



AUCTIONS

— GRAHAM PENNY —

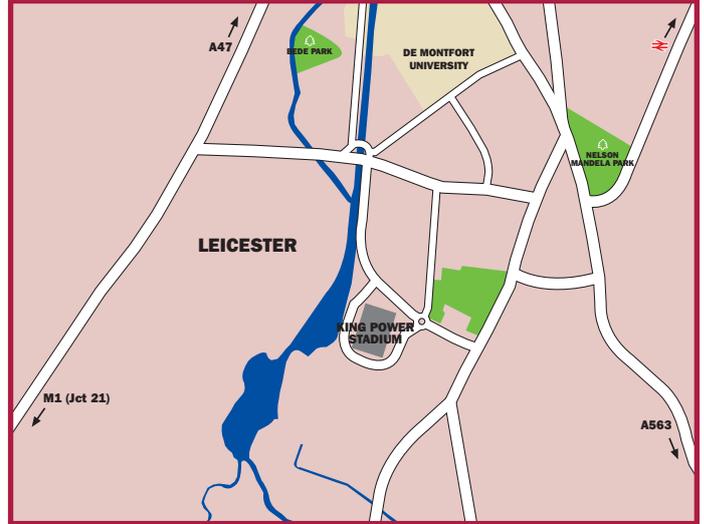
LEICESTER AUCTION

Thursday **29th November** 2018 at **11.30am**
Leicester City FC, King Power Stadium
Filbert Way, Leicester LE2 7FL

0116 254 9654

www.sdlauctions.co.uk

AUCTION VENUE



Thursday 29th November 2018

(Registration desk opens at 10.30am) Commencing 11.30am

Keith Weller Suite, Leicester City F.C,
King Power Stadium, Filbert Way, Leicester LE2 7FL

Call the team on **0116 254 9654**
for further information

UPCOMING AUCTIONS

SDL AUCTIONS

— GRAHAM PENNY —

Nottingham auction: Thursday 6th December 2018

Venue: Nottingham Racecourse, Colwick Park, Nottingham NG2 4BE

SDL AUCTIONS

— CHESHIRE &
NORTH WALES —

Cheshire & North Wales auction: Tuesday 11th December 2018

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

SDL AUCTIONS

— NORTH WEST —

North West auction: Tuesday 11th December 2018

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

SDL AUCTIONS

— BIGWOOD —

Birmingham auction: Wednesday 12th December 2018

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

SDL AUCTIONS

— GRAHAM PENNY —

Derby auction: Friday 14th December 2018

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

MESSAGE FROM THE AUCTIONEER

Andrew Parker

Managing Director & Auctioneer at
SDL Auctions Graham Penny



Welcome to our Leicester auction catalogue

It's set to be another busy auction day on Thursday 29th November at the King Power Stadium, with 23 residential and commercial lots filling the pages of the catalogue.

Lots due to be sold under the hammer include houses ideal for buy-to-let purposes, properties in need of renovation and improvement work and a £1.5m block of apartments.

The star lot in this month's auction is **St Georges Courtyard in Hinckley (LOT 8)**. A freehold investment comprising 14 fully refurbished apartments all with neutral décor and under floor heating and a private parking space. The property would make a great investment opportunity with an estimated rental income of £100,000 per annum. It comes with a *guide price of £1.5 million.

If you're looking for a renovation or development project, **65 St. Georges Hill in Coalville (LOT 4)** could be for you. It is a four/five bedroomed detached house with paddocks, ménage and stables with a site of approximately 3.2 acres. With a guide price of £375,000+, the property and grounds are an unfinished project and require modernisation and finishing works throughout.

Another development opportunity comes at **146 Dominion Road in Glenfield (LOT 12)**. Comprising a three bedroomed bungalow with planning for a further two detached houses to the rear. With planning permission already in place, the property comes with a guide price of £300,000+.

124 Knighton Field Road West in Leicester (LOT 1), is a two bedroomed bay fronted terraced house in a popular and convenient location, close to shops, schools and parks and also offers excellent access into Leicester city centre. The

property would make a great first time buy or superb buy-to-let. It has a guide price of £85,000+.

If you're an investor looking to add to your portfolio of properties, **11 Sweetbriar Road in Leicester (LOT 2)** is a period property that has been converted into three self-contained flats. The flats are fully let with a total rental income of £14,340 per annum. Well situated in the city centre it comes with a guide price of £200,000+.

A spacious detached house offering scope for modernisation comes with **63 Main Street in Loughborough (LOT 15)**. With potential to alter and add to the current accommodation, the property has a large integral garage which could provide more living space. With a guide price of £225,000+, it is an ideal project for a developer or house to turn into a great family home.

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 Thursday 29th November then you can submit a Proxy, Telephone and Online Bidding Form – found on page 37 of this catalogue – or you can watch the auction live from our website.

We're already inviting entries for our next auction on Tuesday 12th February 2019 so if you'd like to arrange a free no obligation appraisal see our team in the auction room or call us on 0116 254 9654.

We have many more auction events coming up in December across all our auction locations as well as online auctions running on our website – www.sdlauctions.co.uk.

DATES FOR YOUR DIARY

Leicester 2019 auction dates:

Tuesday 12th February

Monday 8th April

Tuesday 21st May

Tuesday 23rd July

Tuesday 3rd September

Tuesday 22nd October

Tuesday 10th December

MEET THE LEICESTER TEAM



Andrew Parker
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**WE'RE DELIGHTED TO BE
DOUBLE SHORTLISTED IN THE
2018 NEGOTIATOR AWARDS**

Residential Auction Service of the Year &
Supplier of the Year - Products and Services (Marketing)



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 Auctioneers clerk 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 0116 254 9654. 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 leicester@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 (0116 254 9654) 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

A COFFEE WITH...

