

estate agents **auctioneers**

ISSUE

hollis
morgan

NOVEMBER 2014
auction

Wednesday, 26TH November 2014 | **7.00^{PM}**
All Saints Church, Pembroke Road, Clifton

estate agent auctioneers

And remember, no-one **has sold more £££s of property** by auction in Bristol and the surrounding areas than Hollis Morgan. During 2011, 2012 and 2013 we sold **360** properties by auction worth **£56m***.

To find out why and how, call us today.





welcome to our final 2014 sale



Welcome to the final sale of 2014 – we are delighted to present a diverse catalogue with lots ranging from garages and parking spaces to development sites and an even a landmark Grade II listed building built to commemorate Queen Victoria’s Diamond Jubilee. This is, of course, in addition to the usual collection of houses and flats for development or investment.

Throughout 2014 our saleroom has reflected the renewed confidence in the property market with low interest rates encouraging many first time buyers to take their first steps to join the property ladder, whilst longer term professional investors recognise property as probably one of the most lucrative investments at the present time. In the five sales of 2014 we have offered two hundred and thirty nine Lots with a total of over three and half thousand people attending the sales. Approximately six thousand buyers have downloaded legal packs resulting in £30m (thirty million pounds) of property land and development sites being successfully sold so far this year.

OUR AUCTION PARTNERS

Gregg Latchams
Solicitors & Notaries



Our dates for 2015 are now published and we are already assembling our February sale. Time moves swiftly in the property world !!

Thank you for your support throughout 2014. 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 next auction date is

Wednesday, 25th February 2015 | 7.00 PM
All Saints Church, Pembroke Road, Clifton



Freephone orderline: 0500 575754

www.kellaway.co.uk



Renovating, repairing or redecorating...

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

Quick and reliable delivery.

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



MORTGAGE SERVICES LLP

FINANCIAL ADVICE

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



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



RESIDENTIAL AND BUY-TO-LET MORTGAGES



SECURED LOANS AND BRIDGING LOANS



COMMERCIAL MORTGAGES AND FINANCE



LIFE COVER FOR FAMILY AND BUSINESS INCLUDING TRUSTS



PROTECTION AGAINST ILLNESS FOR FAMILY AND BUSINESS

TELEPHONE: 0117 973 4300

E-MAIL: info@stevemears.com

the money man

introducing steve mears – independent financial advisor



Post MMR blues

Many of you will now have heard the phrase ‘mortgage market review’ (MMR) which arrived in April, and has been causing major headaches.

As with all these new initiatives from on high, lenders initially panicked and effectively made it impossible for a lot of people to borrow anything!

Affordability is the key to how much can be borrowed, and is treated differently by every lender, AND they keep moving the goalposts. As independent brokers, this could be viewed as good news for us, as we now come across High Street Banks who consistently turn away very good clients, some of whom have had a relationship with that bank for many years. They don't seem to have a clue really, and also the standard of advice is often left wanting.

This usually does add some stress to the situation though, as sometimes the client has already

waited 6 weeks for a “No” and are in danger of losing the property they have fallen for. Also, there is frequently no real reason for their decision, apart from an unhelpful “low score” or similar. We are therefore always working against the clock and trying to keep the agents happy, who often have other buyers in the wings. All part of the service, as we know most of the local agents, and they know that we know what we are doing, and it's important to be honest!

The trick is to get all the paperwork up front, and iron out any potential problems before the lender gets their teeth into it, and also before a credit search is carried out, as it may be number 2 or 3 which can affect your “credit score”. We probably sound negative, as we point out hurdles which we may never even have to

...affordability is the key to how much can be borrowed, and is treated differently by every lender...

jump, but I would rather it was this way around.

So, a stressful time for everyone, but I can report a 40 watt bulb at the end of the criteria tunnel, as either things are easing very slightly, or we are getting better.

Happy bidding.



Please remember

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



MORTGAGE SERVICES LLP

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



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

buying at auction – an exciting opportunity

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

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

can I attend an auction to see what happens?

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

how do I find out about new properties?

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

how do I view the property?

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

what is a price guide?

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

what is a reserve price?

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

can I make an offer?

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

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

can I bid on the telephone?

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

should I have a survey?

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

what is a legal pack?

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

will I need a deposit?

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

is there a Buyers Premium?

You will need to bring a separate cheque to the auction payable to hollis morgan for £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

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.

Gregg Latchams

Solicitors & Notaries

For all your legal needs,
both personal and
commercial



Gregg Latchams LLP - 7 Queen Square - Bristol BS1 4JE

T: +44 (0)117 906 9400 - F: +44 (0)117 906 9401

DX: 7845 Bristol - E: enquiries@gregglatchams.com - W: www.gregglatchams.com

SOLD £170k

**LOT
1**



BEING SOLD ON BEHALF OF
BRISTOL CITY COUNCIL

St Pauls

GUIDE PRICE: £90k+++

VIEW FULL DETAILS http://www.hollismorgan.co.uk/property/25233342/result_auction

PROPERTY AREA
1060.4 ft²/98.5 m²



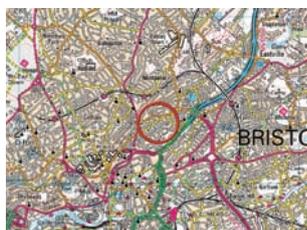
132b, City Road, St Pauls,
Bristol BS2 8YQ

City Centre Property...

This lot is offered on behalf of Bristol City Council.

A maisonette that requires modernisation and includes Freehold.

- Now requires basic updating
- Two bedrooms
- Excellent scope for rental investment
- City Road lies within the cultural suburb of St. Pauls
- Stokes Croft is within close proximity
- Broadmead and Cabot Circus are also within walking distance.



VIEWING: THURSDAYS @ 10:30 AM

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

LOT
2

SOLD
POST AUCTION



Worle

GUIDE PRICE: **£15k+++**

[VIEW FULL DETAILS](http://www.hollismorgan.co.uk/property/25233315/result_auction) http://www.hollismorgan.co.uk/property/25233315/result_auction

Plot adjacent to: 38 Verbena Way,
Worle, Bristol BS22 6RN

Land with potential...

A parcel of land adjacent to 38 Verbena Way.

- Lapsed planning to erect a 3 bedroom semi detached home
- Located just off Silverberry Road within the popular North Somerset Village of Worle.
- Worle Railway station is within walking distance
- Somerset Avenue nearby provides transport links to the M5 Motorway Network.

ORIGINAL PLANNING: LAPSED

- APPLICATION TYPE: Full Planning Permission;
DEVELOPMENT: Erection of new dwelling in the side garden;

APPLICATION NO: 05/P/0438/F;

DECISION DATE: 21 Apr 2005.

PLANNING WITH EXTRA GARAGE: REFUSED

- APPLICATION TYPE: Full Planning Permission;
DEVELOPMENT: Erection of new end of terrace dwelling and garage;

APPLICATION NO: 10/P/1727/F

DECISION DATE: 02 Dec 2010,



SOLD £145k

**LOT
3**



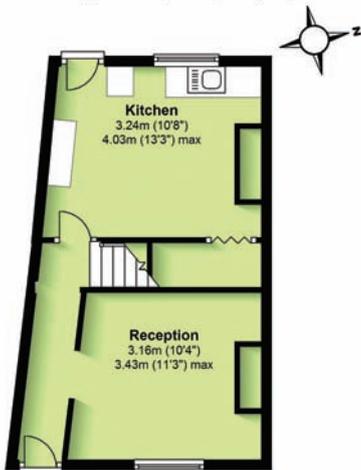
St Agnes

GUIDE PRICE: £125k+++

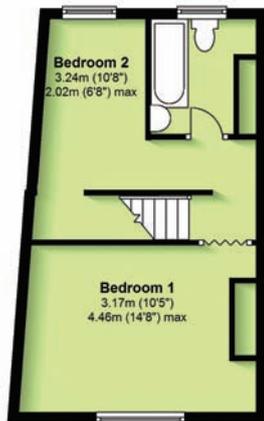
[VIEW FULL DETAILS](http://www.hollismorgan.co.uk/property/25233385/result_auction) http://www.hollismorgan.co.uk/property/25233385/result_auction

PROPERTY AREA
630.9 ft²/58.6 m²

Ground Floor
Approx. 29.0 sq. metres (312.0 sq. feet)



First Floor
Approx. 29.6 sq. metres (318.9 sq. feet)



9 Magdalene Place, St. Agnes,
Bristol BS2 9RJ

Requires updating...

A mid terrace property comprising of two bedrooms, kitchen, reception room, bathroom and a rear garden.

- Double glazed windows throughout
- Now in need of basic updating and modernisation
- Suitable for first time buyers or the Buy To Let investment market
- Lies within the borders of St Pauls and St Agnes
- Lower Ashley Road provides direct access to the M32 Motorway Network and the A4 heading towards Bath
- Cabot Circus is approximately one mile away while Bristol Temple Meads is less than two miles away.



VIEWING: THURSDAYS @ 11:15 AM
*** VIEWING OPEN FOR 30 MINUTES ***

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

LOT
4

SOLD
POST AUCTION



Mangotsfield

GUIDE PRICE: **£90k+++**

[VIEW FULL DETAILS](http://www.hollismorgan.co.uk/property/25238580/result_auction) http://www.hollismorgan.co.uk/property/25238580/result_auction

29 St. James Place, Mangotsfield,
Bristol BS16 9JB

Affordable family home...

