

Mark Jenkinson & son

ESTABLISHED 1877

INDEPENDENT PROPERTY PROFESSIONALS



Property with potential for sale by

AUCTION

Tuesday 10 July 2018

60 LOTS

Morning Session – Lots 1 to 26 at 11am prompt

Afternoon Session – Lots 27 to 60 at 2pm prompt

at the Platinum Suite
Sheffield United Football Club
Bramall Lane
Sheffield

0114 276 0151

www.markjenkinson.co.uk

Have you a property suitable for **auction**?

MJS Auctions are market leaders in Sheffield and South Yorkshire. If you would like to be part of our success and have a property suitable to be sold by auction we would be very happy to hear from you.

The Auction dates for 2018 can be found on the facing page – the deadline for entries is strict so please contact us a week or so beforehand to allow plenty of time for preparing your property for sale.

The most suitable properties for auction include:

- Houses requiring complete or partial modernisation
- Houses with sitting tenants
- Individual houses of character
- Building plots or development sites
- Ground rent portfolios
- Student investment property
- Commercial investments
- Properties with structural problems
- Stabling and land for grazing
- Unusual buildings for redevelopment

JOINT AGENCIES WELCOME

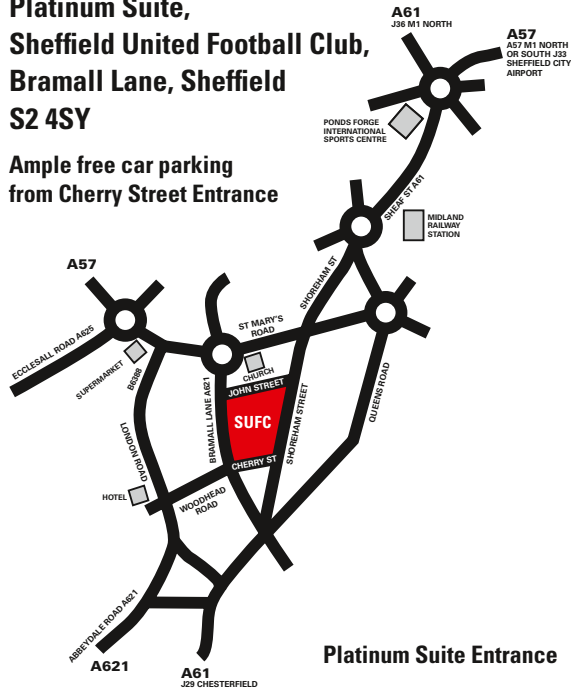
If the property you are selling is currently on the market with an Agent we are always happy to act jointly. If you would like an indication as to how much the property will sell for at auction send a copy of the current Agent's brochure with your name, address and telephone number for a quotation.

Contact **Adrian Little** FRICS FNAVA
adrian@markjenkinson.co.uk | 0114 276 0151

The Venue

**Platinum Suite,
Sheffield United Football Club,
Bramall Lane, Sheffield
S2 4SY**

**Ample free car parking
from Cherry Street Entrance**



Sheffield and South Yorkshire's Leading Auctioneers

The FIFTH Property with Potential AUCTION of 2018 **Tuesday 10 July**

Morning session at 11am prompt – Lots 1 to 26

Afternoon session at 2pm prompt – Lots 27 to 60

at The Platinum Suite, Sheffield United Football Club,
Bramall Lane, Sheffield

60 lots including:

- Vacant Houses for Modernisation
- Student Investment Property
- Vacant Church Premises
- Building Plots & Development Opportunities
- Historic Buildings for Restoration
- Amenity Land Offered At No Reserve
- Vacant & Tenanted Commercial Premises

Properties located in and around:

Sheffield, Chesterfield, Rotherham, Barnsley, Scunthorpe, Bakewell



Acting on Behalf of:

Sheffield City Council • Rotherham Metropolitan Borough Council
Grainger PLC • LPA Receivers
Executors of Deceased Estates
Diocese of Hallam • Various Private Clients

(Subject to conditions of sale and unless sold beforehand)

