

**AUCTION
HOUSE**

SOUTH WALES

**AUCTION
HOUSE
COMMERCIAL**

**Wednesday
11th September 2019
5.00pm**

Village Hotel
29 Pendwyallt Road
Coryton
Cardiff CF14 7EF



AUCTION VENUE

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AUCTIONEER'S MESSAGE



Welcome to our September auction

One of Wales' best-known property auctioneers, Marc Morrish, has become the new face of Wales' fastest growing land, commercial and residential property auctioneers – Auction House South Wales.

Mr Morrish, aged 41 from Penarth, is a regular on the Welsh language property show, Ar Werth, where he was seen successfully auctioning a Cardiff property for £1.6 million – still the largest single property sold by a Welsh auctioneer, beating the record that he already held.

With more than two decades experience in estate agency and property sales, including the last nine years as an Auctioneer, Mr Morrish brings huge expertise and professionalism to the auction room of Auction House South Wales.

Specialists in both residential and commercial properties, Auction House South Wales combines the strength of a national brand with on the ground, detailed local knowledge and expertise. It is the fastest growing auction house in the area, with a conversion rate of around 70% and completing sales totalling more than £12million in 2018 – a 47% growth on the previous year.

Marc Morrish, Director and Auctioneer at Auction House South Wales, said: "Auction House has become a major player in Wales very quickly and I am excited to be joining the business both as a Director and as its Auctioneer. The auction room is at the heart of a good auction business and I am looking forward to introducing myself as the new Auction House Auctioneer on 11th September. My immediate focus is to further strengthen our position in Cardiff from our office in Mount Stuart Square."

Welcoming Marc to the team, Auction House South Wales Managing Director, Mick Haywood said: "We experienced fantastic growth last year. Marc's appointment will cement our position as the place to buy and sell residential and high street properties, building on our strength as a property auctioneer."

We are now taking entries for our next auction. Please call 02920 475184 or 01633 212555

AUCTION INFORMATION



Administration Charge Purchasers will be required to pay by cheque, an administration charge of 0.25% inc VAT of the purchase price, subject to a minimum of £840 inc VAT, payable on exchange of contracts. Or the fixed figure as stated in the property details, in addition to the deposit. A VAT receipt will be issued after the auction.



Attending the Auction It is always wise to allow sufficient time to get to the auction. Legal packs for most of the properties will be available for inspection. It is important you read these and the final addendum/amendment sheet which will also be available as any purchase will be subject to these.



Bidding Each property will be offered individually by the Auctioneer. Ensure that your bids are clear and noticed by the Auctioneer. If you are successful in bidding for the property you will be approached by a member of Auction House staff who will request your personal information and identification. You will then be guided to our administration area and then the cashier desk for payment of the deposit.



Bidding by Proxy or Telephone If you are unable to attend the auction you are invited to contact us to discuss special arrangements for bidding by proxy or telephone. A Non-Attending Bid or Telephone Bid form and conditions are included in auction catalogues or can be downloaded from the Bidding Form links on our website.



Buyers Premium Purchasers of some lots will be required to pay a Buyers Premium to the auctioneer in addition to the deposit - see individual property details.



Deposit When you sign the Memorandum of Sale you will be asked to pay a deposit of 10% of the purchase price subject to a minimum deposit of £3,000. Deposits can only be paid by electronic bank transfer, bankers draft, personal cheque or building society cheque. Cash or credit card payments will not be accepted. Please note, should the cheque have to be represented, a processing charge of £60.00 (£50.00 + VAT) will be charged by deduction from the deposit.



Disbursements Some disbursements may become payable by the purchaser on completion, these will be detailed in the Special Conditions of Sale within the property's Legal Pack.



Disclaimer Particulars on the website and within our catalogue are believed to be correct but their accuracy is not guaranteed. Information relating to Rating matters has been obtained by verbal enquiry only. Prospective purchasers are advised to make their own enquiries of the appropriate Authority. All measurements, areas and distances are approximate only. Potential purchasers are advised to check them.



Energy Performance Certificates (EPCs) Where required we include EPC ratings within Full Details and on the lot page within our catalogue. When available EPC Graphs can be viewed online at auctionhouse.co.uk.



General Data Protection Regulations (GDPR) This defines new customer rights and company obligations introduced on 25th May 2018. For full details please refer to the Privacy Policy showing on our website www.auctionhouse.co.uk/southwales.



***Guide Prices** Guide prices quoted online and in the catalogue are provided as an indication of each seller's minimum expectation. They are not necessarily figures which a property will sell for and may change at any time prior to the auction. The sale price will be dependent on bidding in the auction room and on the Vendors' instructions.



Insurance On some properties the seller will continue to insure through to completion. Others will need to be insured by the purchaser, and auctioneers advice to all purchasers is that they should consider insuring from the date of exchange.



Plans, Maps and Photographs The plans, floorplans, maps, photographs and video tours published on our website and in the catalogue are to aid identification of the property only. The plans are not to scale.



Pre Auction Sales Offers made on property included in this auction may be accepted by the Vendor prior to the auction. In such instances all buyer charges will be payable including the Administration Charge, any Buyers Premium plus all other payments detailed in the Special Conditions of Sale. If you are intending to bid at the auction for a specific lot, we recommend that you keep in contact with the Auctioneer's office.

The Auctioneers or Vendors cannot be held responsible for costs incurred in respect of any lot which is withdrawn or sold prior to auction.



Post Auction Sales If a property you are interested in is not sold during the auction please speak to the Auctioneer and make an offer at, above or below the Guide. Your offer will be put forward to the Vendor and if accepted, you will be able to proceed with your purchase under auction rules. Offers should take into account the Administration Charge, any Buyers Premium plus all other payments detailed in the Special Conditions of Sale as all of these are still payable irrespective of the circumstances.



Proof of Identification In order to comply with Anti-Money Laundering regulations we ask that all prospective purchasers provide Proof of Identity and Residence. Please bring your passport or photographic UK driving licence and a recent utility bill, bank statement or council tax bill to the auction. If purchasing on behalf of a company you will also need a letter of authority on company letterhead. We will carry out Electronic AML checks on successful buyers and remote bidders. It will include a search with Experian who may check the details you supply against any particulars on any database (public or otherwise) to which they have access. They may also use your details in the future to assist other companies for verification purposes. A record of the search will be retained.



Reserve Price Each property will be offered subject to a reserve price which we expect will be set within the guide price range or no more than 10% above a single figure guide. This is a confidential figure set between the Vendor and the Auctioneer just prior to the auction. It is a figure below which the Auctioneer cannot sell the property during the auction. After the auction offers will be sought and considered on Unsold Lots at prices below the reserves.



Solicitors Details The name, address and telephone number of the solicitor who will be acting for you in any purchase will be required before you leave the auction room.



The Catalogue Details of the property and land to be sold are set out in our catalogue and on our website auctionhouse.co.uk All lots are sold subject to Special Conditions of Sale. It is important that prospective purchasers satisfy themselves as to the location, boundaries, condition and state of the lots before the auction.



The Contract The Memorandum of Sale will be signed in duplicate. One copy will be given to you, which you must give to your solicitor. The second copy will be retained by the Vendors' solicitor. Completion usually takes place after 28 days but this date can vary. The legal pack of each property will state the completion date due. The date may also be announced immediately prior to the commencement of bidding of each lot.



The Legal Aspect Buying at auction is a contractual commitment. Before making an offer prior to auction or bidding at the auction or post auction, it is advisable to consult a solicitor regarding the General and Special Conditions of Sale, the local authority search and other legal documentation.



Viewing Due to the nature and condition of auction properties we highlight the potential risk that viewing such properties carries and advise all to proceed with caution and take necessary requirements to ensure their own safety whilst viewing any lot in this catalogue. Viewings are conducted entirely at your own risk, these properties are not owned or controlled by Auction House and we cannot be held liable for loss or injury caused while viewing or accessing any Lot.

Due to the nature of some auction properties, electricity may not be turned on therefore viewing times are restricted. Viewers will also have to bring their own lighting/ladders if wanting to inspect cupboards, cellars and roof spaces.

Please refer to the common auction conditions included on our website or at the back of our catalogue

ORDER OF SALE

Wednesday 11th September 2019 5.00pm

Village Hotel, 29 Pendwyallt Road, Coryton, Cardiff CF14 7EF

LOT	ADDRESS	*GUIDE PRICE	LOT TYPE
1	29 Windsor Road, Six Bells, Abertillery, Blaenau Gwent NP13 2QE	£17,000+	Residential for Improvement
2	42 Ruther Park, Haverfordwest, Pembrokeshire SA61 1DJ	£150,000+	Residential
3	127 London Road, Neath, Neath Port Talbot SA11 1HF	£39,000+	Commercial
4	60 Commercial Road, Newport NP20 2PF	£92,000+	Commercial
5	1 The Steppes, Phocle Green, Ross On Wye, Herefordshire HR9 7TW	£150,000+	Residential
6	126 Stow Hill, Newport NP20 4GA	£140,000+	Residential
7	26 Windsor Road, Six Bells, Abertillery, Blaenau Gwent NP13 2QE	£35,000+	Residential for Improvement
8	Morwennau, Poppit, Cardigan, Pembrokeshire SA43 3LP	£230,000+	Residential for Improvement
9	3 & 3A West Street, Fishguard, Pembrokeshire SA65 9AE	£80,000+	Redevelopment
10	21 Cefn Ilan Road, Abertridwr, Caerphilly CF83 4EE	£50,000+	Residential for Improvement
11	35 Bwlfa Road, Ynystawe, Swansea SA6 5AL	£78,000+	Residential
12	28, 29 & 30 Church Street, Abertillery, Blaenau Gwent NP13 1DB	£118,000+	Mixed Use
13	66 Richmond Road, Six Bells, Abertillery, Blaenau Gwent NP13 2PF	£29,000+	Residential for Improvement
14	49 Quay Street, Haverfordwest, Pembrokeshire SA61 1BE	£100,000+	Residential
15	127 Alma Street, Abertillery, Blaenau Gwent NP13 1QD	£35,000+	Residential for Improvement
16	30 Llangewydd Road, Bridgend CF31 4JW	£95,000+	Residential for Improvement
17	22 Aberfan Road, Aberfan, Merthyr Tydfil CF48 4QL	£90,000+	Residential Investment
18	34 John Street, Maesteg, Bridgend CF34 0BL	£47,000+	Residential
19	39 Hendrefoilan Road, Sketty, Swansea SA2 9LT	£155,000+	Residential
20	31 & 32 Windsor Road, Six Bells, Abertillery, Blaenau Gwent NP13 2QE	£69,000+	Residential for Improvement
21	103 Alexandra Road, Newport NP20 2JG	£360,000+	Residential Investment
22	Streets Brasserie, 4 Broad Street, Barry, The Vale of Glamorgan CF62 7AA	£165,000+	Mixed Use
23	Flat 1, Gwalia, Main Street, Goodwick, Pembrokeshire SA64 0BN	£35,000+	Residential
24	2 Hazelwood Row, Cwmavon, Port Talbot, Neath Port Talbot SA12 9DP	£55,000+	Residential for Improvement
25	14 Victoria Road, Six Bells, Abertillery, Blaenau Gwent NP13 2LX	£27,000+	Residential for Improvement
26	Land and Buildings in Meyrick Street, Adjacent to 50 Queen Street, Pembroke Dock, Pembrokeshire SA72 6JE	£5,000+	Redevelopment
27	37 Coed Mieri, Pontyclun, Rhondda Cynon Taff CF72 9UW	£120,000+	Residential
28	100 Clyndu Street, Swansea SA6 7BB	£34,000+	Residential for Improvement
29	Dinas Noddfa Chapel, Dinas Street, Plasmarl, Swansea SA6 8LJ	£130,000+	Development Opportunity
30	2 Wingfield Terrace, Treharris, Merthyr Tydfil CF46 5DB	£60,000+	Residential
31	Land at Duffryn Street, Ferndale, Rhondda Cynon Taff CF43 4ES	£37,000+	Plots/Building Land
32	1A Harold Street, Cardiff CF24 1NZ	£75,000+	Residential
33	16A Corpus Christi Lane, Ross on Wye, Herefordshire HR9 7AE	£90,000+	Residential
34	Highway Farm, Mitchel Troy, Monmouth, Monmouthshire NP25 4JB	£180,000+	Residential for Improvement

