographic identification with you on the sale night. *See our separate download for full details.*

### can someone bid on my behalf?

Someone else can bid for you. They should make themselves known to the auctioneer prior to the sale. They must be prepared to sign the contract on your behalf and pay the required deposit. They must also bring ID with them.

### three essential things to prepare for an auction

**SURVEY** – Organise a survey

**FINANCE** – Organise your finance

**LEGAL** – Ask your solicitor to check the legal pack and ask for any additional enquiries to be answered prior to the sale.

Good luck and happy bidding!



# 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.

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- a legal and moral duty to achieve the very best price for our Clients.

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You will be surprised how little an auction costs. Our fee structure will also be flexible depending on the amount of work involved.

LOT 1

STILL AVAILABLE



Redland GUIDE PRICE: £180k+++

VIEW FULL DETAILS [http://www.hollismorgan.co.uk/property/23818180/result\\_auction](http://www.hollismorgan.co.uk/property/23818180/result_auction)



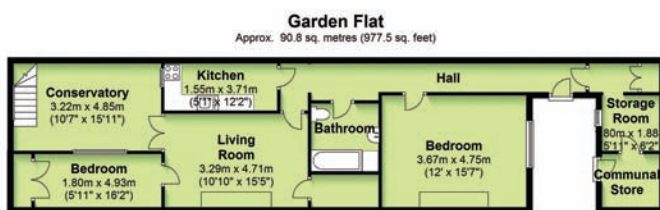
Garden Flat, 10 Aberdeen Road, Redland, Bristol BS6 6HT

### Classic 'doer upper'

Occupying the garden level of this imposing mid-terraced period property, this leasehold flat has been let for a number of years and now requires modernisation. Whilst referring to the floor plans there is evidence of scope to rearrange the accommodation, subject to gaining any necessary consents, to create a larger living space which would result in a quality flat in a prime residential area. The flat benefits from the sole use of the rear garden and has a myriad of storage options.

### Income

Currently let at £675pcm – Kingsley Thomas suggest once renovated a rent of £950 pcm (£11,400 pa) is achievable.



Total area: approx. 90.8 sq. metres (977.5 sq. feet)



RENTAL APPRAISAL: KINGSLEY THOMAS tel: 0117 946 6767 kingsleythomas.co.uk

SOLICITORS Mr Paul Barnes, Charles Russell t: 020 7203 5000. e: Paul.Barnes@charlesrussell.co.uk

VIEWING: THURSDAY 11:45-12:30

LOW

**SOLD PRIOR**

**Clifton Village** GUIDE PRICE: **£900k+++**

[VIEW FULL DETAILS](http://www.hollismorgan.co.uk/property/238460) <http://www.hollismorgan.co.uk/property/238460>



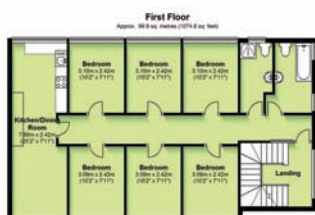
Rodney Court, 2 Portland Street,  
Clifton, Bristol BS8 4JH

### High yielding investment property in a prime location

This three-storey building was erected circa 1960s, at the eastern end of a terrace of town houses, with purpose built accommodation as a hostel. In recent years the property has undergone extensive renovation and now comprises three six-bedroom cluster apartments.

#### Current income

The property is let on a 5 year lease (commencing July 2012) with a 3 year break to International House at an annual rent of £79,560 on an internal repairing and insuring basis with yearly rent increases of 2.5% or RPI (whichever is the greater). The previous rent was in excess of £90,000 for a 1 year term.



Total area: approx. 295.4 sq. metres (3222.3 sq. feet)

**SOLICITORS** *Martin Hood, Rees Wood Terry*  
*e: martinhood@reeswoodterry.co.uk*

**VIEWING:** **THURSDAY 13:00-13:45**



500

**SOLD £243k**

**South Glos. GUIDE PRICE: £225k+++**

[VIEW FULL DETAILS http://www.hollismorgan.co.uk/property/23831165/result\\_auction](http://www.hollismorgan.co.uk/property/23831165/result_auction)



Trecasa, Winterbourne Hill,  
South Gloucestershire BS36 1JW

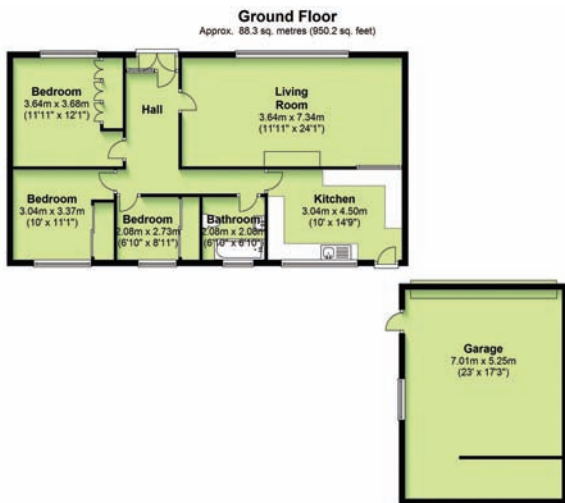
### Detached bungalow with fine views and huge potential

A three-bedroom detached bungalow set on a generously proportioned, elevated plot with a large garden on Winterbourne Hill and with stunning views across the open countryside.

OPTION 1: This would make an ideal family home or those looking to downsize. The house requires modernisation throughout but has all the ingredients necessary to make a stunning hillside residence.

OPTION 2: Developers will recognise the possibility to make an additional two bedrooms (subject to gaining the necessary planning consents) in what is currently a very large, open loft space.

OPTION 3: The existing bungalow could be demolished to make way for two building plots on which two detached or semi-detached dwellings could be constructed, subject to gaining the necessary consents.



Total area: approx. 88.3 sq. metres (950.2 sq. feet)

**SOLICITORS** *Jonathan Webb, Cook & Co Solicitors*  
e: [jonathan.webb@cookco.co.uk](mailto:jonathan.webb@cookco.co.uk)

**VIEWING:**

**TUESDAY 11:00–11:45**

LOT 4

**SOLD PRIOR**



**Kingswood** GUIDE PRICE: **£100k+++**

[VIEW FULL DETAILS](http://www.hollismorgan.co.uk/property/23835863/result_auction) [http://www.hollismorgan.co.uk/property/23835863/result\\_auction](http://www.hollismorgan.co.uk/property/23835863/result_auction)



7 Forest Road, Kingswood,  
Bristol BS15 8EH

### Renovation project

This two-bedroom, mid-terrace property with garage is now in need of some renovation and modernisation, and offers a fantastic opportunity to first time buyers and developers alike. Currently arranged with two reception rooms and a separate kitchen on the ground floor, there is scope to create a large, open plan kitchen/dining area with access out to the back garden. Upstairs, the two bedrooms are large enough to create a third bedroom, or alternatively an en suite or family bathroom could be added.

### Architects Plans

These can be downloaded with the online legal pack or inspected during the set viewing times.

### Location

Located in Kingswood, the property has excellent access to the Bristol Ring Road (2.5 Miles), Bath (9 miles), Junction 18 of the M5 motorway (8 Miles) and Bristol City Centre (4.5 Miles).



**SOLICITORS** *Stephen Parker, Kirby Sheppard LLP Bristol*  
t: 0345 840 0045. e: [info@kirbysheppard.co.uk](mailto:info@kirbysheppard.co.uk)

**VIEWING:** **TUESDAY 12:15-12:45**

LOLO

**SOLD £180k**



**Kingswood** GUIDE PRICE: **£190k+++**

[VIEW FULL DETAILS](http://www.hollismorgan.co.uk/property/23639139/result_auction) [http://www.hollismorgan.co.uk/property/23639139/result\\_auction](http://www.hollismorgan.co.uk/property/23639139/result_auction)



54 Moravian Road, Kingswood,  
South Gloucestershire BS15 8ND

### A detached D1 opportunity

#### The property

This detached property, with D1 Consent, has previously been used as office space arranged as multiple consultation/ therapy rooms.

The accommodation is arranged over two floors with attractive courtyard garden and meeting room, and benefits from double glazing and gas central heating.

The property has been well maintained internally and has been redecorated externally in the last 12 months.

#### Potential Uses

Currently designated as D1 – medical consulting rooms, crèche, nursery etc, but subject to planning and consents could potentially be serviced offices, residential conversion or an HMO investment property.



**SOLICITORS** Sarah Lewis, DAC Beachcroft LLP  
t: 0117 918 2782. e: salewis@dacbeachcroft.com

**VIEWING:** TUESDAY 13:00-13:45

500

**SOLD PRIOR**



**Brislington**      **GUIDE PRICE: £325k+++**

[VIEW FULL DETAILS](http://www.hollismorgan.co.uk/property/23831163/result_auction) [http://www.hollismorgan.co.uk/property/23831163/result\\_auction](http://www.hollismorgan.co.uk/property/23831163/result_auction)



238 Broomhill Road, Brislington, Bristol BS4 5RG

### A receivership sale

Upon instructions of the Joint LPA receiver.

### The property

The property is of 1960s triple bay concrete portal construction set beneath a pitched asbestos roof set on brick elevations. The property comprises ground and first floor offices – a total of 12,305ft<sup>2</sup> (1,143.12m<sup>2</sup>) – which have recently been extended by way of a two storey extension. The warehouse accommodation is divided to the rear with vehicle loading doors.

### Rates

The premises are described by the Valuation Office Agency as 'warehouse and premises'. The unit has a rateable value of £32,500.

### Planning

We understand that the property is suitable for light industrial (B1) and warehouse (B8) use.

