

residential sales | auctions

RESULTS ISSUE

hollis
morgan

NOVEMBER 2015
auction

Wednesday, 18TH NOVEMBER 2015 | **7.00^{PM}**
All Saints Church, Pembroke Road, Clifton



The **most successful** auctioneers in
the region 2011, 2012, 2013 & 2014*


welcome to our november auction

“WELCOME TO THE FINAL SALE OF 2015 AND WHAT HAS PROVED TO BE an exceptional calendar of auctions reflecting the national trend of increased house prices and overall confidence in the housing market. Tonight we have a selection of opportunities to rival any of our previous catalogues with mansion houses, country estates and detached family homes alongside a plethora of more traditional fare such as Victorian terraces, city centre flats, land, coach houses and garages.

So far this year we have offered 132 Lots with approximately 3,000 buyers attending the 5 sales. Astonishingly over 5,000 interested parties have downloaded legal packs resulting in over £30m (thirty million pounds) of property, land and development sites being successfully sold with nearly a 90% success rate – we will be sending out a full 2015 review to our mailing list following tonight's sale.

Our dates for 2016 are now published and we are already assembling our February 24th catalogue.

Thank you for your support throughout the year and please join us for complimentary drinks in the Atrium immediately after the sale so that we may personally wish you a very Happy Christmas and a prosperous New Year.


Oliver Hollis

our 2015 results so far in brief

AUCTION	LOTS OFFERED/SOLD	% SOLD	TOTAL SOLD £M
february	30/23	76	4,472,500
april	22/21	95	6,396,000
june	21/18	86	5,780,000
july	31/29	94	9,282,000
september	28/26	93	4,708,000
TOTAL	132/117	89	30,638,500

* Source: E! Group

why sell with hollismorgan?
because the results speak for themselves

INTRODUCING OUR CHARITY FOR 2015


DANCE MOVEMENT PSYCHOTHERAPY



COVER IMAGE: Clifton Suspension Bridge lit to celebrate Bristol as European Green Capital 2015, by kind permission of ©Jon Craig.

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

**hollis
morgan**

INVESTORS Buying at auction?

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

Make sure you get an investment that works for you.
Contact The Bristol Residential Letting Co. for:

- Estimated achievable rents on these auction lots
- Free site visits to discuss rental potential
- Expert advice on the Bristol rental market
- An Independent and impartial agent - established in 2004

Just Lettings - Just Bristol



Southville Office: 0117 370 8818



Clifton Office: 0117 973 5237

The **Bristol Residential Letting Co.**



AUCTION FINANCE

■ PROPERTY INVESTMENT ■ DEVELOPMENT FINANCE ■ BRIDGING

We can offer independent advice for all your **property auction** related financial requirements

If you are looking to finance your property needs at auction we can offer **independent** financial advice specifically suited to developers and investors, with...

- auction finance options
- residential, buy-to-let and remortgaging
- 'agreement-in-principle' from most lenders within hours
- bridging and commercial finance
- specialist for the self-employed



INDEPENDENT FINANCIAL ADVICE

TELEPHONE: **0117 973 4300**

E-MAIL: info@stevemears.com



our services include

RESIDENTIAL AND BUY-TO-LET MORTGAGES

SECURED LOANS AND BRIDGING LOANS

LIFE COVER FOR FAMILY AND BUSINESS INCLUDING TRUSTS

COMMERCIAL MORTGAGES AND FINANCE

PROTECTION AGAINST ILLNESS FOR FAMILY AND BUSINESS

Typically we charge a fee of £395 for processing the mortgage and this will be payable in two instalments. Initially £200 will be payable when we submit your application form to the lender and the balance of £195 will be payable within 14 days of the loan completing. If your mortgage proceeds to completion we will also receive any commission payable from the lender. Our fees are dependent upon your circumstances and therefore could be more than this. THE FINANCIAL CONDUCT AUTHORITY DOES NOT REGULATE COMMERCIAL FINANCE OR ADVICE ON WILLS AND TRUSTS. THE FINANCIAL CONDUCT AUTHORITY DOES NOT REGULATE SOME ASPECTS OF BUY TO LET MORTGAGES AND BRIDGING LOANS. Steve Mears Independent Mortgage Services is a trading name of Steve Mears Ltd, Registered in England and Wales - Registered Number 6180562; Registered office: 28 Alma Vale Road, Clifton, Bristol BS8 2HJ; Directors: Steve Mears and Emma Mears. Steve Mears Independent Mortgage Services is an appointed representative of Owen and Associates, which is authorised and regulated by the Financial Conduct Authority. **Your home or property may be repossessed if you do not keep up repayments on a mortgage or any other debt secured on it.**

the money man

introducing steve mears – independent financial advisor



the right financing

Buying property whether it's for residential or investment purposes will probably be the biggest expense you ever take on.

Over time the mortgage industry has evolved and has become a very specialist sector for many reasons. 'Alternative lending' has become a major part of the purchase and development areas, both for residential, investment and commercial borrowing.

High street mortgages can be available for such purchases; however this can be more limited due to the requirement for speed, habitable status of the property, mortgage ability, clients age or income status, along with maximising your borrowing potential.

There are many ways possible to help you purchase a property at auction or on the open market. Some areas include;

- Bridging Finance (Residential & Investment)
- Auction Finance
- Secured Loans
- Commercial Finance
- Equity Release
- Development Loans
- Business Loans
- BTL Mortgages

We are here to help identify the best type of finance for you based on your circumstances, so whether you are a first time buyer, experienced landlord or developer, cash buyer, looking to buy commercial premises, contact us for more information.

“...buying property will probably be the biggest expense you ever take on...”


STEVE M EARS
I N D E P E N D E N T
MORTGAGE SERVICES

Please remember

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

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

introducing our auction team



the members of our team TOP ROW LEFT TO RIGHT Calum Melhuish, Sarah Western, Mike Hayne; BOTTOM ROW LEFT TO RIGHT Kim Larnach, Nick Heal and Jodie Hollis.

andrew morgan MBE

Andrew is one of the most respected and well known estate agents and auctioneers in Bristol having spent a lifetime in residential agency and on the auction rostrum and is recognised as one of the most experienced provincial auctioneers in the country. His knowledge of property is second to none which is invaluable to one of the fastest growing agencies in the region.

His love of Bristol and his obvious concern for others has led him to be involved in a huge number of charitable events throughout his career raising thousands of pounds by his entertaining charitable auctions. For this work he was awarded The MBE in The Queen's Birthday Honours in 2013. He is chairman of several charities and is advisor to many others regarding property matters. He is currently actively involved in projects with St Mary Redcliffe church, All Saints Clifton and Clifton Village BID and other organisations in Bristol.



oliver hollis

Olly has worked in Estate Agency since 2003, beginning his career as Andrew's junior negotiator at a local independent firm before moving on to auction assistant and eventually running the sales department. Olly then founded Hollis Morgan with Andrew in 2010.

Having been brought up in Clevedon his family moved to Bristol in the early 90's where with his two brothers he attended Clifton College. As a gap year after school he worked as a swimming pool salesman in Oxford before moving to Cardiff to complete a Marketing Degree before moving back to Bristol to start his career in property.



buying at auction – an exciting opportunity

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

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

can I attend an auction to see what happens?

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

how do I find out about new properties?

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

how do I view the property?

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

what is a price guide?

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

what is a reserve price?

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

can I make an offer?

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

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

can I bid on the telephone?

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

should I have a survey?

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

what is a legal pack?

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

will I need a deposit?

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

is there a Buyers Premium?

You will need to bring a separate cheque to the auction payable to hollis morgan for £500+vat.

do I need ID?

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

can someone bid on my behalf?

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

three essential things to prepare for an auction

SURVEY – Organise a survey

FINANCE – Organise your finance

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

Good luck and happy bidding!

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

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selling at auction – what to look out for

what is an auction?

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

types of property offered at auction?

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

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

the advantages of auction

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

selling by Auction

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

why use hollis morgan?

- Andrew Morgan – the most experienced auctioneer in Bristol.
- Covering Bristol and the West Country from our Clifton HQ.
- We have an enviable contact list and can reach buyers other agents can't.
- With online legal packs and registration system we have the latest technology allowing us to regularly update you.
- Relationships throughout the city with our professional colleagues.
- Accompanied viewings at set times to minimise inconvenience to you, our client.
- a legal and moral duty to achieve the very best price for our Clients.

what does an auction cost?

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

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

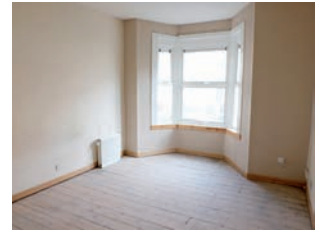
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SOLD £127K

**LOT
1**



BEING SOLD ON BEHALF OF
BRISTOL CITY COUNCIL

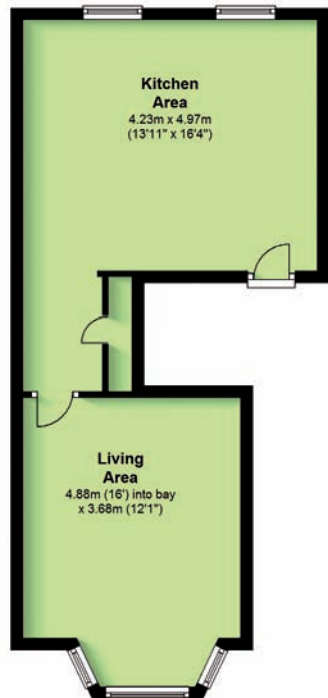
St Pauls

GUIDE PRICE: £80k+++

[VIEW FULL DETAILS](http://www.hollismorgan.co.uk/property/25853436/result_auction) http://www.hollismorgan.co.uk/property/25853436/result_auction

PROPERTY AREA
446.9 ft²/41.5 m²

Ground Floor Flat
Approx. 41.5 sq. metres (446.9 sq. feet)



124B City Road, St. Pauls,
BRISTOL BS2 8YQ

Flat for updating...

A bright and airy hall floor one bedroom apartment situated within a period building.

- Now in need of modernisation but will make a fine home or investment in this highly sought after location
- **NB:** Currently no bathroom is included with the accommodation but we understand there is potential to create an en-suite bathroom
- Leasehold residue of 999 years
- City Road lies within the cultural suburb of St. Pauls.
- Stokes Croft is within close proximity and offers a wide variety of independent retailers, convenience stores, pubs, bars, cafes and restaurants
- Broadmead and Cabot Circus are also within walking distance.