Louise Jefferies

Business Development Director at SDL Auctions



Louise has worked in business development for the SDL Group for eight years where she has secured and developed multiple corporate partnerships and new revenue streams across the Group.

Currently Louise is championing the SDL Auction Partners division helping estate agents across the UK to offer auctions to their vendors while also offering greater security and fees.



What is your business motto?

I have lots! But my favourite quote at the moment is: "If you don't like change, you're going to like irrelevance even less." Eric Shinseki

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

For me it's about solving problems and giving our customers a great experience; we will do everything we can to get the best outcome for them by selling at auction. Importantly if it's not right for them then we will tell them that too.

What is office life like for you and your team?

Lots of banter! Or 'bants' as my youngest son would tell me. We take what we do seriously and it can be pressurising at times so we encourage everyone to be able to have a laugh and inject a sense of humour when it's a tricky negotiation.

We're not here to be pushy sales people but educate people and show them there is another way available to them in selling their property through auction.

What is your approach to work / life balance?

I am a single mum with three children from 11 to 16 so I have to have a balance or I would burn out quickly. SDL has always been supportive and know the home version of me is just as important as the work version. I feel like I never give enough time to my kids but then I know they gain a lot by having a

career mum who inspires them to work hard to achieve their goals. My son did work experience with us last year and I think he got an appreciation of what 'mum at work' looks like. When we won the EA Masters they were as proud as I was. It's times like that where the odd late dinner and distracted mum pales into insignificance!

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

It's all about being open and sharing information that we could all benefit from. I make introductions wherever I can as it's often a case of 'I don't know but I know someone who does'.

I am a great believer in being authentic, so I am just myself and think about how our relationships are two-way where everyone wins.

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

I joined SDL Group in 2010 to work for Rob Clifford (commercial director) and between him and Paul Gratton (CEO) they unleashed me to trust my business acumen and the ability to build great relationships.

What is your proudest achievement in business?

In a business development discipline it's always the most recent win or new contract. But simply for me it is that I still always do what's right for our business, our customers and our people.

What drives and motivates you?

Recognition of my impact on our business mostly, but also to be a great female leader in a progressive business.

If you hadn't been Business Development Director, what would you do instead?

Probably a singer or run a business of my own.

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

I am not an early bird so I use the morning to get quieter stuff done and I am more creative in the afternoon. I find it really hard to switch off at night so I end up staying up way past my bedtime!

Do you use Facebook, Twitter or other social media?

I have dabbled at Twitter, but Facebook and LinkedIn are my social media vices. I use them both for business but am more selective with business Facebook friends as you would expect. Often when you spend time with clients and build business relationships, they become friends.

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

I would like to have a coffee with myself some years back to let myself know it would all be okay.

How do you relax outside of work?

Spending time with my kids, enjoying the great outdoors, singing, eating and drinking with people I love and like a lot.

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.	124 Knighton Fields Road West, Leicester	£85,000+
LOT 2.	11 Sweetbriar Road, Leicester	£200,000+
LOT 3.	57 Harrow Road, West End, Leicester	£135,000+
LOT 4.	65 St. Georges Hill, Swannington, Coalville, Leicestershire	£375,000+
LOT 5.	Land Adj. 101 Elm Low Road, Wisbech, Cambridgeshire	£90,000+
LOT 6.	Land off Cefn Bryn, Porth, Mid Glamorgan	£1,000+
LOT 7.	130 Wellington Walk, Washington, Tyne and Wear	£5,000+
LOT 8.	St Georges Courtyard, Station Road, Hinckley, Leicestershire	£1,500,000+
LOT 8A.	Ivy Leigh, 7 Range Road, Ashby-De-La-Zouch, Leicestershire	£125,000+
LOT 9.	Plot 20, Heol y Pentre, Pont-Henri, Llanelli, Dyfed	£1,000+
LOT 10.	Plot 21, Heol y Pentre, Pont-Henri, Llanelli, Dyfed	£1,000+
LOT 11.	Plot 22, Heol y Pentre, Pont-Henri, Llanelli, Dyfed	£1,000+
LOT 12.	146 Dominion Road, Glenfield, Leicester	£300,000+
LOT 13.	41 Bentley Road, Doncaster	£125,000+
LOT 14.	Former Reading Rooms, Front Street, Grange Villa, Durham	£20,000+
LOT 15.	63 Main Street, Costock, Loughborough, Leicestershire	£225,000+
LOT 16.	146 Bell Green Road, Coventry	£150,000+
LOT 17.	Plot 66 Land South of Pen-Y-Dre, off Rigwgarn Estate, Trebanog, Porth	£500+
LOT 18.	Plot 67 Land South of Pen-Y-Dre, off Rigwgarn Estate, Trebanog, Porth	£500+
LOT 19.	78 Dannett Street, Leicester	£89,000+
LOT 20.	14 Clinton Terrace, Gainsborough, Lincolnshire	£32,000+
LOT 21.	The Stackyard, Little Church Lane, Sileby, Leicestershire	£40,000+
LOT 22.	Land off Little Church Lane, Sileby, Leicestershire	£125,000+



— 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.

