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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**

Did you know? Hollis Morgan has been awarded the 'Best Auctioneer' award for the 10th year in a row by the National Auctioneers Association (NAA) in 2014. We have also been awarded the 'Best Auctioneer' award for the 10th year in a row by the National Auctioneers Association (NAA) in 2014. We have also been awarded the 'Best Auctioneer' award for the 10th year in a row by the National Auctioneers Association (NAA) in 2014.

**Welcome to Hollis Morgan LIVE ONLINE Auctions**

LIVE Could have meant dramatic adjustments to our daily lives and working practices. Hollis Morgan has managed to transition from Public sales to Live Online Auctions - a secure and safe interactive platform for buying and selling all types of land and property.

A Live online auction has the benefits of a traditional auction (such as speed and transparency) but with the advantage of being able to bid and watch from home with the auction streamed live on the Hollis Morgan website and the option to bid via telephone, proxy or online via the website.

We have already sold 100 lots by this updated method, raising over £20m, and are confident it works.

We have introduced this change and move forward with our 2015 live online calendar of sales confident we can provide a great service for our clients.

bid from anywhere | online or mobile

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**BUYING** at online auction.....our guide to online bidding register to bid in... just 4 easy stages...

- STAGE 1** Complete the Online Bidding Form  
To bid on the auction, you need to complete the Online Bidding Form. This form is available on the website and can be completed online or by downloading the form and completing it offline. Once completed, the form must be submitted to the auctioneer.
- STAGE 2** Upload your verified ID  
To bid on the auction, you need to upload a verified ID. This can be done online or by downloading the form and completing it offline. Once completed, the form must be submitted to the auctioneer.
- STAGE 3** Keep your online bidding PM  
To bid on the auction, you need to keep your online bidding PM. This can be done online or by downloading the form and completing it offline. Once completed, the form must be submitted to the auctioneer.
- STAGE 4** Pay for Online Bidding PM  
To bid on the auction, you need to pay for your online bidding PM. This can be done online or by downloading the form and completing it offline. Once completed, the form must be submitted to the auctioneer.

bid from anywhere | online or mobile

## 31b Sandy Park Road, Brislington, Bristol, BS4 3PH

Auction Guide Price £124,000 +++

Hollis Morgan – MARCH LIVE ONLINE AUCTION - A leasehold TOP FLOOR FLAT ( 584 Sq Ft ) in need of BASIC UPDATING with BONUS LAND to the side and sold subject to existing tenancy.

## 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

31b Sandy Park Road, Brislington, Bristol, BS4 3PH

## FOR SALE BY LIVE ONLINE AUCTION

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

GUIDE £100,000 +++

SOLD @ £124,000

Lot Number 9

The Live Online Auction is on Wednesday 10th March @ 18:00

Registration Deadline is on Monday 8th March @ 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 on the “REGISTER TO BID” button to qualify for your secure & unique bidding PIN

## PRE AUCTION OFFERS

On this occasion the vendor will NOT be considering pre auction offers.

## 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 - STAMP DUTY DEADLINE

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

Completion before the STAMP DUTY DEADLINE on March 31st is available upon request

## SOLICITORS

Richard Martin

Henriques Griffiths Solicitors

18 Portland Square, Bristol

rmartin@henriquesgriffiths.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 leasehold top floor flat ( 584 Sq Ft ) accessed via communal entrance hall and providing two bedrooms, open plan kitchen living space and a bathroom.

To the side of the property is a large enclosed garden area which is for the sole use of the top floor flat ( please note the other properties in the block have access for fire escape )

Sold subject to existing tenancy.

Leasehold - 999 year lease from 1996.

Management Fees - we understand there is no monthly fee - please refer to legal pack.

## LOCATION

The property is located on the vibrant Sandy Park High

Street within the popular suburb of Brislington. Local amenities and services are all within close proximity including convenience stores, cafes, bars and restaurants.

Bristol City Centre is approximately two miles away.

## THE OPPORTUNITY

### FLAT FOR BASIC UPDATING

The flat has been let for many years and now requires basic updating but has scope for a fine home or investment in this sought after location.

### RENTAL INVESTMENT

The flat is sold subject to the existing tenancy agreement let on a rolling AST for £650pcm.

The current tenant has been in situ for a number of years and subject to renovation we understand there is scope to dramatically increase the rental income.

### BONUS LAND TO SIDE

The land to side offer excellent storage / garden and may offer some long term development potential for both residential or garages / parking.

Subject to gaining the necessary consents.

## RENTAL APPRAISAL

What rent can we achieve for you?

The Bristol Residential Letting Co. are confident this property would make a good rental investment as one of the following options. Josh Box of The Bristol Residential Letting Co suggests rents in the region of;

2 bedroom flat - £950pcm - £1000pcm

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.

## 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.

## 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 – Save your unique bidding PIN

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.

in relation to the property and we have no authority to do so on behalf of the seller.

## **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](http://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