A detached period cottage set within the heart of Mangotsfield Village

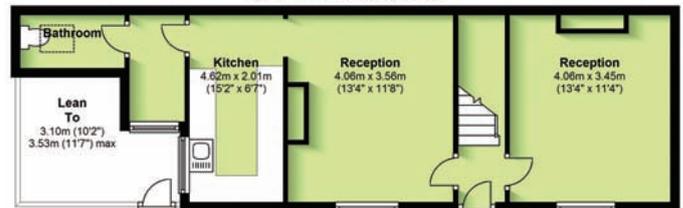
- Double glazed windows throughout and gas central heating
- Would now benefit from basic updating and modernisation
- Ideal investment for first time buyers
- The vibrant east side of Bristol is easily accessible whilst the M32 directly connects this area with the centre of Bristol
- Within easy travelling distance is the Ministry of Defence at Abbeywood, The Mall Shopping Centre, Aztec West, Parkway Station providing high speed train services to London and other parts of the country and the M4 & M5 Motorways.

PROPERTY AREA

987.5 ft²/91.7 m²

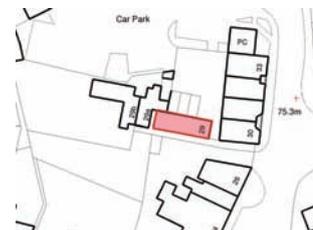
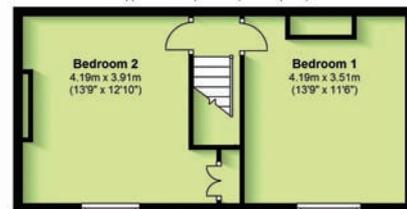
Ground Floor

Approx. 56.6 sq. metres (608.9 sq. feet)



First Floor

Approx. 35.2 sq. metres (378.6 sq. feet)



12 hollismorgan/auction NOVEMBER 2014

SOLICITORS Martin Barnes, Key Property Lawyers Limited
e-mail: martin@keypropertylawyers.co.uk

VIEWING: TUESDAYS @ 12:30 PM
*** VIEWING OPEN FOR 30 MINUTES ***

SOLD PRIOR

LOT 5



SELLING WITH OUR
JOINT AGENTS
TEL: 0117 973 1474

Clifton **GUIDE PRICE: £340k+++**

[VIEW FULL DETAILS](http://www.hollismorgan.co.uk/property/25146463/result_auction) http://www.hollismorgan.co.uk/property/25146463/result_auction



36 Princess Victoria Street, Clifton Village, Bristol BS8 4BZ **Planning Granted...**

This is a most interesting Victorian property until recently used for commercial purposes as a tyre centre.

- Planning Permission has now been granted for the conversion of the buildings into a luxurious residential unit.
 - APPLICATION NO: 14/02346/F; 29.08.14
- The property is situated in the very heart of Clifton Village where picturesque residential mews houses and individual and distinctive retail units meet to form the unique Chelsea style ambiance that is Clifton Village.
- The Downs with its acres of open land is nearby together with The Avon Gorge and Clifton Suspension Bridge making this one of the most unique and desirable locations in this vibrant city

The Opportunity

To create a unique stylish and spectacular house of manageable proportions in the heart of this internationally known Victorian village with it' s myriad of attractions.

VIEWING: WEDNESDAYS @ 11:45 PM
*** VIEWING OPEN FOR 30 MINUTES ***

SOLICITORS Jonathan Wilson, Wards
e-mail: jonathan.wilson@wards.uk.com

LOT
6

SOLD £245k



Bishopston

GUIDE PRICE: £245k+++

[VIEW FULL DETAILS](http://www.hollismorgan.co.uk/property/25233619/result_auction) http://www.hollismorgan.co.uk/property/25233619/result_auction

Plymouth Villas, 78 Seymour Road,
Bishopston, Bristol BS7 9HT

Student investment...

Semi detached period property with four bedrooms, kitchen diner, lounge, bathroom and utility area.

- PLEASE NOTE there are structural issues with this property that may affect the ability to obtain a mortgage - please refer to details in legal pack but buyers **MUST MAKE THEIR OWN** enquiries
- High Yielding Rental Property: £15,560 PA (June 2015)
- Would benefit from modernisation to make a fine family home
- Seymour Road lies within the popular suburb of Bishopston
- Gloucester Road benefits from excellent bus links with regular routes into Bristol City Centre approximately three miles away.

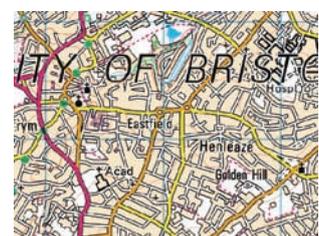
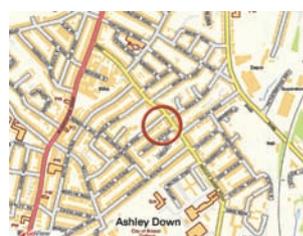
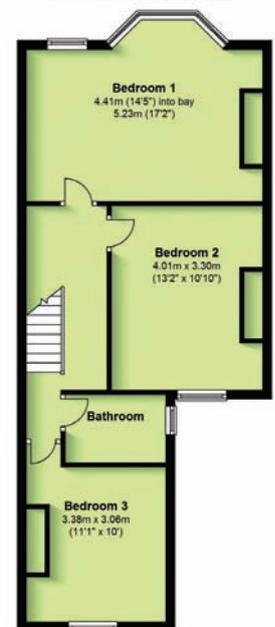
PROPERTY AREA

1187.0 ft²/110.3 m²

Ground Floor
Approx. 57.0 sq. metres (613.1 sq. feet)



First Floor
Approx. 53.3 sq. metres (573.9 sq. feet)



SOLD £500k

**LOT
7**



Keynsham **GUIDE PRICE: £500k+++**

SELLING WITH OUR
JOINT AGENTS

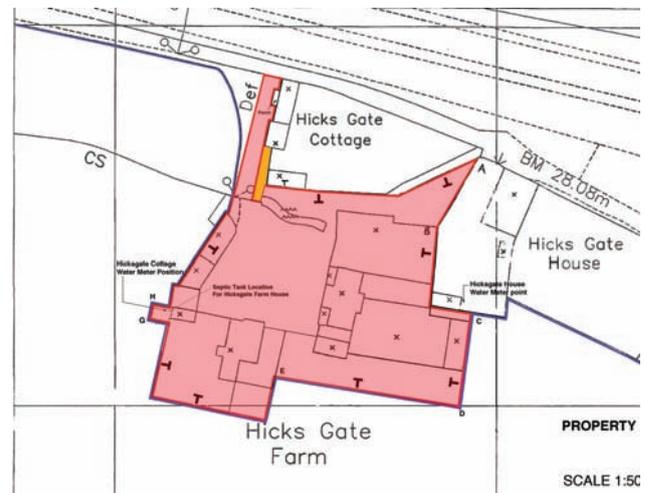
[VIEW FULL DETAILS](http://www.hollismorgan.co.uk/property/25233418/result_auction) http://www.hollismorgan.co.uk/property/25233418/result_auction



Hicks Gate Farm, Hicks Gate, Keynsham, Bristol BS31 2AB **Farm and outbuildings for development...**

A picturesque detached period farmhouse set around a courtyard with outbuildings, dairy sheds and barns.

- No formal planning permission has been granted
- Huge potential – please see Alder King planning appraisal online=
- Hicks Gate Farm lies in a delightful and secluded quasi-rural location just off The A4 Bath Road.



VIEWING: WEDNESDAYS @ 15:00 PM
*** VIEWING OPEN FOR 30 MINUTES ***

SOLICITORS Anthony Sandall, Anthony Sandall & Co.,
e-mail: avs@anthonyandallandco.co.uk

LOT
8

SOLD £280k



BEING SOLD ON BEHALF OF
BRISTOL CITY COUNCIL



Horfield

GUIDE PRICE: £280k+++

[VIEW FULL DETAILS](http://www.hollismorgan.co.uk/property/25233393/result_auction) http://www.hollismorgan.co.uk/property/25233393/result_auction

479 Gloucester Road, Horfield,
Bristol BS7 8UA

PROPERTY AREA

1389.7 ft²/179.1 m²

End of terrace for updating...

A period house with accommodation over three storeys including four bedrooms, two reception rooms, kitchen, bathroom and rear garden.

- Leasehold – Residue of 999 years
- Now in need of basic updating and modernisation.
- Potential for either a fine family home, student accommodation or division into self contained flats subject to gaining the necessary planning consents
- Located just off Strathmore Road this imposing corner terrace house occupies a prominent position fronting the vibrant Gloucester Road
- Bristol City Centre is approximately three miles away.



