



AUCTIONS

— GRAHAM PENNY —

NOTTINGHAM AUCTION

Tuesday **4th September** 2018 at **11.30am**
Nottingham Racecourse, Colwick Park,
Nottingham NG2 4BE

0115 958 8702

www.sdlauctions.co.uk

AUCTION VENUE



Tuesday 4th September 2018

(Registration desk opens at 10.30am) Commencing 11.30am

Nottingham Racecourse
Colwick Park, Nottingham NG2 4BE

Call the team on **0115 958 8702**
for further information

UPCOMING AUCTIONS

SDL AUCTIONS

— BIGWOOD —

Birmingham auction: Thursday 6th September 2018

Venue: Aston Villa FC, Villa Park Stadium, Birmingham B6 6HE

SDL AUCTIONS

— NORTH WEST —

North West auction: Wednesday 12th September 2018

Venue: AJ Bell Stadium, 1 Stadium Way, Salford, Manchester M30 7EY

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— GRAHAM PENNY —

Derby auction: Thursday 13th September 2018

Venue: Pride Park Stadium, Pride Park, Derby DE24 8XL

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— CHESHIRE &
NORTH WALES —

Cheshire & North Wales auction: Wednesday 26th September 2018

Venue: Chester Racecourse, New Crane Street, Chester CH1 2LY

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— GRAHAM PENNY —

Leicester auction: Tuesday 9th October 2018

Venue: Leicester City F.C, King Power Stadium, Filbert Way, Leicester LE2 7FL

MESSAGE FROM THE AUCTIONEER

Andrew Parker

Managing Director & Auctioneer at
SDL Auctions Graham Penny



Welcome to our Nottingham auction catalogue

It's time for our fifth auction of the year at Nottingham Racecourse and we have another great catalogue filled with 46 lots including residential and commercial properties, land, garages and development opportunities.

Going under the hammer this month, we have a three storey four bedroomed semi-detached house requiring upgrading and modernisation. **5 Wilford Crescent West in Nottingham (LOT 12)** has a guide price* of £105,000+ (plus fees).

2 Cannings Chalets in Skegness (LOT 20), is a two bedroomed detached bungalow, ideally located in the popular East Coast. Situated within a one-minute walk to the beach, this property offers an ideal investment opportunity for a residential or holiday home. It has a guide price of £63,000+ (plus fees).

An excellent buy to let investment opportunity is **16 York Street in Sutton In Ashfield (LOT 22)**. This three bedroomed mid-terraced property is situated on a convenient location for local amenities and with easy access to the M1 motorway. This property has a guide price of £45,000+ (plus fees).

A recently refurbished three bedroomed semi-detached house at **2 Vernon Road in Kirkby In Ashfield (Lot 40)** is excellently presented and has a guide price of £105,000+ (plus fees).

If you're interested in any of the lots in this catalogue, please visit our website to download the legal packs and view further property details. If you're not able to make it to the auction room on Tuesday 4th September then you can submit a Proxy, Telephone and Online Bidding Form - found on page 45 of this catalogue - or you can watch the auction live from our website.

We're already inviting entries to our next Nottingham auction on Thursday 25th October, so if you'd like to arrange a free no obligation appraisal see our team in the auction room or call us on 0115 958 8702.

We have 40 auctions across the country in our 2018 calendar. All the dates can be found on the back page of this catalogue or on our website at www.sdlauctions.co.uk.

COMMERCIAL PROPERTY MESSAGE



Nick Trow

Commercial Auction Valuer at
SDL Auctions Graham Penny

Once again, we're excited to offer a range of commercial property lots to our buyers at Nottingham Racecourse this month, including two Grade II listed public houses.

The Angel, 4 St Osyths Lane in Oundle (LOT 16) is a character Grade II listed pub benefiting from three bedroomed living accommodation above. It has a guide price of £250,000+ (plus fees).

Another Grade II listed public house, **The Royal Oak in Scopwick, Lincolnshire (LOT 17)** is located in a quiet and popular rural village. The premises would suit its continued use a public house but may suit conversion to a residential dwelling, subject to planning permission. The property has a

guide price of £230,000+ (plus fees).

If you're an investor looking to add to your retail and/or residential portfolio, **Post Office, 225 Mansfield Road in Sutton In Ashfield (LOT 25)** is an excellent opportunity to acquire a former retail unit with three bedroomed living accommodation above. This property comes with a guide price of £95,000+ (plus fees).

Full details on all the commercial lots in our September auction can be found in this catalogue or online at www.sdlauctions.co.uk. If you have a commercial property you are looking to sell in Nottingham, give us a call on 0115 958 8702 for a free auction appraisal.

MEET THE SDL AUCTIONS TEAM

The Auctioneers & Directors



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IMPORTANT NOTICES TO BE READ BY ALL BIDDERS

BUYING AT AUCTION

1. This catalogue contains details about properties being sold at auction. Those details are subject to change up to and including the day of the auction. Please check our website regularly at: www.sdlauctions.co.uk and look out for any additional materials available on the day of the auction, in order to stay fully informed with the up to date information.
2. Prospective purchasers are advised that sales are subject to (a) the Common Auction Conditions of Sale printed in the catalogue; (b) Special Conditions of Sale which are available for inspection at the office of the Vendors Solicitors, the office of the Auctioneers, in the auction room and online from our website; (c) any addendums or alterations made available for inspection; (d) any late amendments distributed in the room or made by the auctioneers from the rostrum.
- 2A. Prospective purchasers should always check the addendum sheet on the day of the sale to see if there are any alterations or amendments to the particulars or special conditions on the property that they are interested in bidding for. The catalogue has been prepared on the basis of information provided. In some cases, for whatever reason, verification has not been possible prior to printing. Consequently amendments may be made and the purchaser deemed to have full knowledge of them.
3. Prospective purchasers shall be deemed to have inspected the relevant property and made all usual and necessary searches and enquiries with all relevant authorities and other bodies. It is advisable to arrange for a survey of the property prior to the auction.
4. As soon as the Auctioneer's gavel falls on a bid, the successful bidder is under a binding contract to purchase the relevant property. The purchaser is immediately at risk in relation to the property and should therefore have confirmed bank or building society finance arranged (if required) and will also be deemed to have made prior arrangements for any insurance cover that is required. (See footnote).
- 4A. Each bidder will be deemed to be personally liable on making an accepted bid even though he/she purports to act as an agent for the principal purchaser or purports to sign the Memorandum of Sale in a respective capacity.
5. On the fall of the gavel, the successful bidder must immediately present to the Auctioneers Clerk his name and address and if appropriate, the name and address of the person or company on whose behalf he has been bidding. All successful bidders are required to sign and exchange unconditional contracts, or a reservation contract if applicable, with the Auctioneers prior to leaving the room and pay to the Auctioneers a deposit of 10% (or 5% for an unconditional reservation fee sale) of the purchase price (subject to a minimum of £5,000) with completion on or before 20 business days unless an alternative date has been specified for a given property within the Contract and/or within our Vendor's Special Conditions of Sale. All properties must have deposits paid by Bank/Building Society Draft or Visa debit card. Please contact the relevant auction office for advice about acceptable payments. In default of any of the above, the Auctioneer shall be entitled as Agent for the Vendor, to treat the failure or default as a repudiation and rescind the Contract. Thereafter the Auctioneer shall be entitled to re-submit the property for sale and if a successful bidder does not pay a deposit and/or complete the memorandum, the Vendor reserves the right to claim any loss he suffers as a result.
6. All purchasers whether buying prior, during or post Auction are required to pay a buyers administration fee of £1074 inc VAT (unless stated otherwise), this fee is to be added to the deposit, irrespective what costs may be included within the Contract or Special Conditions. A buyers administration fee does not apply where a reservation fee is payable. The reservation fee will be 4.8% inc VAT or 4.2% inc VAT in London of the purchase price, subject to a minimum of £6,000 inc VAT, unless stated otherwise. The reservation fee does not contribute towards the purchase price.

7. If a successful purchaser wishes to remain in the sale room and bid for later lots before transferring to the contracts area, he/she shall be required to surrender to the Auctioneer one form of identity for retention by the auctioneers until such time as the memorandum of sale is completed.
8. The Vendor has a right to sell before auction or withdraw the lot and neither the Auctioneer nor the Vendor is responsible for any abortive costs, loss or damages of a prospective purchaser. Information as to pre-sale or withdrawal of a lot can be obtained from enquiry of the Auctioneers at any time prior to the auction but valid only up to the time of enquiry.
9. Prospective purchasers are strongly advised to check these particulars as to measurements, areas and all other matters to which the properties are expressed to be subject or have the benefit of and in respect of any contents, fixtures and fittings expressed to be included in the sale by making an inspection of the property and all the necessary enquiries with SDL Auctions, the Vendor, the Vendor's professional advisors and all other appropriate authorities. All measurements and areas referred to in these particulars are approximate only.
10. The dimensions and/or areas shown in this catalogue are intended to be accurate to within + 5% of the figure shown. If greater accuracy is required we advise intending purchasers to carry out check measuring.
11. All location plans published in the particulars of sale are copyright and are to enable prospective purchasers to locate the property only. The plans are photographically reproduced and therefore not to scale and are not intended to depict the interest to be sold but are for identification purposes only. The boundary lines and numbers on the photographs are again only to enable prospective purchasers to locate the property and are not intended to depict the interest to be sold. Purchasers are advised to view the special conditions in respect of the precise interest to be conveyed.
12. Any guide prices issued or any estimates or values mentioned in negotiations or discussion with the Auctioneers or any of their representatives cannot be relied upon by a prospective purchaser as representing professional valuations for any purpose in accordance with the requirements or guidance notes of relevant professional bodies or other authorities. In all respects prospective purchasers are deemed to have relied upon their own knowledge or the advice of their own professional or other advisors.
13. Inspection of investment properties is by courtesy of the tenant. Inspection of properties with vacant possession only by arrangement with the Auctioneers. Interested parties should refer to the viewing schedule in the front of the catalogue or alternatively contact the Auctioneers.
14. Purchasers should be aware that they will not be entitled to the keys or access to the property (except by special arrangement) until completion date of the sale.
15. The Auctioneers announcements at the commencement of the sale are an important part of the proceedings. Thereafter the Auction will proceed without delay and the Auctioneer will not describe the properties in detail nor read out the special conditions or amendments.
16. The services, kitchen and sanitary ware, electrical appliances and fittings, plumbing and heating installations (if any) have NOT been tested by the Selling Agents. Prospective purchasers should therefore undertake their own investigations/survey to clarify the suitability of such services to meet their particular requirements.
17. We are advised by the Vendor, where appropriate, that an EPC (Energy Performance Certificate) has been commissioned and will be available within the legal pack.
18. The plans provided in this catalogue are for identification purposes only and their accuracy is not guaranteed. All Ordnance Survey maps are reproduced with the sanction of the Controller of HM Stationery Office (Crown Copyright Reserved Licence No. LIGO183).
19. If the purchaser wishes to complete earlier than

the proposed completion date (granted prior agreement with the Vendor), then we strongly recommend that the deposit is paid by cleared funds e.g. Banker's Draft, Building Society Draft or Debit Card. The purchaser must notify the Auctioneer as early as possible of their intention to complete early in order that arrangements can be made to transfer the deposit monies held. The Auctioneers also reserve the right to pass on any charges levied from the bank to the purchaser for early transfer of monies.

20. Offers - We will not forward any offer to our Vendors, unless the offer is above the guide price and prospective purchasers have viewed the property (where applicable) and have perused the legal pack.

PROPERTY INSURANCE

Once the hammer falls at a Property Auction the purchaser becomes liable for the insurance of the property he has bought.

DEFINITION OF GUIDE PRICES

The guide price is an indication of the seller's reserve price and is given to assist prospective purchasers. It is usual, but not always the case, that a provisional reserve is agreed between the seller and the auctioneer at the start of marketing. The guide price can be adjusted by the seller at any time up to the day of the auction in light of the interest shown during the marketing period. The 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. Please note the reserve price will not exceed the top end of the guide price but the actual sale price can exceed the guide price. On occasions the sale price does exceed the guide price significantly.

AUCTION FEES

The purchase of any property may include associated fees not listed here. Any additional fees will be confirmed in the legal pack which can be downloaded from our website, www.sdlauctions.co.uk or to find out more about any additional fees associated with any property please call SDL Auctions on 0115 958 8702. Stamp Duty, Land Tax or Land and Buildings Transaction Tax may also apply in some circumstances. These costs will not be confirmed in the legal pack, it is up to the bidder to make their own enquiries via www.gov.uk/stamp-duty-land-tax or www.revenue.scot/land-buildings-transaction-tax.

DEFINITION OF RESERVE PRICE

The reserve price is 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.

CONDITION OF SALE

The Lots will, unless previously withdrawn, be sold subject to the Special and General Conditions of Sale which have been settled by the Vendors' Solicitors. These Conditions can usually be inspected during the usual office hours at the offices of the Vendor's Solicitors mentioned in these particulars during the five days (exclusive of Saturday and Sunday), immediately before and exclusive of the day of the Sale. Most auction packs may be viewed online, visit www.sdlauctions.co.uk The Conditions may also be inspected in the Sale Room at the time of the Sale, but they will NOT then be read. The Purchaser shall be deemed to bid on those terms, whether he shall have inspected the Conditions or not.

PROPERTY MISREPRESENTATION

The Agents for themselves and for the Vendors of these Lots, whose Agents they are, give notice that: These Particulars do not constitute any part of an offer, or a contract. All the statements contained in these particulars as to the Lots are made without responsibility and are not to be relied on as statements or representations of fact and they do not make or give any representations or warranty whatsoever in relation to these Lots. Any intending Purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these Particulars.

FREQUENTLY ASKED QUESTIONS

- Q. What order will the lots be offered in?**
A. The Lots are offered as listed in the catalogue (Yes we are asked this question frequently!)
- Q. Can I view the properties before the Auction?**
A. Yes, please contact the office or book onto the set viewing appointments online at www.sdlauctions.co.uk.
- Q. What is a reserve price?**
A. A reserve price is the price stipulated as the lowest acceptable by the vendor. This figure is confidential between the vendor and auctioneer.
- Q. Is the guide price the same as the reserve price?**
A. No, not always. The guide is an indication given by the Auctioneer. Where the guide price is a bracket figure, the reserve cannot exceed the top end of the bracket price. If the guide price is a single figure, then the reserve can be up to 10% in excess of this.
- Q. How do I register to bid at the auction?**
A. You must register on the day of the Auction at the auction venue, you will need 2 forms of original or certified identification (one photo and one proof of address) to register. To save you time on auction day, you can fill in the registration form within this catalogue and bring it with you on the day.
- Q. How long does it take to offer each lot?**
A. Each lot varies; there is no set amount of time per lot although it is generally approximately 2-3 minutes per lot.
- Q. If I am a successful bidder how much deposit do I have to pay?**
A. Normally 10% of the purchase price for an unconditional sale, however we do recommend checking the legal pack to confirm this as some lots vary. If the property is sold via the unconditional reservation fee method then a 5% deposit is payable. The deposits are subject to a minimum fee of £5,000.
- Q. How is the deposit payable?**
A. Either by banker's draft (made payable to "SDL Auctions") or debit card.
- Q. How much should I make my bank draft for?**
A. 10% of your maximum offer, if you purchase the property for less than your maximum offer, the full amount of monies will be used as your deposit i.e. more than 10% deposit paid and you will pay less on completion. If you purchase the property for slightly more than your intended maximum offer you can top your deposit up with a debit card.
- Q. If I am a successful purchaser when do I have to complete the purchase and pay the balance monies?**
A. The normal completion period is 20 business days after the sale, although you should inspect the legal pack to confirm this as some lots vary.
- Q. How can I view the legal pack and contract before the auction?**
A. These are available to view on our website and are uploaded as and when we receive them from the appointed solicitor. They can also be inspected on the day of the auction in the auction room.
- Q. If I am unable to attend the auction can I bid by proxy, telephone or internet?**
A. Yes, a proxy, telephone or internet bidding form is available within the catalogue or on our website. This form must be completed and returned to the Auctioneers along with a bank draft or building society draft for the deposit and buyers fee at least 48 hours prior to the Auction Sale for telephone and internet bids and 24 hours for proxy bids.
- Q. If I am unable to attend the Auction, can someone bid on my behalf?**
A. Yes, however they must bring with them 2 forms of original identification for you and for themselves, along with an authorisation letter from yourself. It must be noted that should you default, the bidder will be liable.
- Q. Can I make an offer prior to the Auction?**
A. Yes, some vendors will consider selling prior to the auction but only on the condition that an unconditional contract is exchanged before the auction with a cleared funds deposit.
- Q. How can I make this offer?**
A. Offers must be made in writing or by email to nottingham@sdlauctions.co.uk. Verbal offers will not be accepted. Offers may not be acknowledged, but you will be contacted within 7 days if your offer is accepted.
- Q. Can I have the property surveyed before the auction?**
A. Yes, your surveyor must contact us for access.
- Q. Do some lots not sell?**
A. Yes, if a reserve price is not reached the lot will not sell. We continue to market most unsold properties after the auction so you may still purchase these lots, however all post-auction sales are under auction terms.
- Q. Are there any further costs to pay in addition to the sale price?**
A. A buyers administration fee of £1074 inc VAT (see Important Notices in the catalogue) is payable on exchange to SDL Auctions if the lot is sold unconditionally. If a property is an unconditional reservation fee lot or conditional reservation fee lot then a reservation fee of 4.8% inc VAT or 4.2% inc VAT in London, (subject to a minimum fee of £6000 inc VAT) is payable (unless stated otherwise). The reservation fee does not contribute towards the purchase price. Any further additional costs, which are payable in addition to the purchase price will be included within the Special Conditions that are attached to the Contract. Therefore all prospective purchasers must inspect the legal packs and we strongly advise that all prospective purchasers request a legal representative to go through the pack for every lot that you may wish to bid on, in order to be made fully aware of any additional costs, if applicable.
- Q. Why is a reservation fee payable on some lots?**
A. A buyers reservation fee is payable by the buyer where a seller has opted to sell with no fees. However, as a result, a lower reserve price is usually agreed. The reservation fee does not contribute toward the purchase price. A buyers administration fee is not payable on these lots.
- Q. If I do not complete the sale are there any penalties?**
A. Yes, firstly you will lose your deposit and admin fee, furthermore the Vendor may sue you for the balance owed and any further losses caused.
- Q. Will I be able to get a mortgage on the property?**
A. Not all properties are suitable for mortgage security and we strongly recommend that you arrange for an independent survey to be carried out if you require mortgage finance.
- Q. How do I know whether the details given in the catalogue change or a property is withdrawn or sold prior?**
A. An addendum is available on our website (www.sdlauctions.co.uk) at all times and is updated regularly and is also available at the auction. Alternatively, you can register for our email alert service by emailing us on marketing@sdlauctions.co.uk It is essential that you see the addendum prior to bidding.
- Q. Can I go on the permanent mailing list to receive future auction catalogues?**
A. Yes, contact us by telephone (0115 958 8702) or by email (marketing@sdlauctions.co.uk)

