



AUCTIONS

GRAHAM PENNY EAST MIDLANDS CATALOGUE



DAY 1: LEICESTER AUCTION

**Tuesday
12th February 2019
at 11.30am**

Leicester City FC
King Power Stadium
Filbert Way
Leicester
LE2 7FL

0116 254 9654



DAY 2: DERBY AUCTION

**Wednesday
13th February 2019
at 11.30am**

Derby County FC
Pride Park Stadium
Pride Park
Derby
DE24 8XL

01332 242 880



DAY 3: NOTTINGHAM AUCTION

**Friday
15th February 2019
at 11.30am**

Nottingham Racecourse
Colwick Park
Nottingham
NG2 4BE

0115 958 8702

www.sdlauctions.co.uk

AUCTION VENUES

DAY 1: LEICESTER

Tuesday

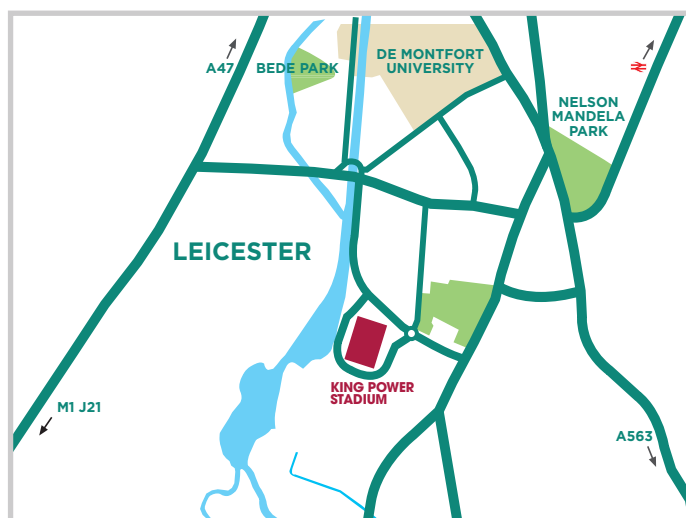
12th February 2019

**Leicester City FC, King Power Stadium,
Filbert Way, Leicester LE2 7FL**

Registration desk opens at 10.30am
Auction commences at 11.30am

35 lots

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DAY 2: DERBY

Wednesday

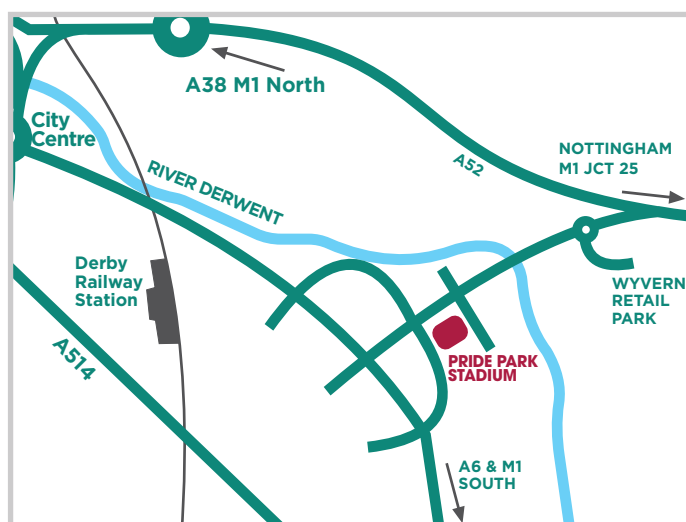
13th February 2019

**Derby County FC, Pride Park Stadium,
Pride Park, Derby DE24 8XL**

Registration desk opens at 10.30am
Auction commences at 11.30am

52 lots

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DAY 3: NOTTINGHAM

Friday

15th February 2019

**Nottingham Racecourse, Colwick Park,
Nottingham NG2 4BE**

Registration desk opens at 10.30am
Auction commences at 11.30am

30 lots

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SEE THE BACK OF THIS CATALOGUE FOR THE FULL 2019 AUCTION CALENDAR
www.sdlauctions.co.uk

MESSAGE FROM THE AUCTIONEER

Andrew Parker

Managing Director & Auctioneer at
SDL Auctions



Welcome to our first three-day East Midlands auction catalogue of 2019

After a successful 2018, we are looking forward to another successful 12 months. We are holding East Midlands auctions in Leicester, Nottingham and Derby in February and we're expecting busy auction rooms with 117 lots set to be sold under the hammer.

We have a range of lots to offer over the three days, including residential lots suitable for investors, development opportunities, commercial properties and land. Plus we have 69 lots being sold in our online auctions which you can find on pages 89-113.

Day one is to be held in Leicester at the King Power Stadium on Tuesday 12th February and includes, **59 Burleigh Avenue in Wigston (LOT 7)**, a three bedroomed semi-detached property situated in a popular and convenient location, close to Wigston town centre and within easy access to Leicester city centre. It has a *guide price of £120,000+ (plus fees).

If you're a developer looking for your next project, **4 The Horsefair in Hinckley (LOT 25)** could be ideal for you. A former nightclub, with planning permission for the re-development of 45 apartments with balconies and secure parking spaces. With a guide price of £650,000+ (plus fees), it is located in the town centre of Hinckley and has the potential to be an ideal investment opportunity.

On day two, Wednesday 13th February, we are in Derby at Pride Park Stadium and properties being offered in the auction room include, **132 Derby Road in Ripley (LOT 9)**. A two bedroomed detached property in need of refurbishment and is situated on a level plot with a separate parcel of land, which is included in the sale and could be suitable for development. It comes with a guide price of £25,000+ (plus fees).

An ideal investment opportunity comes with **20 Swinburne Street in Derby (LOT 51)**, a seven bedroomed HMO currently producing an annual rental income of £25,000. The property benefits from double glazing and gas central heating throughout. The property also has planning permission for

the conversion into five self-contained flats and has a guide price of £175,000+ (plus fees).

Day three, is on Friday 15th February at Nottingham Racecourse and once again we have a variety of lots set to be sold under the hammer. **24 Bentinck Road in Nottingham (LOT 25)**, is a newly refurbished four bedroomed semi-detached property which could be ideal for an investor as it has potential to become an HMO subject to the relevant licencing. With a guide price of £132,000+ (plus fees) it is situated within walking distance of Nottingham city centre.

If you're looking for a family home, **18 Poplar Street in New Ollerton (LOT 21)**, is a generous sized three bedroomed detached property standing on a substantial plot within a sought-after location of Nottingham. With a guide price of £99,000+ (plus fees), it has the potential to develop or extend, subject to obtaining the relevant planning permission.

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 any of the East Midlands auctions, then you can submit a Proxy, Telephone and Online Bidding Form – found on page 117 of this catalogue – or you can watch all the auctions live from our website.

We're already inviting entries to our next East Midlands auctions in April, so if you'd like to arrange a free no obligation appraisal see our team in the auction room or complete a valuation form on our website – www.sdlauctions.co.uk.

Our next East Midlands auction dates are:

- **Leicester auction: Monday 8th April**
- **Nottingham auction: Tuesday 9th April**
- **Derby auction: Thursday 11th April**

We have many more auctions coming up over the rest of the year across all our auction locations as well as hundreds of online auction lots on our website – www.sdlauctions.co.uk – being offered via our online auctions.

You can now book viewings on our website
www.sdlauctions.co.uk

MEET THE EAST MIDLANDS TEAM



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Auction Expert
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IMPORTANT NOTICES TO BE READ BY ALL READERS

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. LIG0183).

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 Derby 01332 242 880, Leicester 0116 254 9654 or Nottingham 0115 958 8702. Stamp Duty, Land Tax or Land and Buildings Transaction Tax may also apply in some circumstances. These costs will not be confirmed in the legal pack, it is up to the bidder to make their own enquiries via www.gov.uk/stamp-duty-land-tax or www.revenue.scot/land-buildings-transaction-tax.

DEFINITION OF RESERVE PRICE

The reserve price is the seller's minimum acceptable price at auction and the figure below which the auctioneer cannot sell. The reserve price is not disclosed and remains confidential between the seller and the auctioneer.

CONDITION OF SALE

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

PROPERTY MISREPRESENTATION

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

FREQUENTLY ASKED QUESTIONS

Q. WHAT ORDER WILL THE LOTS BE OFFERED IN?

A. The Lots are offered as listed in the catalogue
(Yes we are asked this question frequently!)

Q. CAN I VIEW THE PROPERTIES BEFORE THE AUCTION?

A. Yes, please contact the office or book onto the set viewing appointments online at www.sdlauctions.co.uk.

Q. WHAT IS A RESERVE PRICE?

A. A reserve price is the price stipulated as the lowest acceptable by the vendor. This figure is confidential between the vendor and auctioneer.

Q. IS THE GUIDE PRICE THE SAME AS THE RESERVE PRICE?

A. No, not always. The guide is an indication given by the Auctioneer. Where the guide price is a bracket figure, the reserve cannot exceed the top end of the bracket price. If the guide price is a single figure, then the reserve can be up to 10% in excess of this.

Q. HOW DO I REGISTER TO BID AT THE AUCTION?

A. You must register on the day of the Auction at the auction venue, you will need 2 forms of original or certified identification (one photo and one proof of address) to register. To save you time on auction day, you can fill in the registration form within this catalogue and bring it with you on the day.

Q. HOW LONG DOES IT TAKE TO OFFER EACH LOT?

A. Each lot varies; there is no set amount of time per lot although it is generally approximately 2-3 minutes per lot.

Q. IF I AM A SUCCESSFUL BIDDER HOW MUCH DEPOSIT DO I HAVE TO PAY?

A. Normally 10% of the purchase price for an unconditional sale, however we do recommend checking the legal pack to confirm this as some lots vary. If the property is sold via the unconditional reservation fee method then a 5% deposit is payable. The deposits are subject to a minimum fee of £5,000.

Q. HOW IS THE DEPOSIT PAYABLE?

A. Either by banker's draft (made payable to "SDL Auctions") or debit card.

Q. HOW MUCH SHOULD I MAKE MY BANK DRAFT FOR?

A. 10% of your maximum offer, if you purchase the property for less than your maximum offer, the full amount of monies will be used as your deposit i.e. more than 10% deposit paid and you will pay less on completion. If you purchase the property for slightly more than your intended maximum offer you can top your deposit up with a debit card.

Q. IF I AM A SUCCESSFUL PURCHASER WHEN DO I HAVE TO COMPLETE THE PURCHASE AND PAY THE BALANCE MONIES?

A. The normal completion period is 20 business days after the sale, although you should inspect the legal pack to confirm this as some lots vary.

Q. HOW CAN I VIEW THE LEGAL PACK AND CONTRACT BEFORE THE AUCTION?

A. These are available to view on our website and are uploaded as and when we receive them from the appointed solicitor. They can also be inspected on the day of the auction in the auction room.

Q. IF I AM UNABLE TO ATTEND THE AUCTION CAN I BID BY PROXY, TELEPHONE OR INTERNET?

A. Yes, a proxy, telephone or internet bidding form is available within the catalogue or on our website. This form must be completed and returned to the Auctioneers along with a bank draft or building society draft for the deposit and buyers fee at least 48 hours prior to the Auction Sale for telephone and internet bids and 24 hours for proxy bids.

Q. IF I AM UNABLE TO ATTEND THE AUCTION, CAN SOMEONE BID ON MY BEHALF?

A. Yes, however they must bring with them 2 forms of original identification for you and for themselves, along with an authorisation letter from yourself. It must be noted that should you default, the bidder will be liable.

Q. CAN I MAKE AN OFFER PRIOR TO THE AUCTION?

A. Yes, some vendors will consider selling prior to the auction but only on the condition that an unconditional contract is exchanged before the auction with a cleared funds deposit.

Q. HOW CAN I MAKE THIS OFFER?

A. Offers must be made in writing or by email to derby@sdlauctions.co.uk, leicester@sdlauctions.co.uk or nottingham@sdlauctions.co.uk. Verbal offers will not be accepted. Offers may not be acknowledged, but you will be contacted within 7 days if your offer is accepted.

Q. CAN I HAVE THE PROPERTY SURVEYED BEFORE THE AUCTION?

A. Yes, your surveyor must contact us for access.

Q. DO SOME LOTS NOT SELL?

A. Yes, if a reserve price is not reached the lot will not sell. We continue to market most unsold properties after the auction so you may still purchase these lots, however all post-auction sales are under auction terms.

Q. ARE THERE ANY FURTHER COSTS TO PAY IN ADDITION TO THE SALE PRICE?

A. A buyers administration fee of £1074 inc

VAT (see Important Notices in the catalogue) is payable on exchange to SDL Auctions if the lot is sold unconditionally. If a property is an unconditional reservation fee lot or conditional reservation fee lot then a reservation fee of 4.8% inc VAT or 4.2% inc VAT in London, (subject to a minimum fee of £6000 inc VAT) is payable (unless stated otherwise). The reservation fee does not contribute towards the purchase price. Any further additional costs, which are payable in addition to the purchase price will be included within the Special Conditions that are attached to the Contract. Therefore all prospective purchasers must inspect the legal packs and we strongly advise that all prospective purchasers request a legal representative to go through the pack for every lot that you may wish to bid on, in order to be made fully aware of any additional costs, if applicable.

Q. WHY IS A RESERVATION FEE PAYABLE ON SOME LOTS?

A. A buyers reservation fee is payable by the buyer where a seller has opted to sell with no fees. However, as a result, a lower reserve price is usually agreed. The reservation fee does not contribute toward the purchase price. A buyers administration fee is not payable on these lots.

Q. IF I DO NOT COMPLETE THE SALE ARE THERE ANY PENALTIES?

A. Yes, firstly you will lose your deposit and admin fee, furthermore the Vendor may sue you for the balance owed and any further losses caused.

Q. WILL I BE ABLE TO GET A MORTGAGE ON THE PROPERTY?

A. Not all properties are suitable for mortgage security and we strongly recommend that you arrange for an independent survey to be carried out if you require mortgage finance.

Q. HOW DO I KNOW WHETHER THE DETAILS GIVEN IN THE CATALOGUE CHANGE OR A PROPERTY IS WITHDRAWN OR SOLD PRIOR?

A. An addendum is available on our website (www.sdlauctions.co.uk) at all times and is updated regularly and is also available at the auction.

Alternatively, you can register for our email alert service by emailing us on marketing@sdlauctions.co.uk It is essential that you see the addendum prior to bidding.

Q. CAN I GO ON THE PERMANENT MAILING LIST TO RECEIVE FUTURE AUCTION CATALOGUES?

A. Yes, contact us by telephone (Derby 01332 242 880, Leicester 0116 254 9654 or Nottingham 0115 958 8702) or by email (marketing@sdlauctions.co.uk)

PROOF OF IDENTITY & ADDRESS

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

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

PHOTOGRAPHIC ID

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

EVIDENCE OF ADDRESS

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

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

WHAT ELSE DO I NEED TO BRING...

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

REGISTRATION OF BIDDERS

You will be required to register before you can take part in the auction. If you would like to be prepared you can fill in our Auction Registration Form below ready to bring with you on the day.

BIDDERS NO:

BIDDER DETAILS

Title:

First Name: **Surname:**

Company:

Address:

Postcode: **Telephone:**

Email:

BUYERS DETAILS

*** ONLY APPLICABLE IF BIDDING ON SOMEONE ELSE'S BEHALF**

Title:

First Name: **Surname:**

Company:

Address:

Postcode: **Telephone:**

Email:

MEANS OF IDENTIFICATION

NB: TWO FORMS OF ORIGINAL I.D. MUST BE BROUGHT TO THE AUCTION IN ORDER TO BID

Passport: ☐

Driving Licence: ☐

Bank Statement: ☐

Utility Bill: ☐

Other:

MEANS OF DEPOSIT PAYMENT

Bankers Draft: ☐

Debit Card: ☐

**Building Society
Draft:** ☐

I confirm I will pay the required deposit and the Auctioneer's buyers fee once the hammer has fallen. I confirm that I will purchase Lots with full knowledge and acceptance of the Important Notices, Common Auction Conditions, Legal Pack and Addendum. I hereby acknowledge that I take full responsibility of all bids undertaken with the above bidders number.

Privacy Notice: SDL Auctions Registration of Bidders

SDL Auctions is part of the SDL Group (www.sdlgroup.co.uk). We collect the above information from you so that we can conduct the bidding process. We may also use your data to send you relevant marketing from within the Group. We will store your data for six years. To opt out or if you have any questions about how we handle your data please contact compliance@sdlgroup.co.uk.

SIGNATURE: _____ **DATE:** _____

We asked our auctions team to tell us their favourite things in the EAST MIDLANDS



Carl Finch, Senior Valuer

I have lots of favourite things about Leicestershire. Bradgate Park is a beautiful Deer Park only a few miles from the city, the city centre is full of great restaurants, the Curve Theatre and the King Richard III visitor centre, Melton Mowbray has its weekly cattle market and is home to the famous Pork Pies! And above all we have the King Power Stadium, home to the greatest team ever!



Robert Stone, Senior Valuer

Derbyshire is home to so many of my favourite things. Chatsworth House, the beautiful Derbyshire Dales and Peak District, the original spa town of Buxton, Burton with its famous amber ales and Ambergate – the only place in the country where a road, railway, canal and river all run parallel with one another!



Katie Hobden, Marketing Executive

I like the fact that in Derbyshire we have the Peak District on our doorstep, with lots of walking trails and country villages.



Emma Holness, Property Manager

We're lucky to have so many National Trust properties on our doorstep – Kedleston Hall, Calke Abbey and Sudbury Hall. I also enjoy walking at Dovedale, Thorpe Cloud and the Stepping Stones in the Peak District.



Sarah Barfield, Auction Administrator

My favourite place in Nottingham is Wollaton Park. Perfect for a weekend wander down to the lake and if it rains there's the option of going inside the hall to see the fascinating collections in the Natural History Museum (including 'George' the famous gorilla!).



Sarah Miles, Property Manager

One of my favourite places in Nottingham is The Bodega for gigs and then getting a coffee from 200 Degrees the next day to recover!



Abigail Selwood, Operations Manager

My favourite place is the Peak District. I love living so close to the countryside, lots of lovely walks, scenery and pubs!



Dean Slack, Auction Expert

My favourite things about Derby is that it is steeped in history, is on the edge of the Peak District and of course it has the best football team in the championship – up the Rams!



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.**

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A GUIDE TO ADDITIONAL FEES

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

BUYERS ADMINISTRATION FEE

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

ADDITIONAL FEES, COSTS AND CHARGES

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

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

FOR FURTHER INFORMATION

If you have any questions about a lot you would like to bid on, please contact the team on

Derby:	01332 242 880	derby@sdlauctions.co.uk
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Nottingham:	0115 958 8702	nottingham@sdlauctions.co.uk

UNCONDITIONAL & CONDITIONAL AUCTIONS EXPLAINED

All lots will be sold as unconditional lots unless otherwise stated within the lot description

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.

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)

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

DAY 1: LEICESTER ORDER OF SALE

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.	19 Calder Road, Beaumont Lees, Leicester	£75,000+
LOT 2.	Flat 14, Braids Court, 502 London Road, Leicester	£100,000+
LOT 3.	3, 4 & 5 The Parade, Shepshed, Loughborough, Leicestershire	£125,000+
LOT 4.	Ivy Leigh, 7 Range Road, Ashby-de-la-Zouch, Leicestershire	SOLD PRIOR
LOT 5.	7 Frobisher Close, Hinckley, Leicestershire	£235,000+
LOT 6.	179 Vernon Road, Aylestone, Leicester	£129,000+
LOT 7.	59 Burleigh Avenue, Wigston	£120,000+
LOT 8.	Flat 2/2 7 Robert Street, Port Glasgow	£5,000+
LOT 8A.	17 Bailey View, Groby, Leicester	£95,000+
LOT 9.	146 Dominion Road, Glenfield, Leicester	£300,000+
LOT 10.	8 Martinshaw Lane, Groby, Leicester	£185,000+
LOT 11.	Plot 1, Land off Cefn Bryn, Porth, Mid Glamorgan	£1,000+
LOT 12.	Plot 3, Land off Cefn Bryn, Porth, Mid Glamorgan	£1,000+
LOT 13.	Plot 19, Heol Y Pentre, Pont-Henri, Llanelli, Dyfed	£1,000+
LOT 14.	4 Woodhouse Close, Markfield, Leicestershire	£135,000+
LOT 15.	Flat 7 Elizabeth Court, Marshalls Road, Raunds, Northamptonshire	£80,000+
LOT 16.	17 High Street, Oakham, Rutland	£180,000+
LOT 17.	Land adj. The Woodlands, Gaulby Lane, Stoughton, Leicester, Leicestershire	£75,000+
LOT 18.	Units 7 & 8, 54 & 55 Prince Regent Street, Stockton on Tees, Cleveland	£30,000+
LOT 19.	Flats 1-5, 77 Hartington Road, Stockton on Tees	£70,000+
LOT 20.	6 Pickhill Road, Hamilton, Leicester	£150,000+
LOT 21.	286 Queens Road, Nuneaton, Warwickshire	£90,000+
LOT 22.	Land at Anchor Inn, High Street, Canewdon, Rochford	£70,000+
LOT 23.	Plot 4 Land at Selston Road, Jacksdale, Nottingham	£2,000+
LOT 24.	Plot 5 Land at Selston Road, Jacksdale, Nottingham	£2,000+
LOT 25.	4 The Horsefair, Hinckley, Leicestershire	£650,000+
LOT 26.	6 New Buildings, Hinckley, Leicestershire	£180,000+
LOT 27.	The Old Bank, 36 Leicester Road, Narborough, Leicester	£145,000+
LOT 28.	6 Linden Terrace, Gainsborough	£30,000+
LOT 29.	Flats 1-4, 41 Glenfield Road, Leicester	£225,000+
LOT 30.	39 Noble Court, Church Road, Mitcham	£155,000+
LOT 31.	Plot 59 Land South of Pen-Y-Dre, off Rigwgarn Estate, Trebanog, Porth	£1+
LOT 32.	4b Warrington Court, 31 Warrington Road, Croydon	£180,000+
LOT 33.	19 Barbara Road, Rowley Fields, Leicester	£240,000 - £290,000
LOT 34.	148 Glen Road, Oadby, Leicester	£180,000+

LOT 1

19 CALDER ROAD, BEAUMONT LEES, LEICESTER, LEICESTERSHIRE LE4 0RF

A SPACIOUS TWO BEDROOMED END TOWN HOUSE SITUATED IN A SMALL CUL DE SAC

PROPERTY DESCRIPTION:

The property is in general good order and benefits from gas central heating and upvc double glazing. It also has a large rear garden which offers scope for extension, subject to planning consent. Beaumont Leys shopping centre is within walking distance and there are excellent bus and transport links. The property is also well placed for parks, shops and schools. The house would make an ideal buy to let with an estimated rental income of £595 per calendar month (£7140 per annum).

ACCOMMODATION:

Ground Floor: Reception Hallway, Lounge, Dining Kitchen
First Floor: Landing, Two Bedrooms, Bathroom, Cloakroom
Outside: Front Garden, Rear Garden

ENERGY EFFICIENCY RATING: D

TENURE: Freehold

VACANT POSSESSION UPON COMPLETION

VIEWING:

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

***GUIDE PRICE £75,000+ (plus fees)**



LOT 2

FLAT 14, BRAIDS COURT, 502 LONDON ROAD, LEICESTER LE2 2PP

A SPACIOUS TWO BEDROOMED APARTMENT IN A WELL MAINTAINED, PURPOSE BUILT BLOCK

PROPERTY DESCRIPTION:

The property in our opinion offers an easy conversion to a three bedroom apartment. We believe that the estimated rental income would be £675pcm. The apartment also benefits from a single garage to the rear offering further potential rental income of around £50pcm, totalling £725pcm / £8,700 per annum. Stoneygate is a sought after location with boutique shops, lovely parks and great road networks to the City Centre, Train Station, Outer Ring Road and the Motorway network.

ACCOMMODATION:

Apartment: Reception Hallway, Lounge, Kitchen, Two Bedrooms, Bathroom
Outside: Gardens, Parking, Single Garage

ENERGY EFFICIENCY RATING: D

TENURE: Leasehold

VACANT POSSESSION UPON COMPLETION

VIEWING:

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

***GUIDE PRICE £100,000+ (plus fees)**



LOT 3

3, 4 & 5 THE PARADE, SHEPSHED, LOUGHBOROUGH, LEICESTERSHIRE LE12 9QS

INVESTMENT OPPORTUNITY COMPRISING OF TWO FLATS, ONE SHOP AND THREE GARAGES

PROPERTY DESCRIPTION:

Well placed in a popular residential location within the well serviced village of Shepshead. The property comprises a ground floor retail unit currently let to a hair salon at £410pcm. The flats are currently vacant however, we have been informed were previously let at £400pcm and £350pcm. There are three lock up garages to rear, two are currently let at £500per annum. We believe the ground rent income is £150 per annum. Total rental and ground rent income has been £15,070 per annum and offers a return of around 12%.

ACCOMMODATION:

In more detail

3 The Parade (Hair Salon): Large Retail Unit/Salon Space, Toilet, Store

4 The Parade (Apartment): Open Plan Lounge/Kitchen, Two Bedrooms, Bathroom

5 The Parade (Apartment): Open Plan Lounge/Kitchen, Bedroom, Bathroom

Outside: Three Garages

ENERGY EFFICIENCY RATING: E, D, E

TENURE: Freehold

PART LET/PART VACANT

VIEWING:

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

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



LOT 4

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

A DETACHED HOUSE SITUATED ON A DESIRABLE ROAD IN THE A POPULAR MARKET TOWN

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.

ENERGY EFFICIENCY RATING: F

TENURE: Freehold

VACANT POSSESSION UPON COMPLETION

VIEWING:

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on a mortgage or any other debt secured on it.

together.

LOT 5

7 FROBISHER CLOSE, HINCKLEY, LEICESTERSHIRE LE10 1UP

A SPACIOUS FOUR BEDROOMED DETACHED PROPERTY

PROPERTY DESCRIPTION:

The property requires cosmetic modernisation but would make a great family home. We believe once modernised the property could achieve in the region of £325,000. Situated in a cul de sac location within the town of Hinckley. The town offers a great range of amenities and shopping and has recently had a new cinema, shopping and eating area and new leisure centre.

ACCOMMODATION:

Ground Floor: Entrance Hallway, Cloakroom, Lounge, Dining Room, Family Room, Kitchen, Utility Room

First Floor: Landing, Master Bedroom with En-suite, Three Bedrooms, Bathroom

Outside: Front Garden, Driveway, Garage, Rear Garden

ENERGY EFFICIENCY RATING: D

TENURE: Freehold

VACANT POSSESSION UPON COMPLETION

VIEWING:

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

***GUIDE PRICE £235,000+ (plus fees)**



LOT 6

179 VERNON ROAD, AYLESTONE, LEICESTER LE2 8GG

A SPACIOUS THREE STOREY, FOUR BEDROOM TERRACED PROPERTY. THE PROPERTY IS IN GENERAL GOOD ORDER AND IS CURRENTLY LET ON A PERIODIC ROLLING AGREEMENT AT £510PCM

PROPERTY DESCRIPTION:

The property is in general good order and is currently let on a periodic rolling agreement at £510pcm. There is scope for rental increase to around £700 pcm or the property offer excellent scope to be utilised as a HMO subject to any required permissions. If so it could offer 4-5 bedrooms and bring in an income of around £16,000 - £20,000 per annum. Well located with easy access to local amenities such as shops, sought after schools and parks and well placed for the city centre and motorway network.

