

estate agents **auctioneers**

ISSUE

hollis
morgan

OCTOBER 2014
auction

Wednesday, 1ST October 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 summer sale



I am delighted to present Hollis Morgan's autumn auction catalogue with a tempting variety

of Lots to appeal to discerning buyers. On the following pages you will find over £8m of land and property on offer presenting great opportunities to suit all budgets. These range from prime investments in Bath, a deserted hamlet with full planning in Felton, a freehold commercial investment in Clevedon, an imposing Edwardian mansion house in Leigh Woods with its own conservatory and grotto !! We also have an original coach house with its own turret, a parcel of woodland and some prime investment opportunities yielding up to 10%. As usual we have an eclectic selection of small houses for modernisation – ideal for the first time buyer all those simply looking for properties to 'do up' on a budget.

OUR AUCTION PARTNERS

Gregg Latchams
Solicitors & Notaries



We have been working in recent months with Gregg Latchams, solicitors, who are streamlining the legal formalities in a very professional way and we are delighted to welcome them here again this evening. We are grateful to Kellaway Building Supplies who have provided bidding paddles so please use them!

As usual there will be a free bar in the atrium after the sale to which all are welcome whether you are a client a buyer or just an observer – we will be delighted to see you. Our next sale will be held here on the 26th November so please make a note in your diary.

Enjoy this evening and good luck.



Oliver Hollis

our next auction date is

Wednesday, 26th November 2014 | 7.00 PM
All Saints Church, Pembroke Road, Clifton



what our **AUCTION** clients say about us...

I was very pleased with the service provided by Hollis Morgan in order to expedite the sale at auction of my property. The valuation process was handled effectively and provided a realistic estimate. The advertising attracted sufficient viewings to result in a successful conclusion. I found the members of the firm professional, courteous and helpful throughout.

JR Marsh • Redland

I just wanted to write to say what a pleasure it was to work with you on the sale of our property at auction. The advice you gave was always considered and knowledgeable and you guided us through each aspect with professionalism and humour. The end price achieved was remarkable. Thank you for making a stressful sale pleasurable and easy!!

Elly • William Lucas Trust

Hollis Morgan have been a pleasure to work with very professional and friendly, Olly made the process of auctioning a property very straightforward and kept us thoroughly informed throughout. Excellent service along with excellent result at the Auction, all in all a very happy customer.

Sarah Turton • Sales Manager • Curo

First time I'd sold through auction but pleased to say that Olly and the team made it a straight forward process. Very impressed with how pro-active they were in looking at the space and trying to 'inspire' people and generate as much interest as possible. Thanks again for your excellent service which ultimately led to a great result at auction.

Martin Mulligan

I decided to go the auction route to have a more structured sale process and not get involved in a chain. Hollis Morgan were very helpful and supportive from day one. The set viewing days/times were helpful and easy to work around. They kept me informed of the viewings and interest shown. My property sold at over the reserve price so I was therefore very happy with the whole process and the outcome.

Pat Lockett • BS16

I was delighted with the recent success of the sale of 137 St Michael's Hill prior to Auction. The professionalism of both yourself and Andrew was admirable. As you are aware we have now instructed Hollis Morgan on several other properties to sell at Auction and will continue to do so.

Mark Easton • Director • Avonco Limited

JLL Bristol regularly work with Hollis Morgan and we feel a combination of an International commercial agent and a specialist local auctioneer offers our clients an excellent alternative route to market that has proved extremely successful on a number of occasion for receivership work and vacant industrial units – auction really does mean action!

Chris Miles • Associate Director - UK Industrial & Logistics • JLL

I had high expectations of Hollis Morgan's ability to comprehensively market my property, and therefore achieve best market price. They exceeded these expectations admirably. What I hadn't anticipated was the good humour, enthusiasm and optimism with which Olly carried out proceedings. This was coupled with realism and practical advice when needed. Andrew managed the auction with similar good humoured professionalism, making the whole procedure enjoyable and straightforward for both sellers and bidders alike.

Graham Currie • Southville.

I just wanted to say a heart felt thanks to you and your team, it was with much trepidation that my wife and i embarked on entering a last minute proxy bid from abroad in our first ever property auction. A couple of emails and phone calls later and your better than excellent service and knowledge of your business banished all our fears and made the whole experience easy, pleasant and fun. Being successful in our bid was just the icing on the cake and my wife and i are now looking for an opportunity to work with you guys again on our next property.

Stephen and Tracey • Grand Cayman.



charity is at the very heart of our activities

Hollis Morgan supported Party On The Hill this year.

Party On The Hill is an annual street party taking place on St. Michael's Hill, Bristol. Started in 2000 by the landlords of the Highbury Vaults and the Highbury Tavern (now Chin Chin), proceeds from the event go to the Bristol Children's Hospital, specifically Ward 32 – the Cardiac Ward. Over the years many thousands of pounds have been collected and donated to this worthy cause. *Hollis Morgan are proud and pleased to support local charity and especially as our 2014 Charity focus is all about children.*

Hollis Morgan are supporting Bristol Children's Help Society as their 2014 Charity of the year. We are delighted to announce that 10% of every buyers premium will be donated to this excellent local charity. For further details on their outstanding work in the community please visit www.tbchs.org.uk



Hollis Morgan had prominent branding around the outdoor stage for Party On The Hill.

our charity auction service

Our popular Charity Auction service is part of Hollis Morgan's commitment to local charities and is offered, entirely free, to a wide range of local charities who have used the service at Balls and dinners to boost their own fundraising targets.

If you would like to discuss your Charity event with Andrew please contact him at andrew@hollismorgan.co.uk and he will be pleased to meet you to discuss how he can help with your fundraising.

If we can help, then please contact us on our dedicated Charity Line 0117 9339522.

Auctioneer, Andrew Morgan MBE says

"It seems to me that as a nation the British are very generous in their sympathy and concern for others. They also like an evening out and the possibility of a bargain. A charity Auction provides all of this and can be a lot of fun. I am always amazed by what people do."



charity is at the very heart of our activities

some we have for sale...

FOR SALE



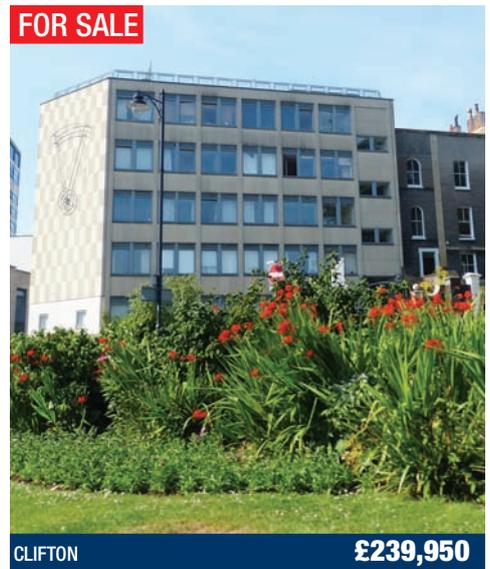
CITY CENTRE **£154,950**

FOR SALE



CITY CENTRE **£315,000**

FOR SALE



CLIFTON **£239,950**

FOR SALE



CITY CENTRE **£150,000**

FOR SALE



9 FLATS
COMING SOON

KINGSDOWN **£240-280k**

FOR SALE



CLIFTON **£99,950**

FOR SALE



BISHOPSTON **£469,950**

FOR SALE



LEIGH WOODS **£485,000**

FOR SALE



CLIFTON **£174,950**

welcome to our guide to selling your **residential** property

Your property is only new to the market once.

So, get it right first time with hollismorgan.

From years of experience we know that the key to successful selling is to create a momentum based on the combination of a professionally considered asking price, powerful marketing and gentle but skillful and effective negotiations to close a sale.

the valuation

It is no longer good enough to base a valuation on “*what the house next door sold for*”. We will supply you with a detailed history of asking prices and Land Registry prices in your area and demonstrate a comparison between your property and others.

Add to this our knowledge of individual homes and our awareness of the marketplace, we are able to provide you with the accurate valuation to commence the marketing campaign.

the marketing campaign

We will visit your property to prepare detailed particulars focusing on any changes and improvements you have made coupled with helpful local information. We will take a range of digital photographs and encourage your involvement in choosing the best shots. We will also prepare professional floor plans and arrange for a local energy assessor to calculate your Energy Performance Certificate. In order to achieve the best possible price for your property it is essential that the widest possible target market is reached.

At **hollismorgan** we have several methods of communicating with the market; our website and e-mails, press advertisements, promotional events and face to face at our Clifton Office.

The Internet is the first port of call for today's house hunter.

We will list your property on our website www.hollismorgan.co.uk alongside a premium listing with the UK's number one property website www.rightmove.co.uk and others leading internet portals. Traditional print media also plays its part – Bristol Property Live and the Western Daily Press both generate a great deal of interest – along with other local publications such as Clifton Life and the Bath Chronicle.

closing the sale

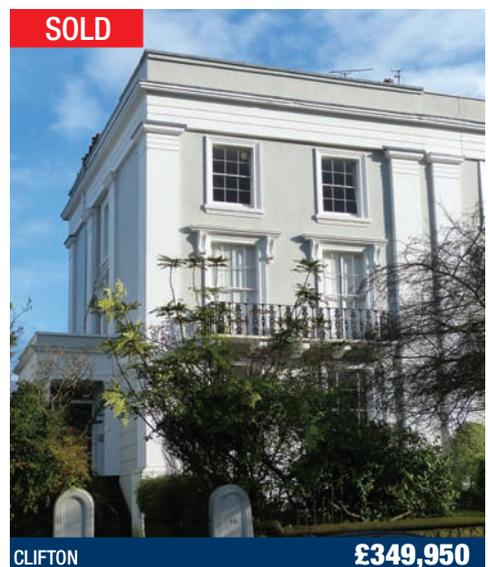
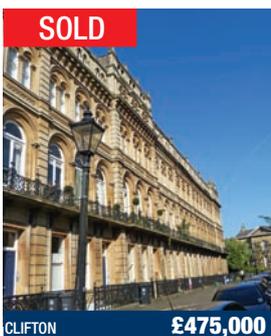
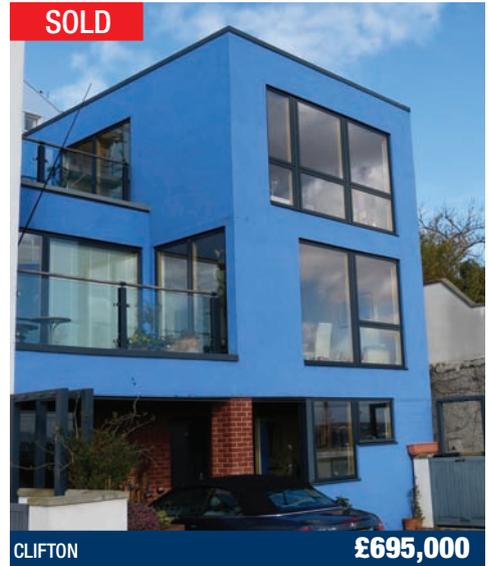
We pride ourselves on good communications and building an excellent relationship with our clients. A good property will generally sell itself but our skill is required to achieve the very best possible price and encourage buyers to a prompt exchange of contracts. We insist on credit checking all would-be purchasers prior to agreeing a sale and will assist your buyer to complete surveys and mortgage valuations as quickly as possible whilst staying in regular contact with both parties' solicitors. This should ensure any legal enquiries are settled promptly whilst any difficulties are dealt with firmly and decisively in the best interest of our client.



we use traditional media for marketing as well as the more successful web portals – not to mention our iconic sign boards



...and some we have sold



why you should entrust your property to **hollis morgan** estate agents

who are we?

Andrew Morgan and Oliver Hollis lead a motivated team of experienced local estate agents with a huge knowledge of Bristol.

We have established relationships with key professional firms and advisers in the city and also work with other estate agents when it is advantageous to our clients.

We are also regularly involved in local community events and fund raising charity auctions.



andrew morgan MBE

is a well known estate agent and respected auctioneer with excellent contacts throughout the City. He has spent all his working life in the residential property market and over thirty years on the rostrum. He has achieved many hundreds of sales, both by traditional private treaty and at auction, and his ability to bring humour and calm to tense dramatic negotiations is legendary. His love of Bristol and interest in the welfare of others has led him to be involved in many charitable organisations, whether helping them sell a property, raising money for good works or taking a charity auction. His philosophy is always the same, "Lets see if we can achieve a little more!"

oliver hollis

was educated at Clifton College and lives in Clifton. After leaving school he worked for a year in Oxford and then took a marketing degree in Cardiff, before returning to Bristol to start a career in residential property. He has been well grounded in the dynamic Bristol property market learning the basic skills as a junior negotiator and auction assistant before running the sales department of a respected local firm. His knowledge, enthusiasm, persistence and energetic approach to life, combined with his love of people, make him ideally suited to this profession.

what do we do?

