

# ORDER OF SALE

**Wednesday 5th June 2019 7.00pm**

Stoke City Football Club, bet365 Stadium, Stanley Matthews Way, Stoke-on-Trent ST4 4EG

LOT	ADDRESS	*GUIDE PRICE	LOT TYPE
1	28 Knowle Street, Stoke, Stoke-On-Trent, Staffordshire	£30,000+	Residential for Improvement
2	34 First Avenue, Ketley Bank, Telford, Shropshire	£98,000+	Residential for Improvement
3	5A Church Street, Newcastle, Staffordshire	£125,000+	Mixed Use
4	8 Laurel Lane, Rock Bank, Telford, Shropshire	£42,000+	Residential for Improvement
5	50 Hadley Park Road, Hadley, Telford, Shropshire	£105,000+	Residential for Improvement
6	42 Hartshill Avenue, Oakengates, Telford, Shropshire	£95,000+	Residential for Improvement
7	Gracelands, Ellesmere Road, Whittington, Oswestry, Shropshire	£310,000+	Residential for Improvement
8	64 Fletcher Street, Ripley, Derbyshire	£75,000+	Residential for Improvement
9	26 Bakewell Close, Shrewsbury, Shropshire	£120,000+	Residential for Improvement
10	44 The Incline, Ketley, Telford, Shropshire	£100,000+	Residential for Improvement
11	140 Hurleybrook Way, Leegomery, Telford, Shropshire	£65,000+	Residential for Improvement
12	4 The Hay, The Rock, Telford, Shropshire	£190,000+	Residential for Improvement
13	28 Chockleys Meadow, Leegomery, Telford, Shropshire	£90,000+	Residential
14	13 Grove Road, Overdale, Telford, Shropshire	£90,000+	Residential
15	34 Old Road, Barlaston, Stoke-On-Trent, Staffordshire	£100,000+	Residential for Improvement
16	44 Booth Street, Chesterton, Newcastle under Lyme	£45,000+	Residential for Improvement