Auctioneer: Adrian W Little FRICS FNAVA

2017 auction results

8 auctions 278 Lots 244 sold for £25.25m – 88% success rate

Auction dates for 2018

30 JANUARY

19 of 19 Lots sold for
£2.26m – 100% success rate

27 FEBRUARY

35 of 39 Lots sold for
£4.00m – 90% success rate

10 APRIL

25 of 29 Lots sold for
£2.84m – 87% success rate

22 MAY

34 of 41 Lots sold for
£4.17m – 83% success rate

10 JULY

60 Lots

4 SEPTEMBER

Deadline 27 July

23 OCTOBER

Deadline 13 September

11 DECEMBER

Deadline 9 November

Important information for bidders

Money Laundering Regulations

We have in place procedures and controls which are designed to forestall and prevent Money Laundering. If we suspect that a supplier, customer / client, or employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002 we will in accordance with our legal responsibilities disclose the suspicion to the National Criminal Intelligence Service.

In order to comply with the Proceeds of Crime Act 2002 and the Money Laundering Regulations Act 2007, both Sellers and Buyers at auction will have to provide formal identification in the form of one item from the following two groups

Proof of identity and address

Original documents MUST be provided. Photocopies are NOT acceptable

To prove identity

- Current signed passport
- Current full UK/EU Photo Card Licence*
- Current full UK Driving Licence (old style)* (a provisional licence will not be accepted)
- Resident Permit issued by the Home Office to EU Nationals
- Inland Revenue Tax Notification
- Firearms Certificate

*These documents may be used as an identity document or evidence of address but not both.

If the successful bidder is buying on behalf of someone else then the actual buyer will also be required to show photo and address identification along with a letter giving authority for someone else to bid for them.

Evidence of address

- Current full UK Driving Licence (old style)*
- A utility bill issued within the last three months (not a mobile phone bill)
- Local Authority tax bill (valid for the current year)
- Bank, Building Society or Credit Union statement containing a current address
- The most recent original mortgage statement from a UK lender

Auction Procedure – always seek legal advice before buying

BEFORE THE AUCTION

Conditions Of Sale – All properties in this catalogue are sold subject to the Conditions of Sale printed in this catalogue together with the special conditions relating to each individual lot. These, together with any related documentation, will be available via our website prior to the sale. Interested parties are deemed to buy in full knowledge of these whether or not they have actually inspected the conditions. We recommend inspecting the legal documents once they are available and avoid leaving it until auction day. The auction packs will only be available for inspection at the sale room 12.30–1.30 pm

Ordnance Survey Plans – Ordnance survey extracts crown copyright 2003. All rights reserved. Licence no. 10020449. Survey scale 1:250,000. Plotted scale 1:1250. Boundaries are shown for identification only and should not be taken as definitive.

Tenure Details – It is not always possible to provide tenure details relating to each lot at the time the catalogue is printed. Where we have written confirmation from the vendor's solicitor we will provide details. In the absence of written confirmation the tenure details will be omitted from the catalogue but, details will be included in the Conditions of Sale which will be available on our website and in our office for the days leading up to the auction.

Viewing Auction Property – Details of appropriate viewing arrangements are included with each lot in the catalogue. In the cases of severe weather we recommend checking with the office to ensure that viewings are still being held. Viewing times will begin and end promptly as stated and your co-operation is appreciated. Some of the properties offered for sale by auction each month are in a poor state of repair and in some cases hazardous. Interested parties are reminded to exercise caution whilst viewing.

Surveys – If you wish to have a survey carried out on the property prior to the auction please refer your surveyor to us as soon as possible and appropriate arrangements will be made. We cannot always accommodate last minute requests.

Registration of Interest – If you are interested in a particular property, we advise you to register your interest with us as soon as possible. We can then make you aware of any alterations and, if requested, inform you when the legal documentation is received. The easiest way to do this is to register for the legal pack.

Pre-Auction Offers – We anticipate that the lots in this catalogue will be offered, as advertised, on the day of the sale. There may be circumstances where the acceptance of an offer prior to auction may be considered. However, only unconditional offers will be submitted, ie those which are not subject to mortgage, survey, searches, etc. Pre-auction offers should be submitted in writing using the form on our website.