- we sell **residential property** by traditional Private Treaty negotiated sales in North West Bristol and other similarly desirable areas throughout the City
- we sell **New Homes**, handling new build and off plan property in the Bristol area
- we have an active **Commercial and Investment** department
- we act for Private Individuals, Solicitors, Local Authorities, Charities, Corporate Bodies, Banks and also, on occasions, work with other respected Estate Agents
- Andrew Morgan is responsible for **probate valuations** and is able to offer his many years of experience and wealth of local contacts for all aspects of this sensitive service.

We acknowledge that technology is changing the world of Estate Agency but we also know that to be successful in a complex market an expert personal touch and local market knowledge are also essential.

our waterloo street office

We appreciate that despite modern technology, sellers and buyers still like to meet their agent in pleasant surroundings – even if prestigious corporate offices belong to a bygone era.

We are located in a small Georgian building adjacent to the Clifton Club in one of the picturesque locations in Clifton Village where shoppers, tourists and locals mingle and enjoy a relaxed ambience.

We are sure you will find it a quiet and convivial place to do business.

Andrew Morgan MBE
(left) and Oliver Hollis



what our **RESIDENTIAL** clients say about us...

“Selling is never easy, but Hollis Morgan’s professionalism has made the entire process seamless and stress free. Olly and his team have always treated me with honesty and integrity, consistently kept me updated and I feel have gone the extra mile for me. They have superb local market knowledge, have managed my expectations, but nothing ever seems too much for them. A pleasure to deal with.”

Mark Patrick, BS8

“From first contact with Olly and his team I was impressed by their professional but friendly outlook, with an appointment arranged very promptly for a valuation. The valuation was more positive than I had anticipated and was rapidly followed by a procession of home-buyers and a sale was agreed within 4 days! All round a very positive experience, strongly recommended and will use his services again in the future.”

Mr Stagg, Redland

“The sale of our house in Bristol was not without its challenges. Living outside the UK, we relied heavily on prompt and open communication. Throughout the process, Hollis Morgan, and Olly Hollis in particular, addressed all issues as they arose in an efficient, calm and diplomatic manner. We would have no reservations in contacting them again for future business or recommending their services to other people. Thank you Hollis Morgan!”

Mr and Mrs Macdonald, Clifton & Netherlands

“Thanking you and your team for taking the stress out of selling my property. It was a pleasure working with you. Your hard work and positive attitude is what I believe made the sale of my flat a success. I would not hesitate to highly recommend you.”

Maxwell Hope, Redland

10

“Thank you for all your help in selling my flat. Knowing that you understood the vagaries of the market kept me calm and my blood pressure level. All in all, a most professional service but with humanity and (the eternally essential) good humour.”

Revd J Hayward, Clifton

“Others had tried and failed. Our property was unique, looked fantastic, but would only appeal to a minority. It required stealth, perseverance, patience. Oliver came in and told us that he would sell it. Not maybe immediately but he would sell and without reducing significantly in price. A few months later he did just that. With honesty and an unfailing sense of humour which was much needed at times. Thanks Olly, if we ever sell again in Bristol, we will definitely come back.”

Melanie Richardson, Long Ashton

“Experienced partners, who gave sound advice on the marketing and sale of 3 new properties in Clifton. All sold quickly and transactions were handled with both charm and efficiency: it was a pleasure to team up with Hollis Morgan in a successful venture.”

John & Val, Clifton Village

“Hollis Morgan, provide an exceptional quality of service. They are brilliant at what they do and work incredibly hard on your behalf. My sale was not easy, in addition to the usual hurdles, both buyer and seller were out of the country at different times. I never thought paying an estate agents fee would feel like money well spent but in this instance it did.”

AD, BS8

“What a great blend, youth and experience? I have known Andrew for many years and he has advised and sold various properties in which I have lived. Latterly joined by Olly they have set out on a new partnership and one had the feeling of an exciting and new beginning, notwithstanding a professional approach complemented with good local knowledge, humour, and a level of communication and service clients would rightly expect, my very best wishes for the future of HOLLIS MORGAN.”

Peter Probyn Bristol BS8

our **top tips** for

making your property easier to sell

first impressions count...

first impressions, kerb appeal – call it what you will. The outside of your property has got to **appeal** before the viewer will cross the threshold



de-clutter...

prospective buyers need to imagine themselves living in your property, so take away some of the more **personal trimmings** and put them in storage until you move...

keep it clean...

nobody wants to live in a slum or buy one! Never underestimate the value of **tidiness** for viewings, especially when the photographs are taken...

dress to impress...

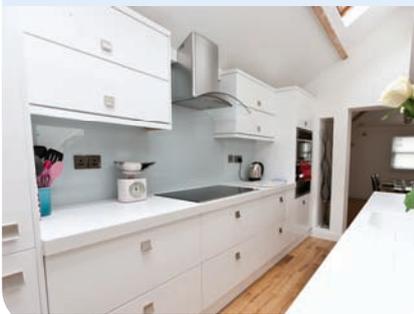
freshen up your property with flowers or a lick of paint and make sure prospective buyers can see the **use** of each room...

get it fixed...

dripping tap? Cracked tile? Wallpaper flapping? Get it fixed now **before viewings** start. No one wants to think about these small repairs when they are moving in...

kitchen matters...

buyers would rather buy with a reasonably **stylish kitchen** in-situ. If yours is tired, then pep it up. If it is exhausted then it may be better to replace it with something simple...



bathroom basics...

any colour you like... as long as it is **white!** If it needs 'tlc' then get it professionally cleaned, if it is avocado get a new one...

outdoors...

Even if you haven't got green fingers, be sure to make your outside spaces **neat and tidy** with freshly cut grass and tidy bins...

get the timing right...

Spring and summer are the **prime selling times**, but take advice from your agent about any local market conditions...

keep it honest!

please ask us for an honest opinion! Being upfront about any **limitations or problems** will make the sale all the smoother. Do this at particulars time...



OLLY SAYS:

“we pride ourselves on our **personal service** and like to work for clients that we can serve to a genuinely high standard”

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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.

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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



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the money man

introducing steve mears – independent financial advisor



Adding value...

Following an amazingly busy summer, I think it is becoming clear that getting a mortgage on your own is not an easy task. We are constantly speaking with clients who have been turned down by their own bank, usually without any good reason, and are in a state of shock!

The **Mortgage Market Review**, that took place in April, has really taken hold and lenders are going to great lengths **NOT** to lend. They will now ask questions about the cost of gym subscriptions, commuting and nursery fees, and go through bank statements forensically.

I firmly believe however, that although all this may sound negative, it adds a lot of value to what we do as independent brokers. It has not made our job any easier, but our contacts have never been more useful.

The number of enquires we receive is sky high, and has been for many months now, and these can vary from First time Buyers, buy to lets to bridging loans. Whilst I am encouraged by the amount of these enquiries that we can successfully place, there are always some that obviously don't watch the news!

There are also a few more lenders coming back to the market, which is always a good sign, and there is also a willingness to lend – from some – and flexibility and even clients with previous poor credit can be placed in a lot of cases now. Also, self-employed clients **MAY** only need 1 years' trading to be able to move home, if in the right profession. A 5% deposit is also still okay on standard purchases: only with a good credit record though.

The market also seems to be buoyant in our area, without the 'London Madness' that we hear about. Property is still good value and rental yields are holding up.

My message is still to obtain an agreement in principle **BEFORE** you find a property, as the extra checks means that a lot of paperwork is needed and therefore takes longer than it used to, and you need to be ahead of

...it is becoming clear that getting a mortgage on your own is not an easy task.

the game. Many agents now ask for copy of your certificate before they will confirm an offer to their vendor, which is fair enough. Also, Don't despair if your own bank turns you down, call us and we will look at the whole market for you.

We have still been able to come up with many a 'cunning plan' of late and will continue to do so.

We have continued expanding and have 4 brokers now, and have also added another brilliant lady to the admin team. Happy days!



Please remember

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


S T E V E M E A R S
I N D E P E N D E N T
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



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SOLD £160k

**LOT
1**

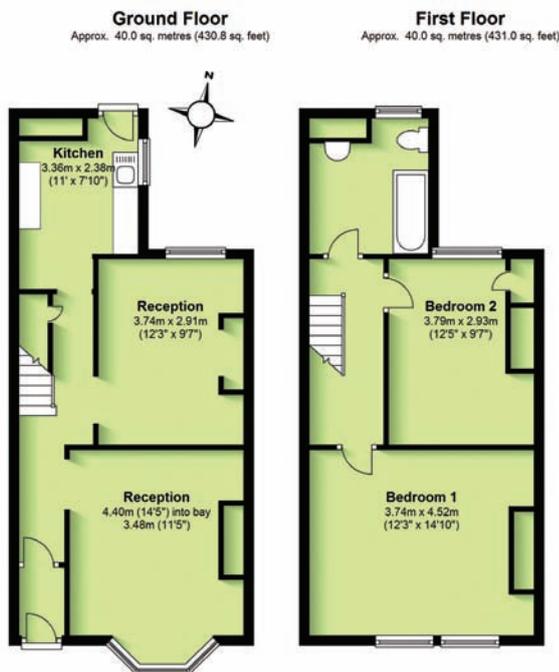


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Easton **GUIDE PRICE: £90k+++**

[VIEW FULL DETAILS](http://www.hollismorgan.co.uk/property/25124234/result_auction) http://www.hollismorgan.co.uk/property/25124234/result_auction

PROPERTY AREA
861.8 ft²/80.1 m²

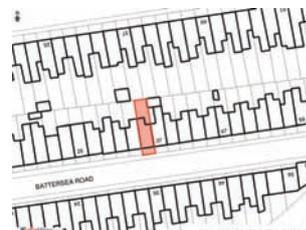


35 Battersea Road, Easton,
Bristol BS5 6AJ

Period property In need of updating...

A mid terrace property comprising of two bedrooms, two reception rooms, kitchen and a private rear garden

- Now in need of modernisation and basic updating
- Would make a fine family home or investment
- Battersea Road is located within the heart of Easton
- Excellent transport links with Bristol City Centre only two miles away
- The M32 Motorway Network is also within close proximity and offers fast direct routes out of Bristol
- Sold with Vacant Possession.



VIEWING: **THURSDAYS 12:00 PM - 12:30 PM**

SOLICITORS *Peter Wilcox, Property Lawyer, Bristol City Council*
e-mail: peter.wilcox@bristol.gov.uk

LOT
2

**AVAILABLE
IN NOVEMBER AUCTION**



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

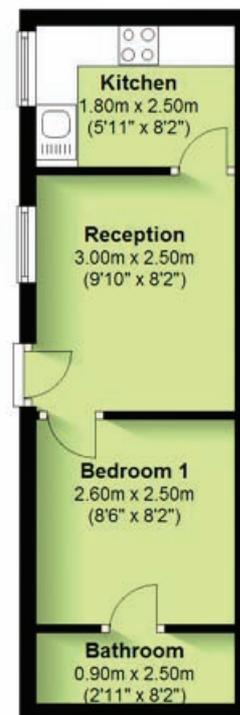
North St location....

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.

- The flat was most recently let for £450 pcm/£5400 per annum
- 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
- Sold with Vacant Possession.

PROPERTY AREA

223.0 ft²/20.7 m²



SOLD £135k

**LOT
3**



BEING SOLD ON BEHALF OF
BRISTOL CITY COUNCIL

Easton **GUIDE PRICE: £75k+++**

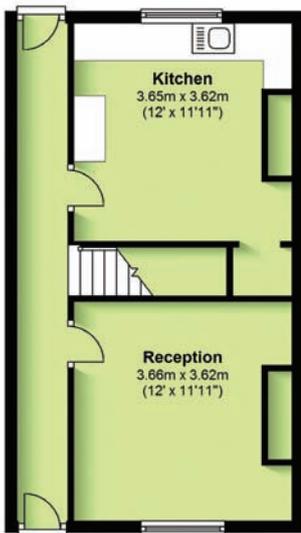
[VIEW FULL DETAILS](http://www.hollismorgan.co.uk/property/25110736/result_auction) http://www.hollismorgan.co.uk/property/25110736/result_auction

PROPERTY AREA

788.5 ft²/73.3 m²

Ground Floor

Approx. 36.5 sq. metres (392.6 sq. feet)



First Floor

Approx. 36.8 sq. metres (395.9 sq. feet)

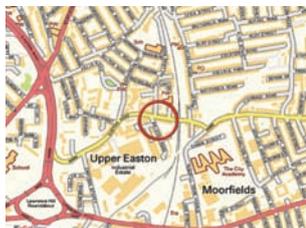


214, Easton Road, Easton,
Bristol BS5 0EL

Requiring modernisation...

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

- Now in need of modernisation and basic updating.
- Subject to gaining the necessary planning consents there may be scope for an attic conversion.
- Easton Road boasts excellent transport links with both the M32 Motorway network and Lawrence Hill roundabout nearby providing fast and direct routes out of Bristol.
- City Centre and Cabot Circus are within two miles
- Sold with Vacant Possession.