**Potential income** in the order of £43,000pa (exc).



**JOINT AGENTS:**  
JONES LANG LASALLE  
tel: 0117 927 6691  
joneslanglasalle.co.uk

**SOLICITORS** *Mr Christopher Stoate, DAC Beachcroft*  
t: 0117 918 217. e-mail: [cstoate@dacbeachcroft.com](mailto:cstoate@dacbeachcroft.com)

**VIEWING:** BY APPOINTMENT WITH HM OR JONES LANG LASALLE

LOT 1

**SOLD PRIOR**



**Downend** GUIDE PRICE: **£475k+++**

[VIEW FULL DETAILS](http://www.hollismorgan.co.uk/property/23735236/result_auction) [http://www.hollismorgan.co.uk/property/23735236/result\\_auction](http://www.hollismorgan.co.uk/property/23735236/result_auction)



Overdale House, 192, Overdale Road, Downend, Bristol BS16 2RH

### Detached Former Nursing Home

A large detached period property arranged over four floors set in a generous corner plot. We understand there is huge potential for both the property and the site – subject to gaining the necessary planning permission – Residential conversion/extension, family house or continued use as Care Home or Guest House.

### History

We are informed the building was used as a nursing home from circa 1980-2000 – we are informed it was vandalized in 2011 and water damage is evident in the rear reception room and basement level.

**HISTORICAL PLANNING** ① DATE: 25th January 2001; REFERENCE: 01 / 00285 / F; PROPOSAL: Change of use of nursing home to three-bed flat at ground and basement and 8 no. self-contained bedsits on first and second floors – GRANTED.

② DATE: 16th July 2002; REFERENCE: 02 / 02594 / F; PROPOSAL: Change of use from a nursing home to a guest house (Use class C1) – GRANTED.



**SOLICITORS** *Judith Hardaker. Farrells*  
t: 0117 944 4664. e: [jhardaker@farrells.co.uk](mailto:jhardaker@farrells.co.uk)

**VIEWING:** **SOLD PRIOR TO AUCTION**

£500



Portishead GUIDE PRICE: **£250k+++**

VIEW FULL DETAILS

[http://www.hollismorgan.co.uk/property/23747500/result\\_auction](http://www.hollismorgan.co.uk/property/23747500/result_auction)

SOLICITORS

*Simon Kenneally, Alan Hodge Solicitors*

*t: 01454 888098. e: [simon.kenneally@alanhodge.co.uk](mailto:simon.kenneally@alanhodge.co.uk)*



**SOLD PRIOR**



Former Church Hall, 4 Woodhill Road, Portishead, North Somerset BS20 7ET

### Prime Site with huge potential

#### The property

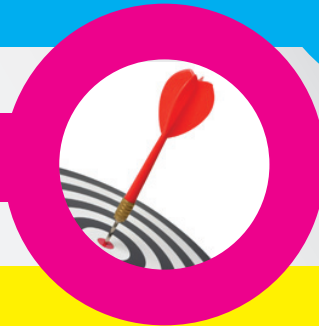
A non listed former 1950s Church Hall on a site of circa 0.3 Acres with the land most recently used as private allotments. We understand the site benefits from full services but interested parties should make their own enquiries.

#### Potential

We understand a pre-application planning enquiry has been submitted for the erection of four dwellings on the site – we would recommend interested parties make their own enquiries.

VIEWING:

**SOLD PRIOR TO AUCTION**



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**WITHDRAWN**

**N.Somerset** GUIDE PRICE: **£275k+++**

[VIEW FULL DETAILS](http://www.hollismorgan.co.uk/property/23835864/result_auction) [http://www.hollismorgan.co.uk/property/23835864/result\\_auction](http://www.hollismorgan.co.uk/property/23835864/result_auction)



The Rectory, 41 Church Lane, Hutton, North Somerset BS24 9SL

### Detached Rural Retreat

This former rectory has the ubiquitous features of a house erected circa 1970s with rendered elevations, a tiled roof and casement windows and the standard generous accommodation of nearly 2,000ft<sup>2</sup> associated with Diocesan requirements of that time.

The property stands in a slightly elevated position with a surrounding mature garden and a garage. Some modernization – with particular attention to detail and a little imagination – could transform this substantial building into a luxurious four bedroom family house of some considerable character providing the fortunate purchaser with the opportunity for considerable capital growth and a home in a picturesque village location.



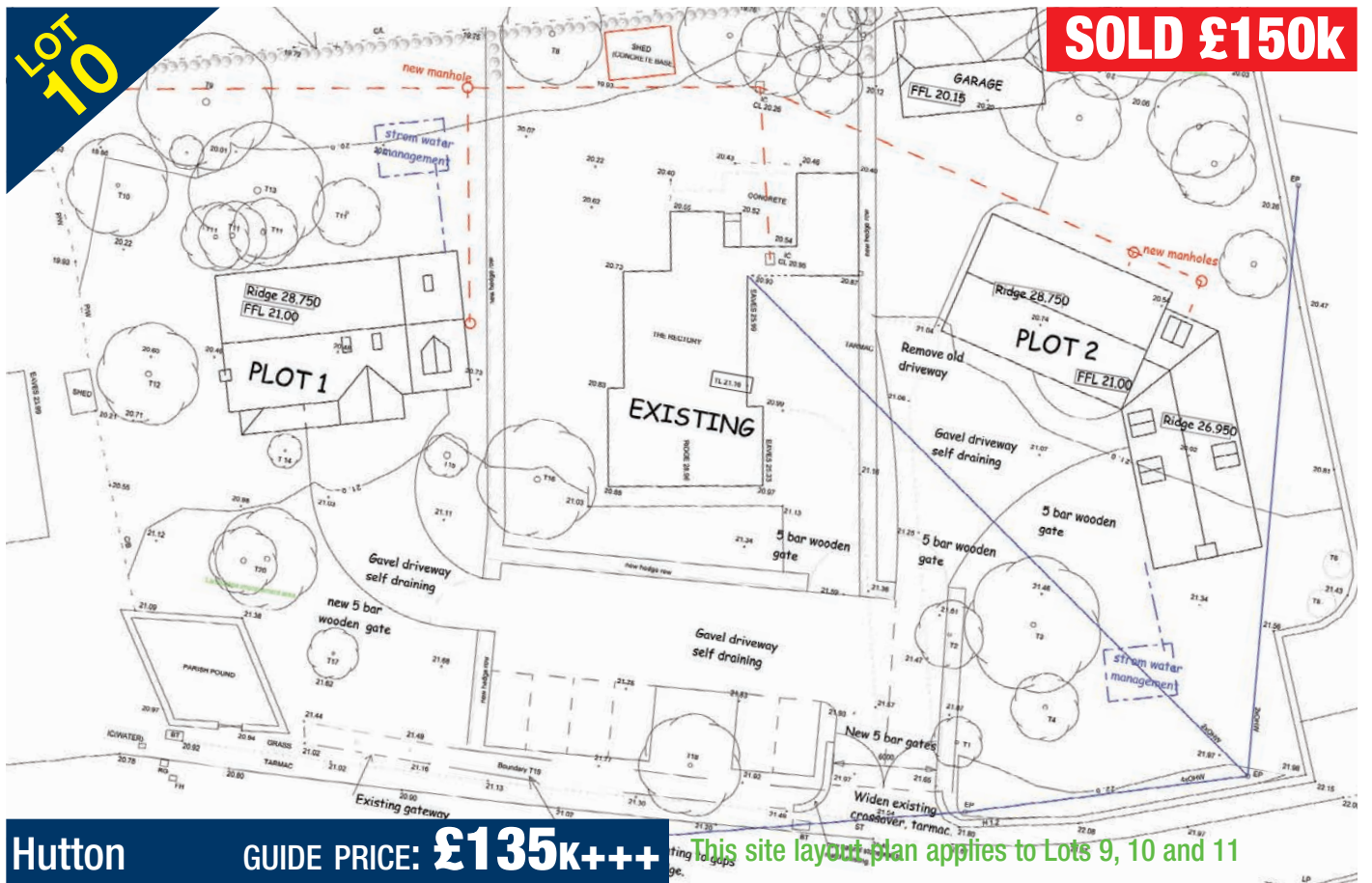
**SOLICITORS** *Jonathan Webb, Cook & Co Solicitors*  
e: [jonathan.webb@cookco.co.uk](mailto:jonathan.webb@cookco.co.uk)

**VIEWING:** BY APPOINTMENT – WEDNESDAY AM – CONTACT US TO ARRANGE



Lot 10

SOLD £150k



Hutton

GUIDE PRICE: £135k++

This site layout plan applies to Lots 9, 10 and 11

VIEW FULL DETAILS

[http://www.hollismorgan.co.uk/property/23835861/result\\_auction](http://www.hollismorgan.co.uk/property/23835861/result_auction)



Plot 1, 41 Church Lane, Hutton, North Somerset BS24 9SL

### A plot with full Planning granted

A stunning rural plot with full planning permission for the construction of a stunning, 2,124ft<sup>2</sup>, four bedroom detached dwelling with the added benefit of a home office.

*Please refer to the online legal pack for plans and elevations.*

### Planning permission

Full planning permission was granted by North Somerset District Council on 2nd November 2010 – application number 10/P/1186/F – for the erection of 2 no. dwellings (plot 1 and plot 2) with live/work units, garage and parking spaces.

SOLICITORS *Jonathan Webb, Cook & Co Solicitors*  
e: [jonathan.webb@cookco.co.uk](mailto:jonathan.webb@cookco.co.uk)

VIEWING: OPEN FOR INSPECTION AT ALL TIMES

LOT 11

**SOLD £165k**



**Hutton**      **GUIDE PRICE: £135k+++**

[VIEW FULL DETAILS](http://www.hollismorgan.co.uk/property/23835862/result_auction) [http://www.hollismorgan.co.uk/property/23835862/result\\_auction](http://www.hollismorgan.co.uk/property/23835862/result_auction)



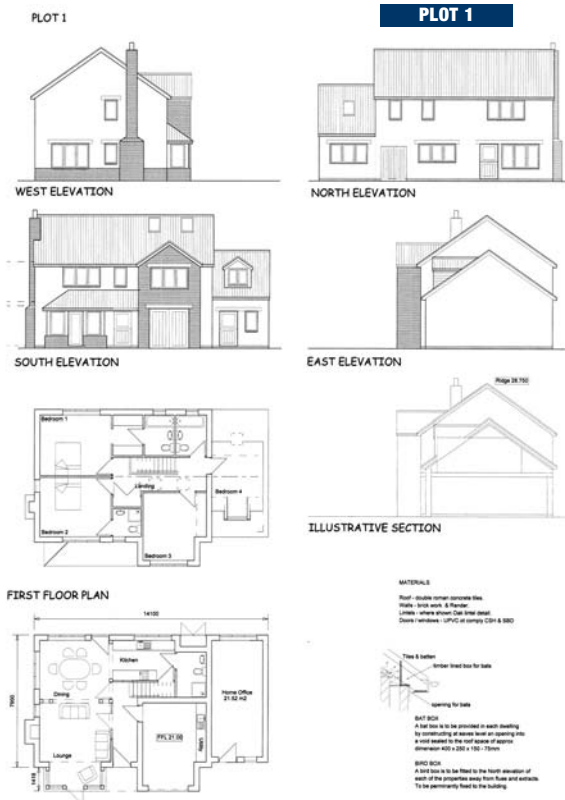
Plot 2, 41 Church Lane, Hutton, North Somerset BS24 9SL

### A plot with full Planning granted

Plot two is a stunning walled plot with mature gardens and once constructed will comprise a very substantial 4 bedroom, 2 bathroom dwelling with feature living room and home office in total extending to 2,868ft<sup>2</sup>. This plot also has the benefit of planning permission for the construction of a double open fronted garage to be constructed of timber elevations.