Telephone / Proxy Bids – We advise that you attend the auction in person if you are bidding for a particular lot. If however you are unable to come to the sale or have someone bid on your behalf, you may choose to bid by proxy or by telephone. The appropriate form together with the deposit requirements will either be printed at the end of the catalogue or will be available via our website

Alterations – Should any of the properties mentioned in this catalogue be withdrawn from sale or if any alterations arise, details will be included on our website on the same day. An addendum sheet will also be distributed prior to the auction and alterations will be referred to by the auctioneer prior to each particular lot.

AT AND AFTER THE AUCTION

Auction Procedure – If you are the successful bidder, a member of the auction team will approach you with a simple form. You will be asked to provide your name, address and telephone number and if you are bidding on behalf of somebody else we will need the details of that person or company. We will also request the name and address of the solicitor acting on your behalf. The vendor's solicitor will usually be present at the sale room and will oversee the signing of the contract either straight away or at the end of the auction should you wish to bid on another property.

The Deposit – The amount of the deposit required in each case will be stated in the Conditions of Sale and will usually be 10% subject to a minimum of £1,500. Payment must be made at the saleroom by either cheque, bankers draft or card. Failure to do so may lead to lot being re-offered. Deposit payments in cash will not be accepted. All cheques are banked immediately after the auction and you must ensure that you have adequate funds in your account. It should also be noted that some auction contracts also have a provision for payment of the vendor's fees and your attention is drawn to the paragraph on the following page.

Buyer's Administration Fee – Please note there is an administration fee of £600 including VAT payable on each lot.

Completion Dates – The completion date for each lot can vary, and you are advised to check the Conditions of Sale prior to the auction.

Keys – Keys to auction lots will not be released at any time without prior arrangement. Once we have notification from the vendor's solicitor that completion has taken place, the keys to the property will be made available for collection at our offices. To avoid unnecessary delay we recommend contacting us in advance to make the appropriate arrangements for collection.

Unsold Lots – Enquiries for unsold lots are welcome after the sale when unconditional offers will be considered. In many cases properties are sold immediately after the auction is finished and if you are interested please see the auction staff at the saleroom

Legal documents and additional fees

Why it is important to look at the online legal pack

All properties in this catalogue will be offered subject to the General and Special Conditions of sale prepared by the seller's legal representative. You are strongly advised to inspect the online legal pack via our website and where necessary, take independent advice. In registering for the legal pack you will also indicate your interest in that particular lot and we will be able to communicate in the event of any changes.



Additional fees to be paid by the buyer

This catalogue is usually printed ahead of the legal pack and we are unable to confirm any additional fees outlined in the Special Conditions of sale at the time of going to print.

We strongly advise checking for –

Auctioneer's administration fee – The amount of £600 including VAT is payable in all instances, whether buying before, at or after the auction

Local Authority fees – it is common practice for Council clients to make an additional % charge to cover their legal, surveyors and selling fees. Amounts do vary.

Search Fees – some solicitors will reclaim the cost of carrying out searches from the buyer

VAT – Some commercial properties will be subject to Value Added Tax at 20%

Stamp Duty – This will vary, not only with the amount paid for the property but with the circumstances of the buyer and the property's intended use.

Rent arrears – in the case of investment properties, the buyer may be responsible for the payment of any outstanding rent.

Contributions to the seller's legal and/or auctioneer's costs.

Guide prices and Reserves

Guide price definition

An indication as to the seller's current minimum acceptable price at auction. The guide price or range of guide prices is given to assist consumers in deciding whether or not to pursue a purchase. It is usual, but not always the case that a provisional reserve range is agreed between the seller and the auctioneer at the start of marketing.

As the reserve is not fixed at this stage and can be adjusted by the seller at any time up to the day of the auction in light of interest shown during the marketing period, a guide price is issued. This guide price can be shown in the form of a minimum or maximum price range within which an acceptable sale price (reserve) would fall, or as a single price figure within 10% of which the minimum acceptable price (reserve) would fall.

A guide price is different to a reserve price (see separate definition) Both the guide price and the reserve price can be subject to change up to and including the day of the auction.