VIEWING: THURSDAYS 11:15 AM - 11:45 AM

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

LOT
4

AVAILABLE
IN NOVEMBER AUCTION



SELLING WITH OUR
JOINT AGENTS
TEL: 0117 956 6004

Staple Hill GUIDE PRICE: £280k+++

VIEW FULL DETAILS http://www.hollismorgan.co.uk/property/25104108/result_auction

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

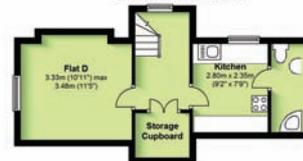
The property is currently divided into five self-contained studio apartments each containing one bedroom, a kitchen and a bathroom.

- 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

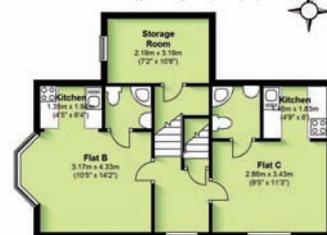
PROPERTY AREA

1410.4 ft²/131.0 m²

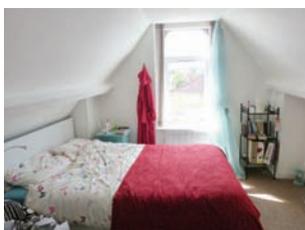
Second Floor
Approx. 28.2 sq. metres (256.6 sq. feet)



First Floor
Approx. 48.5 sq. metres (523.1 sq. feet)



Ground Floor
Approx. 68.3 sq. metres (735.3 sq. feet)



SOLD £20k

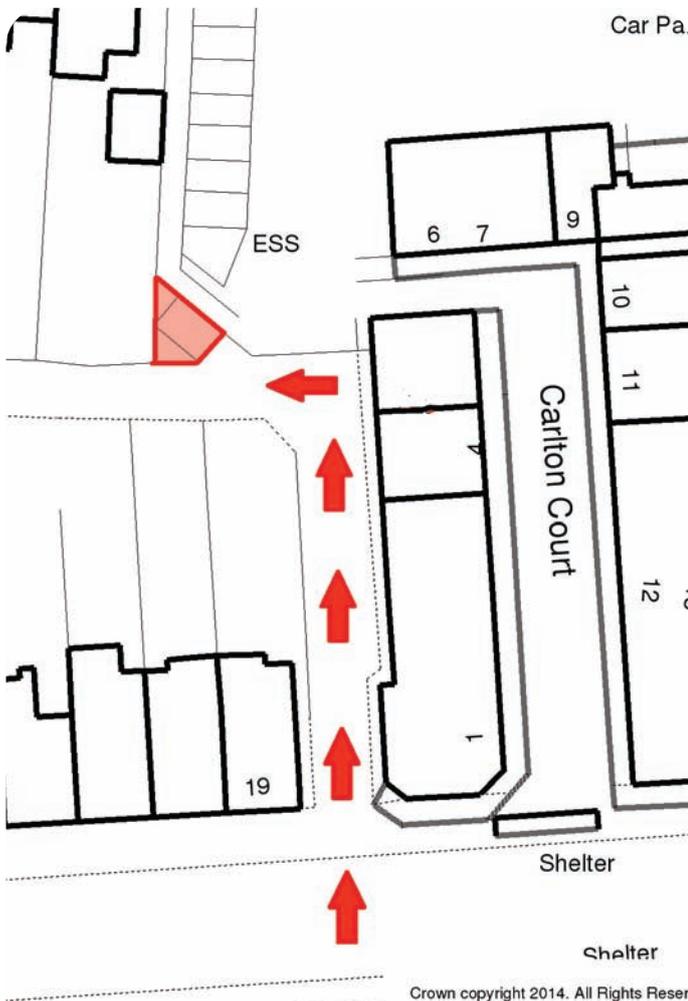
**LOT
5**



Westbury-on-Trym

GUIDE PRICE: £10k+++

[VIEW FULL DETAILS](http://www.hollismorgan.co.uk/property/25124494/result_auction) http://www.hollismorgan.co.uk/property/25124494/result_auction



Carlton Court Garage, Canford Lane, Westbury-on-Trym, Bristol BS9 3DF

Garage in Centre of Village...

A detached garage/workshop with extra land to side.

- Rare chance to acquire parking/storage/workshop.
- Possible potential to rebuild as a larger unit
- Located within a few yards of Westbury Village and the bustling high street
- The garage is accessed via a lane to the left hand side of Lloyds Pharmacy.



VIEWING: AVAILABLE FOR EXTERNAL VIEWING AT ALL TIMES

SOLICITORS Julie Bailey, Lyons Solicitors
e-mail: juliebailey@lyonslaw.co.uk

LOT
6

SOLD PRIOR



Clevedon

GUIDE PRICE: £250k+++

[VIEW FULL DETAILS](http://www.hollismorgan.co.uk/property/25110733/result_auction) http://www.hollismorgan.co.uk/property/25110733/result_auction

Freehold: 2, 4, 6, Old Street,
Clevedon BS21 6ND

Commercial Investment

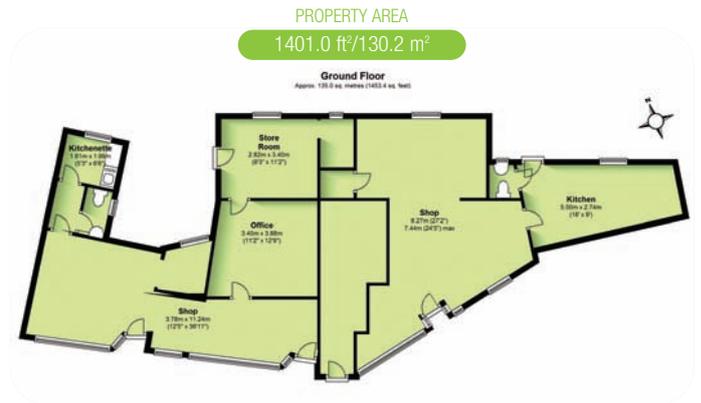
A detached and prominent Freehold two storey period property arranged as two ground floor commercial Units.

Please note the flats have been previously sold off on 999 leases.

LOCATION

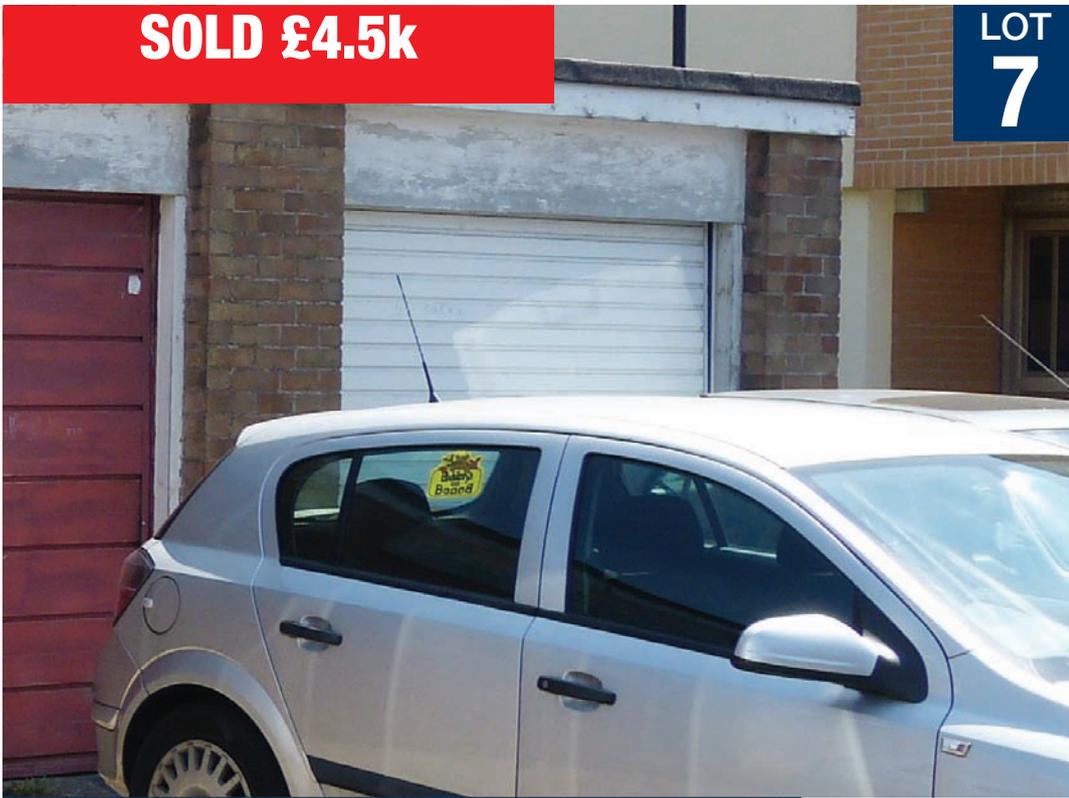
The property is located in the heart of the Town Centre adjacent to the local post office.

- Freehold and income from both ground floor retail units and ground rent of the upper floors
- In total £28,100 per annum
- Unit 2 & 4: 15 years from 2003 @ £18,000pa FRI
- Unit 6: 10 years from 31ST July 2014 @ £10,000pa
- Ground Rents: £50 each per annum x 2.



SOLD £4.5k

**LOT
7**



BEING SOLD ON BEHALF OF
BRISTOL CITY COUNCIL

Stapleton

GUIDE PRICE: £4k+++

VIEW FULL DETAILS http://www.hollismorgan.co.uk/property/24998614/result_auction



Right Hand Side Garage, Abraham Close, Stapleton, Bristol BS5 0XJ

A single lock up garage for investment or owner occupier.

- Close to City Centre and M32
- Potential to rent for circa £50 pcm
- Huge pressure on local parking
- Possible development if all 3 garages purchased.



VIEWING: AVAILABLE FOR EXTERNAL VIEWING AT ALL TIMES

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

LOT
8

SOLD PRIOR



Kingswood

GUIDE PRICE: **£90k+++**

[VIEW FULL DETAILS](http://www.hollismorgan.co.uk/property/24997402/result_auction) http://www.hollismorgan.co.uk/property/24997402/result_auction

Commercial Unit, 19 Broad Road,
Staple Hill, Bristol BS15 1HZ

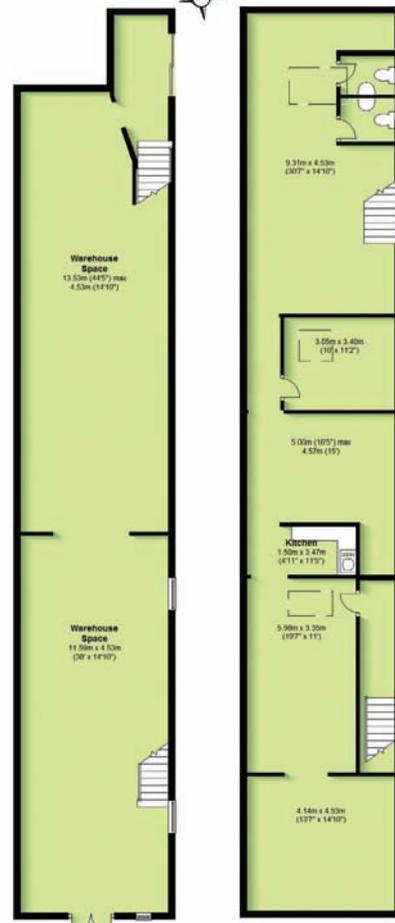
Unit with parking

A vacant commercial unit arranged over two floors – circa 2,600ft² – and parking for two vehicles immediately in front.

- Broad Road is a terrace of turn of the century commercial properties within a short Distance of the local High street
- Excellent value with large amount of storage and parking
- ideal for a small business
- Sold with Vacant Possession.

PROPERTY AREA
2597.9 ft²/241.4 m²

Ground Floor Approx. 1188 sq metres (12792 sq feet) First Floor Approx. 1225 sq metres (13187 sq feet)



SOLD AFTER AUCTION

LOT 9



Staple Hill **GUIDE PRICE: £275k+++**

VIEW FULL DETAILS http://www.hollismorgan.co.uk/property/25107603/result_auction

PROPERTY AREA
4077.2 ft²/378.8 m²

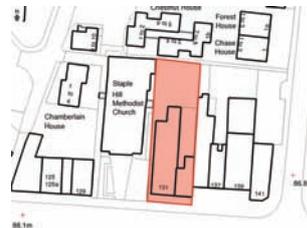


Freehold: 131-133, High Street, Staple Hill, Bristol BS16 5HQ

Larger period building: huge potential...

This handsome pair of buildings with versatile accommodation presents enormous investment/development opportunities both from a commercial as well as a residential point of view.