PROOF OF IDENTITY & ADDRESS

All bidders and buyers must provide two forms of identification, one photographic and one proof of address in order to register and receive a bidding paddle.

**Original documents MUST be provided.
Photocopies are NOT acceptable.**

PHOTOGRAPHIC ID

- Current signed passport
- Current full UK/ EU driving licence*
- Resident Permit issued by the Home Office to EU Nationals
- Inland Revenue Tax Notification
- State Pension, Benefit Book or notification letter*

EVIDENCE OF ADDRESS

- Current full UK/ EU driving licence*
- Utility bill issued with the last 3 months
- Local Authority tax bill
- Bank, Building Society or Credit Union statement from a UK lender
- State Pension, Benefit Book or notification letter*

***These documents may be used as proof of identification or evidence of address but NOT both.**

WHAT ELSE DO I NEED TO BRING...

- **If I am bidding as an agent for the buyer?**
 - Written authority from the buyer stating they give you authority to bid on their behalf.
 - ID for the bidder and buyer
- **If there is more than one individual purchasing jointly?**
 - ID is required for each buyer.
- **If the provider of funds is different to the bidder or buyer?**
 - ID for the funds provider
 - ID for the bidder and buyer
- **If I am bidding for a Limited company or Limited Liability Partnership (LLP)?**
 - ID for the bidder
 - Certificate of incorporation
 - Proof of registered office address
- Full names of board of directors (unless company is listed on a regulated market)
- ID for shareholders holding more than 25% of share capital
- **If I am bidding for an unincorporated business or partnership?**
 - ID for the bidder
 - Written authority from the company that you have the authority to purchase on behalf of the company at the auction
 - Certificate of incorporation
- **If I am bidding for a Trust (or similar)?**
 - ID for the bidder
 - ID for each beneficial owner
 - ID relating to the settler of the trust
 - ID for each trustee

Ellie Murphy

Content Marketing Executive at SDL Auctions



I've worked for the SDL Group for just over a year, beginning my career as a Marketing Assistant. Last month, I was promoted to Content Marketing Executive where I create exciting social media posts and make sure the website is full of new content.



What is your business motto?

"Marketing is telling the world you're a rock star. Content Marketing is showing the world you are one."

What is the best quality of SDL Auctions, and how is it different to other auction businesses?

I think SDL Auctions is really invested in making things as easy as possible for the customer, whether that's through amazing customer service or investing in technological solutions to align processes as best as possible.

What is office life like for you and your team?

The marketing team are a really friendly bunch of people and I've definitely made some real friendships during my time at the company. There's always something to keep me on my toes and busy, but we all support each other to make sure we can do the best work that we possibly can.

What is your approach to work / life balance?

I've had jobs in the past where I haven't been able to switch off when I've got home which hasn't been fun, but I've not experienced that here. I know when I've done all I can do in a day, and don't dwell on the things I've not managed to quite get finished off - there's always tomorrow!

What is your approach to making contacts which are useful for the business?

There's a lot to be said for a friendly smile! Treat people as you'd like to be treated and you can't go far wrong.

Who has inspired you most in your business life, and why?

At university I was lucky enough to get a part-time position in the Kent Union marketing department where I worked alongside a great team of people, but in particular with Charlotte Thornton. I learnt a lot from her, not just professionally, but personally too and I owe a lot to her for that!

What is your proudest achievement in business?

A few months ago I took the lead on the launch of the new SDL Group website which was a really exciting experience.

What drives and motivates you?

Knowing that I've done a good job is often enough for me! It gives me that spark of inspiration to carry on doing what I'm doing and to a high standard.

If you hadn't been a Content Marketing Executive what would you do instead?

I think I'd definitely be doing something in the performing arts. I did a bit of stand-up comedy while at university, and I've also sang with a Big Band in the past, where I even got to perform at Disneyland Paris!

What time of day are you at your best, and why?

I'm not sure if I have a set time. If I had to choose though, it'd probably be late morning when I've had the time to settle into the day.

Do you use Facebook, Twitter or other social media?

I'm all over social media! Facebook, Twitter, LinkedIn, Instagram, Pinterest... the list goes on! I'm a recent convert to Pinterest and I've just moved house, so I have a board set up for inspiration! I also love Instagram and Twitter - I think they're really useful tools and us millennials get a bit of flack for being addicted to them, when in reality so is everyone else. Twitter especially is great for news updates - there're many stories I've found out about first via Twitter before it's broken anywhere else.

If you could have a coffee with anyone, who would it be, and what would be your choice?

I think it'd be hilarious to have a coffee with a comedian like Joe Lycett. His stand up always cracks me up, and his Instagram is fab.

How do you relax outside of work?

I find it really therapeutic to play music when I need to relax, either sitting and listening to a good album or having a bit of play on the old piano keys. I've played since I was really little, and even though I stopped having lessons when I was about 12, I've always carried it on and can bash out a few tunes. I also love the stereotypical things - a bit of retail therapy can't go amiss and there's always something good to watch on Netflix!

ORDER OF SALE & *GUIDE PRICES

All guide prices are subject to additional non-optional fees, including the buyers administration fee. Please see Important Notices in the catalogue for a definition of Auction Fees.

LOT 1.	21 Freda Avenue, Gedling, Nottingham	£45,000+
LOT 2.	31 Knighton Street, North Wingfield, Chesterfield	£30,000+
LOT 3.	36 Church Street West, Pinxton, Nottingham	£36,000+
LOT 4.	39 Mafeking Street, Sneinton, Nottingham	£65,000+
LOT 5.	30 Port Arthur Road, Sneinton, Nottingham	£55,000+
LOT 6.	103 Alderney Street, Nottingham	£50,000+
LOT 7.	2 King Street, Ilkeston, Derbyshire	£50,000+
LOT 8.	5 John Street, Ilkeston, Derbyshire	£55,000+
LOT 9.	7 Manvers Street, Netherfield, Nottingham	£65,000+
LOT 10.	10 Edgington Terrace, Nottingham	£72,000+
LOT 11.	8 St Peters Street, Radford, Nottingham	£75,000+
LOT 12.	5 Wilford Crescent West, The Meadows, Nottingham	£105,000+
LOT 13.	Land behind 145 Boxley Drive, West Bridgford, Nottingham	£20,000+
LOT 14.	Building Plot rear of 269 Southwell Road West, Mansfield, Nottinghamshire	£60,000+
LOT 15.	Land to Rear of 1-3 Woodside Place, Clay Cross, Chesterfield	£68,000+
LOT 16.	The Angel, 4 St Osyths Lane, Oundle, Peterborough	£250,000+
LOT 17.	The Royal Oak, Brookside, Scopwick, Lincolnshire	£230,000+
LOT 18.	30 Linden Terrace, Gainsborough	£32,000+
LOT 19.	8 Centenary Close, Butterwick, Boston	£105,000+
LOT 20.	2 Cannings Chalets, off Sea Bank Road, Chapel St. Leonards, Skegness, Lincolnshire	£63,000+
LOT 21.	39 Poplar Avenue, Kirkby In Ashfield, Nottinghamshire	£45,000+
LOT 22.	16 York Street, Sutton in Ashfield, Nottinghamshire	£45,000+
LOT 23.	24 Silk Street, Sutton in Ashfield, Nottinghamshire	£54,000+
LOT 24.	4 Layton Avenue, Mansfield	SOLD PRIOR
LOT 25.	Post Office, 225 Mansfield Road, Skegby, Sutton in Ashfield	£95,000+
LOT 26.	56-58 Patchwork Row, Shirebrook, Mansfield	£96,000+
LOT 27.	16 Market Place, Grantham	£87,000+
LOT 28.	20 & 22 High Street, Goldthorpe, Rotherham	£35,000+
LOT 29.	Development site at Old Mitre, Bursnips Road, Essington, Wolverhampton	£275,000+
LOT 30.	Site at Former Stanfield Nursery, Dollys Lane, Burslem, Stoke on Trent	£225,000+
LOT 31.	18 Turner Street, Stoke-On-Trent	£65,000+
LOT 32.	5 Cornwall Close, Brimington, Chesterfield	£47,500+
LOT 33.	50 Devon Drive, Brimington, Chesterfield	£47,500+
LOT 34.	64 Cornwall Drive, Brimington, Chesterfield	£47,500+
LOT 35.	165 Leyland Road, Burnley, Lancashire	£23,000+
LOT 36.	8 Dickson Street, Burnley, Lancashire	£41,000+
LOT 37.	186 Nottingham Road, Eastwood, Nottingham	£79,000+
LOT 38.	83a Princes Street, Eastwood, Nottingham	£155,000+
LOT 39.	43 Hardy Barn, Shipley, Heanor, Derbyshire	£195,000+
LOT 40.	2 Vernon Road, Kirkby in Ashfield, Nottingham	£105,000+
LOT 41.	46 Diamond Avenue, Kirkby in Ashfield, Nottingham	£122,000+
LOT 42.	60 Commercial Gate, Mansfield, Nottinghamshire	£135,000+
LOT 43.	37 Birrell Road, Forest Fields, Nottingham	£110,000+
LOT 44.	6 Barkstone Close, Balderton, Newark, Nottinghamshire	SOLD PRIOR
LOT 45.	26 Ripon Avenue, Wheatley, Doncaster, South Yorkshire	SOLD PRIOR
LOT 46.	15 College Street, Grantham, Lincolnshire	SOLD PRIOR

UNCONDITIONAL & CONDITIONAL AUCTIONS EXPLAINED

U Unconditional

Upon the fall of the hammer the buyer shall...

- Be legally bound to buy the property
- Pay a 10% deposit, subject to a minimum of £5,000 (this will contribute towards the purchase price)
- Pay a buyers administration fee of £1074 including VAT (unless an alternative administration fee has been quoted in the important notices to bidders at the front of the catalogue)
- Please note additional charges may apply and these will be included in the special conditions of sale, which are available in the legal pack
- Exchange contracts on the fall of the hammer and sign the special conditions of sale held with the auctioneer or solicitor
- Complete the purchase within 28 days (unless an alternative date has been specified in the special conditions of sale)

Please note all lots in this catalogue are being sold subject to unconditional terms unless otherwise stated (and showing the UR or CR icon).

UR Unconditional Reservation Fee

Upon the fall of the hammer the buyer shall...

- Be legally bound to buy the property
- Pay a 5% deposit, subject to a minimum of £5,000 (this will contribute towards the purchase price)
- Pay a reservation fee of 4.8% including VAT or 4.2% including VAT in London, subject to a minimum of £6,000 including VAT. The reservation fee does not contribute towards the purchase price.
- Exchange contracts on the fall of the hammer and sign the special conditions of sale held with the auctioneer or solicitor
- Complete the purchase within 28 days (unless an alternative date has been specified in the special conditions of sale)

CR Conditional Reservation Fee

Upon the fall of the hammer the buyer shall...

- Pay a reservation fee of 4.8% including VAT or 4.2% including VAT in London, subject to a minimum of £6,000 including VAT. The reservation fee does not contribute towards the purchase price.
- Sign the reservation contract with the auctioneer
- Exchange contracts within 28 days
- Complete the purchase within an additional 28 days of the exchange (unless an alternative date has been specified in the reservation contract)

*The reservation fee represents a different set of charges to the regular auction lots. A reservation fee is payable by the buyer where a seller has opted to sell with no fees. However, as a result, a lower reserve price is usually agreed. The reservation fee does not contribute toward the purchase price.

Please ensure you understand the difference between conditional and unconditional auctions (and which type of auction you are bidding on), the associated costs and your legal obligation. If you are unsure or have any questions please contact one of our auction specialists or speak to a member of staff on the day before bidding.

Please note ALL fees and deposits are non-refundable

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— GRAHAM PENNY —

DEPOSITS

Important Information

All properties are subject to a 10% deposit* (subject to a £5000 minimum deposit) which is payable on the exchange of contracts.

Deposits can be paid by debit card or bankers draft.

There is also a buyers administration fee or reservation fee to pay on exchange. An explanation of additional fees can be found overleaf.

*Unless stated otherwise in the legal pack.

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by debit card.

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A GUIDE TO ADDITIONAL FEES

Important notice relating to fees, costs and charges payable by the buyer in addition to the purchase price

BUYERS ADMINISTRATION FEE

All buyers will be required to pay a Buyers Administration Fee of £1074 inc VAT (unless otherwise stated in the important notices or where a reservation fee is applicable) payable on each lot purchased whether purchasing prior, during or after the auction.

ADDITIONAL FEES, COSTS AND CHARGES

In addition to the purchase price, buyers may be required to pay additional fees, costs and charges. These may include, but are not limited to, Value Added Tax (VAT), Stamp Duty, ground rents, rent arrears/apportionment of rent, outstanding service charges, sellers search costs/disbursements, reimbursements of sellers solicitors, auctioneer costs or reservation fees. All prospective buyers are advised to inspect the legal documents including the contract and special conditions and seek their own independent legal advice as to the full cost of purchasing a specific property.

All bidders are assumed to have inspected the legal packs available on our website – www.sdlauctions.co.uk – and in the auction room prior to bidding and are fully aware of all terms and conditions including any fees, costs, charges, completion dates and other relevant matters which may be applicable, once they have successfully purchased the property.

FOR FURTHER INFORMATION

If you have any questions about a lot you would like to bid on, please contact the team on 0115 958 8702 or email at nottingham@sdlauctions.co.uk

LOT 1

21 FREDA AVENUE, GEDLING, NOTTINGHAM NG4 4FY

TWO BEDROOMED DETACHED BUNGALOW REQUIRING A FULL SCHEME OF MODERNISATION, UPGRADING AND IMPROVEMENT

PROPERTY DESCRIPTION:

The property is in a poor state of repair, however is situated within the highly regarded residential location of Gedling. Excellent builder/investment purchase.

NOTE:

No offers will be considered prior to auction.

The property is being sold as seen and will not be cleared prior to completion. Whichever items of furniture or effects remaining on completion form part of the sale.