#### Planning

Planning – ref 10/P/1186/F – as Lot 10 opposite. *Please refer to the online legal pack for plans and elevations.*

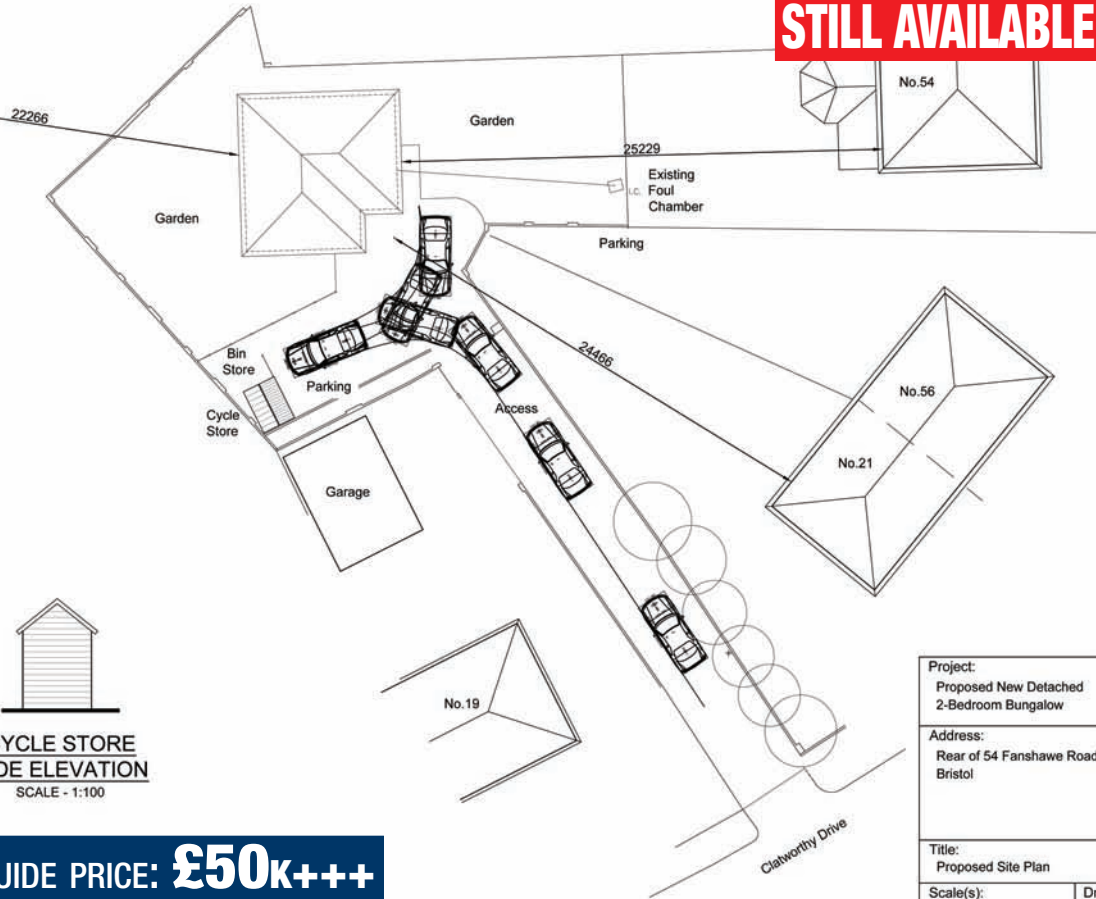


**SOLICITORS** *Jonathan Webb, Cook & Co Solicitors*  
[e: jonathan.webb@cookco.co.uk](mailto:jonathan.webb@cookco.co.uk)

**VIEWING:** OPEN FOR INSPECTION AT ALL TIMES

**LOT 12**

**STILL AVAILABLE**



|                  |  |
|------------------|--|
| <b>Project:</b>  | Proposed New Detached 2-Bedroom Bungalow |
| <b>Address:</b>  | Rear of 54 Fanshawe Road<br>Bristol      |
| <b>Title:</b>    | Proposed Site Plan                       |
| <b>Scale(s):</b> | Dr                                       |

**Brislington** GUIDE PRICE: **£50k+++**

[VIEW FULL DETAILS](http://www.hollismorgan.co.uk/property/23753227/result_auction) [http://www.hollismorgan.co.uk/property/23753227/result\\_auction](http://www.hollismorgan.co.uk/property/23753227/result_auction)



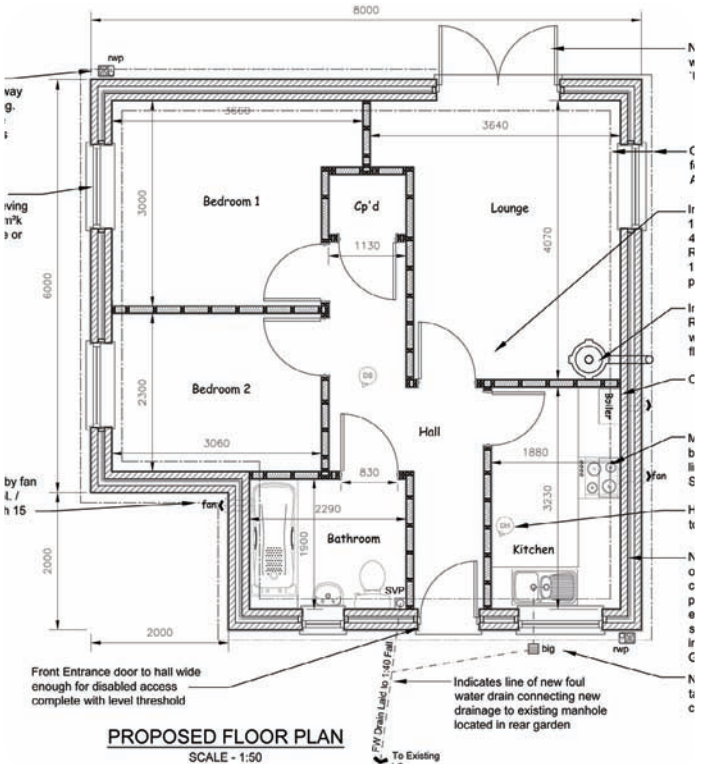
Land to the rear of 54 Fanshawe Road, Hengrove, Bristol BS14 9RY

**The Plot**

A generously proportioned plot to the rear of 54 Fanshawe Road with independent access via Clatworthy Drive. The plot has currently got a detached garage and large workshop which could offer a short term income prior to development commencing.

**Planning Permission**

Full planning has been granted to demolish the existing buildings and erect a detached single dwelling. APPLICATION NO: 11/04123/F; TYPE OF APPLICATION: Full Planning; DESCRIPTION OF DEVELOPMENT: Proposed single dwelling to rear of existing property; COMMITTEE/DELEGATION DATE: 13.12.11; DECISION: GRANTED subject to condition(s). All planning information is available to download with the online legal pack.



**PLANS BY:**  
HOME SURVEYING (BRISTOL) LTD  
tel: 07920 557247

**SOLICITORS** *Stephen Porter, Cooke Painter LTD Solicitors*  
t: 0117 977 7403. e: s.porter@cps-sols.co.uk

**VIEWING:** OPEN FOR INSPECTION AT ALL TIMES

**LOT 13**



**Chewton Keynsham** PRICE: **£300k+++**

**LOT 14**



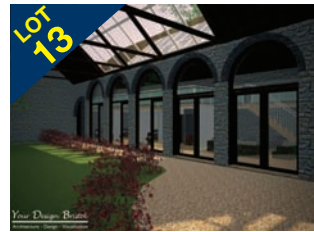
**Chewton Keynsham** PRICE: **£275k+++**

**LOT 15**



**Chewton Keynsham** PRICE: **£300k+++**

**WITHDRAWN**



LOT 13: High Manor Barn, Uplands Court, Chewton Keynsham, N.E. Somerset BS31 2SZ

An exceptionally spacious Baronial styled barn with full planning for conversion in to a stunning family home with large rear garden.

LOT 14: Twin Barns, Uplands Court, Fantastic opportunity to acquire a series of spacious Baronial style barns with full planning for convert into a large family home with rear garden.

LOT 15: Cloister Barn, Uplands Court, Exceptionally spacious Baronial style barn with full planning to convert into a stunning family home, with additional outbuildings.

**PLANNING PERMISSION: Lots 13,14 & 15**

APPLICATION TYPE: Full Application; APPLICATION NO: 10/03455/FUL; ADDRESS TO WHICH THE PROPOSAL RELATES: Uplands Farm, Wellsway, Keynsham, Bristol; DESCRIPTION OF PROPOSAL: conversion of former agricultural buildings to 3no. residential units; DECISION: PERMITTED.