LOT
2

SOLD £75k



BEING SOLD ON BEHALF OF
BRISTOL CITY COUNCIL

Eastville

GUIDE PRICE: £25k+++

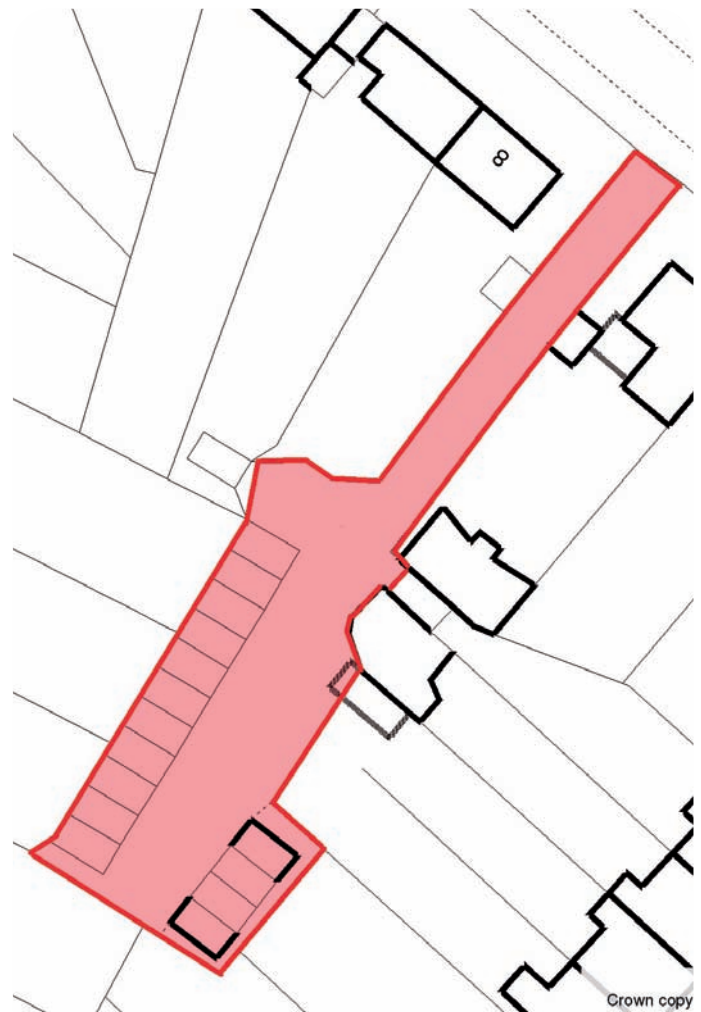
[VIEW FULL DETAILS](http://www.hollismorgan.co.uk/property/25854118/result_auction) http://www.hollismorgan.co.uk/property/25854118/result_auction

15 Garages at: Allfoxton Road, Eastville,
BRISTOL BS7 9NJ

Rank of garages...

A secure **Freehold** level site consisting of fifteen lock up garages within the residential suburb of Eastville.

- 0.07ha (700m²)
- Investment with rental income from 15 garages
- Potential for residential development subject to gaining the necessary planning consent
- Allfoxton Road is located within the popular residential suburb of Eastville
- Local amenities and services are all within walking distance including Fairfield High School
- The M32 Motorway network is approximately one mile away whilst Bristol City Centre is three miles away.



Crown copy



WITHDRAWN

**LOT
3**



Chewton Keynsham GUIDE PRICE: **£1M+++**

[VIEW FULL DETAILS](http://www.hollismorgan.co.uk/property/25853005/result_auction) http://www.hollismorgan.co.uk/property/25853005/result_auction

PROPERTY AREA
3798.6 ft²/352.9 m²



The Latchets Estate, Redlynch Lane,
CHEWTON KEYNESHAM BS31 2SN

The good life...

Set in an elevated position and surrounded by glorious Somerset countryside this charming small holding is set within approximately 11 private acres. The farmhouse, kennels and outbuildings occupy the front 2 acres with two mature paddocks of circa 9 acres to the rear and side.

****EXTENDED COMPLETION****

Completion is set for 12 weeks after the Auction

- A unique opportunity for the good life within easy reach of both Bath and Bristol
- Further Development of Site
- Long Term planning gain
- Kennels and Cattery Business
- Opportunities to acquire a complete, operating business of this nature are very rare.



LOT
4

SOLD £400k



Bedminster

GUIDE PRICE: £295k+++

[VIEW FULL DETAILS](http://www.hollismorgan.co.uk/property/25879098/result_auction) http://www.hollismorgan.co.uk/property/25879098/result_auction

Albert Cottage, 4 British Road,
Bedminster, BRISTOL BS3 3BW

Southville property with potential

Albert Cottage is a four storey end of terrace Freehold property dating back to the 1840's.

- The property has been let for a number of years as a 5 bedroom house with separate one bedroom flat in the basement
- Off street parking for two vehicles plus large plot
- Family home/conversion into flats subject to PP/HMO investment
- Potential building plot to side of property subject to PP
- British Road is situated just off West Street within the popular suburb of Southville
- Both North Street and West Street are within close proximity and offer a wide variety of amenities including bars, pubs, cafes and independent retailers

PROPERTY AREA

1653.5 ft²/153.6 m²



• RENTAL APPRAISAL



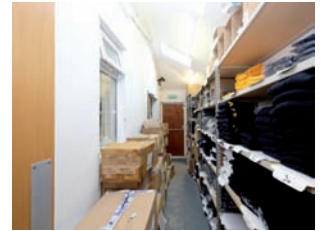
The Bristol Residential Letting Co.

- 4 bed to achieve in the region of £1800-£2000PCM;
- 1 bed to achieve in the region of £700PCM



SOLD £170K

LOT 5



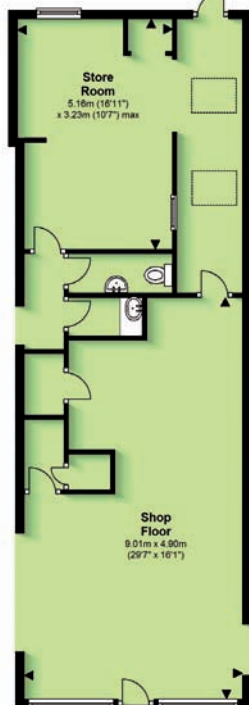
Henleaze

GUIDE PRICE: £155k+++

[VIEW FULL DETAILS](http://www.hollismorgan.co.uk/property/25853088/result_auction) http://www.hollismorgan.co.uk/property/25853088/result_auction

PROPERTY AREA
802.4 ft²/74.5 m²

Ground Floor
Approx. 74.5 sq. metres (802.4 sq. feet)

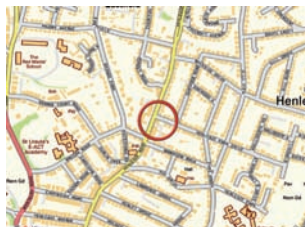


Freehold: 188 Henleaze Road,
Henleaze, BRISTOL BS9 4NE

Commercial investment

A mid terraced Freehold commercial premises strategically positioned in the middle of a rank of three connected units, all let to the same tenant.

- Excellent Investment
- Currently let on a recently signed 5 year lease expiring on September 2020 for £11,550 increasing to £12,200 in July 2017
- Situated within a small parade of similar retail units on the vibrant Henleaze Road
- Local amenities including convenience stores, restaurants, cafes, bars and coffee shops are all within close proximity
- Bristol City Centre is approximately three miles away.



LOT
6

SOLD POST AUCTION



Whitehall

GUIDE PRICE: £165k+++

[VIEW FULL DETAILS](#)

http://www.hollismorgan.co.uk/property/25888574/result_auction

PROPERTY AREA

764.1 ft²/71.0 m²

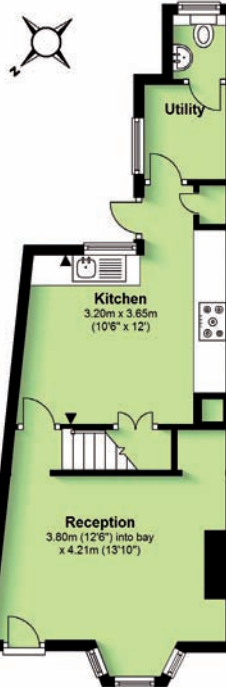
48, Whitehall Road, Whitehall,
Bristol BS5 9BE

Reduced Price for Sale by Auction...

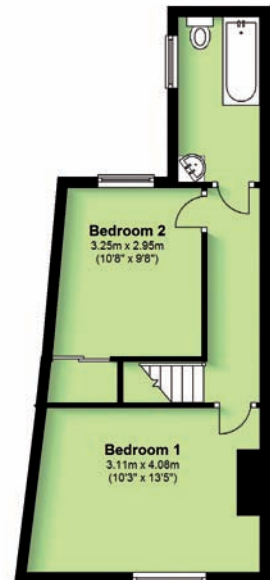
A classic mid-terraced two bedroom family home or investment arranged over two floors with huge rear garden.

- Property is vacant and has been recently modernised and is offered in excellent decorative order.
- Reduced price for sale by auction
- Excellent investment or owner occupier close to the City Centre.
- Whitehall Road is one of the main link roads within Whitehall and provides direct access to both Speedwell and St. George.
- Local amenities and services are all within close proximity including the vibrant Church Road which boasts an array of independent retailers, convenience stores, bars and restaurants.
- Bristol City Centre is approximately two miles away.

Ground Floor
Approx. 30.9 sq. metres (397.3 sq. feet)



First Floor
Approx. 34.1 sq. metres (366.8 sq. feet)



SOLD £221K

**LOT
7**



BEING SOLD ON BEHALF OF
BRISTOL CITY COUNCIL

St Pauls

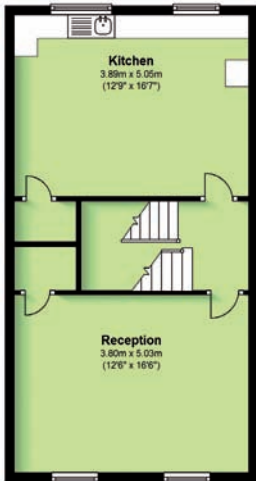
GUIDE PRICE: £125K+++

[VIEW FULL DETAILS](http://www.hollismorgan.co.uk/property/25853078/result_auction) http://www.hollismorgan.co.uk/property/25853078/result_auction

PROPERTY AREA
1106.0 ft²/102.8 m²

First Floor

Approx. 49.4 sq. metres (531.8 sq. feet)



Kitchen
3.89m x 5.05m
(12'9" x 16'7")

Reception
3.89m x 5.03m
(12'9" x 16'6")

Second Floor

Approx. 49.3 sq. metres (530.4 sq. feet)

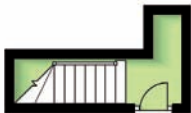


Bedroom 2
3.89m x 3.02m
(12'9" x 9'11")

Bedroom 1
3.78m x 5.05m
(12'5" x 16'7")

Ground Floor Entrance

Approx. 4.1 sq. metres (43.9 sq. feet)

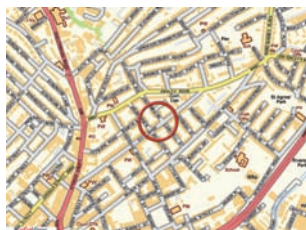


113B City Road, St. Pauls,
BRISTOL BS2 8UL

St Pauls flat for updating...

A two bedroom maisonette situated over first and second floor in need of modernisation.