NO LONGER ACCEPTING CHEQUES

All deposits must be paid by:-



Bank/Building
Society Draft



Debit Card

As an extra safeguard to our
vendors we **NO** longer
accept any cheques.

To benefit all purchasers there will be
no card charges for payments made
by debit card.

www.sdlauctions.co.uk

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 or a reservation fee of 4.8% inc VAT or 4.2% inc VAT in London, subject to a minimum of £6,000, 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 0116 254 9654 or email at leicester@sdlauctions.co.uk

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

SDL AUCTIONS

LOT 1

124 KNIGHTON FIELDS ROAD WEST, LEICESTER LE2 6LG

A TWO BEDROOMED BAY FRONTED TERRACED HOUSE IN A POPULAR AND CONVENIENT LOCATION

PROPERTY DESCRIPTION:

Close to shops, schools and parks and also offering excellent access to Leicester city centre, Fosse shopping park and the motorway network. Great first time buy or superb buy-to-let investment which we believe would rent for around £650 per calendar month.

ACCOMMODATION:

Ground Floor: Lounge, dining room, kitchen.

First Floor: Landing, two bedrooms, bathroom.

Outside: Small fore garden. Shared passageway leading to rear garden.

NOTE: The property is being offered subject to a 6 week completion.

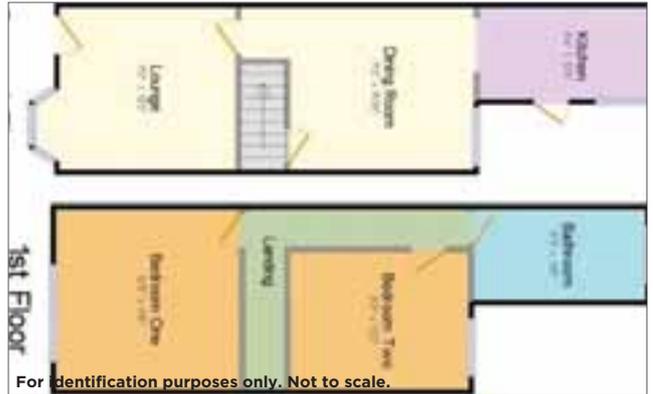
ENERGY EFFICIENCY RATING: D

TENURE: Freehold

VACANT POSSESSION UPON COMPLETION

VIEWING:

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A WELL MAINTAINED PERIOD PROPERTY CONVERTED INTO THREE SELF-CONTAINED FLATS.

PROPERTY DESCRIPTION:

Well situated within the thriving West End City suburb, being well served for an array of local amenities along Narborough Road and nearby Braunstone Gate, Fosse Park retail shopping, the Motorway networks & City centre. The flats are fully let with a total rental income of £14,340 per annum.

ACCOMMODATION:

FLAT ONE: Ground floor flat currently let for £410 per calendar month: Reception hall, lounge, kitchen, utility room, bedroom, bathroom.

FLAT TWO: Accessed to the rear of the building and located on the first floor currently let for £385 per calendar month: Lounge, kitchen, bedroom, bathroom.

FLAT THREE: Accessed to the rear of the building via a fire escape and located on the second floor and currently let at £400 per calendar month: Lounge/bedroom, kitchen, bathroom.

Outside: Rear garden, outside store.

ENERGY EFFICIENCY RATING: D, C & D

TENURE: Freehold

SUBJECT TO TENANCY

VIEWING:

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

*** GUIDE PRICE £200,000+ (plus fees)**



LOT 3

57 HARROW ROAD, WEST END, LEICESTER LE3 0JY

A SPACIOUS TWO BEDROOMED BAY FRONTED TERRACED VILLA SITUATED ON ONE OF THE MOST POPULAR ROADS IN THE WEST END.

PROPERTY DESCRIPTION:

The property has a reception hallway which offers scope to use the front reception room as a further bedroom which would then make it a great HMO property and the layout also offers the opportunity to convert the property into two flats, all subject to any necessary planning consents.

Located only a short distance from Narborough Road which has a wealth of bars, restaurants, shops and nightlife. Also close by are the Leicester Royal infirmary Hospital, DeMontfort University and the City Centre making this one of Leicester's most sought after rental locations.

ACCOMMODATION:

Ground Floor: Reception hallway, dining room/bedroom, lounge, large kitchen.

First Floor: Two bedrooms, bathroom.

Outside: Pleasant, enclosed garden to the rear.

ENERGY EFFICIENCY RATING: E

TENURE: Freehold. **VACANT POSSESSION UPON COMPLETION**

VIEWING:

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A FOUR/FIVE BEDROOMED DETACHED HOUSE WITH PADDOCKS, MENAGE AND STABLES WITH A SITE AREA OF APPROXIMATELY 3.2 ACRES.

PROPERTY DESCRIPTION:

Situated in a private location within the highly desirable village of Swannington.

The property and grounds are an unfinished project and require modernisation and finishing works throughout.

A superb private and idyllic location with superb views. The property and grounds offer further scope for development subject to any required permissions.

ACCOMMODATION:

Ground Floor: Reception hall, dining kitchen, sitting room, lounge, boot room/utility room.

First Floor: Potential shower room, four bedrooms, potential bedroom/second bathroom, bathroom.

Outside: Paddocks, menage, stables.