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tel: 0117 2303838 mob: 0772 2238137

Mr Clive Hall clive@yourdesignbristol.co.uk www.yourdesignbristol.co.uk

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t: 0117 943 4800. e: sharon.cawsey@wards.uk.com

**VIEWING:** WEDNESDAYS 12:00-13:00

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Lot 60

STILL AVAILABLE



Fishponds GUIDE PRICE: £110k+++

VIEW FULL DETAILS [http://www.hollismorgan.co.uk/property/23767081/result\\_auction](http://www.hollismorgan.co.uk/property/23767081/result_auction)



Former Dairy Offices, 3 Thicket Road, Fishponds, Bristol BS16 4LW

### Full Planning for conversion

#### The property

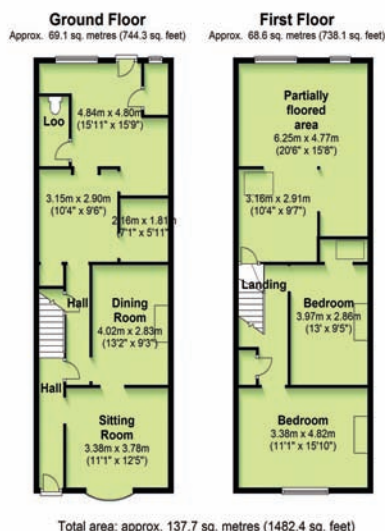
A mid terraced period property situated a few hundred yards from the vibrant High Streets of Fishponds and Staple Hill. Arranged over two floors with a small garden to the rear the property now requires complete modernisation but benefits from Full Planning to convert into two generously proportioned apartments or back into a family home (subject to gaining the necessary consents)

#### Planning Permission

DECISION: GRANTED subject to condition(s)

APPLICATION NO: 12/03348/F

TYPE OF APPLICATION: Full Planning



SOLICITORS *Mr Giles Woodward, Barcan Woodward*  
t: 0117 923 2141. e: [gjw@barcanwoodward.co.uk](mailto:gjw@barcanwoodward.co.uk)

VIEWING: TUESDAY 14:45-15:15

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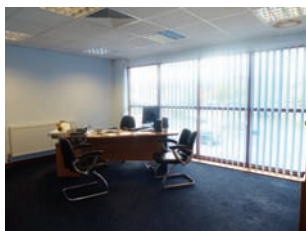
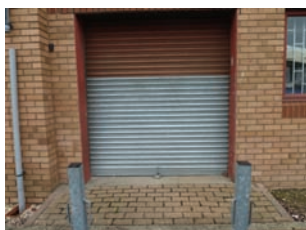
LOT 17

**SOLD PRIOR**



**Whitchurch** GUIDE PRICE: **£115k+++**

[VIEW FULL DETAILS](http://www.hollismorgan.co.uk/property/23831162/result_auction) [http://www.hollismorgan.co.uk/property/23831162/result\\_auction](http://www.hollismorgan.co.uk/property/23831162/result_auction)



Unit 5 Septimus, Hawkfield Way, Hawkfield Business Park, Whitchurch, Bristol BS14 0BL

### A receivership sale

#### Upon instruction of the Joint LPA Receivers

Unit 5 is a mid terraced unit and is constructed using a steel portal frame with block work elevations beneath a pitched internally lined insulated roof.

The ground floor area is currently arranged as a trade counter, showroom and adjacent warehouse with roller shutter door. The first floor is arranged as multiple offices with a central meeting area – hugely flexible layout to suit a range of uses.

There is parking for 6-8 vehicles adjacent to the property.

TOTAL SQUARE FOOTAGE: 4,092ft<sup>2</sup>

POTENTIAL INCOME: £19,400pa (exc).

**Ground Floor**  
Approx. 194.7 sq. metres (2095.9 sq. feet)



**First Floor**  
Approx. 197.0 sq. metres (2120.0 sq. feet)



Total area: approx. 391.7 sq. metres (4215.9 sq. feet)



**JOINT AGENTS:**  
JONES LANG LASALLE  
tel: 0117 927 6691  
joneslanglasalle.co.uk

**SOLICITORS** *Mr Christopher Stoate, DAC Beachcroft*  
t: 0117 918 217. e-mail: [cstoate@dacbeachcroft.com](mailto:cstoate@dacbeachcroft.com)

**VIEWING:** BY APPOINTMENT WITH HM OR JONES LANG LASALLE



Lot 18



St George **GUIDE PRICE: £70k+++**

**VIEW FULL DETAILS**

[http://www.hollismorgan.co.uk/property/23744963/result\\_auction](http://www.hollismorgan.co.uk/property/23744963/result_auction)

**SOLICITORS** *Mr J Rasking, Ocean Lawyers,*  
*t: 0117 989 8000. e-mail: j.rasking@oceanhome.co.uk*



**DEVELOPMENT APPRAISAL**

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[clive@yourdesignbristol.co.uk](mailto:clive@yourdesignbristol.co.uk) [www.yourdesignbristol.co.uk](http://www.yourdesignbristol.co.uk)

**SOLD PRIOR**



Unit 3 Garfield Rd and,80c, Bell Hill Road, St George, Bristol BS5 7LU

**Development opportunity/ investment**

80c Bell Hill Road is a well presented studio flat currently let producing £475 pcm on a AST contract.

Unit 3 Garfield Road is a commercial workshop and is offered vacant but previously let for £400 pcm

**Potential**

Whilst offering the potential for an excellent rental return the two properties may offer some long term development potential subject to gaining the necessary consents. Both are single story units and 'Your Design Bristol' has given some opinions on potential developments schemes, subject to obtaining planning permission.

**VIEWING:**

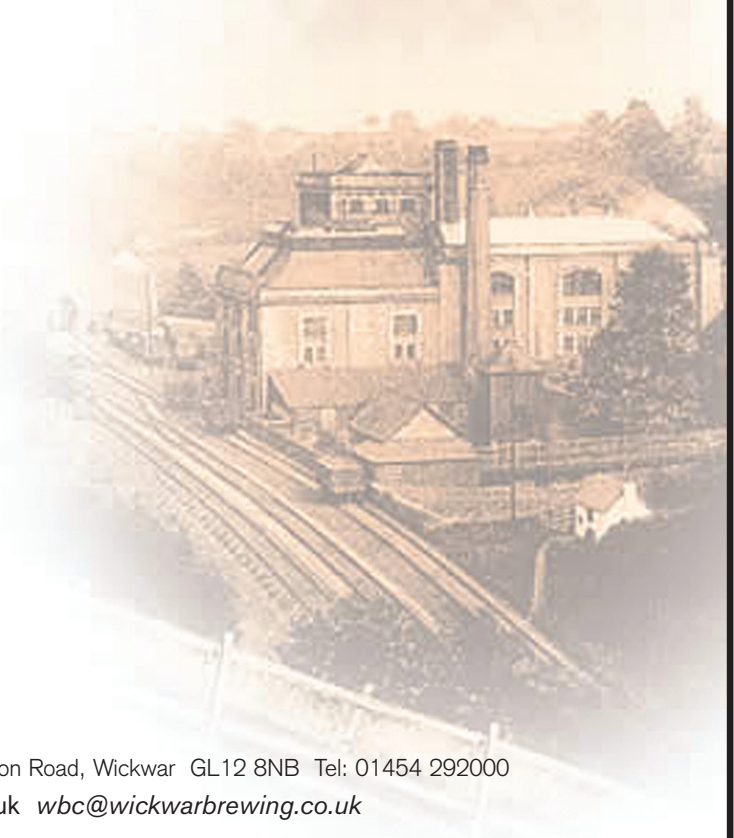
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Gloucestershire's largest independent brewery, creating award winning ales using only the finest ingredients.

*Pleased to supply complimentary drinks at Hollis Morgan Auctions*



Wickwar Brewing Co. The Old Brewery, Station Road, Wickwar GL12 8NB Tel: 01454 292000  
[www.wickwarbrewing.co.uk](http://www.wickwarbrewing.co.uk) [wbc@wickwarbrewing.co.uk](mailto:wbc@wickwarbrewing.co.uk)

**Lot 19**

**WITHDRAWN**



**JOINT AGENTS:**  
HYDES OF BRISTOL  
tel: 0117 973 1516  
www.hydes.co.uk



**Clifton**      **GUIDE PRICE: £375+++**

[VIEW FULL DETAILS](http://www.hollismorgan.co.uk/property/23713057/result_auction) [http://www.hollismorgan.co.uk/property/23713057/result\\_auction](http://www.hollismorgan.co.uk/property/23713057/result_auction)



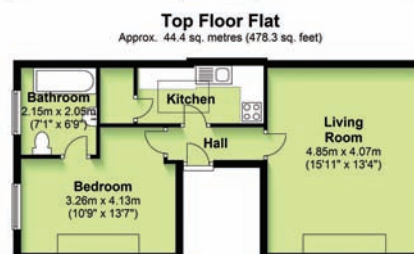
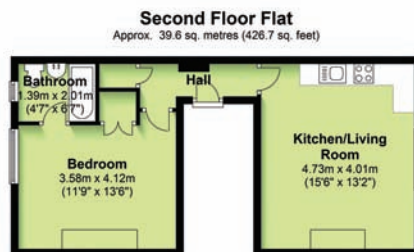
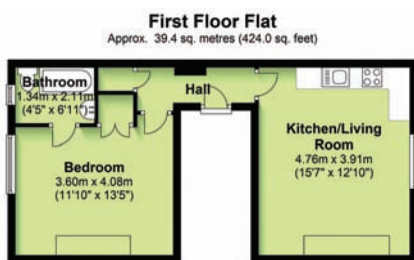
Freehold and 3 Flats, 38 St. Pauls Road, Clifton, Bristol BS8 1LR

**Investment/development/break-up**

An imposing mid terrace Freehold investment property comprising the first floor balcony flat, second floor flat and top floor flat and one off street parking space – all to be offered for sale as one lot. The ground and basement level maisonette is in separate ownership and is NOT included in the sale.

**Potential Rental Income**

**clifton rentals** Craig Still of Clifton Rentals comments: "In my opinion both 1st and 2nd floor flats should be achieving between £725 and £750 pcm with the parking space adding an additional £25 pcm. Both flats need minimal redecorating. The top floor flat however now requires full refurbishment, once works are complete the flat would achieve between £725 and £750 pcm".