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

VIEWING: THURSDAYS @ 14:45 PM
*** VIEWING OPEN FOR 30 MINUTES ***

**AVAILABLE
BY PRIVATE TREATY**

**LOT
9**

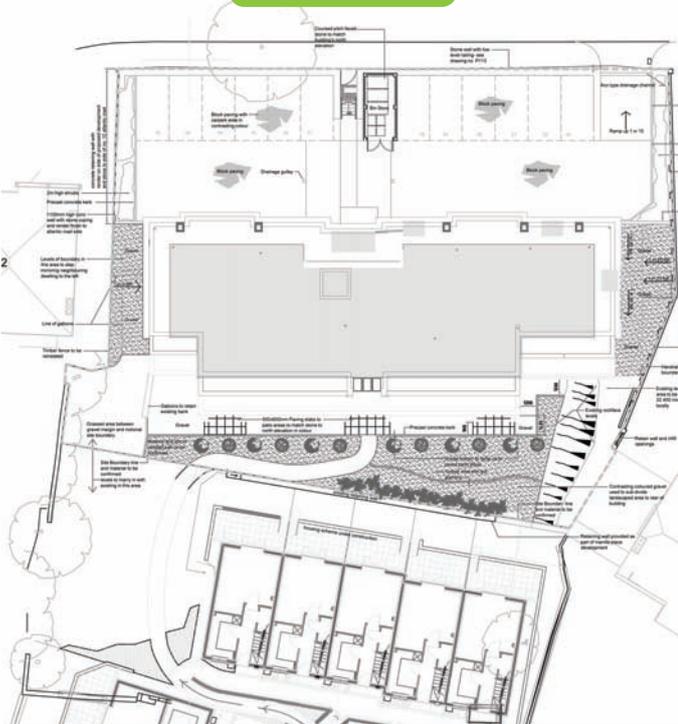


Weston-super-Mare GUIDE PRICE: **£549k+++**

[VIEW FULL DETAILS](http://www.hollismorgan.co.uk/property/25233398/result_auction) http://www.hollismorgan.co.uk/property/25233398/result_auction

PROPERTY AREA

4077.2 ft²/378.8 m²



Miranda Heights, Atlantic Road South,
Weston-super-Mare BS23 2AB

Prime site with planning...

The Site

A large raised parcel of land with fine views over Weston Super Mare and pedestrian access to the Sea Front.

Planning

Planning granted for the erection of 23 units comprising two and three bedroom large (900ft²) apartments with gardens and parking.

Certificate of Lawfulness granted 23/05/14 (ref: 14/8/120/CDE).

Extra Information

We have a full sales brochure, ground condition reports etc that will be available to download with the online auction legal pack.

- No affordable housing
- Spacious floor plans
- No VAT.



VIEWING:

OPEN FOR INSPECTION AT ALL TIMES

SOLICITORS

Phillip Brown, Clarke Willmott

phillip.brown@clarkewillmott.com

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

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



Southville Office: 0117 370 8818



Clifton Office: 0117 973 5237

The **Bristol Residential Letting Co.**



THE NAVITAS PARTNERSHIP

PROVIDING TOTAL ENERGY SURVEY SOLUTIONS

THE REGION'S LEADING COMMERCIAL EPC SUPPLIER

INFO@THENAVITASPARTNERSHIP.COM

01275 397025



WWW.THENAVITASPARTNERSHIP.COM



LOT
10



Totterdown GUIDE PRICE: £75k+++

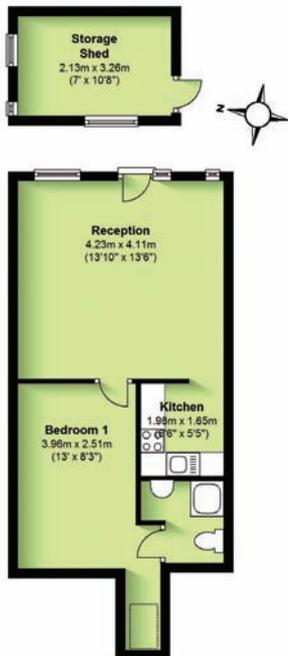
VIEW FULL DETAILS http://www.hollismorgan.co.uk/property/25124519/result_auction

PROPERTY AREA

452.1 ft²/42.0 m²

Ground Floor

Approx. 43.0 sq. metres (463.3 sq. feet)



Garden Flat: 31B Summer Hill, Totterdown, Bristol BS4 3BG

Investment/owner occupier

A One Bedroom lower ground floor flat with private courtyard garden.

The accommodation comprises: Lounge, Kitchen, Bedroom, Shower room and Fitted Kitchen. Further benefits include uPVC Double Glazing, gas Combination Fired Central Heating and Courtyard Garden.

- Sold with Vacant Possession
- Potential income: £425/£450 PCM; £5,100/£5,400 PER ANNUM
- Set in this popular location in Totterdown with good transport links to the City Centre.

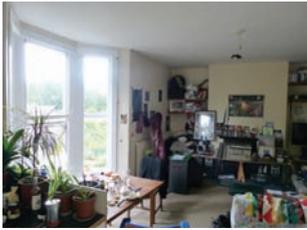


VIEWING: VIEWING STRICTLY BY APPOINTMENT.

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

LOT
11

SOLD PRIOR



St Andrews **GUIDE PRICE: £365k+++**

[VIEW FULL DETAILS](http://www.hollismorgan.co.uk/property/25126482/result_auction) http://www.hollismorgan.co.uk/property/25126482/result_auction

39 Cromwell Road, St. Andrews,
Bristol BS6 5HD

Investment/family home

A semi-detached period property originally built as a family home but converted into two four bed maisonettes approximately twenty years ago including a South West facing rear garden and OSP – Now requires updating

- Potential Family home
- Convert attic space.
- Lower maisonette £900 pcm AST
- Upper maisonette vacant
- Once renovated £1,300-£1600 PCM (£300-£400 PER ROOM/PCM)
- Cromwell Road is a popular residential street within St. Andrews. The vibrant Gloucester Road is within walking
- Bristol City Centre is approximately two miles away.

PROPERTY AREA: LOWER

1013.3 ft²/94.1 m²



PROPERTY AREA: UPPER

1081.9 ft²/100.5 m²



hollismorgan/auction NOVEMBER 2014 20

SOLICITORS Margrielle Blake, Henriques Griffiths
e-mail: mblake@henriquesgriffiths.com

VIEWING: THURSDAYS @ 12:00 PM
*** VIEWING OPEN FOR 30 MINUTES ***

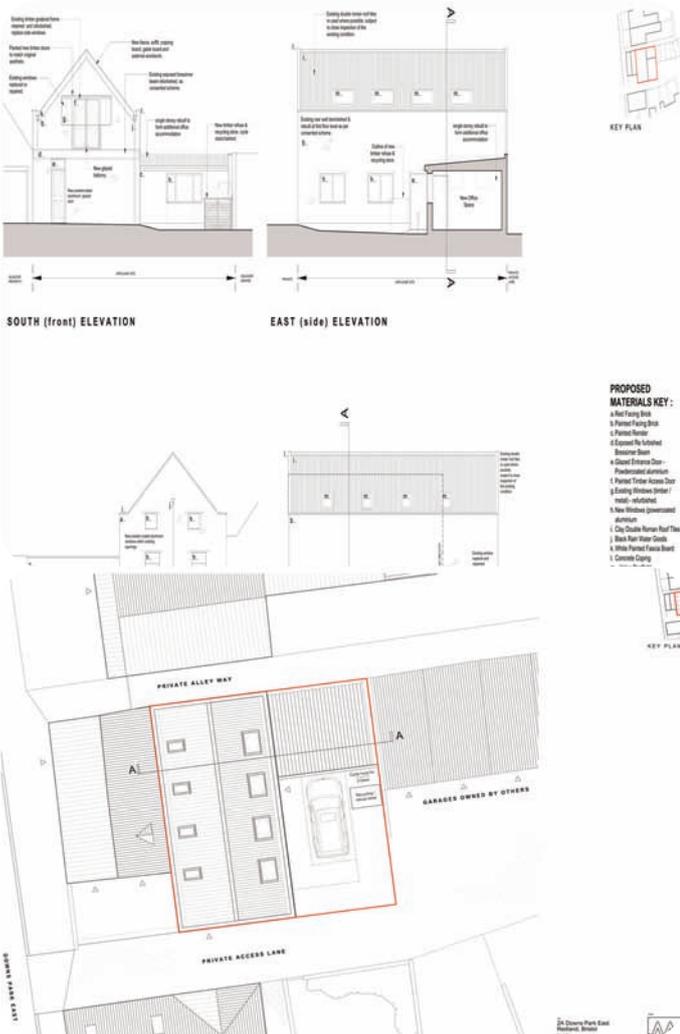
SOLD £140k

LOT 12



Westbury Park **GUIDE PRICE: £125k+++**

[VIEW FULL DETAILS](http://www.hollismorgan.co.uk/property/25256741/result_auction) http://www.hollismorgan.co.uk/property/25256741/result_auction



The Coach House, 2A Downs Park East, Westbury Park, Bristol BS6 7QD **Coach House in prime location**

The property comprises a large coach house currently used as a store/small warehouse with Planning Permission to convert to additional office accommodation

- Opportunity to develop an office of individual character
- Scope for a 3 bedroom mews style house subject PP
- Parking to the side for several cars
- GROUND FLOOR: 39'6" depth x 18'5" width
SECOND FLOOR: 16'8" into eaves x 39'6"
- Situated just off North View
- PLANNING

DECISION: GRANTED subject to condition(s);

APPLICATION NO: 14/00696/F;

TYPE OF APPLICATION: Full Planning;

DESCRIPTION OF DEVELOPMENT: Alterations and partial change of use of an existing two storey coach house and adjoining store to provide additional office accommodation;

COMMITTEE/DELEGATION DATE: 17.04.14;

DATE OF NOTICE: 17.04.14

VIEWING: EXTERNAL VIEWINGS AT ALL TIMES

ADDITIONAL VIEWINGS:

SOLICITORS Jonathan Wilson, Wards

e-mail: jonathan.wilson@wards.uk.com



LOT 14

SOLD £75k



Brislington **GUIDE PRICE: £75k+++**

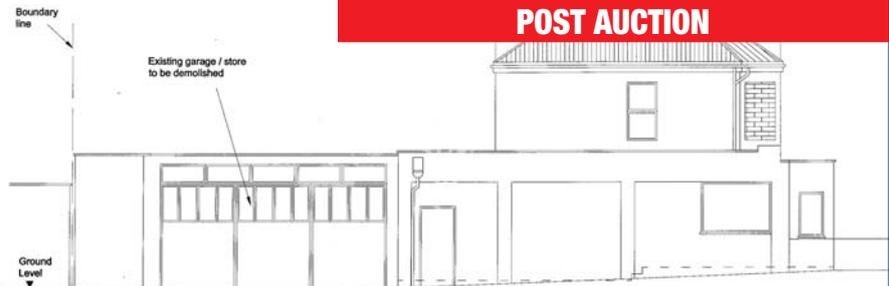
[VIEW FULL DETAILS](http://www.hollismorgan.co.uk/property/25233353/result_auction) http://www.hollismorgan.co.uk/property/25233353/result_auction



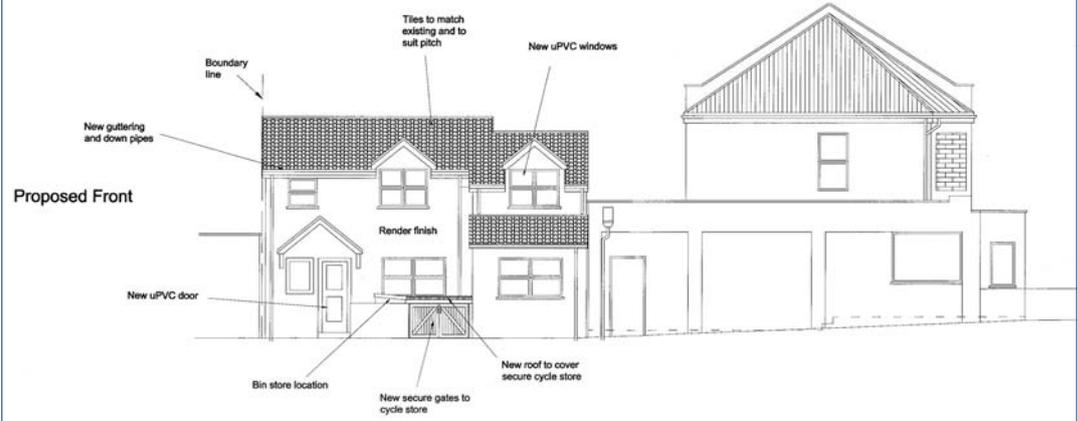
LOT 15

SOLD POST AUCTION

Existing Front



Proposed Front

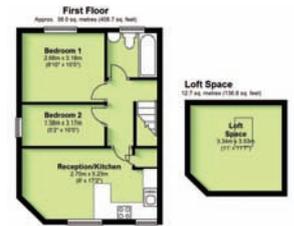


Brislington **GUIDE PRICE: £70k+++**

[VIEW FULL DETAILS](http://www.hollismorgan.co.uk/property/25233310/result_auction) http://www.hollismorgan.co.uk/property/25233310/result_auction

SOLD £100k

LOT 16



Brislington **GUIDE PRICE: £100k+++**

[VIEW FULL DETAILS](http://www.hollismorgan.co.uk/property/25233358/result_auction) http://www.hollismorgan.co.uk/property/25233358/result_auction

Three Opportunities...

LOT14: The Office at:
The Old Garage, 11 Sandown Road,
Brislington, Bristol BS4 3PL

Freehold: A spacious ground floor office with private entrance.

- Planning has been granted for change of use to convert into a two bedroom RESIDENTIAL apartment.
DECISION: GRANTED subject to condition(s)
APPLICATION NO: 13/04922/F
TYPE OF APPLICATION: Full Planning

LOT15: Building Plot at:
The Old Garage, 11 Sandown Road,
Brislington, Bristol BS4 3PL

A parcel of land to the side of the Old Garage with excellent road frontage,.

- **Freehold:** Planning has been granted to erect a two storey, two bedroom architect designed house.
- **DECISION:** GRANTED subject to condition(s)
APPLICATION NO: 14/01838/F
TYPE OF APPLICATION: Full Planning

LOT16: First Floor Flat at:
The Old Garage, 11a Sandown Road,
Brislington, Bristol BS4 3PL

A well presented first floor flat with private entrance and large attic space.

- Leasehold - residue of 999 years
- Currently let on a periodic AST to a professional tenant for £625pcm / £7,500 per annum.



**LOT
17**



Arnos Vale **GUIDE PRICE: £90k+++**

[VIEW FULL DETAILS](http://www.hollismorgan.co.uk/property/25124384/result_auction) http://www.hollismorgan.co.uk/property/25124384/result_auction

Hall Floor Garden Flat: 34 Edward Road, Arnos Vale, Bristol BS4 3ES

Garden flat for investment/owner occupier

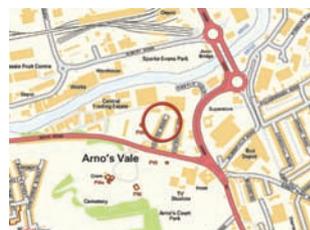
Set within an imposing mid terraced period property is this one bedroom flat with separate lounge kitchen and bedroom and the sole use of the enclosed rear garden.

- The flat is let on an AST agreement to professional tenants generating an income of £615 PCM/£7380PA
- Tenancy terminates 25/4/15
- Further benefits include uPVC double glazing, gas combination fired central heating
- Set in this popular location in Arnos Vale close to local amenities with good transport links to the City Centre.

PROPERTY AREA

460.3 ft²/42.8 m²

Ground Floor
Approx. 44.3 sq. metres (477.0 sq. feet)



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

VIEWING: TUESDAYS @ 10:45 AM
OTHER VIEWINGS: *** VIEWING OPEN FOR 30 MINUTES ***

**AVAILABLE
BY PRIVATE TREATY**

**LOT
18**



Walton

GUIDE PRICE: £385k+++

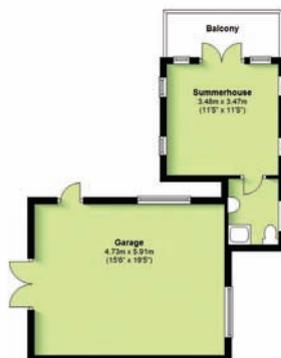
VIEW FULL DETAILS http://www.hollismorgan.co.uk/property/25233394/result_auction

PROPERTY AREA

1483.2 ft²/137.8 m²



Ground Floor
Approx. 142.1 sq. metres (1528.2 sq. feet)



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

On the market for the first time in 29 years

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

- Huge potential for redevelopment of the site
- Positioned on the Western slopes of Walton in Gordano in a secluded and sheltered, mature, terraced plot
- Adjacent to open pastureland with far reaching views over Pigeon House Bay and the Channel
- Walton is a secluded and charming hamlet on the outskirts of the popular Victorian Seaside Town of Clevedon
- Easy reach of the M5 and regional motorway network and approximately 10 Miles to Bristol and 3.5 Miles to Portishead.



VIEWING:

WEDNESDAYS @ 13:00 PM

***** VIEWING OPEN FOR 30 MINUTES *****

SOLICITORS

Jan Sefton, Burroughs Day

e-mail: Jan.Sefton@qsbdlaw.com

LOT
19

AVAILABLE
BY PRIVATE TREATY



Hotwells

GUIDE PRICE: £350k+++

VIEW FULL DETAILS http://www.hollismorgan.co.uk/property/25239780/result_auction

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

Chapel for development/investment

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

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

PROPERTY AREA

TBC ft²/TBC m²



WITHDRAWN

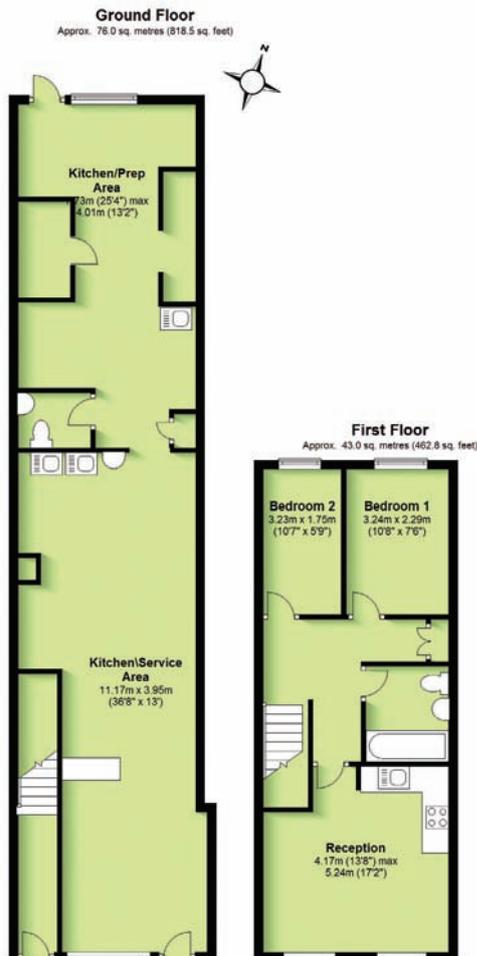
**LOT
20**



Kingswood **GUIDE PRICE: £160k+++**

[VIEW FULL DETAILS](http://www.hollismorgan.co.uk/property/24978386/result_auction) http://www.hollismorgan.co.uk/property/24978386/result_auction

PROPERTY AREA
1281.3 ft²/119.0 m²



Freehold, 251 Two Mile Hill Road, Kingswood, Bristol BS15 1AY

Freehold Investment

Mixed use investment property comprising a recently refurbished class Fish and Chips takeaway on the ground floor and a self-contained and recently renovated two bedroom apartment on the first floor.