- Now in need of updating but will make a fine home or investment in this highly sought after location.
- Leasehold residue of 999 years
- Includes Freehold
- Council tenant occupies flat below
- City Road lies within the cultural suburb of St. Pauls.
- Stokes Croft is within close proximity and offers a wide variety of independent retailers, convenience stores, pubs, bars, cafes and restaurants
- Broadmead and Cabot Circus are also within walking distance.



LOT
8

STILL AVAILABLE
OFFERS RECEIVED POST AUCTION



JOINT AGENTS
BURSTON COOKE

Thornbury

GUIDE PRICE: **£200k+++**

VIEW FULL DETAILS

http://www.hollismorgan.co.uk/property/25854000/result_auction

Unit 6: Mead Court, Cooper Road,
THORNBURY BS35 3UW

Modern office block...

A modern self contained office (3,044ft²) situated within an established industrial and business estate. The property comprises a self contained, single storey office building with 6 demised car parking spaces.

****Reduced price for Sale by Public Auction****

- Excellent investment/owner occupier
- Previously let on a 25 year lease from 1990 for £30,000PAX – approx £10 per ft²
- The property is offered for sale by way of a long lease *125 years less 10 days from 1988 at a peppercorn rent*
- The property is situated within Mead Court, which is accessed off Cooper Road, within an established industrial and business estate on the periphery of Thornbury town Centre
- **VAT** We understand that the building is VAT elected and will be payable on all prices.

PROPERTY AREA

3053. ft²/283.7 m²



hollismorgan/auktion NOVEMBER 2015 16

WITHDRAWN

**LOT
9**

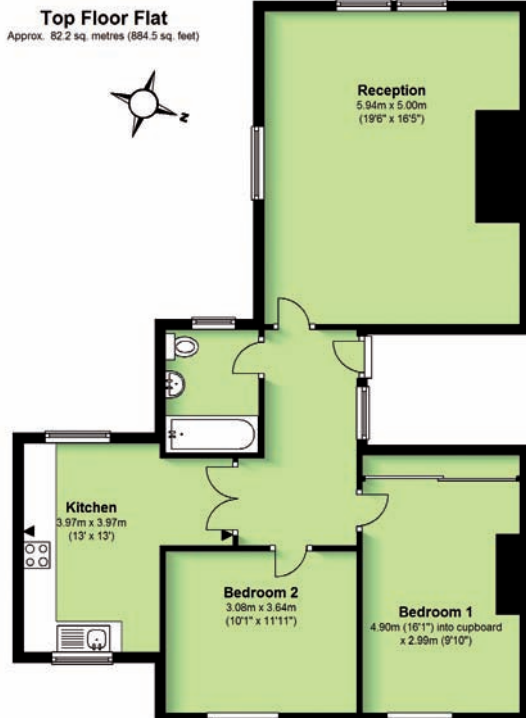


Westbury Park

GUIDE PRICE: £295k+++

[VIEW FULL DETAILS](http://www.hollismorgan.co.uk/property/25786887/result_auction) http://www.hollismorgan.co.uk/property/25786887/result_auction

PROPERTY AREA
884.5 ft²/82.2 m²



Top Floor Flat: 1 Westbury Park,
BRISTOL BS6 7JB

Flat overlooking the Downs

A larger than average apartment occupying the entire top floor of this imposing semi detached Victorian property overlooking Durdham Downs.

*****SOLD WITH VACANT POSSESSION*****

- Offered in excellent decorative order
- Leasehold residue of 999 years
- Please refer to legal pack for information regarding management company and fees
- Westbury Park is a quiet and leafy location just a few yards from Durdham Down with local shops to be found on both North View and Coldharbour Road whilst the eclectic range of shopping and entertainment facilities of Whiteladies Road are within half a mile

• RENTAL APPRAISAL



Clifton Rentals has valued the rental potential at £1250.00PCM or £15,000P/A.



LOT
10

SOLD £135k



Clevedon

GUIDE PRICE: £125k+++

VIEW FULL DETAILS

http://www.hollismorgan.co.uk/property/25854067/result_auction

PROPERTY AREA

854.9 ft²/79.4 m²

Flat 3, Hangstone House

Approx. 79.4 sq. metres (854.9 sq. feet)

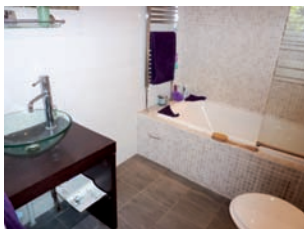
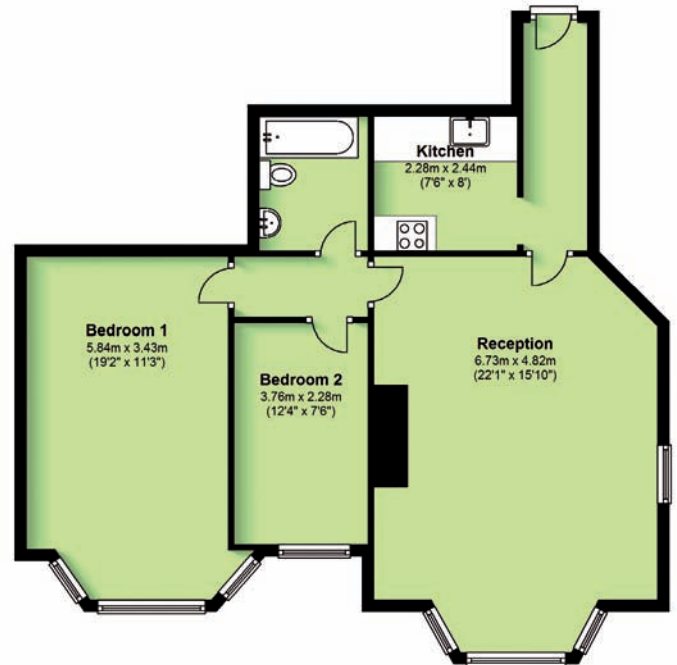
Flat 3: Hangstone House, 5 St. Johns Avenue, CLEVEDON BS21 7TQ

Flat with views

Occupying a prime first floor position in this imposing converted mansion house with spacious accommodation and far reaching views towards the Mendips from most rooms.

****Reduced price for sale by auction****

- **Excellent investment:** Recently let for £650PCM – **Vacant from 13TH November 2015**
- Spacious apartment suitable for first time buyers or buy to let investors
- Leasehold – residue of 999 years
- Management fees: £32.50PCM
- Sold with vacant possession
- St. Johns Avenue is a quiet residential area within the popular North Somerset town of Clevedon
- Local amenities are within walking distance as well as the local hospital and golf club. Clevedon benefits from excellent access to the M5 motorway with Bristol approximately fifteen miles away.



SOLD £185K

LOT 11



Easton

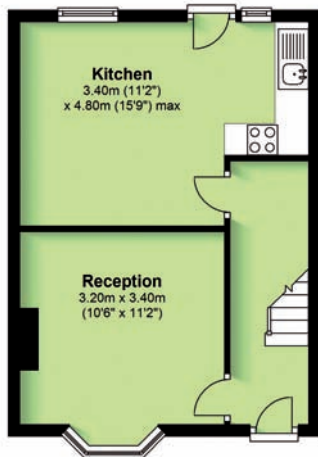
GUIDE PRICE: £135k+++

[VIEW FULL DETAILS http://www.hollismorgan.co.uk/property/25882242/result_auction](http://www.hollismorgan.co.uk/property/25882242/result_auction)

PROPERTY AREA
694 ft²/64.5 m²

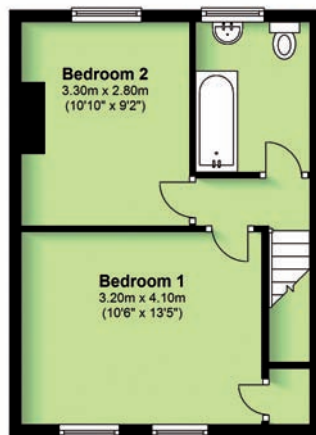
Ground Floor

Approx. 32.3 sq. metres (347.6 sq. feet)



First Floor

Approx. 32.2 sq. metres (346.4 sq. feet)



24 Berwick Road, Easton,
BRISTOL BS5 6NG

Period property for updating

A charming mid-terraced Victorian property with single bay window and southerly facing enclosed rear garden. The property has been let for many years and would now benefit from basic updating but would make a fine 2/3 bedroom home or investment in this sought after area close to the City Centre.

- Berwick Road is located just off the vibrant Stapleton Road within the cultural suburb of Easton
- A wide range of local amenities including convenience stores, bars, cafes and restaurants are all within close proximity on St Marks Street. Bristol City Centre is approximately two miles away.



LOT
12

SOLD £60k



South Elevation Proposed



Totterdown

GUIDE PRICE: £55k+++

[VIEW FULL DETAILS](http://www.hollismorgan.co.uk/property/25869177/result_auction) http://www.hollismorgan.co.uk/property/25869177/result_auction

Land adjacent to: 162, Bath Road, Totterdown, BRISTOL BS4 3EF

Land with planning

A parcel of Land adjacent to the 162 Bath Road with road frontage.

- Full planning permission has been granted for the construction of 2 x 2 bedrooms maisonettes arranged over three floors within a stylish building.
- Set in this popular Arnos Vale location close to local amenities with good transport links to the City Centre

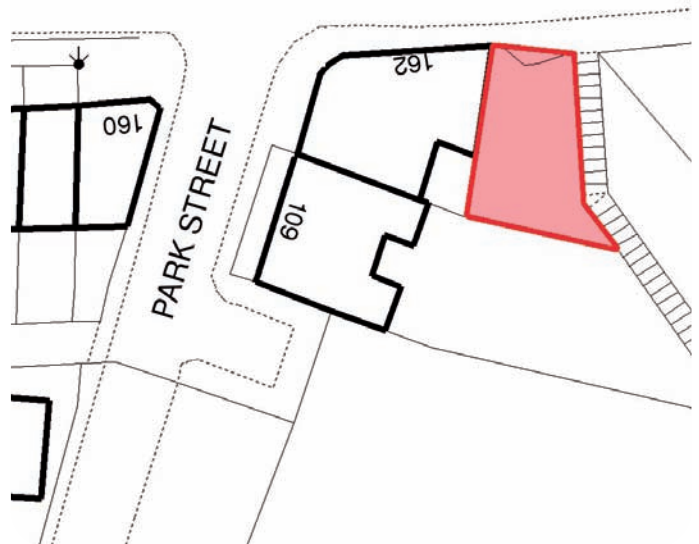
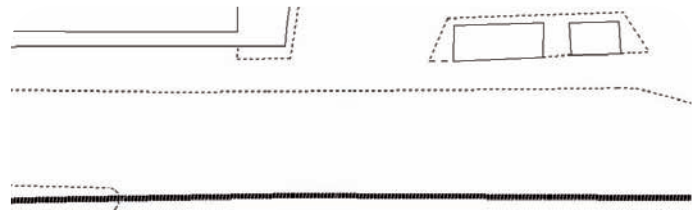
• PLANNING INFORMATION