Reserve Price Definition

The seller's minimum acceptable price at auction and the figure below which the auctioneer cannot sell. The reserve price is not disclosed and remains confidential between the seller and the auctioneer. Both the guide price and the reserve can and may be subject to change up to and including the day of the auction.

Catalogue Production: www.thearkdesign.co.uk

MAY AUCTION RESULTS

34 of 41 Lots Sold for £4.17 million – 83% Success rate

1	123 DUNDAS ROAD, SHEFFIELD	£34,750
2	313 LEIGHTON ROAD, SHEFFIELD	£41,000
3	42 SALISBURY ROAD, SHEFFIELD	£103,000
4	40 TYZACK ROAD, SHEFFIELD	£100,500
5	42 TYZACK ROAD, SHEFFIELD	£108,000
6	39 COCKAYNE PLACE, SHEFFIELD	SOLD AFTER
7	17-25 JOHN STREET, ROTHERHAM	£101,000
8	87 VICKERS ROAD, SHEFFIELD	£69,000
9	65A MIDDLEWOOD ROAD, SHEFFIELD	£49,000
10	119 BRADLEY STREET, SHEFFIELD	£112,000
11	129 BRADLEY STREET, SHEFFIELD	£136,500
12	11 MULEHOUSE ROAD, SHEFFIELD	£140,000
13	28 MILL STREET, CHESTERFIELD	SOLD AFTER
14	357 SHARROW VALE ROAD, SHEFFIELD	£225,000
15	98 HUNTER HOUSE ROAD, SHEFFIELD	£205,000
16	54-56 UPPERTHORPE ROAD, SHEFFIELD	£131,000
17	98-108 ALDERSON ROAD, SHEFFIELD	AVAILABLE
18	290 ABBEYDALE ROAD SOUTH, SHEFFIELD	£253,000
19	454-460 LONDON ROAD, SHEFFIELD	£262,000
20	1 MARKET STREET, WORKSOP	£46,500
21	22 HALL DRIVE, ROTHERHAM	£85,500
22	92 WELLAND CRESENT, BARNSELY	£40,000
23	467 SHOREHAM STREET, SHEFFIELD	AVAILABLE
24	469 SHOREHAM STREET, SHEFFIELD	AVAILABLE
25	1-5 ST JAMES SQUARE, BARNSELY	AVAILABLE
26	LAND AT 34-42 UPPERTHORPE ROAD, SHEFFIELD	£197,000
27	15 SUMMER STREET, SHEFFIELD	£116,000
28	FORMER PUBLIC CONVENIENCES, SHEFFIELD	£60,000
29	74-78 BANK STREET, SHEFFIELD	SOLD AFTER
30	LAND ADJOINING THE FORMER ROYAL ALBERT, BARNSELY	£90,000
31	118 CROOKES, SHEFFIELD	AVAILABLE
32	LAND ADJACENT 61 UPPERGATE ROAD, SHEFFIELD	£114,000
33	LAND AT SOUTHWELL ROAD, ROTHERHAM	£118,000
34	12 BRIARFIELD ROAD, SHEFFIELD	£120,500
35	THE OLD OAK TREE, 17 OAK ROAD, ROTHERHAM	£130,000
36	THE OLD BAPTIST CHAPEL, SCUNTHORPE	AVAILABLE
37	29 RAVENDALE STREET, SCUNTHORPE	£60,000
38	3 LILAC COTTAGES	AVAILABLE
39	LAND & BUILDINGS TO 70 NEW HALL ROAD, CHESTERFIELD	WITHDRAWN
40	LAND AT SCAMMINGS FARM, ROTHERHAM	SOLD AFTER
41	SITE AT 386 HANDSWORTH ROAD, SHEFFIELD	WITHDRAWN
42	LAND AT 69 BAWTRY ROAD, SHEFFIELD	WITHDRAWN
43	12 MACHON BANK ROAD, SHEFFIELD	SOLD AFTER
44	34 VIOLET BANK ROAD, SHEFFIELD	£190,000