- The property is located in the heart of the popular Two Mile Hill Road.
- An excellent investment or break up opportunity (The new tenant has spent in the region of £35,000 in fitting out)
- Two separate leases in place
- Commercial lease at £700 pcm/£8,400 pa – 15 year lease from 2014 with 5 year review.
- Flat Let to a professional tenant on an AST agreement for £600 pcm/£7,200 pa
- Total Income - £15,600 per annum

VIEWING:

STRICTLY BY APPOINTMENT

SOLICITORS

Andrew Stone, Cooke Painter Ltd
e-mail: a.stone@cps-sols.co.uk

LOT
21

SOLD
POST AUCTION



Crews Hole

GUIDE PRICE: **£115k+++**

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

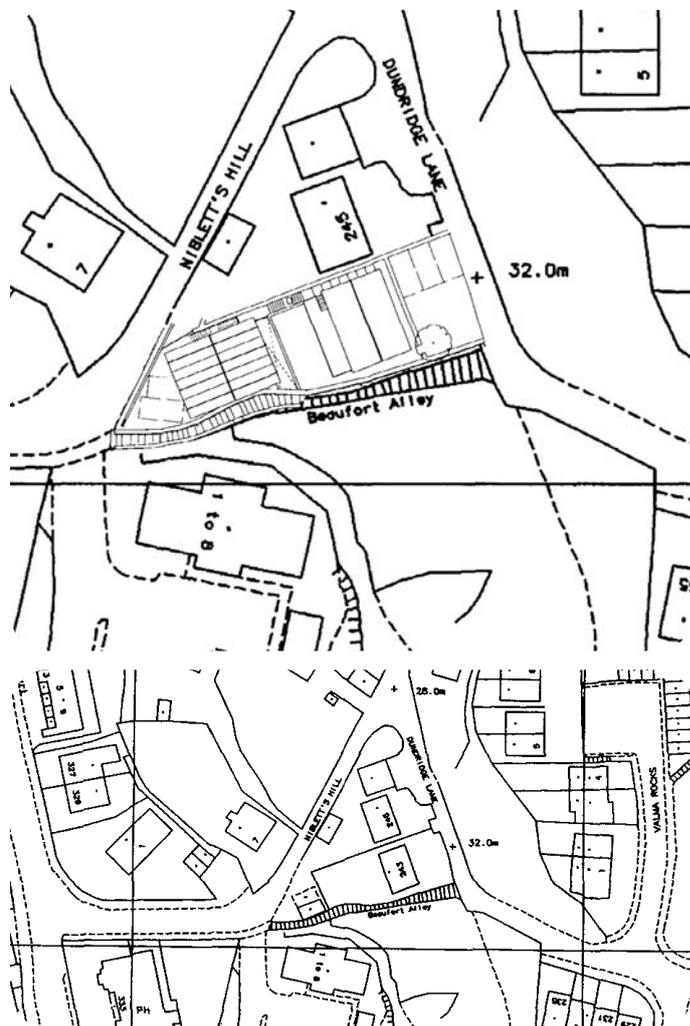
Land to the rear of: 243 Dundridge Lane, Crews Hole, Bristol BS5 8SU

New Build development...

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

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

- **Planning:** REFERENCE: 06/00716/F;
APPLICATION RECEIVED: 21 Feb 2006;
PROPOSAL: Construction of a three-storey building (to rear of existing property) comprising 3 no. self-contained flats, with parking, accessed from Bull Lane;
STATUS: GRANTED subject to condition(s)



SOLD PRIOR

**LOT
22**



Felton

GUIDE PRICE: £950k+++

VIEW FULL DETAILS http://www.hollismorgan.co.uk/property/25107608/result_auction

Yew Tree Farm, Upper Town Lane,
Felton, Bristol BS40 9YF

Deserted Village for Renovation...

This unique complex of properties comprises an original farmhouse, cottages and modern properties creating a small hamlet on the edge of this popular village. The properties all require some up-grading and finishing off. Circa 1.5 Acres.

- Planning has been granted to develop the site.
- Felton is a charming village lying just off the A38 within approximately eight miles of the centre of Bristol
- APPLICATION TYPE: Full Planning Permission
DEVELOPMENT: Subdivision of farm house and existing dwelling (barn conversion) to form 2 additional dwellings with associated landscaping and parking including demolition of Barn 1 and outbuildings . Extensions and alterations to existing dwellings.
APPLICATION NO: 14/P/0210/F.



VIEWING:

STRICTLY BY APPOINTMENT

SOLICITORS

Jonathan Wilson, Wards Solicitors

e-mail: jonathan.wilson@wards.uk.com

LOT
23

SOLD £79k



Brislington

GUIDE PRICE: **£35k+++**

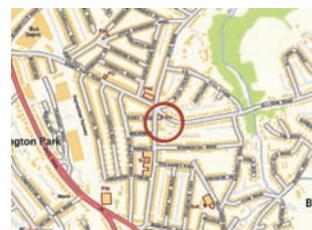
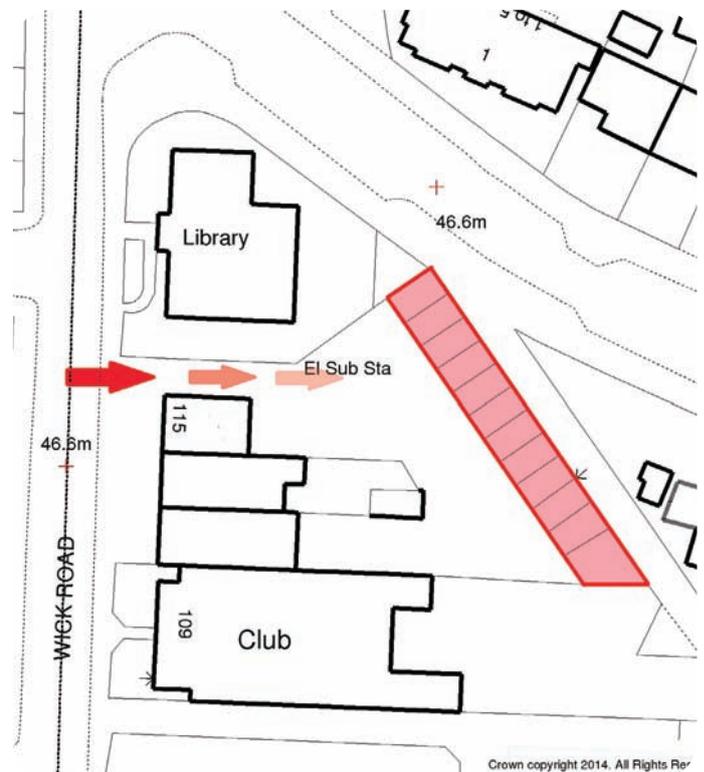
[VIEW FULL DETAILS](http://www.hollismorgan.co.uk/property/25245933/result_auction) http://www.hollismorgan.co.uk/property/25245933/result_auction

Rank of 12 Garages to the rear of: 115 Wick Road, Brislington, Bristol BS4 4HE

Garage for investment

A rank of eleven lock up garages to the rear of 115 Wick Road.

- Rental income from the garages:
CURRENT INCOME: £350PCM/£4200PA
POTENTIAL INCOME: circa £5kPA
- Long term scope to develop the site subject to gaining the necessary planning consents
- Wick Road lies within the popular residential suburb of Brislington
- Local amenities including cafes, convenience stores and independent retailers are all within walking distance
- Bristol City Centre is approximately two miles away.



SOLD
POST AUCTION

LOT
24



Weston-super-Mare GUIDE PRICE: **£130k+++**

VIEW FULL DETAILS http://www.hollismorgan.co.uk/property/25107608/result_auction

PROPERTY AREA
1349.2 ft²/125.3 m²

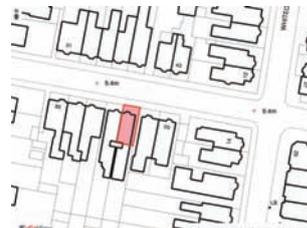


46 Clevedon Road,
Weston-super-Mare BS23 1DQ

Large period property...

A large semi detached Victorian property arranged over three floors arranged as four flats for a number of years.

- The property now requires modernisation.
- The property has been stripped and is now ready for updating back to either a family home or four flats.
- Clevedon Road is a popular residential street located within the heart of Weston-super-Mare
- Bristol City Centre is approximately twenty miles away via the M5 Motorway Network.



VIEWING: WEDNESDAYS @ 11:00 AM
*** VIEWING OPEN FOR 30 MINUTES ***

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

LOT
25

**AVAILABLE
BY PRIVATE TREATY**



Southville **GUIDE PRICE: £65k+++**

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

Flat 3, 1 North Street,
Southville, Bristol BS3 1EN

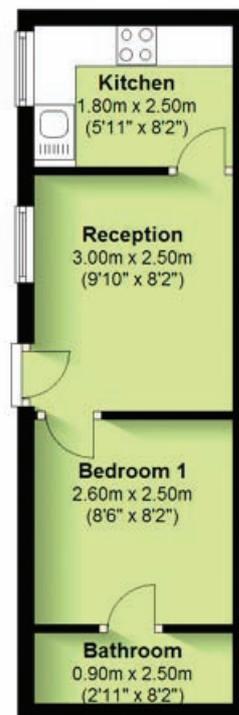
North Street location....