ACCOMMODATION:

Ground Floor: Lounge, Dining Room, Kitchen, Rear Lobby, Bathroom

First Floor: Three Bedrooms

Second Floor: Bedroom

Outside: Enclosed Rear Garden

ENERGY EFFICIENCY RATING: TBC

TENURE: Freehold

SUBJECT TO TENANCY

VIEWING:

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

***GUIDE PRICE £129,000+ (plus fees)**



LOT 7

59 BURLEIGH AVENUE, WIGSTON LE18 1FN

A THREE BEDROOM SEMI-DETACHED PROPERTY

PROPERTY DESCRIPTION:

Close to local amenities and Wigston town centre and offering excellent access to Leicester City Centre and the motorway network. The property requires modernisation but will make a great family home and benefits from parking to the front and a good size rear garden.

ACCOMMODATION:

Ground Floor: Reception Hallway, Lounge, Breakfast Kitchen

First Floor: Bathroom, Three Bedrooms

Outside: Foregarden, Driveway, Rear Garden

ENERGY EFFICIENCY RATING: G

TENURE: Freehold

VACANT POSSESSION UPON COMPLETION

VIEWING:

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

***GUIDE PRICE £120,000+ (plus fees)**



LOT 8

FLAT 2/2 7 ROBERT STREET, PORT GLASGOW PA14 5NW

A ONE BEDROOMED SECOND FLOOR FLAT IN A PURPOSE BUILT BLOCK

PROPERTY DESCRIPTION:

Situated in a residential area in Port Glasgow, close to local amenities and shops. Transport links are provided by Port Glasgow Railway Station. We have been informed the property has previously been rented out at £350pcm (£4,200 per annum) providing a high potential yield. We have been informed by the vendor that there is no ground rent or service charge.

ACCOMMODATION:

The auctioneer has not inspected the property but believe it to comprise Ground Floor, Second Floor: Hallway, Reception Room / Open Plan Kitchen, Double Bedroom, Bathroom

ENERGY EFFICIENCY RATING: F

TENURE: See Legal Pack

VACANT POSSESSION UPON COMPLETION

VIEWING:

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

***GUIDE PRICE £5,000+ (plus fees)**



LOT 8A

17 BAILEY VIEW, GROBY, LEICESTER LE6 0FF

A MODERN GROUND FLOOR TWO BEDROOM APARTMENT

PROPERTY DESCRIPTION:

Situated close to the heart of the village centre close to all the local amenities and excellent road links. Offering open plan living space with double glazing, full gas central heating and allocated parking.

ACCOMMODATION:

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

Ground Floor: Hallway, Living/Kitchen, Shower Room, Two Bedrooms

Outside: Communal Gardens, Allocated Parking

ENERGY EFFICIENCY RATING: C

TENURE: Leasehold

VACANT POSSESSION UPON COMPLETION

VIEWING:

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

***GUIDE PRICE £95,000+ (plus fees)**





A DEVELOPMENT OPPORTUNITY COMPRISING OF A THREE BEDROOMED DETACHED BUNGALOW WITH PLANNING FOR A FURTHER TWO BUILDING PLOTS TO THE REAR

PROPERTY DESCRIPTION:

Planning permission has been granted (17/1570/FUL dated 1st November 2017) for 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. The village has an excellent range of local shops, to include a Co-op store, Tesco Express, schools, bus services, sporting and recreational opportunities, and is surrounded by attractive open countryside. Leicester has mainline rail services to London St Pancras, and the M1 is accessible at junction 21.

ACCOMMODATION:

Ground Floor: Entrance Hall, Wc, Lounge, Dining Kitchen, Utility Room, Three Bedrooms, Bathroom
Outside: Parking, Enclosed Gardens

If built in accordance to the existing planning permission the additional dwellings would comprise:

Ground Floor: Entrance Hall, Wc, Lounge, Family Room, Breakfast Kitchen, Utility Room

First Floor: Bedroom with En-suite, Two Bedrooms, Bathroom
Outside: Integral Garage, Parking, Gardens

ENERGY EFFICIENCY RATING: B

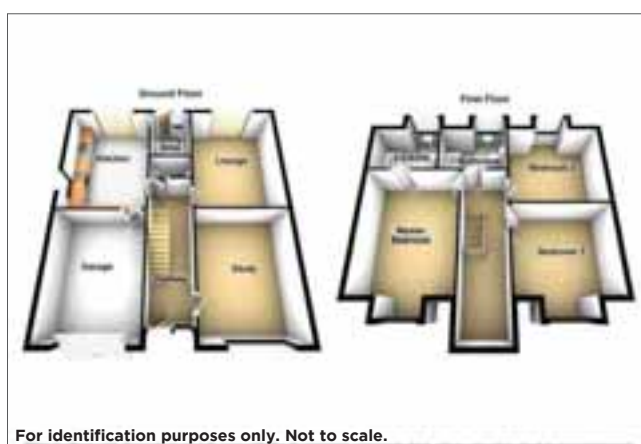
TENURE: Freehold

VACANT POSSESSION UPON COMPLETION

VIEWING:

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

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



LOT 10

8 MARTINSHAW LANE, GROBY, LEICESTER LE6 0BJ

A DETACHED BUNGALOW LOCATED IN THE HIGHLY DESIRABLE VILLAGE OF GROBY. CLOSE TO LOCAL AMENITIES, PARKS AND SCHOOLS

PROPERTY DESCRIPTION:

The property offers flexible accommodation and offers huge scope for extension or the possibility of either building to the rear or demolition of the bungalow and new properties built in its place, all subject to any required planning permissions. The plot is approximately 18m wide. The bungalow itself does require modernisation but benefits from majority double glazing, gas central heating and modern kitchen.

ACCOMMODATION:

Ground Floor: Entrance Hallway, Lounge, Kitchen, Lean to, Three Bedrooms, Bathroom, Wc
Outside: Front Garden, Driveway, Garage, Rear Garden

ENERGY EFFICIENCY RATING: B

TENURE: Freehold

VACANT POSSESSION UPON COMPLETION

VIEWING:

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

***GUIDE PRICE £185,000+ (plus fees)**



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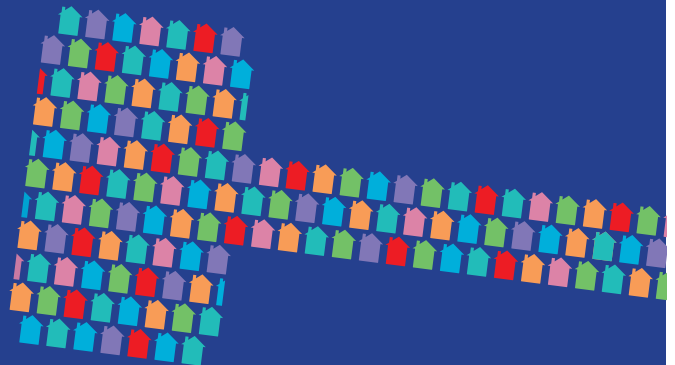
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LOT 11

PLOT 1, 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 1. The land could be used for recreational purposes and also offers possible future development opportunities subject to planning permissions being granted. Situated close to the centre of Trebanog. Trebanog itself lies on the A4233 with a good range of local facilities. Porth to the north provides 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)**



LOT 12

PLOT 3, 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 3. The land could be used for recreational purposes and also offers possible future development opportunities subject to planning permissions being granted. Situated close to the centre of Trebanog. Trebanog itself lies on the A4233 with a good range of local facilities. Porth to the north provides 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)**



LOT 13

PLOT 19, HEOL Y PENTRE, PONT-HENRI, LLANELLI, DYFED SA15 5NS

A SMALL PARCEL OF LAND AMOUNTING TO APPROXIMATELY 0.2 ACRES.

DESCRIPTION:

The site benefits from frontage along Heol Y Pentre with an additional right of way created to the rear shared in common with adjoining plots (previously sold). 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. The area benefits from good road links providing access to the surrounding areas with commercials centre of Llanelli lying to the south and Carmarthen to the north. Some of the plots fronting the highway previously had planning granted for residential development. For more information contact the local planning department. Carmarthenshire County Council. www.carmarthenshire.gov.wales

TENURE: Freehold

VACANT POSSESSION UPON COMPLETION

VIEWING:

Direct on site

***GUIDE PRICE £1,000+ (plus fees)**



LOT 14

4 WOODHOUSE CLOSE, MARKFIELD, LEICESTERSHIRE LE67 9SG

A SPACIOUS AND EXTENDED END TOWN HOUSE SITUATED IN A QUIET CUL DE SAC LOCATION WITHIN MARKFIELD.

PROPERTY DESCRIPTION:

Situated in a quiet cul de sac location within Markfield. The property has been extended to offer spacious and flexible accommodation and also offers scope for an annex. Well placed for the villages amenities including doctors, post office, shops and school. Markfield has excellent commuter links to Leicester, Loughborough and Nottingham with the motorway network only a few miles away.

ACCOMMODATION:

Ground Floor: Reception Hallway, Lounge, Dining Kitchen, Rear Hallway, Bedroom/Sitting Room, Utility Room, Shower Room
First Floor: Landing, Master Bedroom, En-suite, Bedroom, Bathroom
Outside: Driveway, Rear Garden

ENERGY EFFICIENCY RATING: C

TENURE: Freehold

VACANT POSSESSION UPON COMPLETION

VIEWING:

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

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



LOT 15

FLAT 7 ELIZABETH COURT, MARSHALLS ROAD, RAUNDS, NORTHAMPTONSHIRE NN9 6ET

FIRST FLOOR TWO BEDROOMED FLAT

PROPERTY DESCRIPTION:

Situated in the Elizabeth Court development within the popular town of Raunds. This property also boasts a part boarded attic space to provide additional storage. Situated in a development with electric gates and allocated parking space. Being only a stone's throw away from the town centre, shops and schools this home is ideally located with access to all local amenities.

ACCOMMODATION:

The auctioneers have not inspected the property but believe it to comprise:
First Floor: Lounge Diner, Kitchen, Two Bedrooms, Bathroom, Airing Cupboard

ENERGY EFFICIENCY RATING: F

TENURE: Leasehold. We have been advised that the service charge is £255 per quarter, the ground rent is £50 per annum and the lease is 99 years from 1989.

VACANT POSSESSION UPON COMPLETION

AUCTION TYPE: Unconditional with Reservation Fee

VIEWING:

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

***GUIDE PRICE £80,000+ (plus fees)**



LOT OFFERED IN
PARTNERSHIP WITH:



LOT 16

17 HIGH STREET, OAKHAM, RUTLAND LE15 6AH

A THREE STOREY COMMERCIAL PROPERTY LOCATED IN THE CENTRE OF THE HIGH STREET IN THE HIGHLY DESIRABLE MARKET TOWN OF OAKHAM

PROPERTY DESCRIPTION:

The property has been trading as a jewellers for many years and is now available due to retirement. Accommodation is arranged over three floors and would suit a number of different businesses. The ground floor has been recently refurbished with new décor and oak flooring. The property would also make an excellent investment and would rent for an estimated £15,000 per annum which would give a return of around 8%. The town has a wealth of quality independent shops and also large national retailers. It has a weekly market and is a tourist destination due to the close proximity of Rutland Water.

ACCOMMODATION:

Ground Floor: Main Sales Shop

First Floor: Office

Second Floor: Office/Store, Cloakroom

Outside: Shared Rear Yard

ENERGY EFFICIENCY RATING: TBC

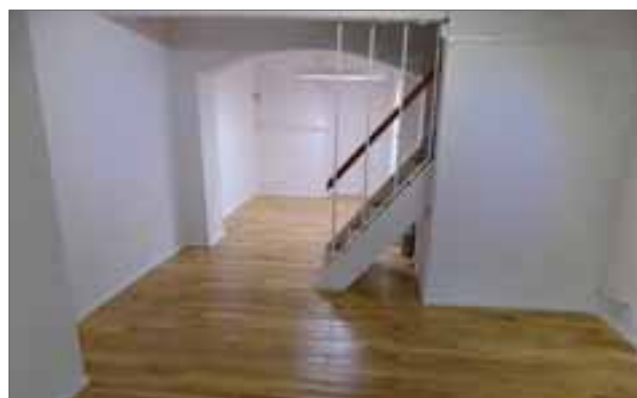
TENURE: Freehold

VACANT POSSESSION UPON COMPLETION

VIEWING:

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

***GUIDE PRICE £180,000+ (plus fees)**



LOT 17

LAND ADJ. THE WOODLANDS, GAULBY LANE, STOUGHTON, LEICESTER, LEICESTERSHIRE LE2 2FL

A SMALL PARCEL OF LAND SET WITHIN THE HEART OF THE DESIRABLE VILLAGE OF STOUGHTON

DESCRIPTION:

Stoughton is a highly sought after village on the South side of Leicester, situated close to Oadby and Evington. The village has a rural feel but has plenty of amenities, schools and transport links close by. Benefiting from main road frontage and has residential properties to both sides and the rear. Approximately 0.5 acres, the site offers use for grazing or amenity space. There is also excellent scope for development subject to any required planning permissions making it a superb investment opportunity. All planning enquiries should be made to Harborough District Council.

We have been informed that VAT is chargeable on the lot.

TENURE: Freehold

VACANT POSSESSION UPON COMPLETION

VIEWING:

Direct on site.

***GUIDE PRICE £75,000+ (plus fees)**



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

See the form at the back of this catalogue.

LOT 18

UNITS 7 & 8, 54 & 55 PRINCE REGENT STREET, STOCKTON ON TEES, CLEVELAND TS18 1DF

A DOUBLE RETAIL UNIT SITUATED IN THE TOWN CENTRE

PROPERTY DESCRIPTION:

Units 54 & 55 are two shops which are currently let as a whole, on a 2 year lease at a rent of £5400 per annum which offers a great return of 18%. The accommodation extends to approx. 1000 sq ft of retail space with toilets/w.c. and the shop tenants have recently installed security shutters to the frontage. Stockton on Tees has a population of over 200,000 and is located three miles from Middlesbrough. Planning permission was also granted to convert the unit into two takeaway shops with A5 usage. If let this way the rental income generated would be around £13,000 per annum.

ENERGY EFFICIENCY RATING: D

TENURE: Leasehold

SUBJECT TO TENANCY

VIEWING:

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

***GUIDE PRICE £30,000+ (plus fees)**



LOT 19

FLATS 1-5, 77 HARTINGTON ROAD, STOCKTON ON TEES TS18 1HD

A SUBSTANTIAL THREE STOREY PROPERTY ARRANGED AS 5 SELF-CONTAINED FLATS

PROPERTY DESCRIPTION:

The flats are fully let on assured shorthold tenancies and have a combined rental income of £23,140 per annum. The property is situated on the east side of Hartington Road, close to its junction with Yarm Lane. There is a good range of local amenities with a more extensive range of other facilities being available in Stockton on Tees town centre. Rail services run from Stockton Station approximately half a mile away. There are also numerous schools and parks close by. A great addition to any buy to let portfolio.

ACCOMMODATION:

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

Flat 1: Kitchen/Living Room, Bedroom, Shower Room

Flat 2 (Large Studio): Shower/Wc, Kitchen/Living Room/Bedroom

Flat 3: Kitchen, Bedroom/Living Room, Shower Room

Flat 4: Kitchen/Living Room, Two Bedrooms, Shower Room

Flat 5: Kitchen/Living Room, Two Bedrooms, Shower Room

ENERGY EFFICIENCY RATING: D, D, D, C, D

TENURE: Freehold

SUBJECT TO TENANCY

VIEWING:

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LOT 20

6 PICKHILL ROAD, HAMILTON, LEICESTER LE5 1NX

A MODERN THREE/FOUR BEDROOMED PROPERTY SITUATED IN A QUIET AND POPULAR LOCATION

PROPERTY DESCRIPTION:

Hamilton offers a good range of local amenities including schools, doctors and parks. The accommodation is arranged over 3 floors. It would make a great family home or a good buy to let investment which rent for around £795pcm.

ACCOMMODATION:

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

Ground Floor: Reception Hallway, Bedroom with En-suite, Utility Room, Study/Bedroom

First Floor: Landing, Lounge, Kitchen/Diner

Second Floor: Landing, Two Bedrooms with Ensuites

Outside: Driveway, Garage, Rear Garden

ENERGY EFFICIENCY RATING: TBC

TENURE: Freehold

VACANT POSSESSION UPON COMPLETION

VIEWING:

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



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

LOT 21

286 QUEENS ROAD, NUNEATON, WARWICKSHIRE CV11 5LY

A SPACIOUS SEMI DETACHED PROPERTY

PROPERTY DESCRIPTION:

Situated in a popular and convenient location close to Nuneaton town centre. The property benefits from UPVC double glazing and gas central heating with a combi boiler but does require modernisation. Currently there are two bedrooms and a very large bathroom to the first floor. However, the property could easily be converted to a 3 bedroom house and retain the upstairs bathroom. Well placed for a range of amenities including shops, parks and schooling. The property would make a great first time buy or buy to let investment with an estimated rental income of £695 pcm / £8,340 per annum once refurbished.

ACCOMMODATION:

Ground Floor: Lounge, Dining Room, Rear Lobby, Kitchen, Breakfast Room

First Floor: Landing, Two Bedrooms, Family Bathroom

Outside: Front Garden, Rear Garden

ENERGY EFFICIENCY RATING: E

TENURE: Freehold

VACANT POSSESSION UPON COMPLETION

VIEWING:

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LOT 22

LAND AT ANCHOR INN, HIGH STREET, CANEWDON, ROCHFORD SS4 3QA

DEVELOPMENT PLOT WITH FULL PLANNING CONSENT FOR A SINGLE TWO STOREY, 3 BED DETACHED DWELLING

DESCRIPTION:

Situated in the historic village of Canewdon, Essex. Canewdon lies on the southern side of the river Crouch, 4 miles northeast of the town of Rochford and 8 miles north of the popular seaside resort of Southend-on-sea. The plot itself located on what was formally part of the car park of the Anchor Inn, a grade II listed pub. The site sits within the village conservation area. Approx GIA: 960sq ft.

The planning application can be viewed at Rochford District Council planning website Ref: 16/00850/FUL.

TENURE: Freehold

VACANT POSSESSION UPON COMPLETION

VIEWING:

Direct on site

***GUIDE PRICE £70,000+ (plus fees)**



LOT 23

PLOT 4 LAND AT SELSTON ROAD, JACKSDALE, NOTTINGHAM NG16 5HR

PARCEL OF LAND APPROXIMATELY 0.61 ACRES

DESCRIPTION:

A parcel of land with frontage to Selston Road which may hold future potential for development, subject to the necessary consents. Purchasers are deemed to rely on their own enquiries with regards to planning permission. Selston Road lies close to the B6016 with the centre of Jacksdale lying to the south providing a range of local shops and recreational facilities. The area of Selston is well served by transport links with the A38 lying to the north and the M1 to the east providing access to Nottingham city centre.

TENURE: Freehold

VACANT POSSESSION UPON COMPLETION

VIEWING:

Direct on site

***GUIDE PRICE £2,000+ (plus fees)**



LOT 24

PLOT 5 LAND AT SELSTON ROAD, JACKSDALE, NOTTINGHAM NG16 5HR

PARCEL OF LAND APPROXIMATELY 0.57 ACRES

DESCRIPTION:

A parcel of land with frontage to Selston Road which may hold future potential for development, subject to the necessary consents. Purchasers are deemed to rely on their own inquiries with regards to planning permission. Selston Road lies close to the B6016 with the centre of Jacksdale lying to the south providing a range of local shops and recreational facilities. The area of Selston is well served by transport links with the A38 lying to the north and the M1 to the east providing access to Nottingham city centre

TENURE: Freehold

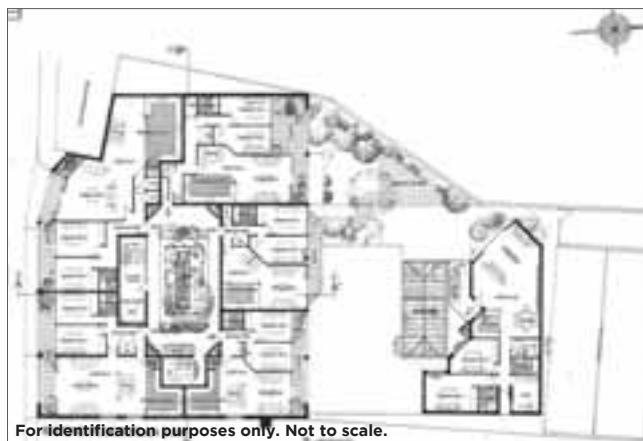
VACANT POSSESSION UPON COMPLETION

VIEWING:

Direct on site

***GUIDE PRICE £2,000+ (plus fees)**





A LARGE FORMER FACTORY, BALLROOM AND NIGHT CLUB WITH PLANNING PERMISSION FOR RE-DEVELOPMENT. POTENTIAL FOR AROUND 45 APARTMENTS

PROPERTY DESCRIPTION:

Current planning permission gives 27x large two bedroomed, luxury apartments. 21 in the existing building and 6 in a new build to the rear. Planning Ref 16/00818/FUL.

The apartments would all have parking and a superb central atrium area. Hinckley and Bosworth Council are in favour of bringing the building back into use as residential and have been very flexible with the planning. The vendor also has a letter from the Council showing their approval for converting the new build from six x two beds to twelve x one bed apartments making the total 33.

The vendor also has plans drawn to provide 30 two bedroom apartments on the main site and 12 one bedroom apartments in the newbuild making a total of 42 which again we are informed the Council are happy with in principle. The apartments would have balconies and secure parking. There is also further scope to add penthouses on the rooftop which would have far-reaching views and their own outside space.

The development would make one of the best ever seen within the town. The site is an iconic building in the town centre of Hinckley. There are superb views from the upper floors. Located directly in the town centre and next to the new Crescent development which houses a cinema, Sainsburys and numerous bars and restaurants.

ENERGY EFFICIENCY RATING: N/A

TENURE: Freehold

VACANT POSSESSION UPON COMPLETION

VIEWING:

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LOT 26

6 NEW BUILDINGS, HINCKLEY, LEICESTERSHIRE LE10 1HW

A MODERN TWO STOREY OFFICE BLOCK OF APPROXIMATELY 2614 SQFT

PROPERTY DESCRIPTION:

The property is in excellent order throughout and benefits from 8 parking spaces and a lift. Located in Hinckley town centre which has undergone considerable regeneration over the last few years. The building is of a brick construction but nearly all internal walls are not supporting so changing the layout internally is easily done. There is scope for development into flats and also the potential to add a further floor all subject to planning permissions. There are toilets to both floors and each floor can be used independently which offers scope for letting to two businesses.

ACCOMMODATION:

Ground Floor: Open Plan Main Office. Two Offices, Store/ Server Room, Wc, Lift

First Floor: Open Plan Office, Three Offices, Kitchenette, Store Room, Wc

Outside: Eight Parking Spaces

ENERGY EFFICIENCY RATING: TBC

TENURE: Freehold

VACANT POSSESSION UPON COMPLETION

VIEWING:

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

***GUIDE PRICE £180,000+ (plus fees)**



LOT 27

THE OLD BANK, 36 LEICESTER ROAD, NARBOROUGH, LEICESTER LE19 2DF

A COMMERCIAL UNIT IN THE HEART OF THE SOUGHT AFTER VILLAGE OF NARBOROUGH

PROPERTY DESCRIPTION:

Located close to the other village shops and amenities. The property was formerly a bank premises and also a gift shop. The size and layout offers scope for numerous uses such as retail space to the ground floor and potential to make residential flat/s above, subject to any required permissions. There is car parking opposite. The property has access from two entrances, one on Leicester Road and one on Thornton Drive.

ACCOMMODATION:

Ground Floor: Reception Hallway, Four Rooms, Wc

First Floor: Four Rooms, Kitchen, Wc

Outside: Car Parking Opposite

ENERGY EFFICIENCY RATING: G

TENURE: Freehold

VACANT POSSESSION UPON COMPLETION

VIEWING:

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LOT 28

6 LINDEN TERRACE, GAINSBOROUGH DN21 1JQ

TWO DOUBLE BEDROOMED MID TERRACED PROPERTY, ARRANGED OVER THREE FLOORS

PROPERTY DESCRIPTION:

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

ACCOMMODATION:

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

Ground Floor: Lounge, Dining Room, Kitchen

First Floor: Bedroom One, Bathroom

Second Floor: Bedroom Two

Outside: Rear Yard

ENERGY EFFICIENCY RATING: D

TENURE: Freehold

VACANT POSSESSION UPON COMPLETION

VIEWING:

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

***GUIDE PRICE £30,000+ (plus fees)**



LOT 29

FLATS 1-4, 41 GLENFIELD ROAD, LEICESTER LE3 6AU

A SUBSTANTIAL THREE STOREY VICTORIAN VILLA CONVERTED TO PROVIDE FOUR SELF-CONTAINED APARTMENTS

PROPERTY DESCRIPTION:

Each apartment has its own access and utility supplies. The apartments are fully let and provide an income of £17,300 per annum giving an approximate return of around 7.5%. Well placed for The West End, City Centre, DeMontfort University and The Royal Hospital. An excellent rental investment with income from day one in a very popular letting location.

ACCOMMODATION:

Flat One - Ground Floor, Entrance Hallway, Lounge/Bedroom, Kitchen, Shower Room

Flat Two - Duplex Apartment: Reception Hall, Kitchen/Lounge, First Floor Landing, Bedroom, Bathroom

Flat Three - Second Floor: Entrance Hall, Lounge/Bedroom, Kitchen, Shower Room

Flat 4 - Entrance Hall, Kitchen, Lounge/Bedroom, Shower Room

Outside: Front Garden, Rear Yard

ENERGY EFFICIENCY RATING: D, D, C & C

TENURE: Freehold

SUBJECT TO TENANCY

VIEWING:

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LOT 30

39 NOBLE COURT, CHURCH ROAD, MITCHAM CR4 3EX

A FIRST FLOOR APARTMENT IN A QUIET SETTING WITH THE ADDED BENEFIT OF ALLOCATED PARKING SPACE

PROPERTY DESCRIPTION:

The property is situated in a highly desirable location and within half a mile of Colliers Wood Tube station on the Northern Line. Also close by are shops, parks, schools, restaurants and other amenities. The apartment would make a great buy to let investment which would let for around £800 pcm / £9600 per annum.

ACCOMMODATION:

First Floor: Reception Hallway, Open Plan Lounge / Bedroom, Kitchen, Bathroom
Outside: Allocated Parking Space, Communal Gardens

ENERGY EFFICIENCY RATING: E

TENURE: Leasehold

VACANT POSSESSION UPON COMPLETION

VIEWING:

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



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LOT 31

PLOT 59 LAND SOUTH OF PEN-Y-DRE, OFF RIGWGARN ESTATE, TREBANOG, PORTH CF39 9DJ

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

DESCRIPTION:

A parcel of land forming part of a much larger site. 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.

TENURE: Freehold

VACANT POSSESSION UPON COMPLETION

VIEWING:

Direct on site



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LOT 32

4B WARRINGTON COURT, 31 WARRINGTON ROAD, CROYDON CR0 4BH

A TWO BEDROOM FIRST FLOOR MAISONETTE SITUATED IN A HIGHLY POPULAR LOCATION

PROPERTY DESCRIPTION:

Well positioned being only 0.5 miles to Croydon Town Centre, Waddon Park and Waddon Railway Station. The property does require some modernisation but would make a great first time buy or buy to let investment. Estimated rental income of around £1000pcm / £12,000 per annum.

ACCOMMODATION:

Ground Floor: Hallway

First Floor: Landing, Lounge, Breakfast Kitchen, Two Bedrooms, Bathroom

Outside: Garden

ENERGY EFFICIENCY RATING: D

TENURE: Leasehold. We believe there is a £70 per annum Ground Rent and a £200 per annum Service Charge.