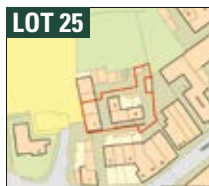
Lots still available include



98-108 Alderson Road,
Sheffield
Guide Price:
£475,000



467 Shoreham Street,
Sheffield
Guide Price:
£250,000



St James Square,
Barnsley
Guide Price:
£300,000



The Old Baptist
Chapel, Crowle
Guide Price
£80-90,000

For further information on lots still available please contact: Adrian Little (adrian@markjenkinson.co.uk)

PRELIMINARY ANNOUNCEMENT: TO BE OFFERED FOR SALE IN OUR 4 SEPTEMBER AUCTION

DEVELOPMENT SITE BRACEBRIDGE PUMPING STATION, WORKSOP

GUIDE PRICE: £300,000

A unique opportunity to acquire Grade II pumping station on a site of 1.33 Acres with planning consent to create 24 apartments.

Further Details

Adrian Little FRICS FNAVA 0114 276 0151
adrian@markjenkinson.co.uk

Joint auctioneers

ESTATE AGENTS • PROPERTY MANAGEMENT • MORTGAGE ADVICE
MELLOR & BEER



SALE BY PRIVATE TREATY

COMMERCIAL DEVELOPMENT LAND, A41/HEATH ROAD, WHITCHURCH

**GUIDE PRICE:
£1.5 MILLION**

4.76 Hectares (11.76 Acres) allocated as employment land within Shropshire council adopted policies map. Potential gateway site for Whitchurch and suitable for a variety of uses.



Further Details

Philip Dorman MRICS 0114 276 0151
philip@markjenkinson.co.uk

Order of sale 60 Lots

MORNING SESSION – Lots 1 to 26 commencing at 11am prompt
Out of town properties, land and larger local restoration/development projects

1	12 MARGARET STREET	S66	ROTHERHAM	VACANT HOUSE
2	8 DUNCAN STREET	BRINSWORTH	ROTHERHAM	VACANT HOUSE
3	12 DUNCAN STREET	BRINSWORTH	ROTHERHAM	VACANT HOUSE
4	28 RAMSDEN ROAD	S60	ROTHERHAM	VACANT HOUSE
5	43 FOLJAMBE ROAD	S65	ROTHERHAM	VACANT TERRACE
6	35 MANSFIELD ROAD	S60	ROTHERHAM	2 VACANT FLATS
7	CUSTOM HOUSE, 17 RAWMARSH HILL	PARKGATE	ROTHERHAM	RESIDENTIAL INVESTMENT
8	3 LILAC COTTAGES, THE GREEN	DN10	DONCASTER	VACANT COTTAGE
9	LANESIDE BARN	BAKEWELL	DERBYSHIRE	VACANT BARN
10	REAR OF 50-52 ELDON STREET NORTH	S70	BARNSELY	VACANT COMMERCIAL
11	41 LIDGETT LANE	DINNINGTON	ROTHERHAM	VACANT HOUSE
12	11-13 THE CIRCLE	MOORENDS	DONCASTER	VACANT MIXED USE PROPERTY
13	93 SWINEFLEET ROAD	DN14	GOOLE	VACANT PROPERTY
14	LAND TO REAR OF 105 THE OVAL	NORTH ANSTON	SHEFFIELD	VACANT LAND
15	BUILDING PLOT AT GLANVILLE HOUSE, FOX HILL ROAD	BIRLEY CARR	SHEFFIELD	BUILDING PLOT
16	ADDLESEE'S FARM STEAD, CARRHOUSE ROAD	BELTON	DONCASTER	DETACHED FARMHOUSE
17	1 THE BEECHES & BUILDING PLOT, WORKSOP ROAD	SWALLOWNEST	SHEFFIELD	SEMI DETACHED HOUSE & BUILDING PLOT
18	129 MIDDLEWOOD ROAD & 1-7 LEADER ROAD	HILLSBOROUGH	SHEFFIELD	DEVELOPMENT OPPORTUNITY
19	LAND ADJOINING 26 PARSONAGE STREET	WALKLEY	SHEFFIELD	VACANT LAND
20	LAND OFF SHEFFIELD ROAD	TINSLEY	SHEFFIELD	AMENITY LAND
21	4 WALSEKER LANE	HARTHILL	SHEFFIELD	RESTORATION OPPORTUNITY
22	92 ROSCOE BANK & BUILDING PLOT	STANNINGTON	SHEFFIELD	VACANT BUNGALOW & BUILDING PLOT
23	ST PETERS CHURCH, OLDGATE LANE	THRYBERGH	ROTHERHAM	VACANT CHURCH PREMISES
24	FORMER ST HUGH'S OF LINCOLN, 133-135 LITTLEMOOR	NEWBOLD	CHESTERFIELD	VACANT CHURCH/ RESIDENTIAL DEVELOPMENT
25	FORMER ST JOSEPH'S RC CHURCH, CHESTERFIELD ROAD	STAVELEY	CHESTERFIELD	VACANT CHURCH PREMISES
26	5 HAGG LANE	CROSSPOOL	SHEFFIELD	VACANT BUNGALOW