**RENTAL INCOME**

|              | RENTAL INCOME/POTENTIAL     | CONTRACT INFORMATION               |
|--------------|-----------------------------|------------------------------------|
| First Floor  | £625 pcm (£725-750+£25)     | ROLLING AST: 2 MONTHS NOTICE       |
| Second floor | £675 pcm (£725-750+£25)     | ROLLING AST: 2 MONTHS NOTICE       |
| Top floor    | £575 pcm (£725-750)         | 1 YEAR AST: TERMINATES AUGUST 2013 |
| <b>TOTAL</b> | <b>£1,875pcm £2,250+£50</b> | <b>= £27,000 pa</b>                |

**SOLICITORS** *Mr Hugh Feeny, Farrells*  
t: 0117 944 4664. e-mail: [hughfeeny@farrells.co.uk](mailto:hughfeeny@farrells.co.uk)

**VIEWING:**      **MONDAY 12:00-12:45**

Lot 20

SOLD £161.5k



VIEW FULL DETAILS [http://www.hollismorgan.co.uk/property/23831164/result\\_auction](http://www.hollismorgan.co.uk/property/23831164/result_auction)



## Day Centre and Land at 18 Kilmersdon Road, Bishopsworth, Bristol BS13 9NQ

### Long term opportunity

A large leasehold site with gated access from Kilmersdon Road leading to a private yard and a detached single storey commercial building with B1 usage – most recently used as a day centre for the provision of health services on behalf of the NHS.

### The Opportunity

Excellent storage facility for cars, scaffolding, small businesses etc, or possible long term development subject to gaining the necessary planning permission. Potential Sport changing rooms/club house subject to gaining the necessary consent.

Potential parking and storgae for Bristol Airport.

*We understand the Freehold is owned by Bristol City Council.*



**SOLICITORS** *Rhiannon Campbell, Bevan Brittan. t: 0870 194 3063. e-mail: [rhiannon.Campbell@bevanbrittan.com](mailto:rhiannon.Campbell@bevanbrittan.com)*

**VIEWING:** **WEDNESDAY 10:30-11:15**

Lot  
27

**WITHDRAWN**

Tickenham

PRICE: **£275k+++**

[VIEW FULL DETAILS](#)

[http://www.hollismorgan.co.uk/property/23727720/result\\_auction](http://www.hollismorgan.co.uk/property/23727720/result_auction)



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

### The Opportunity

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

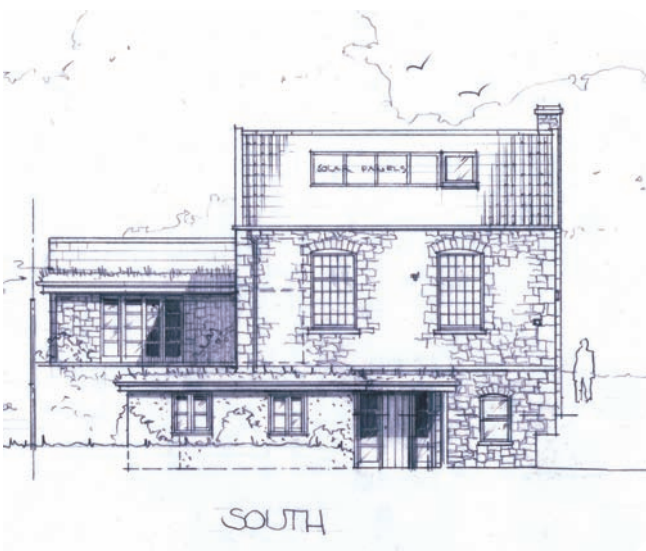
### Planning Permission

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

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

**VIEWING:**

**BY APPOINTMENT WITH HOLLIS MORGAN**



Lot 22

**SOLD PRIOR**



Abbeyfield  
Bristol Society  
Supported Shared Housing For Older People  
Tel: 0117 973 6997  
www.abbeyfield-bristol.co.uk

**Clifton**      **PRICE: £900k+++**

[VIEW FULL DETAILS](http://www.hollismorgan.co.uk/property/23852497/result_auction) [http://www.hollismorgan.co.uk/property/23852497/result\\_auction](http://www.hollismorgan.co.uk/property/23852497/result_auction)



9 Downfield Road, Clifton,  
Bristol BS21 6SH

### Prime development opportunity

This is an imposing stone built semi-detached Victorian property in a prestigious location, recently used as an Abbeyfield home for elderly people, with C2 use. Consequently the well arranged accommodation is ideal for institutional purpose i.e. a care home, bed and breakfast or an investment property, subject to obtaining any necessary planning and other consents.

It is most likely, however, to appeal to someone seeking an imposing and elegant family home with the sort of generous, but easily managed, living space that is difficult to find in Clifton.

The property benefits from a level, very attractive and well stocked enclosed garden to the rear.

*We understand our clients have submitted an application for change of use to revert to residential use.*



**SOLICITORS** *Julian Pyrke, Gregg Latchams LLP. t: 0117 9069 432  
e: julian.pyrke@gregglatchams.com*

**VIEWING:**      **THURSDAY 14:00–15:00**

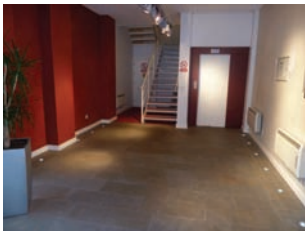
Lot 23

**SOLD PRIOR**



City Centre PRICE: **£225k+++**

[VIEW FULL DETAILS http://www.hollismorgan.co.uk/property/23873648/result\\_auction](http://www.hollismorgan.co.uk/property/23873648/result_auction)



2<sup>nd</sup> floor office suite, St Thomas Court, St Thomas Street, Bristol BS1 6JG

### Commercial investment opportunity

**A receivership sale upon instruction of the Joint LPA Receivers**

A 2,850 sq.ft second floor open plan office suite accessed via a common entrance lobby that leads to a passenger lift and staircase. Ready for immediate occupation.

#### Tenure

The Property is offered by way of a sale of the residue of the 999 year long leasehold interest granted in July 2003.

#### Planning

We are advised that the premises has consent for B1 Office use under the Town and Country Planning Act (Use Classes) Order.

**St Thomas Court**  
Approx. 268.7 sq. metres (2891.8 sq. feet)



Total area: approx. 268.7 sq. metres (2891.8 sq. feet)



#### JOINT AGENTS

We are delighted to be working with our Joint Agents Alder King Bristol.

**SOLICITORS** *Mr Bill Ramsey, Matthew Arnold & Baldwin LLP*  
t: 01923 215071. e: [Bill.Ramsey@mablaw.com](mailto:Bill.Ramsey@mablaw.com)

**VIEWING: BY APPOINTMENT WITH HOLLIS MORGAN**

LOT  
24

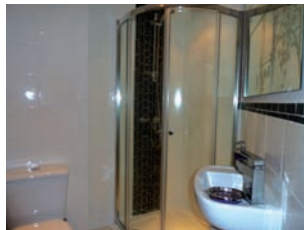
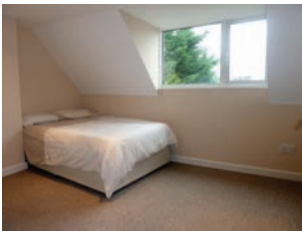
STILL AVAILABLE

Hotwells

PRICE: **£125k+++**

VIEW FULL DETAILS

[http://www.hollismorgan.co.uk/property/23880710/result\\_auction](http://www.hollismorgan.co.uk/property/23880710/result_auction)



Top floor flat, 285 Hotwell Road,  
Bristol BS8 4NQ

### Investment property or would suit first time buyers

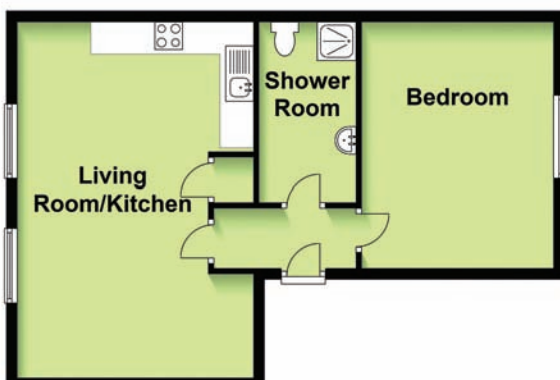
This top floor flat has been recently renovated to a high standard and is now offered in excellent decorative order. The open plan living space is bright and airy and features a stylish kitchen area with De Dietrich appliances. To the rear is a double bedroom with fine views and a modern bathroom suite.

#### Accommodation

- Entrance Hall;
- Bathroom;
- Sitting Room 19'8 x 14'4;
- Bedroom 11'10 extending to 13'0 x 9'7.

#### Top Floor Flat

Approx. 51.6 sq. metres (555.8 sq. feet)



Total area: approx. 51.6 sq. metres (555.8 sq. feet)

**SOLICITORS** *Stephen Porter, Cooke Painter LTD Solicitors*  
t: 0117 977 7403. e: [s.porter@cps-sols.co.uk](mailto:s.porter@cps-sols.co.uk)

VIEWING:

SET VIEWINGS ON MONDAYS 13:00-13:30

LOT 215

**SOLD £90k**



**Redfield**      **PRICE: £85k+++**

[VIEW FULL DETAILS](http://www.hollismorgan.co.uk/property/23883907/result_auction) [http://www.hollismorgan.co.uk/property/23883907/result\\_auction](http://www.hollismorgan.co.uk/property/23883907/result_auction)



12-14 Church Road, Redfield, Bristol BS5 9JA

### A development opportunity

This is a mid terraced pair of period properties located within a small parade of similar mixed use properties. The accommodation (3208 Sq Ft) is arranged over four floors with basement, ground floor retail unit with internal stairs leading to the upper floors which have previously been used as a two bedroom maisonette with separate kitchen and living space.