VACANT POSSESSION UPON COMPLETION

VIEWING:

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**A LARGE DETACHED HOUSE WHICH IS CURRENTLY ARRANGED AS TWO LARGE FLATS****PROPERTY DESCRIPTION:**

The property is currently arranged as a ground floor two bedroomed flat currently let at £550pcm and one bedroomed first floor flat currently let at £500pcm (combined income of £12,600 per annum.) The property has planning permission to extend into the roof space to provide a third floor which would house two further bedrooms and the property could then easily be turned back to a family home with five bedrooms, two bathrooms and three reception rooms. Situated in a wide and quiet road in Rowley Fields. Easy access to local amenities, good schooling, The West End, DeMontfort University, Fosse Shopping Park, City Centre and the Motorway network.

ACCOMMODATION:

Ground Floor Flat: Large Living Kitchen, Lounge/Bedroom Three, Shower Room, Two Bedrooms
First Floor Flat: Landing, Lounge, Kitchen, Bedroom
Outside: Driveway, Rear Garden

ENERGY EFFICIENCY RATING: TBC**TENURE:** Freehold**SUBJECT TO TENANCY****VIEWING:**

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

***GUIDE PRICE £240,000 - £290,000 (plus fees)**



LOT 34

148 GLEN ROAD, OADBY, LEICESTER LE2 4RF

A SPACIOUS SEMI-DETACHED PROPERTY WHICH HAS SUFFERED FIRE DAMAGE

PROPERTY DESCRIPTION:

The fire has caused damage to the kitchen and there is smoke damage throughout the house and therefore requires refurbishment. The property does offer excellent size rooms throughout and give excellent scope to extend to the rear and side subject to any required permissions. There is also a large, South facing, rear garden. It is well placed in a highly desirable location within Oadby. Oadby itself offers a great range of amenities and some of the best schooling in the city. A great opportunity to make a superb family home.

ACCOMMODATION:

Ground Floor: Entrance Lobby, Reception Hallway, Lounge/Diner, Conservatory, Dining Kitchen, Cloakroom/Wc
First Floor: Landing, Three Bedrooms, Bathroom
Outside: Fore-garden, Single Garage, Rear Garden

ENERGY EFFICIENCY RATING: TBC

TENURE: Freehold

VACANT POSSESSION UPON COMPLETION

VIEWING:

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LOT 1.	32 The Covert, Spondon, Derby	£60,000+
LOT 2.	55 Darby Street, Derby	£56,000+
LOT 3.	58 Green Lane, Derby	£50,000+
LOT 4.	32 Loudon Street, Derby	£95,000+
LOT 5.	Former Stable Block Rear of, 294 Uttoxeter New Road, Derby	£35,000+
LOT 6.	138 Belper Road, Stanley Common, Ilkeston, Derbyshire	£55,000+
LOT 7.	49 Buller Street, Ilkeston, Derbyshire	£55,000+
LOT 8.	5 Shirley Road, Chaddesden, Derby	£69,000+
LOT 9.	132 Derby Road, Ripley, Derbyshire	£25,000+
LOT 10.	23 Eastfield Road, Ripley, Derbyshire	£85,000+
LOT 11.	4 Belle Vue Avenue, Upper Marehay, Ripley, Derbyshire	£95,000+
LOT 12.	Access Drive at Colliers Court, Off Jessop Street, Waingroves, Ripley, Derbyshire	£1+
LOT 13.	33 Market Street, Heanor, Derbyshire	£75,000+
LOT 14.	5 Hands Road, Heanor, Derbyshire	SOLD PRIOR
LOT 15.	77 & 77a Kirkby Road, Sutton in Ashfield, Nottinghamshire	£70,000+
LOT 16.	8 Chapel Street, Nuncargate, Nottinghamshire	£90,000+
LOT 17.	30 Argyle Street, Langley Mill, Nottinghamshire	£88,000+
LOT 18.	Building Plot adj 19 New Lane, Hilcote, Alfreton, Derbyshire	£65,000+
LOT 19.	Ground Rents at 62,64,66 and 68 Turner Road, Long Eaton, Nottinghamshire	£40,000+
LOT 20.	Ground Rents at 67,69,71 and 73 Turner Road, Long Eaton, Nottinghamshire	£30,000+
LOT 21.	Land at Rose Avenue, Clay Mills, Burton On Trent, Staffordshire	£210,000+
LOT 22.	208 Cotmanhay Road, Ilkeston, Derbyshire	£75,000+
LOT 23.	8 Station Road, Ilkeston, Derbyshire	£69,000+
LOT 24.	128 Chapel Street, Kilburn, Belper, Derbyshire	£135,000+
LOT 25.	Barn off High Street, Bonsall, Matlock, Derbyshire	£225,000+
LOT 26.	34 Heath Cross, Uttoxeter, Staffordshire	£75,000+
LOT 27.	82 Prince George Street, Cheadle, Stoke on Trent, Staffordshire	£55,000+
LOT 28.	24 Kidsgrove Bank, Kidsgrove, Stoke on Trent, Staffordshire	£59,000+
LOT 29.	15-17 Lockett Street, Birches Head, Stoke on Trent, Staffordshire	£98,000+
LOT 30.	Flat 20, 8 Eagle Parade, Buxton, Derbyshire	£45,000+
LOT 31.	Flats A & C 111 High Street, Clay Cross, Chesterfield, Derbyshire	£70,000+
LOT 32.	62-64 Thanet Street, Clay Cross, Chesterfield, Derbyshire	£64,000+
LOT 33.	83 Collingwood Court, Sulgrave, Washington, Tyne and Wear	£16,000+
LOT 34.	107 Collingwood Court, Sulgrave, Washington, Tyne and Wear	£16,000+
LOT 35.	36 River View, Lynemouth, Morpeth, Northumberland	£29,000+
LOT 36.	37 City View, Netherfields Road South, Liverpool, Merseyside	£50,000+
LOT 37.	41 Highfield Drive, Wakefield, West Yorkshire	£60,000+
LOT 38.	47 Repton Road, Bristol, Somerset	£155,000+
LOT 39.	33 Glebe Road, Skelmersdale, Lancashire	£40,000+
LOT 40.	25 Frogmore Road, Market Drayton, Shropshire	£78,000+
LOT 41.	19a Balmoral Road, Borrowash, Derby, Derbyshire	SOLD PRIOR
LOT 42.	Store Pod GB055 (Ground Floor), Store First, Riverside Road, Pride Park, Derby	£3,000+
LOT 43.	Store Pods GC117 and GC118 (Ground Floor), Store First, Riverside Road, Pride Park, Derby	£7,000+
LOT 44.	120 The Moor, Coleorton, Leicestershire	£410,000+
LOT 45.	18 Clapgun Street, Castle Donington, Derbyshire	£125,000+
LOT 46.	Stenson Fields Farmhouse, Stenson Road, Derby	£385,000+
LOT 47.	Jacobean House, 33 Wardwick, Derby	£250,000+
LOT 48.	130 Radbourne Street, Derby	£255,000+
LOT 49.	30 Cavendish Avenue, Allestree, Derby	£215,000+
LOT 50.	2 Renals Street, Derby	£137,000+
LOT 51.	20 Swinburne Street, Derby	£175,000+
LOT 52.	148 Osmaston Road, Derby	£115,000+

LOT 1

32 THE COVERT, SPONDON, DERBY DE21 7RZ

A TWO BEDROOMED END TERRACED BUNGALOW REQUIRING UPGRADING AND IMPROVEMENT, SITUATED WITHIN A QUIET CUL DE SAC LOCATION IN CLOSE PROXIMITY TO NEARBY OPEN FIELDS.

PROPERTY DESCRIPTION:

The property has the benefit of double glazing and gas central heating and is situated within easy reach of Spondon village shopping centre. Excellent investment opportunity.

ACCOMMODATION:

Ground Floor: Entrance hall, lounge through diner, kitchen, two bedrooms, shower room.

Outside: Low maintenance garden to the front and enclosed rear garden with garage and communal parking.

ENERGY EFFICIENCY RATING: Awaited

TENURE: Freehold

VACANT POSSESSION UPON COMPLETION

VIEWING:

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



***GUIDE PRICE £60,000+ (plus fees)**

LOT 2

55 DARBY STREET, DERBY DE23 6UD

A DECEPTIVELY SPACIOUS TERRACED HOUSE SITUATED IN A CONVENIENT LOCATION FOR ACCESS TO DERBY CITY CENTRE, ROAD NETWORK LINKS AND LOCAL AMENITIES.

PROPERTY DESCRIPTION:

The property benefits from gas central heating and double glazing. Excellent investment opportunity.

ACCOMMODATION:

Ground Floor: Lounge, kitchen/diner, utility room, guest wc.

First Floor: Landing, two bedrooms, bathroom, attic room.

Outside: Enclosed area to the rear mainly laid to lawn with paved patio, outside wc and storage.

ENERGY EFFICIENCY RATING: E

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

VIEWING:

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LOT 3

58 GREEN LANE, DERBY DE1 1RP

A TWO STOREY PROPERTY COMPRISING GROUND FLOOR RETAIL AND UPPER FLOOR WITH PLANNING FOR RESIDENTIAL CONVERSION.

PROPERTY DESCRIPTION:

A vacant two storey freehold property located close to the proposed £100m Debenhams redevelopment site.

Comprising ground floor retail and first floor with Prior Notification Determination (DER/12/17/01644) dated 15/2/18 for change of use to a two bedroomed apartment.

ACCOMMODATION:

Ground Floor: Retail area and store.

First Floor: Two offices, kitchen and wc.

ENERGY EFFICIENCY RATING: D

TENURE: Freehold

VACANT POSSESSION UPON COMPLETION

VIEWING:

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

***GUIDE PRICE £50,000+ (plus fees)**



LOT 4

32 LOUDEN STREET, DERBY DE23 8ES

A VERY SUBSTANTIAL MIXED COMMERCIAL/RESIDENTIAL TWO STORIED EXTENDED PROPERTY WITH ACCOMMODATION ARRANGED OVER THREE FLOORS.

PROPERTY DESCRIPTION:

The property was formerly used as a social club and has a large three bedroomed flat above and may well lend itself to a variety of different uses (stpc). It is located opposite the arboretum and enjoys a quiet yet convenient and established residential location.

ACCOMMODATION:

Ground Floor: Entrance hall, seating/bar area, rear room one, rear room two, games room.

First Floor: Landing, kitchen, utility room, living area, bathroom, two bedrooms, loft bedroom.

ENERGY EFFICIENCY RATING: D

TENURE: Freehold

VACANT POSSESSION UPON COMPLETION

VIEWING:

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LOT 5

FORMER STABLE BLOCK REAR OF 294 UTTOXETER NEW ROAD, DERBY DE22 3LN

A FREEHOLD DEVELOPMENT OPPORTUNITY TO ACQUIRE A ONE AND A HALF STOREY DETACHED FORMER STABLE BLOCK WITH PLANNING PERMISSION TO CONVERT INTO A TWO BEDROOMED DWELLING WITH ALLOCATED PARKING SPACE SITUATED IN A TUCKED AWAY POSITION CLOSE TO THE CITY CENTRE.

PROPERTY DESCRIPTION:

Planning permission was approved under application number DER/12/14/01695/PRI for change of use from workshop (Use Class B1) to flats (Use Class C3) including first floor side extension.

If converted in accordance to the approved plans the contemporary style living accommodation will consist of an entrance hall, bedroom with en-suite, further guest bedroom with separate wc, store room and staircase leading to the first floor open plan living kitchen diner with balcony doors. Outside there will be an allocated parking space.

The existing workshop/former stable block may well also lend itself as a small commercial unit ideal to run a small business from (subject to the appropriate planning permission).

TENURE: Freehold

VACANT POSSESSION UPON COMPLETION

VIEWING:

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

***GUIDE PRICE £35,000+ (plus fees)**



LOT 6

138 BELPER ROAD, STANLEY COMMON, ILKESTON, DERBYSHIRE DE7 6FS

OVERLOOKING A RECREATIONAL PARK IS A LATE VICTORIAN TWO DOUBLE BEDROMED SEMI-DETACHED HOUSE IN NEED OF IMPROVEMENT AND UPGRADING THROUGHOUT AND SITUATED WITHIN A PLEASANT VILLAGE LOCATION WITH EXCELLENT AMENITIES.

PROPERTY DESCRIPTION:

The character accommodation has the benefit of part double glazing and gas central heating. The village of Stanley Common boasts a local primary school, numerous shops, public houses, recreational park and is well positioned for the city of Derby and market town of Ilkeston. Excellent investment opportunity.

ACCOMMODATION:

Ground Floor: Lounge, inner lobby, separate dining room, kitchen, rear porch/garden room.

First Floor: Passaged landing, two bedrooms, bathroom.

Outside: Small fore court which could potentially lend itself to off road parking (stpc). Good sized enclosed rear garden with boundary hedge that offers a high degree of privacy and far reaching countryside views.

ENERGY EFFICIENCY RATING: E

TENURE: Freehold

VACANT POSSESSION UPON COMPLETION

VIEWING:

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LOT 7

49 BULLER STREET, ILKESTON, DERBYSHIRE DE7 5AZ

A THREE BEDROOMED MID-TERRACED HOUSE SITUATED IN A QUIET CUL-DE-SAC LOCATED CLOSE TO THE TOWN CENTRE.

PROPERTY DESCRIPTION:

The property is in need of full refurbishment but benefits from full double glazing. Excellent opportunity.

ACCOMMODATION:

Ground Floor: Lounge, dining room, kitchen, shower room.

First Floor: Landing, three bedrooms.

Outside: Low maintenance rear garden.

ENERGY EFFICIENCY RATING: E

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

VIEWING:

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

***GUIDE PRICE £55,000+ (plus fees)**



LOT 8

5 SHIRLEY ROAD, CHADDESSEN, DERBY DE21 4LB

AN EXCELLENT BUY TO LET INVESTMENT OPPORTUNITY TO ACQUIRE A MATURE THREE BEDROOMED SEMI DETACHED HOUSE SITUATED IN THE CONTEXT OF AN ESTABLISHED RESIDENTIAL LOCATION.

PROPERTY DESCRIPTION:

The property benefits from uPVC double glazing, gas central heating and requires only minor improvement. It is situated in the popular suburb of Chaddesden which offers local amenities. Excellent freehold investment opportunity.

ACCOMMODATION:

Ground Floor: Entrance hall, lounge, kitchen, separate dining room.

First Floor: Landing, three bedrooms, bathroom.

Outside: Fore garden offering potential for a driveway (stpc). Good sized rear garden which is mainly lawned.

ENERGY EFFICIENCY RATING: E

TENURE: Freehold

VACANT POSSESSION UPON COMPLETION

VIEWING:

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TUCKED AWAY IN A SECLUDED LOCATION IS A TWO BEDROOMED DETACHED PROPERTY IN NEED OF REFURBISHMENT SITUATED ON A LEVEL PLOT WITH A SEPARATE PARCEL OF LAND INCLUDED WITHIN THE SALE.

PROPERTY DESCRIPTION:

The property is of rendered appearance set beneath a pitched tiled roof with uPVC double glazed windows and there is potential for an extension (stpc). It is situated within easy reach of Ripley town centre which offers an excellent range of amenities along with numerous primary and secondary schools and excellent road network connections.

ACCOMMODATION:

Ground Floor: Living room, kitchen, rear entrance porch, bathroom.

First Floor: Landing, two bedrooms.

Outside: The property sits on a generous sized level plot which is mainly lawned with pathways, boundary hedge and offers potential for an extension (stpc). There is a separate parcel of land also included within this sale and which is located to the other side of the public footpath.

ENERGY EFFICIENCY RATING: Awaited

TENURE: Freehold

VACANT POSSESSION UPON COMPLETION

VIEWING:

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

***GUIDE PRICE £25,000+ (plus fees)**



LOT 10

23 EASTFIELD ROAD, RIPLEY, DERBYSHIRE DE5 3JY

ENJOYING A WELL REGARDED CUL-DE-SAC LOCATION IS A TRADITIONALLY BUILT TWO DOUBLE BEDROOMED SEMI-DETACHED HOUSE IN NEED OF IMPROVEMENT AND UPGRADING.

PROPERTY DESCRIPTION:

The property is mostly double glazed and gas centrally heated and is situated in a popular location within a short commute of Ripley town centre and the A38. Excellent residential investment opportunity.

ACCOMMODATION:

Ground Floor: Entrance porch, lounge through diner, kitchen, rear lobby, guest wc, rear addition/sun room.

First Floor: Landing, two bedrooms, bathroom.

Outside: Small fore court. Good sized generally level garden to the rear.

ENERGY EFFICIENCY RATING: D

TENURE: Freehold

VACANT POSSESSION UPON COMPLETION

VIEWING:

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

***GUIDE PRICE £85,000+ (plus fees)**



LOT 11

4 BELLE VUE AVENUE, UPPER MAREHAY, RIPLEY, DERBYSHIRE DE5 8JQ

AN EXTENDED THREE BEDROOMED SEMI DETACHED HOUSE IN NEED OF MINOR REFURBISHMENT BACKING ONTO OPEN COUNTRYSIDE AND ENJOYING A CUL DE SAC LOCATION.

PROPERTY DESCRIPTION:

Internally the well proportioned living accommodation has the benefit of sealed unit uPVC double glazing and gas central heating. Excellent investment opportunity.

ACCOMMODATION:

Ground Floor: Breakfast kitchen, dining room, full width rear sitting room, sun room.

First Floor: Landing, three bedrooms, family bathroom.

Outside: Car standing space to front and well kept rear garden backing onto open countryside.

ENERGY EFFICIENCY RATING: C

TENURE: Freehold

VACANT POSSESSION UPON COMPLETION

VIEWING:

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

***GUIDE PRICE £95,000+ (plus fees)**



LOT 12

ACCESS DRIVE AT COLLIERS COURT, OFF JESSOP STREET, WAINGROVES, RIPLEY, DERBYSHIRE DE5 9AN

AN OPPORTUNITY TO ACQUIRE A FREEHOLD ACCESS ROAD WHICH SERVICES A MODERN DEVELOPMENT OF 11 PROPERTIES.

PROPERTY DESCRIPTION:

A rare opportunity to acquire a freehold access road within this modern development in the context of a popular village location.

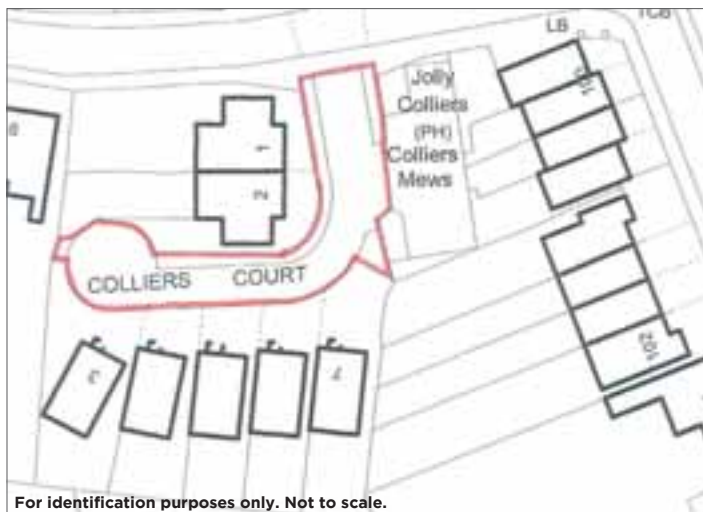
The lot is offered with **No Reserve**.

TENURE: Freehold

VACANT POSSESSION UPON COMPLETION

VIEWING:

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



***GUIDE PRICE £1+ (plus fees)**

LOT 13

33 MARKET STREET, HEANOR, DERBYSHIRE DE75 7NR

A SUBSTANTIAL THREE FLOOR MID-TERRACED INVESTMENT PROPERTY.

PROPERTY DESCRIPTION:

The ground floor of the property has recently been let at £8,000 p.a. and offers development potential to the upper floors (stpc).

ACCOMMODATION:

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

Ground Floor: Sales area, kitchen/lobby, toilet facilities.

First Floor: Four rooms.

Second Floor: Three rooms.

ENERGY EFFICIENCY RATING: C

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

VIEWING:

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LOT 14

5 HANDS ROAD, HEANOR, DERBYSHIRE DE75 7HA

OCCUPYING A WIDER THAN AVERAGE FRONTAGE IS A TWO BEDROOMED DETACHED RESIDENCE IN NEED OF REFURBISHMENT AND OFFERING REDEVELOPMENT POTENTIAL SUBJECT TO USUAL PLANNING CONSENTS.

PROPERTY DESCRIPTION:

The property benefits from part double glazing and an upgraded boiler and is located in the context of an established residential location, conveniently positioned for Heanor town centre.

ACCOMMODATION:

Ground Floor: Reception hallway/dining room, sitting room, breakfast kitchen.

First Floor: Landing, two bedrooms, family bathroom.

Outside: Gardens to front and rear with far reaching views. Driveway providing off road parking. There is potential to either extend the existing property or for a separate building plot (stpc).

ENERGY EFFICIENCY RATING: E

TENURE: Freehold

VACANT POSSESSION UPON COMPLETION

VIEWING:

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

***GUIDE PRICE £80,000+ (plus fees)**



LOT 15

77 & 77A KIRKBY ROAD, SUTTON IN ASHFIELD, NOTTINGHAMSHIRE NG17 1GG

AN EXCELLENT INVESTMENT OPPORTUNITY IN NOTTINGHAMSHIRE TO ACQUIRE AN END-TERRACED HOUSE SPLIT INTO TWO SELF-CONTAINED FLATS.

PROPERTY DESCRIPTION:

Excellent investment potential with an estimated rental income when fully let circa £9,000 overall p.a. The property is situated in a desirable residential location close to the town centre of Sutton in Ashfield, offering a wide range of amenities and good transport links to the A38 and M1 motorway.

ACCOMMODATION:

Ground Floor Flat: Entrance hallway, living room, bedroom, kitchen, shower room.

First and Second Floor Flat: Entrance hallway, landing, living room, kitchen, bathroom.

Second Floor: Bedroom.

Outside: Rear yard, two outbuildings.

ENERGY EFFICIENCY RATING: E & F

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

VIEWING:

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LOT 16

8 CHAPEL STREET, NUNCARGATE, NOTTINGHAMSHIRE NG17 9EE

A TWO DOUBLE BEDROOMED END-TERRACED HOUSE WITH OUTLINE PLANNING PERMISSION FOR AN ADDITIONAL DETACHED DWELLING.

PROPERTY DESCRIPTION:

The property requires full refurbishment but offers excellent potential to extend at first floor level to create a third bedroom and a bathroom along with a further option to convert the loft space to create a further two bedrooms (subject to the usual planning consents).

Outline planning - V/2018/0638 - has been granted on the adjoining land for residential development and the erection of a single dwelling with allocated off-street driveway and parking for two cars and a good sized rear garden of approximately 50 square metres.

ACCOMMODATION:

Ground Floor: Lounge, separate dining room, extended kitchen, bathroom and wc.

First Floor: Two double bedrooms.

Outside: Allocated off-street parking with driveway for one car and a good sized rear garden.

ENERGY EFFICIENCY RATING: F

TENURE: Freehold

VACANT POSSESSION UPON COMPLETION

VIEWING:

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

***GUIDE PRICE £90,000+ (plus fees)**



LOT 17

30 ARGYLE STREET, LANGLEY MILL, NOTTINGHAMSHIRE NG16 4ET

A TWO BEDROOMED SEMI-DETACHED BUNGALOW LOCATED IN A QUIET CUL-DE-SAC IN NEED OF FULL RENOVATION AND MODERNISATION.

PROPERTY DESCRIPTION:

The bungalow is situated on a large plot and offers potential to extend (stpc) to the side. Ideal for an investor.

ACCOMMODATION:

Ground Floor: Living room, kitchen, utility area, separate wc, bathroom, two bedrooms.

Outside: Gardens to the front and rear with garage to the front.

ENERGY EFFICIENCY RATING: F

TENURE: Freehold

VACANT POSSESSION UPON COMPLETION

VIEWING:

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

***GUIDE PRICE £88,000+ (plus fees)**



LOT 18

BUILDING PLOT ADJ 19 NEW LANE, HILCOTE, ALFRETON, DERBYSHIRE DE55 5HT

A PARCEL OF LAND WITH PLANNING GRANTED (REF: 18/00621/FUL) FOR THE ERECTION OF 2 x TWO BEDROOMED SEMI-DETACHED DWELLINGS.

PROPERTY DESCRIPTION:

The land is situated in a popular residential location ideally positioned for the A38, M1 and the East Midlands Designer Outlet.

PROPOSED ACCOMMODATION:

Ground Floor: Entrance hall, kitchen diner, living room.

First Floor: Landing, two bedrooms, bathroom.

Outside: Parking and an enclosed garden.

NOTE: It is considered that an alternative scheme may well be considered.

TENURE: Freehold

VACANT POSSESSION UPON COMPLETION

VIEWING:

Direct on site.

***GUIDE PRICE £65,000+ (plus fees)**



LOT 19

GROUND RENTS AT 62,64,66 AND 68 TURNER ROAD, LONG EATON, NOTTINGHAMSHIRE NG10 3GP

FOUR FREEHOLD GROUND RENTS SECURED ON PRIVATE DWELLINGS.

LEASE DETAILS:

Number 62: 99 years from 01/06/1976 subject to a ground rent of £125 per annum

Number 64: 99 years from 01/06/1970 subject to a ground rent of £39 per annum

Number 66: 99 years from 23/01/1976 subject to a ground rent of £125 per annum

Number 68: 99 years from 01/06/1976 subject to a ground rent of £125 per annum

TENURE: See Legal Pack

VIEWING:

External viewing only.

***GUIDE PRICE £40,000+ (plus fees)**



LOT 20

GROUND RENTS AT 67, 69, 71 & 73 TURNER ROAD, LONG EATON, NOTTINGHAMSHIRE NG10 3GP

FOUR FREEHOLD GROUND RENTS SECURED ON PRIVATE DWELLINGS.

LEASE DETAILS:

Number 67: 99 years from 01/06/1975 subject to a ground rent of £125 per annum.

Number 69: 99 years from 01/06/1975 subject to a ground rent of £39 per annum.

Number 71: 99 years from 01/06/1975 subject to a ground rent of £125 per annum.

Number 73: Lease extended until 31/05/2164.

TENURE: See Legal Pack

VIEWING:

External only.

***GUIDE PRICE £30,000+ (plus fees)**



LOT 21

LAND AT ROSE AVENUE, CLAY MILLS, BURTON ON TRENT, STAFFORDSHIRE DE13 0DQ

A RESIDENTIAL DEVELOPMENT SITE WITH THE BENEFIT OF OUTLINE PLANNING PERMISSION FOR THREE DETACHED DWELLINGS.

PROPERTY DESCRIPTION:

The site extends to approximately 0.75 acres and lies on the edge of the popular village of Stretton, on the east side of Rose Avenue and overlooks the countryside and a small mill stream. The site is conveniently located close to the A38 on the outskirts of Burton Upon Trent.

The planning application is outline only and can be viewed on East Staffs Borough Council website - Ref: P/2016/01219. Detailed design is subject to reserved matters and therefore provides the opportunity for an incoming purchaser to design and build to their own imagination.

TENURE: Freehold.

VACANT POSSESSION UPON COMPLETION

VIEWING:

Direct on site.

***GUIDE PRICE £210,000+ (plus fees)**



LOT 22

208 COTMANHAY ROAD, ILKESTON, DERBYSHIRE DE7 8QX

A THREE BEDROOMED SEMI-DETACHED PROPERTY REQUIRING A FULL SCHEME OF MODERNISATION AND IMPROVEMENT.