- Continued use and re let
- Conversion to 5-6 + Residential units subject to PP
- 131 and 133 occupy a prime spot on Staple Hill High Street with excellent frontage
- All local services and amenities are all within the immediate vicinity including independent retailers, cafes, bars and pubs
- The M32 and M4 Motorway network are both within five miles and offer fast direct routes in and out of Bristol.



VIEWING: TUESDAYS 10:30 AM - 11:00 AM

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

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SOLD £135k

**LOT
10**



BEING SOLD ON BEHALF OF
BRISTOL CITY COUNCIL

Barton Hill

GUIDE PRICE: £90k+++

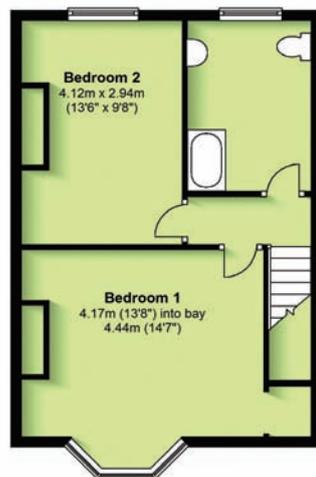
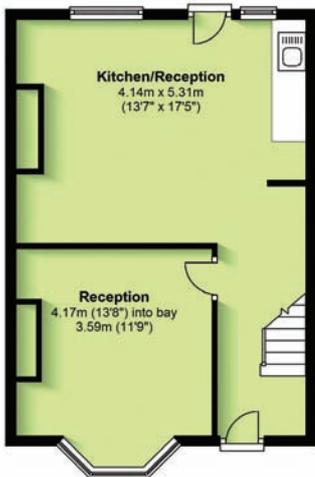
[VIEW FULL DETAILS](http://www.hollismorgan.co.uk/property/25110737/result_auction) http://www.hollismorgan.co.uk/property/25110737/result_auction

PROPERTY AREA
868.4 ft²/80.7 m²

Ground Floor
Approx. 40.8 sq. metres (438.7 sq. feet)



First Floor
Approx. 39.9 sq. metres (429.6 sq. feet)



193 Avonvale Road, Barton Hill,
Bristol BS5 9SR

In need of updating...

A mid terrace period property comprising of two bedrooms, large kitchen diner, bathroom and rear garden.

- In need of modernisation and basic upgrading
- We understand there is potential for an attic conversion subject to gaining the necessary planning consents
- Avonvale Road lies within the residential suburb of Barton Hill
- Local amenities and services are all within walking distance
- Bristol Temple Meads and Lawrence Hill train stations are both within one mile.



VIEWING: **THURSDAYS 10:30 AM - 11:00 AM**

SOLICITORS *Peter Wilcox, Property Lawyer, Bristol City Council*
e-mail: peter.wilcox@bristol.gov.uk

LOT 11

SOLD AFTER AUCTION



Leigh Woods **GUIDE PRICE: £1m+++**

[VIEW FULL DETAILS](http://www.hollismorgan.co.uk/property/25107607/result_auction) http://www.hollismorgan.co.uk/property/25107607/result_auction
http://www.hollismorgan.co.uk/property/25107606/result_auction

PROPERTY AREA: LOT11
4180.5 ft²/388.4 m²



LOT 11

PROPERTY AREA: LOT11
1878.2 ft²/174.5 m²



LOT 12



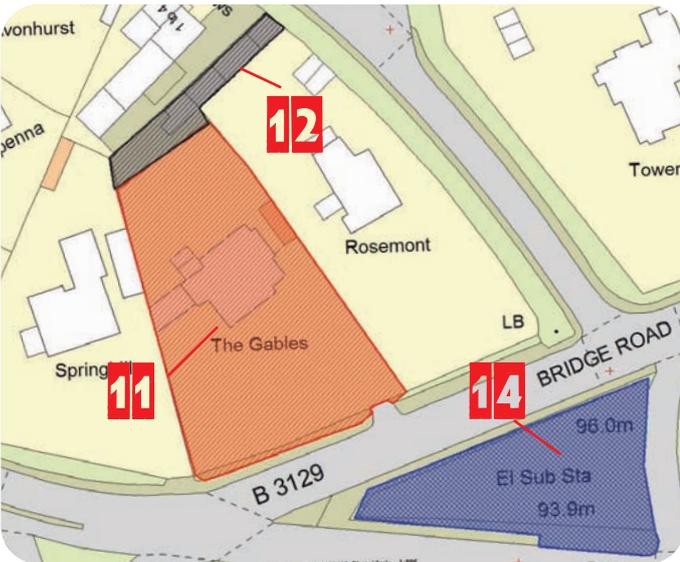
SOLD £290k

LOT 12



Leigh Woods

GUIDE PRICE: £200k+++



**Lot 11: The Gables, Bridge Road
A Victorian detached family home set in 0.5 acres (4,000ft²+)**

- 5 Reception rooms and 6 bedrooms
- Requires basic updating but has stunning original features such as Russian Pine staircase.
- Large mature gardens
- 100 yards from Ashton Court
- 1/4 Mile to Clifton Village.

**Lot 12: The Coach House, Church Rd
Detached Victorian Coach House with original stable yard (1878ft²)**

- Potential Residential Conversion (subject to PP)
- Garden to rear
- Huge potential to make a fine home valued in the region of £500,000.

**Lot 14: Parcel of Woodland, Bridge Rd
Mature Woodland**

This is a small parcel of woodland, circa 0.28 Acres, with a fine variety of trees and shrubs.

- Perimeter: 539 ft/Length: 187 ft
- Possible long term potential.

SOLD £62.5k

LOT 14



Leigh Woods

GUIDE PRICE: £50k+++

VIEWING: WEDNESDAYS 13:30PM -14:15PM
ADDITIONAL VIEWINGS: SATURDAY 6TH & 20TH SEPT 10:15AM-10:45AM

SOLICITORS *Lesley Dury, Gregg Latchams*
e-mail: lesley.dury@gregglatchams.com

LOT16 SOLD £37k
LOT17 SOLD £50k

LOT 16
LOT 17



BEING SOLD ON BEHALF OF
 BRISTOL CITY COUNCIL

Eastville GUIDE PRICE: EACH **£20k+++**

[VIEW FULL DETAILS](http://www.hollismorgan.co.uk/property/25110734/result_auction) http://www.hollismorgan.co.uk/property/25110734/result_auction



LOT 16: East Park Site 1,
 LOT 17: East Park Site 2,
 Rosemary Lane, Eastville, Bristol BS5 6YF

Rank of garages with extra land

- Site 1 – Three garages
- Site 2 – Four garages
- Long term investment or potential building plot subject to gaining the necessary planning consents.
- The garages are located in a popular residential suburb of Eastville with excellent access to Bristol City Centre, Cabot Circus Retail Complex and the M32 Motorway network.



VIEWING: AVAILABLE FOR EXTERNAL VIEWING AT ALL TIMES

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

LOT
18

POSTPONED



Lansdown, Bath

GUIDE PRICE: **£1M+++**

[VIEW FULL DETAILS](http://www.hollismorgan.co.uk/property/25107604/result_auction) http://www.hollismorgan.co.uk/property/25107604/result_auction

Investment Portfolio: 1,3,4,5 Brockham End Mews, Lansdown, Bath BA1 9BZ

Prime Investment with panoramic views...

The east wing of this imposing country mansion has been converted (2009) to a very high specification into contemporary style flats within an historic enjoying panoramic views.

- Flat 1: Currently Vacant
- Flat 3: £1200pm
- Flat 4: £1050pm. The tenant is on one month's notice from 31ST August to vacate on the 30TH September.
- Flat 5: £1056pm)

Due to recent major building works on the adjacent property the rents have been reduced but we understand a current rental value should be in the region of £1200 - £1600 pcm .

- Potential Rental income of £58k - £76k per annum.



PROPERTY AREA: FLAT 1
762.7 ft²/70.9 m²



PROPERTY AREA: FLAT 3
1003.5 ft²/93.2 m²



PROPERTY AREA: FLAT 4
783.0 ft²/72.7 m²



PROPERTY AREA: FLAT 5
783.0 ft²/72.7 m²



**AVAILABLE
IN NOVEMBER AUCTION**

**LOT
19**



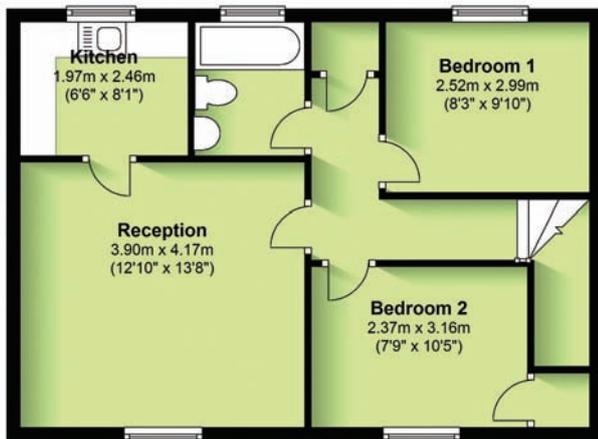
Stoke Gifford

GUIDE PRICE: £125k+++

VIEW FULL DETAILS http://www.hollismorgan.co.uk/property/25130496/result_auction

PROPERTY AREA
509.8 ft²/47.4 m²

Ground Floor
Approx. 49.9 sq. metres (536.9 sq. feet)



79 Elizabeth Crescent, Stoke Gifford,
Bristol BS34 8NZ

Buy-to-Let Opportunity...

A recently refurbished first floor flat comprising of two bedrooms, living room, kitchen, bathroom, small rear garden, garage and an off street parking space. Gas central heating and UPVC double glazing.

- The property has recently been renovated and would be ideal for first time buyers or buy to let investors
- The property is located in a quiet residential cul-de-sac within the popular suburb of Stoke Gifford
- Bristol Parkway Railway Station is within one mile whilst the M4/M5 and M32 Motorway Networks are approximately three miles away.



VIEWING:

STRICTLY BY APPOINTMENT

SOLICITORS

TBC – refer to our website for updated status

LOT
20

POSTPONED
DUE TO DELAY WITH LEGAL PACK



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

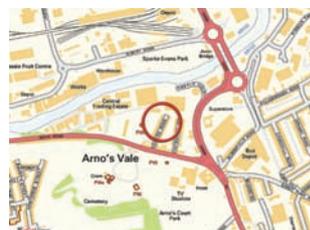
Set within an imposing mid terraced period property is this one bedroom flat with separate lounge kitchen and bedroom and the sole use of the enclosed rear garden.

- 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)



**AVAILABLE
IN NOVEMBER AUCTION**

**LOT
21**



Clifton

GUIDE PRICE: £10k+++

[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

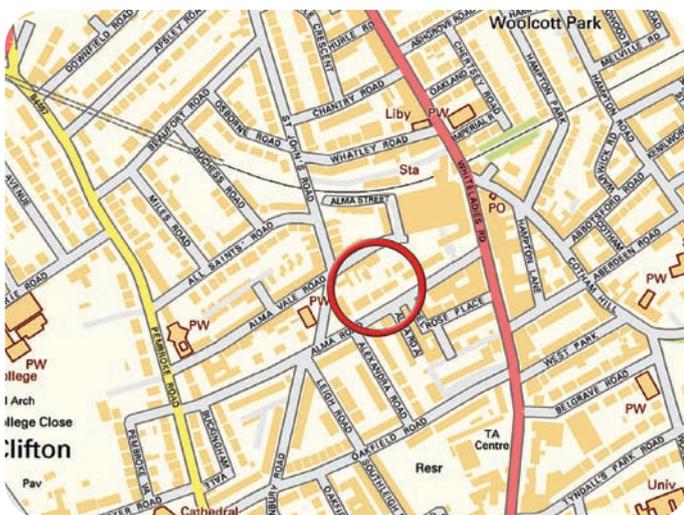
The Garage

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



VIEWING: EXTERNAL VIEWING CAN TAKE PLACE AT ANY TIME

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

LOT
22

POSTPONED



Kingswood

GUIDE PRICE: **£225k+++**

[VIEW FULL DETAILS](http://www.hollismorgan.co.uk/property/24997395/result_auction) http://www.hollismorgan.co.uk/property/24997395/result_auction

Unit 7 Broad Road, Staple Hill,
Bristol BS15 1HZ

Commercial investment

The Property

A 6,000 ft² leasehold commercial property comprising offices and warehouses with pedestrian access from Broad Road and secure gated vehicular access from Lodge Road.

- Broad Road is a terrace of turn of the century commercial properties within a short Distance of the local High street
- Cat 5 Wiring
- Air conditioned offices
- Double glazed
- Kitchen and bathroom facilities
- Sold with Vacant Possession.

