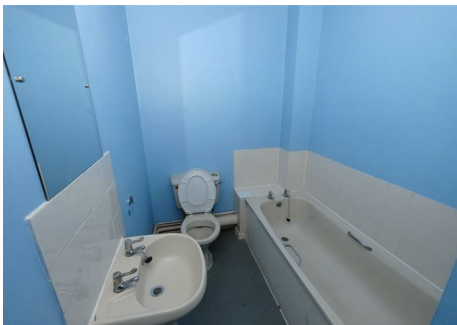




0117 973 6565  
 www.hollismorgan.co.uk  
 post@hollismorgan.co.uk

hollis  
 morgan  
 auction



Welcome to Hollis Morgan Auctions - STREAMED LIVE on our website - Welcome to Hollis Morgan Auctions - STREAMED LIVE on our website

**Welcome to Hollis Morgan LIVE ONLINE Auctions**

In response to Covid (19) Hollis Morgan have released their Live Auction service which is an innovative online platform for selling and buying all types of land and property.

It provides all the benefits of traditional public auctions, such as speed, certainty of sale and transparency with the added advantage of being able to watch live from the comfort of your own home and bid online or by proxy and telephone... The auction will be **STREAMED LIVE** on the Hollis Morgan website.

bid from anywhere | online or mobile

over 100 million of sales value since 2010

**BUYING** at online auction.....our guide to **online bidding**

register to bid in **just 3 easy steps**

- STEP 1** Simply visit [bid2hollismorgan.co.uk](http://bid2hollismorgan.co.uk) with your name and contact details.
- STEP 2** You will be sent a Welcome Booking Form with instructions and information on how to complete this form and return only you it at **least 48 hours before the auction** (24p - don't forget to bid request!)
- STEP 3** You will then be allocated a **unique bidding PIN** and be ready for the auction.

Remember you can register to bid on as many lots as you like but can only bid on those you have registered for in advance. Any questions - contact [bid2hollismorgan.co.uk](mailto:bid2hollismorgan.co.uk)

On the day of the auction, you will need to visit [www.gogmpauctions.co.uk](http://www.gogmpauctions.co.uk) to watch the stream and click on the **'Place Bid'** button for the auction that you wish to purchase.

Those using desktop and proxy bids can now watch the auction and we will contact you prior to you starting to bid.

To create orders you will need a **valid credit card**. Click the **'Sign Up'** button within **'Online Bidding'** section.

You will be asked to **confirm your bidding PIN** and once confirmed you will be shown the auction viewing gallery which will display details of the lot being offered, the current bid and the remaining time.

**'Place Bid'** button will be available only on the lots that you have registered to bid for. If you are not a registered bidder you will not be able to bid.

The auctioneer will **call the bidding 3 times** before the fall of the gavel and if you are the successful purchaser the auctioneer will contact you to confirm the next steps.

Good luck and if you have any questions about the process - we are here to help you - please contact [bid2hollismorgan.co.uk](mailto:bid2hollismorgan.co.uk)

## 46 Portland Place, Frome, Somerset, BA11 4LT

Auction Guide Price £81,000 ++

Hollis Morgan - OCTOBER LIVE ONLINE AUCTION - A leasehold ONE BEDROOM FLAT ( 450 Sq Ft ) located on the TOP FLOOR with a REDUCED PRICE for auction and VACANT possession.

# 46 Portland Place, Frome, Somerset, BA11 4LT

## ADDRESS

46 Portland Place, Frome, Somerset BA11 4LT

## FOR SALE BY LIVE ONLINE AUCTION

\*\*\* SOLD BY LIVE ONLINE AUCTION \*\*\*

GUIDE £75,000 +++

SOLD @ £81,000

Lot Number – 47

The Live Online Auction is on Wednesday 14th October at 18:00

Registration Deadline is Monday 12th October

The sale will be streamlined LIVE ONLINE and you can BID by telephone, proxy or via your computer with your unique bidding PIN.

Registration is a simple 3 step process – download the online auction buyers guide for further details

Or simply email [bid@hollismorgan.co.uk](mailto:bid@hollismorgan.co.uk)

## SOLICITORS

Daisy Girvin

Capstick Solicitors

T: 01962 678395

[daisy.girvin@capsticks.com](mailto:daisy.girvin@capsticks.com)

## ONLINE LEGAL PACKS

\*\* LEGAL PACK COMPLETE\*\*

Digital Copies of the Online legal pack can be downloaded Free of Charge.

Please visit the Hollis Morgan Website and select the chosen lot from our Current Auction List.

Follow the RED link to "Download Legal Packs" For the first visit you will be required to register simply with your email and a password.

Having set up your account you can download legal packs or if they are not yet available they will automatically be sent to you when we receive them.

You will be automatically updated by email if any new information is added.

