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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

with support 24/7 online or by phone

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

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

- STEP 1** simply visit bid@hollismorgan.co.uk or our website and create an account.
- STEP 2** You will be asked to check bidding terms with conditions and information on deposits - complete the form and return with you. It is **at least 48 hours before the auction** - you will have to be bid ready!
- STEP 3** You will be then be allocated a unique **bidding PIN** and are 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 bid@hollismorgan.co.uk

auCTION day - how to BID!

- At the start of the auction, you will need to visit www.bid@hollismorgan.co.uk to watch the live stream and click the "View Auction" button for the auction you wish to bid on. There are separate chat pages for each lot and the auction will be contact you prior to your lot being offered.
- As you watch the live stream you will be offered a unique "Bid" for the lot you wish to bid on. You will need to click the "Bid" button to place your bid.
- You will be asked to **confirm your bidding PIN** and also confirm you will be able to place the auction money (bank transfer or credit card) before the start of the bidding process. The current bid and the asking price will be displayed on the screen. If you place a bid which is higher than the current bid, a message will show whether you are the highest bidder.
- "Phone Bid" - If you place a bid which is higher than the current bid, a message will show whether you are the highest bidder.

The auctioneer will call the **bidding 3 times** before the bid 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 bid@hollismorgan.co.uk

First Floor Flat, 10 Clevedon Terrace, Kingsdown, Bristol, BS6 5TX

Auction Guide Price £190,000 +++

Hollis Morgan - OCTOBER LIVE ONLINE AUCTION - A vacant leasehold FIRST FLOOR FLAT (455 Sq Ft) in need of BASIC UPDATING within walking distance of the BRI and BRISTOL UNI.

First Floor Flat, 10 Clevedon Terrace, Kingsdown, Bristol, BS6 5TX

ADDRESS

First Floor Flat 10 Clevedon Terrace, Kingsdown, Bristol, BS6 5TX

FOR SALE BY LIVE ONLINE AUCTION

*** SOLD BY LIVE ONLINE AUCTION ***

GUIDE £150,000 +++
SOLD @ £190,000

Lot Number 53

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

PRE AUCTION OFFERS

On this occasion the vendors have confirmed they will NOT be considering any pre auction offers on this lot.

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 8 weeks or earlier subject to mutual consent.

SOLICITORS

Daisy Girvin
Capstick Solicitors
T: 01962 678395
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

Occupying the first floor of this charming Grade II Listed Georgian terrace in an incredibly popular location just a few moments walk from the BRI and Bristol University.

The property briefly comprises; kitchen with a range of base units, laminated worktops, sink, combi boiler, period sash windows. Large double bedroom and bathroom with shower over bath, WC and basin.

Sold with vacant possession.

Leasehold. New 999 year lease
Council Tax Band: A

LOCATION

Clevedon Terrace is located in the highly desirable residential suburb of Kingsdown / Cotham which is ideally positioned for access to Bristol University (0.2 Miles) and the Bristol Royal Infirmary (0.1 Miles) whilst the City Centre (0.4 Miles), accessed via the historic Christmas Steps, provides a wide range of pubs, restaurants and shopping facilities including the recently developed Cabot Shopping Centre with its comprehensive range of high quality stores and individual shops.

THE OPPORTUNITY

FLAT FOR BASIC UPDATING

First Floor Flat, 10 Clevedon Terrace, Kingsdown, Bristol, BS6 5TX

The property is sold with vacant possession and is in need of basic updating but would make an ideal first time purchase or home in this sought after location.

INVESTMENT

Given the proximity to both the BRI and Bristol University the property has excellent rental prospects.

SERVICE CHARGE INFO

Annual service charge - £575.64
Annual insurance charge - £72.50
Sinking fund contribution - circa £40pcm

RENTAL APPRAISAL

The Bristol Residential Letting Co. are confident this property would make a good rental investment. Josh Box of The Bristol Residential Letting Co suggests a rent in the region of;

Studio apartment - £700pcm - £750pcm

If you would like to discuss more detail on the potential for rental, you can call me (0117 370 8818) or email (josh@bristolreslet.com) for a no obligation discussion. Alternatively why not drop into my Office (222 North Street, Southville, BS3 1JD) where I am always happy to advise investors on maximising their investment.

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.

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.

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
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

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 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,

First Floor Flat, 10 Clevedon Terrace, Kingsdown, Bristol, BS6 5TX

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.