PROPERTY DESCRIPTION:

The property has double glazing and gas central heating, however please note the boiler has been removed.

ACCOMMODATION:

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

Ground Floor: Lounge, kitchen.

First Floor: Three bedrooms, bathroom.

Outside: Integral garage and forecourt. Rear yard with outbuilding.

ENERGY EFFICIENCY RATING: E

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

VIEWING:

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

***GUIDE PRICE £75,000+ (plus fees)**



LOT 23

8 STATION ROAD, ILKESTON, DERBYSHIRE DE7 5LD

AN OPPORTUNITY TO ACQUIRE THE LONG LEASEHOLD OF A VACANT GROUND FLOOR RETAIL PREMISES.

PROPERTY DESCRIPTION:

The property sits within a modern parade of shops and is well located within the heart of the main retail area of Ilkeston town centre. The sale is for the ground floor space only.

ACCOMMODATION:

Ground Floor: Retail area, store room, wc.

Outside Area: Shared rear yard accessed via fire escape from store room.

ENERGY EFFICIENCY RATING: D

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

VIEWING:

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

***GUIDE PRICE £69,000+ (plus fees)**



LOT 24

128 CHAPEL STREET, KILBURN, BELPER, DERBYSHIRE DE56 0NT

SET BACK FROM THE ROAD ON A DEEP PLOT IS AN APPEALING, EXTENDED THREE BEDROOMED CHALET STYLE DETACHED BUNGALOW, OFFERING POTENTIAL FOR FURTHER EXTENSION (STPC) AND IN NEED OF REFURBISHMENT.

PROPERTY DESCRIPTION:

The property boasts 1,238 sq.ft. living accommodation complimented by sealed unit uPVC double glazing and gas central heating. The village of Kilburn is a highly sought after conveniently positioned village within close proximity of the A38 which provides swift access onto the city of Derby and the M1 motorway.

ACCOMMODATION:

Ground Floor: Entrance hall, lounge, kitchen, extension, bedroom one, bathroom.

First Floor: Landing, two further bedrooms.

Outside: Gardens to front and rear. Driveway and adjoining garage.

ENERGY EFFICIENCY RATING: C

TENURE: Freehold

VACANT POSSESSION UPON COMPLETION

VIEWING:

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A GRADE II LISTED TRADITIONAL STONE BARN WITH LAPSED (DEC 2018) PLANNING CONSENT FOR CONVERSION INTO A THREE/FOUR BEDROOMED DWELLING, HOWEVER AN ALTERNATIVE SCHEME MAY WELL BE CONSIDERED.

PROPERTY DESCRIPTION:

The barn is situated in the delightful village of Bonsall with views over the village and surrounding countryside and is on the edge of the Peak District National Park.

The whole property extends to approx 1.2 acres (0.4 ha) and provides a wonderful opportunity to create a spacious individual dwelling in an attractive country village setting.

PLANNING DETAILS:

Derbyshire Dales District Council - Ref: 15/00311/FUL (now lapsed).

If converted as per the proposed plans the barn will comprise -

Ground Floor: Entrance hall, master bedroom, two further bedrooms.

First Floor: Large living area, open plan dining kitchen, landing area, double bedroom, snug/bedroom.

On the Ground Floor: Within the building there is a stable currently divided into two boxes and a garage as shown on the proposed floor plans. It should be noted that there is ample scope for a purchaser to amend the layout of the accommodation (stpc).

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

VIEWING:

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

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



LOT 26

34 HEATH CROSS, UTOXETER, STAFFORDSHIRE ST14 7LZ

TUCKED AWAY IN A QUIET CUL-DE-SAC LOCATION IS A CHARMING THREE BEDROOMED DOUBLE FRONTED SEMI-DETACHED COTTAGE REQUIRING A COMPREHENSIVE SCHEME OF IMPROVEMENT AND UPGRADING THROUGHOUT.

PROPERTY DESCRIPTION:

The character property is situated in the historic market town of Utoxeter which has an excellent range of amenities and is positioned just off the A50 trunk road which provides swift access onto the cities of Derby and Stoke, the M1 motorway and further regional business centres.

ACCOMMODATION:

Ground Floor: Entrance porch, two reception rooms, kitchen, separate wc.

First Floor: Landing, three bedrooms, bathroom.

Outside: Well kept fore garden which is mainly lawned.

ENERGY EFFICIENCY RATING: E

TENURE: Freehold

VACANT POSSESSION UPON COMPLETION

VIEWING:

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

***GUIDE PRICE £75,000+ (plus fees)**



LOT 27

82 PRINCE GEORGE STREET, CHEADLE, STOKE ON TRENT, STAFFORDSHIRE ST10 1HX

SITUATED WITHIN A CONSERVATION AREA LITERALLY YARDS FROM THE TOWN CENTRE, IS A CHARMING TWO BEDROOMED SEMI-DETACHED PERIOD COTTAGE REPRESENTING AN EXCELLENT BUY-TO-LET INVESTMENT OPPORTUNITY.

PROPERTY DESCRIPTION:

The well proportioned and well appointed living accommodation has the benefit of sealed unit uPVC double glazing and gas central heating and is located in the historic town of Cheadle which has a beautiful town centre with a varied range of shops, public houses, restaurants and local primary and secondary schools. It is also positioned within a short commute of the city of Stoke and the A50 trunk road network providing swift access onto the city of Derby, M1 motorway and further regional business centres.

ACCOMMODATION:

Ground Floor: Kitchen, dining room, lounge.

First Floor: Passaged landing, two bedrooms, bathroom.

Outside: Tarmacadam driveway to the side providing car standing space. Low maintenance rear garden enjoying a southerly aspect with rooftop views and beyond.

ENERGY EFFICIENCY RATING: Awaited

TENURE: Freehold

VACANT POSSESSION UPON COMPLETION

VIEWING:

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

***GUIDE PRICE £55,000+ (plus fees)**



LOT 28

24 KIDSGROVE BANK, KIDSGROVE, STOKE ON TRENT, STAFFORDSHIRE ST7 4HG

A TWO DOUBLE BEDROOMED MID-TERRACED PROPERTY IN NEED OF A SCHEME OF IMPROVEMENT.

PROPERTY DESCRIPTION:

The well proportioned character accommodation has the benefit of double glazing, gas central heating and has potential for a loft conversion (stpc).

ACCOMMODATION:

Ground Floor: Front sitting room, kitchen diner, rear lobby, shower room.

First Floor: Landing, two bedrooms.

Outside: Small fore garden and low maintenance rear garden.

ENERGY EFFICIENCY RATING: E

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

VIEWING:

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

***GUIDE PRICE £59,000+ (plus fees)**



LOT 29

15-17 LOCKETT STREET, BIRCHES HEAD, STOKE ON TRENT, STAFFORDSHIRE ST1 2LZ

A VERY PROMINENT AND LARGE THREE/FOUR BEDROOMED END-TERRACED PROPERTY HAVING PLANNING PERMISSION GRANTED (REF 63220/FUL) FOR THE CONVERSION TO TWO SELF-CONTAINED FLATS COMPRISING A ONE BED GROUND FLOOR AND THREE BED FIRST FLOOR FLAT.

PROPERTY DESCRIPTION:

The property has neutral decor and is complimented by sealed unit uPVC double glazing and gas central heating and may well lend itself as a HMO subject to the usual licencing. It is situated in the context of an established residential location surrounded by similar style properties and is always popular with first time buyers and landlords. Excellent freehold investment opportunity.

ACCOMMODATION:

Ground Floor: Entrance hall, three reception rooms, breakfast kitchen room.

First Floor: Passaged landing, two bedrooms, two bathrooms.

Outside: Low maintenance enclosed rear garden.

ENERGY EFFICIENCY RATING: E

TENURE: Freehold

VACANT POSSESSION UPON COMPLETION

VIEWING:

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LOT 30

FLAT 20, 8 EAGLE PARADE, BUXTON, DERBYSHIRE SK17 6EQ

A TWO BEDROOMED FLAT LOCATED IN THE POPULAR MARKET TOWN OF BUXTON AND IDEAL FOR A FIRST TIME BUYER OR INVESTOR.

PROPERTY DESCRIPTION:

The property benefits from a security entry system and electric heating and has a potential rental income of £6,000 per annum when let.

ACCOMMODATION:

Ground Floor: Communal entrance hall.

Third Floor: Communal landing, kitchen, lounge, hallway, shower room, two bedrooms.

ENERGY EFFICIENCY RATING: Awaited

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

VIEWING:

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

***GUIDE PRICE £45,000+ (plus fees)**



LOT 31

FLATS A & C 111 HIGH STREET, CLAY CROSS, CHESTERFIELD, DERBYSHIRE S45 9DZ

TWO SELF-CONTAINED FLATS COMPRISING ONE, TWO BEDROOMED AND ONE, ONE BEDROOMED HAVING A COMBINED POTENTIAL RENTAL INCOME OF £9,000 PER ANNUM WHEN FULLY LET. EXCELLENT INVESTMENT OPPORTUNITY.

PROPERTY DESCRIPTION:

Situated on High Street with easy access to excellent local facilities, shops, superstores, leisure centres and parks whilst being only a short drive from the main Derby Road and within easy access to the M1 motorway.

ACCOMMODATION:

FLAT A - Hallway, bedroom, bathroom, living room, modern fitted kitchen.

FLAT C - Fitted kitchen, bathroom, stairs to second floor landing leading to two bedrooms and lounge.

ENERGY EFFICIENCY RATING: C & D

TENURE: Leasehold

VACANT POSSESSION UPON COMPLETION

VIEWING:

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LOT 32

62-64 THANET STREET, CLAY CROSS, CHESTERFIELD, DERBYSHIRE S45 9JU

AN EXCELLENT OPPORTUNITY TO ACQUIRE A DEVELOPMENT SITE WITH FULL PLANNING CONSENT FOR 2 X TWO BEDROOMED BUNGALOWS.

PROPERTY DESCRIPTION:

The site is situated under a mile from all the main shops and amenities in Clay Cross town centre and was used previously as a function room to the rear of Bestwood working men's club.

The planning application and drawings can be viewed at the North East Derbyshire planning department, Planning ref: 18/00863/FL. The site is hatched red on the plan.

TENURE: Freehold

VACANT POSSESSION UPON COMPLETION

VIEWING:

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***GUIDE PRICE £64,000+ (plus fees)**



For identification purposes only. Not to scale.

LOT 33

83 COLLINGWOOD COURT, SULGRAVE, WASHINGTON, TYNE AND WEAR NE37 3ED

A ONE BEDROOMED SELF-CONTAINED PURPOSE BUILT FLAT LOCATED IN THE COLLINGWOOD COURT COMPLEX.

PROPERTY DESCRIPTION:

The flat benefits from being close by to all local amenities along with great access links to the A1 and A19.

ACCOMMODATION:

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

Ground Floor: Communal entrance.

Flat: Lounge, kitchen, bedroom, bathroom.

Outside: Communal gardens.

ENERGY EFFICIENCY RATING: D

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

VIEWING:

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General view of complex.

LOT 34

107 COLLINGWOOD COURT, SULGRAVE, WASHINGTON, TYNE AND WEAR NE37 3EF

INVESTMENT OPPORTUNITY - A ONE BEDROOMED TOP FLOOR SELF-CONTAINED PURPOSE BUILT FLAT ON THE COLLINGWOOD COURT COMPLEX, LET AT £400 PCM (£4,800 P.A.)

PROPERTY DESCRIPTION:

The property benefits from being close by to all local amenities along with great access links to the A1 and A19.

ACCOMMODATION:

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

Top Floor: Lounge, kitchen, bedroom, bathroom.

Outside: Communal gardens.

ENERGY EFFICIENCY RATING: D

TENURE: Leasehold. **SUBJECT TO TENANCY**

VIEWING:

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

***GUIDE PRICE £16,000+ (plus fees)**



General view of complex.

LOT 35

36 RIVER VIEW, LYNEMOUTH, MORPETH, NORTHUMBERLAND NE61 5TY

A THREE BEDROOMED END-TERRACED PROPERTY.

PROPERTY DESCRIPTION:

The property benefits from gas central heating and double glazing.

ACCOMMODATION:

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

Ground Floor: Entrance hallway, lounge, kitchen/diner.

First Floor: Three bedrooms, bathroom.

Outside: Gardens to front and rear.

ENERGY EFFICIENCY RATING: D

TENURE: Freehold

VACANT POSSESSION UPON COMPLETION

VIEWING:

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



***GUIDE PRICE £29,000+ (plus fees)**

LOT 36

37 CITY VIEW, NETHERFIELDS ROAD SOUTH, LIVERPOOL, MERSEYSIDE L5 4LS

A MODERN PURPOSE BUILT TWO BEDROOMED APARTMENT CURRENTLY LET ON AN AST PRODUCING £6,900 P.A. EXCELLENT BUY-TO-LET INVESTMENT OPPORTUNITY.

PROPERTY DESCRIPTION:

The property is situated in the context of an established residential location situated close to Everton Brow within easy reach of Royal Liverpool Hospital and the City centre.

ACCOMMODATION:

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

Entrance with intercom system, open plan lounge kitchen diner, master bedroom with en-suite, further bedroom and bathroom.

Outside: Secure allocated parking.

ENERGY EFFICIENCY RATING: C

TENURE: Leasehold

SUBJECT TO TENANCY

VIEWING:

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



***GUIDE PRICE £50,000+ (plus fees)**

LOT 37

41 HIGHFIELD DRIVE, WAKEFIELD, WEST YORKSHIRE WF2 0BB

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

PROPERTY DESCRIPTION:

The property is situated in a cul-de-sac in an established residential location.

ACCOMMODATION:

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

Ground Floor: Lounge, kitchen, conservatory.

First Floor: Two bedrooms, bathroom.

Outside: Garden to front, side and rear.

ENERGY EFFICIENCY RATING: D

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

VIEWING:

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

***GUIDE PRICE £60,000+ (plus fees)**



LOT 38

47 REPTON ROAD, BRISTOL, SOMERSET BS4 3LS

A THREE BEDROOMED MID-TERRACED PROPERTY IN NEED OF MODERNISATION AND IMPROVEMENT.

PROPERTY DESCRIPTION:

The property is located in a popular residential location close to amenities.

ACCOMMODATION:

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

Ground Floor: Lounge, kitchen, bathroom.

First Floor: Three bedrooms.

Outside: Gardens to front and rear.

ENERGY EFFICIENCY RATING: Awaited

TENURE: Freehold

VACANT POSSESSION UPON COMPLETION

VIEWING:

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



LOT 39

33 GLEBE ROAD, SKELMERSDALE, LANCASHIRE WN8 9JP

A TWO BEDROOMED END-TERRACE PROPERTY IN NEED OF MODERNISATION AND IMPROVEMENT.

PROPERTY DESCRIPTION:

The property benefits from gas central heating and double glazing.

ACCOMMODATION:

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

Ground Floor: Lounge, kitchen.

First Floor: Two bedrooms, bathroom.

Outside: Front and rear gardens.

ENERGY EFFICIENCY RATING: D

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

VIEWING:

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

***GUIDE PRICE £40,000+ (plus fees)**



LOT 40

25 FROGMORE ROAD, MARKET DRAYTON, SHROPSHIRE TF9 3AU

A TWO BEDROOMED END-TERRACED HOUSE SITUATED ON AN ATTRACTIVE ROAD WITHIN CLOSE WALKING DISTANCE OF THE TOWN CENTRE.

PROPERTY DESCRIPTION:

The property benefits from gas central heating and double glazing and is located in the popular village location of Market Drayton.

ACCOMMODATION:

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

Ground Floor: Entrance porch, lounge, dining room/sitting room, kitchen, bathroom.

First Floor: Landing, two bedrooms.

Outside: Steps to the frontage. Side access leads to a paved courtyard area and rear garden.

ENERGY EFFICIENCY RATING: E

TENURE: Freehold

VACANT POSSESSION UPON COMPLETION

VIEWING:

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



***GUIDE PRICE £78,000+ (plus fees)**

LOT 41

19A BALMORAL ROAD, BORROWASH, DERBY DE72 3FZ

A TWO DOUBLE BEDROOMED FIRST FLOOR FLAT IN NEED OF REFURBISHMENT.

PROPERTY DESCRIPTION:

The well proportioned living accommodation has the benefit of uPVC double glazing and is situated in a popular and convenient location.

ACCOMMODATION:

Ground Floor: Entrance.

First Floor: Landing, two bedrooms, bathroom, open plan living dining kitchen.

Outside: Residents parking and single garage.

ENERGY EFFICIENCY RATING: E

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

VIEWING:

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

***GUIDE PRICE £65,000+ (plus fees)**



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LOT 42

STORE POD GB055 (GROUND FLOOR), STORE FIRST, RIVERSIDE ROAD, PRIDE PARK, DERBY DE24 8HY

A RARE AND EXCITING OPPORTUNITY TO ACQUIRE A SINGLE STORAGE UNIT LOCATED ON PRIDE PARK CLOSE TO THE RAILWAY STATION AND CITY CENTRE.

PROPERTY DESCRIPTION:

A ground floor storage container measuring 100 square feet (9.3 square metres) within the main building. Currently sub-let, on a week by week basis, and producing an income of £992 p.a.

Capable of owner occupation or subletting, containers can be accessed 24 hours a day / 7 days per week. Store First is a purpose built facility catering for both domestic and business selfstorage customers. Onsite facilities for occupiers include Free WiFi, boardroom facilities, workspaces and gym.

PLANNING:

We understand the premises benefits from B8 (Storage and Distribution) use under the Town and Country Planning (Use Classes) Order 1987.

ENERGY EFFICIENCY RATING: N/A

TENURE: Leasehold

SUBJECT TO TENANCY

VIEWING:

External only.



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LOT 43

STORE PODS GC117 AND GC118 (GROUND FLOOR), STORE FIRST, RIVERSIDE ROAD, PRIDE PARK, DERBY DE24 8HY

A RARE AND EXCITING OPPORTUNITY TO ACQUIRE TWO STORAGE UNITS LOCATED ON PRIDE PARK CLOSE TO THE RAILWAY STATION AND CITY CENTRE.

PROPERTY DESCRIPTION:

Two ground floor storage containers measuring 150 square feet (13.9 square metres) in total within the main building. Currently sub-let, on a week by week basis and producing an income of £2,428 p.a.

Capable of owner occupation or subletting, containers can be accessed 24 hours a day / 7 days per week. Store First is a purpose built facility catering for both domestic and business selfstorage customers. Onsite facilities for occupiers include Free WiFi, boardroom facilities, workspaces and gym.

PLANNING:

We understand the premises benefits from B8 (Storage and Distribution) use under the Town and Country Planning (Use Classes) Order 1987.

ENERGY EFFICIENCY RATING: N/A

TENURE: Leasehold

SUBJECT TO TENANCY

VIEWING:

External only.

***GUIDE PRICE £7,000+ (plus fees)**



LOT 44

120 THE MOOR, COLEORTON, LEICESTERSHIRE LE67 8GF

A UNIQUE OPPORTUNITY TO PURCHASE A DEVELOPMENT SITE IN THE HIGHLY REGARDED VILLAGE OF COLEORTON.

PROPERTY DESCRIPTION:

A large four bedroomed detached bungalow with planning permission (Ref 15/01177/FUL) for redevelopment into a two storey, five bedroomed executive detached house with double carport.

To the right-hand side of the bungalow is a building plot with outline planning permission (17/01384/OUT) for a detached residence. This is most likely to be a four bedroomed detached house. Other schemes may be considered and all enquiries should be made to North West Leicestershire County Council.

ACCOMMODATION:

Ground Floor: Entrance hallway, lounge/diner, breakfast kitchen, conservatory, master bedroom with en-suite shower room, bedroom two with en-suite shower room, two further bedrooms, family bathroom.

Outside: Ample parking. Wonderful, private, south facing rear gardens.

ENERGY EFFICIENCY RATING: E

TENURE: Freehold

VACANT POSSESSION UPON COMPLETION

VIEWING:

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

***GUIDE PRICE £410,000+ (plus fees)**



LOT 45

18 CLAPGUN STREET, CASTLE DONINGTON, DERBYSHIRE DE74 2LE

A THREE STOREY, THREE BEDROOMED PROPERTY SITUATED IN A HIGHLY POPULAR RESIDENTIAL LOCATION WITHIN THE HEART OF THE VILLAGE.

PROPERTY DESCRIPTION:

The property is in excellent condition throughout and retains many period features and also benefits from a new slate roof and chimney collar. It is located within the heart of the village close to a range of shops, restaurants, bars, cafes and post office and has great access to Derby, Nottingham, Leicester and East Midlands Airport. A great location for rental investment with a potential income of £700 pcm.

ACCOMMODATION:

Ground Floor: Lounge, kitchen, cellar.

First Floor: Landing, bedroom, bathroom.

Second Floor: Landing, two bedrooms.

Outside: Rear paved courtyard.

ENERGY EFFICIENCY RATING: F

TENURE: Freehold

VACANT POSSESSION UPON COMPLETION

VIEWING:

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

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PROPERTY DESCRIPTION:

The existing and substantial former farmhouse was built in 1841 and requires improvement and upgrading throughout. The versatile and well proportioned character accommodation has the benefit of double glazing and is located on the fringe of Derby in a well regarded and convenient location, which will surely appeal to developers and home owner occupiers.

ACCOMMODATION:

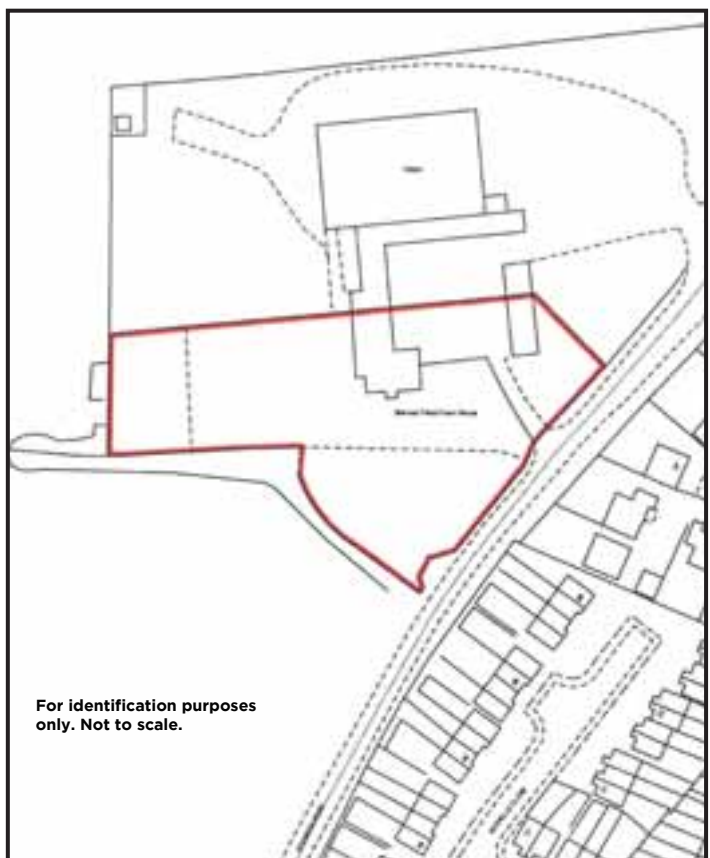
Ground Floor: Entrance hall, front sitting room, formal dining room, lounge through diner, cellar, breakfast kitchen room, rear hall, guest cloakroom.

First Floor: Galleried style landing, passaged landing, five bedrooms, family bathroom, rear landing/potential office.

Outside: The property sits on a level plot extending to approx. just over one acre with gardens which are mainly laid to lawn with two driveways, one of which leads to the farmhouse where there are brick built former stable blocks which are currently used as garages with pitched slate roofs and which would allow themselves for conversion into residential usage (stpc). In our opinion the main farmhouse would also lend itself for conversion into apartments or maybe split into two separate dwellings (stpc).



***GUIDE PRICE £385,000+ (plus fees)**



ENERGY EFFICIENCY RATING: Awaited

TENURE: Freehold

VACANT POSSESSION UPON COMPLETION

VIEWING:

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



THE PROPERTY RETAINS MANY PERIOD FEATURES AND HAS RECENTLY UNDERGONE A SCHEME OF REFURBISHMENT. IT PREVIOUSLY TRADED AS A BAR/RESTAURANT.

PROPERTY DESCRIPTION:

The property is situated on the eastern side of Derby city centre within the Cathedral Quarter. The Wardwick is generally regarded as Derby's prime leisure destination being intermixed with professional and cultural uses.

ACCOMMODATION:

Ground Floor: (198.7 sq m / 2,139 sq ft) - Trading area, bar, glass wash area and wc's.

First Floor: (143.5 sq m / 1,545 sq ft) - Further trading area, bar, function room, terrace and wc's.

Second Floor: (103.8 sq m / 1,117 sq ft) - Kitchen, staff accommodation and storage.

Cellar: (23.2 sq m / 250 sq ft)

Lower Ground Floor: Beer cellar.

Outside: Two parking spaces located to the rear.

PLANNING: The property is Grade II* Listed and has an existing A3 (Food and Drink) planning use. By way of a consent (now lapsed) referenced 03/12/00239, planning permission was granted for change of use of the first, second and third floors to 5 apartments (Use Class C3).

VAT: The sale of the property is subject to VAT at the current rate.

ENERGY EFFICIENCY RATING: C

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

VIEWING:

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



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RESIDENTIAL DEVELOPMENT SITE OFFERING EXCELLENT POTENTIAL.
PROPERTY DESCRIPTION:

Tucked away in a secluded location is an individually detached residence with lapsed planning permission (application DER/O2/O900158/PRI) for three detached properties subject to demolition of the existing house and outbuildings.

It is considered that the house could be retained and extended with space for one detached dwelling (subject to planning permission) and possible conversion of the coach house (subject to any further planning necessary).

The individual detached family home requires upgrading and improvement and is situated towards the top end of Radbourne Street surrounded by some individual family homes and is well placed for the Derby Royal Hospital, the University of Derby, the city centre and A38 which provides swift access onto further regional business centres.

The sale provides a genuine opportunity for a discerning purchaser looking to acquire a redevelopment site of a large family home occupying an enviable and convenient residential location.



***GUIDE PRICE £255,000+ (plus fees)**



ACCOMMODATION:

Ground Floor: Large outer hall, inner hall, front sitting room, open plan family breakfast room, dining kitchen, utility, lean-to side entrance porch.

First Floor: Landing, bedroom one, dressing room, inner lobby, two further bedrooms, bathroom.

Outside: Large secluded gardens with two compartment brick built workshop. Access drive culminating in a parking and turning area and extending to an original coach house (with lapsed planning consent).