**Thursday 13th June 2019 6.00pm**

Banks's Stadium, Walsall Football Club, Bescot Crescent, Walsall WS1 4SA

LOT	ADDRESS	*GUIDE PRICE	LOT TYPE
1	11 Upper Sneyd Road, Essington, Wolverhampton, West Midlands	£75,000+	Residential
2	31 Arundel Street, Walsall, West Midlands	£69,000+	Residential for Improvement
3	130 Miner Street, Walsall, West Midlands	£65,000+	Residential
4	2 Fircroft Close, Cannock, West Midlands	£79,000+	Residential
5	7 Tudor Court, Tipton, West Midlands	£28,000+	Residential Investment
6	Flat 8, Unett Court, St. Matthews Road, Smethwick, West Midlands	£30,000+	Residential
7	111 Tudor Court, Tipton, West Midlands	£28,000+	Residential Investment
8	114 Old Heath Road, Wolverhampton, West Midlands	£79,000+	Residential for Improvement
9	8 Hislop Road, Rugeley, West Midlands	£79,000+	Residential
10	Flat 12, Cotterell Court, Butts Road, Walsall, West Midlands	£35,000+	Residential Investment
10a	9 Bearmore Road, Cradley Heath, West	£80,000+	Residential for Improvement
11	Flat 5, Saldavian Court, Slaney Road, Walsall, West Midlands	£42,000+	Residential Investment
12	3 Neath Road, Walsall, West Midlands	£72,000+	Residential for Improvement
12a	3 Bush Road, Tipton, West Midlands	£79,000+	Residential for Improvement
13	Land adjacent to 4 Foley Street, Kinver, West Midlands	£200,000+	Plots/Building Land
14	18 Dalton Road, Walsall, West Midlands	£99,000+	Residential
15	139 West Bromwich Road, Walsall, West Midlands	£75,000+	Residential
16	2 Carver Court, Wake Green Road, Tipton, West Midlands	£33,000+	Residential Investment
17	110 Tudor Court, Tipton, West Midlands	£28,000+	Residential Investment
17a	18 Bagnall Street, Walsall, West Midlands	£60,000+	Residential Investment
18	Flat 9, Unett Court, St. Matthews Road, Smethwick, West Midlands	£35,000+	Residential Investment
19	12 Odell Crescent, Walsall, West Midlands	£89,000+	Residential
20	30 Station Road, Rushall, Walsall, West Midlands	£105,000+	Residential
21	45 Davenport Road, Wednesfield, Wolverhampton, West Midlands	£82,000+	Residential Investment
22	5 Blair Grove, Birmingham, West Midlands	£100,000+	Residential
23	8 Phoenix Rise, Wednesbury, West Midlands	£35,000+	Residential Investment
24	Flat 4, Avonmore Court, Raleigh Street, Walsall, West Midlands	£85,000+	Residential
25	109 Tudor Court, Tipton, West Midlands	£28,000+	Residential Investment
26	9 Cedar Road, Dudley	£80,000+	Residential
27	78A and 78B Kettlebrook Road, Tamworth, Staffordshire	£95,000+	Residential Investment
28	Land Adjacent 76, Birmingham Road, Dudley, West Midlands	£78,500+	Plots/Building Land
29	Flat 11, Avonmore Court, Raleigh Street, Walsall, West Midlands	£95,000+	Residential
30	132/134 Darlaston Road, Kings Hill, Wednesbury, West Midlands	£88,000+	Commercial Investment
31	Apartment 21, 40 Ryland Street, Birmingham, West Midlands	£176,000+	Residential
32	96 Ryle Street, Walsall, West Midlands	£72,000+	Residential for Improvement
33	78 Birmingham Road, Great Barr, Birmingham, West Midlands	£75,000+	Residential Investment
34	56 Glebe Street, Walsall, West Midlands	£130,000+	Residential
35	107 Tudor Court, Tipton, West Midlands	£28,000+	Residential Investment
36	22 Warren Close, Tipton, West Midlands	£40,000+	Residential Investment
37	99 Tudor Court, Tipton, West Midlands	£28,000+	Residential Investment
38	38 Birmingham Road, Great Barr, Birmingham, West Midlands	£200,000+	Residential for Improvement
39	18 and 18a Stamford Road, Birmingham, West Midlands	£220,000+	Residential Investment
40	44 Trafalgar Court, Tividale, Oldbury, West Midlands	£22,000+	Residential for Improvement
41	Flat 2, Melvyn House, Cradley Road, Dudley	£33,000+	Residential Investment
42	119 Thunderbolt Way, Tipton, West Midlands	£50,000+	Residential Investment
43	98 Tudor Court, Tipton, West Midlands	£28,000+	Residential Investment
44	108 Wensleydale Road, Birmingham, West Midlands	£110,000+	Residential
45	171 The Crescent, Walsall, West Midlands	£250,000+	Residential for Improvement
46	54 Blake Lane, Birmingham, West Midlands	£30,000 - £40,000	Residential for Improvement

\*Description on Auction Information page

# RESULTS

**Tuesday 30th April 2019 7.00pm**

Stoke City Football Club, bet365 Stadium, Stanley Matthews Way, Stoke-on-Trent ST4 4EG

LOT	ADDRESS	*GUIDE PRICE	RESULTS
1	10 Kirk Street, Smallthorne, Stoke-On-Trent, Staffordshire	£25,000+	SOLD FOR £37,000
2	Loomer Road Industrial Estate, Unit 18, Loomer Road, Newcastle	£180,000+	SOLD AFTER
3	Land Adj 81-83, Mill Street, Leek, Staffordshire	£50,000+	SOLD STC
4	46 Pike Close, Stafford, Staffordshire	£55,000+	UNSOLD
5	14 Smith Crescent, Wrockwardine Wood, Telford, Shropshire	£100,000+	SOLD FOR £100,000
6	Imperial Cottage, Bentlawnt, Minsterley, Shrewsbury, Shropshire	£300,000+	UNSOLD
7	5 Firbeck Gardens, Crewe, Cheshire	£48,000+	SOLD AFTER
8	105 Buxton Street, Sneyd Green, Stoke-On-Trent, Staffordshire	£90,000+	SOLD FOR £87,500
9	Beech House, Swan Meadow, Much Wenlock, Shropshire	£180,000+	SOLD PRIOR
10	23 Markham Crescent, Nottingham, Nottinghamshire	£90,000+	SOLD FOR £95,000
11	134 Mount Pleasant Road, Castle Gresley, Swadlincote, Derbyshire	£75,000+	SOLD AFTER
12	Land Rear Of 315 - 319 West Street, Crewe, Cheshire	£35,000+	SOLD FOR £38,000
13	88 Weston Road, Meir, Stoke-On-Trent, Staffordshire	£35,000+	SOLD FOR £40,000
14	Upper Floors, 5 Derby Street & 11 Market Place, Leek, Staffordshire	£35,000+	SOLD AFTER
15	34 Old Road, Barlaston, Stoke-On-Trent, Staffordshire	£100,000+	POSTPONED