ENERGY EFFICIENCY RATING: G

TENURE: Freehold

VACANT POSSESSION UPON COMPLETION

VIEWING:

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

***GUIDE PRICE £375,000+ (plus fees)**



LOT 5

LAND ADJ. 101 ELM LOW ROAD, WISBECH, CAMBRIDGESHIRE PE14 0DF

A RESIDENTIAL DEVELOPMENT SITE SITUATED IN A POPULAR AND CONVENIENT LOCATION WITHIN WISBECH.

PROPERTY DESCRIPTION:

The location is well serviced by local amenities including shops and schools and is only one mile from Wisbech Town centre.

Full Planning was granted in September 2018 for a pair of two bedroomed semi-detached houses and a two bed detached house (Ref F/YR18/0592/F).

PROPOSED ACCOMMODATION:

If built in accordance with the approved plans, each property will comprise -

Ground Floor: Reception hallway, cloakroom/w.c., kitchen, lounge/diner.

First Floor: Landing, two bedrooms, bathroom.

Outside: Front and rear gardens. Parking to the rear.

TENURE: Freehold

VACANT POSSESSION UPON COMPLETION

VIEWING:

Direct on site.

***GUIDE PRICE £90,000+ (plus fees)**



LOT 6

LAND OFF CEFN BRYN, PORTH, MID GLAMORGAN, CF39 9BJ

PARCEL OF LAND SUITABLE FOR NUMEROUS USES SUBJECT TO PLANNING PERMISSION.

DESCRIPTION:

A rectangular parcel of land known as Plot 2 which could be used for recreational purposes and also offers possible future development opportunities (stpc).

Situated close to the centre of Trebanog, which lies on the A4233 and offers a good range of local facilities. Porth to the north provides a more comprehensive range of shopping and recreational pursuits. The A4233 also leads south linking to the A4119 where it adjoins the M4 (Junction 34).

A great low cost medium to long term investment.

The auctioneers have not inspected the site.

TENURE: Freehold. **VACANT POSSESSION UPON COMPLETION**

VIEWING:

Direct on site.

***GUIDE PRICE £1,000+ (plus fees)**



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LOT 7

130 WELLINGTON WALK, WASHINGTON, TYNE AND WEAR NE37 3EP

A FIRST FLOOR STUDIO FLAT IN A PURPOSE BUILT BLOCK WITH LARGE COMMUNAL GARDENS.

PROPERTY DESCRIPTION:

Well placed close to a wide range amenities and approximately five miles from the vibrant city of Newcastle and seven miles to the beaches at Sunderland. The property would make a great buy-to-let investment with an estimated rental income of approximately £3,000 per annum.

ACCOMMODATION:

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

First Floor: Lounge/bedroom, kitchen, shower room.

Outside: Communal gardens.

ENERGY EFFICIENCY RATING: C

TENURE: Leasehold

VACANT POSSESSION UPON COMPLETION

VIEWING:

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A FREEHOLD INVESTMENT COMPRISING OF 14 APARTMENTS ALL WITH PARKING AND COMMUNAL GROUNDS

PROPERTY DESCRIPTION:

Each apartment has been fully refurbished throughout to an excellent standard with modern kitchens and bathrooms, neutral décor, flooring and underfloor heating. Each unit has its own entrance and secure parking with electric barrier.

Hinckley is a thriving town which has had recent major investment. The complex is situated in the Town Centre, next to the new £60 million pound Crescent development comprising of bars, restaurants, shops, micro pubs and cinema. The rest of the town centre is a two minute walk away along with schools, parks, doctors and the Train Station. London St Pancreas is less than 1 hour. The town is home to major business with a Tesco Distribution Centre, Mira, Centrica and a DPD depot which create a huge number of jobs and therefore the rental demand in the town is extremely high.

The property would make a great buy to rent which would give an estimated rental income of £100,000 per annum. The development also offers the potential for individual re-sale of the apartments and therefore the owner could retain the Freehold which would bring in an annual Ground Rent income of around £4000 per annum.

ENERGY EFFICIENCY RATING: TBC

TENURE: Freehold

VACANT POSSESSION UPON COMPLETION

VIEWING:

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

***GUIDE PRICE £1,500,000+ (plus fees)**



LOT 8A

**IVY LEIGH, 7 RANGE ROAD, ASHBY-DE-LA-ZOUCH, LEICESTERSHIRE
LE65 1EB**

A TWO BEDROOMED DETACHED PROPERTY IN NEED OF MODERNISATION AND IMPROVEMENT.

PROPERTY DESCRIPTION:

The property is well located to major road networks, giving easy access into Leicester and Birmingham.

ACCOMMODATION:

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

Ground Floor: Kitchen, dining room, living room.

First Floor: Two bedrooms, shower room.

Outside: Gardens to front and rear.

NOTE: The property is being offered subject to a 6 week completion.

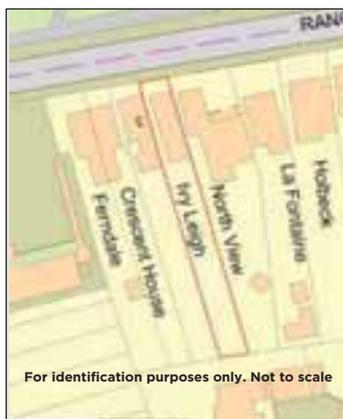
ENERGY EFFICIENCY RATING: F

TENURE: Freehold.

VACANT POSSESSION UPON COMPLETION

VIEWING:

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LOT 9

PLOT 20, HEOL Y PENTRE, PONT-HENRI, LLANELLI, DYFED SA15 5NS

A PARCEL OF LAND BELIEVED TO MEASURE APPROXIMATELY 0.2 ACRES.

