



0117 973 6565
 www.hollismorgan.co.uk
 post@hollismorgan.co.uk

hollis
 morgan
 auction



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

LIVE ONLINE auctions

WELCOME TO HOLLIS MORGAN LIVE ONLINE AUCTIONS

Could we meet dramatic adjustments to our working practices, terms for our large public auctions are here selected by housing in monthly Live Online Auctions service - an interactive platform for Buying & Selling all types of land and property.

All our live auctions are the benefit of a traditional auction with an open and transparent bid 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, email or video.

In 2020 we sold nearly 150 lots by this updated method - we have embraced this change and move forward with our 2021 online calendar 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/auctions/register-to-bid> and click on the Register to Bid button.

register to bid in just 4 easy stages...

- STAGE 1** Complete an Online Bidding Form
You will be asked to provide the following information to create your account:
- Name
- Address
- Email
- Telephone
- Postcode
- Date of Birth
- Gender
- Marital Status
- Occupation
- How long you have lived at your current address
- How long you have lived in your current area
- How long you have lived in your current country
- How long you have lived in your current continent
- How long you have lived in your current region
- How long you have lived in your current city
- How long you have lived in your current street
- How long you have lived in your current house
- How long you have lived in your current flat
- How long you have lived in your current room
- How long you have lived in your current bed
- How long you have lived in your current chair
- How long you have lived in your current table
- How long you have lived in your current sofa
- How long you have lived in your current car
- How long you have lived in your current boat
- How long you have lived in your current plane
- How long you have lived in your current train
- How long you have lived in your current bus
- How long you have lived in your current taxi
- How long you have lived in your current helicopter
- How long you have lived in your current hot air balloon
- How long you have lived in your current space station
- How long you have lived in your current moon
- How long you have lived in your current Mars
- How long you have lived in your current Venus
- How long you have lived in your current Jupiter
- How long you have lived in your current Saturn
- How long you have lived in your current Uranus
- How long you have lived in your current Neptune
- How long you have lived in your current Pluto
- How long you have lived in your current asteroid
- How long you have lived in your current comet
- How long you have lived in your current meteor
- How long you have lived in your current meteorite
- How long you have lived in your current galaxy
- How long you have lived in your current universe
- STAGE 2** Upload your profile picture
Upload a clear, recent photograph of your face. This will be used to verify your identity and to ensure that you are the person who is bidding.
- STAGE 3** Register to bid
Once you have completed the registration process, you will be able to bid on the auction.
- 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. This deposit will be held in a separate account and will be returned to you after the auction.

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 post@hollismorgan.co.uk

bid from anywhere | online or mobile

Flat 15, Bradley House St. Stephens Avenue, City Centre, Bristol, BS1 1YL
Auction Guide Price £145,000 +++

Hollis Morgan – MAY LIVE ONLINE AUCTION *** REDUCED GUIDE *** A stylish LEASEHOLD CITY CENTRE APARTMENT (505 Sq Ft) with VACANT POSSESSION in this popular block COMPETITIVELY PRICED for sale by AUCTION and capable of producing £12.5k pa

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 15, Bradley House, St. Stephens Avenue, Bristol, BS1 1YL

FOR SALE BY LIVE ONLINE AUCTION

*** SALE AGREED PRIOR TO AUCTION ***

Lot Number 31

The Live Online Auction is on Wednesday 19th May @ 18:00

Registration Deadline is on Monday 17th May @ 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”

COMPLETION – BEAT THE STAMP DUTY DEADLINE

Completion is set for 8 weeks or earlier subject to mutual consent.

Beat the Stamp Duty Deadline and complete before June 30th

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.

SOLICITORS

Fiona Capehorn

Stevenson Vaile

fiona@stevenson-vaile.co.uk

ONLINE LEGAL PACKS

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 leasehold third floor city centre apartment in this popular block with two double bedrooms, bathroom and open plan living space.

Sold with vacant possession.

Leasehold – The term is 1/1/2007 till 31/12/2131 - 110 years remaining

Management Fees - £2389.68 pa / £217.24 pcm (paid on 1st monthly. Paid up to and including 1 May 2021)

Ground Rent - £250 pa

LOCATION

The Centre is the heart of the City with constant action on offer from the Hippodrome and Colston Hall, Bristol Shopping Quarter at Cabot's Circus to the characterful Christmas Steps, Corn Street and St Nicholas Market. Nearby Millennium Square acts as a gateway to the neighbouring harbourside with its fountains and big screen as well as world class attractions such as Brunel's SS Great Britain, We The Curious, Bristol Aquarium, the Arnolfini, Spike Island, the Watershed and the M Shed.

THE OPPORTUNITY

RESIDENTIAL INVESTMENT

The property is sold with vacant possession but has previously been let for £1040 pcm / £12,480 pa

COMPETITIVELY PRICED FOR SALE BY AUCTION

The property has been competitively priced for a sale by auction.

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.