*Description on Auction Information page



1

Residential For Improvement

29 Windsor Road, Six Bells, Abertillery, Blaenau Gwent NP13 2QE

***GUIDE PRICE:**
£17,000 + (plus fees)

Mid Terrace Property In Need Of Full Refurbishment

A mid terraced two bedroom house with part converted loft room having a pointed stone front elevation beneath a pitched tile roof covering requiring full refurbishment.

The property is located on a popular road within the village overlooking Six Bells Park and close to local shops, school and other amenities.

NB. Cleared funds required on exchange.

Ground Floor: Through lounge/dining room and kitchen (not fitted).

First Floor: Landing with stairs (not completed) leading up to second floor, two bedrooms and bathroom.

Second Floor: Part converted loft room.

Outside: Forecourt. Overgrown rear garden containing some Japanese Knotweed.

Viewing Schedule:

External Viewing Only.

Additional Fees

Buyer's Premium: £900 inc VAT payable on exchange of contracts.

Administration Charge: 0.25% inc VAT of the purchase price, subject to a minimum of £840 inc VAT, payable on exchange of contracts.

Disbursements: Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.



Tenure: See Legal Pack

Local Authority: Blaenau Gwent County Borough Council

Solicitors: Healys LLP, 8-9 Old Steine, Brighton, BN1 1EJ. Tel: 01273 664095. Ref: Sinead Mcgeady.

Energy Performance Certificate (EPC): Current Rating G

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[*Description on Auction Information page](#)



2

Residential

42 Ruther Park, Haverfordwest, Pembrokeshire SA61 1DJ

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

Detached Bungalow

A family bungalow set in a highly sort after location.

This Cornish Construction property boasts four bedrooms, master with en-suite. Externally the property has off road parking for at least two vehicles that leads to the garage.

Accommodation: Entrance hall, lounge, kitchen/breakfast room, dining room, four bedrooms, en-suite and family bathroom.

Outside: Substantial mature garden flanked with shrub and tree borders.

Viewing Schedule:

Friday 23rd August 14.30-15.00

Friday 30th August 14.30-15.00

Friday 6th September 14.30-15.00



Tenure: See Legal Pack

Local Authority: Pembrokeshire County Council

Solicitors: Star Legal, Princess House, Princess Way, Swansea, SA1 3LW. Tel: 01792 910051. Ref: Gareth Noble.

Energy Performance Certificate (EPC): Current Rating D

Additional Fees

Buyer's Premium: £600 inc VAT payable on exchange of contracts.

Administration Charge: 0.25% inc VAT of the purchase price, subject to a minimum of £840 inc VAT, payable on exchange of contracts.

Disbursements: Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.

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[*Description on Auction Information page](#)

Commercial

127 London Road,
Neath Port Talbot SA11 1HF

*GUIDE PRICE:

£39,000 + (plus fees)**Development Opportunity Located Close To The Town Centre**

A vacant mid terraced property having pointed stone and rendered elevations beneath a pitched tile roof covering benefiting from partial double glazed fenestration.

The property was previously used as a hair and beauty salon but could be used for number of different uses or conversion to a residential dwelling subject to all necessary consents.

Ground Floor: Entrance hall, two rooms, kitchen area and w/c.

Lower Ground Floor: Cellar providing storage.

First Floor: Landing, two rooms (potential to subdivide the large room across the width of the property to two separate rooms which would provide three in total).

Outside: Forecourt. Yard to the rear with outside w/c.

Viewing Schedule:

Wednesday 28th August 14.00-14.30

Wednesday 4th September 14.00-14.30

Additional Fees

Buyer's Premium: £900 inc VAT payable on exchange of contracts.

Administration Charge: 0.25% inc VAT of the purchase price, subject to a minimum of £840 inc VAT, payable on exchange of contracts.

Disbursements: Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.



Tenure: See Legal Pack

Local Authority: Neath Port Talbot County Borough Council

Solicitors: Jennifer Melly, 39 The Parade, Cardiff, CF24 3AD. Tel: 02921 672939. Ref: Fao. Tom Grimes.

Energy Performance Certificate (EPC): Current Rating G

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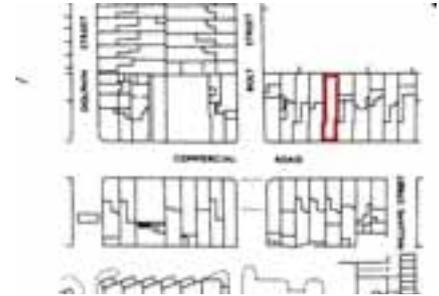
JCP Solicitors

Incorporating Glamorgan Law

Siaredir Cymraeg yma

60 Commercial Road, Newport NP20 2PF

*GUIDE PRICE: **£92,000 +** (plus fees)



Ground Floor Retail Unit with 9 rooms above

A mid-terrace mixed-use property on basement, ground, first and second floor levels, having been extended to ground and first floor over recent years. The property measures approximately 285 sq m / 3067 sq ft.

The property is located at the mid-point of Commercial Road in Newport, a busy local retailing parade within the City which is within walking distance of the City Centre.

Ground Floor:

The ground floor has a glazed frontage to Commercial Road and provides an open plan retail unit with a depth of 27 m and is of a regular rectangular shape. There is a managers office towards the front of the unit and an internal wooden staircase provides access to the basement which provides dry storage.

The property has the benefit of an electric roller shutter door over the glazed frontage.

- Tenure:** See Legal Pack
- Local Authority:** Newport City Council
- Solicitors:** Curtis Whiteford Crocker Solicitors, 87-89 Mutley Plain, Plymouth, PL4 6JJ. Tel: 01752 204444.
- Energy Performance Certificate (EPC):** TBC

Upper Floors:

A self-contained entrance from Commercial Road allows for access to the upper floors. Currently the accommodation is set to No.9 rooms, a shared kitchen and shower facilities.

The Property previously had a HMO license which has expired, please make your own enquiries with the local authority.

Viewing Schedule:

- Wednesday 28th August 10.00 - 10.30
- Monday 2nd September 12.00 - 12.30
- Monday 9th September 14.15 - 14.45



Additional Fees

- Buyer's Premium:** £600 inc VAT payable on exchange of contracts.
- Administration Charge:** 0.25% inc VAT of the purchase price, subject to a minimum of £840 inc VAT, payable on exchange of contracts.
- Disbursements:** Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.

5

Residential

1 The Steppes, Phocle Green, Ross On Wye, Herefordshire HR9 7TW

*GUIDE PRICE:

£150,000 + (plus fees)

Cottage In Semi Rural Location

In need of refurbishment this charming three bedroom semi detached cottage has good sized accommodation.

Set back from the road in a stunning location with fantastic views and garden measuring approximately 0.2 of an acre.

The Hamlet of Phocle Green lies between Ross-On-Wye and Upton Bishop.

Ground Floor: Kitchen, lounge, dining room and bathroom.

First Floor: Three bedrooms.

Outside: Front and rear gardens. Parking.

Viewing Schedule:

Saturday 17th August 12.30-13.00

Saturday 24th August 10.00-10.30



Tenure: See Legal Pack

Local Authority: Herefordshire County Council

Solicitors: Okells Francis Law, Church Row, Ross On Wye, HR9 5HR. Tel: 01989762009.

Energy Performance Certificate (EPC): Current Rating E

Additional Fees

Buyer's Premium: £900 inc VAT payable on exchange of contracts.

Administration Charge: 0.25% inc VAT of the purchase price, subject to a minimum of £840 inc VAT, payable on exchange of contracts.

Disbursements: Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.

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*Description on Auction Information page

6

Residential

126 Stow Hill, Newport NP20 4GA

*GUIDE PRICE:

£140,000 + (plus fees)

Investment Opportunity With Further Potential

Substantial four storey house with self contained flat generating £4,485 PA.

The three upper floors offer potential for redevelopment subject to the necessary planning permissions. All prospective buyers are advised to contact Newport City Council regarding all planning permissions.

Located just outside the City Centre directly opposite St Woolos Hospital.

Ground Floor: Entrance hall, two rooms, kitchen and door giving access to rear garden.

First Floor: Two rooms and bathroom.

Second Floor: One room.

Lower Ground Floor: Self contained one bedroom flat with private entrance, lounge, kitchen and bathroom. The flat is currently let with an income of £4,485 PA (£345 paid every four weeks).

Viewing Schedule:

Wednesday 28th August 11.00-11.30

Monday 2nd September 13.00-13.30

Monday 9th September 16.00-16.30



Tenure: See Legal Pack

Local Authority: Newport City Council

Solicitors: Spicketts Battrick, 3 - 4 Gelliwastad Road, Pontypridd, CF37 2AU. Tel: 01443 407221. Ref: John Allison.

Energy Performance Certificate (EPC): Current Rating TBC

Additional Fees

Buyer's Premium: £600 inc VAT payable on exchange of contracts.

Administration Charge: 0.25% inc VAT of the purchase price, subject to a minimum of £840 inc VAT, payable on exchange of contracts.

Disbursements: Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.