DESCRIPTION:

Located midway between Llanelli to the south and Carmarthen to the north, Pont-Henri lies just north of the junction of the B4317 and B4309 at Pontyates.

There is a good range of local facilities at Pont-Henri with more comprehensive services nearby at Pontyates. The area benefits from a range of recreational pursuits within the Welsh Countryside.

We believe some of the plots fronting the highway previously had planning granted for residential development. For more information contact the local planning department. The auctioneers have not inspected the land.

TENURE: Freehold. **VACANT POSSESSION UPON COMPLETION**

VIEWING:

Direct on site.

***GUIDE PRICE £1,000+ (plus fees)**



LOT 10

PLOT 21, HEOL Y PENTRE, PONT-HENRI, LLANELLI DYFED SA15 5NS

A PARCEL OF LAND BELIEVED TO MEASURE APPROXIMATELY 0.2 ACRES.

PROPERTY DESCRIPTION:

Located midway between Llanelli to the south and Carmarthen to the north, Pont-Henri lies just north of the junction of the B4317 and B4309 at Pontyates.

There is a good range of local facilities at Pont-Henri with more comprehensive services nearby at Pontyates. The area benefits from a range of recreational pursuits within the Welsh Countryside.

We believe some of the plots fronting the highway previously had planning granted for residential development. For more information contact the local planning department. The auctioneers have not inspected the land.

TENURE: Freehold. **VACANT POSSESSION UPON COMPLETION**

VIEWING:

Direct on site.

***GUIDE PRICE £1,000+ (plus fees)**



LOT 11

PLOT 22, HEOL Y PENTRE, PONT-HENRI, LLANELLI, DYFED SA15 5NS

A PARCEL OF LAND BELIEVED TO MEASURE APPROXIMATELY 0.2 ACRES.

PROPERTY DESCRIPTION:

Located midway between Llanelli to the south and Carmarthen to the north, Pont-Henri lies just north of the junction of the B4317 and B4309 at Pontyates.

There is a good range of local facilities at Pont-Henri with more comprehensive services nearby at Pontyates. The area benefits from a range of recreational pursuits within the Welsh Countryside.

We believe some of the plots fronting the highway previously had planning granted for residential development. For more information contact the local planning department. The auctioneers have not inspected the land.

TENURE: Freehold. **VACANT POSSESSION UPON COMPLETION**

VIEWING:

Direct on site.

***GUIDE PRICE £1,000+ (plus fees)**





For identification purposes only. Not to scale.

DEVELOPMENT OPPORTUNITY - THREE BEDROOMED DETACHED BUNGALOW WITH PLANNING FOR A FURTHER TWO DETACHED HOUSES TO THE REAR.

PROPERTY DESCRIPTION:

Planning permission has been granted (17/1570/FUL - 1st November 2017) for the redevelopment of the existing bungalow and the erection of two additional dwellings.

This site is located close to the centre of the village of Glenfield which has an excellent range of local shops including a Co-op store, Tesco Express, schools, bus services, sporting and recreational opportunities, and is surrounded by attractive open countryside. For the commuter, Leicester has mainline rail services to London St Pancras, and the M1 is accessible at junction 21.

ACCOMMODATION:

The existing bungalow will comprise -

Ground Floor: Entrance hall, cloaks w.c., lounge, dining kitchen, utility room, three bedrooms, bathroom.

Outside: Ample parking and enclosed gardens.

New Build Plots 1 & 2 will comprise-

Ground Floor: Entrance hall, cloaks w.c., lounge, family room, breakfast kitchen, utility room.

First Floor: Bedroom one with en-suite, two further bedrooms, family bathroom.

Outside: Integral garage, parking and gardens.

The final development value is estimated at £900,000 - £1,000,000.

ENERGY EFFICIENCY RATING: B

TENURE: Freehold. **VACANT POSSESSION UPON COMPLETION**

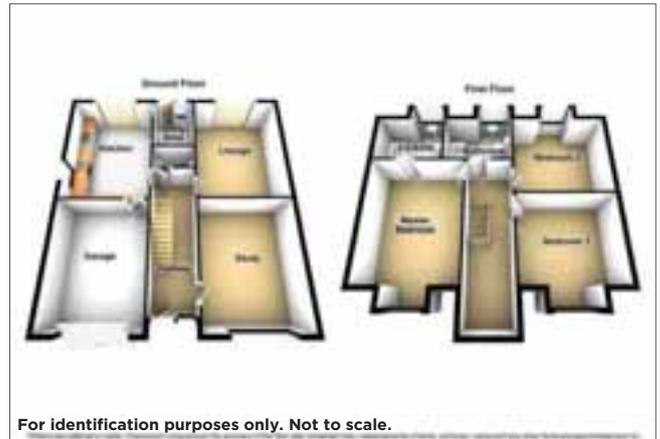
VIEWING:

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*** GUIDE PRICE £300,000+ (plus fees)**



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LOT 13

41 BENTLEY ROAD, DONCASTER DN5 9SD

A SPACIOUS FOUR BEDROOMED HMO PROPERTY SITUATED IN A POPULAR LOCATION CLOSE TO AMENITIES AND DONCASTER TOWN CENTRE.

PROPERTY DESCRIPTION:

The property has been renovated throughout to a high standard. Each bedroom has its own en-suite and there is a large kitchen and a further two rooms which could offer a great communal lounge.