Order of sale 60 Lots

AFTERNOON SESSION – Lots 27 to 60 commencing at 2pm prompt
Vacant and tenanted properties located in various areas of Sheffield

27	119 INDUSTRY STREET	S6	SHEFFIELD	VACANT HOUSE
28	7 PLYMOUTH ROAD	S7	SHEFFIELD	VACANT HOUSE
29	52 HOLLINSEND AVENUE	GLEADLESS	SHEFFIELD	VACANT HOUSE
30	88 HURLFIELD AVENUE	S12	SHEFFIELD	VACANT HOUSE
31	20 WADBROUGH ROAD	S11	SHEFFIELD	VACANT HOUSE
32	49 WADBROUGH ROAD	S11	SHEFFIELD	VACANT HOUSE
33	94 SPRING CLOSE VIEW	GLEADLESS VALLEY	SHEFFIELD	VACANT FLAT
34	180 FOX HILL ROAD	BIRLEY CARR	SHEFFIELD	VACANT HOUSE
35	7 PENRHYN ROAD	S11	SHEFFIELD	STUDENT INVESTMENT
36	9 PENRHYN ROAD	S11	SHEFFIELD	STUDENT INVESTMENT
37	259 PITSMOOR ROAD	PITSMOOR	SHEFFIELD	VACANT PREMISES
38	1&2 AUKLEY ROAD	WOODSEATS	SHEFFIELD	PART VACANT FLATS
39	230 HOLME LANE	MALIN BRIDGE	SHEFFIELD	RESIDENTIAL INVESTMENT
40	185 FOX HILL ROAD	BIRLEY CARR	SHEFFIELD	VACANT SALES SHOP/FLAT
41	448 ECCLESALL ROAD	S11	SHEFFIELD	VACANT HOUSE
42	6 KHARTOUM ROAD	S11	SHEFFIELD	RESIDENTIAL INVESTMENT
43	3 QUEENS ROAD	BEIGHTON	SHEFFIELD	VACANT HOUSE
44	20 WESTLAND GROVE	MOSBOROUGH	SHEFFIELD	VACANT HOUSE
45	14 WOSTENHOLM ROAD	S7	SHEFFIELD	COMMERCIAL/ RESIDENTIAL INVESTMENT
46	HAVELOCK STREET	BROOMHALL	SHEFFIELD	WITHDRAWN
47	145 SHARROW VALE ROAD	S11	SHEFFIELD	VACANT HOUSE
48	155 SHARROW VALE ROAD	S11	SHEFFIELD	STUDENT INVESTMENT
49	62 HOLME LANE	HILLSBOROUGH	SHEFFIELD	VACANT HOUSE
50	376 LANGSETT ROAD	S6	SHEFFIELD	VACANT TAKEAWAY
51	235 FIRTH PARK ROAD	FIRTH PARK	SHEFFIELD	VACANT HOUSE
52	237 FIRTH PARK ROAD	FIRTH PARK	SHEFFIELD	VACANT HOUSE
53	34 LYDGATE LANE	CROOKES	SHEFFIELD	STUDENT INVESTMENT
54	436 CITY ROAD	S2	SHEFFIELD	VACANT HOUSE
55	59 INGRAM ROAD	NORFOLK PARK	SHEFFIELD	VACANT HOUSE
56	8 BANK STREET	S1	SHEFFIELD	FLAT INVESTMENT
57	442 LONDON ROAD	S2	SHEFFIELD	INVESTMENT
58	9 WESTBROOK BANK	S11	SHEFFIELD	STUDENT INVESTMENT
59	100 WAYLAND ROAD	S11	SHEFFIELD	VACANT HOUSE
60	13 JAUNTY PLACE	BASEGREEN	SHEFFIELD	VACANT HOUSE