### Accommodation

- BASEMENT: Room 1 (135ft<sup>2</sup>); Room 2 (220ft<sup>2</sup>)
- GROUND FLOOR: Main Sales Area (1722ft<sup>2</sup>); Office (45ft<sup>2</sup>)
- FIRST FLOOR: Landing (405 ft<sup>2</sup>); Kitchen (120ft<sup>2</sup>); Living Room (210ft<sup>2</sup>)
- SECOND FLOOR: Bedroom (103ft<sup>2</sup>); Bedroom (202ft<sup>2</sup>); Bathroom (47ft<sup>2</sup>)
- TOTAL GROSS INTERNAL AREA: 3208ft<sup>2</sup> (298m<sup>2</sup>)



Total area: approx. 255.4 sq. metres (2749.1 sq. feet)



**JOINT AGENTS**

We are delighted to be working with our Joint Agents ETP Property Consultants.

**SOLICITORS** *Mr. Jonathan Webb, Cook & Co Solicitors*  
t: 0117 317919. e: [jonathan.webb@cookco.co.uk](mailto:jonathan.webb@cookco.co.uk)

**VIEWING:**



Lot 26

**SOLD £100k**



**Cotham**

**PRICE: £60k+++**

[VIEW FULL DETAILS](http://www.hollismorgan.co.uk/property/23899428/result_auction) [http://www.hollismorgan.co.uk/property/23899428/result\\_auction](http://www.hollismorgan.co.uk/property/23899428/result_auction)



Freehold site to rear of 81 Springfield Road, Cotham, Bristol BS6 5SW

### Freehold Site with huge potential

A freehold site comprising three garages and a small parcel of land to the rear with side access. The site has huge potential, subject to gaining the necessary planning permission, to erect a three bedroom mews style house.

There are numerous examples of this on both Sydenham Lane and Sydenham Road - please refer to online legal pack for examples.

The three garages are currently let on AST agreements for £60 pcm per garage - total income £2160 per annum.



### Your Design Bristol Ltd

**DEVELOPMENT APPRAISAL**

tel: 0117 2303838 mob: 0772 2238137

Mr Clive Hall [clive@yourdesignbristol.co.uk](mailto:clive@yourdesignbristol.co.uk) [www.yourdesignbristol.co.uk](http://www.yourdesignbristol.co.uk)

**SOLICITORS** *Mr Richard Harris, AMD Solicitors*  
*t: 0117 9730162. e: richardharris@amdsolicitors.com*

**VIEWING: BY APPOINTMENT ONLY**

**EPC: LOT 1**

**Energy Performance Certificate**  
 Central Hall  
 15, Newgate Road  
 BRE70L  
 BRE 07  
 28/07/12

**Environmental Impact (CO<sub>2</sub>) Rating**

**Energy Performance Asset Rating**

**Estimated energy use, carbon dioxide (CO<sub>2</sub>) emissions and fuel costs of this home**

|                          | Current                         | Potential                       |
|--------------------------|---------------------------------|---------------------------------|
| Energy use               | 223 kWh/m <sup>2</sup> per year | 117 kWh/m <sup>2</sup> per year |
| Carbon dioxide emissions | 9.8 tonnes per year             | 5.0 tonnes per year             |
| Heating                  | £1,542 per year                 | £785 per year                   |
| Hot Water                | £210 per year                   | £160 per year                   |
| Lighting                 | £102 per year                   | £102 per year                   |
| Total                    | £1,954 per year                 | £1,127 per year                 |

**EPC: LOT 2**

**Energy Performance Certificate**  
 Non-Domestic Building  
 J Portall Street  
 BRE70L  
 BRE 42

**Environmental Impact (CO<sub>2</sub>) Rating**

**Energy Performance Asset Rating**

**Estimated energy use, carbon dioxide (CO<sub>2</sub>) emissions and fuel costs of this home**

|                          | Current                         | Potential                       |
|--------------------------|---------------------------------|---------------------------------|
| Energy use               | 223 kWh/m <sup>2</sup> per year | 117 kWh/m <sup>2</sup> per year |
| Carbon dioxide emissions | 9.8 tonnes per year             | 5.0 tonnes per year             |
| Heating                  | £1,542 per year                 | £785 per year                   |
| Hot Water                | £210 per year                   | £160 per year                   |
| Lighting                 | £102 per year                   | £102 per year                   |
| Total                    | £1,954 per year                 | £1,127 per year                 |

**EPC: LOT 3**

**Energy Performance Certificate**  
 Non-Domestic Building  
 Thomas, Beaumont Street, Beaumont, BRE10 1SR

**Environmental Impact (CO<sub>2</sub>) Rating**

**Energy Performance Asset Rating**

**Estimated energy use, carbon dioxide (CO<sub>2</sub>) emissions and fuel costs of this home**

|                          | Current                         | Potential                       |
|--------------------------|---------------------------------|---------------------------------|
| Energy use               | 223 kWh/m <sup>2</sup> per year | 117 kWh/m <sup>2</sup> per year |
| Carbon dioxide emissions | 9.8 tonnes per year             | 5.0 tonnes per year             |
| Heating                  | £1,542 per year                 | £785 per year                   |
| Hot Water                | £210 per year                   | £160 per year                   |
| Lighting                 | £102 per year                   | £102 per year                   |
| Total                    | £1,954 per year                 | £1,127 per year                 |

**epc**

**EPC: LOT 4**

**Energy Performance Certificate**  
 7, Fenner Road, Farnborough, BRE14 5EN

**Environmental Impact (CO<sub>2</sub>) Rating**

**Energy Performance Asset Rating**

**Estimated energy use, carbon dioxide (CO<sub>2</sub>) emissions and fuel costs of this home**

|                          | Current                         | Potential                       |
|--------------------------|---------------------------------|---------------------------------|
| Energy use               | 223 kWh/m <sup>2</sup> per year | 117 kWh/m <sup>2</sup> per year |
| Carbon dioxide emissions | 9.8 tonnes per year             | 5.0 tonnes per year             |
| Heating                  | £1,542 per year                 | £785 per year                   |
| Hot Water                | £210 per year                   | £160 per year                   |
| Lighting                 | £102 per year                   | £102 per year                   |
| Total                    | £1,954 per year                 | £1,127 per year                 |

**EPC: LOT 5**

**Energy Performance Certificate**  
 Non-Domestic Building  
 34, Moorland Road  
 BRE70L  
 BRE 42

**Environmental Impact (CO<sub>2</sub>) Rating**

**Energy Performance Asset Rating**

**Estimated energy use, carbon dioxide (CO<sub>2</sub>) emissions and fuel costs of this home**

|                          | Current                         | Potential                       |
|--------------------------|---------------------------------|---------------------------------|
| Energy use               | 223 kWh/m <sup>2</sup> per year | 117 kWh/m <sup>2</sup> per year |
| Carbon dioxide emissions | 9.8 tonnes per year             | 5.0 tonnes per year             |
| Heating                  | £1,542 per year                 | £785 per year                   |
| Hot Water                | £210 per year                   | £160 per year                   |
| Lighting                 | £102 per year                   | £102 per year                   |
| Total                    | £1,954 per year                 | £1,127 per year                 |

**EPC: LOT 6**

**Energy Performance Certificate**  
 Non-Domestic Building  
 238, Broad Road  
 BRE70L  
 BRE 42

**Environmental Impact (CO<sub>2</sub>) Rating**

**Energy Performance Asset Rating**

**Estimated energy use, carbon dioxide (CO<sub>2</sub>) emissions and fuel costs of this home**

|                          | Current                         | Potential                       |
|--------------------------|---------------------------------|---------------------------------|
| Energy use               | 223 kWh/m <sup>2</sup> per year | 117 kWh/m <sup>2</sup> per year |
| Carbon dioxide emissions | 9.8 tonnes per year             | 5.0 tonnes per year             |
| Heating                  | £1,542 per year                 | £785 per year                   |
| Hot Water                | £210 per year                   | £160 per year                   |
| Lighting                 | £102 per year                   | £102 per year                   |
| Total                    | £1,954 per year                 | £1,127 per year                 |

**EPC: LOT 7**

**Energy Performance Certificate**  
 Non-Domestic Building  
 192, Downland Road  
 BRE10L  
 BRE 24

**Environmental Impact (CO<sub>2</sub>) Rating**

**Energy Performance Asset Rating**

**Estimated energy use, carbon dioxide (CO<sub>2</sub>) emissions and fuel costs of this home**

|                          | Current                         | Potential                       |
|--------------------------|---------------------------------|---------------------------------|
| Energy use               | 223 kWh/m <sup>2</sup> per year | 117 kWh/m <sup>2</sup> per year |
| Carbon dioxide emissions | 9.8 tonnes per year             | 5.0 tonnes per year             |
| Heating                  | £1,542 per year                 | £785 per year                   |
| Hot Water                | £210 per year                   | £160 per year                   |
| Lighting                 | £102 per year                   | £102 per year                   |
| Total                    | £1,954 per year                 | £1,127 per year                 |

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**0800 298 4747**

**EPC: LOT 9**

**Energy Performance Certificate**  
 Non-Domestic Building  
 11, Church Lane  
 Merton, Middlesex  
 Merton, Middlesex  
 Merton, Middlesex

**Environmental Impact (CO<sub>2</sub>) Rating**

**Energy Performance Asset Rating**

**Estimated energy use, carbon dioxide (CO<sub>2</sub>) emissions and fuel costs of this home**

|                          | Current                         | Potential                       |
|--------------------------|---------------------------------|---------------------------------|
| Energy use               | 223 kWh/m <sup>2</sup> per year | 117 kWh/m <sup>2</sup> per year |
| Carbon dioxide emissions | 9.8 tonnes per year             | 5.0 tonnes per year             |
| Heating                  | £1,542 per year                 | £785 per year                   |
| Hot Water                | £210 per year                   | £160 per year                   |
| Lighting                 | £102 per year                   | £102 per year                   |
| Total                    | £1,954 per year                 | £1,127 per year                 |

**EPC: LOT 16**

**Energy Performance Certificate**  
 Non-Domestic Building  
 3 Thicket Road  
 BRE10L  
 BRE 42

**Environmental Impact (CO<sub>2</sub>) Rating**

**Energy Performance Asset Rating**

**Estimated energy use, carbon dioxide (CO<sub>2</sub>) emissions and fuel costs of this home**

|                          | Current                         | Potential                       |
|--------------------------|---------------------------------|---------------------------------|
| Energy use               | 223 kWh/m <sup>2</sup> per year | 117 kWh/m <sup>2</sup> per year |
| Carbon dioxide emissions | 9.8 tonnes per year             | 5.0 tonnes per year             |
| Heating                  | £1,542 per year                 | £785 per year                   |
| Hot Water                | £210 per year                   | £160 per year                   |
| Lighting                 | £102 per year                   | £102 per year                   |
| Total                    | £1,954 per year                 | £1,127 per year                 |