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

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

PROPERTY AREA

223.0 ft²/20.7 m²



SOLD £53k

**LOT
26**



BEING SOLD ON BEHALF OF
BRISTOL CITY COUNCIL

Henbury

GUIDE PRICE: £30k+++

[VIEW FULL DETAILS](http://www.hollismorgan.co.uk/property/24984690/result_auction) http://www.hollismorgan.co.uk/property/24984690/result_auction



Garages at: Dragons Well Road,
Henbury, Bristol BS10 7BY

Garages/land

An enclosed site of 10 lock up garages with vacant possession.

- The garages are located in a popular residential suburb of Henbury
- Excellent access to both the City, Cribbs Causeway and the regional motorway network.
- Long term investment or potential building plot subject to gaining the necessary consents.



VIEWING: EXTERNAL VIEWING AT ALL TIMES

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

ADDITIONAL VIEWINGS:

LOT
27

SOLD £340k



Knowle GUIDE PRICE: £225k+++

VIEW FULL DETAILS http://www.hollismorgan.co.uk/property/25233389/result_auction

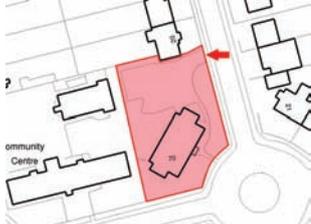
70 Crossways Road, Knowle, Bristol BS4 2SP

Regional headquarters....

A detached office block – 3679ft² – arranged over two floors now sold with vacant possession.

- The site (approx. 11000ft²) has excellent road frontage, parking for multiple vehicles to the rear and was the subject of a recent major (£100k) refurb
- Bristol City Centre is approximately two miles away.
- **Development Potential:** Subject to PP, subdivision of the office block to 2/3 houses
- Potential for further development in the grounds for 2-4 houses
- Demolition of existing building and erection of block of flats
- **Planning:** DECISION: GRANTED subject to condition(s); APPLICATION NO: 12/03082/F; DESCRIPTION OF DEVELOPMENT: Proposed single storey side extension to create staff room for office building.

PROPERTY AREA
xxx.x ft²/xx.x m²



hollismorgan/auction NOVEMBER 2014 34

SOLICITORS Andy Maxwell, Capstone Law e-mail: adm@capstonelaw.co.uk

VIEWING: TUESDAYS @ 15:00

SOLD PRIOR

**LOT
28**



Stockwood

GUIDE PRICE: £40k+++

[VIEW FULL DETAILS](http://www.hollismorgan.co.uk/property/25233302/result_auction) http://www.hollismorgan.co.uk/property/25233302/result_auction



Land at 22–40 Harden Road
Stockwood, Bristol BS14 8PW

Land with development/income potential

Currently comprising a car park of approximately 45 spaces extending to approximately 0.159 hectares (0.394 acres).

- Stockwood is a residential area and council ward in South Bristol situated between Keynsham and Whitchurch
- **Planning Application:** REFERENCE: 11/04577/F-GRANTED
- Planning Permission was granted on 12th March for 'development of four detached dwellings, with associated works that include the provision of bin stores, car parking, alteration to the steps to flats to the rear and associated highway works.



VIEWING: OPEN FOR AN EXTERNAL VIEWING AT ALL TIMES

SOLICITORS *Emma Evans, Richards Thomas*
e-mail: emma.evans@richardsthomas.co.uk

**LOT
29**

**POSTPONED
TO SPRING AUCTION**



Clapton-in-Gordano GUIDE PRICE: **£335k+++**

[VIEW FULL DETAILS](http://www.hollismorgan.co.uk/property/25256651/result_auction) http://www.hollismorgan.co.uk/property/25256651/result_auction

Cae Gwyn, Clapton Lane,
Clapton In Gordano BS20 7RE

Detached property in 1/3 acre

Detached chalet style bungalow standing well back from the road in a delightful rural location which has been in the same ownership since it was erected in 1963.

- The house has excellent family accommodation with the possibility to further extend (subject to obtaining any necessary planning and other consents)
- Now in need of some general upgrading.
- To the rear of the house is an exceptionally large garden and small paddock together with a driveway and garage: approx 1/3 acre
- The property is located in a delightful hamlet within The Gordano Valley with an historic pub, The Black Horse, as well as other local amenities
- Easy access to the M5 Motorway at both Portishead and Clevedon and the city of Bristol can be easily reached being within approximately eight miles.

PROPERTY AREA

TBC ft²/TBC m²

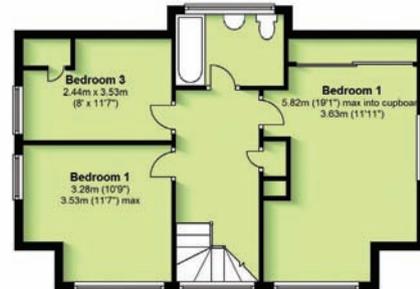
Ground Floor

Approx. 77.3 sq. metres (832.0 sq. feet)



First Floor

Approx. 52.1 sq. metres (560.5 sq. feet)



SOLD PRIOR

**LOT
30**



Staple Hill **GUIDE PRICE: £280k+++**

SELLING WITH OUR
JOINT AGENTS
TEL: 0117 956 6004

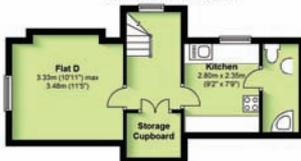
[VIEW FULL DETAILS](http://www.hollismorgan.co.uk/property/25104108/result_auction) http://www.hollismorgan.co.uk/property/25104108/result_auction

PROPERTY AREA

1410.4 ft²/131.0 m²

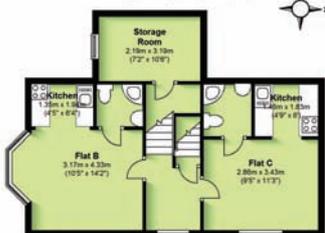
Second Floor

Approx. 28.2 sq. metres (304.0 sq. feet)



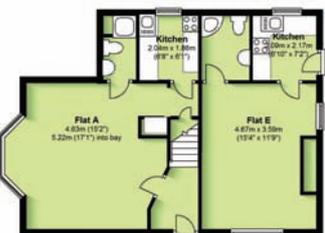
First Floor

Approx. 48.3 sq. metres (520.1 sq. feet)



Ground Floor

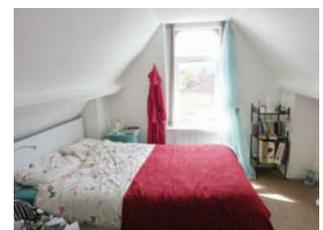
Approx. 95.3 sq. metres (1029.3 sq. feet)



Freehold Block of Flats: 2 Kensington Road, Bristol BS16 4LX **Freehold block of flats...**

The property is currently divided into five self-contained studio apartments each containing one bedroom, a kitchen and a bathroom.

- All five flats are currently let for £25,000 per annum (£2,030 per calendar month).
- Suitable for buy to let investors.
- The property is situated just off Staple Hill High Street.
- The M32 and M4 Motorway network are both within five miles.
- Total: £2,030 pcm (£25,000 per annum)
 - Flat A: £460 pcm
 - Flat B: £370 pcm
 - Flat C: £350 pcm
 - Flat D: £420 pcm
 - Flat E: £430 pcm



VIEWING:

SOLICITORS Jonathan Webb, Cook and co
e-mail: jonathan.webb@cookco.co.uk

LOT
31

SOLD £250k



BEING SOLD ON BEHALF OF
NORTH SOMERSET COUNCIL

Weston-super-Mare GUIDE PRICE: **£250k+++**

[VIEW FULL DETAILS](http://www.hollismorgan.co.uk/property/25233381/result_auction) http://www.hollismorgan.co.uk/property/25233381/result_auction

Weston Central Library, Boulevard,
Weston-super-Mare BS23 1PL

Landmark Grade II listed building...

Stunning period property (11,194ft²) with a wide range of potential residential and commercial uses all subject to gaining the necessary consents.