ACCOMMODATION:

Ground Floor: Entrance Hallway, Lounge, Kitchen, Two Bedrooms, Bathroom

Outside: Front Garden, Rear Garden

ENERGY EFFICIENCY RATING: G

TENURE: Freehold

VACANT POSSESSION UPON COMPLETION

VIEWING:

Strictly by appointment only. By arrangement with the auctioneers - 0115 958 8702

***GUIDE PRICE £45,000+ (plus fees)**



LOT 2

31 KNIGHTON STREET, NORTH WINGFIELD, CHESTERFIELD S42 5JA

TWO DOUBLE BEDROOMED MID TERRACED HOUSE REQUIRING REFURBISHMENT AND IMPROVEMENT

PROPERTY DESCRIPTION:

Benefiting from gas central heating and double glazing. The property is in a poor state of repair, however is situated within this popular residential location and is not overlooked to the rear.

Note: The property is being sold as seen and will not be cleared prior to completion. Whichever items of furniture or effects remaining on completion form part of the sale.

ACCOMMODATION:

Ground Floor: Lounge, Sitting Room, Walk-in Pantry, Kitchen

First Floor: Landing, Two Bedrooms, Bathroom

Outside: Front Yard, Rear Garden

ENERGY EFFICIENCY RATING: F

TENURE: Freehold

VACANT POSSESSION UPON COMPLETION

VIEWING:

Viewings can be booked online at www.sdlauctions.co.uk

***GUIDE PRICE £30,000+ (plus fees)**



If you can't make the auction room, you can bid on the telephone, by proxy or online.

See the form at the back of this catalogue.

LOT 3

36 CHURCH STREET WEST, PINXTON, NOTTINGHAM NG16 6NB

THREE BEDROOMED TERRACED HOUSE REQUIRING IMPROVEMENT

PROPERTY DESCRIPTION:

Benefiting from gas central heating and double glazing. Situated within this popular residential within easy reach of local amenities, A38, and Junction 28 of the M1 motorway.

ACCOMMODATION:

Ground Floor: Lounge/Diner, Kitchen, Bathroom
First Floor: Passaged Landing, Three Bedrooms
Outside: Small Rear Garden

ENERGY EFFICIENCY RATING: E

TENURE: Freehold

VACANT POSSESSION UPON COMPLETION

VIEWING:

Viewings can be booked online at www.sdlauctions.co.uk

***GUIDE PRICE £36,000+ (plus fees)**



LOT 4

39 MAFEKING STREET, SNEINTON, NOTTINGHAM NG2 4AW

THREE BEDROOMED VICTORIAN MID TERRACED PROPERTY IN POPULAR RESIDENTIAL LOCATION

PROPERTY DESCRIPTION:

Situated close to a wide range of local amenities and is within easy reach of Nottingham city centre and excellent transport links. The property is in need of upgrading and improvement, however benefits from gas central heating, part double glazing.

ACCOMMODATION:

Ground Floor: Lounge, Sitting Room, Kitchen, Rear Lobby, Bathroom
First Floor: Landing, Three Bedrooms
Outside: Rear Yard

ENERGY EFFICIENCY RATING: F

TENURE: Freehold

VACANT POSSESSION UPON COMPLETION

VIEWING:

Viewings can be booked online at www.sdlauctions.co.uk

***GUIDE PRICE £65,000+ (plus fees)**



LOT 5

30 PORT ARTHUR ROAD, SNEINTON, NOTTINGHAM NG2 4GB

TWO BEDROOMED VICTORIAN TERRACED HOUSE IN REASONABLE CONDITION BENEFITING FROM GAS CENTRAL HEATING AND DOUBLE GLAZING

PROPERTY DESCRIPTION:

Believed to be previously let at £475pcm. Situated close to a wide range of amenities close by in Sneinton Dale and having excellent access to Nottingham city centre. Suitable for a first time buyer or buy to let investor, subject to the necessary energy performance improvements.

ACCOMMODATION:

Ground Floor: Lounge, Sitting Room, Kitchen
First Floor: Landing, Two Bedrooms, Bathroom
Outside: Enclosed Rear Garden

ENERGY EFFICIENCY RATING: F

TENURE: Freehold

VACANT POSSESSION UPON COMPLETION

VIEWING:

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LOT 6

103 ALDERNEY STREET, NOTTINGHAM NG7 1HD

A FIRST FLOOR STUDIO APARTMENT

PROPERTY DESCRIPTION:

Situated in a superb location close to the Queens Medical Centre, the University of Nottingham and with easy access to Nottingham city centre. Excellent investment opportunity with potential rental income circa £5100 per annum.

ACCOMMODATION:

First Floor: Living Area/Bedroom, Bathroom
Outside: Communal Landscaped Gardens and Lake, Single Garage, Communal Residents Parking

ENERGY EFFICIENCY RATING: C

TENURE: Leasehold. We believe there is approximately 64 years remaining.

VACANT POSSESSION UPON COMPLETION

VIEWING:

Viewings can be booked online at www.sdlauctions.co.uk

***GUIDE PRICE £50,000+ (plus fees)**



LOT 7

2 KING STREET, ILKESTON, DERBYSHIRE DE7 8GJ

AN EXCELLENT INVESTMENT OPPORTUNITY TO ACQUIRE A TWO BEDROOMED MID TERRACED PROPERTY

PROPERTY DESCRIPTION:

The living accommodation has the benefit of sealed unit upvc double glazing and gas central heating. The property is situated in an established and convenient location with excellent road network connections and easy access to Ilkeston town centre, which has a superb range of amenities and is well positioned for the M1 motorway, the cities of Derby and Nottingham.

ACCOMMODATION:

Ground Floor: Lounge, Kitchen Diner, Walk-in Store Room
First Floor: Landing, Two Bedrooms, Shower Room
Outside: Rear Garden

ENERGY EFFICIENCY RATING: E

TENURE: Freehold

VACANT POSSESSION UPON COMPLETION

VIEWING:

Viewings can be booked online at www.sdlauctions.co.uk

***GUIDE PRICE £50,000+ (plus fees)**



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LOT 8

5 JOHN STREET, ILKESTON, DERBYSHIRE DE7 8GL

TRADITIONAL TWO BEDROOMED TERRACED HOUSE IN REASONABLE CONDITION

PROPERTY DESCRIPTION:

Benefiting from gas central heating and double glazing. The property is ideally suited for the first time buyer/investment purchase and can command a rental figure somewhere in the region of £450 per calendar month, subject to the necessary energy performance improvements.

ACCOMMODATION:

Ground Floor: Lounge/Dining Room, Kitchen
First Floor: Two Bedrooms, Bathroom
Outside: Rear Garden

ENERGY EFFICIENCY RATING: F

TENURE: Freehold

VACANT POSSESSION UPON COMPLETION

VIEWING:

Viewings can be booked online at www.sdlauctions.co.uk



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LOT 9

7 MANVERS STREET, NETHERFIELD, NOTTINGHAM NG4 2HL

THREE BEDROOMED TERRACED HOUSE IN A POPULAR RESIDENTIAL LOCATION

PROPERTY DESCRIPTION:

Situated close to a wide range of amenities and excellent transport links. The property requires upgrading and improvement, however benefits from gas central heating and upvc double glazing.

ACCOMMODATION:

Ground Floor: Lounge, Kitchen, Rear Lobby, Bathroom
First Floor: Landing, Three Bedrooms
Outside: Rear Yard

ENERGY EFFICIENCY RATING: E

TENURE: Freehold

VACANT POSSESSION UPON COMPLETION

VIEWING:

Viewings can be booked online at www.sdlauctions.co.uk

***GUIDE PRICE £65,000+ (plus fees)**



LOT 10

10 EDGINGTON TERRACE, NOTTINGHAM NG3 2LJ

A THREE BEDROOM END TERRACED PROPERTY WITH GAS CENTRAL HEATING AND DOUBLE GLAZING

PROPERTY DESCRIPTION:

Situated close to amenities including schools and transport links into the City Centre. We have been informed by the vendor that the property was previously tenanted achieving £550pcm (£6,600 per annum).

ACCOMMODATION:

Ground Floor: Entrance Porch, Lounge, Dining Room, Kitchen, Bathroom
First Floor: Landing, Two Bedrooms
Second Floor: Bedroom Three
Outside: Front Yard, Rear Yard

ENERGY EFFICIENCY RATING: E

TENURE: Freehold

VACANT POSSESSION UPON COMPLETION

VIEWING:

Viewings can be booked online at www.sdlauctions.co.uk

***GUIDE PRICE £72,000+ (plus fees)**



LOT 11

8 ST PETERS STREET, RADFORD, NOTTINGHAM NG7 3FF

SEMI DETACHED PROPERTY SPLIT INTO TWO SELF CONTAINED FLATS

PROPERTY DESCRIPTION:

Situated within easy reach of Nottingham city centre currently let and believed to be generating an overall monthly rental of £800.

ACCOMMODATION:

The auctioneers have not inspected the property but believe it to comprise:
Ground Floor: Lounge, Bedroom, Bathroom
First Floor: Lounge, Bedroom, Bathroom
Outside: Rear Garden

ENERGY EFFICIENCY RATING: E

TENURE: See Legal Pack

SUBJECT TO TENANCY

VIEWING:

Viewings can be booked online at www.sdlauctions.co.uk

***GUIDE PRICE £75,000+ (plus fees)**



LOT 12

5 WILFORD CRESCENT WEST, THE MEADOWS, NOTTINGHAM NG2 2EZ

THREE STOREY FOUR BEDROOMED SEMI DETACHED HOUSE REQUIRING UPGRADING

PROPERTY DESCRIPTION:

Situated within this popular location within easy reach of Nottingham city centre. The property requires upgrading and modernisation, however benefits from gas central heating and part upvc double glazing.

ACCOMMODATION:

Ground Floor: Entrance Hallway, Front Lounge, Sitting/Dining Room, Bathroom, Kitchen
First Floor: Landing, Two Bedrooms
Second Floor: Two Bedrooms, Shower Room
Outside: Enclosed Rear Garden

ENERGY EFFICIENCY RATING: E

TENURE: Freehold

VACANT POSSESSION UPON COMPLETION

VIEWING:

Viewings can be booked online at www.sdlauctions.co.uk

***GUIDE PRICE £105,000+ (plus fees)**



LOT 13

LAND BEHIND 145 BOXLEY DRIVE, WEST BRIDGFORD, NOTTINGHAM NG2 7GN

UNIQUE OPPORTUNITY TO ACQUIRE A SMALL PARCEL OF LAND SITUATED WITHIN THIS HIGHLY REGARDED RESIDENTIAL LOCATION

DESCRIPTION:

The plot represents an excellent opportunity which may in the future have development potential subject to the appropriate planning consents. Situated close to West Bridgford town centre which offers a fantastic range of amenities and benefits from good transport links and easy access to Nottingham city centre. Please note there is no road access. We have been informed there is access via a footpath off Boxley Drive & Walcote Drive.

TENURE: Freehold

VACANT POSSESSION UPON COMPLETION

VIEWING:

Viewings can be booked online at www.sdlauctions.co.uk

***GUIDE PRICE £20,000+ (plus fees)**



LOT 14

BUILDING PLOT REAR OF 269 SOUTHWELL ROAD WEST, MANSFIELD, NOTTINGHAMSHIRE NG18 4LA

SUPERB OPPORTUNITY TO ACQUIRE A BUILDING PLOT IN THIS HIGHLY REGARDED RESIDENTIAL LOCATION

DESCRIPTION:

Situated close to a wide range of amenities and excellent transport links. The development site has planning permission granted by Mansfield District Council under reference 2017/0415/FUL for a two bedroomed detached bungalow.

TENURE: Freehold

VACANT POSSESSION UPON COMPLETION

VIEWING:

Viewings can be booked online at www.sdlauctions.co.uk

***GUIDE PRICE £60,000+ (plus fees)**



LOT 15

LAND TO REAR OF 1-3 WOODSIDE PLACE, CLAY CROSS, CHESTERFIELD \$45 9PW

EXCELLENT OPPORTUNITY TO ACQUIRE A RESIDENTIAL DEVELOPMENT SITE WITH FULL PLANNING CONSENT FOR THREE DWELLINGS

PROPERTY DESCRIPTION:

Situated in the popular town of Clay Cross and lies under a mile from the main amenities and shops in the town centre. Conveniently located for easy access to the M1, Chesterfield and Alfreton. Planning Details: Planning permission was granted on 22nd March 2018 by North East Derbyshire District Council under Planning Ref: 17/01222/FL

ACCOMMODATION:

If built in accordance with the planning consents the accommodation would comprise:

2 x Two Bedroomed Properties:

Ground Floor: Lounge/Diner, Kitchen, Wc

First Floor: Two Bedrooms, Bathroom

Outside: Driveway, Rear Gardens

Three Bedroomed Property:

Ground Floor: Entrance Hall, Wc, Lounge, Kitchen/Diner

First Floor: Master Bedroom/En-suite, Two Further Bedrooms, Bathroom

Outside: Detached Garage, Driveway, Rear Garden

TENURE: Freehold

VACANT POSSESSION UPON COMPLETION

VIEWING:

Viewings can be booked online at www.sdlauctions.co.uk

***GUIDE PRICE £68,000+ (plus fees)**



LOT 16

THE ANGEL, 4 ST OSYTHS LANE, OUNDLE, PETERBOROUGH PE8 4BG

A CHARACTER GRADE II LISTED PUB SITUATED IN THE HISTORIC MARKET TOWN OF OUNDLE

PROPERTY DESCRIPTION:

Benefiting from three bedroomed living accommodation above. The property retains many character features and has a traditional feel. We believe the property is predominately stone built with part brick/rendered construction to rear. The pub occupies a prominent position in the town and leads off from the main street/market area within easy walking distance of the rest of the town. Oundle is just a few miles from the A1 and other road networks providing easy access to Peterborough, Corby and Market Harborough.

ACCOMMODATION:

The auctioneers have not inspected the property but believe it to comprise:

Ground Floor: Bar Area, Trade Kitchen, Wc, Cellar Access

First Floor: Lounge Area, Kitchen, Two Bedrooms, Bathroom, Attic Room

Outside: Enclosed Patio

ENERGY EFFICIENCY RATING: D

TENURE: Freehold

VACANT POSSESSION UPON COMPLETION

VIEWING:

Viewings can be booked online at www.sdlauctions.co.uk

***GUIDE PRICE £250,000+ (plus fees)**



LOT 17

THE ROYAL OAK, BROOKSIDE, SCOPWICK, LINCOLNSHIRE LN4 3PA

A GRADE II LISTED PUBLIC HOUSE IN THE HEART OF A QUIET AND POPULAR RURAL VILLAGE

PROPERTY DESCRIPTION:

The premises would suit its continued use as a Public House but may suit conversion to a residential dwelling subject to obtaining the necessary consents. Scopwick is located approximately 10 miles to the South of Lincoln and 10 miles to the North of Sleaford. The property itself is located on Brookside, at the junction of the main B1188 road.

Internally the premises comprise a bar servery with further lounge/snug and catering kitchen to the ground floor. The premises further benefit from owner's accommodation which consists of 3 bedrooms and family bathroom on the first floor.

ACCOMMODATION:

Ground Floor: Main Bar Area, Bar Servery, Lounge/Snug, Kitchen, Cold Store/Cellar

First Floor: Three Bedrooms, Bathroom

Outside: Parking to Front, Enclosed Rear Carpark

ENERGY EFFICIENCY RATING: D

TENURE: Freehold

VACANT POSSESSION UPON COMPLETION

VIEWING:

Viewings can be booked online at www.sdlauctions.co.uk

***GUIDE PRICE £230,000+ (plus fees)**



LOT 18

30 LINDEN TERRACE, GAINSBOROUGH DN21 1JQ

TWO BEDROOMED TERRACED PROPERTY WITH ATTIC ROOM

PROPERTY DESCRIPTION:

In need of modernisation and improvement. The property is ideally positioned within walking distance of Gainsborough town centre.

ACCOMMODATION:

The auctioneers have not inspected the property but believe it to comprise:

Ground Floor: Rear Porch, Bathroom, Lounge, Kitchen, Utility Room

First Floor: Two Bedrooms

Second Floor: Attic Room

Outside: Rear Yard

ENERGY EFFICIENCY RATING: E

TENURE: Freehold

VACANT POSSESSION UPON COMPLETION

VIEWING:

Viewings can be booked online at www.sdlauctions.co.uk

***GUIDE PRICE £32,000+ (plus fees)**



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LOT 19

8 CENTENARY CLOSE, BUTTERWICK, BOSTON PE22 0JX

THREE BEDROOMED SEMI DETACHED HOUSE REQUIRING UPGRADING IN A SOUGHT AFTER VILLAGE

PROPERTY DESCRIPTION:

Benefiting from gas central heating and double glazing, integral garage, off road parking to front and gardens to rear.