**EPC: LOT 17**

**Energy Performance Certificate**  
 Non-Domestic Building  
 100, Bell Bus Road  
 BRE10L  
 BRE 42

**Environmental Impact (CO<sub>2</sub>) Rating**

**Energy Performance Asset Rating**

**Estimated energy use, carbon dioxide (CO<sub>2</sub>) emissions and fuel costs of this home**

|                          | Current                         | Potential                       |
|--------------------------|---------------------------------|---------------------------------|
| Energy use               | 223 kWh/m <sup>2</sup> per year | 117 kWh/m <sup>2</sup> per year |
| Carbon dioxide emissions | 9.8 tonnes per year             | 5.0 tonnes per year             |
| Heating                  | £1,542 per year                 | £785 per year                   |
| Hot Water                | £210 per year                   | £160 per year                   |
| Lighting                 | £102 per year                   | £102 per year                   |
| Total                    | £1,954 per year                 | £1,127 per year                 |

**EPC: LOT 18**

**Energy Performance Certificate**  
 Non-Domestic Building  
 800, Bell Bus Road  
 BRE10L  
 BRE 42

**Environmental Impact (CO<sub>2</sub>) Rating**

**Energy Performance Asset Rating**

**Estimated energy use, carbon dioxide (CO<sub>2</sub>) emissions and fuel costs of this home**

|                          | Current                         | Potential                       |
|--------------------------|---------------------------------|---------------------------------|
| Energy use               | 223 kWh/m <sup>2</sup> per year | 117 kWh/m <sup>2</sup> per year |
| Carbon dioxide emissions | 9.8 tonnes per year             | 5.0 tonnes per year             |
| Heating                  | £1,542 per year                 | £785 per year                   |
| Hot Water                | £210 per year                   | £160 per year                   |
| Lighting                 | £102 per year                   | £102 per year                   |
| Total                    | £1,954 per year                 | £1,127 per year                 |

# epc

## EPC: LOT 19 FIRST FLOOR FLAT

## SECOND FLOOR FLAT

## TOP FLOOR FLAT

## EPC: LOT 20

## EPC: LOT 22

## EPC: LOT 24

## EPC: LOT 25

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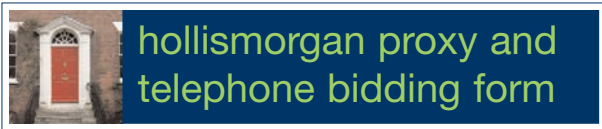
6<sup>TH</sup> FEBRUARY 2013

10<sup>TH</sup> APRIL 2013

29<sup>TH</sup> MAY 2013

**auCTION**  
**action**





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 £3000 plus VAT payable to **hollismorgan** in respect of the buyers premium.

Please note that it is a requirement that you must provide CERTIFIED COPIES (SIGNED AND STAMPED BY A PROFESSIONAL PERSON) of documentation to confirm your name and residential address. Please refer to the buyer 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 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 £300 plus VAT, which is payable to hollismorgan on the fall of the hammer

## Conditions of Sale and Title

It is essential that you check the Conditions of Sale, Title and Local Authority searches prior to committing yourself to the purchase. It is advisable to employ a Solicitor for this purpose.

The property, unless previously sold or withdrawn, will be sold subject to the Special and General Conditions which have been prepared by the Vendor's Solicitors. These Conditions may be inspected during the usual office hours at the offices of the Vendor's Solicitors during the five working days immediately before and exclusive of the date of sale. The Conditions may be inspected in the Sale Room immediately before the sale, but will not be read out loud. The Purchaser shall be deemed to bid on these terms whether he has inspected the Conditions or not.

### Addendum sheet

Any last minute changes will be made available to all purchasers at the Auction – please ask hollismorgan staff for any additional information on the night.

## Questions

Questions must be asked of the Auctioneers or Solicitors before the Auction and will not be dealt with after it has started.

## Finance

Arrange your finance early. If you need a mortgage remember that a Building Society is legally obliged to obtain a valuation for which you will have to pay.

## Inspection

We have not surveyed the property and it is essential that you carry out your own inspection. You are advised to commission a Surveyor to assess its condition. Your Solicitor will advise you of a suitable firm and the cost of a survey is small compared with the size of your proposed investment. The Auctioneers accept no responsibility for the condition of the property.

## Availability

You should make the Auctioneers aware of your interest in a property and check 2 days before to ensure that it has not been sold prior to Auction. Purchasers are reminded that properties are offered for sale at the entire discretion of the Vendor and neither the Auctioneers nor the Vendors accept responsibility for abortive costs where a property is withdrawn or sold before the Auction.

## Bidding

We will take care to ensure that bids are not missed but, in a room full of people, you must ensure your bids are clear, preferably by raising your hand to attract the Auctioneer's attention. You should carefully assess your maximum bid before the excitement of the Auction room, but it is sensible to allow yourself some leeway, as you might regret losing a property for a nominal sum. If you are apprehensive, consider appointing a Solicitor or Surveyor to bid on your behalf. The property will be offered for sale subject to a reserve price and the Vendors, their Auctioneers and/or their Agents shall be entitled to bid. The Auctioneers reserve the right to regulate the bidding and may, in their absolute discretion, refuse any bid/s without giving a reason for refusal. In the case of dispute as to any bid, the Auctioneer may forthwith determine the dispute, re-offer the property or withdraw it.

## Contract

The successful Bidder is committed to a binding contract to purchase at the fall of the Auctioneer's hammer. Immediately after the Auction a Memorandum of Sale must be signed by the buyer and in the event of failure to do so, the Auctioneers may sign the contract on the Buyer's behalf or re-offer the property for sale with the Buyer being responsible for consequential loss. A deposit of 10% of the purchase price (minimum £2,000) must be paid by the Buyer immediately following the Auction by Bankers Draft or Guaranteed Cheque.

## Insurance

The Purchaser is responsible for Insurance of the building from the fall of the Auctioneer's hammer. It is prudent to make arrangements for this to be put in place prior to the Auction.

## Measurements

All measurements and areas provided by the Auctioneers are approximate, to give guidance only. It is essential that you check any which are important to you as they cannot be guaranteed.

## Fixtures and Fittings

If you think that fixtures and fittings are included in the price, you must check with us to confirm. We have not tested services, appliances and fittings and are unable to guarantee they are safe, comply with regulations or in working order. You should obtain specialist advice on such items.

## Offers

You may wish to submit a Pre-Auction offer to tempt the Vendor to sell prior to Auction. These offers may or may not be accepted by the Vendor prior to Auction.

## Particulars Plans and Photographs

The Auctioneers for themselves and the Vendors, whose Agents they are, give notice that these particulars do not constitute any part of an offer or a contract. Intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars, as neither the Auctioneers, nor anyone employed by them has authority to make or give any representation or warranty in relation to this property. The particulars are for you to identify the property and are expressly excluded from the contract as they are not intended to delineate the legal interest. All enquiries relating to legal matters should be directed to the Vendor's Solicitors.

## Value Added Tax

Properties which are registered for Value Added Tax will be sold net of VAT and the Purchaser shall pay VAT to the Seller in addition to the sale price.

## Tenanted Investments

Tenancy details are provided by our Clients and cannot be guaranteed by us. Tenancies (particularly of residential units) do change and you should check before the Auction with the Vendor's Solicitors to ensure that the tenancy details and rents are accurate and remain the same as those included on our marketing details. No responsibility is accepted by the Auctioneers or the Vendor where tenancy details have changed.

## Planning and other Regulations

No warranty is given by the Seller or the Auctioneers that the property or any part thereof is authorised for any planning use or complies with regulations relating to such use. Purchasers must make their own enquiries of the appropriate authorities.

## hollismorgan Disclaimer

1. These particulars do not constitute part or all of an offer or contract.
2. The Measurements indicated are supplied for guidance only and as such must be considered incorrect.
3. Potential buyers are advised to recheck the measurements before committing to any expense.
4. hollismorgan has not tested any apparatus, fixtures, fittings or services and it is in the buyer's interest to check the working condition of any appliances.
5. hollismorgan have not sought to verify the legal title of the property and buyers must obtain such verification from their solicitors.



## anti money laundering legislation

**The EU's second money Laundering Directive was laid before parliament at the end of December 2003 and the regulations apply from May 1st 2004.**

The three sets of legislation are as follows:

- The Money Laundering Regulations 2003
- The Proceeds of Crime Act 2002
- Terrorism act 2000 as amended by the Anti Terrorism, Crime and Security Act 2001

**PLEASE NOTE THAT any person buying or bidding at auction, MUST produce documentation to confirm their name and residential address.**

*Please find opposite a schedule of acceptable documentation.*

**You must provide one document from each list**

**Identity documents:**

- Current signed passport

- Current UK Photo card driving licence
- Current full UK driving licence (old version) (Provisional Driving Licence will not be accepted)
- Resident permit issued by the Home Office to EU Nationals
- Inland Revenue Tax Notification
- Firearms Certificate

**Evidence of address:**

- Current full UK driving licence (old version) (Provisional Driving Licence will not be accepted)
- A utility bill issued within the last 3 months
- Local authority tax bill (current year)
- Bank, building society or credit union statement
- Most recent mortgage statement from a UK lender

*Please note that a driving licence can be used as evidence for either one or the other BUT NOT BOTH.*

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

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

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

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

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WWW.GHFITNESS.CO.UK**



## WHAT OUR CLIENTS SAY

“ I instructed Hollis Morgan to sell a piece of woodland I owned and after discussing this with them I decided that they should put this into there next auction.The sale created a lot of interest and on the night of the auction it sold for an excellent price.The auction was handled in a very professional manner throughout and I would recommend them to anyone thinking of selling by auction.”