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*Description on Auction Information page



Residential For Improvement



26 Windsor Road, Six Bells, Abertillery, Blaenau Gwent NP13 2QE

***GUIDE PRICE:**
£35,000 + (plus fees)

Mid Terrace Property In Need Of Full Refurbishment

A mid terraced two bedroom house with loft room having a pointed stone front elevation beneath a pitched tile roof covering. Mainly cosmetic upgrading required along with fenestration and external landscaping.

The property is located on a popular road within the village overlooking Six Bells Park and close to local shops, school and other amenities.

NB: Cleared funds required on exchange.

Ground Floor: Entrance hall, through lounge/dining room, kitchen and bathroom.

First Floor: Landing with stairs leading up to second floor, two bedrooms and bathroom.

Second Floor: Loft room.

Outside: Forecourt. Overgrown rear garden containing some Japanese Knotweed.

Viewing Schedule:

Tuesday 27th August 16.00-16.30

Thursday 29th August 16.00-16.30

Thursday 5th September 16.00-16.30

Tenure: See Legal Pack

Local Authority: Blaenau Gwent County Borough Council

Solicitors: Healys LLP, 8-9 Old Steine, Brighton, BN1 1EJ. Tel: 01273 664095. Ref: Sinead Mcgeady.

Energy Performance Certificate (EPC): Current Rating D

Additional Fees

Buyer's Premium: £900 inc VAT payable on exchange of contracts.

Administration Charge: 0.25% inc VAT of the purchase price, subject to a minimum of £840 inc VAT, payable on exchange of contracts.

Disbursements: Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.

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[*Description on Auction Information page](#)



Residential For Improvement



Morwennau, Poppit Sands, Cardigan, Pembrokeshire SA43 3LP

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

Seaside Location

Location is everything with this property.

This is a rare opportunity to purchase a property in a prime location, situated in the ever popular Poppit Sands area of St Dogmaels.

Within a two minute stroll to the beach, far reaching, panoramic sea views and complete with a two bedroom detached cottage (prefab dwelling in need of demolition and rebuilding, subject to any necessary permissions).

Accommodation: Entrance hall, lounge/dining room, kitchen, two bedrooms, bathroom and wc.

Outside: The property is accessed via a country lane on a no through road. The front is laid to lawn with fruit trees and to the rear is a yard with outside store sheds.

Viewing Schedule:

External viewing only.



Tenure: See Legal Pack

Local Authority: Pembrokeshire County Council

Solicitors: Morgan & Richardson, 7 St Mary Street, Cardigan, SA43 1HB. Tel: 01239 612302.

Energy Performance Certificate (EPC): Current Rating G

Additional Fees

Buyer's Premium: £600 inc VAT payable on exchange of contracts.

Administration Charge: 0.25% inc VAT of the purchase price, subject to a minimum of £840 inc VAT, payable on exchange of contracts.

Disbursements: Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.



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[*Description on Auction Information page](#)



9

Redevelopment Opportunity

3 & 3A West Street, Fishguard, Pembrokeshire SA65 9AE

***GUIDE PRICE:**
£80,000 + (plus fees)

Investment Opportunity

A substantial part residential building situated in the heart of Fishguard Town. In need of repair and modernisation, this building offers a project with endless possibilities. The accommodation briefly comprises two shop units with busy main street frontage and a six bedroom maisonette over. There is also a west facing garden to the rear and double garage with vehicle access from the side street.

Ground Floor: Two shop fronts with storage rooms, utility area, two w.c.'s, kitchen, sitting room and coal shed.

First Floor: Lounge, two bedrooms and bathroom.

Second Floor: Four bedrooms.

Outside: Garden with double garage and vehicle access from side street.

Viewing Schedule:

By Appointment Via West Wales Properties 01437 762626.



Additional Fees

Buyer's Premium: £600 inc VAT payable on exchange of contracts.

Administration Charge: 0.25% inc VAT of the purchase price, subject to a minimum of £840 inc VAT, payable on exchange of contracts.

Disbursements: Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.



Tenure: See Legal Pack

Local Authority: Pembrokeshire County Council

Solicitors: JCP Solicitors, Sycamore Lodge, Hamilton Street, Fishguard, SA65 9HL. Tel: 01348 871013. Ref: Arwel Davies.

Energy Performance Certificate (EPC): Current Rating D

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[*Description on Auction Information page](#)



10

Residential For Improvement

21 Cefn Ilan Road, Abertridwr, Caerphilly CF83 4EE

***GUIDE PRICE:**
£50,000 + (plus fees)

Two Bedroom Bungalow

A two bedroom semi detached bungalow with stunning countryside views in the village of Abertridwr which is approximately 3 miles from Caerphilly Town Centre.

Abertridwr has good road communications with the M4 Motorway easily accessible via the A470 to the south with the A470 providing access to Merthyr Tydfil to the North.

NB. Cleared funds required on exchange.

Accommodation: Entrance hall, lounge, kitchen, two bedrooms and bathroom.

Outside: Tiered garden with patio and lawn to the rear.

Viewing Schedule:

Thursday 22nd August 13.00-13.30

Thursday 29th August 13.00-13.30

Thursday 5th September 13.00-13.30



Tenure: See Legal Pack

Local Authority: Caerphilly County Borough Council

Solicitors: Wilsons Solicitors, 20 The Grove, Ilkley, LS29 9EG. Tel: 01943 602998. Ref: Kirsty Rowett.

Energy Performance Certificate (EPC): Current Rating TBC

Additional Fees

Buyer's Premium: £900 inc VAT payable on exchange of contracts.

Administration Charge: 0.25% inc VAT of the purchase price, subject to a minimum of £840 inc VAT, payable on exchange of contracts.

Disbursements: Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.

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[*Description on Auction Information page](#)



11

Residential

35 Bwllfa Road, Ynystawe, Swansea SA6 5AL

***GUIDE PRICE:**
£78,000 + (plus fees)

Detached Double Fronted House

Traditional double fronted detached house with two double bedrooms.

Popular location with views to the front.

NB

The plot to the right hand side has Japanese Knotweed and is not related to the sale of 35 Bwllfa Road.

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

First Floor: Two bedrooms and bathroom.

Outside: Good size rear garden.

Viewing Schedule:

Please book via Purplebricks website.



Tenure: See Legal Pack

Local Authority: City and County of Swansea Council

Solicitors: David Sanders & Co, 58 Mansel Street, Swansea, SA1 5TE. Tel: 01792 456682. Ref: Nerys Sanders.

Energy Performance Certificate (EPC): Current Rating F

Additional Fees

Buyer's Premium: £2200 inc VAT payable on exchange of contracts.

Administration Charge: £900 inc VAT payable on exchange of contracts.

Disbursements: Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.

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[*Description on Auction Information page](#)



12

Mixed Use

28, 29 & 30 Church Street, Abertillery, Blaenau Gwent NP13 1DB

***GUIDE PRICE:**
£118,000 + (plus fees)

Three Retail Units and Two Flats

The subject property comprises of No.3 Retail units with a three bedroom flat above 29 and 30 Church Street with a bedsit above No.28.

The ground floor of No.28 and No.29 have had the internal wall in the retail area removed providing one large retail unit. The unit is currently occupied by the vendor trading as 'Hectors Café' and we understand that the fixtures and fittings from the café will be included in the sale.

Church Street in Abertillery is a busy retailing location, there is a mix of national and local retailers and a dense residential area surrounding the area.

Junction 28 of the M4 Motorway is some 15 miles to the south.

Viewing Schedule:

Thursday 29th August 15.00-15.30

Thursday 5th September 15.00-15.30



Tenure: See Legal Pack

Local Authority: Blaenau Gwent County Borough Council

Solicitors: Patchell Davies, 183 High Street, Blackwood, NP12 1ZF. Tel: 01495 227128. Ref: Mr Howard Patchell.

Energy Performance Certificate (EPC): Current Rating G

Additional Fees

Administration Charge: 0.25% inc VAT of the purchase price, subject to a minimum of £840 inc VAT, payable on exchange of contracts.

Disbursements: Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.

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[*Description on Auction Information page](#)



13

Residential For Improvement

66 Richmond Road, Six Bells, Abertillery, Blaenau Gwent NP13 2PF

***GUIDE PRICE:**
£29,000 + (plus fees)

Mid Terrace Property In Need Of Full Refurbishment

A mid terraced bay fronted two bedroom house having a pointed stone front elevation beneath a pitched tile roof covering benefiting from gas central heating (not tested). The property is in need of refurbishment.

The property is located on a popular road within the village close to local shops, school and other amenities.

NB. Cleared funds required on exchange.

Ground Floor: Hallway, lounge, dining room and kitchen.

First Floor: Landing, two bedrooms and bathroom.

Outside: Front garden laid with gravel. Rear garden with potential for off road parking on to existing hardstand.

Viewing Schedule:

Tuesday 27th August 15.30-16.00

Thursday 29th August 15.30-16.00

Thursday 5th September 15.30-16.00



Tenure: See Legal Pack

Local Authority: Blaenau Gwent County Borough Council

Solicitors: Healys LLP, 8-9 Old Steine, Brighton, BN1 1EJ. Tel: 01273 664095. Ref: Sinead Mcgeady.

Energy Performance Certificate (EPC): Current Rating D

Additional Fees

Buyer's Premium: £900 inc VAT payable on exchange of contracts.

Administration Charge: 0.25% inc VAT of the purchase price, subject to a minimum of £840 inc VAT, payable on exchange of contracts.

Disbursements: Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.

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[*Description on Auction Information page](#)



14

Residential

49 Quay Street, Haverfordwest, Pembrokeshire SA61 1BE

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

Detached Cottage

Two bedroom detached cottage located in the town centre of Haverfordwest with wonderful river views.

Externally the property is approached via steps with the patio area to the front and further narrow steps leading up to a small garden behind the property.

Ground Floor: Lounge, dining room, kitchen and wc.

First Floor: Two bedrooms and en-suite shower room.

Outside: Small rear garden.



Tenure: See Legal Pack

Local Authority: Pembrokeshire County Council

Solicitors: Star Legal Solicitors, 35 High Street, Haverfordwest, SA61 2BW. Tel: 01437 762321. Ref: Sarah Purbrick.

Energy Performance Certificate (EPC): Current Rating D

Additional Fees

Buyer's Premium: £600 inc VAT payable on exchange of contracts.

Administration Charge: 0.25% inc VAT of the purchase price, subject to a minimum of £840 inc VAT, payable on exchange of contracts.

Disbursements: Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.

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[*Description on Auction Information page](#)



15

Residential For Improvement

127 Alma Street, Abertillery, Blaenau Gwent NP13 1QD

***GUIDE PRICE:**
£35,000 + (plus fees)

Ideal Investment For The Developer/Buy To Let Landlord.

Traditional mid terraced, two storey property which has been partly renovated by the previous owner. Substantial refurbishment is still required.

The property is located just outside the town of Abertillery with good links to Newport and the M4.

Ground Floor: Three rooms (no fitted kitchen).

