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hollis  
 morgan  
 auction



Welcome to Hollis Morgan LIVE ONLINE Auctions

**LIVE ONLINE AUCTIONS** in 2020 Hollis Morgan SOLD MORE LOTS by auction in Bristol, North Somerset and Gloucestershire than any other auctioneer!

**LIVE ONLINE AUCTIONS** in 2020 AVERAGE more of ALL THE AUCTIONS LOTS sold in Bristol, North Somerset and Gloucestershire were sold by Hollis Morgan!

**LIVE ONLINE AUCTIONS** in 2020 OVER 4,000 MORE PROPERTIES SOLD under the hammer in Bristol, North Somerset & Gloucestershire by Hollis Morgan!

**LIVE ONLINE AUCTIONS** in 2020 OVER 1,000 MORE PROPERTIES SOLD BY AUCTION (2019) than any other local firm selling £200k+

Welcome to Hollis Morgan LIVE ONLINE Auctions

**LIVE ONLINE AUCTIONS** in 2020 we have sold nearly 350 lots by this updated method - we have introduced this change and now forward with our 2020 live online calendar of sales confirmed - we can provide the best service for our clients.

bid from anywhere | online or mobile

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

The registration process is extremely simple, visit our website <https://www.hollismorgan.co.uk/online/registration-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 receive the bidding form by email. Please complete the form and return it to us by email or by post. We will send you a confirmation email once we have received your form.
- STAGE 2** Upload your passport photo  
Upload your passport photo to the website. We will send you a confirmation email once we have received your photo.
- STAGE 3** Bid on the auction  
Once you have received your bid, you will be able to bid on the auction. We will send you a confirmation email once you have placed your bid.
- STAGE 4** Pay your Security Deposit (£2,000)  
You will need to pay a security deposit of £2,000 to be able to bid on the auction. We will send you a confirmation email once we have received your deposit.

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](mailto:bid@hollismorgan.co.uk)

bid from anywhere | online or mobile

## Flat 2, 11 Harcourt Road, Redland, Bristol, BS6 7RQ

Auction Guide Price £135,000 +++

Hollis Morgan – APRIL LIVE ONLINE AUCTION - A leasehold ONE BED FLAT ( 279 Sq Ft ) with a REDUCED PRICE FOR AUCTION and excellent rental prospects.

# Flat 2, 11 Harcourt Road, Redland, Bristol, BS6 7RQ

## FOR SALE BY LIVE ONLINE AUCTION

\*\*\* SOLD @ AUCTION \*\*\*

GUIDE PRICE £125,000 +++  
SOLD @ £135,000

ADDRESS - Flat 2, 11 Harcourt Court, Redland, Bristol  
BS6 7RQ

Lot Number - 22

The Live Online Auction is on Wednesday 13th April  
2022 @ 18:00

Registration Deadline is on Monday 11th April @ 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.

We insist safe social distancing is always practiced –  
you will need a facemask to enter the property.

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.

## SOLICITOR

Lyndsey Jacques  
Coates Solicitors  
62-64 High St,  
Mosborough,  
Sheffield, S20 5AE  
tel: 01142 511111  
lynsey@coatessolicitors.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.

## EPC

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

## THE PROPERTY

A leasehold one bedroom flat ( 279 Sq Ft ) occupying  
part of the lower floor of a handsome Victorian terraced  
property.

The accommodation briefly comprises open plan living  
space with fitted kitchen, good size bedroom and a three  
piece shower room suite.

The kitchen is fitted with a range of white gloss floor and  
wall units offering plenty of storage space, integrated  
electric hob and oven, extractor fan and fridge/ freezer,  
tile splash back and stainless steel sink with mixer tap.

The floor is laid with a contemporary laminate flooring.  
The shower room comprises of a large shower cubicle  
with electric shower, vanity basin, WC and heated towel  
rail. The floor has been laid with beautiful travertine floor  
tiles.

The bedroom benefits from plenty of natural light with  
two windows and overlooks the rear of the property.  
Access to the flat can also be gained via Palmerston  
Road.

The property is offered in excellent decorative order and  
with vacant possession.

Leasehold - 985 years remaining  
Management charges - Approx. £420.00 PA  
Council Tax Band A

## LOCATION

Harcourt Road is located in the highly desirable residential area of Redland and just on the edge of Westbury Park. It is ideally positioned within walking distance of Durdham Downs with 400 acres of parkland and easy access to Waitrose and an array of shops on North View and Northumbria Drive.

This is a prime and sought after location with good links to Bristol's commercial central and the motorway networks. Clifton Down train station has direct links to Temple Meads with an extensive service nationwide.

## THE OPPORTUNITY

### REDUCED PRICE FOR AUCTION

The property was previously listed with local agents for £175,000 and is now offered at a reduced guide price for auction.

### CASH BUYERS ONLY

Interested parties should note the property is 279 Sq Ft which may impact on your ability to obtain finance - please make your own investigations.

### INVESTMENT

The property has excellent rental prospects in this highly sought after residential location.

## RENTAL APPRAISAL

What rent can we achieve for you?

Once modernised, 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;

1 bedroom flat- £900pcm

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](mailto: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.

## STANDARD AUCTION INFORMATION

### 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 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 client's 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 BUYER'S 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.

### 2022 CHARITY OF THE YEAR

Hollis Morgan is supporting Bristol Charity Gympanzees as our 2022 Charity of the year with a % of each Buyers premium being donated.

Gympanzees are a charity based in Bristol helping children and young people with disabilities to access fun, fitness, and friendship.

Visit the Hollis Morgan Charity page of our website for further details or the charity direct @ [www.gympanzees.org](http://www.gympanzees.org)

### 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 holds 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.