ENERGY EFFICIENCY RATING: E

TENURE: Freehold

VACANT POSSESSION UPON COMPLETION

VIEWING:

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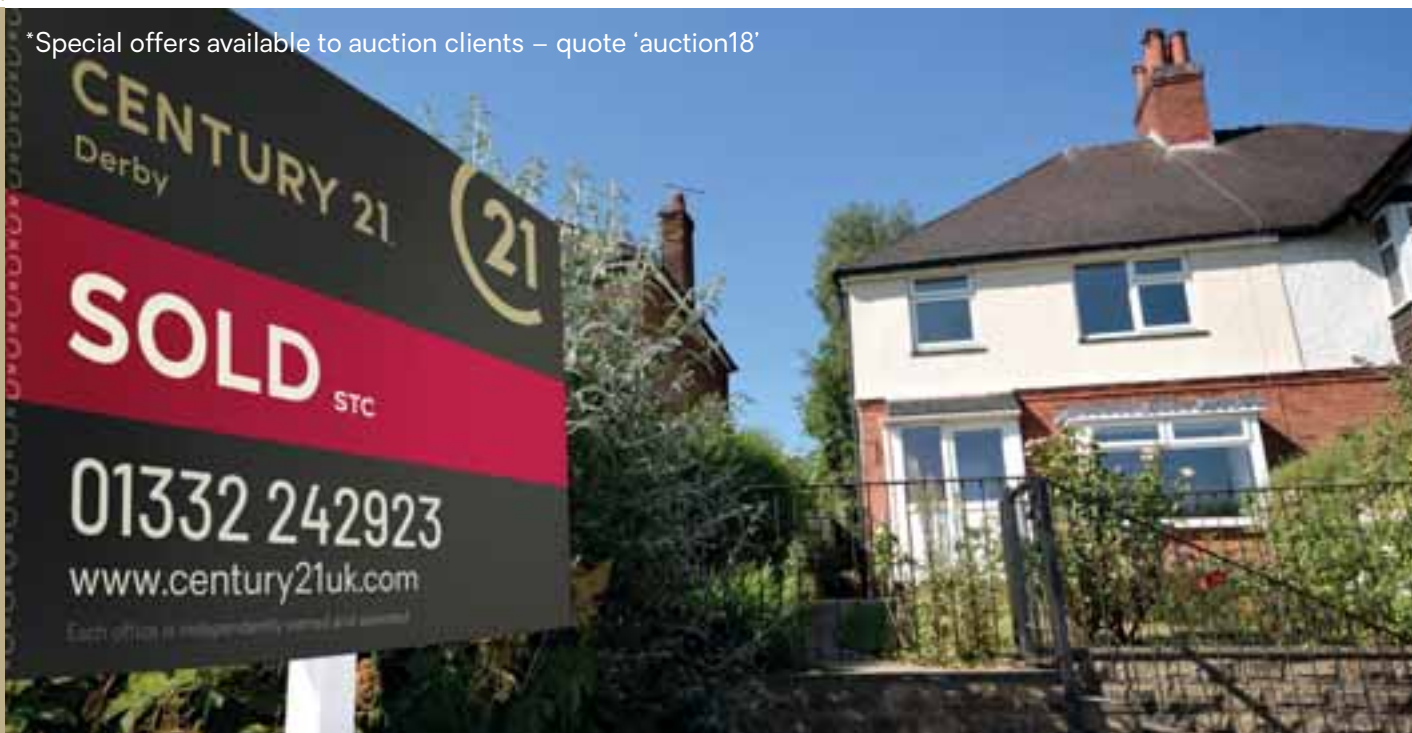
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LOT 49

30 CAVENDISH AVENUE, ALLESTREE, DERBY DE22 2AR

AN ATTRACTIVELY PRICED AND VERY APPEALING TWO/THREE BEDROOMED DETACHED BUNGALOW REQUIRING A MINOR SCHEME OF IMPROVEMENT AND UPGRADING.

PROPERTY DESCRIPTION:

The well proportioned and versatile living accommodation has the benefit of gas central heating and is situated in one of Derby's most sought after suburbs.

ACCOMMODATION:

Ground Floor: Entrance porch, entrance hallway, bedroom one, bedroom two/lounge, shower room, sitting room, conservatory, inner dining hallway, kitchen.

First Floor: Lobby, bedroom three, shower room.

Outside: Low maintenance fore garden with driveway leading to attached garage. Well kept established rear garden with views.

ENERGY EFFICIENCY RATING: F

TENURE: Freehold

VACANT POSSESSION UPON COMPLETION

VIEWING:

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

***GUIDE PRICE £215,000+ (plus fees)**



LOT 50

2 RENALS STREET, DERBY DE23 6SH

SITUATED CLOSE TO THE CITY CENTRE AND INTU SHOPPING CENTRE IS AN EDWARDIAN SEMI-DETACHED HOUSE CONVERTED INTO FOUR SELF-CONTAINED ONE BED FLATS PART LET, PART VACANT AND CURRENTLY PRODUCING APPROX. £7,000 P.A. WITH POTENTIAL RENTAL INCOME OF CIRCA £16,000 P.A.

PROPERTY DESCRIPTION:

The current owner has made some significant improvements to the property, yet it still retains a wealth of character and charm throughout. It occupies a popular location surrounded by similar style properties which is always a popular choice with landlords/investors.

ACCOMMODATION:

Ground Floor: Entrance hall, entrance vestibule. Flat 4 (Front) and Flat 3 (Rear).

First Floor: Landing. Flat 1 (Rear) and Flat 2 (Front).

Tenancy Details: Flat 4 - Let at £65 p.w. (£3,380 p.a.). Flat 3 - Vacant. Potential rent £85 p.w. (£4,420 p.a.). Flat 1 - Vacant. Potential rent £85 p.w. (£4,420 p.a.). Flat 2 - Let at £70 p.w. (£3,640 p.a.). Combined rental income when fully let would be in region of £15,860 p.a. However, there is scope for significant rental increase.

ENERGY EFFICIENCY RATING: F, F, F & E

TENURE: Freehold. **PART LET; PART VACANT**

VIEWING:

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

***GUIDE PRICE £137,000+ (plus fees)**



LOT 51

20 SWINBURNE STREET, DERBY DE1 2HJ

OCCUPYING A CUL-DE-SAC LOCATION CLOSE TO THE CITY CENTRE IS A PARTICULARLY ATTRACTIVE PERIOD RESIDENCE ARRANGED OVER THREE FLOORS WITH HMO LICENCE IN PLACE CURRENTLY LET PRODUCING £25,000 GROSS PER ANNUM.

PROPERTY DESCRIPTION:

The well equipped character accommodation has the benefit of double glazing and gas central heating and is situated close to the Intu shopping centre in the context of an established residential location always popular with landlords and families. Excellent freehold investment opportunity.

The property has planning permission granted for conversion to five self-contained one bed roomed flats under Ref: DER/12/14/01642/PRI.

ACCOMMODATION:

Ground Floor: Communal entrance hall, bedroom, sitting room, utility room, shower room/guest wc, extended modern fitted kitchen.

First Floor: Landing, four bedrooms, wc, separate bathroom.

Second Floor: Two bedrooms.

Outside: Enclosed garden to rear.

ENERGY EFFICIENCY RATING: E

TENURE: Freehold

SUBJECT TO TENANCY

VIEWING:

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

***GUIDE PRICE £175,000+ (plus fees)**



LOT 52

148 OSMASTON ROAD, DERBY DE1 2RF

A VERY IMPOSING TOWN HOUSE ARRANGED OVER THREE FLOORS CONVERTED INTO FIVE ONE BEDROOMED SELF CONTAINED FLATS SITUATED CLOSE TO THE INTU SHOPPING CENTRE AND THE CITY CENTRE.

PROPERTY DESCRIPTION:

Three of the flats are let on AST's each producing £350 pcm (£12,600 p.a. combined). When renovated and fully let we would anticipate a rental income in the region of £23,000- £24,000 p.a.

ACCOMMODATION:

Ground Floor: Communal entrance hall. Two x 1 bed roomed self-contained flats.

First Floor: Two x 1 bed roomed self-contained flats.

Second Floor: One x 1 bed roomed self-contained flat.

Outside: To the rear there is an enclosed low maintenance yard.

ENERGY EFFICIENCY RATING: Awaited

TENURE: Freehold

PART LET/PART VACANT

VIEWING:

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

***GUIDE PRICE £115,000+ (plus fees)**



DAY 3: NOTTINGHAM ORDER OF SALE

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.	34 Eyres Gardens, Ilkeston	£32,000+
LOT 2.	98 Listowel Crescent, Clifton, Nottingham	£85,000+
LOT 3.	16 Fox Grove, Basford, Nottingham	£59,000+
LOT 4.	14 Austin Street, Nottingham	POSTPONED
LOT 5.	Flat 192 South Church Drive, Clifton, Nottingham	£42,000+
LOT 6.	4 Downing Street, Sutton In Ashfield, Nottinghamshire	£45,000+
LOT 7.	19 Short Street, Sutton In Ashfield, Nottinghamshire	£50,000+
LOT 8.	Land Adjacent 19 Short Street, Sutton In Ashfield, Nottinghamshire	£23,000+
LOT 9.	The Horse & Groom, Barnsley Road, Goldthorpe, Rotherham	£115,000+
LOT 10.	1 Yeoman Fold, Burnley	£85,000+
LOT 11.	21 Springfield Crescent, Bolsover, Chesterfield	£45,000+
LOT 12.	26 Cambridge Street, Mansfield	£56,000+
LOT 13.	25 Larkspur Close, Mansfield, Nottinghamshire	£45,000+
LOT 14.	12 Waterworks Street, Gainsborough	£32,000+
LOT 15.	17 Portland Terrace, Gainsborough	£30,000+
LOT 16.	Building Plot at Gresley Road, Louth, Lincolnshire	£38,000+
LOT 17.	Land at Horse & Groom, Consett Road, Consett	£210,000+
LOT 18.	66 Pelham Road, Norwich	£95,000+
LOT 19.	16 Ann Street, Creswell, Worksop	£50,000+
LOT 19A.	16 Muncaster Gardens, Northampton	£90,000+
LOT 20.	15 King Street, Hodthorpe, Worksop	£65,000+
LOT 21.	18 Poplar Street, New Ollerton, Newark	£99,000+
LOT 21A.	85 Queen Street, Grange Villa, Chester Le Street	£34,000+
LOT 22.	8A Duke Street, Ilkeston, Derbyshire	£230,000+
LOT 23.	185 St. Albans Road, Nottingham	£115,000+
LOT 24.	184 Gregory Boulevard, Nottingham	SOLD PRIOR
LOT 25.	24 Bentinck Road, Nottingham	£132,000+
LOT 26.	518 Woodborough Road, Mapperley, Nottingham	£105,000+
LOT 27.	115 Beeston Road, Dunkirk, Nottingham	£105,000+
LOT 28.	32A Highfield Drive, Carlton, Nottingham	£88,000+

LOT 1

34 EYRES GARDENS, ILKESTON DE7 8JE

TRADITIONAL TWO BEDROOMED END TERRACED HOUSE REQUIRING FULL UPGRADING, MODERNISATION AND IMPROVEMENT

PROPERTY DESCRIPTION:

Situated within this popular residential location and having easy reach of Ilkeston town centre which offers a wide range of amenities and convenient for access to Derby and Nottingham. The property requires full upgrading, modernisation and improvement.

ACCOMMODATION:

Ground Floor: Entrance Hallway, Lounge, Sitting Room, Kitchen
First Floor: Passaged Landing, Two Bedrooms, Bathroom
Outside: Rear Garden, Outhouse

ENERGY EFFICIENCY RATING: F

TENURE: Freehold

VACANT POSSESSION UPON COMPLETION

VIEWING:

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



***GUIDE PRICE £32,000+ (plus fees)**

LOT 2

98 LISTOWEL CRESCENT, CLIFTON, NOTTINGHAM NG11 9BH

A THREE BEDROOMED TERRACED PROPERTY IN NEED OF MODERNISATION AND IMPROVEMENT

PROPERTY DESCRIPTION:

Benefiting from gas central heating and double glazing. Situated with easy access of Nottingham city centre with direct bus and tram links. Most of the local amenities are a short walk, such as the main high street of Clifton which features many shops and a leisure centre.

ACCOMMODATION:

Ground Floor: Entrance Hall, Living Room, Kitchen, Utility
First Floor: Landing, Three Bedrooms, Bathroom, Wc
Outside: Driveway, Rear Garden

ENERGY EFFICIENCY RATING: E

TENURE: Freehold

VACANT POSSESSION UPON COMPLETION

VIEWING:

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



***GUIDE PRICE £85,000+ (plus fees)**

LOT 3

16 FOX GROVE, BASFORD, NOTTINGHAM NG5 1JS

A THREE BEDROOMED MID TERRACE PROPERTY

PROPERTY DESCRIPTION:

Benefiting from gas central heating and double glazing. Situated close to main road links and local tram stop providing access to Nottingham city centre.

ACCOMMODATION:

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

ENERGY EFFICIENCY RATING: TBC

TENURE: Freehold

VACANT POSSESSION UPON COMPLETION

VIEWING:

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

***GUIDE PRICE £59,000+ (plus fees)**



LOT 4

14 AUSTIN STREET, NOTTINGHAM NG6 9JU

TWO BEDROOMED GROUND FLOOR MAISONETTE

PROPERTY DESCRIPTION:

We believe the property was renovated two years ago with new carpets and décor. The property also benefits from double glazing, gas central heating and a shared garden area. We have been informed that the property is currently let at £425pcm and would make an ideal investment opportunity.

ACCOMMODATION:

The auctioneers have not inspected the property but believe it to comprise:
Ground Floor: Entrance Lobby, Hallway, Kitchen, Lounge / Diner
First Floor: Two Bedrooms, Bathroom, Wc
Outside: Shared Garden Area

ENERGY EFFICIENCY RATING: C

TENURE: Leasehold

SUBJECT TO TENANCY

VIEWING:

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***GUIDE PRICE £50,000+ (plus fees)**



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LOT 5

FLAT 192 SOUTH CHURCH DRIVE, CLIFTON, NOTTINGHAM NG11 8AA

THREE BEDROOMED MAISONETTE

PROPERTY DESCRIPTION:

Benefiting from gas central heating and double glazing. Situated close to local amenities in Clifton village with good transport links to Nottingham city centre and universities.

ACCOMMODATION:

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

ENERGY EFFICIENCY RATING: D

TENURE: Leasehold. We have been informed that the lease has 35 years remaining

VACANT POSSESSION UPON COMPLETION

VIEWING:

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

***GUIDE PRICE £42,000+ (plus fees)**



LOT 6

4 DOWNING STREET, SUTTON IN ASHFIELD, NOTTINGHAMSHIRE NG17 4EF

TWO BEDROOMED MID TERRACE

PROPERTY DESCRIPTION:

The property benefits from a new gas cooker installed 2017, electric smoke detector on each floor, combination boiler installed in December 2011 and NICEIC Electric certificate issued in August 2017. Located close to local amenities and transport links to Sutton in Ashfield town Centre. The property would make an excellent investment as it benefits from a full selective housing licence with certificate from February 2018. The last received a rental income of £395pcm, however now has the potential to achieve £425pcm according to a local letting agent.

ACCOMMODATION:

Ground Floor: Lounge, Breakfast Kitchen
First Floor: Landing, Bedroom, Bathroom
Second Floor: Attic Bedroom
Outside: Rear Garden

ENERGY EFFICIENCY RATING: E

TENURE: Freehold

VACANT POSSESSION UPON COMPLETION

VIEWING:

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

***GUIDE PRICE £45,000+ (plus fees)**



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

See the form at the back of this catalogue.

LOT 7

19 SHORT STREET, SUTTON IN ASHFIELD, NOTTINGHAMSHIRE NG17 4GD

TWO BEDROOMED END TERRACED HOUSE REQUIRING FULL MODERNISATION

PROPERTY DESCRIPTION:

Benefiting from gas central heating and double glazing. Situated within walking distance of Sutton In Ashfield town centre, local shops, schools and bus services.

ACCOMMODATION:

Ground Floor: Lounge, Lobby, Dining Room, Kitchen

First Floor: Landing, Two Bedrooms, Bathroom

Second Floor: Attic Bedroom

Outside: Front Garden, Rear Garden, Shared Passage

ENERGY EFFICIENCY RATING: E

TENURE: Freehold

VACANT POSSESSION UPON COMPLETION

VIEWING:

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

***GUIDE PRICE £50,000+ (plus fees)**



LOT 8

LAND ADJACENT 19 SHORT STREET, SUTTON IN ASHFIELD, NOTTINGHAMSHIRE NG17 4GD

A BUILDING PLOT WITH PLANNING CONSENT FOR A THREE BEDROOMED LINK-DETACHED HOUSE WITH DRIVEWAY FRONTAGE

DESCRIPTION:

A building plot with detailed planning consent approved for a three-bedroom link-detached house and driveway frontage for two cars. Situated within walking distance of Sutton In Ashfield town centre, local shops, schools and bus services.

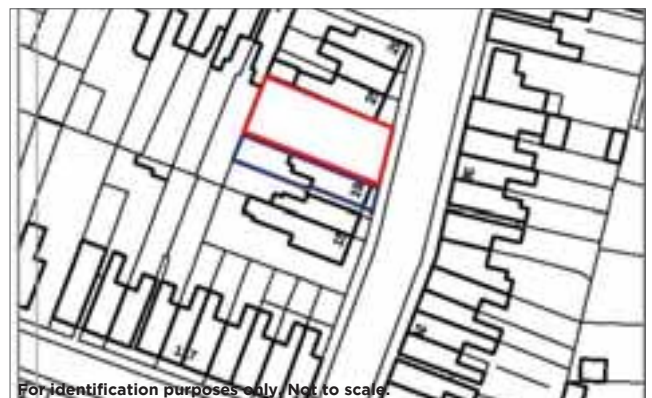
Planning Details: Planning consent was granted on 13 February 201 by Ashfield District Council under planning reference V/2018/0004.

TENURE: Freehold

VACANT POSSESSION UPON COMPLETION

VIEWING:

Direct on site.



***GUIDE PRICE £23,000+ (plus fees)**

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LOT 9

THE HORSE & GROOM, BARNSELEY ROAD, GOLDTHORPE, ROTHERHAM S63 9NE

A TRADITIONAL TWO STOREY DETACHED PUBLIC HOUSE WITH RESIDENTIAL ACCOMMODATION ABOVE

PROPERTY DESCRIPTION:

An opportunity to acquire a traditional two storey detached public house with residential accommodation above sat centrally on a large rectangular shaped car park. Although not inspected by the auctioneers, we have been informed that internally there is a large open plan trading area with manager's/owners residential accommodation at first floor level. The property is prominently positioned fronting Barnsley Road at its junction with Doncaster Road and High Street in the centre of Goldthorpe. Barnsley Road is the main retail and leisure pitch through Goldthorpe and lies only 500m from Goldthorpe train station.

The property has potential for change of use or redevelopment subject to securing planning consent. All planning enquiries should be made to Barnsley Council.

The site extends to 0.38 acres (0.15) hectares. The gross internal floor area of the ground floor accommodation extends to circa 3,305sq ft (307m²)

ENERGY EFFICIENCY RATING: C

TENURE: Freehold

VACANT POSSESSION UPON COMPLETION

VIEWING:

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

***GUIDE PRICE £115,000+ (plus fees)**



For identification purposes only. Not to scale.

LOT 10

1 YEOMAN FOLD, BURNLEY BB12 0ND

A THREE BEDROOMED SEMI DETACHED PROPERTY

PROPERTY DESCRIPTION:

The property in good condition throughout. Located within this private gated development approached via a private access leading to only a handful of properties. Within being within easy access of the M65 motorway which connects into the national motorway network and all the facilities and amenities offered by Burnley town centre. The property is currently let at £595pcm. Ideal investment opportunity.

ACCOMMODATION:

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

Ground Floor: Entrance Hallway, Kitchen, Lounge/Dining Area, Wc

First Floor: Landing, Master Bedroom with En-suite, Two Bedrooms, Bathroom

Outside: Front Garden, Rear Garden

ENERGY EFFICIENCY RATING: D

TENURE: Leasehold. We have been informed that the lease is 999 years from 2001.

SUBJECT TO TENANCY

VIEWING:

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LOT 11

21 SPRINGFIELD CRESCENT, BOLSOVER, CHESTERFIELD S44 6RY

A THREE BEDROOMED MID TERRACE BENEFITING FROM GAS CENTRAL HEATING AND DOUBLE GLAZING

PROPERTY DESCRIPTION:

Situated close to local amenities, Bolsover Castle, bus routes and junction 29a of the M1.

ACCOMMODATION:

Ground Floor: Entrance Hallway, Living/Dining Room, Kitchen

First Floor: Three Bedrooms, Bathroom, Wc

Outside: Front Garden, Rear Garden

ENERGY EFFICIENCY RATING: D

TENURE: Freehold

VACANT POSSESSION UPON COMPLETION

VIEWING:

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

***GUIDE PRICE £45,000+ (plus fees)**



LOT 12

26 CAMBRIDGE STREET, MANSFIELD NG18 5SR

A THREE STOREY, THREE BEDROOM TERRACED HOUSE WITH GAS CENTRAL HEATING AND UPVC DOUBLE GLAZING

PROPERTY DESCRIPTION:

Benefiting from gas central heating (boiler installed in 2018 with 7 year warranty) and UPVC double glazing. Re-wired in 2016 and current niceic electric Certificate, including smoke alarms. Conveniently situated on the outskirts of Mansfield town centre.

ACCOMMODATION:

Ground Floor: Lounge, Inner Hall, Dining Room, Kitchen

First Floor: Landing, Two Bedrooms, Bathroom

Second Floor: Attic Room

Outside: Enclosed Rear Garden

ENERGY EFFICIENCY RATING: D

TENURE: Freehold

VACANT POSSESSION UPON COMPLETION

VIEWING:

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***GUIDE PRICE £56,000+ (plus fees)**



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www.sdlauctions.co.uk

LOT 13

25 LARKSPUR CLOSE, MANSFIELD, NOTTINGHAMSHIRE NG19 0PH

A TWO BEDROOMED FIRST FLOOR FLAT

PROPERTY DESCRIPTION:

The property is currently let at £375pcm. In good condition throughout, benefiting from double glazing and gas central heating. Situated close to local amenities and had good transport links the centre of Mansfield and Nottingham city centre.

ACCOMMODATION:

First Floor: Lounge, Kitchen, Two Bedrooms, Bathroom
Outside: Garage

ENERGY EFFICIENCY RATING: D

TENURE: Leasehold

SUBJECT TO TENANCY

VIEWING:

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

***GUIDE PRICE £45,000+ (plus fees)**



LOT 14

12 WATERWORKS STREET, GAINSBOROUGH DN21 1LA

A TRADITIONAL TWO BEDROOMED MID TERRACE IN NEED OF MODERNISATION AND IMPROVEMENT

PROPERTY DESCRIPTION:

Benefits from Upvc double glazing. Situated close to local amenities and transport links to Sheffield and Lincoln.

ACCOMMODATION:

The auctioneers have not inspected the property but believe it to comprise:
Ground Floor: Hallway, Lounge, Dining/Kitchen, Rear Hall, Bathroom
First Floor: Landing, Two Bedrooms
Outside: Front Garden, Rear Garden

ENERGY EFFICIENCY RATING: G

TENURE: Freehold

VACANT POSSESSION UPON COMPLETION

VIEWING:

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

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LOT 15

17 PORTLAND TERRACE, GAINSBOROUGH DN21 1JR

A TWO BEDROOMED MID-TERRACED PROPERTY REQUIRING MODERNISATION

PROPERTY DESCRIPTION:

Well positioned within walking distance of the town centre and the train station. The property would make a great home or excellent buy to let. We believe the estimated rental income could be in the region of £350pcm once renovated.

ACCOMMODATION:

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

Ground Floor: Lounge, Dining Kitchen

First Floor: Landing, Two Bedrooms, Bathroom

Outside: Rear Garden

ENERGY EFFICIENCY RATING: D

TENURE: Freehold

VACANT POSSESSION UPON COMPLETION

VIEWING:

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

***GUIDE PRICE £30,000+ (plus fees)**



LOT 16

BUILDING PLOT AT GRESLEY ROAD, LOUTH, LINCOLNSHIRE LN11 8FG

DEVELOPMENT SITE WITH DETAILED PLANNING CONSENT FOR A PAIR OF SEMI DETACHED HOUSES

DESCRIPTION:

Residential development site with detailed planning consent for a pair of semi detached houses. The plans approved in March 2018 show a pair of large two bedroomed semis but these could be simply reconfigured to provide three bedroomed houses. Cleared site in established residential location.

Planning Details: Planning permission was granted by East Lindsey District Council on 5th March 2018 under application: N/105/02279/17

TENURE: Freehold

VACANT POSSESSION UPON COMPLETION

VIEWING:

Direct on site.

***GUIDE PRICE £38,000+ (plus fees)**



For identification purposes only. Not to scale.



For identification purposes only. Not to scale.

LOT 17

LAND AT HORSE & GROOM, CONSETT ROAD, CONSETT DH8 9QQ

RESIDENTIAL DEVELOPMENT OPPORTUNITY

DESCRIPTION:

An opportunity to acquire a development site with outline planning consent granted in July 17 for 9 semi-detached properties consisting of 2 x two beds and 7 x three bed houses. The development itself enjoys rural views and wraps around the rear of the Horse and Groom Pub which fronts Consett Road. The town of Consett sits on the edge of the Penines and lies approximately 14 miles Southwest of the city of Newcastle. The site extends to approx. 0.9 acres (0.37) hectares.

The Planning Application can be viewed on Durham County Council website planning Ref: DM/17/00233).

TENURE: Freehold

VACANT POSSESSION UPON COMPLETION

VIEWING:

Direct on site

***GUIDE PRICE £210,000+ (plus fees)**



For identification purposes only. Not to scale.

LOT 18

66 PELHAM ROAD, NORWICH NR3 3NG

A THREE BEDROOMED MID TERRACED HOUSE REQUIRING MODERNISATION

PROPERTY DESCRIPTION:

Benefiting from gas central heating. Situated in sought after location north of the city off St. Clements Hill, close to Sewell Park.

ACCOMMODATION:

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

Ground Floor: Lounge, Dining Room, Kitchen, Bathroom

First Floor: Landing, Three Bedrooms

Outside: Forecourt, Rear Garden

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

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

***GUIDE PRICE £95,000+ (plus fees)**



LOT 19

16 ANN STREET, CRESWELL, WORKSOP S80 4JF

A TWO BEDROOMED PROPERTY WITH ATTIC ROOM

PROPERTY DESCRIPTION:

Benefiting from gas central heating and double glazing. Situated close to local amenities and links to the M1 and A1 by road and also a train station within the village. The property is currently let at £400pcm.

ACCOMMODATION:

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

Ground Floor: Lounge, Kitchen

First Floor: Landing, Two Bedrooms, Bathrooms

Second Floor: Loft Room

Outside: Rear Yard

ENERGY EFFICIENCY RATING: F**TENURE:** Freehold**SUBJECT TO TENANCY****VIEWING:**

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

***GUIDE PRICE £50,000+ (plus fees)**



LOT 19A

16 MUNCASTER GARDENS, NORTHAMPTON NN4 0XH

ONE BEDROOMED MAISONETTE

PROPERTY DESCRIPTION:

Situated in the popular location of East Hunsbury. Close to local amenities and major road links. The property is in good condition throughout and benefits from double glazing and storage heaters.

ACCOMMODATION:

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

Ground Floor: Lounge/Diner, Kitchen, Bathroom, Bedroom

Outside: Front Garden with Parking

ENERGY EFFICIENCY RATING: C**TENURE:** Leasehold**VACANT POSSESSION UPON COMPLETION****VIEWING:**

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

***GUIDE PRICE £90,000+ (plus fees)**



LOT 20

15 KING STREET, HODTHORPE, WORKSOP S80 4XA

TWO BEDROOMED MID TERRACED PROPERTY

PROPERTY DESCRIPTION:

The property benefiting from an attic room and as recently been refurbished throughout to a modern standard. The property benefits from a single garage providing off road parking. Gas central heating and double glazing throughout. Hodthorpe lies close to the Nottinghamshire border and on the edge of Sherwood Forest. The village has a shop, a Post Office, a village primary school. The A60 gives direct access to Worksop and the A619 leads to the M1 motorway network. We believe the property could achieve a potential rental income of £450 - £475 pcm. Ideal Investment opportunity

ACCOMMODATION:

Ground Floor: Entrance Porch, Living Room, Dining Room, Kitchen

First Floor: Landing, Two Bedrooms, Bathroom

Second Floor: Attic Room

Outside: Front Garden, Garage, Rear Yard

ENERGY EFFICIENCY RATING: F

TENURE: Freehold

VACANT POSSESSION UPON COMPLETION

VIEWING:

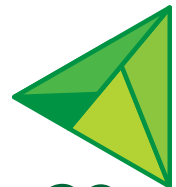
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LOT 21

18 POPLAR STREET, NEW OLLERTON, NEWARK NG22 9PY

THREE BEDROOMED SEMI DETACHED PROPERTY

PROPERTY DESCRIPTION:

Standing on a substantial plot within the sought after location of New Ollerton. Benefiting from gas central heating and upvc double glazing.