The property is currently let out and each room rents for £90 per week inclusive of bills which gives an annual rental income of £18,720 when fully let. Potential return of 13%.

ACCOMMODATION:

Ground Floor: Entrance hall, kitchen/diner, bedroom with en-suite and two further rooms.

First Floor: Landing, three further bedrooms all with en-suites.

Outside: Enclosed garden to the rear.

ENERGY EFFICIENCY RATING: D

TENURE: Freehold

SUBJECT TO TENANCY

VIEWING:

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

***GUIDE PRICE £125,000+ (plus fees)**



LOT 14

FORMER READING ROOMS, FRONT STREET, GRANGE VILLA, COUNTY DURHAM DH2 3LX

SINGLE STOREY FORMER READING ROOMS BUILDING AND LAND.

PROPERTY DESCRIPTION:

The property currently comprises single storey former Reading Rooms building and land. Planning permission was granted by Durham County Council on 26th October 2017 (planning reference DM/17/O2338/FPA) for the demolition of the existing buildings and the erection of four, three bedroomed town houses with associated amenity space.

The property lies within this predominantly residential area of Grange Villa which is located to the east of Stanley and south of the A693. There is a good range of local facilities in the surrounding vicinity and Stanley itself provides a more comprehensive range of shopping and recreational pursuits. Roseberry Grange Golf Course lies to the north providing further recreational pursuits. The A693 lies to the north providing access west to Stanley or east towards the A1 (M) at junction 63.

TENURE: Freehold

VACANT POSSESSION UPON COMPLETION

VIEWING:

Direct on site.

***GUIDE PRICE £20,000+ (plus fees)**



LOT 15

**63 MAIN STREET, COSTOCK, LOUGHBOROUGH, LEICESTERSHIRE
LE12 6XD**



A SPACIOUS DETACHED HOUSE OFFERING SCOPE FOR MODERNISATION.

PROPERTY DESCRIPTION:

The property has a large integral garage which could provide more living space and ample parking and space for a further garage, all subject to any necessary planning consents. There is a good sized rear garden and internally the property has well proportioned rooms and a large master bedroom.

Costock is a desirable village which is extremely well located giving good access to Leicester, Loughborough, Nottingham, Derby and East Midlands airport is also close by. An ideal project for a developer or house to turn into a great family home.

ACCOMMODATION:

Ground Floor: Reception hall, lounge/diner, breakfast kitchen, bathroom, conservatory, integral garage.

First Floor: Four bedrooms, shower room.

Outside: Main driveway to the left hand side of the property with scope for double garage subject to any required planning permission. There is also parking to the right hand side of the property. Large rear garden with patio and lawn.

ENERGY EFFICIENCY RATING: E

TENURE: Freehold. **VACANT POSSESSION UPON COMPLETION**

VIEWING:

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LOT 16

146 BELL GREEN ROAD, COVENTRY CV6 7GX

A PERIOD PROPERTY CONVERTED INTO FOUR SELF-CONTAINED APARTMENTS.

PROPERTY DESCRIPTION:

The property has a good history of letting with a rent of £85 per week / £4,420 per annum and is currently fully let at a combined rent of £13,260 per annum. Rental income when fully let is £17,780 which gives a return of 11.7%.

Each flat has a modern kitchen and bathroom, uPVC double glazing and their own electricity supply. There are also fire alarms and emergency lighting throughout.

Close to local amenities including shops, schools, park and pubs and easy access to Coventry City Centre.

ACCOMMODATION:

Flat 1: Open plan lounge/kitchen/bedroom, shower room.

Flat 2: Lounge/bedroom, kitchen, bathroom.

Flat 3: Lounge/bedroom, kitchen, shower room.

Flat 4: Lounge/kitchen/bedroom, shower room.

Outside: Small fore-garden, rear yard and a useful good sized second garden to the rear of the property.

ENERGY EFFICIENCY RATING: E

TENURE: Freehold. **SUBJECT TO TENANCY**

VIEWING:

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

***GUIDE PRICE £150,000+ (plus fees)**



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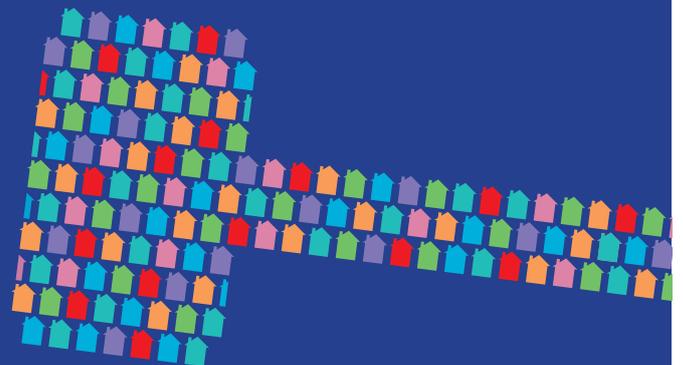
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LOT 17

PLOT 66 LAND SOUTH OF PEN-Y-DRE, OFF RIGWGARN ESTATE, TREBANOG, PORTH CF39 9DJ

A PARCEL OF LAND FORMING PART OF A MUCH LARGER SITE.

PROPERTY DESCRIPTION:

The land may be suitable for a variety of different uses, subject to obtaining the relevant planning consents. We have been informed that there are no overage restrictions on the land. We believe the plot will have access by foot over the rights of way, please see legal pack. Buyers should make their own further enquiries regarding obtaining any necessary planning consents and access. This plot will be sold with no reserve.