LOT

1 12 Margaret Street, Maltby, Rotherham S66 7JH

GUIDE PRICE £25,000+*

VACANT HOUSE

- Three bedroom terrace in need of modernisation
- Central heating & double glazing
- Open plan living room with separate kitchen
- 3 first floor bedrooms
- Ground floor bathroom
- Potential for owner occupation or investment

Ground Floor

Entrance Porch
Open plan Living/Dining room
6.66m x 3.93m
Kitchen 4.05m x 2.35m
Bathroom/WC 1.74m x 1.81m with
white suite and shower

First Floor

Landing
Front Bedroom 1 3.93m x 3.12m
Rear Bedroom 2 3.64m x 2.96m
Rear Bedroom 3 2.73m x 2.37m

Outside

Forecourt
Rear garden area

Note

Please note that the Purchaser will be responsible for payment of the Council's legal and Surveyors fees as follows:
Legal fees: £900
Surveyors fees: Minimum of £1,000
Auctioneers fees: £1,520 + VAT

EPC Rating E

A full copy of the EPC will be available via our website

VIEWING

Tuesdays 19th,
26th June &
3rd July at 12
noon prompt
Thursdays
21st, 28th June
& 5th July at 12
noon prompt

SOLICITORS

Rotherham
Metropolitan Borough Council
Riverside House Main Street
Rotherham S60 1AE



ON INSTRUCTIONS FROM ROTHERHAM
METROPOLITAN BOROUGH COUNCIL



LOT

2 8 Duncan Street, Brinsworth, Rotherham S60 5DE

GUIDE PRICE £50,000–£55,000*

VACANT HOUSE

- Three bedroom inner terrace house
- Two ground floor reception rooms
- Ground floor rear bathroom
- enclosed rear garden with access to passageway
- Requires some improvements
- uPVC double glazing
- Gas fired central heating

Ground Floor

Porch
Lounge 3.63m x 3.62m
Dining Room 3.63m x 3.62m
Kitchen 2.00m x 3.64m
Rear Lobby
Bathroom 1.66m x 2.01m

First Floor

Landing
Bedroom 1 3.64m x 3.64m
Bedroom 2 1.95m x 3.63m
Bedroom 3 3.63m x 3.64m

Outside

Front yard
Rear garden with access to back
passageway

EPC Rating E

A full copy of the EPC will be available to view via our website

VIEWING

Tuesdays 19th, 26th June & 3rd July
at 10am prompt
Thursdays 21st, 28th June & 5th
July at 10am prompt



SOLICITORS Tallents Solicitors 28A
Westgate Mansfield NG18 1RS

LOT

3 12 Duncan Street, Brinsworth, Rotherham S60 5DE

GUIDE PRICE £50,000–£55,000*

VACANT HOUSE

- Three bedroom inner terrace
- Two ground floor reception rooms
- Rear ground floor bathroom
- Modern kitchen
- Enclosed rear garden
- uPVC Double glazing
- Gas fired central heating

Ground Floor

Porch
Lounge 3.62m x 3.62m
Dining Room 3.66m x 3.62m
Kitchen 2.00m x 3.66m
Rear Lobby
Bathroom 1.68m x 2.08m

First Floor

Landing
Bedroom 1 3.62m x 3.63m
Bedroom 2 2.02m x 3.64m
Bedroom 3 3.63m x 3.64m

Outside

Front yard
Rear lawned garden with access to
back passageway

EPC Rating E

A full copy of the EPC will be available via our website

VIEWING

Tuesdays 19th, 26th June & 3rd July
at 10am prompt
Thursdays 21st, 28th June & 5th
July at 10am prompt