PROPERTY AREA

6107.6 ft²/567.4 m²



SOLD AFTER AUCTION

**LOT
23**

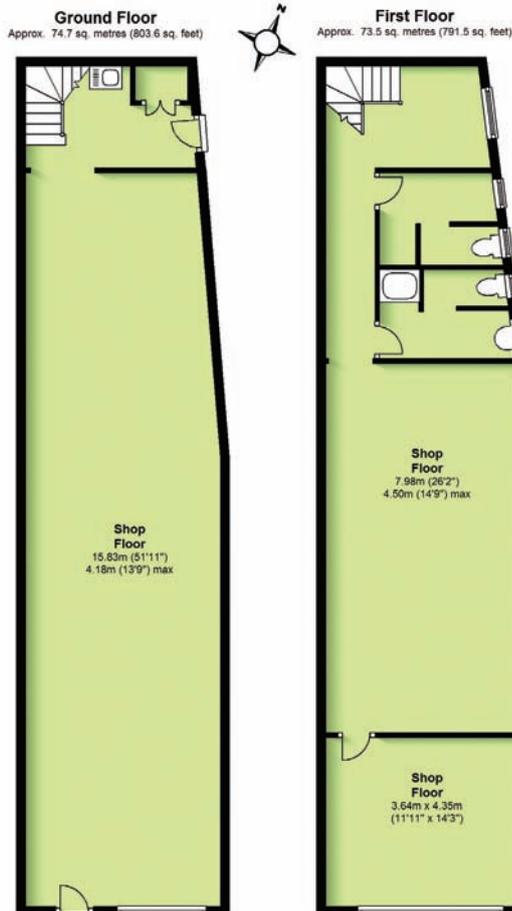


Bedminster **GUIDE PRICE: £125k+++**

[VIEW FULL DETAILS](http://www.hollismorgan.co.uk/property/24978384/result_auction) http://www.hollismorgan.co.uk/property/24978384/result_auction

PROPERTY AREA

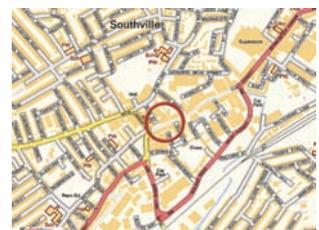
1595.1 ft²/148.2 m²



Freehold, 148 East Street, Bedminster, Bristol BS3 4ET **Commercial investment**

A mid terrace commercial property arranged over two floors.

- East street is a popular pedestrianised High Street with a wide range of retailers and traders serving the local area yet within one mile of the city Centre
- The unit is located between Wilkinsons and Betfred
- Producing £12,000 per annum on a 10 year lease terminating in 2016
- POSSIBLE RESIDENTIAL CONVERSION OF UPPER FLOORS SUBJECT TO PP



VIEWING:

STRICTLY BY APPOINTMENT

SOLICITORS

Julia Smart. Metcalfes

e-mail: jsmart@metcalfes.co.uk

LOT
24

SOLD £165k



BEING SOLD ON BEHALF OF
BRISTOL CITY COUNCIL

St Werburghs **GUIDE PRICE: £90k+++**

[VIEW FULL DETAILS](http://www.hollismorgan.co.uk/property/25110731/result_auction) http://www.hollismorgan.co.uk/property/25110731/result_auction

34 Tyne Street, St Werburghs,
Bristol BS2 9UA

PROPERTY AREA

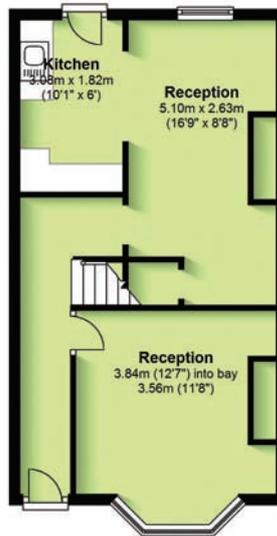
815.5 ft²/75.8 m²

In need of modernisation..

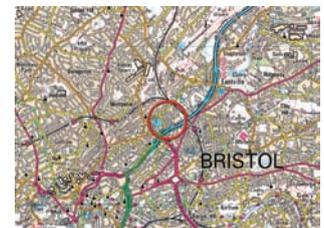
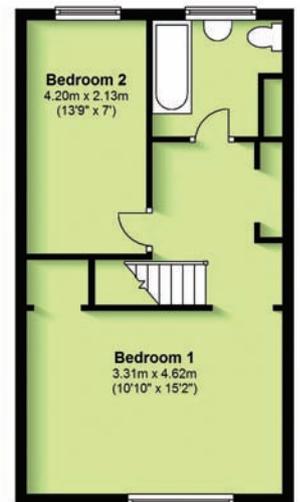
End of terrace period property comprising of two bedrooms, reception room, kitchen diner, bathroom and private rear garden.

- Now requires basic updating and modernisation.
- Would make a fine family home or would be suitable for the buy to let investment market.
- Subject to gaining the necessary planning consents there may be scope for an attic conversion.
- Tyne Street is a quiet residential street located within the popular residential suburb of St. Werburghs.
- Bristol City Centre and the M32 Motorway network are also within close proximity.

Ground Floor
Approx. 38.1 sq. metres (410.5 sq. feet)



First Floor
Approx. 37.6 sq. metres (405.0 sq. feet)



hollismorgan/auction OCTOBER 2014 38

SOLICITORS Lee Pickett, DWF LLP, Real Estate
e-mail: Lee.Pickett@dwf.co.uk

VIEWING: THURSDAYS 13:15 PM - 13:45 PM

**AVAILABLE
IN NOVEMBER AUCTION**

**LOT
25**



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: WEDNESDAYS 15:00 PM - 15:30 PM

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



LOT 26

LOT 27



POSTPONED
DUE TO DELAY WITH LEGAL PACK

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

[VIEW FULL DETAILS](http://www.hollismorgan.co.uk/property/25124404/result_auction) http://www.hollismorgan.co.uk/property/25124404/result_auction
http://www.hollismorgan.co.uk/property/25124405/result_auction

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

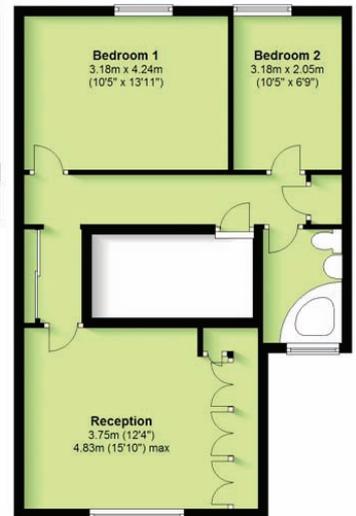
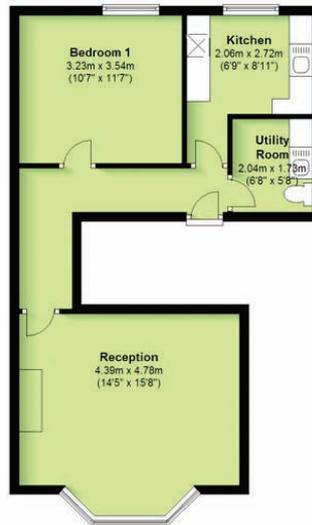
Flats for renovation...

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.

PROPERTY AREA: HALL FLOOR
513.5 ft²/47.7 m²

PROPERTY AREA: FIRST FLOOR
540.6 ft²/50.2 m²



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



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

VIEWING: STRICTLY BY APPOINTMENT ONLY

SOLD £730k

LOT 28

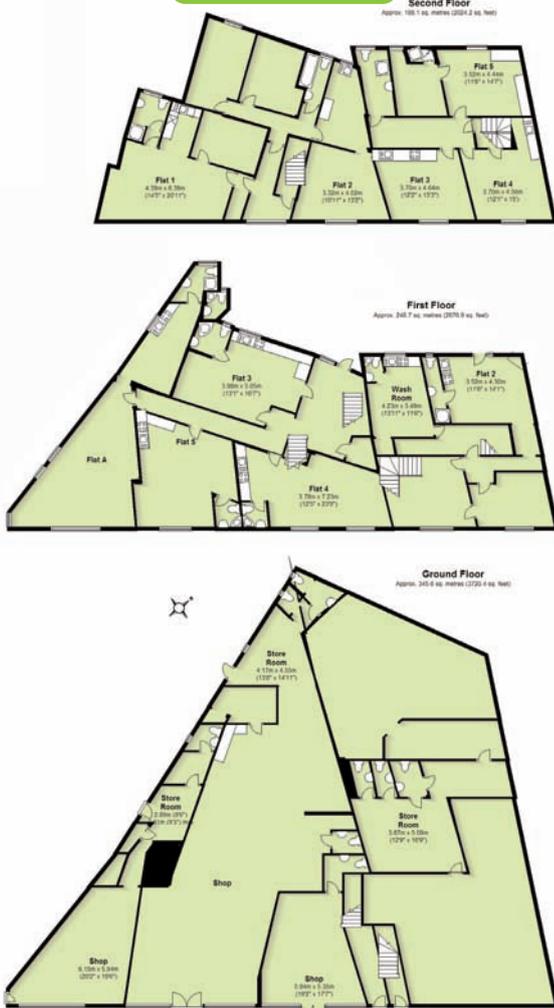


St Pauls **GUIDE PRICE: £750k+++**

[VIEW FULL DETAILS](http://www.hollismorgan.co.uk/property/25124413/result_auction) http://www.hollismorgan.co.uk/property/25124413/result_auction

PROPERTY AREA

8062.1 ft²/749.0 m²

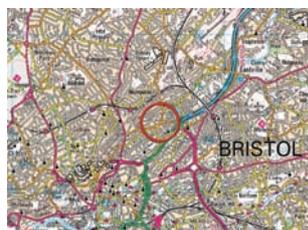


161-163, Ashley Road, St Pauls, Bristol BS6 5NX

On the market for the first time in half a century

A landmark period property in the heart of St. Pauls comprising of 161-163 Ashley Road (BS6 5NX) and 3 and 5 Sussex Place (BS2 9QN) offered on a Freehold basis for sale as one lot. In total the property comprises three commercial units on the ground floor and ten residential flats on the upper floors.

- A high yielding investment with scope to increase the rental income
- Total Income - £6,709 PCM (£80,508.96 PA)
- Scope to re develop the site and increase the density of the accommodation or potentially demolish and re build – subject Planning Permission.



VIEWING: WEDNESDAY AT 11:45AM
ADDITIONAL VIEWINGS: **Meeting at the front of the property**

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

**LOT
29**

SOLD AFTER AUCTION



Clifton **GUIDE PRICE: £15k+++**

[VIEW FULL DETAILS](#)

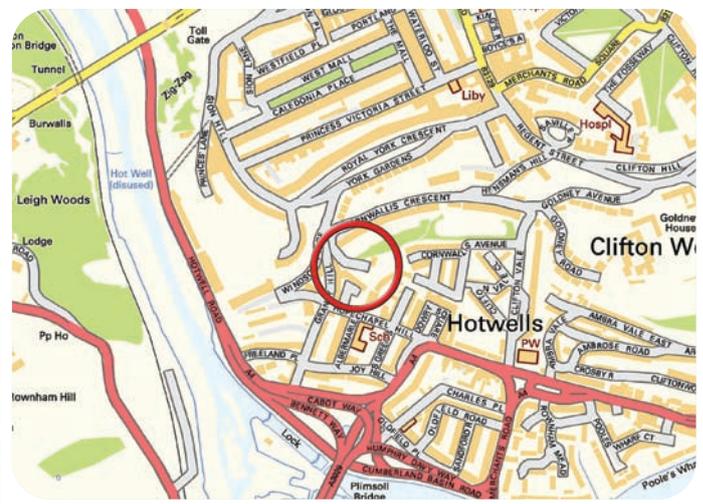
Garage at: Glendale, Clifton,
Bristol BS8 4PN

Garage in Clifton...

A single garage with up and over door...with off-street parking becoming even more desirable as Controlled Parking Zones become implemented.

- 7'6" wide narrowing to 6'3"
- The garage is located on Glendale, just a short distance from Clifton Village.
- Excellent storage
- Sold with Vacant Possession.