ACCOMMODATION:

Ground Floor: Entrance Hall, Under stairs Storage Cupboard, Lounge, Dining Room, Kitchen
First Floor: Landing, Bedroom One, Bedroom Two, Bedroom Three, Bathroom
Outside: Front Garden, Rear Garden, Rear Outbuilding

ENERGY EFFICIENCY RATING: E

TENURE: Freehold

VACANT POSSESSION UPON COMPLETION

VIEWING:

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



***GUIDE PRICE £99,000+ (plus fees)**

LOT 21A

85 QUEEN STREET, GRANGE VILLA, CHESTER LE STREET DH2 3LU

A THREE BEDROOMED MID TERRACE PROPERTY

PROPERTY DESCRIPTION:

The property has been recently renovated throughout including new gas and electric. Situated within Grange Villa with amenities close by including shops, park, football pitch and local golf course.

ACCOMMODATION:

The auctioneers have not inspected the property but believe it to comprise:
Ground Floor: Lounge, Kitchen, Utility
First Floor: Landing, Three Bedrooms, Bathroom
Outside: Front Yard, Rear Yard

ENERGY EFFICIENCY RATING: E

TENURE: Freehold

VACANT POSSESSION UPON COMPLETION

VIEWING:

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



***GUIDE PRICE £34,000+ (plus fees)**



FOUR BEDROOMED DETACHED PROPERTY

PROPERTY DESCRIPTION:

Extremely spacious and well presented four bed property comprising of living room, kitchen/diner, utility, four double bedrooms, three bathrooms including two en-suites and bi folding door from the living room leading to the garden. the property is located close to local amenities and good transport links to Nottingham and Derby city centres.

ACCOMMODATION:

Ground Floor: Entrance Hall, Living Room, Kitchen/Diner, Utility, Family Bathroom, Bedroom One with En-Suite, Bedroom Two, Bedroom Three/ Study
First Floor: Master Bedroom, Dressing Room, En- Suite
Outside: Driveway, Detached Double Garage (With Room Above), Side Garden

ENERGY EFFICIENCY RATING: C

TENURE: Freehold

VACANT POSSESSION UPON COMPLETION

VIEWING:

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

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



LOT 23

185 ST. ALBANS ROAD, NOTTINGHAM NG6 9FT

TWO BEDROOMED DETACHED BUNGALOW IN NEED OF SOME MODERNISATION

PROPERTY DESCRIPTION:

The property is in need of some modernisation. Ideally located on the highly popular St. Albans Road close to Bulwell Town Centre and the many amenities it has to offer including tram and train links, shops and supermarkets and schools of all grades as well as bus links running along St. Albans Road itself

ACCOMMODATION:

Ground Floor: Entrance Porch, Entrance Hallway, Lounge, Kitchen, Two Bedrooms, Shower Room
Outside: Front Garden, Driveway, Single Garage, Rear Garden

ENERGY EFFICIENCY RATING: TBC

TENURE: Freehold

VACANT POSSESSION UPON COMPLETION

VIEWING:

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



***GUIDE PRICE £115,000+ (plus fees)**

LOT 24

184 GREGORY BOULEVARD, NOTTINGHAM NG7 5JE

TRADITIONAL FOUR DOUBLE BEDROOMED END TERRACED

PROPERTY DESCRIPTION:

Conveniently located close to local amenities and transport links.

ACCOMMODATION:

Ground Floor: Entrance Hallway, Lounge, Kitchen/Dining Room, Wc
First Floor: Two Bedrooms, Bathroom
Second Floor: Two Bedrooms
Outside: Driveway, Rear Yard

ENERGY EFFICIENCY RATING: E

TENURE: Freehold

VACANT POSSESSION UPON COMPLETION

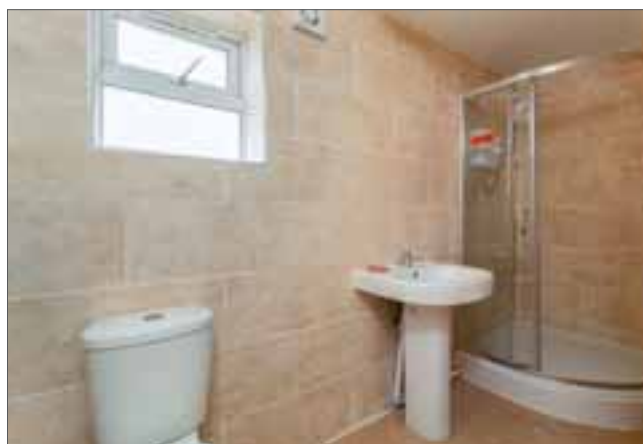
VIEWING:

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***GUIDE PRICE £140,000+ (plus fees)**



Our 2019 calendar is now confirmed and it features
40 auctions with more to be announced throughout
the year.

**FOUR BEDROOMED SEMI-DETACHED PROPERTY****PROPERTY DESCRIPTION:**

A newly refurbished four bedroomed semi-detached house situated close to Nottingham city centre. The property comprises of entrance hall, living room, dining room, kitchen, ground floor bathroom, four bedrooms, shower room and rear garden. Situated within walking distance of Nottingham city centre with transport links including trams and bus routes and located close to Nottingham Trent University. The property could also lend itself to becoming a HMO property subject to the relevant Licencing.

ACCOMMODATION:

Ground Floor: Living Room, Dining Room, Kitchen, Bathroom, Cellar Access

First Floor: Four Bedrooms, Shower Room

Outside: Front Garden, Off Road Parking, Rear Garden

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

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



***GUIDE PRICE £132,000+ (plus fees)**

LOT 26

518 WOODBOROUGH ROAD, MAPPERLEY, NOTTINGHAM NG3 5HB

THREE STOREY FOUR BEDROOMED SEMI DETACHED PROPERTY

PROPERTY DESCRIPTION:

We believe the property is currently let at £650pcm. Situated in a sought after residential area within easy reach of Nottingham city centre. The property requires extensive refurbishment and upgrading, however benefits from gas central heating and upvc double glazing.

ACCOMMODATION:

Ground Floor: Hallway, Two Reception Rooms, Wc, Kitchen, Storage Space

First Floor: Landing, Bathroom, Two Bedrooms, Small Storage Room

Second Floor: Landing, Two Bedrooms

Outside: Rear Yard

ENERGY EFFICIENCY RATING: F

TENURE: Freehold

SUBJECT TO TENANCY

VIEWING:

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

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



LOT 27

115 BEESTON ROAD, DUNKIRK, NOTTINGHAM NG7 2JQ

A THREE BEDROOMED SEMI-DETACHED PROPERTY

PROPERTY DESCRIPTION:

The property is in need of modernisation and improvement. The property benefits from off street parking. Situated close to local amenities and also the University of Nottingham and Nottingham Trent University with good transport links to Beeston and Nottingham city centre.

ACCOMMODATION:

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

Ground Floor: Hallway, Lounge, Kitchen, Wet Room, Rear Lobby, Wc

First Floor: Landing, Three Bedrooms

Outside: Driveway, Rear Garden

ENERGY EFFICIENCY RATING: E

TENURE: Freehold

VACANT POSSESSION UPON COMPLETION

VIEWING:

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LOT 28

32A HIGHFIELD DRIVE, CARLTON, NOTTINGHAM NG4 1JQ

THREE BEDROOMED DETACHED PROPERTY

PROPERTY DESCRIPTION:

Situated within a stone's throw from a wealth of amenities on Carlton Hill with great links into Nottingham city centre. Ideal for any Investor or developer looking for a unique property which is need of full renovation.

ACCOMMODATION:

Ground Floor: Entrance, Kitchen, Cloaks Room/Storage, Dining Room, Living Room, Bathroom

First Floor: Landing, Three Bedrooms, Wc

Outside: Front Garden, Driveway, Single Garage, Rear Garden

ENERGY EFFICIENCY RATING: TBC

TENURE: Freehold

VACANT POSSESSION UPON COMPLETION

VIEWING:

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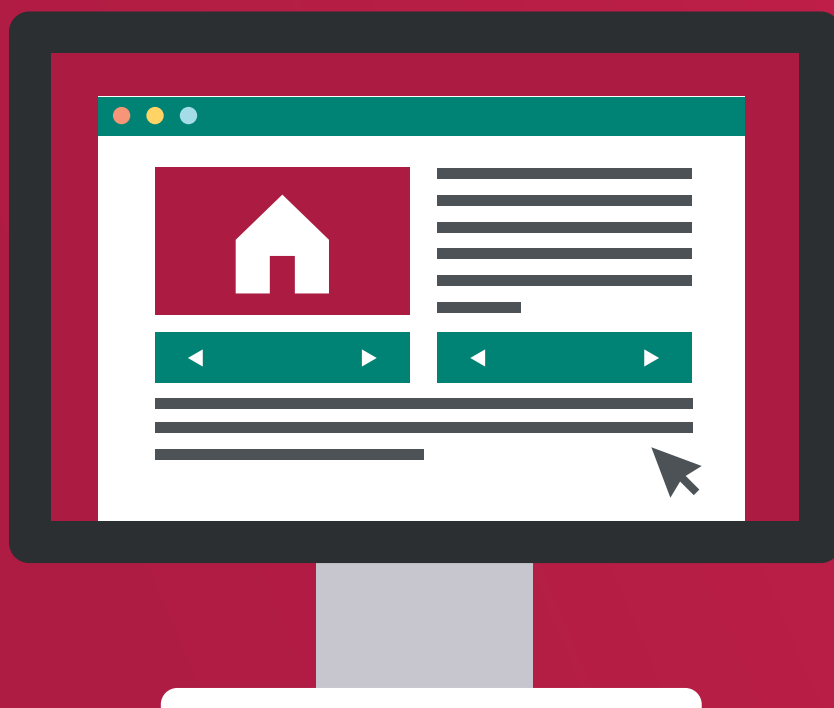
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UNCONDITIONAL & CONDITIONAL AUCTIONS EXPLAINED

All lots will be sold as unconditional lots unless otherwise stated within the lot description

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.

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)

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

ONLINE**48 BATTLEDEAN ROAD, Highbury, London, Greater London N5 1UZ****FIVE BEDROOM TERRACE HOUSE****PROPERTY DESCRIPTION:**

This is a substantial period family house which presents itself as an ideal opportunity to completely remodel and modernise to provide a wonderful home, having been in the family for over 50 years and is conveniently located for Highbury & Islington Station.

TENURE: See Legal Pack

VACANT POSSESSION UPON COMPLETION

ENERGY EFFICIENCY RATING: D

VIEWING: Viewings by arrangement with Joint Agent, Century 21 - Islington, Tel: 02072781710

AUCTION TYPE: Conditional with Reservation Fee

***GUIDE PRICE £1,350,000 (plus fees)**

**ONLINE****1,3,5 & 7 ST JOHN STREET, PEMBERTON, WIGAN, LANCASHIRE WN5 0DT****HMO INVESTMENT OPPORTUNITY****PROPERTY DESCRIPTION:**

The Green' is a unique development of four traditionally built properties presented as HMO's with a potential income of £8,150 pcm (9.8% gross yield).

TENURE: See Legal Pack

VACANT POSSESSION UPON COMPLETION

ENERGY EFFICIENCY RATING: B

VIEWING:

Viewings by arrangement with Joint Agent, Rutter Green, Tel: 01942 367915

AUCTION TYPE: Conditional with Reservation Fee

***GUIDE PRICE £750,000 (plus fees)**

**ONLINE****2A LANDSDOWNE ROAD, TOTTENHAM, GREATER LONDON N17 9XE****COMMERCIAL PROPERTY****PROPERTY DESCRIPTION:**

Great opportunity has arisen at the heart of Tottenham. This freehold commercial unit is situated walking distance from the newly renovated Tottenham Hotspur football stadium, public transport, and shops. Currently encumbered by a lease with just less than 5 years remaining and currently producing income of circa £21,000pa.

TENURE: See Legal Pack

SUBJECT TO TENANCY

ENERGY EFFICIENCY RATING: E

VIEWING:

Viewings by arrangement with Joint Agent, Century 21 - Tottenham, Tel: 02037275500

AUCTION TYPE: Conditional with Reservation Fee

***GUIDE PRICE £620,000 (plus fees)**



ONLINE**WOODLANDS, NIPE LANE, PIMBO, SKELMERSDALE, LANCASHIRE
WN8 9PY****EQUESTRIAN FACILITIES****PROPERTY DESCRIPTION:**

Situated in Pimbo this equestrian property with living accommodation attached occupies a private setting of approximately 10 acres. The living accommodation looks out over the land and the surrounding farmers' fields. The property is ideally located close to the motorway network and the surrounding villages of Upholland, Crawford and Rainford.

TENURE: See Legal Pack

VACANT POSSESSION UPON COMPLETION

ENERGY EFFICIENCY RATING: D

VIEWING:

Viewings by arrangement with Joint Agent, Rutter Green, Tel: 01942 367915

AUCTION TYPE: Unconditional with Reservation fee

***GUIDE PRICE £550,000 (plus fees)**

**ONLINE****FITZWILLIAM HOUSE, STATION ROAD, IRTHLINGBOROUGH,
NORTHAMPTONSHIRE NN9 5QF****THREE BEDROOM DETACHED HOUSE****PROPERTY DESCRIPTION:**

The property with so much to offer

This detached family home is situated in a quiet area of Irthlingborough. The property has a unique history, with plenty to offer. The plot consists off several generous units and a detached property consisting off a garage and a converted upstairs space.

TENURE: See Legal Pack

VACANT POSSESSION UPON COMPLETION

ENERGY EFFICIENCY RATING: E

VIEWING:

Viewings by arrangement with Joint Agent, Woodhead & Co - Irthlingborough, Tel: 01933 654254

AUCTION TYPE: Conditional with Reservation Fee

***GUIDE PRICE £465,000 (plus fees)**

**ONLINE****FLAT 12, 2 FISHER CLOSE, LONDON, GREATER LONDON SE16 5AE****TWO BEDROOM APARTMENT****PROPERTY DESCRIPTION:**

A bright two bedroom apartment situated on the third floor of a modern residential development. The property is in excellent condition and there is bike storage, visitor parking spaces, a communal playground and the development is surrounded by a large green space

TENURE: See Legal Pack

SUBJECT TO TENANCY. CAN BE SOLD VACANT POSSESSION SUBJECT TO NOTICE

ENERGY EFFICIENCY RATING: B

VIEWING:

Viewings by arrangement with Joint Agent, Chestertons - Tower Bridge, Tel: 020 7357 7999

AUCTION TYPE: Conditional with Reservation Fee

***GUIDE PRICE £400,000 (plus fees)**



ONLINE**8 THE HEDGEROWS, WILNECOTE, STAFFORDSHIRE B77 2NN****FOUR BEDROOM DETACHED HOUSE****PROPERTY DESCRIPTION:**

Substantial EXECUTIVE family home on the secluded development of The Hedgerows in Tamworth, located at the end of a quiet cul-de-sac.

Tenancy - The property is sold subject to an existing tenancy on a term of 12 months from November 2018 with the tenants paying £1,400pcm

TENURE: See Legal Pack

SUBJECT TO TENANCY

ENERGY EFFICIENCY RATING: C

VIEWING:

Viewings by arrangement with Joint Agent, Green & Company - Sutton Coldfield Lettings, Tel: 0121 240 8844

AUCTION TYPE: Conditional with Reservation Fee

***GUIDE PRICE £335,000 (plus fees)**

**ONLINE****PLAS BACH HOUSE, BROOKHOUSE, DENBIGH, DENBIGHSHIRE LL16 4RD****FOUR BEDROOM COTTAGE****PROPERTY DESCRIPTION:**

Situated in a popular and sought after village location is this charming stone built farmhouse which has a wealth of character and retains many original features. Situated in a popular and sought after location with easy access to the town centre facilities and the main road network.

TENURE: See Legal Pack

VACANT POSSESSION UPON COMPLETION

ENERGY EFFICIENCY RATING: G

VIEWING:

Viewings by arrangement with Joint Agent, Molyneux - Holywell, Tel: 01352712271

AUCTION TYPE: Conditional with Reservation Fee

***GUIDE PRICE £275,000 (plus fees)**

**ONLINE****HOUSE 1 BROADHEAD COTTAGE, THE EDGE, EDGORTH, BOLTON, GREATER MANCHESTER BL7 0JD****THREE BEDROOM MEWS HOUSE****PROPERTY DESCRIPTION:**

The development at The Edge offers many different types of property all individually designed and this plot is no exception. Our stone mews houses are truly unique and amazing. They have been designed to maximise the views of the spectacular surrounding countryside.

TENURE: See Legal Pack

VACANT POSSESSION UPON COMPLETION

ENERGY EFFICIENCY RATING: TBC

VIEWING:

Viewings by arrangement with Joint Agent, Miller Metcalfe - Bury, Tel: 01617102168

AUCTION TYPE: Conditional

***GUIDE PRICE £275,000 (plus fees)**



ONLINE

HOUSE 2 BROADHEAD COTTAGE, THE EDGE, EDGORTH, BOLTON, GREATER MANCHESTER BL7 0JD

THREE BEDROOM MEWS HOUSE

PROPERTY DESCRIPTION:

The development at The Edge offers many different types of property all individually designed and this plot is no exception. Our stone mews houses are truly unique and amazing. They have been designed to maximise the views of the spectacular surrounding countryside.

TENURE: See Legal Pack

VACANT POSSESSION UPON COMPLETION

ENERGY EFFICIENCY RATING: TBC

VIEWING:

Viewings by arrangement with Joint Agent, Miller Metcalfe - Harwood, Tel: 01204275079

AUCTION TYPE: Conditional with Reservation Fee

***GUIDE PRICE £275,000 (plus fees)**



ONLINE

LIME TREE STORES, MILNTHORPE ROAD, HOLME, CUMBRIA LA6 1PS

MIXED USE PROPERTY

PROPERTY DESCRIPTION:

In the centre of the village is the wonderful traditional stone built detached property. This property is currently split into a first floor maisonette whilst on the ground floor is a very successful tenanted convenience store.

TENURE: See Legal Pack

VACANT POSSESSION UPON COMPLETION

ENERGY EFFICIENCY RATING: E

VIEWING:

Viewings by arrangement with Joint Agent, Waterhouse Estates - Milnthorpe, Tel: 01524 760048

AUCTION TYPE: Conditional with Reservation Fee

***GUIDE PRICE £255,000 (plus fees)**



ONLINE

18 LAWN HEADS AVENUE, LITTLEOVER, DERBY, DERBYSHIRE DE23 6DQ

THREE BEDROOM DETACHED HOUSE

PROPERTY DESCRIPTION:

No Upward Chain. A spacious period property of character with modern upgrades throughout within the renowned Littleover Community School catchment area. Viewing is essential to appreciate the location and spacious accommodation on offer.

TENURE: See Legal Pack

VACANT POSSESSION UPON COMPLETION

ENERGY EFFICIENCY RATING: D

VIEWING:

Viewings by arrangement with Joint Agent, Scofield Stone - Mickleover, Tel: 01332511000

AUCTION TYPE: Conditional with Reservation Fee

***GUIDE PRICE £250,000 (plus fees)**



ONLINE

BOAT HOUSE, COACH ROAD, GOLDEN VALLEY, ALFRETON, DERBYSHIRE DE55 4ES

FOUR BEDROOM DETACHED HOUSE

PROPERTY DESCRIPTION:

RF O are delighted to market this beautifully presented, double fronted character property.

The property is located in the heart of Derbyshire at Golden Valley, between the villages of Codnor and Riddings.

This beautiful and spacious family home offers a variety of features including high ceilings, well proportioned reception rooms, and is presented with a light, airy and bright feel throughout.

TENURE: See Legal Pack

ENERGY EFFICIENCY RATING: E

VIEWING:

Viewings by arrangement with Joint Agent, RF&O

AUCTION TYPE: Conditional with Reservation Fee

***GUIDE PRICE £235,000 (plus fees)**



ONLINE

47 HELSTON ROAD, PARK HALL, WALSALL, WEST MIDLANDS WS5 3HX

FOUR BEDROOM DETACHED HOUSE

PROPERTY DESCRIPTION:

Goodchilds Estate Agents are delighted to offer this extended four bedroom detached property with excellent potential to create a spacious family home. The property is located in a desirable area of Walsall close to Park Hall school and Queen Mary's Grammar, within easy reach of Walsall town centre and the M6 motorway at Junction 7.

TENURE: See Legal Pack

VACANT POSSESSION UPON COMPLETION

ENERGY EFFICIENCY RATING: TBC

VIEWING:

Viewings by arrangement with Joint Agent, Goodchilds - Bloxwich

AUCTION TYPE: Conditional with Reservation Fee

***GUIDE PRICE £228,000 (plus fees)**



ONLINE

45, 45A AND 45B REGENT STREET, HINCKLEY, LEICESTERSHIRE LE10 0BA

INVESTMENT OPPORTUNITY

PROPERTY DESCRIPTION:

The subject property is situated fronting Regent Street in the Town Centre, close to the junction of Coventry road and the Crescent shopping centre. Hinckley is a market Town with a population in the order of 55,000 (Local Authority 87,000) lying approximately 13 miles to the south west of Leicester.

TENURE: See Legal Pack

SUBJECT TO TENANCY

ENERGY EFFICIENCY RATING: D

VIEWING:

Viewings by arrangement with Joint Agent, Ward Surveyors

AUCTION TYPE: Conditional with Reservation Fee

***GUIDE PRICE £225,000 (plus fees)**



ONLINE

THE OLD POST OFFICE, GLANRAFON, CORWEN, DENBIGHSHIRE LL21 0HB

FIVE BEDROOM COTTAGE

PROPERTY DESCRIPTION:

This large, detached property is located in the small village of Glan Yr Afon, or Glanrafon, near Bala in the heart of North Wales, close to the beautiful Bala Lake. It features a games room with a pool table, as well as two sitting rooms, making it an ideal place for families to visit. The cottage is set over two floors with five bedrooms, including three with en-suites.

TENURE: See Legal Pack

ENERGY EFFICIENCY RATING: TBC

VIEWING:

Viewings by arrangement with Joint Agent, Murray Sutherland, Tel: 01490412729

AUCTION TYPE: Conditional with Reservation Fee

***GUIDE PRICE £225,000 (plus fees)**



ONLINE

6 TAILBY AVENUE, KETTERING, NORTHAMPTONSHIRE NN16 9FT

FOUR BEDROOM LINK DETACHED HOUSE

PROPERTY DESCRIPTION:

A spacious modern link detached property offering excellent family accommodation in a popular North End location one mile north of the town centre and main line train station. Easy access to the northern bypass and A14

TENURE: See Legal Pack

VACANT POSSESSION UPON COMPLETION

ENERGY EFFICIENCY RATING: C

VIEWING:

Viewings by arrangement with Joint Agent, Sell It - Kettering, Tel: 01536 514990

AUCTION TYPE: Conditional with Reservation Fee

***GUIDE PRICE £199,000 (plus fees)**



ONLINE

2 PLAS BACH COTTAGE, 1 BROOKHOUSE, DENBIGH, DENBIGHSHIRE LL16 4RD

THREE BEDROOM COTTAGE

PROPERTY DESCRIPTION:

Situated in a popular leafy location is this spacious 3/4 bedroom stone built cottage which is convenient for the town centre of Denbigh.

TENURE: See Legal Pack

VACANT POSSESSION UPON COMPLETION

ENERGY EFFICIENCY RATING: D

VIEWING:

Viewings by arrangement with Joint Agent, Molyneux - Holywell, Tel: 01352712271

AUCTION TYPE: Conditional with Reservation Fee

***GUIDE PRICE £185,000 (plus fees)**



ONLINE

79 WOODLANDS ROAD, CRUMPSALL, MANCHESTER, GREATER MANCHESTER M8 0WQ

FOUR BEDROOM SEMI DETACHED

PROPERTY DESCRIPTION:

Substantial and extended semi detached. Spacious diner kitchen, Dining room, extended lounge, Modern bath/wc, 4 bedrooms on the first floor plus additional loft room with en suite. uPVC double glazing. Gas c/h. Gardens. Drive. No chain. TO BE SOLD BY ONLINE UN-CONDITIONAL AUCTION.

TENURE: See Legal Pack

VACANT POSSESSION UPON COMPLETION

ENERGY EFFICIENCY RATING: D

VIEWING:

Viewings by arrangement with Joint Agent, Aubrey Lee & Company, Tel: 0161 720 8108

AUCTION TYPE: Unconditional with Reservation fee

***GUIDE PRICE £175,000 (plus fees)**



ONLINE

2 DERWENT ROAD, MORECAMBE, LANCASHIRE LA4 5PT

FOUR BEDROOM DETACHED HOUSE

PROPERTY DESCRIPTION:

Fisher Wrathall are delighted to have this spacious 4 bedroomed detached property available for sale. Sitting on a good sized corner plot, the property has lots to offer. The garden wraps round the property with garages and a driveway for parking.

TENURE: See Legal Pack

VACANT POSSESSION UPON COMPLETION

ENERGY EFFICIENCY RATING: E

VIEWING:

Viewings by arrangement with Joint Agent, Fisher Wrathall, Tel: 01524 590490

AUCTION TYPE: Conditional with Reservation Fee

***GUIDE PRICE £170,000 (plus fees)**



ONLINE

233 HARBOROUGH ROAD, KINGSTHORPE, NORTHAMPTON, NORTHAMPTONSHIRE NN2 8DW

THREE BEDROOM SEMI DETACHED HOUSE

PROPERTY DESCRIPTION:

Richard Civil Estate Agents are delighted to be able to offer this three bedroom semi-detached property situated in an enviable position within the popular area of Kingsthorpe. The accommodation briefly comprises entrance hall, lounge, dining room, kitchen and converted outbuildings with an ensuite.

TENURE: See Legal Pack

VACANT POSSESSION UPON COMPLETION

ENERGY EFFICIENCY RATING: TBC

VIEWING:

Viewings by arrangement with Joint Agent, Richard Civil Estate Agents - Desborough, Tel: 01536 763600

AUCTION TYPE: Conditional with Reservation Fee

***GUIDE PRICE £165,000 (plus fees)**



ONLINE**6-10A CHURCH STREET, HIBALDSTOW, LINCOLNSHIRE DN20 9ED****WORKSHOP AND THREE FLATS FOR SALE****PROPERTY DESCRIPTION:**

Centrally situated in the village of Hibaldstow the property includes 56'9" Workshop area with stores and wc which could be suited to a variety of uses subject to the necessary permissions. There is also 3 one bedroom flats which are all currently occupied and generating and annual rental income of £12,540. There is also forecourt parking.

