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hollis
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 auction



WELCOME TO HOLLIS MORGAN LIVE ONLINE AUCTIONS
 Did you know? In 2020 Hollis Morgan SOLD MORE LOTS in auction in Bristol, North Somerset and Gloucestershire than any other auctioneer!
 Did you know? In 2020 Hollis Morgan SOLD MORE LOTS in 100 countries than any other auctioneer!
 Did you know? Since 2015 Hollis Morgan has OFFERED MORE LOTS in 100 COUNTRIES than any other auctioneer.
Live Online Auctions - an interactive platform for buying and selling all types of land and property. We have adapted to handling a monthly Live Online Auction service - in a traditional auction such as speed and transparency but with the advantage of being able to bid from anywhere with the auction displayed on the Hollis Morgan website and the option to bid by telephone, PPTV or online.
 In 2020 we sold nearly 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.
 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/auction/register-to-bid/> and click on the Register to Bid button.
 register to bid in just 4 easy stages...
1 STAGE 1 Complete the Online Bidding Form
 You will receive the form when you click on the Register to Bid button. You will need to provide your name, address, telephone number and email address. You will also need to provide your bank details for payment of your bids.
2 STAGE 2 Upload your passport ID
 Upload your passport photo. You will need to provide your name, address, telephone number and email address.
3 STAGE 3 Register to bid
 Once you have completed the form, you will receive an email from us with a link to complete the registration process.
4 STAGE 4 Pay your Security Deposit (£2,000)
 You will need to provide a security deposit to enable you to bid. You will need to provide your name, address, telephone number and email address. You will also need to provide your bank details for payment of your bids.
 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

31 The Eye Glass Wharf, Temple Quay, Bristol, BS2 0DW
Auction Guide Price £232,500 +++

Hollis Morgan – APRIL LIVE ONLINE AUCTION - A leasehold APARTMENT (735 Sq Ft) on the 6th floor of this iconic development - REDUCED PRICE FOR AUCTION and LET for £1300 pcm

31 The Eye Glass Wharf, Temple Quay, Bristol, BS2 0DW

FOR SALE BY LIVE ONLINE AUCTION

GUIDE PRICE £225,000 +++

SOLD @ £232,500

ADDRESS - 31 The Eye, Glass Wharf, Bristol, BS2 0DW

Lot Number – 11

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

Alex Hickey

Lawlight Solicitors

28 Queen Square, Bristol, BS1 4ND

t: 07394 562 786

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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 contemporary sixth floor apartment (735 Sq Ft) two bedroom apartment situated in the Eye, a stunning iconic development in Bristol's sought after Temple Quay.

Sold subject to existing tenancy (refer to legal pack)

MANAGEMENT FEES

£1,204.02 -14th Sep 2021 to 28th Feb 2022

GROUND RENT

£220 per annum until and including 17th Sept 2022 and then £400 per annum until and including 17th Sept 2027 and then £750 per annum until and including 17th Sept 2037.

Increases are every 5 years until 2037. From 2037 it will then increase every 10 years by 20%.

TENURE

Leasehold - 997 years from 17/09/2012

THE OPPORTUNITY

REDUCED PRICE FOR AUCTION

The property was previously listed with City agents for £300,000 and is now offered with a reduced price for sale by live online auction.

RESIDENTIAL INVESTMENT

Both tenants are on a fixed term joint AST until February 2023.

31 The Eye Glass Wharf, Temple Quay, Bristol, BS2 0DW

Let for £1300 pcm to professional tenants and offers excellent rental prospects in this sought after area of the City which has been approved as the site of the University of Bristol Technology campus.

ACCOMMODATION SCHEDULE

Access

The apartment can be reached by lift or stairs to the sixth floor.

Entrance hall

The front door opens directly into the hallway with doors leading to all rooms. Storage cupboard, housing the hot water tank. Double plug socket. Intercom unit. Wall mounted thermostat and ventilation controls.

Open plan living room/dining/kitchen

Floor to ceiling windows along full length of the room, with stunning views over the waterway. In built kitchen, including Whirlpool electric oven and four ring hob and Lamona dishwasher. Free standing Indesit fridge freezer (included in sale). Sink. Storage cupboards above and below worktop. Radiator. Dining area. 4 double plug sockets.

Master Bedroom & En-suite

Floor to ceiling windows. Single full height wardrobe. Three double plug sockets. Wall mounted radiator. Leading to contemporary en-suite shower room. White suite comprising WC, pedestal sink with mirror and shower above. Shower stall. In-ceiling light. Extractor fan.

Bedroom 2

Floor to ceiling windows. Single full height wardrobe. Three double plug sockets. Wall mounted radiator.

Bathroom

Contemporary white suite, comprising pedestal sink with mixer tap, WC and bath. Shower unit over bath. Wall mounted radiator/towel rail. In-ceiling light and extractor fan.

Local Authority

Bristol City Council. Council Tax Band C.

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

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.