PROPERTY AREA
xxx.x ft²/xx.x m²



SOLICITORS

VIEWING:

SOLD PRIOR

**LOT
30**

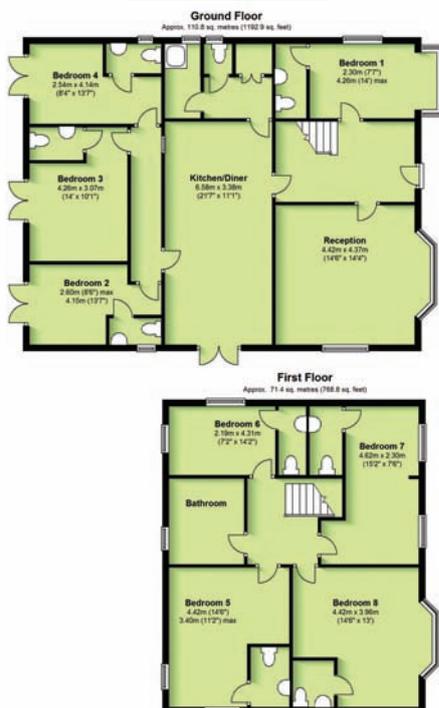


Gloucester **GUIDE PRICE: £225k+++**

SELLING WITH OUR
JOINT AGENTS
TEL: 01452 500025

VIEW FULL DETAILS http://www.hollismorgan.co.uk/property/25138715/result_auction

PROPERTY AREA
1961.6 ft²/182.0 m²



Caversham Care Home, Astridge Road, Witcombe, Gloucester GL3 4SY

A large detached property

A substantial detached 1930's house in a popular position currently set up as a nursing home but potential for family home or flat conversion./

- 1930's property that has been extended to both side and rear
- 9 rooms, kitchen / dining room and 8 en-suite cloakrooms.
- To the exterior there are good sized rear gardens and ample parking to the front for up to 5 vehicles.
- Witcombe is a predominantly residential village set approximately 5 miles from the centre of Gloucester



VIEWING: VIEWING BY ARRANGEMENT WITH OUR JOINT AGENTS
FARR AND FARR 01452 919036

SOLICITORS Lara Brand, TLT LLP
www.TLTsolicitors.com

LOT
31

SOLD PRIOR



marktempler

SELLING WITH OUR
JOINT AGENTS
TEL: 01275 341 110

Clevedon GUIDE PRICE: **£250k+++**

[VIEW FULL DETAILS](http://www.hollismorgan.co.uk/property/25108424/result_auction) http://www.hollismorgan.co.uk/property/25108424/result_auction

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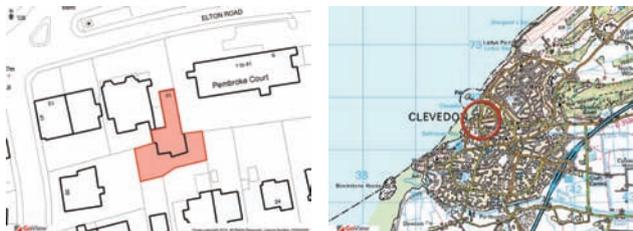
The Coach House, 10, Elton Road, Clevedon BS21 7RF

Walled garden and sea views...

A stunning opportunity to renovate and create your own individual home situated in a spectacular location almost adjacent to the sea front set in its own walled rear garden.

- Sea views from the balcony at the front of The Coach House
- Coach House conversion In need of complete updating
- Set in secluded walled rear gardens
- Includes garaging, carport and parking
- High Street within a quarter mile
- Clevedon's sea front, Pier and promenade is just across the road.

PROPERTY AREA
xxx.x ft²/xx.x m²



SOLICITORS *Rebecca Stewart, Wards Solicitors*
e-mail: rebecca.stuart@wards.uk.com

VIEWING: **WEDNESDAY/SATURDAYS 15:00 - 16:00**

WITHDRAWN
AVAILABLE BY PRIVATE TREATY

LOT
32

LOT
33

LOT
34



Frampton Cotterell GUIDE PRICE: **£225k+++**

VIEW FULL DETAILS http://www.hollismorgan.co.uk/property/24997401/result_auction



LOT 32 LEFT HAND 1 Weston Coach House,
LOT 33 MIDDLE 2 Weston Coach House,
LOT 34 RIGHT HAND 3 Weston Coach House,
Bristol Road, Frampton Cotterell, Bristol BS36 2AW
Great value Townhouses

Weston Coach house is a former public house converted into three stylish modern townhouses circa five years ago with surprisingly high ceilings and large double glazed windows arranged over three floors with a patio garden and 2 x OSP

- Frampton Cotterell is a popular semi rural Village on the edge of the City
- Chipping Sodbury 3.3 miles, Bristol 10 miles, Bath 17 miles
- The properties must be sold and now offer excellent value to acquire a stylish family home or investment.
- Potential rental income of £1300 pcm / £15,600 pa
- Offered with vacant possession



• The purchaser of 1 Weston Coach House will have the option to purchase the remaining 2 units for the same price at the auction or they will be sold separately.

VIEWING: **STRICTLY BY APPOINTMENT**

SOLICITORS Mark Beaumont, Lindleys Solicitors
e-mail: MBeaumont@lindleys.net

LOT
35

WITHDRAWN



Currell
Chartered Surveyors

SELLING WITH OUR
JOINT AGENTS

Bedminster **GUIDE PRICE: £145k+++**

[VIEW FULL DETAILS](http://www.hollismorgan.co.uk/property/25141943/result_auction) http://www.hollismorgan.co.uk/property/25141943/result_auction

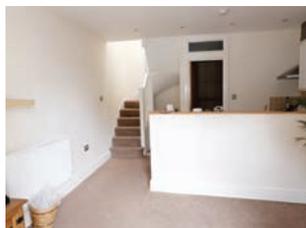
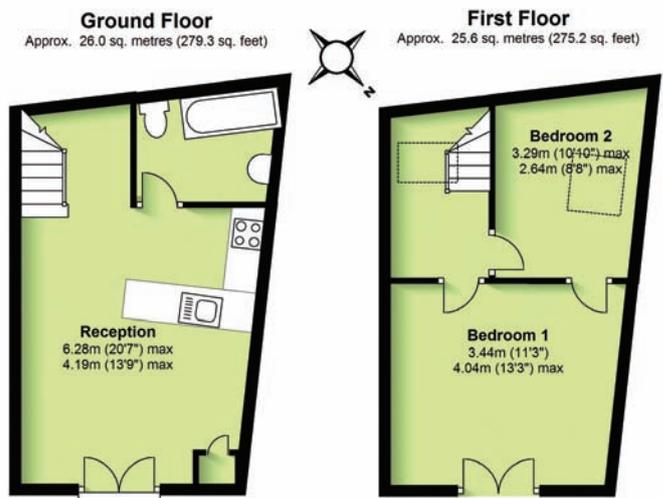
PROPERTY AREA

554.5 ft²/51.5 m²

Townhouse: 13 Alfred Road,
Bedminster, Bristol BS3 4LE

New Build – Investment/owner occupier

- A two bedroom new build house constructed in 2007
- Excellent Value for investment or owner occupier.
- Sold with Vacant possession
- Windmill Hill Location
- Open park land in this popular residential area.



46
hollismorgan/auction OCTOBER 2014

SOLICITORS Annette Hampshire, Brachers LLP
e-mail: annettehampshire@brachers.co.uk

VIEWING: TUESDAYS 16:00 - 16:30

SOLD £212k

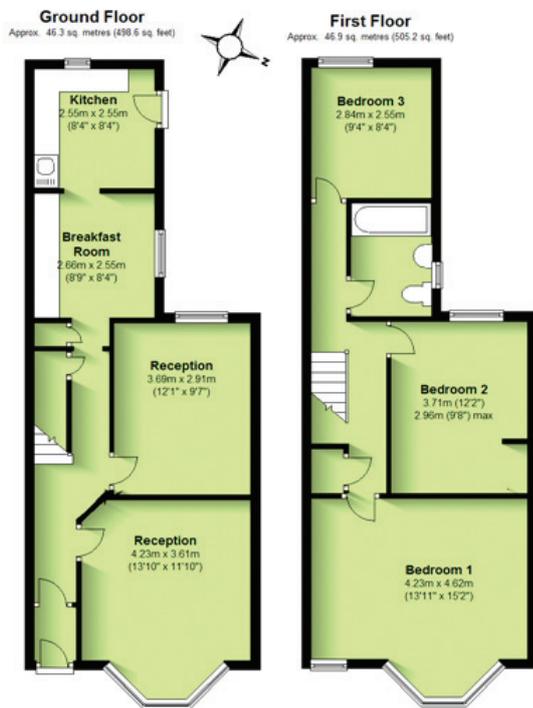
**LOT
36**



Horfield GUIDE PRICE: **£170k+++**

[VIEW FULL DETAILS](http://www.hollismorgan.co.uk/property/25124426/result_auction) http://www.hollismorgan.co.uk/property/25124426/result_auction

PROPERTY AREA
1003.8 ft²/93.3 m²



56 Douglas Road, Horfield,
Bristol BS7 0JD

Classic Period house for updating...

A three bedroom mid terrace property with rear courtyard garden enjoying South Westerly views.

- Let for many years the property would now benefit from basic updating
- Subject to gaining the necessary planning consents there may be scope for an attic conversion or conversion into two flats
- Double glazed windows throughout and modern gas central heating system
- Douglas Road is a quiet residential street located just off Filton Road within the popular residential suburb of Horfield
- Bristol City Centre is approximately three miles away.

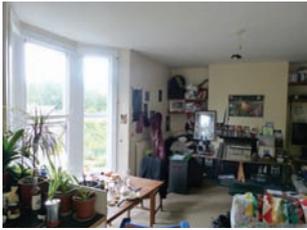


VIEWING: THURSDAYS 14:00 PM - 14:30 PM
ADDITIONAL VIEWINGS: SATURDAY 20TH SEPTEMBER 12:15PM - 12:45PM

SOLICITORS Richard Harris, AMD
e-mail: richardharris@amdsolicitors.com

**LOT
37**

**POSTPONED
DUE TO DELAY WITH LEGAL PACK**



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

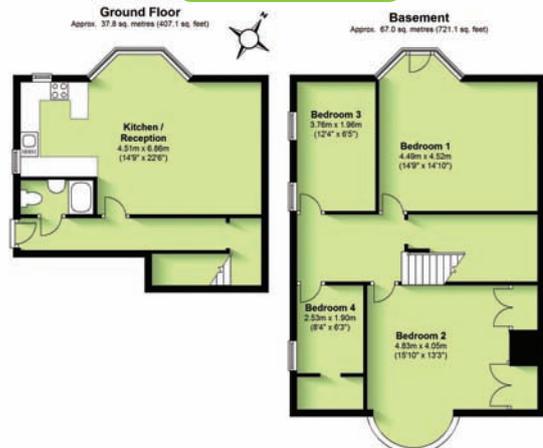
39 Cromwell Road, St. Andrews,
Bristol BS6 5HD

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 will be vacant upon completion
- 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



SOLICITORS *Kathleen Hartnett, Henriques Griffiths*
e-mail: k.hartnett@henriquesgriffiths.com

VIEWING: **WEDNESDAYS 11:00 AM - 11:30 AM**
ADDITIONAL VIEWINGS: **SATURDAY 20TH SEPTEMBER 11:15AM-11:45AM**

SOLD PRIOR

**LOT
38**



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
39

SOLD £139k



Gloucester

GUIDE PRICE: **£125k+++**

[VIEW FULL DETAILS](http://www.hollismorgan.co.uk/property/25128376/result_auction) http://www.hollismorgan.co.uk/property/25128376/result_auction

Former Tyre Depot: 70 Great Western Road, Gloucester GL1 3PZ

Vacant commercial investment/development

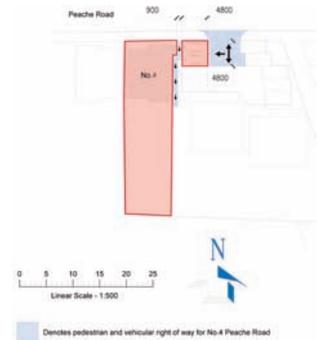
A single story commercial property / workshop with brickwork elevations and a pitched roof held over a steel portal frame.

- Circa 3776 ft² GIA/Bay Door to Front/Internal reception area
- Rateable Value: £13,250
- The property is conveniently located on Great Western Road with Gloucestershire Royal Hospital and Gloucester Railway Station both within extremely close proximity
- Northgate Street is a short ten minute walk away and offers a wide array of local amenities and services
- Junction 11A of the M5 Motorway is within three miles.



SOLD £220k

**LOT
40**



Downend **GUIDE PRICE: £175k+++**

[VIEW FULL DETAILS](#)

PROPERTY AREA
1502.3 ft²/139.6 m²

Ground Floor
Approx. 70.8 sq. metres (781.9 sq. feet)



First Floor
Approx. 68.8 sq. metres (740.3 sq. feet)



4 Peache Road, Downend,
Bristol BS16 5RN

Imposing House for Renovation...

A stunning period semi-detached home that has been vacant for a number of years but still retaining a plethora of period features and will make a fine four bedroom family home with parking and gardens.

- The property now requires full modernisation and is sold vacant with no fixtures and fitting in place
- includes two off street parking spaces
- Potential to extend to rear and attic subject to PP
- The adjacent plot is being retained by the owners with a view to further residential development
- Peache Road is a popular residential area within Downend
- There is an extensive range of shops in Downend together with other local amenities alongside excellent access to the M4 connecting with the M5 Motorway.



VIEWING: TUESDAYS 12:00 PM - 12:30 PM

SOLICITORS *Anna O'Hara, Lyons Solicitors*
e-mail: annaohara@lyonslaw.co.uk

ADDITIONAL VIEWINGS:

**LOT
41**

**AVAILABLE
IN NOVEMBER AUCTION**



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.