ACCOMMODATION:

Ground Floor: Entrance Hall, Lounge Diner, Conservatory, Kitchen
First Floor: Landing, Three Bedrooms, Bathroom
Outside: Integral Garage, Front Garden, Rear Garden

ENERGY EFFICIENCY RATING: TBC

TENURE: Freehold

VACANT POSSESSION UPON COMPLETION

VIEWING:

Viewings can be booked online at www.sdlauctions.co.uk

***GUIDE PRICE £105,000+ (plus fees)**



LOT 20

2 CANNINGS CHALETs, OFF SEA BANK ROAD, CHAPEL ST. LEONARDS, SKEGNESS, LINCOLNSHIRE PE24 5TA

A TWO BEDROOMED DETACHED BUNGALOW

PROPERTY DESCRIPTION:

Detached bungalow with two double bedrooms, ideally located in the popular East Coast village resort of Chapel St. Leonards. The bungalow is situated within a one minute walk to the beach and easy walking distance of local facilities. The bungalow is in need of improvement and some upgrading and offers an ideal investment opportunity for a residential or holiday home.

ACCOMMODATION:

The auctioneers have not inspected the property but believe it to comprise:
Ground Floor: Lounge, Kitchen, Two Bedrooms, Bathroom
Outside: Yard, Parking

ENERGY EFFICIENCY RATING: F

TENURE: Freehold

VACANT POSSESSION UPON COMPLETION

VIEWING:

Viewings can be booked online at www.sdlauctions.co.uk

***GUIDE PRICE £63,000+ (plus fees)**



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LOT 21

39 POPLAR AVENUE, KIRKBY IN ASHFIELD, NOTTINGHAMSHIRE NG17 7HH

THREE BEDROOMED TERRACED HOUSE

PROPERTY DESCRIPTION:

Of non-standard construction, benefiting from gas central heating and upvc double glazing. We believe the property is currently let at £400pcm.

ACCOMMODATION:

The auctioneers have not inspected the property but believe it to comprise:

Ground Floor: Entrance Hall, Lounge, Kitchen
First Floor: Landing, Three Bedrooms, Shower Room
Outside: Driveway, Enclosed Rear Garden

ENERGY EFFICIENCY RATING: C

TENURE: Freehold

SUBJECT TO TENANCY

VIEWING:

Viewings can be booked online at www.sdlauctions.co.uk

***GUIDE PRICE £45,000+ (plus fees)**



LOT 22

16 YORK STREET, SUTTON IN ASHFIELD, NOTTINGHAMSHIRE NG17 2AG

THREE BEDROOMED MID TERRACED PROPERTY

PROPERTY DESCRIPTION:

Benefiting from gas central heating and majority double glazing, situated in a convenient location for local amenities and with easy access to the M1 motorway and major road networks giving access to Mansfield, Nottingham and Derby. Ideal investment opportunity.

ACCOMMODATION:

Ground Floor: Lounge, Small Lobby Area, Kitchen, Further Small Lobby Area, Bathroom
First Floor: Two Bedrooms
Second Floor: Bedroom Three
Outside: Rear Garden

ENERGY EFFICIENCY RATING: TBC

TENURE: Freehold

VACANT POSSESSION UPON COMPLETION

VIEWING:

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LOT 23

24 SILK STREET, SUTTON IN ASHFIELD, NOTTINGHAM NG17 5AD

A THREE STOREY, THREE BEDROOMED TERRACED PROPERTY READY FOR IMMEDIATE OCCUPATION EITHER AS OWNERS OR FOR THE RENTAL MARKET

PROPERTY DESCRIPTION:

The accommodation includes gas central heating (boiler fitted in 2018 and comes with a 7 year warranty), upvc double glazing, updated wiring (last inspected 2017) and new carpets/floor coverings in most rooms. Recent loft insulation, new roof installed two years ago and niceic certificate. Electrically backed smoke detector system on all three floors.

The ground floor is a lounge, inner lobby with access to a cellar, separate dining room and fitted kitchen with built-in oven and hob. To the first floor there are two double bedrooms, bathroom with three piece white suite and an attic bedroom to the second floor. Outside there is an enclosed garden to the rear with lawn and decking.

ACCOMMODATION:

Ground Floor: Lounge, Lobby, Dining Room, Kitchen
First Floor: Two Bedrooms, Bathroom
Second Floor: Attic Bedroom
Outside: Enclosed Rear Garden

ENERGY EFFICIENCY RATING: E

TENURE: Freehold

VACANT POSSESSION UPON COMPLETION

VIEWING:

Viewings can be booked online at www.sdlauctions.co.uk

***GUIDE PRICE £54,000+ (plus fees)**



LOT 24

4 LAYTON AVENUE, MANSFIELD NG18 5PL

EXCELLENT OPPORTUNITY TO ACQUIRE A LARGE DETACHED PROPERTY WITH FULL PLANNING CONSENT TO CONVERT INTO FIVE SELF-CONTAINED ONE BEDROOMED FLATS

PROPERTY DESCRIPTION:

The premises were formerly used as offices on the ground floor with three existing flats on the first and second floors. The opportunity is to retain and refurbish the existing three flats and create two further flats with small extensions providing improved accommodation on the ground floor.

Planning Details: Planning permission was granted by Mansfield District Council planning department under ref: 2017/0727/COU

ACCOMMODATION:

Ground Floor: Reception Area, Two Offices, Small Fitted Kitchen, Wc, Additional Store
First Floor: Flat One: Hallway, Lounge, Kitchen, Bedroom, Bathroom
Flat Two: Hallway, Lounge, Kitchen, Bedroom with En-suite
Second Floor: Attic Store Room
Outside: Rear Garden

ENERGY EFFICIENCY RATING: D, C & D

TENURE: Freehold

VACANT POSSESSION UPON COMPLETION

VIEWING:

Viewings can be booked online at www.sdlauctions.co.uk

***GUIDE PRICE £135,000+ (plus fees)**



**A MIXED USE PROPERTY COMPRISING A RETAIL UNIT WITH THREE BEDROOMED LIVING ACCOMMODATION****PROPERTY DESCRIPTION:**

Benefiting from gas central heating and double glazing. The property is situated in a prime area offering major road links and many local amenities. We believe the property could achieve a rental income of circa £10,000 per annum, subject to the necessary energy performance improvements.

ACCOMMODATION:

The auctioneers have not inspected the property but believe it to comprise:

Ground Floor: Retail Sales Shop, Store, Lounge, Kitchen, Lobby

First Floor: Two Bedrooms, Bathroom

Second Floor: Bedroom

Outside: Rear Garden, Wc, Store

ENERGY EFFICIENCY RATING: F

TENURE: Freehold

VACANT POSSESSION UPON COMPLETION**VIEWING:**

Viewings can be booked online at www.sdlauctions.co.uk

***GUIDE PRICE £95,000+ (plus fees)**



LOT 26

56-58 PATCHWORK ROW, SHIREBROOK, MANSFIELD NG20 8AL

THREE STOREY FORMER RESTAURANT WITH FULL PLANNING CONSENT TO CONVERT INTO SEVEN SELF-CONTAINED APARTMENTS

PROPERTY DESCRIPTION:

We believe the GIA to be 211 sq metres (2271sq ft) with planning consent for four x two bed and three x one bed apartments. The property fronts Patchwork Row which is a mix of retail and residential located on the edge of Shirebrook town centre close to the main shops and amenities.

Planning details: Planning permission was granted by Bolsover District Council in January 2018 under reference: 17/00617/FUL

ACCOMMODATION:

The auctioneers have not had the opportunity to inspect the current accommodation but believe it to comprise:

Ground Floor: Two Roller Shutters, Two Entrance Doors, Reception/Waiting Area, Wc and Disabled Wc, Seating Area, Kitchen, Store, Function Room

First Floor: Four Storage Rooms, Wc

Second Floor: Two Store Rooms

Outside: Side Yard, Rear Yard

ENERGY EFFICIENCY RATING: E

TENURE: Freehold

VACANT POSSESSION UPON COMPLETION

VIEWING:

Viewings can be booked online at www.sdlauctions.co.uk

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LOT 27

16 MARKET PLACE, GRANTHAM NG31 6LJ

THREE STOREY PREMISES SITUATED IN A PROMINENT POSITION OVERLOOKING THE MARKET PLACE IN GRANTHAM TOWN CENTRE

PROPERTY DESCRIPTION:

Comprising a ground floor retail unit with ancillary accommodation above which would suit conversion back to residential accommodation, subject to any necessary planning consents required. The first and second floor accommodation is currently accessed internally via a stairwell to the rear of the ground floor retail unit.

ACCOMMODATION:

Ground Floor: Retail Area, Cellar
First Floor: Two Rooms
Second Floor: Two Rooms, Wc

ENERGY EFFICIENCY RATING: E

TENURE: Freehold

VACANT POSSESSION UPON COMPLETION

VIEWING:

Viewings can be booked online at www.sdlauctions.co.uk



***GUIDE PRICE £87,000+ (plus fees)**

LOT 28

20 & 22 HIGH STREET, GOLDTHORPE, ROTHERHAM S63 9LR

INVESTMENT OPPORTUNITY COMPRISING TWO GROUND FLOOR RETAIL UNITS

PROPERTY DESCRIPTION:

We believe 20 High Street has been previously let at £4,740 per annum and 22 High Street is currently let on a 3 year lease from 12 May 2017 at £4,500 per annum. Situated within a busy parade of shops, convenient for passing trade, all local amenities and close to major road networks including the M1 and A1. Ideal investment opportunity subject to the necessary energy performance improvements.

ACCOMMODATION:

The auctioneers have not inspected the property but believe it to comprise:
20 High Street: A retail unit measuring approximately 382 sq ft
22 High Street: A retail unit measuring approximately 372 sq ft

ENERGY EFFICIENCY RATING: D & G

TENURE: Leasehold. 125 years from the completion date at £25.00 per annum. Please see legal pack.

PART LET/PART VACANT

VIEWING:

Viewings can be booked online at www.sdlauctions.co.uk



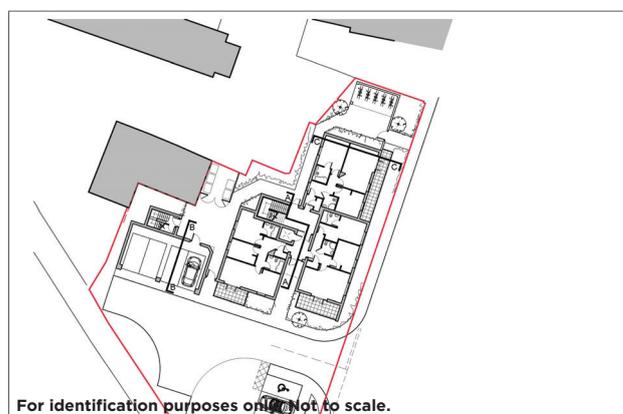
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For identification purposes only. Not to scale.

RESIDENTIAL DEVELOPMENT OPPORTUNITY WITH PLANNING PERMISSION FOR THE DEMOLITION OF THE EXISTING BUILDING AND THE ERECTION OF 9 TWO BEDROOMED APARTMENTS

PROPERTY DESCRIPTION:

A former Public House situated on a site measuring approximately 0.94 acres. The accommodation currently comprises bar/restaurant, wc facilities, catering kitchen and office. Private three bedroomed living accommodation with large lounge, kitchen, utility room and bathroom. Outside there is access to the cellar, conservatory area, enclosed patio, garden area and car park. Extra car parking available across the road. Situated half a mile from the popular village of Essington. It lies a short distance from the M6 motorway, which is easily accessed by the A462 at junction 11.

Planning Details: Planning permission was granted by South Staffordshire District Council on 19 July 2018 under planning reference: 18/00107/FUL. We believe the property could be suitable for a variety of alternative uses, subject to obtaining the appropriate planning permissions.

ACCOMMODATION:

If built in accordance with the existing planning permission, the accommodation would comprise:
Each Flat: Lounge, Kitchen, Two Bedrooms, Bathroom
Outside: Parking, Cycle and Bin Storage.

ENERGY EFFICIENCY RATING: N/A

TENURE: Freehold

VACANT POSSESSION UPON COMPLETION

VIEWING:

Direct on site.

*** GUIDE PRICE £275,000+ (plus fees)**



LOT 30

SITE AT FORMER STANFIELD NURSERY, DOLLYS LANE, BURSLEM, STOKE ON TRENT ST6 7AW

A FORMER CHILDREN'S DAY NURSERY WITH PLANNING CONSENT FOR A 40 BED CARE HOME

PROPERTY DESCRIPTION:

The site is situated in Burslem within close proximity to the North Stafford Railway Station

Planning details: Planning permission was granted on 4th March 2016 by City of Stoke on Trent Council under reference: 58354/FUL for the demolition of the former nursery and the erection of a three storey care home. The vendor also has plans drawn up for a residential development to include seven dwellings. Further enquiries should be made to City of Stoke on Trent Council.

ACCOMMODATION:

If built in accordance with the current planning permission the accommodation would comprise:
Ground Floor: 10 Single Bedrooms, Lounge/Diner, Cinema Room, Hair Dressing Salon and Spa, Treatment Room, Kitchen, Laundry Room
First Floor: 18 Single Bedrooms, Lounge, Storage
Second Floor: 12 Single Rooms, Lounge, Training Room, Storage
Outside: Secure Courtyard Garden, Two Garden Areas, 12 Parking Spaces

ENERGY EFFICIENCY RATING: C

TENURE: Freehold

VACANT POSSESSION UPON COMPLETION

VIEWING:

Viewings can be booked online at www.sdlauctions.co.uk

***GUIDE PRICE £225,000+ (plus fees)**



LOT 31

18 TURNER STREET, STOKE-ON-TRENT ST1 2NF

A TWO BEDROOMED END TERRACED PROPERTY

PROPERTY DESCRIPTION:

The property benefits from gas central heating and is situated in a sought after location, close to Hanley City Centre and major road networks. Viewing highly recommended.

ACCOMMODATION:

The auctioneers have not inspected the property but believe it to comprise:
Ground Floor: Sitting Room, Living Room, Kitchen, Rear Lobby
First Floor: Two Bedrooms, Bathroom
Outside: Rear Yard

ENERGY EFFICIENCY RATING: E

TENURE: Freehold

VACANT POSSESSION UPON COMPLETION

VIEWING:

Viewings can be booked online at www.sdlauctions.co.uk

***GUIDE PRICE £65,000+ (plus fees)**



LOT 32

5 CORNWALL CLOSE, BRIMMINGTON, CHESTERFIELD S43 1EG

FOUR BEDROOMED MID TERRACED HOUSE REQUIRING A SCHEME OF IMPROVEMENT WITH EASY ACCESS TO CHESTERFIELD AND THE M1

PROPERTY DESCRIPTION:

An excellent buy to let investment opportunity to acquire a spacious four bedroomed mid terrace house, requiring a scheme of improvement and upgrading. The property is situated within the context of an established residential location with easy access to the famous market town of Chesterfield and the M1 motorway.

ACCOMMODATION:

Ground Floor: Entrance Hall, Front Sitting Room, Kitchen Diner, Pantry, Rear Lobby, Guest Cloakroom
First Floor: Landing, Four Bedrooms, (possibility of creating en-suite to master bedroom stpc), Bathroom, Wc
Outside: Front Garden, Rear Garden

ENERGY EFFICIENCY RATING: C

TENURE: Freehold

VACANT POSSESSION UPON COMPLETION

VIEWING:

Viewings can be booked online at www.sdlauctions.co.uk



***GUIDE PRICE £47,500+ (plus fees)**

LOT 33

50 DEVON DRIVE, BRIMMINGTON, CHESTERFIELD S43 1DY

THREE BEDROOMED END TERRACED HOUSE REQUIRING IMPROVEMENT WITH EASY ACCESS TO CHESTERFIELD AND THE M1

PROPERTY DESCRIPTION:

An excellent buy to let investment opportunity to acquire a spacious three bedroomed end terraced house, requiring a scheme of improvement and upgrading. The property is situated within the context of an established residential location with easy access to the famous market town of Chesterfield and the M1 motorway.