TENURE: See Legal Pack

PART LET/PART VACANT

ENERGY EFFICIENCY RATING: C

VIEWING:

Viewings by arrangement with Joint Agent, Newton Fallowell - Brigg, Tel: 01652783030

AUCTION TYPE: Conditional with Reservation Fee

***GUIDE PRICE £160,000 (plus fees)**

**ONLINE****THE GARIBALDI, 161 LEES STREET, MANCHESTER, GREATER MANCHESTER M18 8QL****PUB/IC HOUSE****PROPERTY DESCRIPTION:**

FORMER RESTAURANT & BAR (SUIT VARIETY OF USES) Over many years this freehold building has traded as a nightclub, wine bar, and restaurant and has always been licensed. It is a two-story detached building with working cellars. It is organized so that beyond the foyer there is a bar and seating area with a ground floor restaurant adjacent.

TENURE: See Legal Pack

ENERGY EFFICIENCY RATING: TBC

VACANT POSSESSION UPON COMPLETION

VIEWING:

Viewings by arrangement with Joint Agent, Easy Homes - Levershulme, Tel: 0161 442 0606

AUCTION TYPE: Conditional with Reservation Fee

***GUIDE PRICE £150,000 (plus fees)**

**ONLINE****20 LODGE WAY, IRTHLINGBOROUGH, NORTHAMPTONSHIRE NN9 5YJ****THREE BEDROOM TERRACE****PROPERTY DESCRIPTION:**

A modern 3-bedroom mid-terrace house with a good sized garden and set back from the road on this nice cul-de-sac in Irthlingborough Town. This house offers generous accommodation, with gas central heating, double-glazing and off-road parking this house represents a practical family home in a popular location close to nearby countryside walks

TENURE: See Legal Pack

VACANT POSSESSION UPON COMPLETION

ENERGY EFFICIENCY RATING: C

VIEWING:

Viewings by arrangement with Joint Agent, Charles Orlebar - Rushden, Tel: 01933 313600

AUCTION TYPE: Conditional with Reservation Fee

***GUIDE PRICE £150,000 (plus fees)**



ONLINE**40 KERESLEY ROAD, COVENTRY, WEST MIDLANDS CV6 2JD****THREE BEDROOM MID TERRACE HOUSE****PROPERTY DESCRIPTION:**

Ripe for refurbishment. Belvoir are delighted to offer to the market this bay fronted mid terraced home, situated in the much sought after area of Keresley in Coventry, this property is ideally situated for access to a number of sought after amenities including local schools, shops, bus routes and the main motorway network.

TENURE: See Legal Pack

VACANT POSSESSION UPON COMPLETION

ENERGY EFFICIENCY RATING: TBC

VIEWING:

Viewings by arrangement with Joint Agent, Belvoir

AUCTION TYPE: Conditional with Reservation Fee

***GUIDE PRICE £141,000 (plus fees)**

**ONLINE****5A DELVES BANK ROAD, SWANWICK, DERBYSHIRE DE55 1HA****THREE BEDROOM BUNGALOW****PROPERTY DESCRIPTION:**

Spacious detached bungalow with THREE BEDROOMS, located in the MUCH SOUGHT AFTER VILLAGE OF SWANWICK and ideally placed for Ripley and Alfreton town centres, PEAK DISTRICT NATIONAL PARK, the A38 and M1 Motorway. The property also benefits from a SPACIOUS KITCHEN and OFF ROAD PARKING.

TENURE: See Legal Pack

VACANT POSSESSION UPON COMPLETION

ENERGY EFFICIENCY RATING: D

VIEWING:

Viewings by arrangement with Joint Agent, Century 21 - Derby, Tel: 01332 242 923

AUCTION TYPE: Conditional with Reservation Fee

***GUIDE PRICE £141,000 (plus fees)**

**ONLINE****APARTMENT 2, STYCHE HALL, MARKET DRAYTON, SHROPSHIRE TF9 3RB****THREE BEDROOM APARTMENT****PROPERTY DESCRIPTION:**

Styche Hall was the Georgian built home of Sir Robert Clive of India's parents, designed by Sir William Chambers. This three bedroom apartment nestled on the first floor of benefits from all of the characterful charm that you would expect in such a building.

TENURE: See Legal Pack

VACANT POSSESSION UPON COMPLETION

ENERGY EFFICIENCY RATING: G

VIEWING:

Viewings by arrangement with Joint Agent, James Du Pavey - Eccleshall, Tel: 01785851886

AUCTION TYPE: Conditional with Reservation Fee

***GUIDE PRICE £140,000 (plus fees)**



ONLINE**1 GRANGE AVENUE, WEST DERBY, LIVERPOOL, MERSEYSIDE L12 9JR****THREE BEDROOM DETACHED HOUSE****PROPERTY DESCRIPTION:**

Keybanks Estates are delighted to bring to the market this three bedroom semi detached property on Grange Avenue situated in the much sought after area of West Derby. With a little TLC this home could be the perfect family forever home.

TENURE: See Legal Pack

VACANT POSSESSION UPON COMPLETION

ENERGY EFFICIENCY RATING: D

VIEWING:

Viewings by arrangement with Joint Agent, Keybanks Estates - Liverpool, Tel: 0151 226 8443

AUCTION TYPE: Conditional with Reservation Fee

***GUIDE PRICE £140,000 (plus fees)**

**ONLINE****28 SPENCER STREET, ROTHWELL, NORTHAMPTONSHIRE NN14 6HD****THREE BEDROOM SEMI DETACHED HOUSE****PROPERTY DESCRIPTION:**

Offered for sale by conditional online auction is this three bedroom semi-detached house which in brief comprises of Entrance Hall, family Bathroom, lounge, kitchen/diner, three bedrooms and benefits from gas central heating and PVC double glazing. The property is located North of Rothwell and well positions for local schools and amenities.

TENURE: See Legal Pack

VACANT POSSESSION UPON COMPLETION

ENERGY EFFICIENCY RATING: D

VIEWING:

Viewings by arrangement with Joint Agent, Woodhead & Co - Irthlingborough, Tel: 01933 654254

AUCTION TYPE: Conditional with Reservation Fee

***GUIDE PRICE £132,000 (plus fees)**

**ONLINE****110 REGENT STREET, KETTERING, NORTHANTS, NORTHAMPTONSHIRE NN16 8QQ****THREE BEDROOM TERRACE****PROPERTY DESCRIPTION:**

Situated a short distance from the town centre is this spacious well presented three double bedroom terrace home. The property is offered to the market in good order throughout having recently been redecorated.

TENURE: See Legal Pack

VACANT POSSESSION UPON COMPLETION

ENERGY EFFICIENCY RATING: D

VIEWING:

Viewings by arrangement with Joint Agent, Carter Williams Estate & Letting Agent- Burton Latimer, Tel: 01536 723561

AUCTION TYPE: Conditional with Reservation Fee

***GUIDE PRICE £128,000 (plus fees)**



ONLINE**40 COLEGRAVE STREET, LINCOLN, LINCOLNSHIRE LN5 8DR****THREE BEDROOM TERRACE HOUSE****PROPERTY DESCRIPTION:**

This is a good sized 3 bedroom mid terrace house, located within the St Catherine's area of the city, offering good access to the city centre. The property further benefits from gas central heating, double glazing, large rear garden with outbuilding, on street parking.

TENURE: See Legal Pack

SUBJECT TO TENANCY

ENERGY EFFICIENCY RATING: D

VIEWING:

Viewings by arrangement with Joint Agent, Bervoir - Lincoln,
Tel: 01522544999

AUCTION TYPE: Conditional with Reservation Fee

***GUIDE PRICE £126,000 (plus fees)**

**ONLINE****30 BOUNDARY DRIVE, BOLTON, GREATER MANCHESTER BL2 6RU****TWO BEDROOM SEMI DETACHED HOUSE****PROPERTY DESCRIPTION:**

A modern semi detached family home, The property is located on a modern development with accommodation briefly comprising entrance porch, lounge, fitted dining kitchen, conservatory, two double bedrooms and a modern three piece bathroom suite. The property has gardens to the front and rear with a driveway.

TENURE: See Legal Pack

VACANT POSSESSION UPON COMPLETION

ENERGY EFFICIENCY RATING: D

VIEWING:

Viewings by arrangement with Joint Agent, Miller Metcalfe - Bolton,
Tel: 01204535353

AUCTION TYPE: Conditional with Reservation Fee

***GUIDE PRICE £125,000 (plus fees)**

**ONLINE****20 CWM ROAD, DYSEARTH, RHYL, NORTH WALES LL18 6BB****FOUR BEDROOM SEMI DETACHED****PROPERTY DESCRIPTION:**

Located on Cwm Road within the rural side of Dyserth. The accommodation briefly afford the entrance porch, hallway, lounge, family room, breakfast room, separate toilet plus four bedrooms. Having double glazing, oil heating, driveway, garage and a good sized rear enclosed garden.

TENURE: See Legal Pack

VACANT POSSESSION UPON COMPLETION

ENERGY EFFICIENCY RATING: E

VIEWING:

Viewings by arrangement with Joint Agent, Williams Estates - Rhyl,
Tel: 01745 369444

AUCTION TYPE: Unconditional with Reservation fee

***GUIDE PRICE £120,000 (plus fees)**



ONLINE**1 CASTLEBANK, NORTHWICH, CHESHIRE CW8 1BL****TWO BEDROOM DETACHED HOUSE****PROPERTY DESCRIPTION:**

Offer for sale this two double bedroom detached home situated in Northwich. Well presented throughout this home offers spacious and light accommodation with attractive gardens and parking. This property also benefits from a cellar. Viewing is highly recommended.

TENURE: See Legal Pack

VACANT POSSESSION UPON COMPLETION

ENERGY EFFICIENCY RATING: E

VIEWING:

Viewings by arrangement with Joint Agent, Hinchliffe Holmes - Northwich, Tel: 01606 330 303

AUCTION TYPE: Unconditional with Reservation fee

***GUIDE PRICE £120,000 (plus fees)**

**ONLINE****136 SPITAL LANE, CHESTERFIELD, DERBYSHIRE S41 0HN****TWO BEDROOM SEMI DETACHED HOUSE****PROPERTY DESCRIPTION:**

Enjoying an elevated plot with far reaching views is a two double bedroomed semi-detached house requiring upgrading and improvement and interestingly could potentially be converted into three bedroomed accommodation (subject to usual building regulations).

TENURE: Freehold

VACANT POSSESSION UPON COMPLETION

ENERGY EFFICIENCY RATING: D

VIEWING:

AUCTION TYPE: Unconditional with Buyers Fee

BUY IT NOW FOR £113,500 (plus fees)

**ONLINE****8 THE STRAND, BROMSGROVE, WEST MIDLANDS B61 8AB****TWO BEDROOM FLAT****PROPERTY DESCRIPTION:**

A unique and spacious two bedroom, two storey flat, offered with good sized rooms, storage area and impressive top floor with large vaulted ceiling and exposed beams and brickwork, situated in a private and quiet area of The Strand in Bromsgrove town centre.

TENURE: See Legal Pack

VACANT POSSESSION UPON COMPLETION

ENERGY EFFICIENCY RATING: D

VIEWING:

Viewings by arrangement with Joint Agent, Arden Estates, Tel: 01527872479

AUCTION TYPE: Conditional with Reservation Fee

***GUIDE PRICE £110,000 (plus fees)**



ONLINE

18 CHORLEY NEW ROAD, HORWICH, GREATER MANCHESTER BL6 7QH

TWO BEDROOM COTTAGE

PROPERTY DESCRIPTION:

Newton & Co are delighted to offer this stunning stone cottage to the market with no onward chain. The property offers spacious living accommodation throughout in the sought after area of Horwich

TENURE: See Legal Pack

VACANT POSSESSION UPON COMPLETION

ENERGY EFFICIENCY RATING: C

VIEWING:

Viewings by arrangement with Joint Agent, Newton & Co - Bolton,
Tel: 01204 329975

AUCTION TYPE: Conditional with Reservation Fee

***GUIDE PRICE £105,000 (plus fees)**



ONLINE

53 CLIPS MOOR, LAWLEY VILLAGE, TELFORD, SHROPSHIRE TF4 2FL

TWO BEDROOM APARTMENT

PROPERTY DESCRIPTION:

Fantastic TWO BEDROOM first floor apartment in the popular location of Lawley Village, Telford. Offering spacious accommodation ideal for those looking to take their first steps onto the property ladder.

TENURE: See Legal Pack

VACANT POSSESSION UPON COMPLETION

ENERGY EFFICIENCY RATING: C

VIEWING:

Viewings by arrangement with Joint Agent, Goodchilds - Telford,
Tel: 01952701019

AUCTION TYPE: Conditional with Reservation Fee

***GUIDE PRICE £91,000 (plus fees)**



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ONLINE**37 WORDSWORTH AVENUE, SINFIN, DERBY, DERBYSHIRE DE24 9HQ****THREE BEDROOM SEMI DETACHED HOUSE****PROPERTY DESCRIPTION:**

** Traditional 3 bedroom SEMI DETACHED family home in need of some modernisation **. GARAGE, DRIVEWAY, NO CHAIN. VIEWING WITH CENTURY 21 DERBY Conditional Online Auction In Partnership With SDL Auctions!

TENURE: See Legal Pack

VACANT POSSESSION UPON COMPLETION

ENERGY EFFICIENCY RATING: TBC

VIEWING:

Viewings by arrangement with Joint Agent, Century 21 - Derby, Tel: 01332 242 923

AUCTION TYPE: Conditional with Reservation Fee

***GUIDE PRICE £90,000 (plus fees)**

**ONLINE****2 WALTON TERRACE, ABERANGELL, MACHYNLLETH, POWYS, SY20 9NE****TWO BEDROOM TERRACE****PROPERTY DESCRIPTION:**

A two bedrooomed mid terrace house of timber-frame construction. The property is set in the picturesque village of Aberangell, alongside the river Dyfi, a short distance from the market town of Machynlleth. The accommodation benefits from UPVC double glazed windows, all except one window.

TENURE: Freehold

VACANT POSSESSION UPON COMPLETION

ENERGY EFFICIENCY RATING: F

VIEWING:

AUCTION TYPE: Unconditional with Reservation Fee

***GUIDE PRICE £90,000+ (plus fees)**

**ONLINE****3 SUTTON LANE, MIDDLEWICH, CHESHIRE CW10 0AD****TWO BEDROOM SEMI DETACHED****PROPERTY DESCRIPTION:**

A traditional, semi-detached two bedroom cottage extending to 56.30 sq. m (606 sq. ft) in need of selective modernisation with off-street parking for two cars and a spacious enclosed garden.

TENURE: See Legal Pack

ENERGY EFFICIENCY RATING: D

VIEWING:

Viewings by arrangement with Joint Agent, Hammond Chartered Surveyors, Tel: 07957 994 057 / 01782 659 905

AUCTION TYPE: Conditional with Reservation Fee

***GUIDE PRICE £90,000 (plus fees)**



ONLINE

DINORWIC HOUSE, BRYNREFAIL, CAERNARFON, GWYNEDD COUNTY LL55 3NR

THREE BEDROOM DETACHED HOUSE

PROPERTY DESCRIPTION:

Here's a great opportunity for someone to put their own stamp on this traditional stone built house that's in need of some upgrading. Located in the quiet village of Brynrefail, this 3 Bedroom Detached Home offers plenty of room for a growing family

TENURE: See Legal Pack

VACANT POSSESSION UPON COMPLETION

ENERGY EFFICIENCY RATING: D

VIEWING:

Viewings by arrangement with Joint Agent, Dafydd Hardy - Caernarfon, Tel: 01286677774

AUCTION TYPE: Unconditional with Reservation fee

***GUIDE PRICE £90,000 (plus fees)**



ONLINE

121 RAKE LANE, WALLASEY, MERSEYSIDE CH45 5DH

THREE BEDROOM DETACHED HOUSE

PROPERTY DESCRIPTION:

*** NOT TO BE MISSED *** 3 BEDROOM DETACHED HOUSE ***
EXCELLENT LOCATION *** Looking for a property to put your own stamp on? Investor looking for a property to refurbish and add to your portfolio or resell. Then look no further than this three-bedroom detached house that is ready for its next owner.

TENURE: See Legal Pack

VACANT POSSESSION UPON COMPLETION

ENERGY EFFICIENCY RATING: F

VIEWING:

Viewings by arrangement with Joint Agent, Wirral Residential Buyers, Tel: 01516525289

AUCTION TYPE: Conditional with Reservation Fee

***GUIDE PRICE £87,000 (plus fees)**



ONLINE

58 HAWBUSH ROAD, WALSALL, WEST MIDLANDS WS3 1AG

THREE BEDROOM SEMI DETACHED HOUSE

PROPERTY DESCRIPTION:

Belvoir are pleased to announce to market this three bedroom semi-detached house in Leamore, Walsall. This property is ideal for any investor looking to extend their property portfolio.

TENURE: See Legal Pack

VACANT POSSESSION UPON COMPLETION

ENERGY EFFICIENCY RATING: G

VIEWING:

Viewings by arrangement with Joint Agent, Belvoir - Cannock, Tel: 01543 886582

AUCTION TYPE: Conditional with Reservation Fee

***GUIDE PRICE £87,000 (plus fees)**



ONLINE**6 LILMORE AVENUE, MANCHESTER, GREATER MANCHESTER M40 1EY****TWO BEDROOM SEMI DETACHED HOUSE****PROPERTY DESCRIPTION:**

Offered for sale this 2/3 bedroom semi detached family home briefly comprises of: entrance hall, open plan lounge/kitchen/diner and utility room. to the first floor there are two/three bedrooms and family bathroom. the property also benefits from UPVC double glazing, gas central heating, off road parking and an enclosed rear garden. No onward chain.

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

Viewings by arrangement with Joint Agent, Martin & Co - Prestwich

AUCTION TYPE: Conditional with Reservation Fee***GUIDE PRICE £85,000 (plus fees)****ONLINE****6 SALVIA WAY, KIRKBY, MERSEYSIDE L33 1SU****THREE BEDROOM SEMI DETACHED HOUSE****PROPERTY DESCRIPTION:**

Three-bedroom semidetached house situated in a pleasant part of Kirby, close to numerous local amenities including the popular schools, Tower Hill Primary and Ravenscroft community. The property itself has recently been through probate and requires modernising throughout, making this a fantastic investment opportunity for a property developer and landlord.

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

Viewings by arrangement with Joint Agent, SDL Auctions - North West, Tel: 0161 774 7333

AUCTION TYPE: Conditional with Reservation Fee***GUIDE PRICE £80,000 (plus fees)****ONLINE****121 CARLTON AVENUE, STOKE ON TRENT, STAFFORDSHIRE ST6 7HF****THREE BEDROOM SEMI DETACHED****PROPERTY DESCRIPTION:**

CHAIN FREE Ideal INVESTMENT PROPERTY or suitable for a FIRST TIME BUYER looking to get creative. A 3 BEDROOM, semi-detached property in the residential area of Little Chell.

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

Viewings by arrangement with Joint Agent, Belvoir - Stoke, Tel: 01782478444

AUCTION TYPE: Conditional with Reservation Fee***GUIDE PRICE £78,000 (plus fees)**

ONLINE**28 THE PAVILLION, 3 RUSSELL ROAD, FOREST FIELDS, NOTTINGHAM, NOTTINGHAMSHIRE NG7 6GB****TWO BEDROOM APARTMENT****PROPERTY DESCRIPTION:**

This 2 bedroom apartment is situated within a short distance of Nottingham City Centre, it is within walking distance to Nottingham Trent University and is extremely close to the Tram Stop and other transport links.

TENURE: See Legal Pack

VACANT POSSESSION UPON COMPLETION

ENERGY EFFICIENCY RATING: C

VIEWING:

Viewings by arrangement with Joint Agent, Belvoir - Nottingham, Tel: 01159859259

AUCTION TYPE: Conditional with Reservation Fee

***GUIDE PRICE £78,000 (plus fees)**

**ONLINE****40A PEN STREET, BOSTON, LINCOLNSHIRE PE21 6TF****TWO BEDROOM FLAT****PROPERTY DESCRIPTION:**

A first floor flat within a short walking distance to Boston Town Centre. Having accommodation comprising: entrance lobby to first floor landing with kitchen, bathroom and lounge. Stairs up to the second floor accommodation with two bedrooms.

TENURE: See Legal Pack

VACANT POSSESSION UPON COMPLETION

ENERGY EFFICIENCY RATING: TBC

VIEWING:

Viewings by arrangement with Joint Agent, Newton Fallowell - Boston, Tel: 01205353100

AUCTION TYPE: Conditional with Reservation Fee

***GUIDE PRICE £75,000 (plus fees)**

**ONLINE****FLAT 3, 21 TIVOLI PLACE, ILKLEY, LS29 8SU****STUDIO FLAT****PROPERTY DESCRIPTION:**

This second floor studio is an ideal investment property and has been rented out for the past seven years. Currently the property is let on a six-month AST due to expire on the 26th March 2019 and at a current rental figure of £395. With some modernisation this property has the potential to achieve rental figures of up to £495 pcm.

TENURE: See Legal Pack

SUBJECT TO TENANCY

ENERGY EFFICIENCY RATING: D

VIEWING:

Viewings by arrangement with Joint Agent, Keller Williams - Harrogate, Tel: 01423 529250

AUCTION TYPE: Unconditional with Reservation fee

***GUIDE PRICE £73,000 (plus fees)**



ONLINE**81 TRINITY STREET, HANLEY, STOKE ON TRENT, STAFFORDSHIRE ST1 5NA****FORMER NIGHTCLUB****PROPERTY DESCRIPTION:**

The property comprises former licensed club premises extending to approximately 308 sq. m. (3,315 sq. ft.) over two floors. The building is arranged with an inner reception area beyond which there is an air-conditioned bar and seating area and behind this, offices, toilets and a changing area.

TENURE: See Legal Pack

VACANT POSSESSION UPON COMPLETION

ENERGY EFFICIENCY RATING: D

VIEWING:

Viewings by arrangement with Joint Agent, Hammond Chartered Surveyors, Tel: 07957 994 057 / 01782 659 905

AUCTION TYPE: Conditional with Reservation Fee

***GUIDE PRICE £70,000 (plus fees)**

**ONLINE****FLAT 5, GROVE HOUSE, GROVE STREET WEST, BOSTON, LINCOLNSHIRE PE21 0BZ****ONE BEDROOM APARTMENT****PROPERTY DESCRIPTION:**

INVESTORS!!!! ARE YOU LOOKING FOR A GREAT OPPORTUNITY TO PURCHASE A BUY TO LET WITH TENANT ALREADY IN SITU? THIS WILL NOT BREAK THE BANK!
Newly built spacious and very airy 1 bedroom first floor apartment in completely renovated former warehouse. Town centre location.

TENURE: See Legal Pack

SUBJECT TO TENANCY

ENERGY EFFICIENCY RATING: TBC

VIEWING:

Viewings by arrangement with Joint Agent, Belvoir - Boston, Tel: 01205357070

AUCTION TYPE: Conditional with Reservation Fee

***GUIDE PRICE £68,000 (plus fees)**

**ONLINE****10 DAYLANDS AVENUE, DONCASTER, SOUTH YORKSHIRE DN12 2NH****THREE BEDROOM TERRACE****PROPERTY DESCRIPTION:**

This property offers the best of both worlds by being on a nice quiet street yet very near plenty of local amenities, shops and restaurants and so forth. The house benefits from a large kitchen/diner with direct access to the paved courtyard garden at the back.

TENURE: See Legal Pack

VACANT POSSESSION UPON COMPLETION

ENERGY EFFICIENCY RATING: C

VIEWING:

Viewings by arrangement with Joint Agent, Century 21 - Greenwich, Tel: 02088580040

AUCTION TYPE: Conditional with Reservation Fee

***GUIDE PRICE £67,000 (plus fees)**



ONLINE

2 WHALEY COMMON, LANGWITH, MANSFIELD, NOTTINGHAMSHIRE NG20 9HY

THREE BEDROOM TERRACE HOUSE

PROPERTY DESCRIPTION:

****AUCTION**** New to the market is this three bedroom property ideal for investors or someone looking for a project. The property has beautiful open views to the rear overlooking fields and is in an ideal country setting. With a realistic guide price this property is sure to be snapped up so call today to arrange a viewing!

TENURE: See Legal Pack

VACANT POSSESSION UPON COMPLETION

ENERGY EFFICIENCY RATING: E

VIEWING:

Viewings by arrangement with Joint Agent, Belvoir - Mansfield, Tel: 01623 422 7777

AUCTION TYPE: Conditional with Reservation Fee

***GUIDE PRICE £65,000 (plus fees)**



ONLINE

14 PLYMOUTH CLOSE, MURDISHAW, RUNCORN, CHESHIRE WA7 6JB

TWO BEDROOM TERRACE HOUSE

PROPERTY DESCRIPTION:

This is a very well presented mid terrace property having recently been refurbished throughout. The ground floor comprises of entrance hall, kitchen, lounge and a larger than average storage area which could be adapted and offers a variety of uses.

TENURE: See Legal Pack

VACANT POSSESSION UPON COMPLETION

ENERGY EFFICIENCY RATING: D

VIEWING:

Viewings by arrangement with Joint Agent, Belvoir - Wrexham, Tel: 01978 340 030

AUCTION TYPE: Conditional with Reservation Fee

***GUIDE PRICE £64,000 (plus fees)**



ONLINE

9 ASHFIELD ROAD NORTH, ELLESMERE PORT, CHESHIRE CH65 8BB

TWO BEDROOM TERRACE

PROPERTY DESCRIPTION:

Oakfield Property are pleased to offer For Sale this Two Bedroom Mid terraced property located along Ashfield Road North, Ellesmere Port. OFFERED WITH NO ONGOING CHAIN and Ideal for first time buyers and investors this property is conveniently located.

TENURE: See Legal Pack

VACANT POSSESSION UPON COMPLETION

ENERGY EFFICIENCY RATING: D

VIEWING:

Viewings by arrangement with Joint Agent, Oakfield Property - Buckley, Tel: 01244 548182

AUCTION TYPE: Conditional with Reservation Fee

***GUIDE PRICE £64,000 (plus fees)**



ONLINE

26 BROADWAY, LANCASTER, LANCASHIRE LA1 2BU

TWO BEDROOM TERRACE HOUSE

PROPERTY DESCRIPTION:

Located North of the river but within easy walking distance to the city centre, and close to local schools and amenities.

This would be perfect for a first time buyer or an ideal investment opportunity, with an estimated rental income of £475 p.c.m.

TENURE: See Legal Pack

VACANT POSSESSION UPON COMPLETION

ENERGY EFFICIENCY RATING: D

VIEWING:

Viewings by arrangement with Joint Agent, Northwood - Lancaster, Tel: 01524 590490

AUCTION TYPE: Conditional with Reservation Fee

***GUIDE PRICE £62,000 (plus fees)**



ONLINE

201 HIGH STREET, BANGOR, GWYNEDD COUNTY LL57 1NU

RETAIL UNIT WITH ACCOMMODATION ABOVE

PROPERTY DESCRIPTION:

Grade II Listed property on High Street, in need of complete internal renovation works. ground floor retail, 1st & 2nd floor former living accommodation with. Attic and Cellar.