First Floor: Four rooms (no fitted bathroom).

Outside: Rear garden

NB: Internal inspection will be limited to the ground floor due to missing floorboards.

Viewing Schedule:

Thursday 22nd August 14.00-14.30

Thursday 29th August 14.00-14.30

Thursday 5th September 14.00-14.30



Tenure: See Legal Pack

Local Authority: Blaenau Gwent County Borough Council

Solicitors: West Coast Conveyancing, 9 Kings Road, Cardiff, CF11 9BZ. Tel: 01291 023275. Ref: Susan Pearson.

Energy Performance Certificate (EPC): Current Rating TBC

Additional Fees

Buyer's Premium: £600 inc VAT payable on exchange of contracts.

Administration Charge: 0.25% inc VAT of the purchase price, subject to a minimum of £840 inc VAT, payable on exchange of contracts.

Disbursements: Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.

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[*Description on Auction Information page](#)



16

Residential For Improvement

30 Llangwydd Road, Bridgend CF31 4JW

***GUIDE PRICE:**
£95,000 + (plus fees)

Rare Opportunity To Renovate A Stone Cottage

Set on a generous plot is this amazing opportunity to renovate a delightful stone cottage dating back several hundred years. The cottage requires complete renovation and benefits from many original features and a large mature garden with ample off road parking.

Located within the curtilage of Newcastle Hill conservation area, close to Newcastle Castle in Bridgend in a sought after area close to the Town Centre.

Ground Floor: Entrance porch, open through lounge, rear hallway leading to where the original kitchen was with a utility area, bathroom and kitchen with an old lean to conservatory.

First Floor: Two bedrooms.

Outside: Driveway providing ample off road parking with a large mature garden with an abundance of flowers, plants and fruit trees.

Viewing Schedule:

Saturday 31st August 10.00-10.30

Monday 9th September 16.30-17.00



Tenure: See Legal Pack

Local Authority: Bridgend County Borough Council

Solicitors: Whittinghams Solicitors, 5-7 Court Road, Bridgend, CF31 1BE. Tel: 01656 653485. Ref: Howard Jones.

Energy Performance Certificate (EPC): Current Rating D

Additional Fees

Buyer's Premium: £900 inc VAT payable on exchange of contracts.

Administration Charge: 0.25% inc VAT of the purchase price, subject to a minimum of £840 inc VAT, payable on exchange of contracts.

Disbursements: Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.



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Flats 1, 2 & 3, 22 Aberfan Road, Aberfan, Merthyr Tydfil CF48 4QL

*GUIDE PRICE: **£90,000 +** (plus fees)



Residential Investment. Three Refurbished Flats.

An end of terraced building converted into three self contained refurbished maisonettes comprising of a large two bedroom unit on the first floor which is currently let, to the lower ground floor is a vacant spacious two storey two bedroom maisonette along with a vacant large one bedroom (with box room) two storey maisonette.

We are advised that the property was completely refurbished within the last 3 years.

The property is located on the high street through the village and benefits from good access to Merthyr Town Centre and A470 and is close to local shops, school, amenities and the train station.

First Floor: Flat 1 – Lounge/dining room, kitchen/breakfast room, two bedrooms and bathroom.

Lower Ground Floor:

Flat 2 – Lounge, kitchen, stairs to bedroom, box room (ideal nursery or study) and shower room.

Flat 3 – Large open lounge/kitchen, stairs to two bedrooms and bathroom.

Outside: Steps at side of property leading to level sitting area and a further generous rear garden which has been sectioned off.

Tenancies: We are informed that Flat 1 is currently let on an AST at £350pcm, whilst the other three are vacant. Flat 2 has been let previously at £300pcm and Flat 3 at £350pcm. Therefore the property could be offered as a turn key residential investment generating a minimum of £1000pcm therefore providing a total annual income of £12,000 or more.

Viewing Schedule:

Appointment Via Auction House 01633 212555.

Tenure: See Legal Pack

Local Authority: Merthyr Tydfil County Borough Council

Solicitors: RJM Solicitors, 34 Victoria Street, Merthyr Tydfil, CF47 8BW. Tel: 01685 373721. Ref: Rynwen.

Energy Performance Certificate (EPC): Current Rating TBC

Additional Fees

Administration Charge: 0.25% inc VAT of the purchase price, subject to a minimum of £840 inc VAT, payable on exchange of contracts.

Disbursements: Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.

18

Residential

34 John Street, Maesteg, Bridgend CF34 0BL

*GUIDE PRICE:

£47,000 + (plus fees)

Ideal Buy To Let Opportunity

A two bedroom mid terrace property over two floors situated within close proximity of all local amenities and within easy access of Maesteg Town Centre.

Benefits include gas central heating (not tested) double glazing and rear garden.

Ground Floor: Entrance hall, lounge and kitchen.

First Floor: Two bedrooms and bathroom.

Outside: Good size garden to rear.

Viewing Schedule:

Thursday 29th August 10.00-10.30

Thursday 5th September 10.00-10.30

Monday 9th September 10.00-10.30



Tenure: See Legal Pack

Local Authority: Bridgend County Borough Council

Energy Performance Certificate (EPC): Current Rating E

Additional Fees

Buyer's Premium: £900 inc VAT payable on exchange of contracts.

Administration Charge: 0.25% inc VAT of the purchase price, subject to a minimum of £840 inc VAT, payable on exchange of contracts.

Disbursements: Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.



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*Description on Auction Information page

19

Residential

39 Hendrefoilan Road, Sketty, Swansea SA2 9LT

*GUIDE PRICE:

£155,000 + (plus fees)

House In Need Of Refurbishment

In need of refurbishment is this substantial semi detached house benefiting from four bedrooms and two bathrooms.

Located in the sought after area of Sketty in Swansea with excellent links to the beaches at The Mumbles.

Ground Floor: Entrance hall, two good sized reception rooms, kitchen, cloakroom/wc, utility area and integral garage.

Lower Ground Floor: Two large rooms.

First Floor: Four bedrooms and two bathrooms.

Outside: Driveway with parking, garage and gardens to front and rear.

Viewing Schedule:

Viewing via Purplebricks website.



Tenure: See Legal Pack

Local Authority: City and County of Swansea Council

Solicitors: Butterworths, 3 Walker Terrace, Gateshead, Tyne and Wear, NE8 1EB. Tel: 01914 821152.

Energy Performance Certificate (EPC): Current Rating D

Additional Fees

Buyer's Premium: £2200 inc VAT payable on exchange of contracts.

Administration Charge: £900 inc VAT payable on exchange of contracts.

Disbursements: Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.

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*Description on Auction Information page

31 & 32 Windsor Road, Six Bells, Abertillery, Blaenau Gwent NP13 2QE

*GUIDE PRICE: **£69,000 +** (plus fees)



Two Mid Terrace Properties For Redevelopment/Refurbishment

An end of terrace house and the adjoining mid terrace house currently interconnecting but could be subdivided back in to two separate dwellings. Both properties currently offer four bedrooms.

The houses have pointed stone front elevations and partial double glazed (UPVC) fenestration, benefiting from gas central heating (not tested) via a combination boiler.

The properties are located on a popular road within the village overlooking Six Bells Park and close to local shops, school and other amenities.

NB. Cleared funds required on exchange.

Ground Floor: Two hallways with open entrance between the two dwellings, lounge through dining room, through sitting room (formerly two reception rooms), kitchen, utility room and bathroom.

First Floor: Four bedrooms and bathroom.

Outside: Forecourt. Overgrown rear garden containing some Japanese Knotweed.

Viewing Schedule:

- Tuesday 27th August 16.30-17.00
- Thursday 29th August 16.30-17.00
- Thursday 5th September 16.30-17.00



Tenure: See Legal Pack
Local Authority: Blaenau Gwent County Borough Council
Solicitors: Healys LLP, 8-9 Old Steine, Brighton, BN1 1EJ. Tel: 01273 664095. Ref: Sinead Mcgeady.
Energy Performance Certificate (EPC): Current Rating E

Additional Fees
Buyer's Premium: £900 inc VAT payable on exchange of contracts.
Administration Charge: 0.25% inc VAT of the purchase price, subject to a minimum of £840 inc VAT, payable on exchange of contracts.
Disbursements: Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.

PRELIMINARY ANNOUNCEMENT

To be offered for sale by Public Auction
Wednesday 23rd October 2019 at 5.00 pm



The Granary, Llanvair Llanishen, Farhill, Llanishen, Chepstow, Monmouthshire NP16 6QU

Guide Price - £330,000+

A three bedroom Grade II Listed barn conversion set in approx 1.5 acres. Open plan kitchen/dining/living space with vaulted ceilings and exposed beams. Superb master en-suite, study area, garage and off road parking.

Contact Auction House to register your details

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**AUCTION
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SOUTH WALES

PRELIMINARY ANNOUNCEMENT

To be offered for sale by Public Auction
Wednesday 23rd October 2019 at 5.00 pm



Llanvair Farmhouse, Farhill, Llanishen, Chepstow, Monmouthshire NP16 6QU

Guide Price - £425,000+

A 17th Century Grade II Listed five bedroom detached farmhouse full of period character features set in gardens of approximately 1 acre with a stream and ample off road parking area with external store.

Contact Auction House to register your details

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**AUCTION
HOUSE**

SOUTH WALES

103 Alexandra Road, Newport NP20 2JG

*GUIDE PRICE: **£360,000 +** (plus fees)



Residential Investment

The Property is located on the southern section of Alexandra Road at its junction with Brunel Street and close to the junction with the Southern Distributor Road (A48).

The Property is a semi-detached building, formerly a Police Station which has been converted over recent years to provide No.4, 1 bedroom apartments, No.1, 2 bedroom apartment and No.5 studio apartments. There is a shared kitchen area and private parking to the rear.

Tenancies:

The flats/studios are let on flexible agreements. The rents quoted below are inclusive of bills, apart from heating and water which are paid separately.

- Flat 1: £115 per calendar week
- Flat 2: £125 per calendar week
- Flat 3: £135 per calendar week
- Flat 6: Vacant

Tenure: See Legal Pack

Local Authority: Newport City Council

Solicitors: Spicketts Batrick, 3 - 4 Gelliwastad Road, Pontypridd, CF37 2AU. Tel: 01443 407221. Ref: John Allison.

Energy Performance Certificate (EPC): Current Rating E: 53

- Flat 7: £125 per calendar week
- Flat 8: £125 per calendar week
- Flat 9: £100 per calendar week
- Flat 10: Vacant
- Flat 11: £130 per calendar week
- Flat 12: £115 per calendar week

Current Gross Rents Received: £970 per calendar week / £50,440 per annum.

Viewing Schedule:

- Monday 2nd September 11.00-11.45
- Monday 9th September 15.00-15.45

Additional Fees

Administration Charge: 0.25% inc VAT of the purchase price, subject to a minimum of £840 inc VAT, payable on exchange of contracts.