ACCOMMODATION:

Ground Floor: Entrance Hall, Rear Sitting Room, Kitchen Diner, Utility Room, Lean to
First Floor: Landing, Three Bedrooms, Bathroom
Outside: Front Garden, Rear Garden

ENERGY EFFICIENCY RATING: C

TENURE: Freehold

VACANT POSSESSION UPON COMPLETION

VIEWING:

Viewings can be booked online at www.sdlauctions.co.uk



***GUIDE PRICE £47,500+ (plus fees)**

LOT 34

64 CORNWALL DRIVE, BRIMMINGTON, CHESTERFIELD S43 1EF

THREE BEDROOMED SEMI DETACHED HOUSE REQUIRING IMPROVEMENT WITH EASY ACCESS TO CHESTERFIELD AND THE M1

PROPERTY DESCRIPTION:

An excellent buy to let investment opportunity to acquire a spacious three bedroomed semi detached house, requiring a scheme of improvement and upgrading. The property is situated within the context of an established residential location with easy access to the famous market town of Chesterfield and the M1 motorway.

ACCOMMODATION:

Ground Floor: Entrance Hall, Front Sitting Room, Kitchen Diner, Pantry, Rear Lobby
First Floor: Landing, Three Bedrooms, Bathroom, Wc
Outside: Front Garden, Rear Garden

ENERGY EFFICIENCY RATING: C

TENURE: Freehold

VACANT POSSESSION UPON COMPLETION

VIEWING:

Viewings can be booked online at www.sdlauctions.co.uk



***GUIDE PRICE £47,500+ (plus fees)**

LOT 35

165 LEYLAND ROAD, BURNLEY, LANCASHIRE BB1 1 3DN

TWO BEDROOMED END TERRACE IN NEED OF FULL MODERNISATION AND REFURBISHMENT

PROPERTY DESCRIPTION:

Situated within close proximity of Burnley town centre amenities, local schools and public transport links.

ACCOMMODATION:

The auctioneers have not inspected the property but believe it to comprise:
Ground Floor: Entrance, Hallway, Two Reception Rooms, Kitchen
First Floor: Landing, Two Bedrooms, Bathroom (unfitted)
Outside: Rear Yard

ENERGY EFFICIENCY RATING: E

TENURE: Freehold

VACANT POSSESSION UPON COMPLETION

VIEWING:

Viewings can be booked online at www.sdlauctions.co.uk

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LOT 36

8 DICKSON STREET, BURNLEY, LANCASHIRE BB12 6QQ

TWO BEDROOMED TERRACED PROPERTY

PROPERTY DESCRIPTION:

Recently renovated two bedroomed terraced property. The property is situated in a cul de sac location in a popular area of Burnley with easy access to M65 and M66.

ACCOMMODATION:

The auctioneers have not inspected the property but believe it to comprise:

Ground Floor: Reception Room, Kitchen

First Floor: Landing, Two Bedrooms

Outside: Rear Yard

ENERGY EFFICIENCY RATING: F

TENURE: Freehold

VACANT POSSESSION UPON COMPLETION

VIEWING:

Viewings can be booked online at www.sdlauctions.co.uk



***GUIDE PRICE £41,000+ (plus fees)**

LOT 37

186 NOTTINGHAM ROAD, EASTWOOD, NOTTINGHAM NG16 3GL

TWO DOUBLE BEDROOMED PLUS BOX ROOM SEMI WITH GAS CENTRAL HEATING AND DOUBLE GLAZING WITHIN WALKING DISTANCE OF TOWN CENTRE

PROPERTY DESCRIPTION:

Set well back from the road on a well-kept deep plot is a two double bedroomed plus box room semi detached house in need of minor refurbishment and enjoying a convenient location, situated within short level walking distance of the town centre

ACCOMMODATION:

Ground Floor: Entrance Hall, Dining Room, Sitting Room, Kitchen, Rear Lobby/Utility

First Floor: Landing, Two Bedrooms, Box Room (located off Bedroom One), Bathroom

Outside: Foregarden, Paved Driveway, Detached Garage, Enclosed Rear Garden

ENERGY EFFICIENCY RATING: E

TENURE: Freehold

VACANT POSSESSION UPON COMPLETION

VIEWING:

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END OF TERRACED PROPERTY RECENTLY CONVERTED INTO FOUR ONE BEDROOMED SELF-CONTAINED FLATS

PROPERTY DESCRIPTION:

The property has been developed to a high standard. We understand the current developers have also had plans drawn for a block of two apartments to be built to the rear of the property if the next owners wish to obtain planning permission and develop the site further. We understand this property has been converted to full building regulations and planning control, the separate units are all heated with electric wall mounted heaters, communal hallways have safety lighting and meters are located in the communal hallway.

ACCOMMODATION:

The auctioneers have not inspected the property but believe it to comprise:

- Flat One: (Ground Floor) Separate Lounge/Reception Room, Breakfast Kitchen, Double Bedroom, Shower Room
- Flat Two: (First Floor) Open Plan Living Kitchen, Double Bedroom, Shower Room
- Flat Three: (First Floor) Open Plan Living Kitchen, Double Bedroom, Shower Room
- Flat Four: (Ground Floor) Open plan Lounge Diner, Double Bedroom, Shower Room

ENERGY EFFICIENCY RATING: E

TENURE: Freehold

VACANT POSSESSION UPON COMPLETION

VIEWING:

Viewings can be booked online at www.sdlauctions.co.uk

***GUIDE PRICE £155,000+ (plus fees)**



LOT 39

43 HARDY BARN, SHIPLEY, HEANOR, DERBYSHIRE DE75 7LY

TRADITIONAL FOUR BEDROOMED DETACHED PROPERTY

PROPERTY DESCRIPTION:

Situated within this much sought after semi rural location with far reaching views over open fields and Shipley Country Park to the rear. The property benefits from gas central heating and double glazing, however is in need of upgrading and improvement

ACCOMMODATION:

Ground Floor: Entrance Porch, Entrance Hallway, Lounge/Diner, Rear Conservatory, Fitted Kitchen, Cloakroom
First Floor: Landing, Four Bedrooms, Bathroom
Outside: Driveway, Single Garage, Rear Garden

ENERGY EFFICIENCY RATING: TBC

TENURE: Freehold

VACANT POSSESSION UPON COMPLETION

VIEWING:

Viewings can be booked online at www.sdlauctions.co.uk



***GUIDE PRICE £195,000+ (plus fees)**

LOT 40

2 VERNON ROAD, KIRKBY IN ASHFIELD, NOTTINGHAM NG17 8EJ

A THREE BEDROOMED SEMI DETACHED PROPERTY WHICH HAS BEEN RECENTLY RENOVATED

PROPERTY DESCRIPTION:

The property benefits from two reception rooms, and we believe the kitchen has new integrated appliances, a new combi boiler which holds a five year warranty, upvc double glazing and gas central heating. Situated in a popular residential location which offers excellent bus and train links into Nottingham as well as good road links to the M1 motorway and the A38.

ACCOMMODATION:

Ground Floor: Lounge, Dining Room, Kitchen, Utility Room, Wc
First Floor: Three Bedrooms, Bathroom
Outside: Forecourt, Rear Yard. We believe the property has approval from Nottingham City Council for a driveway to be added

ENERGY EFFICIENCY RATING: E

TENURE: Freehold

VACANT POSSESSION UPON COMPLETION

VIEWING:

Viewings can be booked online at www.sdlauctions.co.uk



***GUIDE PRICE £105,000+ (plus fees)**

LOT 41

46 DIAMOND AVENUE, KIRKBY IN ASHFIELD, NOTTINGHAM NG17 7GR

A SUBSTANTIAL AND EXTENDED THREE BEDROOMED END TERRACED PROPERTY REQUIRING A SCHEME OF UPGRADING AND IMPROVEMENT

PROPERTY DESCRIPTION:

Situated on a generous sized plot with secure parking, garage and a number of outbuildings offering excellent potential. The property requires a comprehensive scheme of improvements, however has the benefit of mostly upvc double glazing and gas central heating.

ACCOMMODATION:

Ground Floor: Entrance Hall, Dining Room, Sitting Room, Kitchen Diner, Rear Lobby, Bathroom, Side Extension
First Floor: Landing, Three Bedrooms, Two Bathrooms
Outside: Driveway, Rear Yard, Garage, Further Room to rear of Garage, Adjoining Timber Outbuilding, Further Room (to rear of Timber Outbuilding), Further Outbuilding

ENERGY EFFICIENCY RATING: E

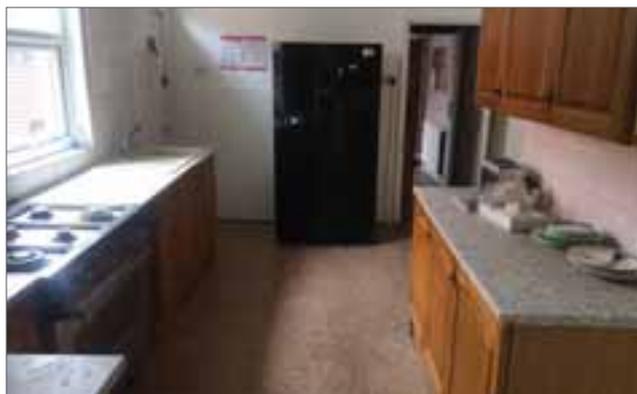
TENURE: Freehold

VACANT POSSESSION UPON COMPLETION

VIEWING:

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***GUIDE PRICE £122,000+ (plus fees)**



LOT 42

60 COMMERCIAL GATE, MANSFIELD, NOTTINGHAMSHIRE NG18 1EU

EXCELLENT HIGH YIELD INVESTMENT OPPORTUNITY COMPRISING A FIVE BEDROOMED HMO

PROPERTY DESCRIPTION:

An excellent high yield investment opportunity to acquire a well equipped five bedroomed HMO property, situated within literally yards of the town centre. The property is currently let producing £20,020 gross per annum. The property is situated within the context of an established location, always popular with landlords and investors.

ACCOMMODATION:

Ground Floor: Communal Entrance Hall, Two Bedsit Rooms, Communal Lounge/Room Three, Kitchen, Rear Lobby, Guest Cloakroom
First Floor: Landing, Three Bedsits, Two Bathrooms, Kitchen
Outside: Hard Standing to Front, Enclosed Rear Garden, Garage

ENERGY EFFICIENCY RATING: TBC

TENURE: Freehold

SUBJECT TO TENANCY

VIEWING:

Viewings can be booked online at www.sdlauctions.co.uk

***GUIDE PRICE £135,000+ (plus fees)**



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- Exchange contracts on the fall of the hammer and sign the special conditions of sale held with the auctioneer or solicitor
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Upon the fall of the hammer the buyer shall...

- Pay a reservation fee of 4.8% including VAT or 4.2% including VAT in London, subject to a minimum of £6,000 including VAT. The reservation fee does not contribute towards the purchase price.
- Sign the reservation contract with the auctioneer
- Exchange contracts within 28 days
- Complete the purchase within an additional 28 days of the exchange (unless an alternative date has been specified in the reservation contract)

*The reservation fee represents a different set of charges to the regular auction lots. A reservation fee is payable by the buyer where a seller has opted to sell with no fees. However, as a result, a lower reserve price is usually agreed. The reservation fee does not contribute toward the purchase price.

Please ensure you understand the difference between conditional and unconditional auctions (and which type of auction you are bidding on), the associated costs and your legal obligation. If you are unsure or have any questions please contact one of our auction specialists or speak to a member of staff on the day before bidding.

Please note ALL fees and deposits are non-refundable

SDL AUCTIONS

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LOT 43**37 BIRRELL ROAD, FOREST FIELDS, NOTTINGHAM NG7 6LN****UR****A HOUSE OF MULTIPLE OCCUPATION****PROPERTY DESCRIPTION:**

A house of multiple occupation with accommodation currently licensed for four persons but with potential for more. The property is conveniently located in the sought-after Forest Fields area of Nottingham.

This property represents an excellent opportunity for investors with its established C4 usage and current HMO Licence in this Article 4 regulated area of Nottingham. We believe the property has a prior rental income of £1,454 per 4 week period (equivalent £18,907 pa). There is also potential to add capital value by undertaking some refurbishment and modernisation works.

ACCOMMODATION:

Ground Floor: Communal Hallway, Room One, Room Two, Kitchen
 First Floor: Three Shower Rooms, Bathroom, Room Three
 Second Floor: Room Four
 Outside: Rear Yard

ENERGY EFFICIENCY RATING: E**TENURE:** Freehold**VACANT POSSESSION UPON COMPLETION****VIEWING:**

Viewings can be booked online at www.sdlauctions.co.uk

***GUIDE PRICE £110,000+ (plus fees)**

LOT OFFERED IN PARTNERSHIP WITH:

**LOT 44****6 BARKSTONE CLOSE, BALDERTON, NEWARK, NOTTINGHAMSHIRE NG24 3HT****CR****A TWO BEDROOM SEMI-DETACHED BUNGALOW, REQUIRING A SMALL DEGREE OF MODERNISATION, WITH GARAGE, WORKSHOP AND GARDEN****PROPERTY DESCRIPTION:**

An additional extensive side garden and a generous paddock that also offers great potential for a small development site (subject to planning permission).

ACCOMMODATION:

Ground Floor: Entrance Hall, Lounge, Dining Kitchen, Conservatory, Two Bedrooms, Shower Room
 Outside: Single Garage, Workshop, Driveway, Garden

ENERGY EFFICIENCY RATING: D**TENURE:** See Legal Pack**VACANT POSSESSION UPON COMPLETION****VIEWING:**

Viewings can be booked online at www.sdlauctions.co.uk

***GUIDE PRICE £225,000 (plus fees)**

LOT OFFERED IN PARTNERSHIP WITH:



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LOT 45**26 RIPON AVENUE, WHEATLEY, DONCASTER, SOUTH YORKSHIRE
DN2 4HL****CR****THREE BEDROOM END TERRACE****PROPERTY DESCRIPTION:**

The property has been decorated throughout, has new carpets and was fully rewired in 2018. It is also gas central heated and partly upvc double glazed.

ACCOMMODATION:

Ground Floor: Entrance Hall, Living Room, Kitchen, Dining Room, Wc
First Floor: Three Bedrooms, Bathroom
Outside: Front Garden, Rear Garden

ENERGY EFFICIENCY RATING: C

TENURE: See Legal Pack

VACANT POSSESSION UPON COMPLETION**VIEWING:**

Viewings can be booked online at www.sdlauctions.co.uk

**LOT OFFERED IN
PARTNERSHIP WITH:**



***GUIDE PRICE £41,000+ (plus fees)**

LOT 46**15 COLLEGE STREET, GRANTHAM, LINCOLNSHIRE NG31 6HG****CR****THREE BEDROOMED TERRACE HOUSE****PROPERTY DESCRIPTION:**

Located close to the town centre and transport links. Upvc double glazing and gas fired central heating through a modern combination boiler.