REFERENCE: 14/06245/F; APPLICATION RECEIVED: 22nd December 2014; ADDRESS: Land Adjacent To 162 Bath Road Totterdown Bristol; PROPOSAL Construction of 2no. two bedroom flats, accommodated within a three storey building; DECISION: GRANTED subject to condition(s)

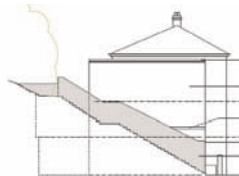
• RENTAL VALUES



The Bristol Residential Letting Co.
£850PCM per apartment



Elevation used



SOLD £125K

**LOT
14**



BEING SOLD ON BEHALF OF
BRISTOL CITY COUNCIL

St Pauls

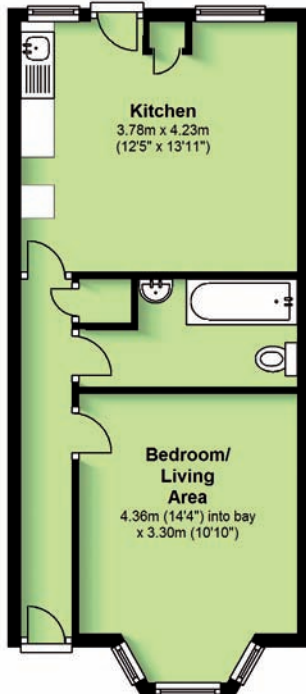
GUIDE PRICE: £80k+++

[VIEW FULL DETAILS](http://www.hollismorgan.co.uk/property/25853081/result_auction) http://www.hollismorgan.co.uk/property/25853081/result_auction

PROPERTY AREA
429.9 ft²/39.9 m²

Ground Floor

Approx. 39.9 sq. metres (429.9 sq. feet)



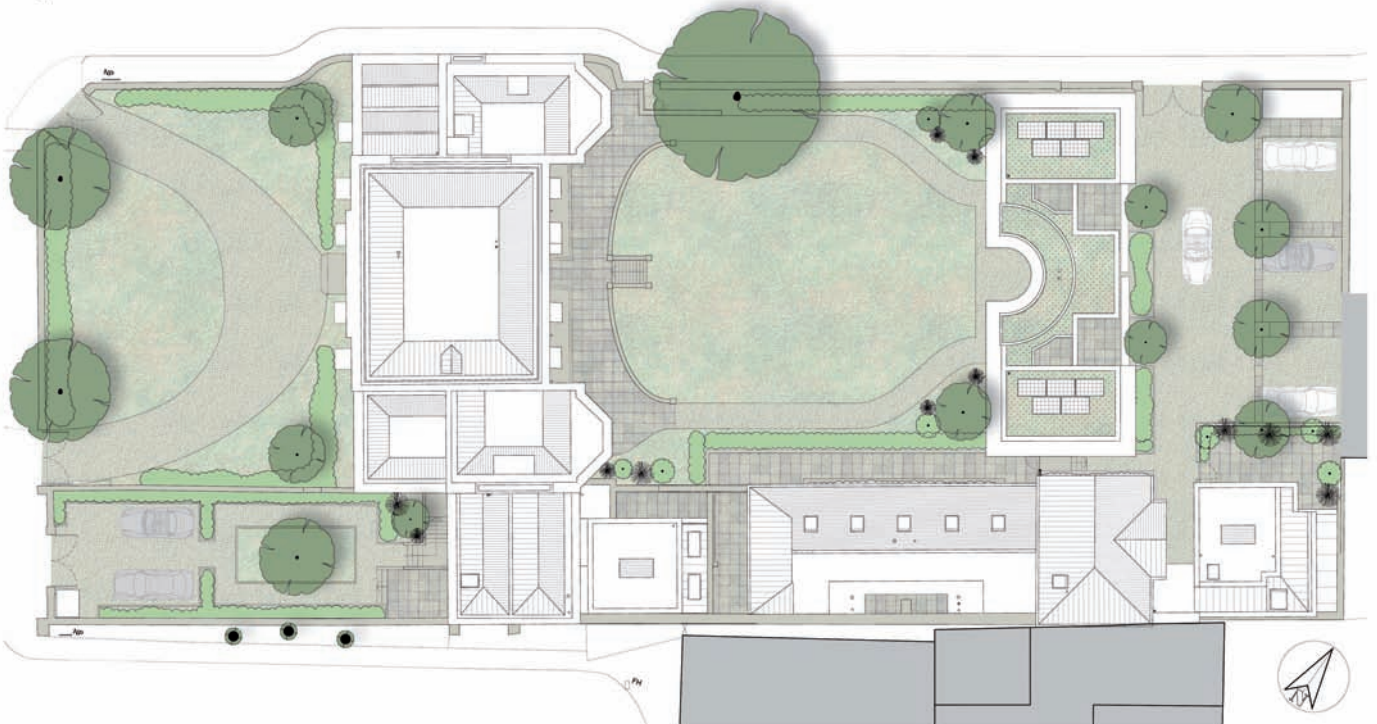
35B Brigstocke Road, St. Pauls,
BRISTOL BS2 8UA

Flat for updating

One bedroom basement flat in need of modernisation with rear garden.

- Now in need of updating but will make a fine home or investment in this highly sought after location
- Leasehold residue of 999 years
- Includes Freehold
- Council tenant occupies flat above
- Brigstocke Road is located just off City Road within the cultural suburb of St. Pauls
- Local amenities and services are all within walking distance including the M32 Motorway network which provides fast routes in and out of Bristol.





SOLD £2.1 MILLION

LOT
15

Mansion house with potential...

Clifton

GUIDE PRICE: £2MILLION+++

VIEW FULL DETAILS http://www.hollismorgan.co.uk/property/25866717/result_auction

Mortimer House, Clifton Down Road, Clifton, BRISTOL BS8 4EX

This is an imposing Georgian Grade II listed mansion in the Palladian style set well back from the road in its own grounds – circa 0.60 acres – with a semi-circular drive providing access to the huge front door and exceptionally elegant entrance Hall.

The exterior elevations and the roof have been extensively renovated leaving the purchaser to renovate the 9,800 square foot interior to their own style and taste. There are excellent size gardens to the front and rear of the property with the opportunity for further landscaping.

Family Home

Opportunity to create probably the finest family home in Bristol to your own individual requirements with 8 bedrooms and 5 reception rooms, ample parking and one of the largest gardens in Clifton Village.

Flat Conversion

There is also potential for conversion of the mansion house into six luxury, lateral apartments, subject to the necessary planning and listed building consents.

LOT
16

SOLD £125k



Kingswood

GUIDE PRICE: £90k+++

VIEW FULL DETAILS

http://www.hollismorgan.co.uk/property/25854849/result_auction

Chapel House, Park Road, Kingswood,
BRISTOL BS15 1QU

Derelict house in ecclesiastical setting

A detached Grade II Listed three bedroom house arranged over two floors fronting Park Road but set within the grounds and overlooking Masters Church and the Whitfield Tabernacle.

- The property has been empty for many years and is now derelict and would require complete rebuilding but offers scope for fine family home in this highly sought after location close to the High Street
- Chapel House occupies a secluded position close to the bustling Kingswood High Street
- Local amenities and services including convenience stores, pubs, bars and cafes are all within walking distance
- Located just four miles east of Central Bristol, High Street, Kingswood, is conveniently situated on the A420 which is a major route leading out of the city centre and also provides direct access to the Avon Ring Road and in turn to the M32, M4 and M5 motorway networks.



WITHDRAWN

**LOT
17**



Montpelier

GUIDE PRICE: £250k+++

VIEW FULL DETAILS

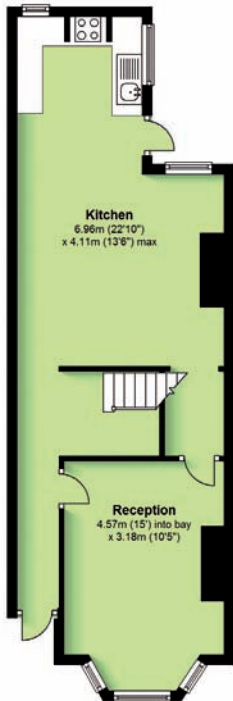
http://www.hollismorgan.co.uk/property/25882257/result_auction

PROPERTY AREA

1013.0 ft²/94.1 m²

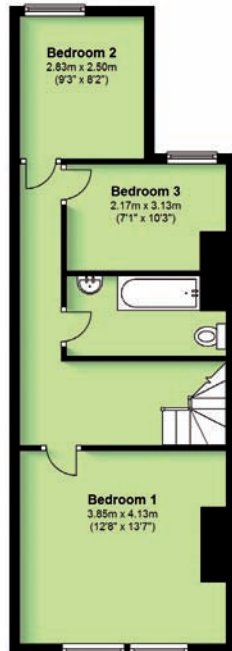
Ground Floor

Approx. 47.4 sq. metres (510.6 sq. feet)



First Floor

Approx. 46.7 sq. metres (502.4 sq. feet)



40 Cobourg Road, Montpelier,
BRISTOL BS6 5HX

Period house with fine views

A charming three bedroom Victorian Villa arranged over two floors in an elevated and commanding position with far reaching views over Bristol.

- The property would now benefit from updating throughout but would make a fine 3/4 bedroom home or investment in this sought after area close to the City Centre
- We understand there is scope to convert the attic space subject to gaining any necessary consents
- Sold with vacant possession
- Cobourg Road is a quiet residential street located just off Ashley Hill within the cultural suburb of Montpelier
- Convenience stores and other local amenities are nearby as well as the ever popular Gloucester Road which boasts an array of independent retailers, pubs, bars, cafes and restaurants. Bristol City Centre is less than two miles away.



SOLICITORS

Tim Adams, Adams Burrows

contact:

Tim@adamsburrows.co.uk

LOT
18

SOLD £121k



BEING SOLD ON BEHALF OF
BRISTOL CITY COUNCIL

Totterdown

GUIDE PRICE: £110k+++

[VIEW FULL DETAILS](http://www.hollismorgan.co.uk/property/25853800/result_auction) http://www.hollismorgan.co.uk/property/25853800/result_auction

PROPERTY AREA

616.9 ft²/67.3 m²

4A Golden Street, Totterdown,
BRISTOL BS4 3BB

Garden flat for updating

Occupying the basement and lower basement level of this imposing Period property with double bedroom, kitchen, bathroom and separate kitchen plus rear garden.

- Now in need of modernisation but will make a fine home or investment in this highly sought after location
- Suitable for first time buyers or buy to let investors
- Leasehold residue of 999 years
- Set in this popular location in Totterdown with good transport links to the City Centre (approximately one mile away).

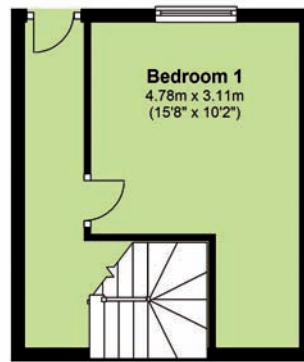
• RENTAL VALUES



The Bristol Residential Letting Co.

