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 auction



WELCOME AND THE BEST COUNTRY'S BIGGEST LIVE PROPERTY EVENT hollismorgan hollismorgan WELCOME AND THE BEST COUNTRY'S BIGGEST LIVE PROPERTY EVENT

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Welcome to Hollis Morgan  
**LIVE ONLINE Auctions**

**#DID YOU KNOW?**

- Hollis Morgan sold the most amount (£81.3m) of land and property by auction in our region for the 14th year running!
- Hollis Morgan achieved a 91% success rate in 2020 (over 6,000 lots)
- Since 2010 Hollis Morgan have Sold More Lots by auction (22,000) than any other firm in the region!
- The Hollis Morgan team has over 100 years combined estate agency experience!

**LIVE ONLINE**

Since 2010 Hollis Morgan have been the most successful land and property auctioneers across the Region. Famous for large scale residential and commercial real estate and commercial real estate, we have a reputation for being the most successful auctioneers in the region. We have achieved a 91% success rate in 2020 (over 6,000 lots) and since 2010 we have sold more lots by auction (22,000) than any other firm in the region. The Hollis Morgan team has over 100 years combined estate agency experience!

Our online auction platform is the most successful in the region. We have achieved a 91% success rate in 2020 (over 6,000 lots) and since 2010 we have sold more lots by auction (22,000) than any other firm in the region. The Hollis Morgan team has over 100 years combined estate agency experience!

hollismorgan the results speak for themselves hollismorgan bid from anywhere online or mobile

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register to bid in just  
**4 easy stages...**

The registration process is extremely quick, visit our website <https://www.hollismorgan.co.uk/auctions/register-to-bid> and click on the Register to Bid button.

- STAGE 1: Complete the Online Bidding Form**  
 You will be asked to complete the online bidding form. This form will ask you for your details and the details of the property you are bidding on. You will also be asked to provide your contact details and the details of the property you are bidding on.
- STAGE 2: Upload your verified ID**  
 Complete this stage by uploading your ID. You will need to provide a clear scan of your ID. This will be used to verify your identity.
- STAGE 3: Pay your Security Deposit (£5,000)**  
 A 5% security deposit is required to bid. This deposit is held in a separate account and is returned to you if you do not win the auction. If you do win the auction, the deposit will be used towards the purchase price of the property.
- STAGE 4: Bid on the property**  
 Once you have completed the registration process, you can bid on the property. You will be able to bid on the property from anywhere, at any time.

Do not be afraid to ask for guidance from us - we are here to help you. Happy Bidding!

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

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## Henbury Social Club Tormarton Crescent, Henbury, Bristol, BS10 7LN

Auction Guide Price £850,000 +++

Hollis Morgan – JUNE LIVE ONLINE AUCTION – A Freehold DEVELOPMENT SITE ( 1 Acre ) with PLANNING GRANTED to erect a scheme of 23 DWELLINGS ( 8 x Houses and 15 x Apartments ) | GDV of £6.7m



## FOR SALE BY LIVE ONLINE AUCTION

ADDRESS | Henbury Social Club Ltd, Tormarton Crescent, Bristol BS10 7LN

Lot Number TBC

The Live Online Auction is on Wednesday 19th June 2024 @ 17:30

Registration Deadline is on Monday 17th June 2024 @ 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”

## THE SITE

A Freehold development site of circa 1 Acre with vehicular access from Tormarton Crescent. Sold with vacant possession.

Tenure - Freehold

Council Tax - n/a

EPC - n/a

Utilities, Rights & Restrictions - Please refer to the Legal Pack

Flood Risk - Please refer to the Legal Pack

Joint Agents - PACT Property & Assets

## THE OPPORTUNITY

PLANNING GRANTED | 23 DWELLINGS

Planning has been granted to demolish the existing social club and erect a scheme of 23 residential dwellings.

Please note planning was obtained by a 3rd party no longer involved in the sale of the site – therefore we are unable to display the specific drawings of the proposed scheme within the marketing details.

Interested parties can review the planning via the Bristol City Council Planning portal ( 22/00614/F ) but should note that in order to develop the site as per the current scheme we are informed they must

“Obtain an express copyright licence (or an assignment) to use the original planning drawings from the copyright owner or at least with their permission and make sure that the licence covers every stage of the development the developer needs”

Or alternatively

“Create a completely new design from a blank sheet of paper which is not based on the original drawings in any way and then apply for a variation to the planning consent or make a new planning application. Trying to create a “new” design by starting with the original design and making a number of changes will not avoid copyright infringement”

Interested parties to make own investigations – details of the copyright can be found on the plans in the BCC portal.

GDV | £6.7M | HOLLIS MORGAN LAND & NEW HOMES

The Hollis Morgan land and New Homes team have appraised the site to have a GDV in the region of £6.7m Full breakdown via the online legal pack or contact Calum Melhuish - 0117 973 6565

## PLANNING GRANTED

Reference 22/00614/F

Alternative Reference PP-11002686

Application Received Mon 07 Feb 2022

Application Validated Wed 01 Jun 2022

Address Henbury Social Club Ltd Tormarton Crescent Bristol BS10 7LN

Proposal Demolition and redevelopment of the site to comprise 23 dwellings (8 houses and 15 apartments) including access, car and cycle parking, landscaping and associated works. (Major).