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SOLD PRIOR

**LOT
42**

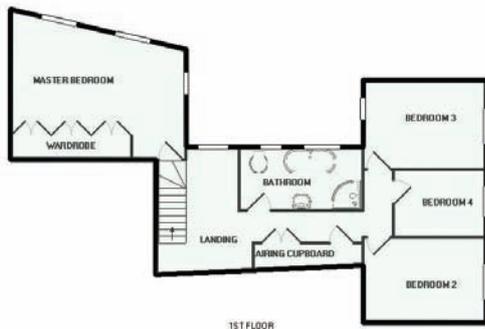


Somerset

GUIDE PRICE: £200k+++

VIEW FULL DETAILS http://www.hollismorgan.co.uk/property/25141416/result_auction

PROPERTY AREA
544.1 ft²/50.6 m²



Baytree Cottage, Watchfield,
Somerset TA9 4RB

Reduced Price for Auction...

A very spacious 4-bed detached Victorian Cottage, having been sympathetically updated, preserving some lovely period features along the way. The mature garden is well stocked with established shrubs and trees. There is parking for at least two vehicles and a large garage. Situated in a convenient yet rural location, with views over neighbouring fields this property is a credit to its current owner, having been lovingly restored recently.

- Watchfield is a small rural hamlet situated at the end of Mark Causeway.
- Well located for commuting to Bristol and Taunton, with M5 junction 22 close.
- Bristol International Airport is approximately 15 miles
- It falls within the catchment area of excellent state schools including Mark Church of England first school, Hugh Sexeyes middle school at nearby Blackford and Kings of Wessex at Cheddar.

VIEWING: SEE OUR WEBSITE FOR DETAILS

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

LOT
43

SOLD £194k



BEING SOLD ON BEHALF OF
BRISTOL CITY COUNCIL

Coombe Dingle **GUIDE PRICE: £150k+++**

[VIEW FULL DETAILS](#)

The Old School House, 6 Hallen Drive,
Coombe Dingle, Bristol BS9 2NT
Detached and in need of updating...

A detached property set in a generous plot with three bedrooms and spacious ground floor accommodation.

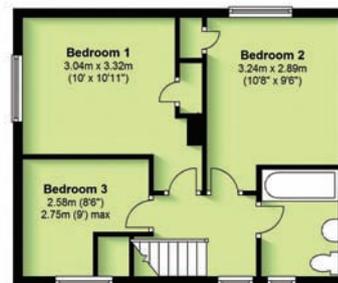
- The property now requires basic updating but would make a fine family home.
- Scope for extensions side and rear subject to gaining the necessary consents.
- The property has fairly recent double glazing and heating system.
- The property is on the Coombe Dingle and Sea Mills Borders
- Excellent access to the city and regional motorway network.

PROPERTY AREA

811.0 ft²/75.3 m²

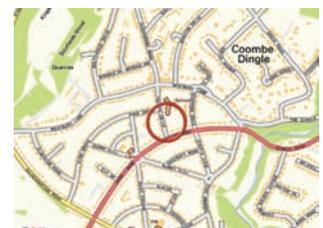
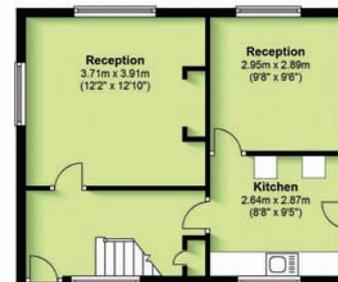
First Floor

Approx. 37.4 sq. metres (402.4 sq. feet)



Ground Floor

Approx. 38.0 sq. metres (408.6 sq. feet)



54
hollismorgan/auction OCTOBER 2014

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

VIEWING: TUESDAYS 12:00-12:30

SOLD PRIOR

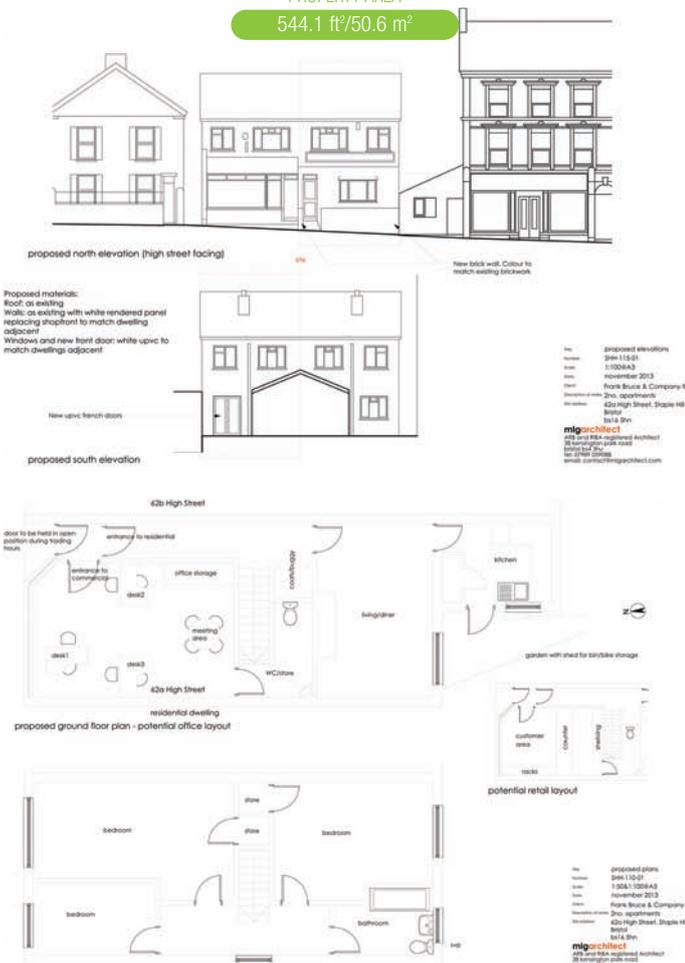
LOT 44



Staple Hill **GUIDE PRICE: £115k+++**

[VIEW FULL DETAILS](http://www.hollismorgan.co.uk/property/24997396/result_auction) http://www.hollismorgan.co.uk/property/24997396/result_auction

PROPERTY AREA
544.1 ft²/50.6 m²



62a High Street, Staple Hill,
Bristol BS16 5HW

Shop to convert to residential maisonette

A large vacant property arranged over two floors with a small garden and shed to rear with Planning granted to convert.

- Situated in the heart of Staple Hill High Street.
- Local amenities and service are all within close proximity
- The M32 and M4 motorway network are both within five miles
- The property has planning permission granted to split the existing accommodation into a small retail unit at the front and a large 3 bedroom residential maisonette with garden over the rear ground and entire upper floors – ref: PK14/1226/F

**LOT
45**

**POSTPONED
DUE TO DELAY WITH LEGAL PACK**



Totterdown **GUIDE PRICE: £75k+++**

[VIEW FULL DETAILS](http://www.hollismorgan.co.uk/property/25124519/result_auction) http://www.hollismorgan.co.uk/property/25124519/result_auction

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

Investment/owner occupier

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

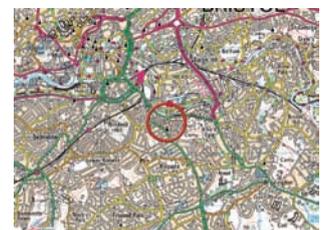
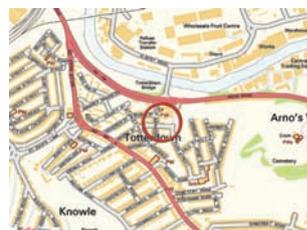
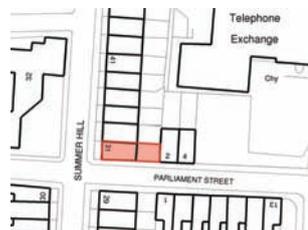
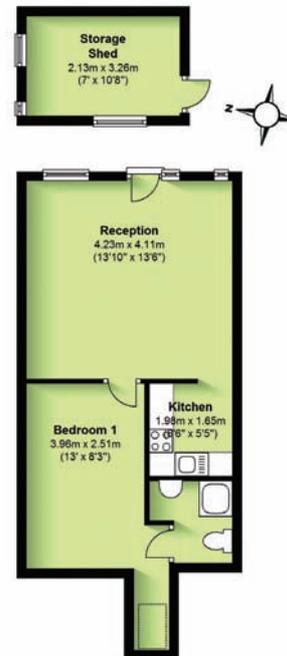
The accommodation comprises: Lounge, Kitchen, Bedroom, Shower room and Fitted Kitchen. Further benefits include uPVC Double Glazing, gas Combination Fired Central Heating and Courtyard Garden.

- 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.

PROPERTY AREA

452.1 ft²/42.0 m²

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



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

VIEWING: TUESDAYS 14:15 PM - 14:45 PM

SOLD £39k

**LOT
46**



Ashton

GUIDE PRICE: £30k+++

VIEW FULL DETAILS http://www.hollismorgan.co.uk/property/25108425/result_auction

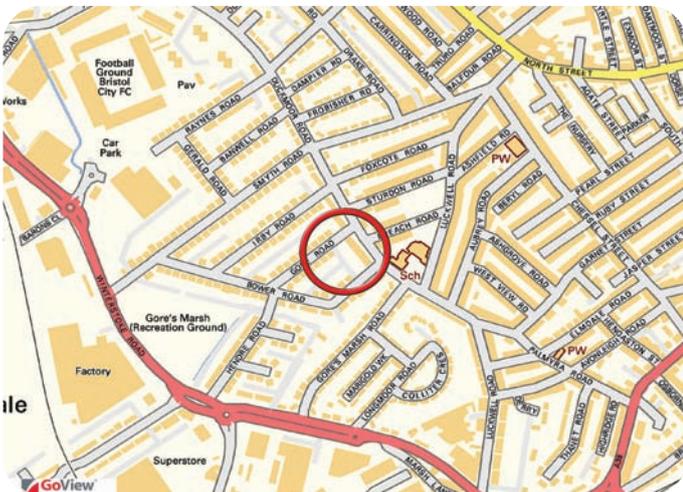


Workshop to the rear of: 17 Duckmoor Road, Ashton, Bristol BS3 2DD

Workshop and garages

A small unit to the rear of 17 Duckmoor Road ideal comprising of two main storage sheds and an outside yard.

- Ideal for storage or a small business subject to gaining the necessary planning consents
- Possible long term development potential subject to Planning Permission
- The site can be located via a side access just off Gore Road. Duckmoor Road is located within the heart of Ashton with the Vibrant North Street and Winterstoke Retail Park both within walking distance
- Bristol Temple Meads Railway Station is approximately two miles away.



VIEWING: STRICTLY BY APPOINTMENT

SOLICITORS *Michelle Ward , Wards Solicitors*
e-mail: Michelle.Ward@wards.uk.com

LOT
47

SOLD £376k



Bishopston **GUIDE PRICE: £225k+++**

[VIEW FULL DETAILS](http://www.hollismorgan.co.uk/property/25124521/result_auction) http://www.hollismorgan.co.uk/property/25124521/result_auction



BEING SOLD ON BEHALF OF
BRISTOL CITY COUNCIL

110 Bishop Road, Bishopston,
Bristol BS7 8LZ

Popular location

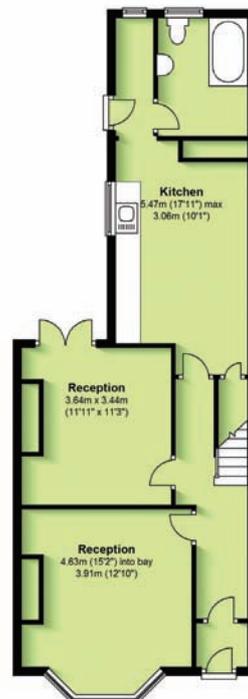
A mid terrace period property comprising of four bedrooms, two reception rooms, kitchen, two bathrooms and a larger than average rear garden enjoying South Westerly views. Double glazed windows throughout.

- In need of modernisation and basic updating
- Once fully renovated this property would make a fine family home with the potential for an attic conversion subject to gaining the necessary consents
- Bishop Road occupies a prime spot within the popular family suburb of Bishopston
- The vibrant Gloucester Road is within walking distance and offers an array of independent retailers, mini supermarkets, pubs, bars, cafes and restaurants.