**Peter Costelloe**

## WHAT OUR CLIENTS SAY

“ I was surprised at how easy and stress free the whole process was, given Hollis Morgan were only instructed 5 weeks before the auction date. Andrew and Oly's charming service coupled with their streamlined efficiency were fundamental to achieving a successful sale.”

**Caroline Hagen**  
*Reach Brands*

## WHAT OUR CLIENTS SAY

“ I have had the pleasure of working with Hollis Morgan since they opened their business and have always found them refreshingly pro-active. The interests of their clients are always at the forefront and I have no hesitation in recommending them to clients.”

**Richard Harris**  
*AMD Solicitors*

In 2011 Hollis Morgan sold more £££s of property by auction than any other auctioneer in Bristol and the surrounding areas\*...so why not your property?





### JOINT PROPERTY AGENTS

**Bradley Residential**  
TEL: 0845 652 8634 [www.bradleyresidential.co.uk](http://www.bradleyresidential.co.uk)

**BNS Management Services**  
TEL: 0117 957 0809 [www.bns.co.uk](http://www.bns.co.uk)

**Campions**  
TEL: 0117 973 0041 [www.campionsletting.co.uk](http://www.campionsletting.co.uk)

**Clifton Rentals**  
TEL: 0117 911 3423 [www.clifton-rentals.co.uk](http://www.clifton-rentals.co.uk)

**Digs (Bristol) Ltd**  
TEL: 0117 9308750 [www.bristoldigs.co.uk](http://www.bristoldigs.co.uk)

**Hopewell Properties**  
[www.hopewellproperties.co.uk](http://www.hopewellproperties.co.uk)

**Hydes**  
TEL: 0117 973 1516 [www.hydes.co.uk](http://www.hydes.co.uk)

**Jackson Property Management Ltd**  
TEL: 0117 974 4121 [www.jacksonproperty.co.uk](http://www.jacksonproperty.co.uk)

**Sarah Kenny**  
TEL: 0117 946 7171 [www.sarahkenny.co.uk](http://www.sarahkenny.co.uk)

**Kingsley Thomas Limited**  
TEL: 0117 946 6767 [www.kingsleythomas.co.uk](http://www.kingsleythomas.co.uk)

**Knight Frank**  
TEL: 0117 317 1999 [www.knightfrank.co.uk](http://www.knightfrank.co.uk)

**Medics On The Move**  
TEL: 0117 944 2051 [www.movingtobristol.co.uk](http://www.movingtobristol.co.uk)

**Pentrich Properties**  
TEL: 0117 9423474 [www.pentrichproperties.co.uk](http://www.pentrichproperties.co.uk)

**Stuarts Residential**  
TEL: 01225 220 335 [www.stuartresidential.com](http://www.stuartresidential.com)

**Westcoast Properties**  
[www.westcoast-properties.co.uk](http://www.westcoast-properties.co.uk)

**Woods Estate Agents**  
[www.woodsestateagents.co.uk](http://www.woodsestateagents.co.uk)

### OUR CLIENTS

**The Abbeyfield Bristol Society**  
[www.abbeyfield-bristol.co.uk](http://www.abbeyfield-bristol.co.uk)

**Alder King Real Estate**  
[www.alderking.com](http://www.alderking.com)

**BNP Paribas Real Estate**  
[www.bnpparibas.com](http://www.bnpparibas.com)

**Capita Symonds**  
TEL: 01275 840840

**ETP Property Consultants**  
tel: 0117 973 1474 • [www.etpproperty.co.uk](http://www.etpproperty.co.uk)

**North Somerset Council**  
[www.n-somerset.gov.uk](http://www.n-somerset.gov.uk)

**South Gloucestershire Council**  
[www.southglos.gov.uk](http://www.southglos.gov.uk)

### SOLICITORS AND CONVEYANCERS

**AMD Solicitors**  
TEL: 0117 923 5562 [www.amdsolicitors.com](http://www.amdsolicitors.com)

**Devereaux & Co**  
[www.devlaw.co.uk](http://www.devlaw.co.uk)

**Gregg Latchams LLP**  
TEL: 0117 906 9400 [www.gregglatchams.com](http://www.gregglatchams.com)

**Rodney King and Partners**  
TEL: 0117 926 5201

**Parkhouse & Co**  
TEL: 0117 962 9978 [www.parkhousesolicitors.co.uk](http://www.parkhousesolicitors.co.uk)

### FINANCE

**Charterbank**  
[www.charterbank.co.uk](http://www.charterbank.co.uk)

**FinanceXchange Mortgages**  
TEL: 08448004301 [www.fxmortgages.co.uk](http://www.fxmortgages.co.uk)

**Lloyds TSB Commercial**  
[www.lloydstsbusiness.com](http://www.lloydstsbusiness.com)

**Royal Bank of Scotland Group**  
[www.rbs.co.uk](http://www.rbs.co.uk)

### SURVEYORS

**Andrew Beard & Company**  
TEL: 0117 923 8658

**Andrew Forbes**  
[www.andrew-forbes.co.uk](http://www.andrew-forbes.co.uk)

**Clifton DEA**  
[www.cliftondea.co.uk](http://www.cliftondea.co.uk)

**Osborne Irish Associates**  
TEL: 0117 973 0803 [www.osborneirishassociates.co.uk](http://www.osborneirishassociates.co.uk)

### MEDIA

**Bath Chronicle**  
[www.thisisbath.co.uk](http://www.thisisbath.co.uk)

**Bristol Property Live**  
[www.bristolpropertylive.co.uk](http://www.bristolpropertylive.co.uk)

**Clifton Life**  
[www.cliftonlifemag.co.uk](http://www.cliftonlifemag.co.uk)

**Cole Design Associates**  
tel: 0117 923 9118 • [www.cole-design.co.uk](http://www.cole-design.co.uk)

**North Somerset Times**  
[www.northsomersettimes.co.uk](http://www.northsomersettimes.co.uk)

**Rightmove**  
[www.rightmove.co.uk](http://www.rightmove.co.uk)

**Andrew Stagg Photography**  
[www.andrewstagg.com](http://www.andrewstagg.com)

**Western Daily Press**  
[www.westerndailypress.co.uk](http://www.westerndailypress.co.uk)

**YourProperty Network Magazine**  
[www.yourpropertynetwork.co.uk](http://www.yourpropertynetwork.co.uk)

### DESIGN AND CONSTRUCT

**Berkeley Place**  
TEL: 07770 942 190 [www.berkeleyplace.co.uk](http://www.berkeleyplace.co.uk)

**Matthew Deering Architects Ltd**  
TEL: 0117 973 3776 [www.mwdarchitect.co.uk](http://www.mwdarchitect.co.uk)

**Icon Facilities Management**  
ANDYCONWAY@ICONFM.CO.UK

**Pro-Tidy**  
[www.pro-tidy.co.uk](http://www.pro-tidy.co.uk)

**Sharp Home Improvements**  
TEL: 0117 205 0075 [www.sharphomeimprovements.com](http://www.sharphomeimprovements.com)

**Up & Over Doors Ltd**  
TEL: 0117 955 4594 [www.upandoverdoors.co.uk](http://www.upandoverdoors.co.uk)

**West-tec**  
TEL: 0117 907 4377 [www.west-tec.org.uk](http://www.west-tec.org.uk)

**Your Design**  
TEL: 0117 230 3838 [www.yourdesignbristol.co.uk](http://www.yourdesignbristol.co.uk)

### INTERIORS AND LIFESTYLE

**Anne Guy Creative Food**  
TEL: 01275 462796 [www.anneguy.co.uk](http://www.anneguy.co.uk)

**BCVA**  
TEL: 0117 953 3676 [www.dnfa.com/bvca](http://www.dnfa.com/bvca)

**Carolyn Dauncey interiors**  
TEL: 0117 9145891 [www.carolyndaunceyinteriors.co.uk](http://www.carolyndaunceyinteriors.co.uk)

**D9 Décor**  
TEL: 07766 176 472

**Farrow & Ball**  
[www.farrow-ball.com](http://www.farrow-ball.com)

**GH Fitness**  
TEL: 07973 683 539 • [www.ghfitness.co.uk](http://www.ghfitness.co.uk)

**Origami**  
TEL: 07967 09 09 06 • [www.origamievents.co.uk](http://www.origamievents.co.uk)

**Tailored Flooring**  
TEL: 0117 973 3393 • [www.tailoredflooring.co.uk](http://www.tailoredflooring.co.uk)

**Toots Malton Interior Design**  
[www.tootsmalton.co.uk](http://www.tootsmalton.co.uk)

**Wickwar Brewery**  
[www.wickwarbrewing.co.uk](http://www.wickwarbrewing.co.uk)

Our chosen charity for 2012 is St Peters Hospice so please keep an eye out for fundraising over the coming months.  
[www.stpetershospice.org.uk](http://www.stpetershospice.org.uk)

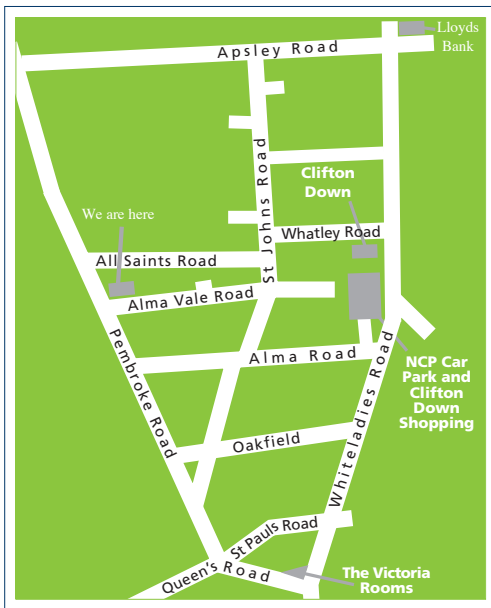
Complimentary drinks for this auction sponsored by

our auction location



the packed sale room at our september auction

## how to find All Saints...



### directions...

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

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

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



our next auction date is

**Wednesday, 6<sup>th</sup> February 2013 | 7.00 PM**  
All Saints Church, Pembroke Road, Clifton

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

**0117 973 6565**  
auction@hollismorgan.co.uk

**hollis  
morgan**