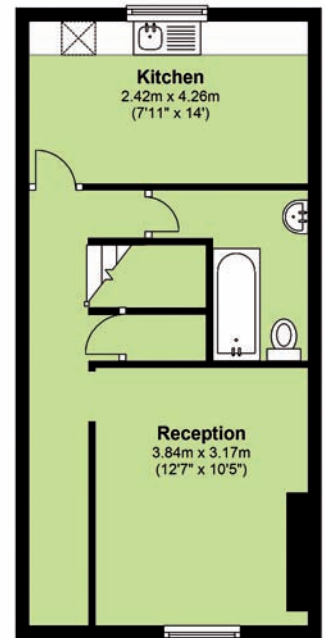
£700-725PCM

Basement
Approx. 19.7 sq. metres (212.5 sq. feet)



Bedroom 1
4.78m x 3.11m
(15'8" x 10'2")

Ground Floor
Approx. 37.6 sq. metres (404.4 sq. feet)



Kitchen
2.42m x 4.26m
(7'11" x 14')

Reception
3.84m x 3.17m
(12'7" x 10'5")



**SOLD PRIOR
UNDISCLOSED AMOUNT**

**LOT
19**



Coombe Dingle

GUIDE PRICE: £575k+++

[VIEW FULL DETAILS](http://www.hollismorgan.co.uk/property/25853639/result_auction) http://www.hollismorgan.co.uk/property/25853639/result_auction

PROPERTY AREA
2524.2 ft²/234.5 m²



76 Grove Road, Coombe Dingle,
BRISTOL BS9 2RT

Family home with huge potential

This is one of those rare opportunities to acquire a family house with enormous potential in a secluded and elevated location, facing South with panoramic views over the surrounding leafy suburbs across to the open countryside – this house truly combines the virtues of country living with all the advantages and facilities of the City yet the house basks in the peaceful ambiance of this quasi rural setting set in approx 1/3 acre

- The excellence of the location and size of the plot is appropriate for a larger and more prestigious house than already exists

• PROPOSED SCHEME

Please refer to legal pack for proposed architect designed scheme to redesign the property into a family home.



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SOLD £108K

LOT 20



BEING SOLD ON BEHALF OF
BRISTOL CITY COUNCIL

St George

GUIDE PRICE: £95k+++

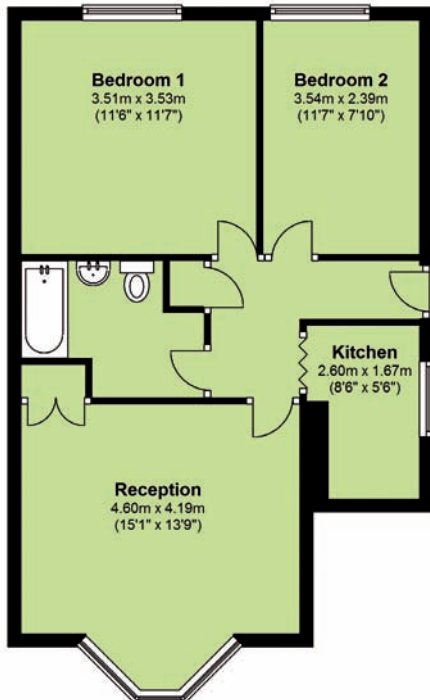
[VIEW FULL DETAILS](http://www.hollismorgan.co.uk/property/25853697/result_auction) http://www.hollismorgan.co.uk/property/25853697/result_auction

PROPERTY AREA

544.1 ft²/50.6 m²

Ground Floor

Approx. 52.0 sq. metres (559.4 sq. feet)



328A Church Road, St. George,
BRISTOL BS5 8AJ

Garden flat for updating

The Property

A two bedroom garden apartment in need of modernisation.

- Leasehold: 850 years
- Now in need of modernisation but will make a fine home or investment in this highly sought after location
- Suitable for first time buyer or buy to let investors
- Sole use of rear garden
- We understand there is off street parking to the rear of the property (left hand space) on a leasehold basis – please refer to online legal pack for full details.
- Council tenants occupy the flats above

• RENTAL VALUES



The Bristol Residential Letting Co.
£750-£775PCM



LOT
21

OFFERS INVITED



PROPERTY AREA
544.1 ft²/50.6 m²

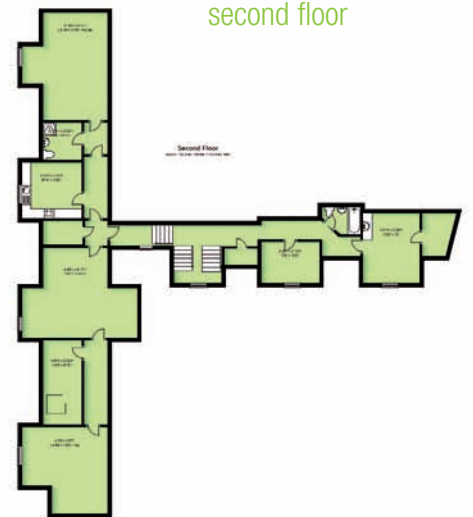
Brockley Court, Saint Nicholas Way,
BROCKLEY BS48 3AX



ground floor



first floor



second floor

OFFERS INVITED

**LOT
21**

Country residence...

Brockley

GUIDE PRICE: £725K+++

VIEW FULL DETAILS http://www.hollismorgan.co.uk/property/25853069/result_auction

Brockley Court is an imposing and substantial Grade II Listed building

– 9112ft² – set in picturesque surroundings – 0.91 acre plot – and located in a semi-rural yet accessible location just nine miles from Bristol.

The property, until recently, was occupied and used as a care home and would benefit from modernisation throughout. The property represents a rare opportunity to acquire a large family home, with scope for a self-contained annex, and to specify the accommodation to your own requirements.

Located adjacent to St Nicholas Church the property would make a stunning Wedding venue when combined with the walled garden.

Planning Granted

Planning Permission has been obtained for: 'Change of use from C2 use class (Nursing Home) to C3 use class (private residential dwelling) with associated workspace and residential annex. Removal of existing single storey rear extension' in October 2012.

LISTED BUILDING CONSENT: 13/P/0677/LB;

PLANNING APPLICATION NO: 12/P/1368/F;

Extended Completion

Completion is set for 8 weeks or earlier by mutual consent.

LOT
22

WITHDRAWN



Brockley

GUIDE PRICE: £45k+++

[VIEW FULL DETAILS](http://www.hollismorgan.co.uk/property/25853182/result_auction) http://www.hollismorgan.co.uk/property/25853182/result_auction

The Walled Garden: St. Nicholas Way,
BROCKLEY BS48 3AX

Walled Garden

A mature walled garden adjacent to St Nicholas Church and Brockley Court of approx 0.287 acres – circa 110ft x 120ft – with gated vehicular access

- Possible development Land subject to any necessary planning or other permissions
- Additional garden or possible car parking for the adjoining properties
- Possible market garden
- **PLEASE NOTE** *that unless Brockley Court is sold the Walled Garden will not be offered at the auction. The buyer of Brockley Court will NOT have an exclusive option to purchase and the garden will be available to all bidders..*



WITHDRAWN
POSTPONED TO A FUTURE AUCTION

LOT
23



St Pauls

GUIDE PRICE: £90k+++

VIEW FULL DETAILS

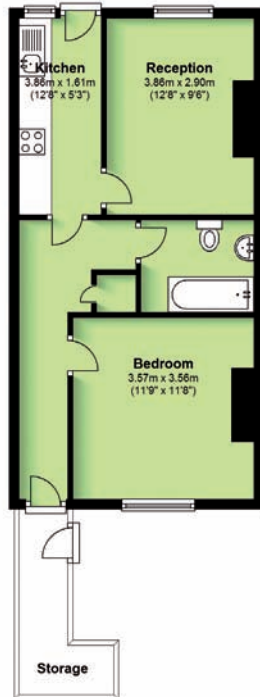
http://www.hollismorgan.co.uk/property/25882050/result_auction

PROPERTY AREA

468.6 ft²/43.5 m²

Ground Floor Flat

Approx. 43.5 sq. metres (468.6 sq. feet)



Garden Flat: 12A Argyle Road, St. Pauls, BRISTOL BS2 8UU

Flat with large garden

A leasehold one bedroom flat occupying the entire basement level of this charming period property with sole use of the huge (circa 60ft) rear garden and a private entrance.

- The flats would now benefit from updating but has huge scope to create a fine home or investment with a large garden in this sought after area close to the City Centre
- Sold with Vacant possession
- Argyle Road is located just off City Road within the cultural suburb of St. Pauls
- Local amenities and services are all within walking distance including the M32 Motorway network which provides fast routes in and out of Bristol.



SOLICITORS

Tim Adams, Adams Burrows

contact: Tim@adamsburrows.co.uk



LOT 24

SOLD £188k

St Pauls

GUIDE PRICE: £135k+++

[VIEW FULL DETAILS](http://www.hollismorgan.co.uk/property/25882169/result_auction) http://www.hollismorgan.co.uk/property/25882169/result_auction

Hall and First Floor Maisonette: 12A Argyle Road, St. Pauls, BRISTOL BS2 8UU

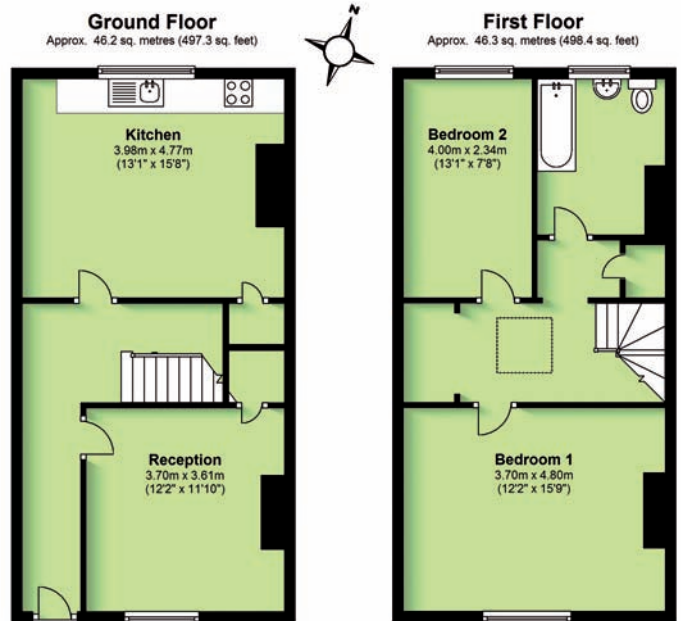
Large maisonette for updating

A larger than average two bedroom maisonette occupying the hall and first floors of this charming period property.