Disbursements: Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.

Streets Brasserie, 4 Broad Street, Barry, The Vale of Glamorgan CF62 7AA

*GUIDE PRICE: £165,000 + (plus fees)

**Mixed Use Premises in Good Trading Location**

A well maintained and presented three storey mixed use property comprising of a ground floor split level 60 cover restaurant with bar area, to the lower ground floor are customer toilets, cellar and store.

To the first and second floor is extensive three bedroom self contained managers accommodation. The business has successfully traded as Streets Brasserie for the last 29 years and along with the building is only being sold due to retirement.

The property is located in a busy trading location in the popular west end of the town close to the local train station and the beaches of Barry Island and the Knapp.

The town itself has a good shopping area, schools, amenities and has increased in popularity with the continuing waterfront development and good transport links to Cardiff.

Ground Floor: Bar/Servery, 60 cover split level dining area with open kitchen, preparation area and store room. (Please note that all stainless steel kitchen equipment is to remain).

Lower Ground Floor: Male toilets, female toilets, beer cellar and store room.

First Floor: Entrance hallway accessed from the rear of the building, large bedroom, utility/laundry/w.c.cloak, kitchen/dining room with sitting area and full width bay fronted lounge.

Second Floor: Landing, two bedrooms, large family bathroom (potential to subdivide which could provide an additional good size bedroom).

Outside: Attractive seating area, double garage (partitioned for bin store and walkway to the rear lane).



Tenure: See Legal Pack

Local Authority: Vale of Glamorgan Council

Solicitors: Cranes Solicitors, 8 Broad Street, Barry, Vale of Glamorgan, CF62 7AA. Tel: 01446 720444. Ref: Tim Crane.

Energy Performance Certificate (EPC): Current Rating C

Additional Fees

Buyer's Premium: 0.7% inc VAT of the purchase price payable on exchange of contracts.

Administration Charge: 0.25% inc VAT of the purchase price, subject to a minimum of £840 inc VAT, payable on exchange of contracts.

Disbursements: Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.

23

Residential

Flat 1, Gwalia, Main Street, Goodwick, Pembrokeshire SA64 0BN

*GUIDE PRICE:

£35,000 + (plus fees)

Buy To Let Opportunity

First and second floor, two bedroom maisonette located in the Goodwick area of Fishguard with views over the harbour.

First Floor: Entrance hall, lounge, kitchen, dining room and bedroom.

Second Floor: Bedroom and shower room.

Viewing Schedule:

By Appointment Via West Wales Properties.



Tenure: See Legal Pack

Local Authority: Pembrokeshire County Council

Solicitors: Haines and Lewis (Haverfordwest), Penffynnon, Hawthorn Rise, Haverfordwest, SA61 2BQ. Tel: 0345 408 0125. Ref: Nicola Gwynn.

Energy Performance Certificate (EPC): Current Rating F

Additional Fees

Buyer's Premium: £600 inc VAT payable on exchange of contracts.

Administration Charge: 0.25% inc VAT of the purchase price, subject to a minimum of £840 inc VAT, payable on exchange of contracts.

Disbursements: Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.



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*Description on Auction Information page

24

Residential For Improvement

2 Hazelwood Row, Cwmavon, Port Talbot, Neath Port Talbot SA12 9DP

*GUIDE PRICE:

£55,000 + (plus fees)

Residential For Improvement

A mid-terrace two bedroom house benefiting from Gas Central Heating (not tested) located on a quiet street off the B4286.

The property is located in Cwmavon which is a large village in the Afan Valley within the boundary of Neath Port Talbot. Port Talbot is located less than 2 miles to the south. There is a regular bus service connecting the area to Port Talbot.

NB. Cleared funds required on exchanged.

Ground Floor: Living Room, kitchen and family bathroom.

First Floor: Two Bedrooms.

Outside: An enclosed garden with gated access to the rear lane.

Viewing Schedule:

Tuesday 20th August 14.00-15.00

Thursday 29th August 11.00-11.30

Friday 6th September 16.00-16.30



Tenure: See Legal Pack

Local Authority: Neath Port Talbot County Borough Council

Solicitors: Walker Morris LLP, 33 Wellington Street, Leeds, LS1 4DL. Tel: 01132832500.

Energy Performance Certificate (EPC): Current Rating D

Additional Fees

Buyer's Premium: £1140 inc VAT payable on exchange of contracts.

Administration Charge: 0.25% inc VAT of the purchase price, subject to a minimum of £840 inc VAT, payable on exchange of contracts.

Disbursements: Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.



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25

Residential For Improvement

14 Victoria Road, Abertillery, Blaenau Gwent NP13 2LX

***GUIDE PRICE:**

£27,000 + (plus fees)

Mid Terrace Property In Need Of Refurbishment

A three bedroom mid terraced bay fronted house having a pointed stone front elevation beneath a pitched slate roof covering benefiting from partial (UPVC) double glazed fenestration and gas central heating (not tested) via a Worcester combination boiler. Internal refurbishment is required throughout.

NB. Cleared funds required on exchanged.

Ground Floor: Entrance hall, lounge/dining room, kitchen (not fitted) and bathroom.

First Floor: Landing and three bedrooms.

Outside: Gardens to front and rear.

Viewing Schedule:

Tuesday 27th August 17.00-17.30

Thursday 29th August 17.00-17.30

Thursday 5th September 17.00-17.30

Tenure: See Legal Pack

Local Authority: Blaenau Gwent County Borough Council

Solicitors: Healys LLP, 8-9 Old Steine, Brighton, BN1 1EJ. Tel: 01273 664095. Ref: Sinead Mcgeady.

Energy Performance Certificate (EPC): Current Rating E

Additional Fees

Buyer's Premium: £900 inc VAT payable on exchange of contracts.

Administration Charge: 0.25% inc VAT of the purchase price, subject to a minimum of £840 inc VAT, payable on exchange of contracts.

Disbursements: Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.

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[*Description on Auction Information page](#)



26

Redevelopment

Land and Buildings in Meyrick Street, Adjacent to 50 Queen Street, Pembrokeshire SA72 6JE

***GUIDE PRICE:**

£5,000 + (plus fees)

Development Opportunity

A mid terraced building in need of complete redevelopment having rendered elevations beneath a pitched slate roof covering with an overgrown garden area to the rear. The property itself is entered from Meyrick Street.

The property is located in the centre of Pembroke Dock close to local shops, train station and other amenities.

Viewing Schedule:

Please contact joint auctioneers Guy Thomas for viewings on 01646 682342.

NB: The whole property cannot be inspected internally, however, the area to the rear can be accessed via a ramp from the section of the building on Meyrick Street.

Please note that interested parties are advised to exercise caution when entering through the property via the ramp.

Neither the seller, auctioneers or agents shall be held responsible for any accident caused.



Tenure: See Legal Pack

Local Authority: Pembrokeshire County Council

Solicitors: Philip Roache, 12 Meyrick Street, Pembroke Dock, SA72 6UT. Tel: 01646 682603.

Energy Performance Certificate (EPC): Current Rating N/A

Additional Fees

Buyer's Premium: £600 inc VAT payable on exchange of contracts.

Administration Charge: 0.25% inc VAT of the purchase price, subject to a minimum of £840 inc VAT, payable on exchange of contracts.

Disbursements: Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.

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[*Description on Auction Information page](#)



27

Residential

37 Coed Mieri, Pontyclun, Rhondda Cynon Taff CF72 9UW

*GUIDE PRICE:

£120,000 + (plus fees)

Modern Semi Detached house

A modern built three bedroom semi detached house benefiting from gas central heating (not tested) located within a cul de sac of similar properties.

The property is located in Pontyclun, which has a number of local shops, train station, school and other amenities and also provides good access to the M4.

Ground Floor: Entrance, kitchen/diner, lounge and w.c.

First Floor: Three bedrooms and bathroom.

Outside: Front and rear gardens. Off road parking.

Viewing Schedule:

Thursday 22nd August 12.00-12.30

Thursday 29th August 12.00-12.30

Thursday 5th September 12.00-12.30

Tenure: See Legal Pack

Local Authority: Rhondda Cynon Taff County Borough Council

Solicitors: West Coast Conveyancing, 9 Kings Road, Cardiff, CF11 9BZ. Tel: 01291 023275. Ref: Susan Pearson.

Energy Performance Certificate (EPC): Current Rating TBC

Additional Fees

Buyer's Premium: 0.6% inc VAT of the purchase price payable on exchange of contracts.

Administration Charge: 0.25% inc VAT of the purchase price, subject to a minimum of £840 inc VAT, payable on exchange of contracts.

Disbursements: Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.

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[*Description on Auction Information page](#)



28

Residential For Improvement

100 Clyndu Street, Swansea SA6 7BB

*GUIDE PRICE:

£34,000 + (plus fees)

Residential For Improvement

A two bedroom mid terrace house of traditional construction with elevated views over the countryside.

The property is located on the fringe of Morriston, a popular suburb within the city of Swansea, with a busy retail parade, schools public transport links and good road communications into Swansea City Centre and the M4 Motorway.

NB. Cleared funds required on exchange.

Ground Floor: Entrance hallway, living room and kitchen.

First Floor: Two bedrooms and family bathroom.

Outside: Enclosed courtyard garden to rear.

Viewing Schedule:

Friday 30th August 11.00-11.30

Friday 6th August 11.00-11.30

NB: There is evidence of Japanese Knotweed on the rear boundary of the site.



Tenure: See Legal Pack

Local Authority: City and County of Swansea Council

Solicitors: Wilsons Solicitors, 20 The Grove, Ilkley, LS29 9EG. Tel: 01943 602998. Ref: Kirsty Rowett.

Energy Performance Certificate (EPC): Current Rating D

Additional Fees

Buyer's Premium: £900 inc VAT payable on exchange of contracts.

Administration Charge: 0.25% inc VAT of the purchase price, subject to a minimum of £840 inc VAT, payable on exchange of contracts.

Disbursements: Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.

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[*Description on Auction Information page](#)

Development Opportunity

Dinas Noddfa Chapel, Dinas Street, Plasmarl, Swansea SA6 8LJ

*GUIDE PRICE:

£130,000 + (plus fees)

Former Chapel With Development Potential

This Grade II listed Italian Romanesque style chapel is arranged over two floors on a large site.

Within close proximity to the Liberty Stadium and Morfa Retail Park, 10 minute drive into Swansea City Centre and coastline, on a bus route with easy access to Morriston Hospital, the DVLA and within 5 minute drive to the M4 motorway.

Planning Permission:

Planning has been granted, 2013/1583 for the conversion of chapel to 15 flats and 2 maisonettes, and retaining walls within the curtilage of the site to form parking area. The application was granted on 12th August 2015 and expires 11th August 2020.

