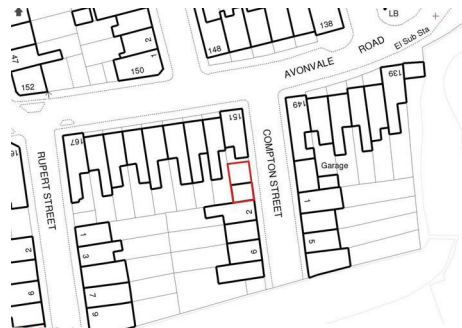




0117 973 6565
 www.hollismorgan.co.uk
 post@hollismorgan.co.uk

hollis
 morgan
 auction



Welcome to Hollis Morgan Auctions...STAY TUNED LIVE on our website... Welcome to Hollis Morgan Auctions...STAY TUNED LIVE on our website

LIVE ONLINE AUCTIONS

Welcome to Hollis Morgan LIVE ONLINE Auctions

LIVE Could have meant dramatic adjustments to our working practices. Features for our large public auctions, we have adapted by launching a monthly Live Online Auction service – an interactive platform for buying and selling all types of land and property.

It is our online auction that offers the benefit of a traditional auction such as speed and transparency but with the advantage of being able to bid from anywhere with the wider internet base as the Hollis Morgan website and the option to bid by telephone, email or online.

In 2020 we will be ready to bid by this updated method – we have introduced this change and more ahead with our 2021 live online calendar of sales confident we can provide the best service for our clients.

bid from anywhere | online or mobile

Welcome to Hollis Morgan LIVE Auctions...STAY TUNED LIVE on our website... Welcome to Hollis Morgan LIVE Auctions...STAY TUNED LIVE on our website

LIVE ONLINE AUCTIONS

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

The registration process is extremely simple, visit our website <https://www.hollismorgan.co.uk/auctions/register-to-bid> and click on the Register to Bid button.

register to bid in just 4 easy stages...

- STAGE 1** Complete to Bidder Bidding Form
You will be asked to provide the following information to verify your identity and ensure you are eligible to bid. Once you have completed the form, you will receive a confirmation email from us.
- STAGE 2** Upload your passport photo
Upload your passport photo to verify your identity. You will receive a confirmation email from us once your photo has been received.
- STAGE 3** Register to bid
Once you have passed the registration process, you will be able to register to bid on our auctions. You will receive a confirmation email from us once you have registered to bid.
- STAGE 4** Pay your Security Deposit (£2,000)
Once you have registered to bid, you will need to pay your Security Deposit. You will receive a confirmation email from us once your deposit has been received.

You are now ready to bid. Good luck and if you have any questions about the process – we are here to help you – please contact post@hollismorgan.co.uk

bid from anywhere | online or mobile

Workshop and Parking, Rear of 151 Avonvale Road, Barton Hill, Bristol, BS5

Auction Guide Price £52,000 ++

Hollis Morgan – NOVEMBER LIVE ONLINE AUCTION - A Freehold DETACHED WORKSHOP with adjacent PARKING SPACE on a quiet residential street.

Workshop and Parking, Rear of 151 Avonvale Road, Barton Hill, Bristol, BS5

CPV

ADDRESS

Workshop & Parking, Rear of 151 Avonvale Road,
Barton Hill. Bristol BS5 9RY

FOR SALE BY LIVE ONLINE AUCTION

*** SOLD @ NOVEMBER AUCTION***

GUIDE PRICE £40,000+++
SOLD @ £52,000

Lot Number – 20

The Live Online Auction is on Wednesday 24th
November @ 18:00

Registration Deadline is on Monday 22nd November @
16:00

The Auction will be streamed LIVE ONLINE via the Hollis
Morgan website & you can chose to bid by telephone,
proxy or via your computer.

Registration is a simple online process – please visit the
Hollis Morgan auction website and click “REGISTER TO
BID”

VIEWINGS

Viewings can be booked on specific days for this
property – please submit a viewing request online and
we will contact you to arrange access.

Hollis Morgan would be grateful if you could arrive
promptly to inspect the properties at the START of the
agreed time as we have scheduled viewings throughout
the day and CANNOT wait for late arrivals.

There are likely to be viewings on the property before
and after your appointment and if you miss your slot (
usually 15 minutes or longer for larger properties) you
will be asked to wait until the next available time.

Please note government regulation on groups sizes and
safe social distancing must be practiced at all times –
please bring your own gloves and facemask.