- The spacious accommodation is currently arranged as 3 bedrooms with open plan kitchen living space and a large bathroom
- The property has been let to the same tenants for nearly 8 years and would now benefit from basic updating throughout but would make a fine 2/3 bedroom home or investment in this sought after area close to the City Centre
- Current tenants paying £790PCM on an AST agreement with vacant possession scheduled for December 18TH.
- Scope for increased rental income once renovated
- Argyle Road is located just off City Road within the cultural suburb of St. Pauls with excellent local amenities and services are all within walking distance.

PROPERTY AREA

995.7 ft²/92.5 m²



SOLD £355K

**LOT
25**



ION (SOUTH) 1: 200



PEMBROKE STREET ELEVATION (SOUTH) 1: 1



City Centre

GUIDE PRICE: £210K+++

VIEW FULL DETAILS

http://www.hollismorgan.co.uk/property/25855066/result_auction



Land to rear of: 7 Brunswick Square,
Pembroke Street, City Centre,
BRISTOL BS2 8AH

Land with Planning to develop

A parcel of land currently used as parking spaces on Pembroke Street.

- Planning has been granted to erect a stylish development of six flats over three floors with bike and bin stores
- GDV: circa £1m
- The land is located betwixt the iconic Brunswick Square and Portland Square just 500 metres of the newly developed Cabot Circus.
- Access to the regional motorway network via the M32 is within half a mile whilst local bus routes operate in the City Centre.

• PLANNING GRANTED

REFERENCE 15/01589/F;

ALTERNATIVE REFERENCE PP-04081893;

• RENTAL APPRAISAL

The Bristol Residential Letting Co. £800-£850pcm will be achievable on the 1 bedroom apartments depending on size and finish and £950 - £1050 on the 2 beds.



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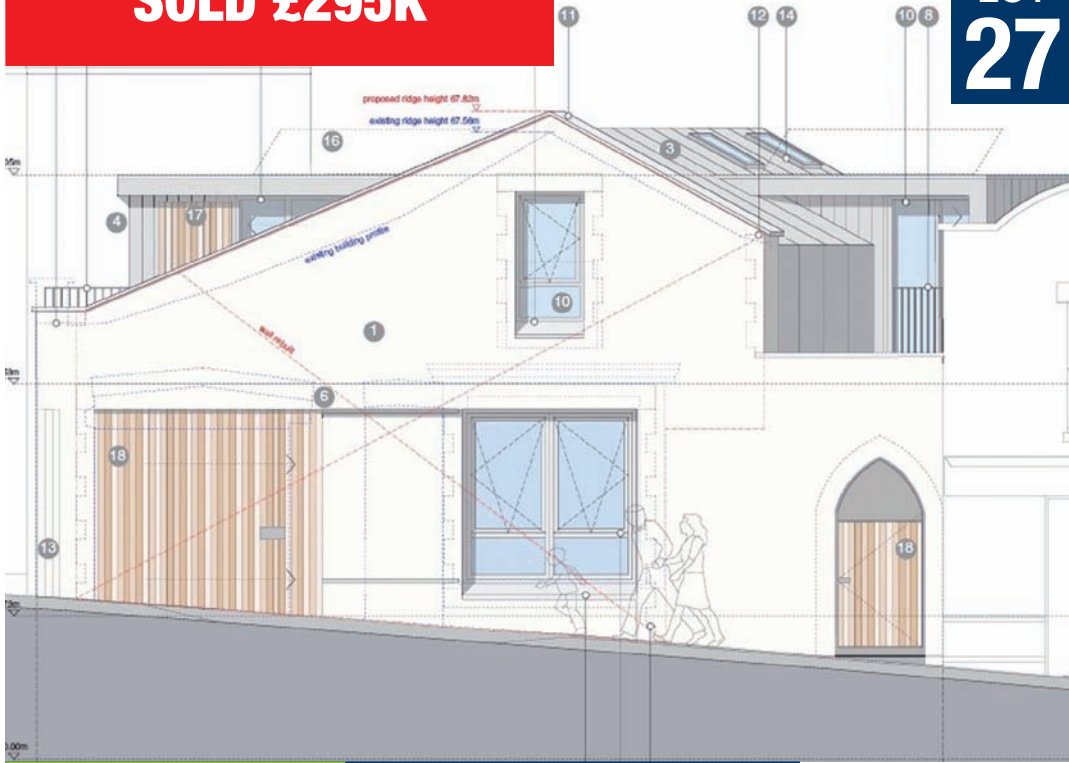
0117 908 4001 bluefingroup.co.uk



Think Bluefin.

SOLD £295K

LOT 27



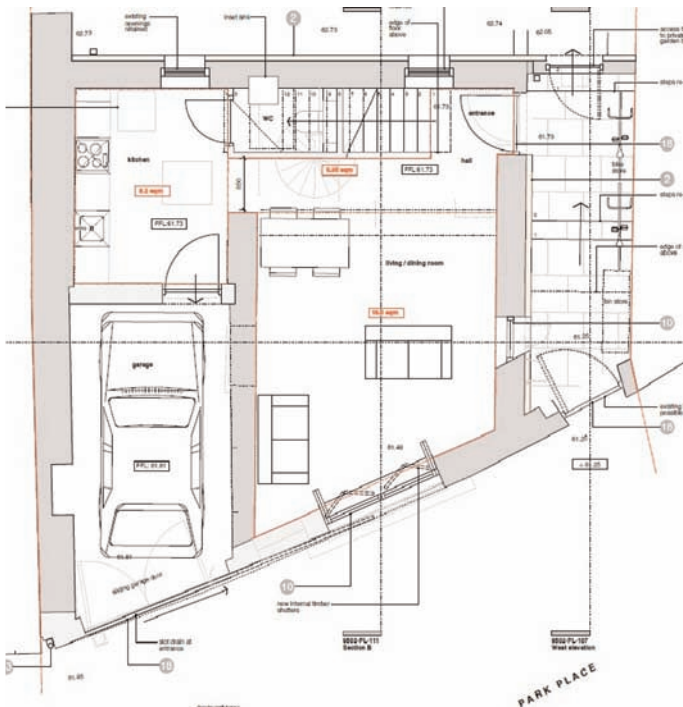
Clifton

GUIDE PRICE: £250K+++

VIEW FULL DETAILS

http://www.hollismorgan.co.uk/property/25869115/result_auction

** LOT 26 WITHDRAWN **



Penhill Cottage, 3 Park Place, Clifton, BRISTOL BS8 1JW

Coach house with Planning to develop

A charming former Coach House (circa 635ft²) arranged over two floors with integral garage overlooking the stunning Park Place gardens .

- The property is now in need of complete modernisation and benefits from planning permission to convert into a stylish 3 bedroom mews house with integral garage, two bathrooms and stunning living space plus a south facing roof terrace
- We understand the resale value of the completed property is in the region of £600,000
- Leasehold: we understand there is an opportunity to purchase the Freehold at a later date - please refer to legal pack
- Park Place is located just off the vibrant Triangle with it's wide range of affluent bars, pubs, cafes, restaurants as well as a number of convenience stores and independent retailers.

• PLANNING INFORMATION

PLANNING GRANTED ON APPEAL

REFERENCE: 13/02707/H





St George **GUIDE PRICE: £135k+++**

[VIEW FULL DETAILS](http://www.hollismorgan.co.uk/property/25853995/result_auction) http://www.hollismorgan.co.uk/property/25853995/result_auction

19 Seneca Street, St. George,
BRISTOL BS5 8DY

Classic terrace house for updating

A bright and airy Victorian mid terraced two bedroom house arranged over two floors, to the rear is a well proportioned garden with pedestrian access.

- The property is now dated but has been well cared for and has the potential, with some basic updating, for a fine family home or excellent investment in this highly sought after area
- Includes central heating and double glazed windows throughout
- Located just off the busy Church road where an array of local amenities and services are all within walking distance whilst St Georges Park is within a few hundred yards and Bristol City Centre is approximately two miles away

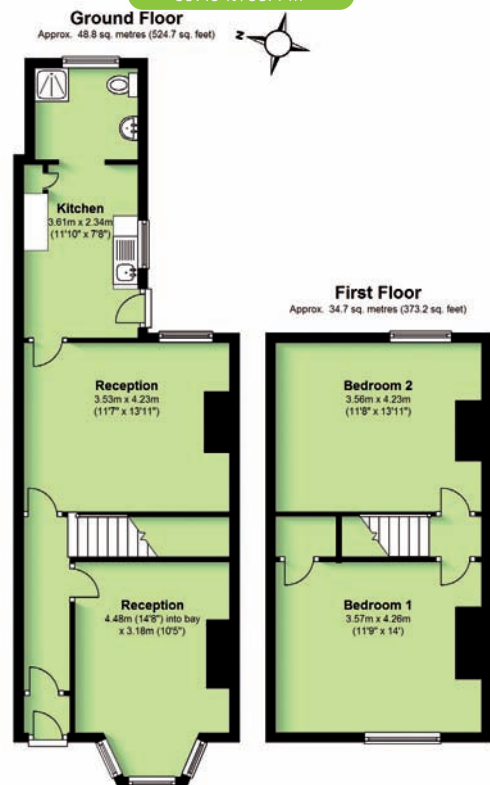
• RENTAL VALUES



The Bristol Residential Letting Co.
£850-£900PCM

PROPERTY AREA

897.9 ft²/83.4 m²



SOLD £227K

**LOT
29**



BEING SOLD ON BEHALF OF
BRISTOL CITY COUNCIL

Cotham

GUIDE PRICE: £175k+++

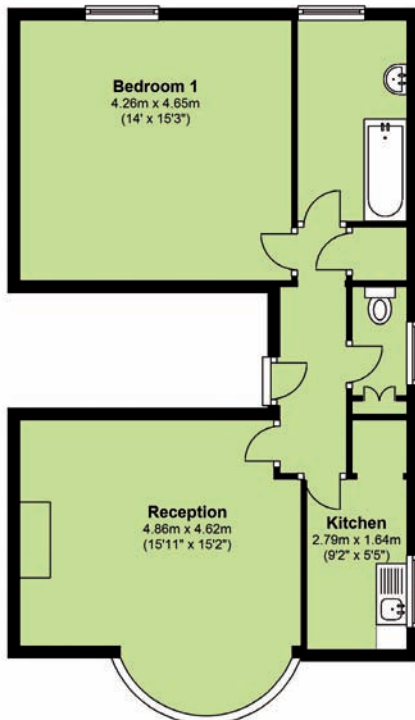
[VIEW FULL DETAILS](http://www.hollismorgan.co.uk/property/25853875/result_auction) http://www.hollismorgan.co.uk/property/25853875/result_auction

PROPERTY AREA

614.4 ft²/57.1 m²

First Floor

Approx. 57.1 sq. metres (614.4 sq. feet)

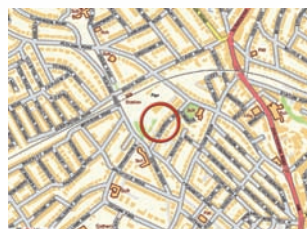


10c Elmgrove Road, Cotham,
BRISTOL BS6 6AH

Large flat with views

A bright and airy one bedroom flat occupying the first floor of this imposing period property.