Viewing Schedule:

Viewing via Purplebricks website.

NB: There is evidence of Japanese Knotweed to the rear of the plot.

Additional Fees

Buyer's Premium: £2200 inc VAT payable on exchange of contracts.

Administration Charge: £900 inc VAT payable on exchange of contracts.

Disbursements: Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.



Tenure: See Legal Pack

Local Authority: City and County of Swansea Council

Solicitors: Butterworths, 3 Walker Terrace, Gateshead, Tyne and Wear, NE8 1EB. Tel: 01914 821152.

Energy Performance Certificate (EPC): This Property is Grade II listed

LEGAL PACKS



We remind all prospective buyers that prior to auction day, the legal documents can be viewed at our offices, or online for free, thus making the process of purchasing at auction much easier and open to everyone.

We also offer a service for non attending bids by way of telephone or proxy if you cannot make the auction day. Non Attending Bid Forms are included to the rear of this Catalogue.

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Residential

2 Wingfield Terrace, Treharris, Merthyr Tydfil CF46 5DB

*GUIDE PRICE:

£60,000 + (plus fees)

In Need Of Refurbishment

Great opportunity to purchase this bay fronted mid terraced property in a sought after location. There are three bedrooms and a good sized rear garden with lane access.

The property is located in Treharris with excellent road links to Cardiff and the M4 at Junction 32.

NB. Cleared funds required on exchange.

Ground Floor: Lounge, kitchen, shower room, w/c and utility room.

First Floor: Three bedrooms and bathroom.

Outside: Garden to the front and rear with lane access.

Viewing Schedule:

Wednesday 28th August 14.00-14.30

Monday 2nd September 14.00-14.30

Wednesday 4th September 14.00-14.30

Additional Fees

Buyer's Premium: £900 inc VAT payable on exchange of contracts.

Administration Charge: 0.25% inc VAT of the purchase price, subject to a minimum of £840 inc VAT, payable on exchange of contracts.

Disbursements: Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.



Tenure: See Legal Pack

Local Authority: Merthyr Tydfil County Borough Council

Solicitors: Wilsons Solicitors, 20 The Grove, Ilkley, LS29 9EG. Tel: 01943 602998. Ref: Oliver Taman.

Energy Performance Certificate (EPC): Current Rating TBC

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[*Description on Auction Information page](#)



Plots/Building Land

Land at Duffryn Street, Ferndale, Rhondda Cynon Taff CF43 4ES

*GUIDE PRICE:

£37,000 + (plus fees)

Development Opportunity

A cleared freehold development site with planning permission for six town houses.

Planning ref no. 12/1215/10.

All prospective buyers are advised to contact Rhondda Cynon Taff County Borough Council regarding planning permissions.

The site is located in the Ferndale area at the junction of Duffryn Street/Oaklands Villas/Oakland Terrace on the A4233.

Viewing Schedule:

The site has open access. Appointment not required.



Tenure: See Legal Pack

Local Authority: Rhondda Cynon Taff County Borough Council

Solicitors: JCP Solicitors, The Pavilion, Cowbridge, CF71 7AB. Tel: 01446 776123. Ref: Richard Beech.

Energy Performance Certificate (EPC): Current Rating N/A

Additional Fees

Administration Charge: 0.25% inc VAT of the purchase price, subject to a minimum of £840 inc VAT, payable on exchange of contracts.

Disbursements: Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.



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[*Description on Auction Information page](#)

32

Residential

1A Harold Street, Cardiff CF24 1NZ

*GUIDE PRICE:

£75,000 + (plus fees)

Part Converted Commercial Building to a Three Bedroom Dwelling with Private Driveway

A substantial former commercial building which was granted planning in 2012 for conversion to a three bedroom detached dwelling with garden area and off road parking. Building works have commenced and been carried out to first fix with electrics, drainage and soil.

The property is located within walking distance to the city centre, local shops, school and amenities. Good access is also offered to the A48/M4. Viewing a must to appreciate the size and development opportunity on offer.

Ground Floor: Entrance with w/c, bathroom, kitchen and large open living area.

First Floor: Landing and three bedrooms.

Outside: Gated driveway currently covered over providing ample off road parking and garden area.

Viewing Schedule:

Tuesday 27th August 12.00-12.30

Tuesday 3rd September 12.00-12.30

Tuesday 10th September 12.00-12.30



Tenure: See Legal Pack

Local Authority: Cardiff Council

Solicitors: Spicketts Batrick, 3 - 4 Gelliwastad Road, Pontypridd, CF37 2AU. Tel: 01443 407221. Ref: John Allison.

Energy Performance Certificate (EPC): Current Rating TBC

Additional Fees

Buyer's Premium: £600 inc VAT payable on exchange of contracts.

Administration Charge: 0.25% inc VAT of the purchase price, subject to a minimum of £840 inc VAT, payable on exchange of contracts.

Disbursements: Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.

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*Description on Auction Information page

33

Residential

16A Corpus Christi Lane, Ross on Wye, Herefordshire HR9 7AE

*GUIDE PRICE:

£90,000 + (plus fees)

Ideal Investment Opportunity/Owner Occupier

A first floor, town centre apartment with accommodation over two floors having an enclosed garden and entrance off a small lane.

Located within walking distance of Ross on Wye Town Centre.

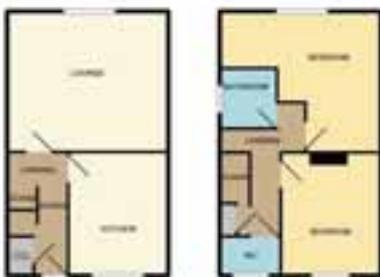
Ground Floor: Entrance hall, kitchen and lounge.

First Floor: Two bedrooms, bathroom and separate w.c.

Outside: Enclosed garden with lawned area, decking and gravelled area.

Viewing Schedule:

Appointment Via Bidmead Cook 01989 763553.



Tenure: See Legal Pack

Local Authority: Herefordshire County Council

Solicitors: Harrison Clark Rickerbys Solicitor, Freddie Govier Wright, Overcross House, Ross On Wye, HR9 7US. Tel: 01989 562377.

Energy Performance Certificate (EPC): Current Rating D

Additional Fees

Buyer's Premium: £900 inc VAT payable on exchange of contracts.

Administration Charge: 0.25% inc VAT of the purchase price, subject to a minimum of £840 inc VAT, payable on exchange of contracts.

Disbursements: Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.

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*Description on Auction Information page

Residential for Improvement

Highway Farm, Mitchel Troy, Monmouth, Monmouthshire NP25 4JB

*GUIDE PRICE:

£180,000 + (plus fees)

Detached House In Need Of Renovation

The Property comprises a detached 4-bedroom house on ground and first floor levels. The house is of traditional brick construction with roughcast rendered elevations under a pitched slate roof.

The Property is located in Mitchel Troy Common approximately 3 miles to the South West of Monmouth Town Centre. Access to the property is over a shared access lane off Common Road. The area is semi-rural and close to The Wye Valley Area of Outstanding Beauty.

Ground Floor: Entrance hall, cloakroom, living room, dining room, kitchen and utility room.

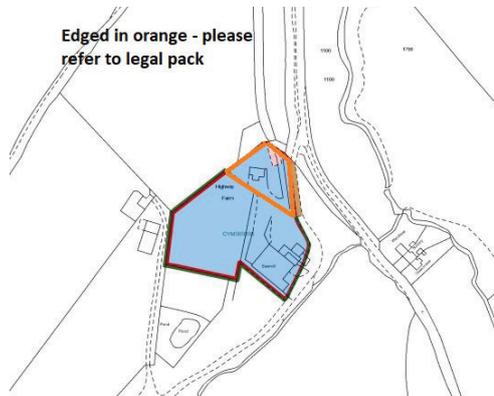
First Floor: Four bedrooms and a bathroom.

Viewing Schedule:

Monday 2nd September – 15.00 – 15.30

Wednesday 4th September – 15.00 – 15.30

Monday 9th September – 15.00 – 15.30



Tenure: See Legal Pack

Local Authority: Monmouthshire County Council

Solicitors: Eversheds-Sutherland Solicitors (Katie), 1 Callaghan Square, Cardiff, CF10 5BT. Tel: 02920 477210. Ref: Katie Lewis.

Energy Performance Certificate (EPC): Current Rating G

Additional Fees

Buyer's Premium: £1140 inc VAT payable on exchange of contracts.

Administration Charge: 0.25% inc VAT of the purchase price, subject to a minimum of £840 inc VAT, payable on exchange of contracts.

Disbursements: Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.

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*Description on Auction Information page

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AUCTION HOUSE

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NON-ATTENDING BID OR TELEPHONE BID

Please also sign and return the reverse side of this form



AUTHORISATION FOR BIDDING BY PROXY OR TELEPHONE

Full Name (s):

Name of Company (if applicable):

Home or Company (address): Postcode:

Tel: Mobile:

Email:

Hereby authorise Auction House to bid on my behalf by proxy / telephone (delete as applicable) bid for the property detailed below.

I confirm that I have read and understood the General Conditions of Sale and signed the Conditions of Bidding by Proxy or Telephone set out overleaf.

PROPERTY AND BID DETAILS

Lot No.: Property Address:

My maximum bid (proxy bids only) will be: £

(amount in words):

DEPOSIT (tick as applicable)

I attach a cheque for 10% of my proxy bid or £3000, whichever is the greater, plus 0.25% inc VAT of the purchase price, subject to a minimum of £840 inc VAT, payable on exchange of contracts. Plus Buyers Premium if applicable.

OR

I attach a blank cheque to be completed by the Auctioneer if my bid is successful, within which he will include 0.25% inc VAT of the purchase price, subject to a minimum of £840 inc VAT, payable on exchange of contracts. Plus Buyers Premium if applicable.

My cheque of £ is made payable to AUCTION HOUSE SOUTH WALES (amount if applicable)

I hereby authorise Auction House to undertake Proof of Identification checks using the information provided.

Date of Birth Period living at current address NI Number

Passport Number

Driving Licence Number

Previous address if less than 6 months

SOLICITORS

My solicitors are:

Of (address):

Postcode:

Tel: Person Acting:

If my bid is successful, I authorise the Auctioneer to sign the Memorandum of Sale on my behalf and recognise that I will be the legally bound purchaser of the property referred to above and must complete the purchase of the property within the time specified in the General/Special Conditions of Sale.