**Thursday 11th April 2019 6.00pm**

Banks's Stadium, Walsall Football Club, Bescot Crescent, Walsall WS1 4SA

LOT	ADDRESS	*GUIDE PRICE	RESULTS
1	54 Borneo Street, Walsall, West Midlands	£110,000+	SOLD FOR £132,000
2	63 Orchard Road, Birmingham, West Midlands	£200,000+	SOLD FOR £286,000
2a	Apartment 503, Derwent Foundry, 5 Mary Ann Street, Birmingham, West Midlands	£120,000+	POSTPONED
3	369 St. Benedicts Road, Birmingham, West Midlands	£110,000+	SOLD FOR £120,000
6	22 Goldstar Way, Birmingham, West Midlands	£40,000+	SOLD FOR £45,000
8	Flat 14, Stockton Court, Mason Street, Bilston, West Midlands	£25,000+	POSTPONED
9	115 Dora Street, Walsall, West Midlands	£70,000+	SOLD FOR £85,000
10	64 Weybourne Road, Birmingham, West Midlands	£110,000+	SOLD FOR £130,000
11	7 Leopold Avenue, Birmingham, West Midlands	£220,000+	SOLD PRIOR
11a	16/16A Bloxwich Road South, Willenhall, West Midlands	£90,000+	SOLD FOR £98,000
12	64 Burnaston Road, Birmingham, West Midlands	£192,500+	SOLD FOR £210,000
13	64 Streets Lane, Cheslyn Hay, Walsall, West Midlands	£138,000+	SOLD FOR £154,000
14	810 Walsall Road, Great Barr, Birmingham, West Midlands	£370,000+	SOLD FOR £453,000
15	Nusery Annexe (Commercial Building) 812 C, First Floor Flat, 812 B and	£170,000+	SOLD FOR £239,000
19	Flat 4, Cotterell Court, Butts Road, Walsall, West Midlands	£35,000+	SOLD FOR £42,000
20	112 Wiltshire Way, West Bromwich, West Midlands	£55,000+	SOLD FOR £60,000
24	Flat 2, 28 The Centre Way, Birmingham	£50,000+	WITHDRAWN
25	56 Glendon Road, Erdington, Birmingham, West Midlands	£75,000+	SOLD FOR £80,000
26	454 Sutton Road, Walsall, West Midlands	£450,000+	SOLD PRIOR
29	13 Moreton Road, Wolverhampton, West Midlands	£98,000+	SOLD POST FOR £103,000
30	Estate House, 1 Darwall Street, Walsall, West Midlands	£80,000+	SOLD FOR £180,000
31	90 Whitehorse Road, Brownhills, Walsall, West Midlands	£92,000+	SOLD FOR £127,000
32	17 Corbridge Avenue, Great Barr, Birmingham, West Midlands	£89,000+	SOLD FOR £115,000
33	197 Frogmill Road, Rubery, Rednal, Birmingham, West Midlands	£85,000+	SOLD FOR £89,000
34	40 Holly Hill Road, Rubery, Rednal, Birmingham, West Midlands	£125,000+	SOLD FOR £140,000

\*Description on Auction Information page

# AUCTION INFORMATION



**Administration Charge** Purchasers will be required to pay by cheque or credit/debit card, an administration charge of **Birmingham** £995.00 (£829.17 +VAT) / **Staffordshire** £780.00 (£650.00 +VAT) 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 buy a property you will be approached by a member of Auction House staff and asked to go to the cashiers desk to 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 bankers draft, building society cheque or credit/debit card. Cash 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 websites [www.auctionhouse.co.uk/birmingham](http://www.auctionhouse.co.uk/birmingham).



**\*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. 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.



**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](http://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.