- Sold with **vacant possession**
- The building is conveniently located within close proximity of a wide range of local amenities situated within Weston town centre
- Cellar and bike shed: 372ft²

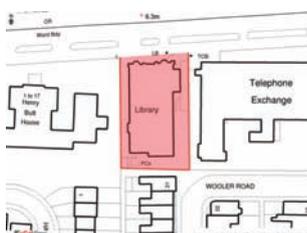
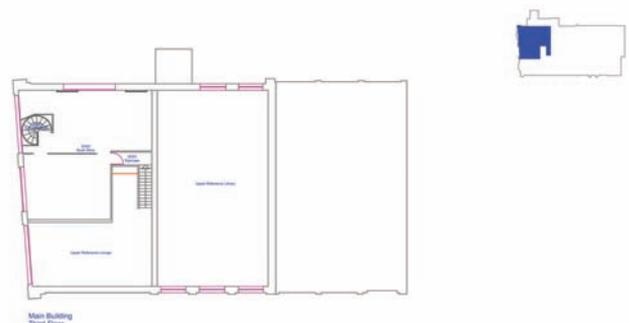
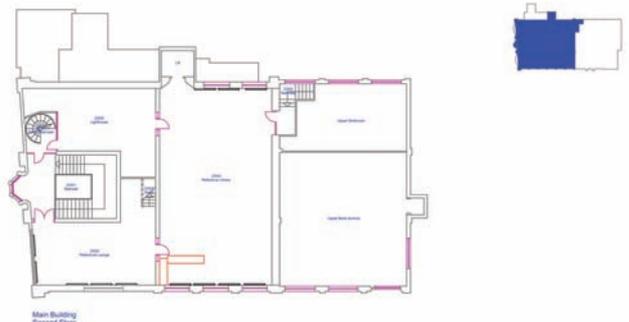
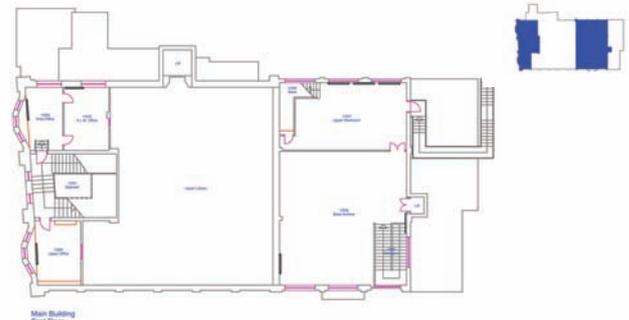
Ground floor: 5,417ft²

First floor: 502ft²

Second floor:ft²

Third floor:ft²

Total: 11,194ft²



SOLD
POST AUCTION

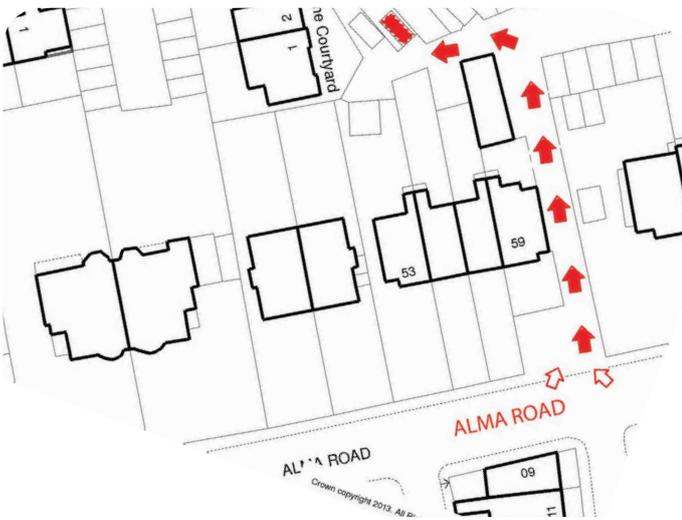
LOT
32



Clifton

GUIDE PRICE: £15k+++

[VIEW FULL DETAILS](http://www.hollismorgan.co.uk/property/24978385/result_auction) http://www.hollismorgan.co.uk/property/24978385/result_auction



Garage to the rear of:
73 Alma Vale Road, Clifton,
Bristol BS8 2HR

Ideal for investment or personal use

The Garage

A detached single garage with up and over door accessed from Alma Road.

Rental Income

We are informed the garage is currently let for £60 pcm. Vacant possession is available with 4 weeks notice.

- Excellent storage
- 100 yards to Whiteladies Road
- Sold with Vacant Possession
- Width: 8ft
Depth: 16ft
- Potential income: £50-60PCM.



VIEWING: STRICTLY BY APPOINTMENT

SOLICITORS Jonathan Wilson, Wards
e-mail: jonathan.wilson@wards.uk.com

ADDITIONAL VIEWINGS:

LOT
33

WITHDRAWN



BEING SOLD ON BEHALF OF
BRISTOL CITY COUNCIL

Shirehampton

GUIDE PRICE: £195k+++

[VIEW FULL DETAILS](http://www.hollismorgan.co.uk/property/25233384/result_auction) http://www.hollismorgan.co.uk/property/25233384/result_auction

PROPERTY AREA: LOWER

1385.9 ft²/128.8 m²

3 Pembroke Avenue, Shirehampton,
Bristol BS11 9SJ

Property for updating...

A period terraced house set on a quiet residential street including 5 bedrooms, two reception rooms, kitchen and a South West facing rear garden.

- Now requires basic updating
- Would make a fine family home
- Potential for conversion into two self contained flats subject to Planning Permission
- Driveway: potential for Off Street Parking
- Pembroke Avenue is a quiet residential neighbourhood located within the popular suburb of Shirehampton
- The A4 Portway provides excellent transport links both back into Bristol City Centre or for the M5 Motorway Network.



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

VIEWING: POSTPONED UNTIL FEBRUARY AUCTION
ADDITIONAL VIEWINGS:

SOLD £207k

**LOT
34**



BEING SOLD ON BEHALF OF
BRISTOL CITY COUNCIL

St Andrews **GUIDE PRICE: £185k+++**

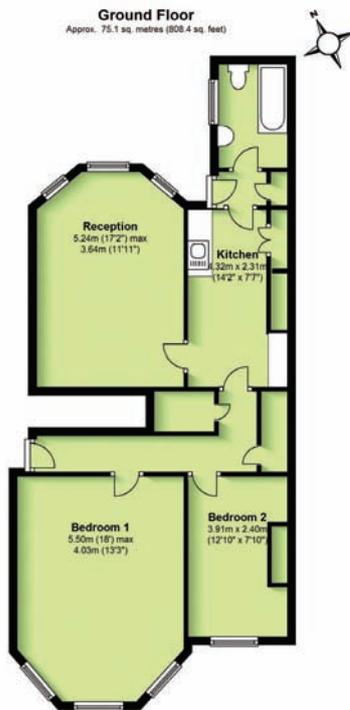
VIEW FULL DETAILS http://www.hollismorgan.co.uk/property/25233386/result_auction

PROPERTY AREA

808.4ft²/75.1 m²

Ground Floor

Approx. 75.1 sq. metres (808.4 sq. feet)



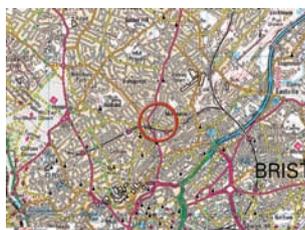
Hall Floor Flat, 17 Belvoir Road, St Andrews, Bristol BS6 5DQ

Freehold – Hall Floor flat

This lot is offered on behalf of Bristol City Council.

A two bedroom apartment set within an attractive period building which includes the Freehold.

- The accommodation would now benefit from basic updating and modernisation but offers scope to make an exceptional apartment
- Please refer to legal pack for apportionment of garden space
- Please note the First Floor Flat is owned on a long Leasehold by Bristol City Council
- Belvoir Road is a popular residential area within St. Andrews
- Bristol City Centre is approximately two miles away.



VIEWING:

THURSDAYS @ 12:45 PM

*** VIEWING OPEN FOR 30 MINUTES ***

SOLICITORS

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

LOT
35

SOLD £20k



Bedminster Down

GUIDE PRICE: **£15k+++**

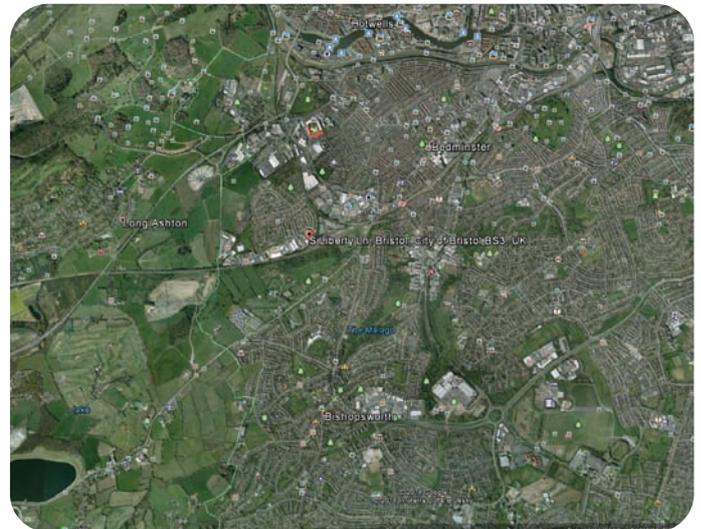
[VIEW FULL DETAILS](http://www.hollismorgan.co.uk/property/25127430/result_auction) http://www.hollismorgan.co.uk/property/25127430/result_auction

Land to the south of: South Liberty Lane, Bedminster Down, Bristol BS3

5 acres of Land...

This is a parcel of land mainly covered in timber and scrub. Despite the fact that there is no vehicular or pedestrian access to this land investors have recognised that these land holding in such locations can often prove to be advantageous in the long term.

- Perimeter: approx 3000 ft
- Circa 5.19 acres/2.1 ha
- Length: circa 1379 ft/width circa 176 ft
- Ordnance Survey Map ST5770SW
- The land is located between the Bristol City Allotments and the railway line in Bedminster Down.



SOLD
POST AUCTION

LOT
36

**ALDERMAN'S
PARK**
private
property



Redland

GUIDE PRICE: £6k+++

[VIEW FULL DETAILS](http://www.hollismorgan.co.uk/property/25233620/result_auction) http://www.hollismorgan.co.uk/property/25233620/result_auction



Parking Space at: Aldermans Park,
Redland Green Road, Redland,
Bristol BS6 7DW

Parking in Residents parking Zone

A lower stacker space within a secure underground parking lot with electric doors and closed circuit security.