Signed: **Date:**

PLEASE MARK THE ENVELOPE EITHER PROXY OR TELEPHONE BID

TERMS AND CONDITIONS FOR TELEPHONE BIDS AND BIDDING BY LETTER

Anyone not able to attend the auction and wishing to make a bid for any property,
do so on the following terms and conditions:

1. The bidder must complete a separate authority form for each Lot involved, and provide a bankers draft, solicitor's client's account cheque or personal cheque for 10% of the maximum amount of the bid for each Lot. Please note the minimum deposit for any bid is £3,000 PER LOT.
2. The bidder must upload Proof of Identity in the form of a scan of a driving licence or passport, and a scan of a utility bill to the Auctions Passport Service that accesses the property's Legal Pack. Also you authorise Auction House to undertake a search with Experian for the purpose 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. They may also use your details in the future to assist other companies for verification purposes. A record of the search will be retained.
3. The form must be sent to, or delivered to: Written & Telephone Bids, Auction House South Wales, Gold Tops House, 8A Pentonville, Newport NP20 5HB to arrive before 6pm two working days prior to the start of the auction. It is the bidders responsibility to check that the form is received by Auction House and this can be done by telephoning the office.
4. In the case of a telephone bid the prospective purchaser should provide a blank cheque in the name of the purchaser which the Auctioneer will complete on behalf of the prospective purchaser if the prospective purchaser is successful in purchasing the relevant property for 10% of the purchase price, plus the administration charge or in accordance with the General or Special Conditions of Sale relating to the lot.
5. The bidder shall be deemed to have read the "Important Notice to be read by all bidders"; the particulars of the relevant Lot in the catalogue the general and special conditions of sale. The bidder shall be deemed to have taken all necessary professional and legal advice and to have made enquiries and have knowledge of any announcements to be made from the rostrum of any amendments relating to the relevant Lot. Announcements can and should be checked by bidders on the day before the auction. However, the Auctioneers will advise the bidders of any announcements as soon as possible prior to the Auction.
6. In the case of a written bid, Auction House staff will compete in the bidding up to the maximum of the authorisation. If no maximum is inserted, Auction House reserve the right not to bid.
7. Auction House reserve the right not to bid on behalf of written bidders, in the event of any error, doubt, omission, uncertainty as to the bid, any failure to validate Proof of Identification, 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.
8. In the event that the written or telephone bid is successful, the Auctioneer will sign the Memorandum of the Contract on behalf of the bidder (a Contract would have been formed on the fall of the hammer).
9. In the event of a Contract, the deposit monies will be applied so far as necessary to meet the requirement for a 10% deposit (minimum £3,000) and the balance of the deposit (if any) will be held by the vendors solicitor pending completion. An Administration charge of 0.25% inc VAT of the purchase price, subject to a minimum of £840 inc VAT, payable on exchange of contracts, should be added to the deposit cheque or a separate cheque should be made payable to Auction House South Wales.
10. In the event that the bidder is unsuccessful in gaining the Contract, the deposit monies shall be returned to the bidder promptly.
11. The Auctioneer will make no charge to a prospective purchaser for this service and will accept no liability whatsoever for any bid not being made on behalf of the prospective purchaser whether through lack of clarity of instructions or for any other reason whatsoever. Prospective telephone purchasers will not hold Auction House liable for any loss or claims relating to the telephone bidding system. The prospective purchaser will be advised if the relevant lot has been successfully purchased on his behalf as soon as possible after the auction. Where the lot has not been purchased the prospective purchaser will be notified by post and the deposit returned as soon as reasonably possible.
12. Once delivered to the Auctioneers, the authority to bid is binding on the bidder 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.
13. The authority can only be withdrawn by notification in writing delivered to Auction House at their office two hours before the start of the auction on the day the relevant Lot is scheduled to be auctioned, or by delivery into the hands of the Auctioneer in the auction room half-an-hour before the start of that day's auction. It is the bidders 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, any successful Contract is binding on the bidder.
14. 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 Auction House staff as empowered under the written authority. Auction House will have no liability whatsoever if the price achieved is the result only of this competition in bidding without intervention from other bidders.
15. Prospective purchasers are advised in respect of telephone bids should they become disconnected during bidding or are unobtainable, Auction House will not be held responsible or liable for any loss suffered in respect thereof. I hereby confirm that I have read and understood the above terms and conditions to bid by letter.

Signed: Date:

Please sign this page and ensure the form overleaf is completed

MEMORANDUM OF SALE



Property Address: Lot No.
Price:

The Vendor:

The Purchaser:

Post Code: Tel:

It is agreed that the Vendor sells and the Purchaser buys the property described in the accompanying particulars and *conditions of sale subject to their provisions and the terms and stipulations in them at the price above mentioned.

Purchase Price: £

Less Deposit: £

Balance: £

Dated:

Completion Date:

Signed:

Authorised Agent for Vendor

As Agents for the Vendor we acknowledge receipt of the deposit in the form

of:

Dated:

Signed:

The Purchaser

Purchasers Solicitor:

Post Code: Tel:

Vendors Solicitor:

Post Code: Tel:

* For the purpose of this contract, the conditions of sale include the three sections of the RICS Common Auction Conditions, the Glossary, Conduct of the Auction and the General Conditions.

In addition and at the same time, the purchaser is required to pay by cheque to the Auctioneer an Administration Charge of 0.25% inc VAT of the purchase price, subject to a minimum of £840 inc VAT, payable on exchange of contracts, plus Buyers Premium if applicable.

COMMON AUCTION CONDITIONS (EDITION 3)

REPRODUCED WITH THE CONSENT OF THE RICS

INTRODUCTION

The Common Auction Conditions have been produced for real estate auctions in England and Wales to set a common standard across the industry. They are in three sections:

GLOSSARY

The glossary gives special meanings to certain words used in both sets of conditions.

AUCTION CONDUCT CONDITIONS

The Auction Conduct Conditions govern the relationship between the auctioneer and anyone who has a catalogue, or who attends or bids at the auction. They cannot be changed without the auctioneer's agreement.

SALE CONDITIONS

The Sale Conditions govern the agreement between each seller and buyer. They include general conditions of sale and template forms of special conditions of sale, tenancy and arrears schedules and a sale memorandum.

IMPORTANT NOTICE

A prudent buyer will, before bidding for a lot at an auction:

- take professional advice from a conveyancer and, in appropriate cases, a chartered surveyor and an accountant;
- read the conditions;
- inspect the lot;
- carry out usual searches and make usual enquiries;
- check the content of all available leases and other documents relating to the lot;
- check that what is said about the lot in the catalogue is accurate;
- have finance available for the deposit and purchase price;
- check whether VAT registration and election is advisable;

The conditions assume that the buyer has acted like a prudent buyer.

If you choose to buy a lot without taking these normal precautions you do so at your own risk.

GLOSSARY

This glossary applies to the auction conduct conditions and the sale conditions.

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 are printed in bold type 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:

- (a) the date specified in the special conditions; or
- (b) 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 has signed up to the Banking Code or Business Banking Code 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) a Saturday or a Sunday; (b) a bank holiday in England and Wales; or (c) Good Friday or Christmas Day.

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 to which the conditions refer including any supplement to it.

Completion

Unless otherwise agreed between seller and buyer (or their conveyancers) the occasion when both seller and buyer have complied with their obligations under the contract and the balance of the price is unconditionally received in the seller's conveyancer's client account.

Condition

One of the auction conduct conditions or sales 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 not sold at the auction:

- (a) the date of the sale memorandum signed by both the seller and buyer; or
- (b) 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.

Financial charge

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

General conditions

That part of the sale conditions so headed, including any extra general conditions.

Interest rate

If not specified in the special conditions, 4% above the base rate from time to time of Barclays Bank plc. (The interest rate will also apply to judgment debts, if applicable.)

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, any similar official).

Price

The price 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 tenancy schedule (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 a copy of the catalogue or who attends or bids at the auction, whether or not a buyer.

AUCTION CONDUCT CONDITIONS

A1 INTRODUCTION

A1.1 Words in bold type have special meanings, which are defined in the Glossary.

A1.2 The catalogue is issued only on the basis that you accepted these auction conduct conditions. They govern our relationship with you and cannot be disappplied or varied by the sale conditions (even by a condition purporting to replace the whole of the Common Auction Conditions). They can be varied only if we agree.

A2 OUR ROLE

A2.1 As agents for each seller we have authority to:

- (a) prepare the catalogue from information supplied by or on behalf of each seller;
- (b) offer each lot for sale;
- (c) sell each lot;
- (d) receive and hold deposits;
- (e) sign each sale memorandum; and
- (f) 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.

A2.2 Our decision on the conduct of the auction is final.

A2.3 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.

A2.4 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.

A3 BIDDING AND RESERVE PRICES

A3.1 All bids are to be made in pounds sterling exclusive of any applicable VAT.

A3.2 We may refuse to accept a bid. We do not have to explain why.

A3.3 If there is a dispute over bidding we are entitled to resolve it, and our decision is final.

A3.4 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.

A3.5 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.

A3.6 Where a guide price (or range of prices) is given that guide is the minimum price at which, or range of prices within which, the seller might be prepared to sell at the date of the guide price. But guide prices may change. The last published guide price will normally be at or above any reserve price, but not always – as the seller may fix the final reserve price just before bidding commences

A4 THE PARTICULARS AND OTHER INFORMATION

A4.1 We have taken reasonable care to prepare particulars that correctly describe each lot. The particulars are based on information supplied by or on behalf of the seller. You need to check that the information in the particulars is correct.

COMMON AUCTION CONDITIONS (EDITION 3)