ACCOMMODATION:

Ground Floor: Entrance Hall, Lounge, Inner Hall, Cellar, Dining Room, Kitchen, Bathroom
First Floor: Two Bedrooms, Cloakroom
Second Floor: Attic Room
Outside: Rear Yard

ENERGY EFFICIENCY RATING: D

TENURE: See Legal Pack

VACANT POSSESSION UPON COMPLETION**VIEWING:**

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— GRAHAM PENNY —

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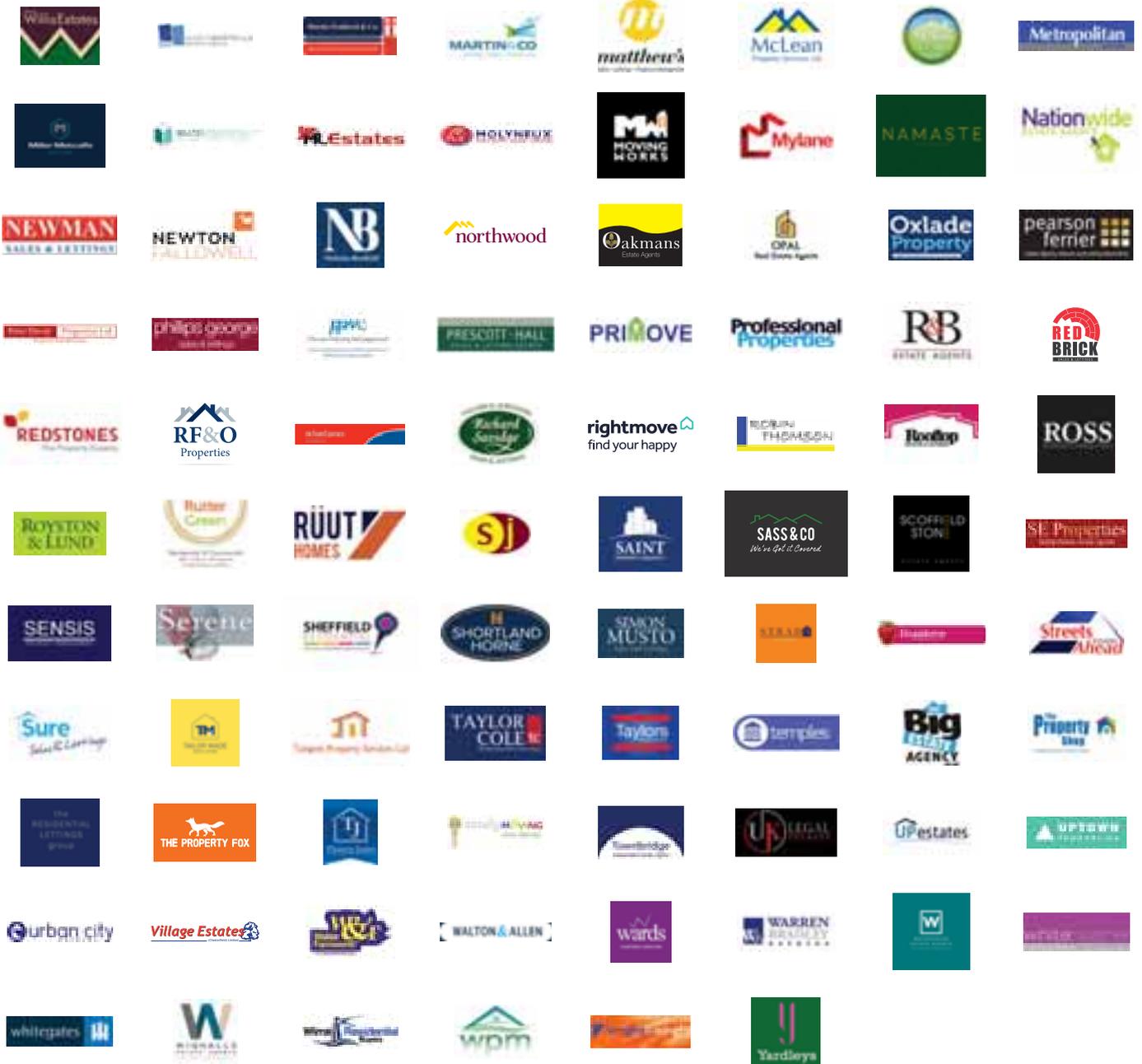


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£170 million
of auction
property sales
in 2017



30,000
Properties under
management



4,000
active
tenancies
in PRS



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mortgage
advisers



Arranged over
£6 billion of
lending in 2017



170,000
valuations
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in 2017

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PURE PROTECT

CENTURY 21
United Kingdom

PAYMENT DETAILS

I enclose a Bank/Building Society Draft or debit card details for the 10% deposit (subject to a minimum of £5,000) plus the Buyers Administration Fee of £1074 inc VAT (unless otherwise stated in the Important Notices)

I attach Bank Draft/Building Society Draft for: £ In words:

Card Number:

Valid from: Expires End: Issue: CSC:

Name (as it appears on card):

NOTE: Any drafts and/or debit card details supplied will be shredded unless otherwise requested in the event of an unsuccessful proxy, telephone or internet bid.

TERMS & CONDITIONS FOR PROXY, TELEPHONE & INTERNET BIDDING

Anyone not able to attend the Auction to make their own bids may utilise the facilities available for telephone, internet or written bids on the following Terms and Conditions.

- The Bidder must complete a separate authority form for each Lot involved, and provide a separate Banker's Draft or Building Society Draft or Debit Card details (cleared funds) for 10% of the maximum amount of the bid for each Lot subject to a minimum of £5,000 per Lot, plus the buyers administration fee of £1074 inc VAT (unless otherwise stated in the Important Notices).
- The form must be hand delivered, posted or emailed to the relevant auction office to arrive prior to the auction day. It is the Bidder's responsibility to check that the form is received by SDL Auctions and this can be done by telephoning the office.
- Due to money laundering obligations we require two forms of identity, one photo identification i.e passport or driving licence and one proof of address i.e bank statement or utility bill, no more than 3 months old. By signing this agreement you understand that we will undertake a search with Experian for the purposes of verifying your identity. To do so Experian may check the details you supply against any particulars on any database (public or otherwise) to which they have access. This system allows us to verify you from basic details using electronic data, however it is not a credit check of any kind so will have no effect on you or your credit history. They may also use your details in the future to assist other companies for verification purposes. A record of the search will be retained.
- The Bidder shall be deemed to have read the 'Notice to all Bidders', the particulars of the relevant Lot in the Catalogue and the General and Special Conditions of Sale. The Bidder shall be deemed to have taken all necessary professional and legal advice and to have made enquiries and have knowledge of any announcements to be made from the rostrum and any of the addendum relating to the relevant Lot. The addendum can, and should, be checked by visiting our website www.sdlauctions.co.uk or at the Auction prior to bidding.
- In the case of telephone bids, at about the time the Lot comes up for auction, attempts will be made to contact the Bidder by telephone and, if successful, the Bidder may then compete in the bidding up to the maximum of the amount authorised in the completed authority form. The Bidder accepts that such contact is at the Bidder's risk and in the event that the telephone link is not established, or breaks down, or there is any confusion or disruption, then the Bidder will not be able to participate in the Auction.
- In the case of internet bidding, all bidders who have registered can commence bidding when the intended Lot is being offered, however SDL Auctions do not take any liability or responsibility should there be any interruption or suspension of internet services.
- In the case of written bids, SDL Auctions staff will compete in the bidding up to the maximum of the authorisation. If no maximum is inserted, SDL Auctions will not bid. SDL Auctions do not guarantee to regulate the

bidding so that the maximum authorised bid actually falls to the written bidder.

- SDL Auctions reserve the right not to bid on behalf of the telephone/written/ internet Bidders in the event of any error, doubt, omission, uncertainty as to their bid, or for any reason whatsoever, and give no warranty, or guarantee, that a bid would be made on behalf of the Bidder and accept no liability.
- In the event that the telephone/written bid is successful the Auctioneer will sign the Memorandum of Contract on behalf of the Bidder (a Contract having been formed on the fall of the hammer).
- In the event of a Contract the deposit monies will be applied so far as necessary to meet the requirement for a 10% deposit subject to a minimum of £5,000 per Lot, plus the buyers administration fee of £1074 inc VAT (unless specified differently on the Important Notices clause 6), however if monies are received over 10%, this will result in the purchaser paying a lesser sum on completion.
- In the event that the Bidder is unsuccessful in gaining the Contract the deposit monies shall be returned to the Bidder promptly. However, if paid by debit card or bank transfer, these monies may take up to 10 working days to refund.
- Once delivered to the Auctioneers the authority to bid is binding on the Bidder up to 8.00pm on the day on which the particular Lot is auctioned. This is to allow for the possibility of a Vendor agreeing to sell post auction where the bidding has not reached the reserve.
- The authority can only be withdrawn by notification in writing delivered to the auction office by 4pm the day before the Auction or into the hands of the Auctioneer in the Auction Room half an hour before the start of that day's auction. It is the Bidder's responsibility to obtain a receipt on a copy of the withdrawal notification signed by one of the Auctioneers and without such a receipt the authority stands and any successful Contract is binding on the Bidder.
- If the Bidder, or an agent, actually bids at the Auction without having previously withdrawn the authority, the Auctioneer is at liberty to accept such bid in addition to any bid from SDL Auctions staff as empowered under the telephone/written/internet authority. SDL Auctions would have no liability whatsoever if the price achieved is the result only of this competition in bidding without intervention from other bidders.
- The receipt of a telephone, written or internet bid shall not in any way hinder the right of the Vendor to withdraw any Lot or to sell prior to auction to a third party and neither the Vendor nor SDL Auctions shall be under any liability to the telephone or written Bidder in the event that the Lot is not offered at the Auction.
- The auctioneer may disclose to the Vendor the existence of these instructions but not the amount of the maximum bid.

NOTE: Visit our website www.sdlauctions.co.uk to print further copies of the Authority Form.

Signature of prospective purchaser

Date of Signature

I hereby confirm that I have read the General, Additional and Special Conditions of Sale. I accept that it is my responsibility to check for any amendments which may be read by the Auctioneers on the Auction Day.

I authorise the Auctioneers to sign the contract on my behalf and, recognise that I will then be the fully bound purchaser of the property referred to above and must complete this transaction within the time specified in the Conditions of Sale.

IMPORTANT NOTICE TO ALL TELEPHONE BIDDERS:

A member of staff will attempt to contact the bidder by telephone prior to the lot concerned being offered for sale. If contact is made then the bidder may compete in the bidding through the Auctioneer's staff. The Auctioneer will not be held responsible for instructions or authorisations given to them which are unclear or incomplete and these bids will not be accepted. If it is impossible to obtain telephone contact or the link breaks down, the auctioneer is authorised to continue to bid on behalf of the telephone bidder up to the maximum bid stated on this form.

Once you have completed this form please send it to SDL Auctions together with your draft for the 10% deposit and buyers administration fee and also your identification documents in accordance with the money laundering legislation detailed in this catalogue.

SDL Auctions may send you details of future auctions. Please tick here if you do not wish to receive further communication from us.

Common Auction Conditions (Edition 4 June 2018)

Reproduced with the consent of the RICS

GLOSSARY

This glossary applies to the AUCTION CONDUCT CONDITIONS and the SALE CONDITIONS. It is a compulsory section of the Common AUCTION Conditions that must be included without variation (but the SPECIAL CONDITIONS may include defined words that differ from the glossary so long as they apply only to the SPECIAL CONDITIONS).

The laws of England and Wales apply to the CONDITIONS and YOU, WE, the SELLER and the BUYER all submit to the jurisdiction of the Courts of England and Wales.

Wherever it makes sense:

- singular words can be read as plurals, and plurals as singular words;
- a "person" includes a corporate body;
- words of one gender include the other genders;
- references to legislation are to that legislation as it may have been modified or re-enacted by the date of the AUCTION or the CONTRACT DATE (as applicable); and
- where the following words appear in small capitals they have the specified meanings.

ACTUAL COMPLETION DATE

The date when COMPLETION takes place or is treated as taking place for the purposes of apportionment and calculating interest.

ADDENDUM

An amendment or addition to the CONDITIONS or to the PARTICULARS or to both whether contained in a supplement to the CATALOGUE, a written notice from the AUCTIONEERS or an oral announcement at the AUCTION.

AGREED COMPLETION DATE

Subject to CONDITION G9.3:

- the date specified in the SPECIAL CONDITIONS; or
- if no date is specified, 20 BUSINESS DAYS after the CONTRACT DATE; but if that date is not a BUSINESS DAY the first subsequent BUSINESS DAY.

APPROVED FINANCIAL INSTITUTION

Any bank or building society that is regulated by a competent UK regulatory authority or is otherwise acceptable to the AUCTIONEERS.

ARREARS

ARREARS of rent and other sums due under the TENANCIES and still outstanding on the ACTUAL COMPLETION DATE.

ARREARS SCHEDULE

The ARREARS schedule (if any) forming part of the SPECIAL CONDITIONS.

AUCTION

The AUCTION advertised in the CATALOGUE.

AUCTION CONDUCT CONDITIONS

The conditions so headed, including any extra AUCTION CONDUCT CONDITIONS.

AUCTIONEERS

The AUCTIONEERS at the AUCTION.

BUSINESS DAY

Any day except, (a) Saturday or Sunday or (b) a bank or public holiday in England and Wales.

BUYER

The person who agrees to buy the LOT or, if applicable, that person's personal representatives; if two or more are jointly the BUYER their obligations can be enforced against them jointly or against each of them separately.

CATALOGUE

The catalogue for the AUCTION as it exists at the date of the AUCTION (or, if the catalogue is then different, the date of the CONTRACT) including any ADDENDUM and whether printed or made available electronically.

COMPLETION

Unless the SELLER and the BUYER otherwise agree, the occasion when they have both complied with the obligations under the CONTRACT that they are obliged to comply with prior to COMPLETION, and the amount payable on COMPLETION has been unconditionally received in the SELLER'S conveyancer's client account (or as otherwise required by the terms of the CONTRACT).

CONDITION

One of the AUCTION CONDUCT CONDITIONS or SALE CONDITIONS.

CONTRACT

The CONTRACT by which the SELLER agrees to sell and the BUYER agrees to buy the LOT.

CONTRACT DATE

The date of the AUCTION or, if the LOT is sold before or after the AUCTION:

- the date of the SALE MEMORANDUM signed by both the SELLER and BUYER; or
- if CONTRACTs are exchanged, the date of exchange. If exchange is not effected in person or by an irrevocable agreement to exchange made by telephone, fax or electronic mail the date of exchange is the date on which both parts have been signed and posted or otherwise placed beyond normal retrieval.

DOCUMENTS

DOCUMENTS of title including, if title is registered, the entries on the register and the title plan and other DOCUMENTS listed or referred to in the SPECIAL CONDITIONS relating to the LOT (apart from FINANCIAL CHARGES).

EXTRA GENERAL CONDITIONS

Any CONDITIONS added or varied by the AUCTIONEERS starting at CONDITION G30.

FINANCIAL CHARGE

A charge to secure a loan or other financial indebtedness (but not including a rentcharge or local land charge).

GENERAL CONDITIONS

The SALE CONDITIONS headed "GENERAL CONDITIONS OF SALE", including any EXTRA GENERAL CONDITIONS.

INTEREST RATE

If not specified in the SPECIAL CONDITIONS, the higher of 6% and 4% above the base rate from time to time of Barclays Bank plc. The INTEREST RATE will also apply to any judgment debt, unless the statutory rate is higher.

LOT

Each separate property described in the CATALOGUE or (as the case may be) the property that the SELLER has agreed to sell and the BUYER to buy (including chattels, if any).

OLD ARREARS

ARREARS due under any of the TENANCIES that are not "new TENANCIES" as defined by the Landlord and Tenant (Covenants) Act 1995.

PARTICULARS

The section of the CATALOGUE that contains descriptions of each LOT (as varied by any ADDENDUM).

PRACTITIONER

An insolvency PRACTITIONER for the purposes of the Insolvency Act 1986 (or, in relation to jurisdictions outside the United Kingdom, a person undertaking a similar role).

PRICE

The PRICE (exclusive of VAT) that the BUYER agrees to pay for the LOT.

READY TO COMPLETE

Ready, willing and able to complete: if COMPLETION would enable the SELLER to discharge all FINANCIAL CHARGES secured on the LOT that have to be discharged by COMPLETION, then those outstanding financial charges do not prevent the SELLER from being READY TO COMPLETE.

SALE CONDITIONS

The GENERAL CONDITIONS as varied by any SPECIAL CONDITIONS or ADDENDUM.

SALE MEMORANDUM

The form so headed (whether or not set out in the CATALOGUE) in which the terms of the CONTRACT for the sale of the LOT are recorded.

SELLER

The person selling the LOT. If two or more are jointly the SELLER their obligations can be enforced against them jointly or against each of them separately.

SPECIAL CONDITIONS

Those of the SALE CONDITIONS so headed that relate to the LOT.

TENANCIES

TENANCIES, leases, licences to occupy and agreements for lease and any DOCUMENTS varying or supplemental to them.

TENANCY SCHEDULE

The schedule of TENANCIES (if any) forming part of the SPECIAL CONDITIONS.

TRANSFER

TRANSFER includes a conveyance or assignment (and "to TRANSFER" includes "to convey" or "to assign").

TUPE

The TRANSFER of Undertakings (Protection of Employment) Regulations 2006.

VAT

Value Added Tax or other tax of a similar nature.

VAT OPTION

An option to tax.

WE (AND US AND OUR)

The AUCTIONEERS.

YOU (AND YOUR)

Someone who has seen the CATALOGUE or who attends or bids at or otherwise participates in the AUCTION, whether or not a BUYER.

AUCTION CONDUCT CONDITIONS

Words in small capitals have the special meanings defined in the Glossary.

The AUCTION CONDUCT CONDITIONS (as supplemented or varied by CONDITION A6, if applicable) are a compulsory section of the Common AUCTION Conditions. They cannot be disapplied or varied without OUR agreement, even by a CONDITION purporting to replace the Common AUCTION Conditions in their entirety.

A1 INTRODUCTION

The AUCTION CONDUCT CONDITIONS apply wherever the LOT is located.