- Leasehold – residue of 999 years
- Now in need of modernisation but will make a fine home or investment in this highly sought after location
- Suitable for first time buyers or buy to let investors.
- Communal rear garden
- We understand the remaining flats in the building are all occupied by council tenants
- Elmgrove Road is a quiet residential backwater within easy reach of Redland Green or Clifton Down Station, 10 minutes walk from shops and bars on Cotham Hill and Whiteladies Road
- The University of Bristol, The Bristol Royal Infirmary and the business, shopping, leisure and entertainment facilities are within one mile.

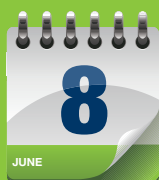


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BRISTOL AND WEST COUNTRY
property **auction**

* Source: E1 Group

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hollis
morgan

OFFERS INVITED

**LOT
30**



Proposed Front Elevation



Proposed End Elevation



Proposed End Elevation

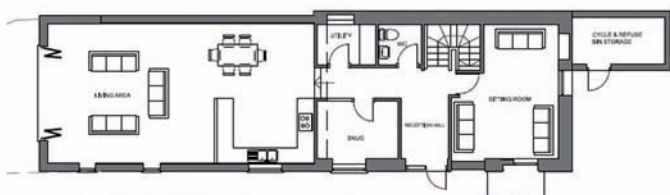


Stapleton

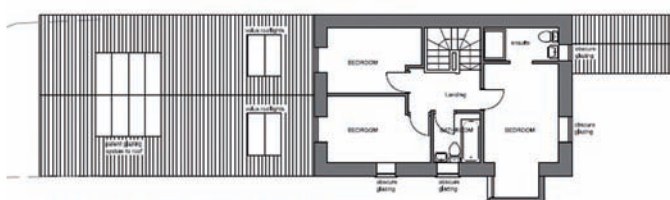
GUIDE PRICE: £165k+++

[VIEW FULL DETAILS](http://www.hollismorgan.co.uk/property/25890491/result_auction) http://www.hollismorgan.co.uk/property/25890491/result_auction

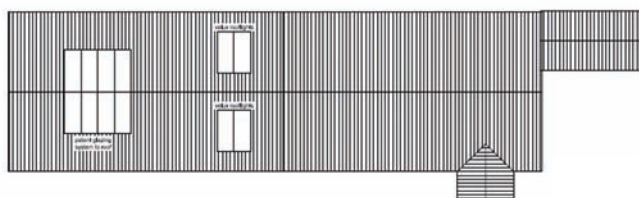
PROPERTY AREA
544.1 ft²/50.6 m²



MAIN HOUSE ground floor



MAIN HOUSE first floor



MAIN HOUSE roof plan

The Coach House: Rear of 56 Park Road, Stapleton, BRISTOL BS16 1AU

Planning Granted for family home

A detached former coach house and various outbuildings approached via a secret archway leading to a delightful semi rural mature plot.

- Planning has been granted to create a stylish 3-bed detached family home with separate 1-bed annexe with large gardens and off street parking.
- The property is located in the heart of Stapleton Village with excellent access to Frenchay, Fishponds and the City Centre as well as being positioned for the M32 and the regions motorway network.
- **Planning Granted**
REFERENCE 15/02726/F; ALTERNATIVE REFERENCE PP-04226375; PROPOSAL Proposed change of use of existing buildings into a new C3 residential dwelling and annexe. Demolition of existing single storey lean-to structures and sheds. The part demolition of the annexe building to open up the garden space.



**LOT
31**

SOLD £198k



St Pauls **GUIDE PRICE: £155k+++**

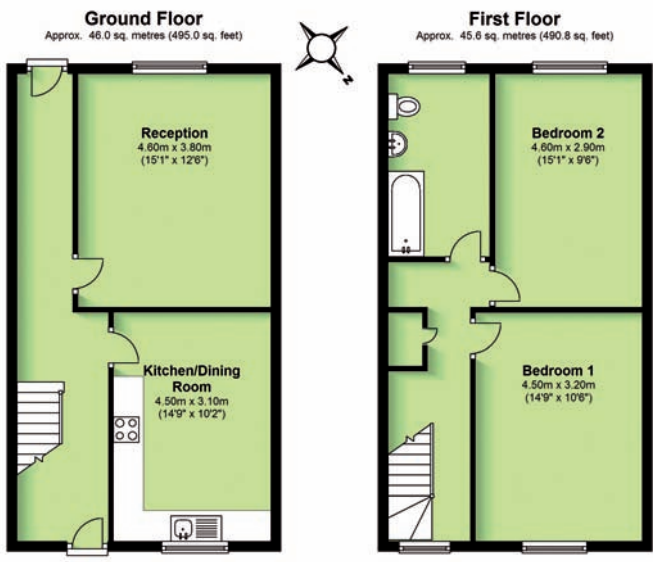
[VIEW FULL DETAILS](http://www.hollismorgan.co.uk/property/25912054/result_auction) http://www.hollismorgan.co.uk/property/25912054/result_auction

PROPERTY AREA
985.8 ft²/91.6 m²

Hall and First Floor Maisonette: 6B
Campbell Street, St. Pauls, BRISTOL BS2 8XE
A large Maisonette

Occupying the Hall and First floor of this charming period terrace the maisonette is offered in good decorative order with generous accommodation – 957ft² – including a large reception room/bedroom 3, large kitchen diner and two further double bedrooms plus family bathroom on the first floor.

- *****REDUCED PRICE FOR SALE BY AUCTION*****
- The property is offered in good decorative order but with some scope for basic improvement
- An excellent home or investment in this sought after area close to the City Centre
- Sold with Vacant possession. Campbell Street is located just off City Road within the cultural suburb of St. Pauls. Local amenities and services are all within walking distance including the M32 Motorway network which provides fast routes in and out of Bristol.



SOLD £118K

**LOT
32**



St Pauls

GUIDE PRICE: £100k+++

VIEW FULL DETAILS

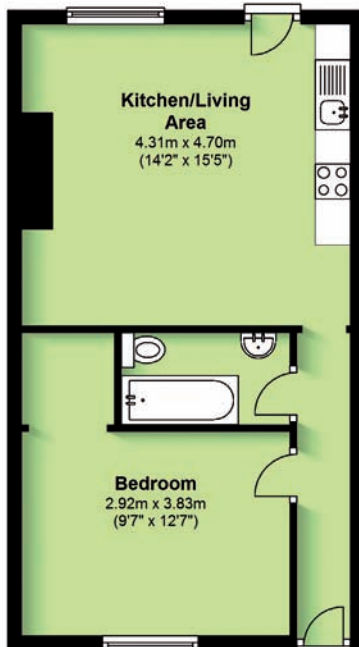
http://www.hollismorgan.co.uk/property/25886076/result_auction

PROPERTY AREA

442.2 ft²/41.1 m²

Ground Floor

Approx. 41.1 sq. metres (442.2 sq. feet)

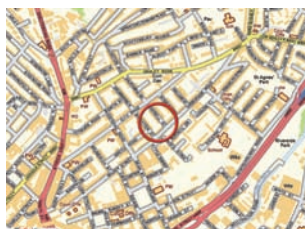


The Garden Flat: 6A Campbell Street, St. Pauls, BRISTOL BS2 8XE

Garden flat for investment/updating

A well proportioned leasehold one bedroom flat with private entrance occupying the entire lower ground floor of this terraced property with use of the rear garden, open plan kitchen diner, double bedroom and bathroom.

- The flat would now benefit from some basic updating but has huge scope to create a fine home or investment with a large garden in this sought after area close to the City Centre
- Sold with Vacant possession
- Please refer to legal pack for split of rear garden
- Campbell Street is located just off City Road within the cultural suburb of St. Pauls. Local amenities and services are all within walking distance including the M32 Motorway network which provides fast routes in and out of Bristol.