TENURE: See Legal Pack

VACANT POSSESSION UPON COMPLETION

ENERGY EFFICIENCY RATING: TBC

VIEWING:

Viewings by arrangement with Joint Agent, Dafydd Hardy - Commercial, Tel: 01286676760

AUCTION TYPE: Conditional with Reservation Fee

***GUIDE PRICE £60,000 (plus fees)**



ONLINE

8 BANKBURN ROAD, LIVERPOOL, MERSEYSIDE L13 8BL

THREE BEDROOM TERRACE HOUSE

PROPERTY DESCRIPTION:

Keybanks Estates are delighted to bring to the market this fantastic Investment opportunity on Bankburn Road situated in Tuebrook Liverpool. This spacious three bedroom mid terraced property is ideal for Investors or First Time Buyers looking for a project. The property briefly comprises of two reception rooms, kitchen, three bedrooms, bathroom and further benefits from gas central heating, double glazing and rear yard

TENURE: See Legal Pack

ENERGY EFFICIENCY RATING: TBC

VIEWING:

Viewings by arrangement with Joint Agent, Keybanks Estates - Liverpool, Tel: 0151 226 8443

AUCTION TYPE: Conditional with Reservation Fee

***GUIDE PRICE £56,000 (plus fees)**



ONLINE

LAND AT PEN DERWYDD, ISLE OF ANGLESEY LL77 7QE

LAND FOR SALE

PROPERTY DESCRIPTION:

This unique parcel of land adjoins The Dingle which has recently been enhanced through community involvement, working in partnership, and by grant aid. These enhancements include a wooden boardwalk that winds its way along the Cefni, which allows access to all to many parts of the reserve, three new bridges, sculptures, sculpted benches and picnic tables. A planning application has previously been submitted and subsequently withdrawn for the erection of 11 affordable dwellings.

TENURE: See Legal Pack

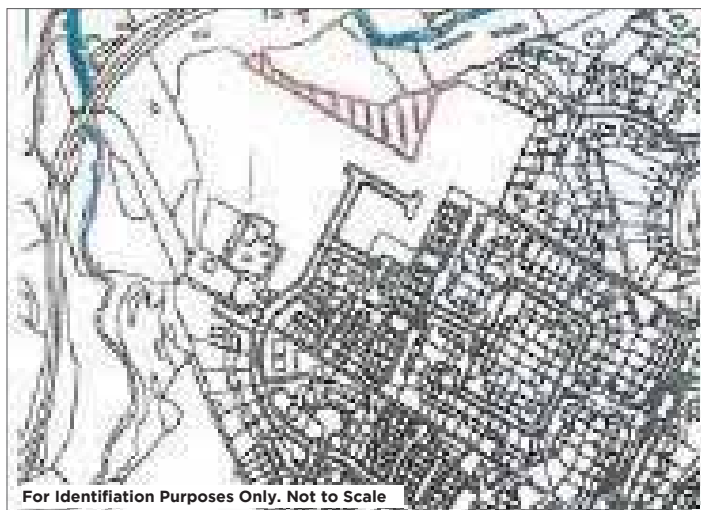
VACANT POSSESSION UPON COMPLETION

VIEWING:

Viewings by arrangement with Joint Agent, Dafydd Hardy - Llangefni, Tel: 01248723322

AUCTION TYPE: Unconditional with Reservation fee

***GUIDE PRICE £50,000 (plus fees)**



ONLINE

8 LORNE STREET, BURSLEM, STOKE-ON-TRENT, STAFFORDSHIRE ST6 1AR

TWO BEDROOM TERRACE HOUSE

PROPERTY DESCRIPTION:

2 bedroom, mid-terraced property in the popular residential area of Burslem Town centre, near Port Vale Football Club and Burslem Park. 1 large reception room, 2 double bedrooms and rear yard with garage. Refurbishment and updating required. Gas central heating. Would suit families or investors

TENURE: See Legal Pack

VACANT POSSESSION UPON COMPLETION

ENERGY EFFICIENCY RATING: F

VIEWING:

Viewings by arrangement with Joint Agent, Belvoir - Stoke, Tel: 01782478444

AUCTION TYPE: Conditional with Reservation Fee

***GUIDE PRICE £49,000 (plus fees)**



ONLINE

33 JULY ROAD, LIVERPOOL, MERSEYSIDE L6 4BS

TWO BEDROOM TERRACE

PROPERTY DESCRIPTION:

Keybanks Estates are delighted to bring to the market this two bedroom, terraced home in July Road, Tuebrook. The property briefly comprises of two reception rooms, kitchen, two bedrooms, bathroom and further benefits from central heating and rear yard.

TENURE: See Legal Pack

VACANT POSSESSION UPON COMPLETION

ENERGY EFFICIENCY RATING: D

VIEWING:

Viewings by arrangement with Joint Agent, Keybanks Estates - Liverpool, Tel: 0151 226 8443

AUCTION TYPE: Conditional with Reservation Fee

***GUIDE PRICE £46,000 (plus fees)**



ONLINE**16 DEWSBURY ROAD, ANFIELD, LIVERPOOL, MERSEYSIDE L4 2XG****TWO BEDROOM TERRACE****PROPERTY DESCRIPTION:**

This two bedroom terraced property The property briefly comprises of entrance hallway, lounge, dining room, kitchen, two bedrooms, bathroom and further benefits from double glazing and gas central heating.

TENURE: See Legal Pack

VACANT POSSESSION UPON COMPLETION

ENERGY EFFICIENCY RATING: D

VIEWING:

Viewings by arrangement with Joint Agent, Keybanks Estates - Liverpool, Tel: 0151 226 8443

AUCTION TYPE: Conditional with Reservation Fee

***GUIDE PRICE £41,000 (plus fees)**

**ONLINE****44 EVESHAM AVENUE, GRIMSBY, LINCOLNSHIRE DN34 5RT****THREE BEDROOM END OF TERRACE****PROPERTY DESCRIPTION:**

This 3 bedroom end of terrace property is situated on Evesham Avenue in Grimsby. The property is a corner plot and benefits from off street parking. The property comprises of a hallway, to the left is the lounge, leading through to a kitchen/ diner. There is also a conservatory to the rear.

TENURE: See Legal Pack

VACANT POSSESSION UPON COMPLETION

ENERGY EFFICIENCY RATING: D

VIEWING:

Viewings by arrangement with Joint Agent, Aston Estates

AUCTION TYPE: Conditional with Reservation Fee

***GUIDE PRICE £32,000 (plus fees)**

**ONLINE****34 CANDIA TOWERS, JASEN STREET, LIVERPOOL, MERSEYSIDE L5 5EN****THREE BEDROOM APARTMENT****PROPERTY DESCRIPTION:**

Hunters are delighted to bring to the market, this substantial three-bedroom apartment for sale via public auction. Commanding a potential rental income of around £325 providing a gross yield of 11.8% this apartment is not one to overlooked. The apartment situated on the third floor is available now with no chain.

TENURE: See Legal Pack

VACANT POSSESSION UPON COMPLETION

ENERGY EFFICIENCY RATING: TBC

VIEWING:

Viewings by arrangement with Joint Agent, Hunters - Liverpool, Tel: 01517077777

AUCTION TYPE: Conditional with Reservation Fee

***GUIDE PRICE £28,000 (plus fees)**



ONLINE**APT 12, 158 EARL ROAD, LIVERPOOL, MERSEYSIDE L7 6HH****STUDIO APARTMENT****PROPERTY DESCRIPTION:**

Belvoir are delighted to offer a self-contained studio apartment in the popular area of Wavertree. This Studio flat is top floor providing views over the city of Liverpool, consist of a bedroom/diner area and small bathroom with a shower. Recommended to View property.

TENURE: See Legal Pack

VACANT POSSESSION UPON COMPLETION

ENERGY EFFICIENCY RATING: D

VIEWING:

Viewings by arrangement with Joint Agent, Belvoir - Liverpool South, Tel: 0151 203 2192

AUCTION TYPE: Conditional with Reservation Fee

***GUIDE PRICE £19,000 (plus fees)**

**ONLINE****22 HUMBLETON DRIVE, MACKWORTH, DERBY, DERBYSHIRE DE22 4AT****TWO BEDROOM MAISONETTE****PROPERTY DESCRIPTION:**

** ENTRANCE FROM THE PAVEMENT TO FIRST FLOOR, TWO BEDROOM MAISONETTE OVER TWO STOREY'S **

TENURE: See Legal Pack

VACANT POSSESSION UPON COMPLETION

ENERGY EFFICIENCY RATING: TBC

VIEWING:

Viewings by arrangement with Joint Agent, Century 21 - Derby, Tel: 01332 242 923

AUCTION TYPE: Unconditional with Reservation fee

***GUIDE PRICE £15,000 (plus fees)**

**ONLINE****PLOT 13, SANDRIDGEBURY LANE, ST ALBANS, HEREFORDSHIRE AL3 6JB****LAND FOR SALE****PROPERTY DESCRIPTION:**

A parcel of land suitable for a variety of uses (subject to planning consent). The plot forms part of a larger site located off Sandridgebury Lane, situated on the edge of the thriving and popular village of Sandridge; a traditional and attractive Hertfordshire village, which provides good amenities including a village shop, three public houses and church. More comprehensive facilities are available in the nearby historic town of St Albans (2 miles south) and in Harpenden (5 miles west).

TENURE: See Legal Pack

VACANT POSSESSION UPON COMPLETION

VIEWING: Direct on Site

AUCTION TYPE: Unconditional with Reservation fee

***GUIDE PRICE £13,000 (plus fees)**



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<input type="checkbox"/> Telephone	<input type="checkbox"/> Proxy	<input type="checkbox"/> Internet	Lot No <input type="text"/>	Date of Auction <input type="text"/>
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I hereby instruct and authorise SDL Auctions to bid on my behalf in accordance with the terms and conditions as set out in this catalogue and I understand that should my bid be successful the offer will be binding upon me.

LOT DETAILS

Lot Address:

Postcode:

Max Bid Price: £

Price in Words:

PURCHASER DETAILS

Title: Name:

Company:

Address:

Postcode:

Tel. no to contact on the day: Additional tel no:

Email:

BIDDER DETAILS

Title: Name:

Company:

Address:

Postcode:

Tel. no to contact on the day: Additional tel no:

Email:

SOLICITOR DETAILS

Name:

Company:

Address:

Postcode:

Telephone: Mobile:

Email:

PAYMENT REQUIREMENTS

ALL SUCCESSFUL PURCHASERS ARE REQUIRED TO PAY EITHER:

METHOD OF SALE:	NOTES:
U Unconditional Lots: 10% deposit and buyers administration fee.	<p>All deposits are subject to a minimum of £5,000. Bankers drafts should be made out for 10% of the maximum proposed purchase price or £5,000 minimum where the bid is below £50,000 (plus the relevant fee).</p> <p>The buyers administration fee is £1074 inc VAT unless stated otherwise in the important notices. If a reservation fee is applicable 4.8% inc VAT (4.2% inc VAT for London properties) of the purchase price is required, subject to a minimum fee of £6,000.</p> <p>It will state in the auction catalogue/on the website which method of sale is applicable to the lot.</p>
UR Unconditional Lots with reservation fees: 5% deposit and reservation fee.	
CR Conditional reservation fee lots: reservation fee.	

Please see overleaf for Payment Details

PAYMENT DETAILS

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 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 (proxy) 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) relevant to the method of sale (unconditional, unconditional with reservation fee or conditional with reservation fee) as outlined in the Payment Requirements Section of this form.
- 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 for the bidder and buyer (if different), 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 the full legal pack including the 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 through the Auctioneer's staff.
The Bidder accepts that such contact is at the Bidder's risk and in the event that the telephone or internet 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. 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. If internet connection is lost the auctioneer is authorised to continue to bid on behalf of the internet bidder up to the maximum bid stated on this form.
- 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 or internet bid is successful the Auctioneer will sign the Memorandum of Contract or reservation 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% or 5% deposit (whichever is applicable) subject to a minimum of £5,000 per Lot, plus the buyers administration fee or reservation fee (whichever is applicable), however if monies are received over the relevant deposit amount, this will result in the purchaser paying a lesser sum on completion.
- 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.

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.

Once you have completed this form please send it to SDL Auctions together with your draft or debit card details and also your identification documents in accordance with the money laundering legislation detailed in this catalogue.

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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 disappplied 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.

OUR decision on the conduct of the AUCTION is final.

WE may cancel the AUCTION, or alter the order in which LOTS are offered for sale. WE may also combine or divide LOTS. A LOT may be sold or withdrawn from sale prior to the AUCTION.

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.

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

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.

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

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

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.

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

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.

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.

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

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.

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

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.

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.

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.

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

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.

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.

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

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"
- 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.

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

	from the BUYER at COMPLETION for the period starting on the AGREED COMPLETION DATE and ending on the ACTUAL COMPLETION DATE.		the SELLER to a liability that the SELLER would not otherwise have, in which case the SELLER may act reasonably in such a way as to avoid that liability;	G16.3	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	G16.4	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.
G10.3	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;	G13 RENT DEPOSITS	(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.	G17 MAINTENANCE AGREEMENTS	G17
	in which event income and outgoings are to be apportioned on the date from which interest becomes payable by the BUYER.	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.
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.	G13.2	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.
		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	G18
		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
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.			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. ARREARS				G19 SALE BY PRACTITIONER	G19
<i>Part 1 – Current rent</i>		G14 VAT		G19.1	This CONDITION G19 applies where the sale is by a PRACTITIONER either as SELLER or as agent of the SELLER.
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.	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.	G19.2	The PRACTITIONER has been duly appointed and is empowered to sell the LOT.
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.	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.	G19.3	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.
G11.3	Parts 2 and 3 of this CONDITION G11 do not apply to ARREARS of current rent.	G15 TRANSFER AS A GOING CONCERN		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 2 – BUYER to pay for ARREARS</i>		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.	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.
G11.4	Part 2 of this CONDITION G11 applies where the SPECIAL CONDITIONS give details of ARREARS.	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.	G19.6	The BUYER understands this CONDITION G19 and agrees that it is fair in the circumstances of a sale by a PRACTITIONER.
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.	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.	G20 TUPE	G20
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.	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.	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.
<i>Part 3 – BUYER not to pay for ARREARS</i>		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.	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.
G11.7	Part 3 of this CONDITION G11 applies where the SPECIAL CONDITIONS (a) so state; or (b) give no details of any ARREARS.			G21 ENVIRONMENTAL	G21
G11.8	While any ARREARS due to the SELLER remain unpaid the BUYER must: (a) try to collect them in the ordinary course of management but need not take legal proceedings or forfeit the TENANCY; (b) pay them to the SELLER within five BUSINESS DAYS of receipt in cleared funds (plus interest at the INTEREST RATE calculated on a daily basis for each subsequent day's delay in payment); (c) on request, at the cost of the SELLER, assign to the SELLER or as the SELLER may direct the right to demand and sue for OLD ARREARS, such assignment to be in such form as the SELLER'S conveyancer may reasonably require; (d) if reasonably required, allow the SELLER'S conveyancer to have on loan the counterpart of any TENANCY against an undertaking to hold it to the BUYER's order; (e) not without the consent of the SELLER release any tenant or surety from liability to pay ARREARS or accept a surrender of or forfeit any TENANCY under which ARREARS are due; and (f) if the BUYER disposes of the LOT prior to recovery of all ARREARS obtain from the BUYER'S successor in title a covenant in favour of the SELLER in similar form to part 3 of this CONDITION G11.	G15.6	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.	G21.1	This CONDITION G21 only applies where the SPECIAL CONDITIONS so provide.
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.			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
G12 MANAGEMENT				G21.3	The BUYER agrees to indemnify the SELLER in respect of all liability for or resulting from the environmental condition of the LOT.
G12.1	This CONDITION G12 applies where the LOT is sold subject to TENANCIES.	G16 CAPITAL ALLOWANCES		G22 SERVICE CHARGE	G22
G12.2	The SELLER is to manage the LOT in accordance with its standard management policies pending COMPLETION.	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.
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	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

	been received; (d) any service charge expenditure that is not attributable to any TENANCY and is for that reason irrecoverable.		
G22.4	In respect of each TENANCY, if the service charge account shows: (a) that payments that the tenant has made on account exceed attributable service charge expenditure, the SELLER must pay to the BUYER an amount equal to that excess when it provides the service charge account; or (b) that attributable service charge expenditure exceeds payments made on account, the BUYER must use all reasonable endeavours to recover the shortfall from the tenant as soon as practicable and promptly pay the amount so recovered to the SELLER; but in respect of payments on account that are still due from a tenant CONDITION G11 (ARREARS) applies.		
G22.5	In respect of service charge expenditure that is not attributable to any TENANCY the SELLER must pay the expenditure incurred in respect of the period before ACTUAL COMPLETION DATE and the BUYER must pay the expenditure incurred in respect of the period after ACTUAL COMPLETION DATE. Any necessary monetary adjustment is to be made within five BUSINESS DAYS of the SELLER providing the service charge account to the BUYER.		
G22.6	If the SELLER holds any reserve or sinking fund on account of future service charge expenditure or a depreciation fund: (a) the SELLER must pay it (including any interest earned on it) to the BUYER on COMPLETION; and (b) the BUYER must covenant with the SELLER to hold it in accordance with the terms of the TENANCIES and to indemnify the SELLER if it does not do so.		
G23	RENT REVIEWS		
G23.1	This CONDITION G23 applies where the LOT is sold subject to a TENANCY under which a rent review due on or before the ACTUAL COMPLETION DATE has not been agreed or determined.		
G23.2	The SELLER may continue negotiations or rent review proceedings up to the ACTUAL COMPLETION DATE but may not agree the level of the revised rent or commence rent review proceedings without the written consent of the BUYER, such consent not to be unreasonably withheld or delayed.		
G23.3	Following COMPLETION the BUYER must complete rent review negotiations or proceedings as soon as reasonably practicable but may not agree the level of the revised rent without the written consent of the SELLER, such consent not to be unreasonably withheld or delayed.		
G23.4	The SELLER must promptly: (a) give to the BUYER full details of all rent review negotiations and proceedings, including copies of all correspondence and other papers; and (b) use all reasonable endeavours to substitute the BUYER for the SELLER in any rent review proceedings.		
G23.5	The SELLER and the BUYER are to keep each other informed of the progress of the rent review and have regard to any proposals the other makes in relation to it.		
G23.6	When the rent review has been agreed or determined the BUYER must account to the SELLER for any increased rent and interest recovered from the tenant that relates to the SELLER's period of ownership within five BUSINESS DAYS of receipt of cleared funds.		
G23.7	If a rent review is agreed or determined before COMPLETION but the increased rent and any interest recoverable from the tenant has not been received by COMPLETION the increased rent and any interest recoverable is to be treated as ARREARS.		
G23.8	The SELLER and the BUYER are to bear their own costs in relation to rent review negotiations and proceedings.		
G24	TENANCY RENEWALS		
G24.1	This CONDITION G24 applies where the tenant under a TENANCY has the right to remain in occupation under part II of the Landlord and Tenant Act 1954 (as amended) and references to notices and proceedings are to notices and proceedings under that Act.		
G24.2	Where practicable, without exposing the SELLER to liability or penalty, the SELLER must not without the written consent of the BUYER (which the BUYER must not unreasonably withhold or delay) serve or respond to any notice or begin or continue any proceedings.		
G24.3	If the SELLER receives a notice the SELLER must send a copy to the BUYER within five BUSINESS DAYS and act as the BUYER reasonably directs in relation to it.		
G24.4	Following COMPLETION the BUYER must: (a) with the co-operation of the SELLER take immediate steps to substitute itself as a party to any proceedings; (b) use all reasonable endeavours to conclude any proceedings or negotiations for the renewal of the TENANCY and the determination of any interim rent as soon as reasonably practicable at the best rent or rents reasonably obtainable; and (c) if any increased rent is recovered from the tenant (whether as interim rent or under the renewed TENANCY) account to the SELLER for the part of that increase that relates to the SELLER's period of ownership of the LOT within five BUSINESS DAYS of receipt of cleared funds.		
G24.5	The SELLER and the BUYER are to bear their own costs in relation to the renewal of the TENANCY and any proceedings relating to this.		
G25	WARRANTIES		
G25.1	Available warranties are listed in the SPECIAL CONDITIONS.		
G25.2	Where a warranty is assignable the SELLER must: (a) on COMPLETION assign it to the BUYER and give notice of assignment to the person who gave the warranty; and (b) apply for (and the SELLER and the BUYER must use all reasonable endeavours to obtain) any consent to assign that is required. If consent has not been obtained by COMPLETION the warranty must be assigned within five BUSINESS DAYS after the consent has been obtained.		
G25.3	If a warranty is not assignable the SELLER must after COMPLETION: (a) hold the warranty on trust for the BUYER; and (b) at the BUYER's cost comply with such of the lawful instructions of the BUYER in relation to the warranty as do not place the SELLER in breach of its terms or expose the SELLER to any liability or penalty.		
G26	NO ASSIGNMENT		
	The BUYER must not assign, mortgage or otherwise TRANSFER or part with the whole or any part of the BUYER's interest under this CONTRACT.		
G27	REGISTRATION AT THE LAND REGISTRY		
G27.1	This CONDITION G27.1 applies where the LOT is leasehold and its sale either triggers first registration or is a registrable disposition. The BUYER must at its own expense and as soon as practicable: (a) procure that it becomes registered at the Land Registry as proprietor of the LOT; (b) procure that all rights granted and reserved by the lease under which the LOT is held are properly noted against the affected titles; and (c) provide the SELLER with an official copy of the register relating to such lease showing itself registered as proprietor.		
G27.2	This CONDITION G27.2 applies where the LOT comprises part of a registered title. The BUYER must at its own expense and as soon as practicable: (a) apply for registration of the TRANSFER; (b) provide the SELLER with an official copy and title plan for the BUYER's new title; and (c) join in any representations the SELLER may properly make to the Land Registry relating to the application.		
G28	NOTICES AND OTHER COMMUNICATIONS		
G28.1	All communications, including notices, must be in writing. Communication to or by the SELLER or the BUYER may be given to or by their conveyancers.		
G28.2	A communication may be relied on if: (a) delivered by hand; or (b) made electronically and personally acknowledged (automatic acknowledgement does not count); or (c) there is proof that it was sent to the address of the person to whom it is to be given (as specified in the SALE MEMORANDUM) by a postal service that offers normally to deliver mail the next following BUSINESS DAY.		
G28.3	A communication is to be treated as received: (a) when delivered, if delivered by hand; or (b) when personally acknowledged, if made electronically; but if delivered or made after 1700 hours on a BUSINESS DAY a communication is to be treated as received on the next BUSINESS DAY.		
G28.4	A communication sent by a postal service that offers normally to deliver mail the next following BUSINESS DAY will be treated as received on the second BUSINESS DAY after it has been posted.		
G29	CONTRACTS (RIGHTS OF THIRD PARTIES) ACT 1999		
	No one is intended to have any benefit under the CONTRACT pursuant to the CONTRACTs (Rights of Third Parties) Act 1999.		
G30	EXTRA GENERAL CONDITIONS		
G30.1	DEPOSIT GENERAL CONDITION G2 shall be deemed to be deleted in its entirety and shall be replaced by the following: DEPOSIT 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	The deposit: (a) must be paid to the AUCTIONEERS in pounds sterling by debit card or banker's draft drawn on an APPROVED FINANCIAL INSTITUTION (or by any other means that the AUCTIONEERS may accept) and (b) is to be held as agent for the SELLER unless the SPECIAL CONDITIONS expressly state otherwise. 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		
G2.3	Where the AUCTIONEERS hold the deposit as stakeholder, then: (a) they are entitled with the consent and irrevocable authority of the BUYER (which the BUYER hereby acknowledges and grants) to release such deposit to the SELLER's solicitors upon receipt by the AUCTIONEERS of written confirmation from the SELLER's solicitors that COMPLETION has taken place and, for the avoidance of doubt, upon the AUCTIONEERS releasing the deposit, their liability as stakeholder shall be discharged (b) if COMPLETION does not take place, the AUCTIONEERS are authorised (and the SELLER and the BUYER acknowledge and irrevocably confirm their agreement to such authority) to		
	release it to the person entitled to it under the SALE CONDITIONS		
G2.4	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"		
G30.2	LANDLORD AND TENANT ACT 1987		
	The following provisions shall apply in addition to those set out in GENERAL CONDITION 18: Where the provisions of the Landlord and Tenant Act 1987 and/or the Housing Act 1996 ("the Acts") apply to the sale of the LOT and the qualifying tenants have served all relevant notices in accordance with the Acts and have appointed a nominee with the intention of acquiring the SELLER's interest in the LOT, the SELLER will inform the BUYER of this as soon as possible after the date of the CONTRACT and of whether the nominee elects to accept the terms of and take over the benefit and burden of the CONTRACT and purchase the LOT.		
18.3	If the nominee does elect to purchase the LOT in accordance with the Acts and pays a deposit to the SELLER or the AUCTIONEERS in accordance with the CONTRACT: (a) the SELLER will repay any deposit paid in accordance with the CONTRACT to the BUYER but without any additional payment relating to interest (b) the CONTRACT shall have effect as if the nominee had entered into it and the agreement with the BUYER shall be null and void and of no further effect but without prejudice to the rights of the SELLER in respect of any previous breach by the BUYER (c) the BUYER shall take all necessary steps to cancel any registrations at Land Registry or Land Charges Registry entered in respect of the agreement for the sale of the LOT to the BUYER (d) completion of the sale of the LOT to the nominee shall take place 22 BUSINESS DAYS after the day on which the nominee complies with the provisions of the Acts and takes over the CONTRACT (e) the nominee shall immediately pay to the AUCTIONEERS the buyer's fee referred to in the Auctioneers' Pre-Sale Announcements printed towards the front of the CATALOGUE		
18.4	If the nominee does not comply with the provisions of the Acts COMPLETION shall be 30 BUSINESS DAYS after the date of the SALE MEMORANDUM or (if earlier) a date (not earlier than 10 BUSINESS DAYS after the date of the SALE MEMORANDUM) which is 10 BUSINESS DAYS after the SELLER notifies the BUYER in writing that the nominee has served or is deemed to have served notice of withdrawal under the Acts.		
G30.3	RELEASE OF SELLER FROM COVENANTS IN LEASES		
	With regard to the Landlord & Tenant (Covenants) Act 1995 ("the 1995 Act"): (a) the SELLER may within the period commencing on the date of the SALE MEMORANDUM up to COMPLETION serve notice on any tenant of the LOT in accordance with the 1995 Act requesting a complete release of the SELLER from future liability under the lessor covenants contained in any relevant TENANCIES (b) if the SELLER serves any such notice the SELLER shall use reasonable endeavours to obtain such a release without being obliged to apply to the Court for a declaration and the BUYER agrees promptly to supply at the BUYER's cost such information as the SELLER reasonably requires to satisfy the tenant under any relevant TENANCY or the Court that it is reasonable to grant the release requested (c) in the event of the SELLER failing to obtain any such release from the said covenants by COMPLETION or not serving any such notice then, in the TRANSFER, the BUYER shall covenant with the SELLER: (i) to serve notice in writing on the SELLER on completion or within 5 BUSINESS DAYS after completion of the transfer of the LOT or any part of it by the BUYER to any transferee of the BUYER (ii) until such time (if ever) that the SELLER is released from the lessor's covenants in any relevant TENANCY, the BUYER will obtain a covenant from its transferee in favour of the SELLER in identical form (mutatis mutandis) to this clause and the parties will apply to the Chief Land Registrar to enter in the Proprietorship Register of the title to the property transferred a restriction preventing the registration of any further transfer of the property except under an Order of the Registrar unless the application is accompanied by a certificate by the solicitors of the registered proprietor stating either that the provisions of this clause have been performed or that the SELLER has been fully released from future liability under the covenants contained in any relevant TENANCY		
G30.4	BUYER'S FEE		
	The BUYER and, where applicable, the nominee appointed by qualifying tenants under the provisions of the Landlord & Tenant Act 1987 (as amended by the Housing Act 1996) shall be jointly and separately liable to pay to the AUCTIONEERS the buyer's fee referred to in the Auctioneers' Pre-Sale Announcements printed towards the front of the CATALOGUE. The buyer's fee is payable in respect of each LOT purchased.		

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Tuesday 23rd July
Tuesday 3rd September
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