REPRODUCED WITH THE CONSENT OF THE RICS

- A4.2 If the **special conditions** do not contain a description of the **lot**, or simply refer to the relevant **lot number**, you take the risk that the description contained in the **particulars** is incomplete or inaccurate, as the **particulars** have not been prepared by a conveyancer and are not intended to form part of a legal contract.
- A4.3 The **particulars** and the **sale conditions** may change prior to the **auction** and it is your responsibility to check that you have the correct versions.
- A4.4 If we provide information, or a copy of a document, provided by others we do so only on the basis that we are not responsible for the accuracy of that information or document.
- A5 THE CONTRACT**
- A5.1 A successful bid is one we accept as such (normally on the fall of the hammer). This **condition A5** applies to you if you make the successful bid for a lot.
- A5.2 You are obliged to buy the lot on the terms of the **sale memorandum** at the price you bid plus VAT (if applicable).
- A5.3 You must before leaving the **auction**:
- (a) provide all information we reasonably need from you to enable us to complete the **sale memorandum** (including proof of your identity if required by us);
- (b) sign the completed **sale memorandum**; and
- (c) pay the deposit.
- A5.4 If you do not we may either:
- (a) as agent for the **seller** treat that failure as your repudiation of the **contract** and offer the lot for sale again: the **seller** may then have a claim against you for breach of **contract**; or
- (b) sign the **sale memorandum** on your behalf.
- A5.5 **The deposit:**
- (a) 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 stated in the **sale conditions**; and
- (b) must be paid in pounds sterling by cheque or by bankers' draft made payable to us on an **approved financial institution**. The extra auction conduct conditions may state if we accept any other form of payment.
- A5.6 We may retain the **sale memorandum** signed by or on behalf of the **seller** until the deposit has been received in cleared funds.
- A5.7 If the **buyer** does not comply with its obligations under the **contract** then:
- (a) you are personally liable to buy the lot even if you are acting as an agent; and
- (b) you must indemnify the **seller** in respect of any loss the **seller** incurs as a result of the **buyer's** default.
- A5.8 Where the **buyer** is a company you warrant that the **buyer** is properly constituted and able to buy the lot.
- A6 EXTRA AUCTION CONDUCT CONDITIONS**
- A6.1 Despite any **special condition** to the contrary the minimum deposit we accept is £3,000 (or the total price, if less). A **special condition** may, however, require a higher minimum deposit.
- GENERAL CONDITIONS OF SALE**
- Words in **bold type** have special meanings, which are defined in the Glossary
- 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 the **lot** 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**, but excluding any **financial charges**: these the **seller** must discharge 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, within the meaning of 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.
- G1.8 Where chattels are included in the **lot** the **buyer** takes them as they are at **completion** and the **seller** is not liable if they are not fit for use.
- G1.9 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.
- G1.10 The **buyer** is not to rely on the information contained in the **particulars** but may rely on the **seller's** conveyancer's written replies to preliminary 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 The deposit
- (a) must be paid in pounds sterling by cheque or banker's draft drawn on an **approved financial institution** (or by any other means of payment that the **auctioneers** may accept); and
- (b) is to be held as stakeholder unless the **auction conduct conditions** provide that it is to be held as agent for the **seller**.
- G2.3 Where the **auctioneers** hold the deposit as stakeholder they 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**.
- 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**.
- G2.5 Interest earned on the deposit belongs to the **seller** unless the **sale conditions** provide otherwise.
- G3. BETWEEN CONTRACT AND COMPLETION**
- G3.1 Unless the **special conditions** state otherwise, the **seller** is to insure the **lot** from and including the **contract date** to **completion** and:
- (a) produce to the **buyer** on request all relevant insurance details;
- (b) pay the premiums when due;
- (c) if the **buyer** so requests, and pays any additional premium, use reasonable endeavours to increase the sum insured or make other changes to the policy;
- (d) 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) 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 (to the extent not already paid by the **buyer** or a tenant or other third party) for the period from and including the **contract date** to **completion**.
- G3.2 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.
- G3.3 Section 47 of the Law of Property Act 1925 does not apply.
- G3.4 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 except in relation to any matter that occurs after the **contract date**.
- G4.2 If any of the **documents** is not made available before the **auction** the following provisions apply:
- (a) The **buyer** may raise no requisition or objection to any of the **documents** that is made available before the **auction**.
- (b) 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.
- (c) If the **lot** is not registered land the **seller** is to give to the **buyer** within five business days 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.
- (d) If title is in the course of registration, title is to consist of certified copies of:
- (i) the application for registration of title made to the land registry;
- (ii) the **documents** accompanying that application;
- (iii) evidence that all applicable stamp duty land tax relating to that application has been paid; and
- (iv) 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**.
- (e) 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 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 Land Registry Rules when making application for registration of the transaction to which the **conditions** apply.
- 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** remains liable in any respect 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**.
- 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.
- G6.3 Payment is to be made in pounds sterling and only by:
- (a) direct transfer to the **seller's** conveyancer's client account; and
- (b) the release of any deposit held by a stakeholder.
- G6.4 Unless the **seller** and the **buyer** otherwise agree, **completion** cannot take place until both have complied with their obligations under the **contract** and the balance of the price is unconditionally received in the **seller's** conveyancer's client account.
- 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**.

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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.

G7.2 The person giving the notice must be ready to complete.

G7.3 If the buyer fails to comply with a notice to complete the seller may, without affecting any other remedy the seller has:

- terminate the contract;
- claim the deposit and any interest on it if held by a stakeholder;
- forfeit the deposit and any interest on it;
- resell the lot; and
- claim damages from the buyer.

G7.4 If the seller fails to comply with a notice to complete the buyer may, without affecting any other remedy the buyer has:

- terminate the contract; and
- recover the deposit and any interest on it from the seller or, if applicable, a stakeholder.

G8. IF THE CONTRACT IS BROUGHT TO AN END

If the contract is lawfully brought to an end:

- the buyer must return all papers to the seller and appoints the seller its agent to cancel any registration of the contract; and
- the seller must return the deposit and any interest on it to the buyer (and the buyer may claim it from the stakeholder, if applicable) unless the seller is entitled to forfeit the deposit under condition G7.3.

G9. LANDLORD'S LICENCE

G9.1 Where the lot is or includes leasehold land and licence to assign 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.

G9.4 The seller must:

- use all reasonable endeavours to obtain the licence at the seller's expense; and
- enter into any authorised guarantee agreement properly required.

G9.5 The buyer must:

- promptly provide references and other relevant information; and
- comply with the landlord's lawful requirements.

G9.6 If within three months of the contract date (or such longer period as the seller and buyer agree) the licence has not been obtained 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 licence is obtained. 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 price (less any deposit paid) from the agreed completion date up to and including the actual completion date.

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 pay to the buyer after completion any sum to which the buyer is entitled that the seller subsequently receives in cleared funds.

G10.3 Income and outgoings are to be apportioned at actual completion date unless:

- the buyer is liable to pay interest; and
- 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; in which event income and outgoings are to be apportioned on the date from which interest becomes payable by the buyer.

G10.4 Apportionments are to be calculated on the basis that:

- the seller receives income and is liable for outgoings for the whole of the day on which apportionment is to be made;
- annual income and expenditure accrues at an equal daily rate assuming 365 days in a year, and income and expenditure relating to some other period accrues at an equal daily rate during the period to which it relates; and
- 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.

G11. ARREARS

Part 1 Current rent

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 in advance on the most recent rent payment date on or within four months preceding completion.

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.

G11.3 Parts 2 and 3 of this condition G11 do not apply to arrears of current rent.

Part 2 Buyer to pay for arrears

G11.4 Part 2 of this condition G11 applies where the special conditions give details of arrears.

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.

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.

Part 3 Buyer not to pay for arrears

G11.7 Part 3 of this condition G11 applies where the special conditions:

- so state; or
- give no details of any arrears.

G11.8 While any arrears due to the seller remain unpaid the buyer must:

- try to collect them in the ordinary course of management but need not take legal proceedings or forfeit the tenancy;
- 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);
- 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;
- 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.

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.

G12. MANAGEMENT

G12.1 This condition G12 applies where the lot is sold subject to tenancies.

G12.2 The seller is to manage the lot in accordance with its standard management policies pending completion.

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 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;

(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

(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.

G13. RENT DEPOSITS

G13.1 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.

G13.2 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.

G13.3 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:

- observe and perform the seller's covenants and conditions in the rent deposit deed and indemnify the seller in respect of any breach;
- give notice of assignment to the tenant; and
- give such direct covenant to the tenant as may be required by the rent deposit deed.

G14. VAT

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.

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.

G15. TRANSFER AS A GOING CONCERN

G15.1 Where the special conditions so state:

- 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
- this condition G15 applies.

G15.2 The seller confirms that the seller

- is registered for VAT, either in the seller's name or as a member of the same VAT group; and
- 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.

G15.3 The buyer confirms that:

- it is registered for VAT, either in the buyer's name or as a member of a VAT group;
- 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;
- article 5(2B) of the Value Added Tax (Special Provisions) Order 1995 does not apply to it; and
- it is not buying the lot as a nominee for another person.

G15.4 The buyer is to give to the seller as early as possible before the agreed completion date evidence:

- of the buyer's VAT registration;
- that the buyer has made a VAT option; and
- 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.

G15.5 The buyer confirms that after completion the buyer intends to:

- 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
- collect the rents payable under the tenancies and charge VAT on them

G15.6 If, after completion, it is found that the sale of the lot is not a transfer of a going concern then:

- 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;
- the buyer must within five business days of receipt of the VAT invoice pay to the seller the VAT due; and
- 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.

G16. CAPITAL ALLOWANCES

G16.1 This condition G16 applies where the special conditions state that there are capital allowances available in respect of the lot.

G16.2 The seller is promptly to supply to the buyer all information reasonably required by the buyer in connection with the buyer's claim for capital allowances.

G16.3 The value to be attributed to those items on which capital allowances may be claimed is set out in the special conditions.

G16.4 The seller and buyer agree:

- to make an election on completion under Section 198 of the Capital Allowances Act 2001 to give effect to this condition G16; and
- to submit the value specified in the special conditions to HM Revenue and Customs for the purposes of their respective capital allowance computations.

G17. MAINTENANCE AGREEMENTS

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.

G17.2 The buyer must assume, and indemnify the seller in respect of, all liability under such contracts from the actual completion date.

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G18. LANDLORD AND TENANT ACT 1987

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.

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.

G19. SALE BY PRACTITIONER

G19.1 This condition G19 applies where the sale is by a practitioner either as seller or as agent of the seller.

G19.2 The practitioner has been duly appointed and is empowered to sell the lot.

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.

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.

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.

G19.6 The buyer understands this condition G19 and agrees that it is fair in the circumstances of a sale by a practitioner.

G20. TUPE

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.

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.

G21. ENVIRONMENTAL

G21.1 This condition G21 only applies where the special conditions so provide.

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.

G21.3 The buyer agrees to indemnify the seller in respect of all liability for or resulting from the environmental condition of the lot.

G22. SERVICE CHARGE

G22.1 This condition G22 applies where the lot is sold subject to tenancies that include service charge provisions.

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 that:

- (a) payments on account (whether received or still then due from a tenant) exceed attributable service charge expenditure, the seller must pay to the buyer an amount equal to the excess when it provides the service charge account;
 - (b) attributable service charge expenditure exceeds payments on account (whether those payments have been received or are still then due), the buyer must use all reasonable endeavours to recover the shortfall from the tenant at the next service charge reconciliation date and pay the amount so recovered to the seller within five business days of receipt in cleared funds;
- 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 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 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 Contract (Rights of Third Parties) Act 1999.

Going once...

The most suitable properties for auction include:

- 🔨 Properties for improvement
- 🔨 Tenanted properties
- 🔨 Residential investments
- 🔨 Development propositions
- 🔨 Building Land
- 🔨 Mixed use properties
- 🔨 Commercial investments
- 🔨 Unique properties
- 🔨 Land (development or greenfield)
- 🔨 Lock up garages

Auction dates:

23rd October 2019

11th December 2019

auctionhouse.co.uk/southwales

Colum Buildings, 13 Mount Stuart
Square, Cardiff CF10 5EE
☎ 02920 475184
✉ southwales@auctionhouse.co.uk

Gold Tops House, 8a Pentonville
Newport NP20 5HB
☎ 01633 212555
✉ southwales@auctionhouse.co.uk



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