Status Decided

Decision GRANTED subject to condition(s)

Decision Issued Date Mon 10 Jul 2023

Appeal Status Unknown

Appeal Decision

## PROPOSED SCHEDULE OF ACCOMMODATION

House 1 - 3 Bed Semi Detached | 1152 Sq Ft

House 2 - 3 Bed Semi Detached | 1152 Sq Ft

House 3 - 3 Bed Semi Detached | 1019 Sq Ft

House 4 - 3 Bed Semi Detached | 1019 Sq Ft

House 5 - 3 Bed Semi Detached | 1019 Sq Ft

House 6 - 3 Bed Semi Detached | 1019 Sq Ft

House 7 - 3 Bed Semi Detached | 1152 Sq Ft

House 8 - 3 Bed Semi Detached | 1152 Sq Ft

Apartment 1 - 1 Bed Ground Floor Flat | 610 Sq Ft

Apartment 2 - 2 Bed Ground Floor Flat | 789 Sq Ft

Apartment 3 - 1 Bed Ground Floor Flat | 560 Sq Ft

Apartment 4 - 1 Bed Ground Floor Flat | 560 Sq Ft

Apartment 5 - 1 Bed Ground Floor Flat | 597 Sq Ft

Apartment 6 - 2 Bed First Floor Flat | 757 Sq Ft

Apartment 7 - 2 Bed First Floor Flat | 789 Sq Ft

Apartment 8 - 1 Bed First Floor Flat | 560 Sq Ft

Apartment 9 - 1 Bed First Floor Flat | 560 Sq Ft

Apartment 10 - 1 Bed First Floor Flat | 596 Sq Ft

# Henbury Social Club Tormarton Crescent, Henbury, Bristol, BS10 7LN

Apartment 11 - 2 Bed Second Floor Flat | 757 Sq Ft  
Apartment 12 - 2 Bed Second Floor Flat | 789 Sq Ft  
Apartment 13 - 1 Bed Second Floor Flat | 560 Sq Ft  
Apartment 14 - 1 Bed Second Floor Flat | 560 Sq Ft  
Apartment 15 - 1 Bed Second Floor Flat | 596 Sq Ft

Total | 15 Units | 9640 Sq Ft

## PLANNING UPDATE

Application for approval of details reserved by condition 3 ( ) of permission 22/00614/F (Demolition and redevelopment of the site to comprise 23 dwellings (8 houses and 15 apartments) including access, car and cycle parking, landscaping and associated works). Major

## PLANNING INFORMATION

Full details of the proposed scheme and drawings can be downloaded with the online legal pack.

## SOLICITORS

Neville Catton  
Carbon Law Partners  
t: 0330 460 9635  
Neville.Catton@carbonlawpartners.com  
<https://carbonlawpartners.com/>

## EXTENDED COMPLETION

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

## IMPORTANT AUCTION INFORMATION

### VIEWINGS

Please submit a viewing request online and we will contact you to organise an appointment. We will send you an email and text to confirm the appointment time and the full property address. Viewings are supervised by a member of the Hollis Morgan Auction team who will meet you at the property.

## 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. Press the GREEN button 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.

## 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 listing. 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 & BRIDGING LOANS

Some properties may require specialist auction finance- please contact Hollis Morgan for access to expert advice and whole of market rates from our independent brokers.

Hollis Morgan may receive introductory fees for this service from the broker.

## 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.

## 2024 CHARITY OF THE YEAR

Hollis Morgan is supporting The Malcolm Gunter Foundation as our 2024 Charity of the year with a % of each Buyers premium being donated.

In 2018 Malcolm Gunter passed away from Motor Neurone Disease - In his memory, MGF has raised over £200,000 and provided support and grants for many local people living with and affected by MND.

100% of all monies raised will be utilised in supporting sufferers of MND with their physical and emotional needs, and research into the disease .

Visit the Hollis Morgan Charity Page of our website for further details

## TESTIMONIALS

We are very proud of what our past clients have say about us - please visit the Hollis Morgan website to read their testimonials.

## I WANT TO SELL BY AUCTION

Since 2010 Hollis Morgan have been the most successful land and property auctioneers across the Region. Famous for large public sales our reputation was built on transparent, competitive bidding leading to some memorable results. As a reaction to covid we have moved to a monthly live online platform which has proved to be a huge success. Our core service has all the benefits of a traditional auction but now, via a fully interactive online saleroom with options to bid by telephone, proxy or online we can now reach a national and international audience - the feedback from our clients is hugely positive and we are now committed to this 21st century method of selling land and property.

In 2022 Hollis Morgan Sold More Lots by auction in Bristol, North Somerset, Bath & Gloucester than any other Auctioneer!

In 2022 over £65m of land and property was successfully sold under the hammer by Hollis Morgan. Since 2010 Hollis Morgan have Sold More Lots by auction than any other local firm!

Bristol's most experienced auctioneer Andrew Morgan MBE – with forty years' experience on the rostrum. Auction specific premium adverts on both the UK's

biggest property portals Rightmove & Zoopla.

Digital Mailing list of over 40,000 Local, National, Regional and International Developers, Investors and family buyers.

Over 100 years combined property experience operating from our Regional HQ based in Clifton covering Bristol and the West Country.

Innovative yet simple marketing techniques such as virtual tours, drone shots, video tours, hi vis signage and professional photos.

Active and coordinated social media presence on Instagram, twitter, LinkedIn and Google.

## WHY LIVE ONLINE AUCTION?

- Fixed Timescales & Speed - Exchange on the day with a quick & fixed completion of 4, 6 or 8 weeks.
- Closure & Control - 10% non refundable deposit taken upon exchange and the deal is done unlike a traditional sale.
- High Profile Sale – Intensive 4-6 week marketing campaign to make your lot visible and available to all potential buyers.
- Guaranteed Price - you set a minimum reserve which protects you from selling for any less than you want.
- Transparency & Competitive Bidding - Auction provides a transparency of sale ensuring your lot is sold to the person willing to pay the most on the day.

For loads more reasons to instruct Hollis Morgan and the statistics to back it up please visit our selling by auction section of the Hollis Morgan website.

## 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.