If YOU make a bid for a LOT or otherwise participate in the AUCTION it is on the basis that YOU accept these AUCTION CONDUCT CONDITIONS. They govern OUR relationship with YOU. They can be varied only if WE agree.

A2 OUR ROLE

As agents for each SELLER we have authority to (a) prepare the CATALOGUE from information supplied by or on behalf of each SELLER;

- offer each LOT for sale;
- sell each LOT;
- receive and hold deposits;
- sign each SALE MEMORANDUM; and
- treat a CONTRACT as repudiated if the BUYER fails to sign a SALE MEMORANDUM or pay a deposit as required by these AUCTION CONDUCT CONDITIONS or fails to provide identification as required by the AUCTIONEERS.

A22 OUR decision on the conduct of the AUCTION is final. WE may cancel the AUCTION, or alter the order in which LOTS are offered for sale. WE may also combine or divide LOTS. A LOT may be sold or withdrawn from sale prior to the AUCTION.

A24 YOU acknowledge that to the extent permitted by law WE owe YOU no duty of care and YOU have no claim against US for any loss.

A25 WE may refuse to admit one or more persons to the AUCTION without having to explain why.

A26 YOU may not be allowed to bid unless YOU provide such evidence of YOUR identity and other information as WE reasonably require from all bidders.

A3 BIDDING AND RESERVE PRICES

All bids are to be made in pounds sterling exclusive of VAT.

A32 WE may refuse to accept a bid. WE do not have to explain why.

A33 If there is a dispute over bidding WE are entitled to resolve it, and OUR decision is final.

A34 Unless stated otherwise each LOT is subject to a reserve PRICE (which may be fixed just before the LOT is offered for sale). If no bid equals or exceeds that reserve PRICE the LOT will be withdrawn from the AUCTION.

A35 Where there is a reserve PRICE the SELLER may bid (or ask US or another agent to bid on the SELLER'S behalf) up to the reserve PRICE but may not make a bid equal to or exceeding the reserve PRICE. YOU accept that it is possible that all bids up to the reserve PRICE are bids made by or on behalf of the SELLER.

A4 THE PARTICULARS AND OTHER INFORMATION

A4.1 WE have taken reasonable care to prepare PARTICULARS that correctly describe each LOT. The PARTICULARS are based on information supplied by or on behalf of the SELLER. YOU need to check that the information in the PARTICULARS is correct.

A4.2 If the SPECIAL CONDITIONS do not contain a description of the LOT, or simply refer to the relevant LOT number, you take the risk that the description contained in the PARTICULARS is incomplete or inaccurate, as the PARTICULARS have not been prepared by a conveyancer and are not intended to form part of a legal CONTRACT. The PARTICULARS and the SALE CONDITIONS may change prior to the AUCTION and it is YOUR responsibility to check that YOU have the correct versions.

A4.4 If WE provide information, or a copy of a DOCUMENT, WE do so only on the basis that WE are not responsible for the accuracy of that information or DOCUMENT.

A5 THE CONTRACT

A5.1 A successful bid is one WE accept as such (normally on the fall of the hammer). This CONDITION A5 applies to YOU only if YOU make the successful bid for a LOT.

A5.2 YOU are obliged to buy the LOT on the terms of the SALE MEMORANDUM at the PRICE YOU bid (plus VAT, if applicable).

A5.3 YOU must before leaving the AUCTION (a) provide all information WE reasonably need from YOU to enable US to complete the SALE MEMORANDUM (including proof of your identity if required by US); (b) sign the completed SALE MEMORANDUM; and (c) pay the deposit.

A5.4 If YOU do not WE may either (a) as agent for the SELLER treat that failure as YOUR repudiation of the CONTRACT and offer the LOT for sale again; the SELLER may then have a claim against YOU for breach of CONTRACT; or (b) sign the SALE MEMORANDUM on YOUR behalf.

A5.5 The deposit (a) must be paid in pounds sterling by cheque or by bankers' draft made payable to US (or, at OUR option, the SELLER'S conveyancer) drawn on an APPROVED FINANCIAL INSTITUTION (CONDITION A6 may state if WE accept any other form of payment); (b) may be declined by US unless drawn on YOUR account, or that of the BUYER, or of another person who (we are satisfied) would not expose US to a breach of money laundering regulations; (c) is to be held by US (or, at OUR option, the SELLER'S conveyancer); and (d) is to be held as stakeholder where VAT would be chargeable on the deposit were it to be held as agent for the SELLER, but otherwise is to be held as stakeholder unless the SALE CONDITIONS require it to be held as agent for the SELLER.

A5.6 WE may retain the SALE MEMORANDUM signed by or on behalf of the SELLER until the deposit has been received in cleared funds.

A5.7 Where WE hold the deposit as stakeholder WE are authorised to release it (and interest on it if applicable) to the SELLER on COMPLETION or, if COMPLETION does not take place, to the person entitled to it under the SALE CONDITIONS.

A5.8 If the BUYER does not comply with its obligations under the CONTRACT then (a) YOU are personally liable to buy the LOT even if YOU are acting as an agent; and (b) YOU must indemnify the SELLER in respect of any loss the SELLER incurs as a result of the BUYER'S default.

A5.9 Where the BUYER is a company YOU warrant that the BUYER is properly constituted and able to buy the LOT.

A6 EXTRA AUCTION CONDUCT CONDITIONS

A6.1 Despite any CONDITION to the contrary: (a) The minimum deposit WE accept is £5,000 (or the total PRICE, if less). A SPECIAL CONDITION may, however, require a higher minimum deposit (b) WE do not accept cash or cheque for all or any part of the deposit (c) Sub-clause (d) of AUCTION CONDUCT CONDITION A5.5 shall be deemed to be deleted and shall be replaced with the following:

"(d) is to be held as agent for the SELLER unless expressly stated otherwise in the SPECIAL CONDITIONS. Provided that where VAT would be chargeable on the deposit were it to be held as agent for the SELLER, the deposit will be held as stakeholder despite any contrary provision in any CONDITION; and"

(d) where the deposit is paid to US to be held as stakeholder, WE may if WE choose transfer all or part of it to the SELLER'S conveyancer for them to hold as stakeholder in OUR place. Any part of the deposit not so transferred will be held by US as stakeholder.

A6.2 WE may refuse admittance to any person attending the AUCTION. WE do not have to explain why.

Common Auction Conditions of Sale (Edition Four June 2018 Reproduced with the Consent of the RICS)

Words in small capitals have the special meanings defined in the Glossary.

The GENERAL CONDITIONS (as WE supplement or change them by any EXTRA GENERAL CONDITIONS or ADDENDUM) are compulsory but may be disapplied or changed in relation to one or more LOTS by SPECIAL CONDITIONS. The template form of SALE MEMORANDUM is not compulsory but is to be varied only if WE agree. The template forms of SPECIAL CONDITIONS and schedules are recommended, but are not compulsory and may be changed by the SELLER of a LOT.

G1 THE LOT

- G1.1 The LOT (including any rights to be granted or reserved, and any exclusions from it) is described in the SPECIAL CONDITIONS, or if not so described is that referred to in the SALE MEMORANDUM.
- G1.2 The LOT is sold subject to any TENANCIES disclosed by the SPECIAL CONDITIONS, but otherwise with vacant possession on COMPLETION.
- G1.3 The LOT is sold subject to all matters contained or referred to in the DOCUMENTS. The SELLER must discharge FINANCIAL CHARGES on or before COMPLETION.
- G1.4 The LOT is also sold subject to such of the following as may affect it, whether they arise before or after the CONTRACT DATE and whether or not they are disclosed by the SELLER or are apparent from inspection of the LOT or from the DOCUMENTS:
- matters registered or capable of registration as local land charges;
 - matters registered or capable of registration by any competent authority or under the provisions of any statute;
 - notices, orders, demands, proposals and requirements of any competent authority;
 - charges, notices, orders, restrictions, agreements and other matters relating to town and country planning, highways or public health;
 - rights, easements, quasi-easements, and wayleaves;
 - outgoings and other liabilities;
 - any interest which overrides, under the Land Registration Act 2002;
 - matters that ought to be disclosed by the searches and enquiries a prudent BUYER would make, whether or not the BUYER has made them; and
 - anything the SELLER does not and could not reasonably know about.
- G1.5 Where anything subject to which the LOT is sold would expose the SELLER to liability the BUYER is to comply with it and indemnify the SELLER against that liability.
- G1.6 The SELLER must notify the BUYER of any notices, orders, demands, proposals and requirements of any competent authority of which it learns after the CONTRACT DATE but the BUYER must comply with them and keep the SELLER indemnified.
- G1.7 The LOT does not include any tenant's or trade fixtures or fittings. The SPECIAL CONDITIONS state whether any chattels are included in the LOT, but if they are:
- the BUYER takes them as they are at COMPLETION and the SELLER is not liable if they are not fit for use, and
 - the SELLER is to leave them at the LOT.
- G1.8 The BUYER buys with full knowledge of
- the DOCUMENTS, whether or not the BUYER has read them; and
 - the physical condition of the LOT and what could reasonably be discovered on inspection of it, whether or not the BUYER has inspected it.
- G1.9 The BUYER admits that it is not relying on the information contained in the PARTICULARS or on any representations made by or on behalf of the SELLER but the BUYER may rely on the SELLER'S conveyancer's written replies to written enquiries to the extent stated in those replies.

G2 DEPOSIT

- G2.1 The amount of the deposit is the greater of:
- any minimum deposit stated in the AUCTION CONDUCT CONDITIONS (or the total PRICE, if this is less than that minimum); and
 - 10% of the PRICE (exclusive of any VAT on the PRICE).
- G2.2 If a cheque for all or part of the deposit is not cleared on first presentation the SELLER may treat the CONTRACT as at an end and bring a claim against the BUYER for breach of CONTRACT.
- G2.3 Interest earned on the deposit belongs to the SELLER unless the SALE CONDITIONS provide otherwise.

G3 BETWEEN CONTRACT AND COMPLETION

- G3.1 From the CONTRACT DATE the SELLER has no obligation to insure the LOT and the BUYER bears all risks of loss or damage unless
- the LOT is sold subject to a TENANCY that requires the SELLER to insure the LOT or
 - the SPECIAL CONDITIONS require the SELLER to insure the LOT.
- G3.2 If the SELLER is required to insure the LOT then the SELLER
- must produce to the BUYER on request all relevant insurance details;
 - must use reasonable endeavours to maintain that or equivalent insurance and pay the premiums when due;
 - gives no warranty as to the adequacy of the insurance;
 - must at the request of the BUYER use reasonable endeavours to have the BUYER'S interest noted on the policy if it does not cover a contracting

- purchaser;
- must, unless otherwise agreed, cancel the insurance at COMPLETION, apply for a refund of premium and (subject to the rights of any tenant or other third party) pay that refund to the BUYER; and
 - (subject to the rights of any tenant or other third party) hold on trust for the BUYER any insurance payments that the SELLER receives in respect of loss or damage arising after the CONTRACT DATE, or assign to the BUYER the benefit of any claim;
- and the BUYER must on COMPLETION reimburse to the SELLER the cost of that insurance as from the CONTRACT DATE (to the extent not already paid by the BUYER or a tenant or other third party).
- G3.3 No damage to or destruction of the LOT, nor any deterioration in its condition, however caused, entitles the BUYER to any reduction in PRICE, or to delay COMPLETION, or to refuse to complete.
- G3.4 Section 47 of the Law of Property Act 1925 does not apply to the CONTRACT.
- G3.5 Unless the BUYER is already lawfully in occupation of the LOT the BUYER has no right to enter into occupation prior to COMPLETION.

G4 TITLE AND IDENTITY

- G4.1 Unless CONDITION G4.2 applies, the BUYER accepts the title of the SELLER to the LOT as at the CONTRACT DATE and may raise no requisition or objection to any of the DOCUMENTS that is made available before the AUCTION or any other matter, except one that occurs after the CONTRACT DATE. The following provisions apply only to any of the following DOCUMENTS that is not made available before the AUCTION:
- If the LOT is registered land the SELLER is to give to the BUYER within five BUSINESS DAYS of the CONTRACT DATE an official copy of the entries on the register and title plan and, where noted on the register, of all DOCUMENTS subject to which the LOT is being sold.
 - If the LOT is not registered land the SELLER is to give to the BUYER within five BUSINESS DAYS of the CONTRACT DATE an abstract or epitome of title starting from the root of title mentioned in the SPECIAL CONDITIONS (or, if none is mentioned, a good root of title more than fifteen years old) and must produce to the BUYER the original or an examined copy of every relevant DOCUMENT.
 - If title is in the course of registration, title is to consist of:
 - certified copies of the application for registration of title made to the Land Registry and of the DOCUMENTS accompanying that application;
 - evidence that all applicable stamp duty land tax relating to that application has been paid; and
 - a letter under which the SELLER or its conveyancer agrees to use all reasonable endeavours to answer any requisitions raised by the Land Registry and to instruct the Land Registry to send the completed registration DOCUMENTS to the BUYER.
 - The BUYER has no right to object to or make requisitions on any title information more than seven BUSINESS DAYS after that information has been given to the BUYER.
- G4.3 Unless otherwise stated in the SPECIAL CONDITIONS the SELLER sells with full title guarantee except that (and the TRANSFER shall so provide):
- the covenant set out in section 3 of the Law of Property (Miscellaneous Provisions) Act 1994 shall not extend to matters recorded in registers open to public inspection; these are to be treated as within the actual knowledge of the BUYER; and
 - the covenant set out in section 4(1)(b) of the Law of Property (Miscellaneous Provisions) Act 1994 shall not extend to any condition or tenant's obligation relating to the state or condition of the LOT where the LOT is leasehold property.
- G4.4 The TRANSFER is to have effect as if expressly subject to all matters subject to which the LOT is sold under the CONTRACT.
- G4.5 The SELLER does not have to produce, nor may the BUYER object to or make a requisition in relation to, any prior or superior title even if it is referred to in the DOCUMENTS.
- G4.6 The SELLER (and, if relevant, the BUYER) must produce to each other such confirmation of, or evidence of, their identity and that of their mortgagees and attorneys (if any) as is necessary for the other to be able to comply with applicable Money Laundering Regulations and Land Registry Rules.

G5 TRANSFER

- G5.1 Unless a form of TRANSFER is prescribed by the SPECIAL CONDITIONS
- the BUYER must supply a draft TRANSFER to the SELLER at least ten BUSINESS DAYS before the AGREED COMPLETION DATE and the engrossment (signed as a deed by the BUYER if CONDITION G5.2 applies) five BUSINESS DAYS before that date or (if later) two BUSINESS DAYS after the draft has been approved by the SELLER; and
 - the SELLER must approve or revise the draft TRANSFER within five BUSINESS DAYS of receiving it from the BUYER.
- G5.2 If the SELLER has any liability (other than to the BUYER) in relation to the LOT or a TENANCY following COMPLETION, the BUYER is specifically to covenant in the TRANSFER to indemnify the SELLER against that liability.
- G5.3 The SELLER cannot be required to TRANSFER the LOT to anyone other than the BUYER, or by more than one TRANSFER.

- G5.4 Where the SPECIAL CONDITIONS state that the SELLER is to grant a new lease to the BUYER
- the CONDITIONS are to be read so that the TRANSFER refers to the new lease, the SELLER to the proposed landlord and the BUYER to the proposed tenant;
 - the form of new lease is that described by the SPECIAL CONDITIONS; and
 - the SELLER is to produce, at least five BUSINESS DAYS before the AGREED COMPLETION DATE, the engrossed counterpart lease, which the BUYER is to sign and deliver to the SELLER on COMPLETION.

G6 COMPLETION

- G6.1 COMPLETION is to take place at the offices of the SELLER'S conveyancer, or where the SELLER may reasonably require, on the AGREED COMPLETION DATE. The SELLER can only be required to complete on a BUSINESS DAY and between the hours of 0930 and 1700.
- G6.2 The amount payable on COMPLETION is the balance of the PRICE adjusted to take account of apportionments plus (if applicable) VAT and interest, but no other amounts unless specified in the SPECIAL CONDITIONS.
- G6.3 Payment is to be made in pounds sterling and only by
- direct TRANSFER from the BUYER'S conveyancer to the SELLER'S conveyancer; and
 - the release of any deposit held by a stakeholder or in such other manner as the SELLER'S conveyancer may agree.
- G6.4 Unless the SELLER and the BUYER otherwise agree, COMPLETION cannot take place until both have complied with the obligations under the CONTRACT that they are obliged to comply with prior to COMPLETION, and the amount payable on COMPLETION is unconditionally received in the SELLER'S conveyancer's client account or as otherwise required by the terms of the CONTRACT.
- G6.5 If COMPLETION takes place after 1400 hours for a reason other than the SELLER'S default it is to be treated, for the purposes of apportionment and calculating interest, as if it had taken place on the next BUSINESS DAY.
- G6.6 Where applicable the CONTRACT remains in force following COMPLETION.