- Approx 8ft x 16ft
- Long Terms investment or for local residents
- Leasehold and subject to mangt fees of approx £100 per annum – please refer to online legal pack
- The parking space is located in the underground car park of the Aldermans Park residential complex
- Situated just off Redland Green Road, the ever popular Whiteladies Road is within walking distance and offers an abundance of independent retailers, affluent bars, cafes, restaurants as well as other local amenities.



VIEWING: STRICTLY BY APPOINTMENT

SOLICITORS *Jeremy Johnson, Kirby Sheppard LLP*
e-mail: jeremy.johnson@kirbysheppard.co.uk

ADDITIONAL VIEWINGS:

**LOT
37**

SOLD £310k



BEING SOLD ON BEHALF OF
BRISTOL CITY COUNCIL

Hotwells **GUIDE PRICE: £230k+++**

[VIEW FULL DETAILS](http://www.hollismorgan.co.uk/property/25233392/result_auction) http://www.hollismorgan.co.uk/property/25233392/result_auction

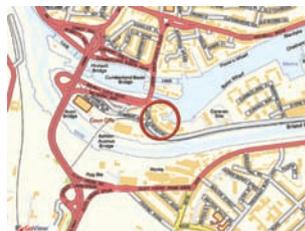
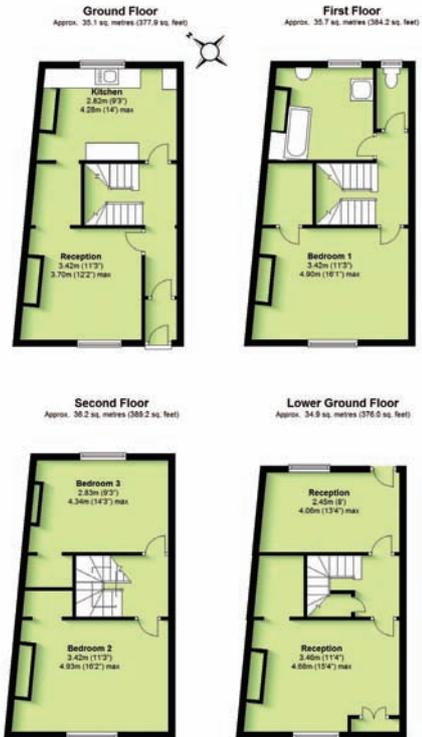
15 Avon Crescent,
Hotwells, Bristol BS1 6XQ

Grade II Listed terraced property

A property spread over four floors comprises: three bedrooms, three reception rooms, bathroom, cloakroom and a rear garden.

Once modernised, this property could either make a fine family home or could be converted into self contained flats subject to gaining the necessary planning consents.

- Avon Crescent is located just off Cumberland Road within the popular suburb of Hotwells
- A range of affluent public houses, bars and restaurants along the Floating Harbour are all within walking distance
- Bristol Temple Meads railway station is approximately two miles away.



SOLICITORS Wendy Batley, Bristol City Council, Legal Services
e-mail: wendy.batley@bristol.gov.uk

VIEWING: THURSDAYS @ 13:00 PM
ADDITIONAL VIEWINGS: *** VIEWING OPEN FOR 30 MINUTES ***

BOTH SOLD @ £185k

LOT 38

LOT 39

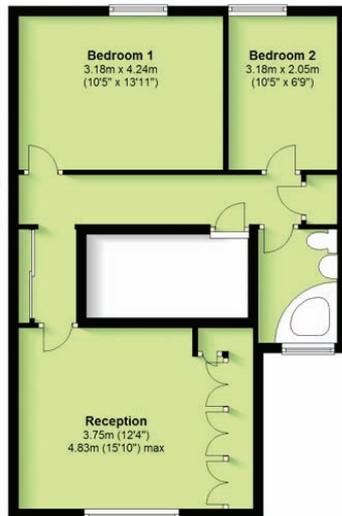
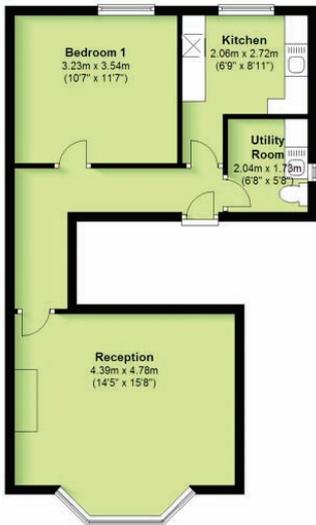


Redland GUIDE PRICE: EACH **£140k+++**

VIEW FULL DETAILS http://www.hollismorgan.co.uk/property/25124404/result_auction
http://www.hollismorgan.co.uk/property/25124405/result_auction

PROPERTY AREA: HALL FLOOR
513.5 ft²/47.7 m²

PROPERTY AREA: FIRST FLOOR
540.6 ft²/50.2 m²



LOT 26 Hall Floor Flat,
LOT 27 First Floor Flat
107 Hampton Road, Redland,
Bristol BS6 6JG

Flats for renovation...

Located within an imposing period property set well back from the road in a mature plot is a charming hall floor flat that is in need of modernisation.

- Hall floor – Left hand parking space to rear
- First floor – right hand parking space to rear
- Potential to create either a one or two bedroom flat in this highly sought after area.
- Hampton Road is located within the heart of the popular residential suburb of Redland
- The ever popular Whiteladies Road is also within walking distance whilst Bristol City Centre is approximately two miles away.



clifton rentals

RENTAL APPRIASAL AFTER REFURBISHMENT
LOT26 HALL FLOOR: £900PCM
LOT27 FIRST FLOOR: £825PCM

VIEWING:

SOLICITORS *Rodney King & Partners*
www.rodneycingsolicitors.co.uk



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

46

hollismorgan/auction NOVEMBER 2014

Name

e-mail:

Telephone No

Your Solicitor's details



0117 973 6565

auction@hollismorgan.co.uk

hollis
morgan



hollismorgan proxy and telephone bidding form

Date of Auction: Lot Number: _____

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

Property Address _____

Maximum Bid Price: £ _____ Words _____

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

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

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

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

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

Proxy Bidding – Buyer's Details

Contract Name _____

Full Name(s) _____

Company _____

Address _____

Postcode _____

Telephone Business: Home: _____

Mobile: _____

Buyer's Solicitor's Details

Company _____

Address _____

Postcode _____

Telephone: _____ Fax: _____

For the Attention of: _____

Signature of Prospective Buyer _____

Date of Signing _____

DX No _____

Telephone Bidding – Buyer's Details

Contract Name _____

Full Name(s) _____

Company _____

Address _____

Postcode _____

Telephone: (1) _____

(2) _____

Buyer's Solicitor's Details

Company _____

Address _____

Postcode _____

Telephone: _____ Fax: _____

For the Attention of: _____

Signature of Prospective Buyer _____

Date of Signing _____



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 £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 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.

Bristol Children's Help Society

Registered Charity 1092921

Bristol Children's Help Society was founded in 1884, the Children's Centre being established at the present location in 1890. Since then more than 100,000 children have enjoyed a break here, most of them recalling it simply as "Barton Camp". All remember the unique and calming atmosphere contributed by the caring staff, while many say their visit to Barton Camp helped to change their lives.



When Barton Camp is not in use by educational establishments it is available to hire for:

Youth Organisations • Church Groups • Uniformed Organisations (Beavers, Cubs, Scouts, Brownies, Air Cadets etc..) • Field Studies • Children's Parties • Adult Training • Seminars • Conferences • Sports Events/Tournaments • Corporate Team Building • Corporate Events ...or any other group event you may be planning.

Set in 7.5 acres the facilities include: Heated outdoor swimming pool • dormitories sleeping 80+ children with separate adult accommodation • Fully equipped kitchen & dining areas • Sports Hall • Sports fields • Well equipped Activity Centre • Play chalet for younger children • Small arboretum and nature trail • Barbeque terrace

For further details or to make a booking please contact us on **01761 241120** or email: **bchsbarnton@aol.com**



EXPLORE • DREAM • DISCOVER

www.bartoncamp.co.uk



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



agents auctioneers



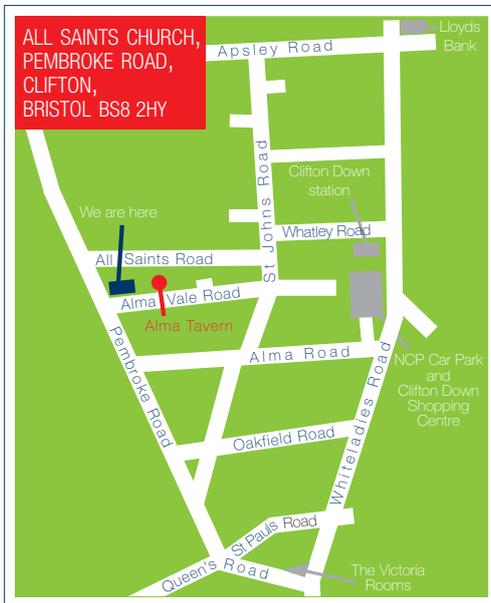
BE A PART OF BRISTOL AND THE WEST COUNTRY'S BIGGEST PROPERTY EVENT



The region's most successful Auctioneers

the packed sale room at our recent auction

how to find our auction location...



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.

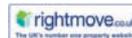


Bristol's most experienced auctioneer, Andrew Morgan MBE

our next auction dates are

<http://www.hollismorgan.co.uk/PDFs/2014AuctionDates.pdf>

<http://www.hollismorgan.co.uk/PDFs/2015AuctionDates.pdf>



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

**hollis
morgan**