SOLICITORS

Tim Adams, Adams Burrows

contact: *Tim@adamsburrows.co.uk*

SOLD £339k

AVONMOUTH GUIDE PRICE: **£275k+++**

SOLD £333k

SOUTHVILLE GUIDE PRICE: **£225k+++**

SOLD £1 MILLION+

CHILTON POLDEN GUIDE PRICE: **£700k+++**

SOLD £435k

CLIFTON VILLAGE GUIDE PRICE: **£350k+++**

SOLD £205k

YATE GUIDE PRICE: **£130k+++**

SOLD £400k

CITY CENTRE GUIDE PRICE: **£280k+++**

SOLD £425k

ST ANDREWS GUIDE PRICE: **£275k+++**

SOLD £1 MILLION+

CLIFTON GUIDE PRICE: **£900k+++**

SOLD £387k

COTHAM GUIDE PRICE: **£300k+++**

SOLD £910k

REDLAND GUIDE PRICE: **£750k+++**

SOLD £560k

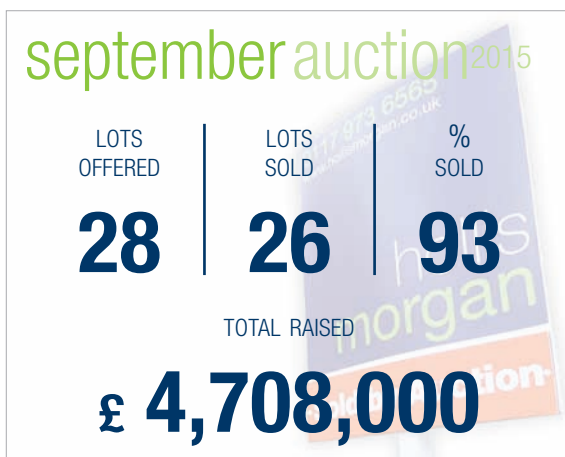
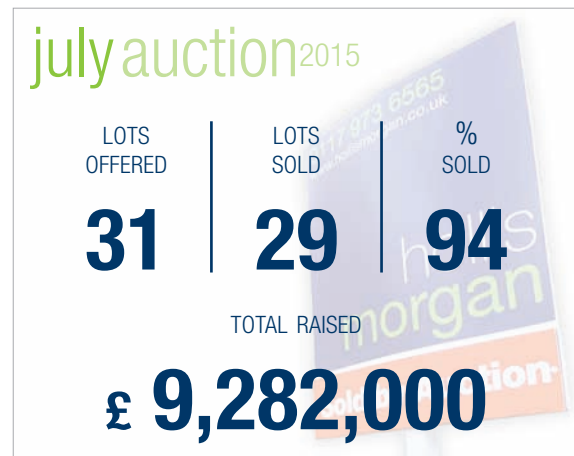
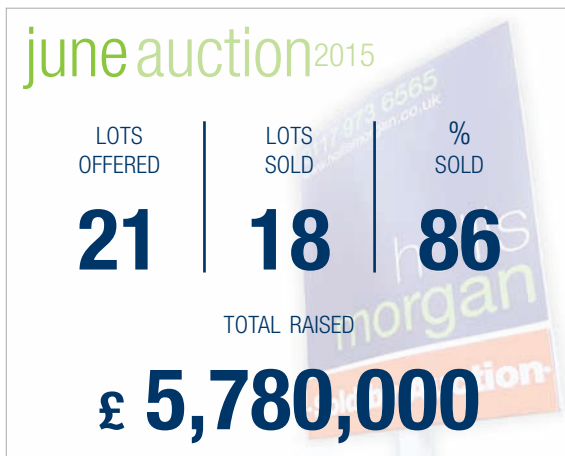
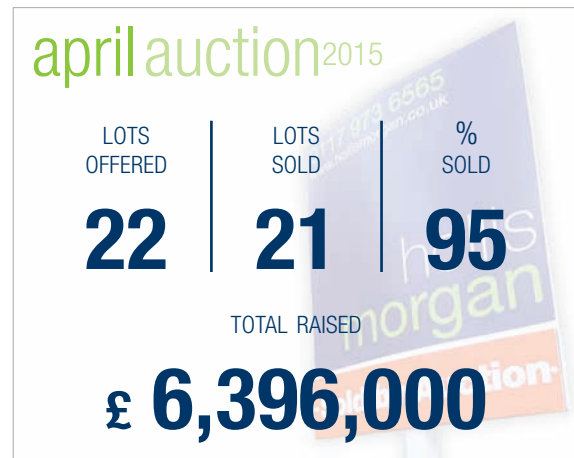
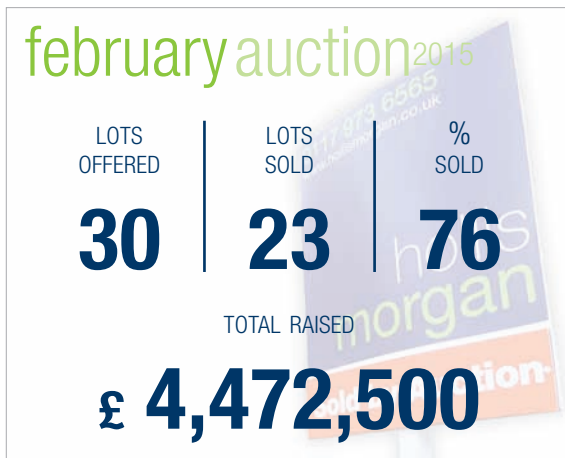
CLIFTON GUIDE PRICE: **£450k+++**

SOLD £408k

REDLAND GUIDE PRICE: **£300k+++**

...a few of over 100 properties we have **sold at auction** so far in 2015 raising over **£30million**

why sell with hollis morgan?



...because the results speak for themselves

See our website for property details and [FULL Auction results](#)

The **most successful** auctioneers in the region 2011, 2012, 2013 & 2014*

* Source: E1 Group

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



pre-auction offer

Date

Lot No:

Address of Property

Have you inspected the legal pack

Have you inspected the property/land

Offer £

Date contracts can be signed

Can you complete in 28 days

if not, when?

Funding information

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hollismorgan/auktion NOVEMBER 2015

Name

e-mail:

Telephone No

Your Solicitor's details

proxy + telephone bidding – form

Date of Auction: Lot Number: _____

I hereby instruct and authorise you to bid on my behalf in accordance with the terms and conditions below and I understand that should my bid be successful the offer will be binding upon me. If required, you will bid on my behalf taking my instruction in this respect on the telephone when the relevant lot is being sold at the auction. I authorise you to record such bidding and instructions in order to avoid any doubts or disputes.

Property Address _____

Maximum Bid Price: £ _____ Words _____

(for telephone bids the Maximum Bid Price may be left blank)

Cheque for 10% deposit (minimum £2,000 for bids below £20,000). enclosed herewith made payable to **Vendors Solicitors**. For telephone bids you may prefer to give us a blank cheque duly signed.

I also enclose a separate cheque for £500 + VAT payable to **hollismorgan** in respect of the administration fee.

Please note that it is a requirement that you must provide CERTIFIED COPIES (SIGNED AND STAMPED BY A PROFESSIONAL PERSON) of documentation to confirm your name and residential address. Please refer to the buyer and sellers guides regarding acceptable ID.

Please note that if you are unsuccessful with your bid all cheques will be destroyed unless otherwise instructed.

Telephone Bidding Proxy Bidding

Buyer's Details

Contact Name _____

Full Name(s) _____

Company _____

Address _____

Postcode _____

Telephone Business: _____ Home: _____ Mobile: _____

Buyer's Solicitor's Details

Company _____

Address _____

Postcode _____

Telephone: _____ Fax: _____ DX No _____

For the Attention of: _____

Signature of Prospective Buyer _____ Date of Signing _____

proxy + telephone bidding – our terms

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

TERMS & CONDITIONS FOR REMOTE BIDDING

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

buying at auction – our terms and conditions

Auctions represent an excellent opportunity for purchasers to acquire interesting properties at potentially bargain prices. If you are new to auctions please take a moment to read our Auction Buyers Guide.

Please note new Government regulations regarding payment.

- We can NOT accept cash deposits.
- Cheque book or bankers draft ONLY.
- We require IDENTIFICATION such as a photo driving license and recent utility bill.

Buyers Premium

Please be advised that all lots are subject to a Buyers Premium of £500 plus VAT, which is payable to hollismorgan on the fall of the hammer

Conditions of Sale and Title

It is essential that you check the Conditions of Sale, Title and Local Authority searches prior to committing yourself to the purchase. It is advisable to employ a Solicitor for this purpose. The property, unless previously sold or withdrawn, will be sold subject to the Special and General Conditions which have been prepared by the Vendor's Solicitors. These Conditions may be inspected during the usual office hours at the offices of the Vendor's Solicitors during the five working days immediately before and exclusive of the date of sale. The Conditions may be inspected in the Sale Room immediately before the sale, but will not be read out loud. The Purchaser shall be deemed to bid on these terms whether he has inspected the Conditions or not. Addendum sheet

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

Questions

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

Finance

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

Inspection

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

Availability

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

Bidding

We will take care to ensure that bids are not missed but, in a room full of people, you must ensure your bids are clear, preferably by raising your hand to attract the Auctioneer's attention. You should carefully assess your maximum bid before the excitement of the Auction room, but it is sensible to allow yourself some leeway, as you might regret losing a property for a nominal sum. If you are apprehensive, consider appointing a Solicitor or Surveyor to bid on your behalf. The property will be offered for sale subject to a reserve price and the Vendors, their Auctioneers and/or their Agents shall be entitled to bid.

The Auctioneers reserve the right to regulate the bidding and may, in their absolute discretion, refuse any bid/s without giving a reason for refusal. In the case of dispute as to any bid, the Auctioneer may forthwith determine the dispute, re-offer the property or withdraw it.

Contract

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

Insurance

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

Measurements

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

Fixtures and Fittings

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

Offers

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

Particulars Plans and Photographs

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

Value Added Tax

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

Tenanted Investments

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

Planning and other Regulations

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

hollismorgan Disclaimer

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

Definitions

Guide Price: An indication of the seller's current minimum acceptable price at auction. The guide price or range of guide prices is given to assist consumers in deciding whether or not to pursue a purchase. It is usual, but not always the case, that a provisional reserve range is agreed between the seller and the auctioneer at the start of marketing. As the reserve is not fixed at this stage and can be adjusted by the seller at any time up to the day of the auction in the light of interest shown during the marketing period, a guide price is issued. This guide price can be shown in the form of a minimum and maximum price range within which an acceptable sale price (reserve) would fall, or as a single price figure within 10% of which the minimum acceptable price (reserve) would fall. A guide price is different to a reserve price (see separate definition). Both the guide price and the reserve price can be subject to change up to and including the day of the auction.

Reserve Price: the seller's minimum acceptable price at auction and the figure below which the auctioneer cannot sell. The reserve price is not disclosed and remains confidential between the seller and the auctioneer. Both the guide price and the reserve price can be subject to change up to and including the day of the auction.

anti money laundering and identification

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

The three sets of legislation are as follows:

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

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

Please find opposite a schedule of acceptable documentation.

You must provide one document from each list

Identity documents:

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

Evidence of address:

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

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

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Making an education out of dance

Dance Voice
DANCE MOVEMENT PSYCHOTHERAPY

"Everyday life can be a challenge. More often than not, we can find ways to cope by ourselves, but sometimes outside help is needed, whether it is on an emotional, physical, or spiritual level. Dance Voice aims to assist a wide variety of people, of all ages, from all walks of life. We work with people with learning difficulties, those with physical, or mental illness, those who are emotionally distressed, or those who want to achieve personal growth."

t: +44 (0) 117 953 2055
admin@dancevoice.org.uk

Bristol based charity Dance Voice provides Dance Movement Psychotherapy (DMP) for around 150 people weekly in the Bedminster community and further afield.

Dance Movement Psychotherapy is founded on the principle that movement reflects a person's pattern of thinking and feeling. It is a process using movement and dance to facilitate emotional, physical, social, mental and spiritual growth and is popular with a wide range of individuals and groups. Client groups include, adults with mental health needs, learning difficulties, acquired brain injury, addiction recovery groups and those with special needs. Dance Voice are currently doing well, but still rely heavily on donations to continue their good work. Dance Voice is also a registered educational

centre, and runs courses related to DMP, and has been enhancing student's skills in the areas of dance, psychotherapy and beginning a career in the care sector for over 20 years. The charity aims to offer affordable courses and in some instances can offer reduced rate tuition fees. Dance Voice currently offer short introductory courses in Dance Movement Psychotherapy, as well as a part-time 3 year qualifying Masters training programme validated by Canterbury Christ Church University. **For more information about Dance Voice or to request a prospectus, visit www.dancevoice.org.uk or call 0117 932055.**

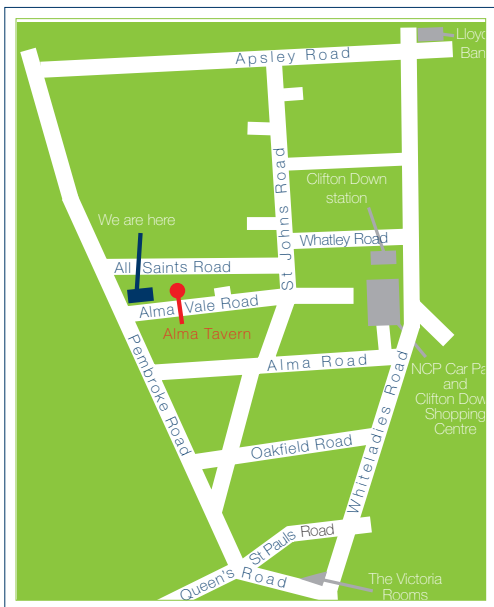




OUR **2015 auction** DATES...

18TH NOVEMBER

the packed sale room at our recent auction



how to find All Saints...

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

If you are coming from the **M5 southbound**, follow the directions for the Zoo but take the left turning before the Zoo into Pembroke Road, All Saints is on the left hand side.

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

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



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

hollis
morgan