G7 NOTICE TO COMPLETE

- G7.1 The SELLER or the BUYER may on or after the AGREED COMPLETION DATE but before COMPLETION give the other notice to complete within ten BUSINESS DAYS (excluding the date on which the notice is given) making time of the essence. The person giving the notice must be READY TO COMPLETE.
- G7.2 If the BUYER fails to comply with a notice to complete the SELLER may, without affecting any other remedy the SELLER has:
- terminate the CONTRACT;
 - claim the deposit and any interest on it if held by a stakeholder;
 - forfeit the deposit and any interest on it;
 - resell the LOT; and
 - claim damages from the BUYER.
- G7.4 If the SELLER fails to comply with a notice to complete the BUYER may, without affecting any other remedy the BUYER has:
- terminate the CONTRACT; and
 - recover the deposit and any interest on it from the SELLER or, if applicable, a stakeholder.

G8 IF THE CONTRACT IS BROUGHT TO AN END

- If the CONTRACT is lawfully brought to an end:
- the BUYER must return all papers to the SELLER and appoints the SELLER its agent to cancel any registration of the CONTRACT; and
 - the SELLER must return the deposit and any interest on it to the BUYER (and the BUYER may claim it from the stakeholder, if applicable) unless the SELLER is entitled to forfeit the deposit under CONDITION G7.3.

G9 LANDLORD'S LICENCE

- G9.1 Where the LOT is or includes leasehold land and licence to assign or sublet is required this CONDITION G9 applies.
- G9.2 The CONTRACT is conditional on that licence being obtained, by way of formal licence if that is what the landlord lawfully requires.
- G9.3 The AGREED COMPLETION DATE is not to be earlier than the date five BUSINESS DAYS after the SELLER has given notice to the BUYER that licence has been obtained ("licence notice").
- G9.4 The SELLER must
- use all reasonable endeavours to obtain the licence at the SELLER'S expense; and
 - enter into any Authorised Guarantee Agreement ("AGA") properly required (procuring a guarantee of that AGA if lawfully required by the landlord).
- G9.5 The BUYER must promptly
- provide references and other relevant information; and
 - comply with the landlord's lawful requirements.
- G9.6 If within three months of the CONTRACT DATE (or such longer period as the SELLER and BUYER agree) the SELLER has not given licence notice to the BUYER the SELLER or the BUYER may (if not then in breach of any obligation under this CONDITION G9) by notice to the other terminate the CONTRACT at any time before the SELLER has given licence notice. That termination is without prejudice to the claims of either SELLER or BUYER for breach of this CONDITION G9.

G10 INTEREST AND APPORTIONMENTS

- G10.1 If the ACTUAL COMPLETION DATE is after the AGREED COMPLETION DATE for any reason other than the SELLER'S default the BUYER must pay interest at the INTEREST RATE on the money due

	from the BUYER at COMPLETION for the period starting on the AGREED COMPLETION DATE and ending on the ACTUAL COMPLETION DATE.		the SELLER to a liability that the SELLER would not otherwise have, in which case the SELLER may act reasonably in such a way as to avoid that liability;		connection with the BUYER's claim for capital allowances.
G10.2	Subject to CONDITION G11 the SELLER is not obliged to apportion or account for any sum at COMPLETION unless the SELLER has received that sum in cleared funds. The SELLER must promptly pay to the BUYER after COMPLETION any sum to which the BUYER is entitled that the SELLER subsequently receives in cleared funds.		(b) if the SELLER gives the BUYER notice of the SELLER's intended act and the BUYER does not object within five BUSINESS DAYS giving reasons for the objection the SELLER may act as the SELLER intends; and	G16.3	The value to be attributed to those items on which capital allowances may be claimed is set out in the SPECIAL CONDITIONS.
G10.3	Income and outgoings are to be apportioned at the ACTUAL COMPLETION DATE unless: (a) the BUYER is liable to pay interest; and (b) the SELLER has given notice to the BUYER at any time up to COMPLETION requiring apportionment on the date from which interest becomes payable by the BUYER;		(c) the BUYER is to indemnify the SELLER against all loss or liability the SELLER incurs through acting as the BUYER requires, or by reason of delay caused by the BUYER.	G16.4	The SELLER and BUYER agree: (a) to make an election on COMPLETION under Section 198 of the Capital Allowances Act 2001 to give effect to this CONDITION G16; and (b) to submit the value specified in the SPECIAL CONDITIONS to HM Revenue and Customs for the purposes of their respective capital allowance computations.
G10.4	in which event income and outgoings are to be apportioned on the date from which interest becomes payable by the BUYER. Apportionments are to be calculated on the basis that: (a) the SELLER receives income and is liable for outgoings for the whole of the day on which apportionment is to be made; (b) annual income and expenditure accrues at an equal daily rate assuming 365 days in a year (or 366 in a leap year), and income and expenditure relating to some other period accrues at an equal daily rate during the period to which it relates; and (c) where the amount to be apportioned is not known at COMPLETION apportionment is to be made by reference to a reasonable estimate and further payment is to be made by SELLER or BUYER as appropriate within five BUSINESS DAYS of the date when the amount is known.	G13 RENT DEPOSITS		G17 MAINTENANCE AGREEMENTS	
G10.5	If a payment due from the BUYER to the SELLER on or after COMPLETION is not paid by the due date, the BUYER is to pay interest to the SELLER at the INTEREST RATE on that payment from the due date up to and including the date of payment.	G13.1	Where any TENANCY is an assured shorthold TENANCY, the SELLER and the BUYER are to comply with their respective statutory duties in relation to the protection of tenants' deposits, and to demonstrate in writing to the other (before COMPLETION, so far as practicable) that they have complied.	G17.1	The SELLER agrees to use reasonable endeavours to TRANSFER to the BUYER, at the BUYER's cost, the benefit of the maintenance agreements specified in the SPECIAL CONDITIONS.
G11. ARREARS		G13.2	The remainder of this CONDITION G13 applies where the SELLER is holding or otherwise entitled to money by way of rent deposit in respect of a TENANCY. In this CONDITION G13 "rent deposit deed" means the deed or other DOCUMENT under which the rent deposit is held.	G17.2	The BUYER must assume, and indemnify the SELLER in respect of, all liability under such agreements from the ACTUAL COMPLETION DATE.
<i>Part 1 - Current rent</i>		G13.3	If the rent deposit is not assignable the SELLER must on COMPLETION hold the rent deposit on trust for the BUYER and, subject to the terms of the rent deposit deed, comply at the cost of the BUYER with the BUYER's lawful instructions.	G18 LANDLORD AND TENANT ACT 1987	
G11.1	"Current rent" means, in respect of each of the TENANCIES subject to which the LOT is sold, the instalment of rent and other sums payable by the tenant on the most recent rent payment date on or within four months preceding COMPLETION.	G13.4	Otherwise the SELLER must on COMPLETION pay and assign its interest in the rent deposit to the BUYER under an assignment in which the BUYER covenants with the SELLER to: (a) observe and perform the SELLER's covenants and conditions in the rent deposit deed and indemnify the SELLER in respect of any breach; (b) give notice of assignment to the tenant; and (c) give such direct covenant to the tenant as may be required by the rent deposit deed.	G18.1	This CONDITION G18 applies where the sale is a relevant disposal for the purposes of part I of the Landlord and Tenant Act 1987
G11.2	If on COMPLETION there are any ARREARS of current rent the BUYER must pay them, whether or not details of those ARREARS are given in the SPECIAL CONDITIONS.			G18.2	The SELLER warrants that the SELLER has complied with sections 5B and 7 of that Act and that the requisite majority of qualifying tenants has not accepted the offer.
G11.3	Parts 2 and 3 of this CONDITION G11 do not apply to ARREARS of current rent.			G19 SALE BY PRACTITIONER	
<i>Part 2 - BUYER to pay for ARREARS</i>				G19.1	This CONDITION G19 applies where the sale is by a PRACTITIONER either as SELLER or as agent of the SELLER.
G11.4	Part 2 of this CONDITION G11 applies where the SPECIAL CONDITIONS give details of ARREARS.			G19.2	The PRACTITIONER has been duly appointed and is empowered to sell the LOT.
G11.5	The BUYER is on COMPLETION to pay, in addition to any other money then due, an amount equal to all ARREARS of which details are set out in the SPECIAL CONDITIONS.			G19.3	Neither the PRACTITIONER nor the firm or any member of the firm to which the PRACTITIONER belongs has any personal liability in connection with the sale or the performance of the SELLER's obligations. The TRANSFER is to include a declaration excluding that personal liability.
G11.6	If those ARREARS are not OLD ARREARS the SELLER is to assign to the BUYER all rights that the SELLER has to recover those ARREARS.	G14 VAT		G19.4	The LOT is sold (a) in its condition at COMPLETION; (b) for such title as the SELLER may have; and (c) with no title guarantee; and the BUYER has no right to terminate the CONTRACT or any other remedy if information provided about the LOT is inaccurate, incomplete or missing.
<i>Part 3 - BUYER not to pay for ARREARS</i>		G14.1	Where a SALE CONDITION requires money to be paid or other consideration to be given, the payer must also pay any VAT that is chargeable on that money or consideration, but only if given a valid VAT invoice.	G19.5	Where relevant: (a) the DOCUMENTS must include certified copies of those under which the PRACTITIONER is appointed, the DOCUMENT of appointment and the PRACTITIONER'S acceptance of appointment; and (b) the SELLER may require the TRANSFER to be by the lender exercising its power of sale under the Law of Property Act 1925.
G11.7	Part 3 of this CONDITION G11 applies where the SPECIAL CONDITIONS (a) so state; or (b) give no details of any ARREARS.	G14.2	Where the SPECIAL CONDITIONS state that no VAT OPTION has been made the SELLER confirms that none has been made by it or by any company in the same VAT group nor will be prior to COMPLETION.	G19.6	The BUYER understands this CONDITION G19 and agrees that it is fair in the circumstances of a sale by a PRACTITIONER.
G11.8	While any ARREARS due to the SELLER remain unpaid the BUYER must: (a) try to collect them in the ordinary course of management but need not take legal proceedings or forfeit the TENANCY; (b) pay them to the SELLER within five BUSINESS DAYS of receipt in cleared funds (plus interest at the INTEREST RATE calculated on a daily basis for each subsequent day's delay in payment); (c) on request, at the cost of the SELLER, assign to the SELLER or as the SELLER may direct the right to demand and sue for OLD ARREARS, such assignment to be in such form as the SELLER'S conveyancer may reasonably require; (d) if reasonably required, allow the SELLER'S conveyancer to have on loan the counterpart of any TENANCY against an undertaking to hold it to the BUYER'S order; (e) not without the consent of the SELLER release any tenant or surety from liability to pay ARREARS or accept a surrender of or forfeit any TENANCY under which ARREARS are due; and (f) if the BUYER disposes of the LOT prior to recovery of all ARREARS obtain from the BUYER'S successor in title a covenant in favour of the SELLER in similar form to part 3 of this CONDITION G11.	G15 TRANSFER AS A GOING CONCERN		G20 TUPE	
G11.9	Where the SELLER has the right to recover ARREARS it must not without the BUYER'S written consent bring insolvency proceedings against a tenant or seek the removal of goods from the LOT.	G15.1	Where the SPECIAL CONDITIONS so state: (a) the SELLER and the BUYER intend, and will take all practicable steps (short of an appeal) to procure, that the sale is treated as a TRANSFER of a going concern; and (b) this CONDITION G15 applies.	G20.1	If the SPECIAL CONDITIONS state "there are no employees to which TUPE applies", this is a warranty by the SELLER to this effect.
G12 MANAGEMENT		G15.2	The SELLER confirms that the SELLER: (a) is registered for VAT, either in the SELLER'S name or as a member of the same VAT group; and (b) has (unless the sale is a standard-rated supply) made in relation to the LOT a VAT OPTION that remains valid and will not be revoked before COMPLETION.	G20.2	If the SPECIAL CONDITIONS do not state "there are no employees to which TUPE applies" the following paragraphs apply: (a) The SELLER must notify the BUYER of those employees whose CONTRACTS of employment will TRANSFER to the BUYER on COMPLETION (the "Transferring Employees"). This notification must be given to the BUYER not less than 14 days before COMPLETION. (b) The BUYER confirms that it will comply with its obligations under TUPE and any SPECIAL CONDITIONS in respect of the TRANSFERRING Employees. (c) The BUYER and the SELLER acknowledge that pursuant and subject to TUPE, the CONTRACTS of employment between the TRANSFERRING Employees and the SELLER will TRANSFER to the BUYER on COMPLETION. (d) The BUYER is to keep the SELLER indemnified against all liability for the TRANSFERRING Employees after COMPLETION.
G12.1	This CONDITION G12 applies where the LOT is sold subject to TENANCIES.	G15.3	The BUYER confirms that (a) it is registered for VAT, either in the BUYER'S name or as a member of a VAT group; (b) it has made, or will make before COMPLETION, a VAT OPTION in relation to the LOT and will not revoke it before or within three months after COMPLETION; (c) article 5(2B) of the Value Added Tax (Special Provisions) Order 1995 does not apply to it; and (d) it is not buying the LOT as a nominee for another person.	G21 ENVIRONMENTAL	
G12.2	The SELLER is to manage the LOT in accordance with its standard management policies pending COMPLETION.	G15.4	The BUYER is to give to the SELLER as early as possible before the AGREED COMPLETION DATE evidence (a) of the BUYER'S VAT registration; (b) that the BUYER has made a VAT OPTION; and (c) that the VAT OPTION has been notified in writing to HM Revenue and Customs; and if it does not produce the relevant evidence at least two BUSINESS DAYS before the AGREED COMPLETION DATE, CONDITION G14.1 applies at COMPLETION.	G21.1	This CONDITION G21 only applies where the SPECIAL CONDITIONS so provide.
G12.3	The SELLER must consult the BUYER on all management issues that would affect the BUYER after COMPLETION (such as, but not limited to, an application for licence; a rent review; a variation, surrender, agreement to surrender or proposed forfeiture of a TENANCY; or a new TENANCY or agreement to grant a new TENANCY) and: (a) the SELLER must comply with the BUYER'S reasonable requirements unless to do so would (but for the indemnity in paragraph (c)) expose	G15.5	The BUYER confirms that after COMPLETION the BUYER intends to (a) retain and manage the LOT for the BUYER'S own benefit as a continuing business as a going concern subject to and with the benefit of the TENANCIES; and (b) collect the rents payable under the TENANCIES and charge VAT on them.	G21.2	The SELLER has made available such reports as the SELLER has as to the environmental condition of the LOT and has given the BUYER the opportunity to carry out investigations (whether or not the BUYER has read those reports or carried out any investigation) and the BUYER admits that the PRICE takes into account the environmental condition of the LOT
		G15.6	If, after COMPLETION, it is found that the sale of the LOT is not a TRANSFER of a going concern then: (a) the SELLER'S conveyancer is to notify the BUYER'S conveyancer of that finding and provide a VAT invoice in respect of the sale of the LOT; (b) the BUYER must within five BUSINESS DAYS of receipt of the VAT invoice pay to the SELLER the VAT due; and (c) if VAT is payable because the BUYER has not complied with this CONDITION G15, the BUYER must pay and indemnify the SELLER against all costs, interest, penalties or surcharges that the SELLER incurs as a result.	G21.3	The BUYER agrees to indemnify the SELLER in respect of all liability for or resulting from the environmental condition of the LOT.
		G16 CAPITAL ALLOWANCES		G22 SERVICE CHARGE	
		G16.1	This CONDITION G16 applies where the SPECIAL CONDITIONS state that there are capital allowances available in respect of the LOT.	G22.1	This CONDITION G22 applies where the LOT is sold subject to TENANCIES that include service charge provisions.
		G16.2	The SELLER is promptly to supply to the BUYER all information reasonably required by the BUYER in	G22.2	No apportionment is to be made at COMPLETION in respect of service charges.
				G22.3	Within two months after COMPLETION the SELLER must provide to the BUYER a detailed service charge account for the service charge year current on COMPLETION showing: (a) service charge expenditure attributable to each TENANCY; (b) payments on account of service charge received from each tenant; (c) any amounts due from a tenant that have not

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