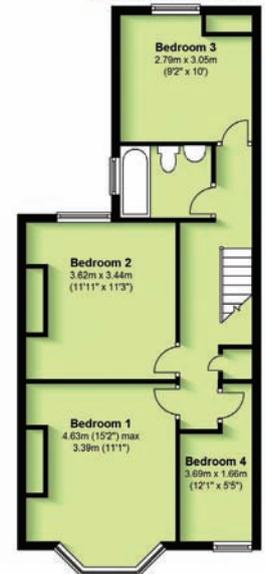
PROPERTY AREA

1212.8 ft²/112.7 m²

Ground Floor
Approx. 61.1 sq. metres (657.7 sq. feet)



First Floor
Approx. 51.6 sq. metres (555.1 sq. feet)



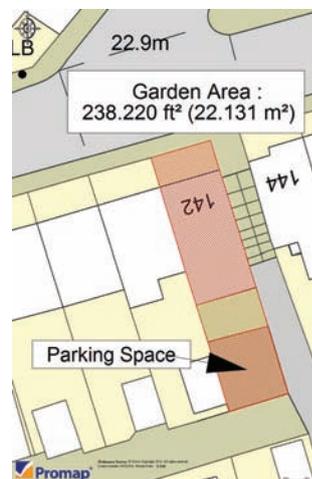
hollismorgan/auction OCTOBER 2014 58

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

VIEWING: THURSDAYS 15:00 PM - 15:30 PM
ADDITIONAL VIEWINGS: Saturday 20th September 13:15PM-13:45PM

SOLD PRIOR

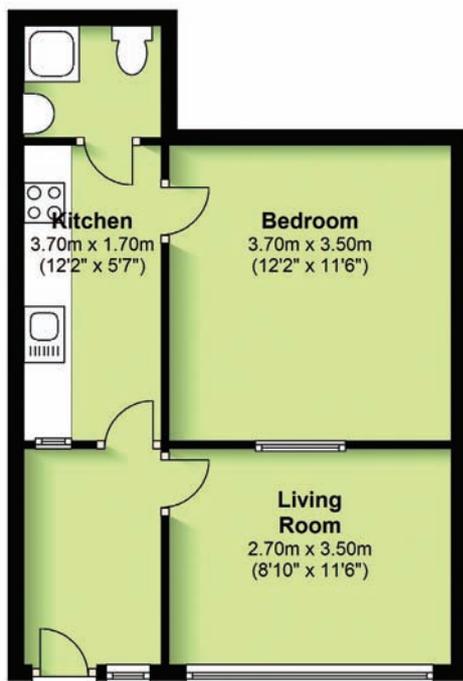
**LOT
48**



Windmill Hill **GUIDE PRICE: £90k+++**

[VIEW FULL DETAILS](http://www.hollismorgan.co.uk/property/24994650/result_auction) http://www.hollismorgan.co.uk/property/24994650/result_auction

PROPERTY AREA
383.8 ft²/35.7 m²



Garden Flat, 142 Cotswold Road, Windmill Hill, Bristol BS3 4NS

Investment/owner occupier in popular location

A spacious one double bedroom flat with a private entrance, galley kitchen, shower room and bright and airy conservatory style (extension) reception room.

- Popular residential district of Windmill Hill
- Within easy reach of North Street and the City Centre.
- Overlooks the private garden
- Allocated off street parking
- The flat is currently let for £545 pcm until 18/7/14
- The property does now require some modernisation and the rents could consequently be increased
- *Please note there is an insurance claim regarding a burst pipe and therefore some of the renovation works will be covered - please refer to legal pack.*



VIEWING: STRICTLY BY APPOINTMENT

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

LOT
49

WITHDRAWN
DUE TO DELAY WITH LEGAL PACK



Bedminster Down

GUIDE PRICE: **£15k+++**

[VIEW FULL DETAILS](#)

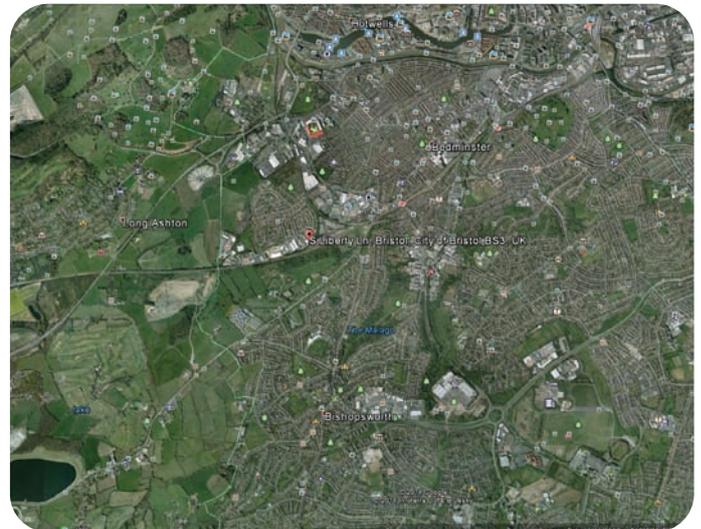
http://www.hollismorgan.co.uk/property/25127430/result_auction

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 PRIOR

**LOT
50**



Fishponds

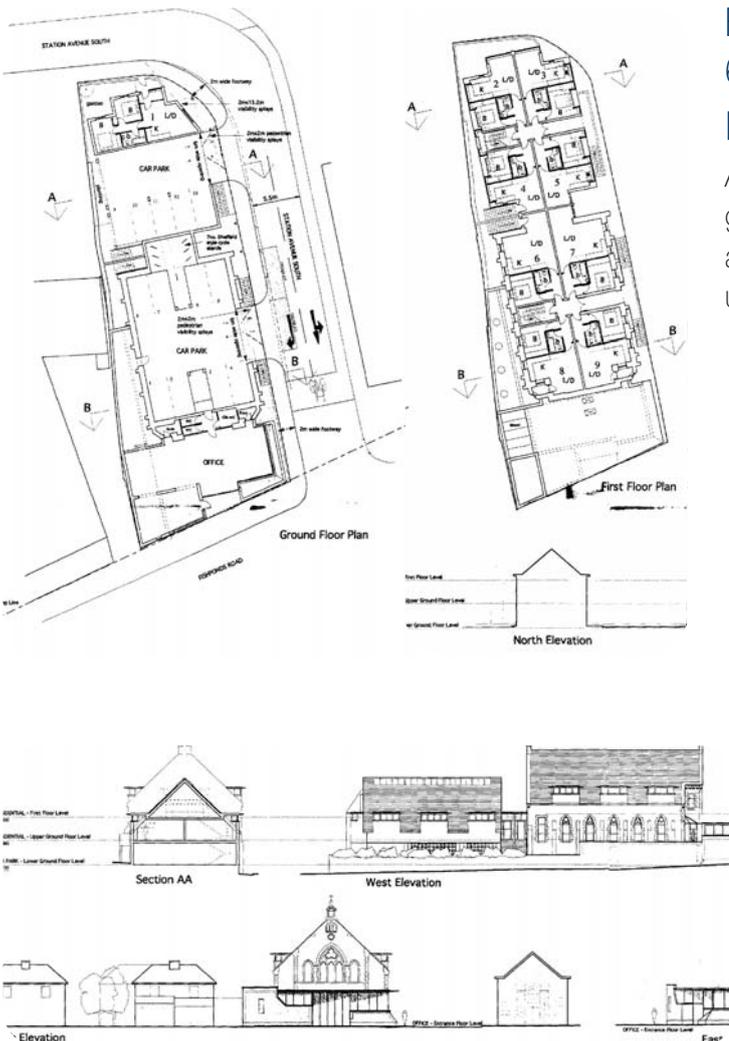
GUIDE PRICE: £325k+++

[VIEW FULL DETAILS](http://www.hollismorgan.co.uk/property/25032511/result_auction) http://www.hollismorgan.co.uk/property/25032511/result_auction

Former Ebenezer Church, 683 Fishponds Road, Bristol BS16 3BG **Planning for 14 flats**

A detached Former Methodist Church set in a generous plot with excellent road frontage and access. The property has been most recently used as a hand car wash.

- Area: 0.210 acres (0.085 ha)
- Planning has been granted to convert the building into 14 self-contained flats
- Reference: 05/03852/F / Application Received: 29 Sept 2005 – Commencement notice in legal pack
- Conversion of existing chapel building to 8 no. self-contained flats and construction of an additional 6 no. self contained flats and office
- The property is located in the heart of Fishponds within a few hundred yards of local shops.



VIEWING: OPEN FOR EXTERNAL INSPECTION AT ALL TIMES

SOLICITORS *Andy Maxwell,*
e-nail: adm@capstonelaw.co.uk

coming soon

to our november auction

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



the property

a flat that requires modernisation and includes Freehold.

location

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.

the opportunity

now in need of modernisation and basic updating.

entrance floor

first floor



BEING SOLD ON BEHALF OF
BRISTOL CITY
COUNCIL



hollis
morgan

[VIEW FULL DETAILS](http://www.hollismorgan.co.uk/property/25130484) <http://www.hollismorgan.co.uk/property/25130484>

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

AUCTION GUIDE PRICE

£90k+++

SOLD £170k

**LOT
51**



Westbury-on-Trym GUIDE PRICE: **£170k+++**

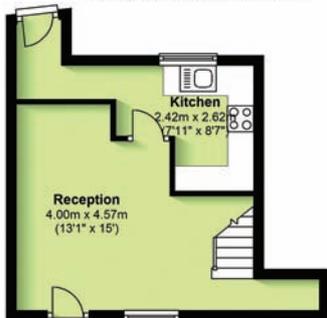
[VIEW FULL DETAILS](#)

PROPERTY AREA

546.5 ft²/50.8 m²

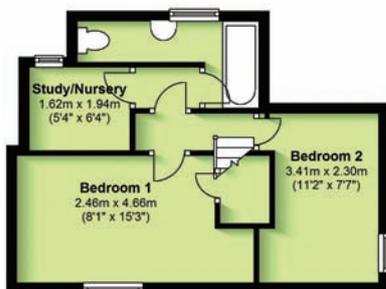
Ground Floor

Approx. 22.6 sq. metres (242.6 sq. feet)



First Floor

Approx. 28.2 sq. metres (303.7 sq. feet)



26 Chock Lane, Westbury Village, Bristol BS9 3EX

Charming cottage...

This characterful and welcoming Grade II listed two bedroom cottage is positioned within the heart of Westbury-on-Trym village. With residents' garden with private decked area, gas central heating and is filled with character throughout including original front door, exposed beams, stripped floorboards and sash windows

- The property has a reduced price for sale by public auction
- Requires some basic updating will make a fine family home.
- Located in the centre of the Village within walking distance to the local shops.



VIEWING:

TUESDAYS 11:15 - 11:45

SOLICITORS

Julian Chapman, Deveraux
e-mail: julian@devlaw.co.uk

LOT
52

SOLD £212k



City Centre

GUIDE PRICE: £185k+++

[VIEW FULL DETAILS](#)

Flat 4, 1 Church Lane, City Centre,
Bristol BS1 6FR

Reduced price for auction

This stunning top floor flat in central Bristol comprises: entrance hall, open plan lounge/kitchen/diner with Juliet balcony and vaulted ceiling above the kitchen, two double bedrooms with the master boasting en-suite shower room and walk in wardrobe.

- Reduced price for Sale by Auction – previously marketed at £245,000
- Top Floor Flat
- Views over Temple Gardens
- The property is now vacant but would command a rent of between £900-£1000 pcm.
- Located in the Heart of the City Centre close to all the local amenities.





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

Name

e-mail:

Telephone No

Your Solicitor's details

INVESTORS

Buying at auction?

Make sure you get a deal that works for you. In the enthusiasm of a busy auction it's easy to go one bid further than you mean to. Make sure you know your investment will work for you.

Contact The Bristol Residential Letting Co. for free, impartial advice pre auction.

- Experienced, intelligent and independent letting advice to investors considering properties in BS2, BS3, BS4 & BS5
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North Branch: 19 Clifton Down Shopping Centre, Whiteladies Rd, Clifton, BS8 2NN

Deborah Hadley: Call 0117 973 5237 or email deborah@bristolreslet.com

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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**



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



agents auctioneers

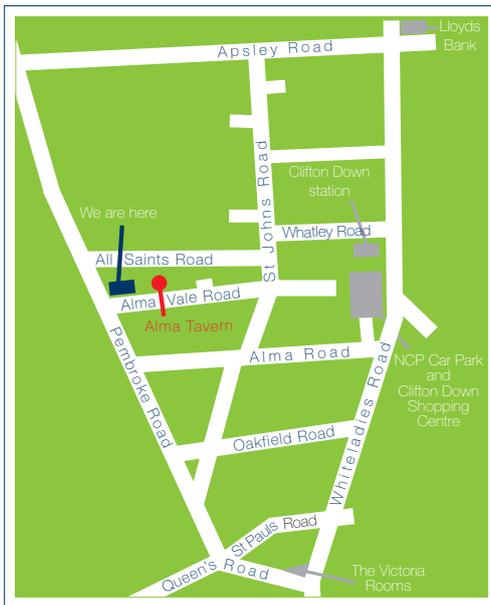


our auction location



the packed sale room at our july auction

how to find All Saints...



directions...

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

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

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



0117 973 6565

auction@hollismorgan.co.uk

hollis
morgan