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hollis
 morgan
 auction



Welcome to Hollis Morgan LIVE Auctions... STREAMED LIVE at our website. Welcome to Hollis Morgan Auctions... STREAMED LIVE at our website.

LIVE ONLINE AUCTIONS

DO YOU KNOW... in 2010 Hollis Morgan LIVE went live by auction in Bristol, North Somerset & Gloucestershire for its first auction.

DO YOU KNOW... in 2012 Hollis Morgan LIVE went live in 10 counties for its first local auctions nationwide.

DO YOU KNOW... since 2011 we have added more links to our catalogue of 150 than any other local firm.

Welcome to Hollis Morgan LIVE ONLINE Auctions

LIVE ONLINE has made essential adjustments to our Online Auction service - an interactive platform for Buying & Selling all types of land and property.

A live online auction has all the benefits of a traditional auction but is speedier and transparent but with the advantage of being able to bid from anywhere with the auction streamed live on the Hollis Morgan website and the option to bid by telephone, proxy or online.

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

bid from anywhere | online or mobile

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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/auction/register/index.html> and click on the 'Register to Bid' button.

register to bid in just 4 easy stages...

- STAGE 1** Complete the online bidding form. You will be asked to provide your name, address, telephone number and email address. You will also be asked to provide your bank details for payment of the purchase price. You will also be asked to provide your details for the auctioneer to contact you in the event of a successful bid.
- STAGE 2** Upload your identification. You will be asked to upload a copy of your identification document, such as a passport or driving licence, to verify your identity.
- STAGE 3** Upload your bank details. You will be asked to upload a copy of your bank statement or a letter from your bank confirming your details.
- STAGE 4** The online Security Panel (OLSP). You will be asked to complete the OLSP, which is a security measure to protect your account and ensure that you are the person who is bidding.

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 live@hollismorgan.co.uk

bid from anywhere | online or mobile

Flat 13, 44 Corn Street, City Centre, Bristol, BS1 1HQ
Auction Guide Price £116,000 +++

Hollis Morgan – JUNE LIVE ONLINE AUCTION - A vacant LEASEHOLD STUDIO FLAT (288 Sq Ft) in this imposing CITY CENTRE BLOCK with excellent rental prospects £8,400 PA

Flat 13, 44 Corn Street, City Centre, Bristol, BS1 1HQ

COVID UPDATE – LOCKDOWN 3.0

Following Government advice (05.01.21) the housing market will remain open during the new lockdown in England.

Hollis Morgan are open for viewings and valuations whilst adhering to the latest social distancing and PPE rules.

Please contact the auction team for any questions.

ADDRESS

Flat 13, 44 Corn Street, Bristol, BS1 1HQ

FOR SALE BY LIVE ONLINE AUCTION

*** SOLD BY HOLLIS MORGAN LIVE ONLINE AUCTION ***

GUIDE PRICE £90,000 +++

SOLD @ £116,000

Lot Number 16

The Live Online Auction is on Wednesday 23rd June @ 18:00

Registration Deadline is on Monday 21st June @ 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.

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/

SOLICITORS

Tracy Downham

Wards Solicitors

tracy.downham@wards.uk.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 well top floor presented studio apartment (288 Sq Ft) in one of Bristol's most iconic Grade 2 listed buildings with roof top views and overlooking the bustling St Nicholas Market. The stunning Edwardian Baroque design is adorned by a grand copper dome designed by Mr Edward Gabriel which dates back to 1904. The building continues with a unique grand curved communal staircase from the ground floor level all the way up the building with tiled walls plus a central lift. In addition there's a communal bike storage room in the building.

Leasehold - residue of 999 years

Management Company - £122 pcm

Ground Rent - £60

Sold with vacant possession.

LOCATION

The block is located “a stone's throw” away from Bristol's best shops, cafes, bars, restaurants and nightlife. With Cabot Circus, the city's largest, most exciting retail development housing over 120 new stores within a short walk, and the excellent transport links of the M32, M4 and M5 and Bristol Temple Meads railway station on your doorstep. The location offers a mixture of cafés, restaurants, bars and the famous St Nicholas Market (locally known as St Nicks) which was awarded Britain's Best Large Indoor Market 2016 at the National Markets Association (NABMA) Awards

THE OPPORTUNITY

RESIDENTIAL INVESTMENT

The flat is currently vacant but would command a rental income in the region of £700 pcm / £8,400 pa

CITY PAD

A well presented and attractively priced city centre home.

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.

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.

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

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 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.