You may be asked to wait outside before it is safe to
enter – please understand and respect this request.

If you have shown any symptoms of Covid (19) in the
last 10 days we would respectfully ask you to not attend
the viewing.

The safety of our clients and staff is our number one
priority and we thank you for your understanding.

Please note that hard copy of details will not be provided
but will have been emailed to you with instructions on
how to bid and what happens next before the viewing.

EXTENDED COMPLETION

Completion is set for 6 weeks or earlier subject to
mutual consent.

SOLICITORS

Caron Austin

Barcan Kirby

25 North St,
Bristol, BS3 1EN
tel: 0117 905 1021

c.austin@barcankirby.co.uk

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 Freehold detached workshop and adjacent parking
space accessed via Compton Street.

Electric in situ and recently upgraded secure door to the
front.

Sold with vacant possession.

Workshop measurements;

Length 4.58

Width 3.70

Height 2.54

Outside width 3.39

LOCATION

Avonvale Road / Compton Street is located within the
popular suburb of Barton Hill, a popular area within a few
minutes of the vibrant Church road with its eclectic
range of independent shops, pubs, bars, cafes,
restaurants and convenience stores and Netham Park.
Easy access to the City Centre by car or train with the
train station close by.

THE OPPORTUNITY

WORKSHOP / STORAGE

A detached workshop with power to suit a wide range of
uses with a parking space.

DEVELOPMENT POTENTIAL (STC)

Planning was previously sought and subsequent withdrawn in 2012 to create a two bedroom house.

Buyers must make their own investigations with the local authority,

WITHDRAWN PLANNING

Reference 12/02531/P

Alternative Reference PP-02008649

Application Received Wed 06 Jun 2012

Application Validated Fri 22 Jun 2012

Address R/O Off 151 Avonvale Road Bristol BS5 9RY

Proposal Outline Planning Application for construction of a two bedroom town house.

Status Withdrawn

Decision Application Withdrawn

Decision Issued Date Wed 15 Aug 2012

Appeal Status Unknown

PLANNING INFORMATION

Full details of the proposed scheme and drawings can be downloaded with the online legal pack.

EPC

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

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.

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.

REGISTRATION PROCESS

The registration process is extremely simple – visit the Hollis Morgan auction website and click on the “Register to Bid” button.

The “Register to Bid” button can be found on the auction home page or on the individual lot listings.

Please note this function is not available on Rightmove or Zoopla.

Stage 1 – Complete the Online Bidding Form

Stage 2 – Upload your certified ID

Stage 3 – Invitation to bid

Stage 4 – Pay your security deposit (£6,200)

You are now ready to bid – Good luck!

If your bid is successful, the balance of the deposit monies must be transferred to our client account within 24 hours of the auction sale.

If you are unsuccessful at the auction your holding deposit will be returned within 48 hours.

PRE AUCTION OFFERS

Some vendors are willing to consider offers prior to the auction.

Pre auction offers can ONLY be submitted by completing the online PRE AUCTION OFFER FORM

The form can be found on the Hollis Morgan website on the individual auction property listings – look for the big red button .

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 our clients solicitor informs us no further information is due to be added.

In the event of an offer being accepted the property will only be removed from 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 can be exchanged via the solicitors or at the Hollis Morgan offices by appointment only.

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.

AUCTION FINANCE

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

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.

2021 CHARITY OF THE YEAR

Hollis Morgan are supporting Bristol Charity 1625 Independent People as our 2021 Charity of the year with a % of each Buyers premium being donated.

1625 Independent People (1625ip) is a charity that works with young people who are homeless, leaving care or at risk of homelessness in Bristol and the South West.

Visit the Hollis Morgan Charity page of our Website for further details - www.hollismorgan.co.uk/charity

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?

Want to sell a property by Live Online Auction?

In 2020 we sold 150 lots by this updated method - we have embraced this change and move forward with our 2021 live online calendar of sales confident we can provide the best service for our clients.

Did you know...In 2020 Hollis Morgan SOLD more lots by auction in Bristol, North Somerset & Gloucester than any other auctioneer!

Did you know...In 2020 Hollis Morgan SOLD more £££'s of BS postcode lots than all the other local auctioneers combined!

Did you know...Since 2010 we have offered more lots in our catalogue (2151) than any other local firm.

*Source EIG Group 2021

Hollis Morgan hold the largest monthly land & property auctions in the region – book your free, no obligation valuation today!

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.