The auctioneers have not inspected the land.

TENURE: Freehold

VACANT POSSESSION UPON COMPLETION

VIEWING: Direct on site.

***GUIDE PRICE £500+ (plus fees)**



LOT 18

PLOT 67 LAND SOUTH OF PEN-Y-DRE, OFF RIGWGARN ESTATE, TREBANOG, PORTH CF39 9DJ

A PARCEL OF LAND FORMING PART OF A MUCH LARGER SITE.

PROPERTY DESCRIPTION:

The land may be suitable for a variety of different uses, subject to obtaining the relevant planning consents. We have been informed that there are no overage restrictions on the land. We believe the plot will have access by foot over the rights of way, please see legal pack. Buyers should make their own further enquiries regarding obtaining any necessary planning consents and access. This plot will be sold with no reserve.

The auctioneers have not inspected the land.

TENURE: Freehold

VACANT POSSESSION UPON COMPLETION

VIEWING: Direct on site.

***GUIDE PRICE £500+ (plus fees)**



LOT 19

78 DANNETT STREET, LEICESTER LE3 5RJ

A THREE BEDROOMED MID TERRACED PROPERTY LET ON A PROTECTED TENANCY.

PROPERTY DESCRIPTION:

The property benefits from gas central heating and UPVC double glazing and is let at £101 per week (£5,252 per annum).

It is well placed for local amenities including shops, parks and schools and gives great access to Leicester's West End and City Centre.

ACCOMMODATION:

Ground Floor: Open lounge/diner, kitchen.

First Floor: Three bedrooms, bathroom.

Outside: Enclosed rear garden.

ENERGY EFFICIENCY RATING: E

TENURE: Freehold. **SUBJECT TO TENANCY**

VIEWING:

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

***GUIDE PRICE £89,000+ (plus fees)**



LOT 20

14 CLINTON TERRACE, GAINSBOROUGH, LINCOLNSHIRE DN21 1JL

SUPERB INVESTMENT OPPORTUNITY TO ACQUIRE A TWO BEDROOMED MID-TERRACED PROPERTY.

PROPERTY DESCRIPTION:

The property is situated in an established location on the north side of Clinton Terrace with local shops within easy reach and the extensive facilities of Gainsborough being accessible directly to the north. Excellent investment opportunity.

ACCOMMODATION:

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

Ground Floor: Lounge, kitchen.

First Floor: Bedroom one, storage cupboard, bathroom.

Second Floor: Bedroom two.

Outside: Yard to rear.

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 21

THE STACKYARD, LITTLE CHURCH LANE, SILEBY, LEICESTERSHIRE LE12 7NE

AN AGRICULTURAL FARM YARD WITH DUTCH STYLE BARN OF TIMBER AND STEEL CONSTRUCTION.

PROPERTY DESCRIPTION:

The barn measures approximately 60ft x 40ft and the yard area is made up of concrete and stoned areas.

There is approx 14 acres of adjoining land available as a separate lot.

Situated in a quiet and tucked away location but within the heart of the village of Sileby which offers a great range of local amenities and shopping and also has a train station.

TENURE: Freehold. **VACANT POSSESSION UPON COMPLETION**

VIEWING:

Direct on site.

***GUIDE PRICE £40,000+ (plus fees)**



LOT 22

LAND OFF LITTLE CHURCH LANE, SILEBY, LEICESTERSHIRE LE12 7NE

A BLOCK OF GRASS FIELDS TOTALLING 14.2 ACRES SITUATED IN A QUIET, TUCKED AWAY LOCATION CLOSE TO THE HEART OF SILEBY VILLAGE.

DESCRIPTION:

The land is made up of four fenced paddocks and is approached over a shared driveway and is not visible from the road.

Sileby village offers a great range of amenities and local train station. It also offers excellent access to Leicester, Loughborough and Nottingham.

TENURE: Freehold

VACANT POSSESSION UPON COMPLETION

VIEWING:

Direct on site.

