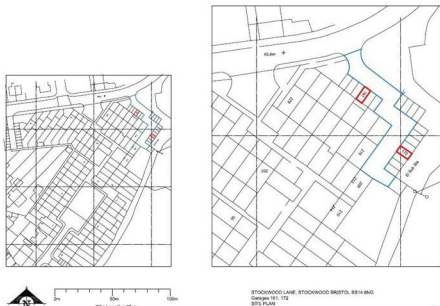




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 www.hollismorgan.co.uk
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LIVE ONLINE AUCTIONS

WELCOME TO HOLLIS MORGAN LIVE ONLINE AUCTIONS

Did you know... in 2021 Hollis Morgan LIVE made a bid to auction in Bristol, North Somerset & Gloucestershire the first auction?

Did you know... in 2020 Hollis Morgan LIVE won 100% of the properties for sale at other local auctions compared

Did you know... since 2019 we have offered more bids for our catalogues (215) than any other bidder.

Did you know... we have moved our operations to our new premises, thanks to our large public audience we have achieved by launching a monthly Live 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 such as speed and transparency 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 in-person.

In 2022 we will really bid bids by the updated method - we have enhanced this change and move forward with our 2022 live online catalogue of sales combined we can provide the best service for our clients.

bid from anywhere | online or mobile | 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/auctions/register-to-bid> 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 provided the relevant Bidding Form (signed and sealed) and a contract. You will need to complete the contract and return it to us by the deadline. We will then issue you a bid number to use when you bid.
- STAGE 2** Upload your contract
Upload your contract to our website. We will then issue you a bid number to use when you bid.
- STAGE 3** Register to bid
Once you have received the bid, and being successful, you will be able to complete the registration process.
- STAGE 4** Pay your Security Deposit (£2,000)
You will receive a bid form and a contract to complete. You will need to complete the contract and return it to us by the deadline. We will then issue you a bid number to use when you bid.

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 bid@hollismorgan.co.uk

bid from anywhere | online or mobile

2 Garages Stockwood Lane, Stockwood, Bristol, BS14 8NG

Auction Guide Price £12,000 +++

Hollis Morgan – SEPTEMBER LIVE ONLINE AUCTION - A Freehold PORTFOLIO SALE of 2 SINGLE GARAGES in this sought after residential location.

2 Garages Stockwood Lane, Stockwood, Bristol, BS14 8NG

ADDRESS

Garages 161 & 172 Stockwood Lane, Bristol BS14 8NG

FOR SALE BY LIVE ONLINE AUCTION

*** SOLD @ AUCTION ***

GUIDE PRICE £14,000 +++

SOLD @ £12,000

Lot Number 43

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/

SOLICITORS

Lucy Savage

Capsticks Solicitors LLP

T: 0208 780 4763

lucy.savage@capsticks.co

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 GARAGES

A portfolio sale of 2 individual single garages with up and over doors.

Garages 161 & 172 Stockwood Lane, Bristol BS14 8NG

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

2 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.

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

2 Garages Stockwood Lane, Stockwood, Bristol, BS14 8NG

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

2 Garages Stockwood Lane, Stockwood, Bristol, BS14 8NG

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.