



# 7 Garages @, Pomfrett Gardens, Stockwood, Bristol, BS14 8SU

## ADDRESS

Garages 7, 9, 29, 30, 37, 38, 42  
Pomfrett Gardens, Stockwood, Bristol BS14 8SU

## FOR SALE BY LIVE ONLINE AUCTION

\*\*\* SOLD PRIOR TO AUCTION \*\*\*

GUIDE PRICE £45,000  
SOLD @ £46,250

Lot Number 39  
The Live Online Auction is on Wednesday 15th  
September @ 18:00  
Registration Deadline is on Monday 13th September @  
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

External viewings at all times.

## COMPLETION – BEAT THE STAMP DUTY DEADLINE

Completion is set for 8 weeks or earlier subject to  
mutual consent.

Pay ZERO STAMP DUTY on the first £250,000 of your  
purchase if you complete by September 30th

Please note 3% SDLT is still payable when purchasing  
additional properties

Use this SDLT calculator to work out how much SDLT  
you'll pay - [www.tax.service.gov.uk/calculate-stamp-duty-land-tax/](http://www.tax.service.gov.uk/calculate-stamp-duty-land-tax/)

## SOLICITORS

Lucy Savage  
Paralegal | Housing and Regeneration  
Capsticks Solicitors LLP  
T: 0208 780 4763  
[lucy.savage@capsticks.com](mailto:lucy.savage@capsticks.com)

## ONLINE LEGAL PACKS

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 GARAGES

A portfolio sale of 7 individual single garages with up and  
over doors.

Garages 7, 9, 29, 30, 37, 38, 4  
Sold with vacant possession.

## LOCATION

Stockwood is a residential area and council ward in  
South Bristol situated between Keynsham and  
Whitchurch. The land is located on the south side of  
Harden Road directly behind the parade of shops which  
fronts Hollway Road. A selection of local amenities and  
convenience stores are readily available with more  
extensive facilities being available in Bristol City Centre  
approximately 4 miles to the north-west. The A4 (Bath  
Road) is available within a 10 minute drive to the east,  
affording convenient access to the cities of Bristol and  
Bath. Further communications are afforded by Rail at  
Bristol Temple Meads (5 miles) and Bristol International  
Airport (10 miles).

## THE OPPORTUNITY

### GARAGE INVESTMENT

7 vacant individual lock up garages with up and over  
doors.

## 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 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

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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.

## 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.

## 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](http://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?

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

## AUCTION PROPERTY DETAILS DISCLAIMER

Hollis Morgan endeavour to make our sales details clear, accurate and reliable in line with the Consumer

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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.