***GUIDE PRICE £125,000+ (plus fees)**



SDL AUCTIONS



**DOUBLE AWARD WINNER
AT THE 2018 EA MASTERS**

BEST LARGE SUPPLIER & BEST OVERALL SUPPLIER

RESULTS - 9TH OCTOBER

LOT 1.	67 Leicester Road, Fleckney, Leicester	SOLD FOR £176,000
LOT 2.	168 Cavendish Road, Leicester	SOLD FOR £103,000
LOT 3.	21 Ludlow Close, Oadby, Leicester	SOLD FOR £211,000
LOT 4.	117 Groby Road, Leicester	SOLD FOR £174,000
LOT 5.	289 Humberstone Lane, Leicester	SOLD FOR £144,000
LOT 6.	Flat 2/2 7 Robert Street, Glasgow	SOLD FOR £4,000
LOT 7.	53 Ivychurch Crescent, Leicester	WITHDRAWN
LOT 8.	Land adj. 9 Griffin Close, Shepshed, Loughborough	WITHDRAWN
LOT 9.	5 Allandale Road, Stoneygate, Leicester	SOLD PRIOR
LOT 10.	Flat 28, St Johns Chambers, 2 Ashwell Street, Leicester	SOLD FOR £74,000
LOT 11.	73 Beaumont Walk, Leicester	SOLD FOR £120,000
LOT 12.	29 Fairbourne Road, Leicester	SOLD FOR £162,000
LOT 13.	Plot 15, Heol Y Pentre, Pont-Henri, Llanelli, Dyfed	SOLD PRIOR
LOT 14.	Plot 16, Heol Y Pentre, Pont-Henri, Llanelli, Dyfed	SOLD PRIOR
LOT 15.	Plot 17, Heol Y Pentre, Pont-Henri, Llanelli, Dyfed	SOLD FOR £2,000
LOT 16.	Plot 18, Heol Y Pentre, Pont-Henri, Llanelli, Dyfed	SOLD FOR £2,000
LOT 17.	Plot 19, Heol Y Pentre, Pont-Henri, Llanelli, Dyfed	SOLD FOR £2,500
LOT 17A.	64 Station Road, St. Helen Auckland, Bishop Auckland, County Durham	SOLD FOR £15,000
LOT 18.	125a Church Lane, Ravenstone, Coalville, Leicestershire	AVAILABLE
LOT 19.	36 Wood Street, Ashby de la Zouch, Leicestershire	RE-ENTRY INTO FUTURE AUCTION
LOT 20.	95 Talbot Street, Whitwick, Leicestershire	SOLD FOR £78,000
LOT 21.	3 Main Street, Wakerley, Oakham, Rutland	SOLD FOR £220,000
LOT 22.	65 St. Georges Hill, Swannington, Coalville, Leicestershire	POSTPONED
LOT 23.	10 Apley Terrace, Pembroke Dock, Pembrokeshire	AVAILABLE
LOT 24.	17 Portland Terrace, Gainsborough	SOLD AFTER
LOT 25.	The Bungalow, Little Church Land, Sileby, Leicestershire	SOLD FOR £286,000
LOT 26.	Barns & Stables adj. The Bungalow, Little Church Lane, Sileby, Leicestershire	SOLD FOR £86,000
LOT 27.	10 Loves Lane, Empingham, Oakham, Rutland	SOLD FOR £160,000
LOT 28.	41-43 Canal Street, South Wigston, Leicester	SOLD FOR £386,000



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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

- 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.

A23 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

- 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);
- sign the completed SALE MEMORANDUM; and
- pay the deposit.

A5.4 If YOU do not WE may either

- 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
- sign the SALE MEMORANDUM on YOUR behalf.

A5.5 The deposit

- 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);
- 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;
- is to be held by US (or, at OUR option, the SELLER'S conveyancer); and
- 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

- YOU are personally liable to buy the LOT even if YOU are acting as an agent; and
- 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:

- The minimum deposit WE accept is £5,000 (or the total PRICE, if less). A SPECIAL CONDITION may, however, require a higher minimum deposit
- WE do not accept cash or cheque for all or any part of the deposit
- 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:
- (a) matters registered or capable of registration as local land charges;
 - (b) matters registered or capable of registration by any competent authority or under the provisions of any statute;
 - (c) notices, orders, demands, proposals and requirements of any competent authority;
 - (d) charges, notices, orders, restrictions, agreements and other matters relating to town and country planning, highways or public health;
 - (e) rights, easements, quasi-easements, and wayleaves;
 - (f) outgoing and other liabilities;
 - (g) any interest which overrides, under the Land Registration Act 2002;
 - (h) 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
 - (i) 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:
- (a) the BUYER takes them as they are at COMPLETION and the SELLER is not liable if they are not fit for use, and
 - (b) the SELLER is to leave them at the LOT.
- G1.8 The BUYER buys with full knowledge of
- (a) the DOCUMENTS, whether or not the BUYER has read them; and
 - (b) 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:
- (a) any minimum deposit stated in the AUCTION CONDUCT CONDITIONS (or the total PRICE, if this is less than that minimum); and
 - (b) 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
- (a) the LOT is sold subject to a TENANCY that requires the SELLER to insure the LOT or
 - (b) the SPECIAL CONDITIONS require the SELLER to insure the LOT.
- G3.2 If the SELLER is required to insure the LOT then the SELLER
- (a) must produce to the BUYER on request all relevant insurance details;
 - (b) must use reasonable endeavours to maintain that or equivalent insurance and pay the premiums when due;
 - (c) gives no warranty as to the adequacy of the insurance;
 - (d) 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;
- (e) 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
 - (f) (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:
- (a) 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.
 - (b) 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.
 - (c) If title is in the course of registration, title is to consist of:
 - (i) certified copies of the application for registration of title made to the Land Registry and of the DOCUMENTS accompanying that application;
 - (ii) evidence that all applicable stamp duty land tax relating to that application has been paid; and
 - (iii) 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.
 - (d) 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):
- (a) 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
 - (b) 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
- (a) 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
 - (b) 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
- (a) 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;
 - (b) the form of new lease is that described by the SPECIAL CONDITIONS; and
 - (c) 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
- (a) direct TRANSFER from the BUYER'S conveyancer to the SELLER'S conveyancer; and
 - (b) 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:
- (a) terminate the CONTRACT;
 - (b) claim the deposit and any interest on it if held by a stakeholder;
 - (c) forfeit the deposit and any interest on it;
 - (d) resell the LOT; and
 - (e) 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:
- (a) terminate the CONTRACT; and
 - (b) 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:
- (a) the BUYER must return all papers to the SELLER and appoints the SELLER its agent to cancel any registration of the CONTRACT; and
 - (b) 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
- (a) use all reasonable endeavours to obtain the licence at the SELLER'S expense; and
 - (b) 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
- (a) provide references and other relevant information; and
 - (b) 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 APPOINTMENTS

- 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	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	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	(b) give no details of any ARREARS. 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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