There will be a note added to the list to confirm AUCTION PACK NOW COMPLETE when no further information is due to be added.

\*\*\* STAY UPDATED \*\*\* By registering for the legal pack we can ensure you are kept updated on any changes to this Lot in the build up to the sale.

## THE PROPERTY

A leasehold one bedroom top floor purpose built flat ( 450 Sq Ft ) in this central location and is offered in good decorative order with some scope for basic updating.

The property is leasehold with a 999 year lease.

Management fee is circa £111 pcm.

Sold with vacant possession.

## THE OPPORTUNITY

REDUCED PRICE FOR AUCTION

An excellent value flat in a central location.

Sold with vacant possession.

We recently sold Number 35 for £80,000 and similar flats have been marketed at £90,000 +

## INVESTMENT

The property has excellent rental prospects with a potential income of £475 pcm to £495 pcm

£5940 pa

## 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.

## BUYER'S PREMIUM

Please be aware all purchasers are subject to a £1000 + VAT (£1,200 inc VAT) buyer's premium which is ALWAYS payable upon exchange of contracts whether the sale is concluded before, during or after the auction date.

## PRE AUCTION OFFERS

Some properties may be available to buy prior to the auction.

Pre auction offers can be only submitted by completing the OFFER FORM which can be downloaded with the online legal pack - please email the COMPLETED form to – [olly@hollismorgan.co.uk](mailto:olly@hollismorgan.co.uk)

Please note offers will not be considered until you have

inspected the COMPLETE LEGAL PACK once it has been released.

There will be a note added to the list to confirm AUCTION PACK NOW COMPLETE when no further information is due to be added.

In the event of an offer being accepted the property will only be removed from the auction the online auction and viewings stopped once contracts have successfully EXCHANGED subject to the standard auction terms and payment of the buyer's premium ( £1000 + VAT ) to Hollis Morgan.

Contracts will need to be exchanged promptly via the solicitors.

### EPC

For full details of the EPC please refer to the online legal pack.

### AUCTION BUYERS GUIDE VIDEO

We have short video guides for both buying and selling by Public Auction on the Hollis Morgan Website. If you have any further questions regarding the process please don't hesitate to contact Auction HQ.

### AUCTION FINANCE

Some properties may require specialist auction finance- please contact Hollis Morgan for access to expert advice and "whole of market" rates.

### SURVEYS AND VALUATIONS

If you would like to arrange a survey or mortgage valuation of this Lot BEFORE the auction please instruct your appointed surveyor to contact Hollis Morgan and we will arrange access for them to inspect the property. Please note that buyers CANNOT attend the surveys and the surveyors are responsible for collecting and returning keys to the Hollis Morgan offices in Clifton.

### TESTIMONIALS

We are very proud of what our past clients have say about us - please visit the Hollis Morgan website to read their testimonials.

### WHY HOLLIS MORGAN?

Hollis Morgan hold the largest land & property auctions in the region.

Hollis Morgan sold more £££'s of Land & Property in both 2018 & 2019 than any other auctioneer in the region.

In fact, no auctioneer has sold more than Hollis Morgan since 2010 with over £289m of sales - £95m more than anyone else.

\*Source EIG – Sales in BS and GL postcodes by agents based in BS or GL postcodes.

Hollis Morgan was the most successful Auctioneer in

Bristol & North Somerset during 2018 – 2019 with an 87 % success rate.

\*Source EIG – Sales in BS postcodes 2018 & 2019 by agents based in BS

### CHARITY OF THE YEAR

Hollis Morgan are supporting Bristol Charity All Aboard Watersports as our 2020 Charity of the year with 5% of each Buyers premium being donated.

All Aboard Watersports strive to make it possible for everyone in the local community to join in a range of watersports and water related activities for people with physical, emotional or cognitive disabilities in the historic Bristol City Docks - [www.allaboardwatersports.co.uk](http://www.allaboardwatersports.co.uk)

In 2019 we were delighted to have raised well £10k for Bristol Zoo by supporting their Bear Wood Project at the Wild Place through events including the Hollis Morgan Opera Picnic and hosting their annual Gala Evening.

Visit the Hollis Morgan Charity page of our Website for further details - [www.hollismorgan.co.uk/charity](http://www.hollismorgan.co.uk/charity)

### AUCTION PROPERTY DETAILS DISCLAIMER

Hollis Morgan endeavour to make our sales details clear, accurate and reliable in line with the Consumer Protection from Unfair Trading Regulations 2008 but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. All Hollis Morgan references to planning, tenants, boundaries, potential development, tenure etc is to be superseded by the information contained in the legal pack. It should not be assumed that this property has all the necessary Planning, Building Regulation or other consents. Any services, appliances and heating system(s) listed have not been checked or tested. Please note that in some instances the photographs may have been taken using a wide angle lens. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so on behalf of the seller.