SOLICITORS Tallents Solicitors 28A
Westgate Mansfield NG18 1RS

LOT

4 28 Ramsden Road, Rotherham S60 2QG

GUIDE PRICE £35,000+*

VACANT HOUSE

- Traditional semi-detached house
- In need of structural repair & modernisation
- Convenient for Rotherham town centre
- Three first floor bedrooms
- Front and rear gardens
- Of interest to builders and investors

Ground Floor

Entrance Porch
Reception Hall
Bay windowed Sitting Room 4.45m x 3.98m
Dining Kitchen 3.61m x 3.29m
Pantry
Rear Entrance Lobby
WC

Bathroom/WC

Outside

Front and rear garden

EPC Rating

A full copy of the EPC will be available to view via our website

JOINT AUCTIONEERS

Hills, 31 Mansfield Road,
Rotherham, S60 2DR



VIEWING

Call at the property
Thursday
21st & 28th
June and 5th
July between
10.30am and
11.30 am.

SOLICITORS

Bradford
& Son 9
Moorgate Road
Rotherham S60
2EN



LOT

5 43 Foljambe Road, Rotherham S65 2UA

GUIDE PRICE £35,000-£40,000*

VACANT TERRACE

- Three bedroom inner terrace
- Good size plot with rear garden, car parking to the front, uPVC double glazing
- In need of general modernisation
- Two reception rooms
- Kitchen & bathroom to the ground floor
- Three good size first floor rooms
- Potential for owner occupation or letting
- Modern roof covering

Ground Floor

Sitting Room 3.79m x 3.59m
Inner Lobby
Cellar Head
Dining Room 3.76m x 3.66m
Kitchen 2.24m x 2.74m
Bathroom/WC with white suite and airing cupboard

First Floor

Landing
Front Bedroom 1 3.80m x 3.61m with closet
Rear Bedroom 2 2.85m x 3.69m
Rear Bedroom 3 2.76m x 2.25m

Outside

The property occupies a large average plot with car parking space to the front and good size private

rear garden with patio and lawn

EPC Rating

A full copy of the EPC will be available to view via our website

VIEWING

Tuesdays 19th,
26th June &
3rd July at
11am prompt
Thursdays 21st, 28th June & 5th
July at 11am prompt

SOLICITORS Parker Rhodes
Hickmotts The Point Bradmarsh Way
Rotherham S60 1BP



LOT

6 35 Mansfield Road, Rotherham S60 2DR

GUIDE PRICE £60,000-£70,000*

2 VACANT FLATS

- Inner Terraced property comprising 2 one Bedroom flats
- Previously let at £375 per calendar month
- Income when fully let circa £7k to £8k
- Gas central heating, uPVC double glazing, mains fire system
- Walking distance of Rotherham town centre
- Note: The Attic Room does not form part of the property

Ground Floor

Communal Reception Hall

Shower Room/WC 1.51m x 1.39m

Ground Floor Flat

Bay windowed Sitting Room 4.41m x 3.60m
Bedroom 3.29m x 3.65m
Kitchen 2.30m x 1.32m
Shower Room/WC 2.31m x 1.29m

Outside

Forecourt
Rear Yard

Note

The Attic Room does not form part of the title to number 35 Mansfield Road, its owned by the adjoining property

VIEWING Call at the property
Thursday 21st & 28th June and 5th July at 12 noon prompt

SOLICITORS

Bradford & Son
9 Moorgate Road
Rotherham S60
2EN



First Floor Flat

Landing
Sitting Room 4.49m x 3.65m
Bedroom 3.65m x 2.08m
Kitchen 2.25m x 1.17m

EPC Rating C

A full copy of the EPC'S will be available via our website



LOT

7 Custom House, 17 Rawmarsh Hill, Parkgate, Rotherham S62 6DP

GUIDE PRICE £100,000–£110,000

RESIDENTIAL INVESTMENT

- Substantial former Council office building
- Established conversion into four self-contained flats
- Rear car parking space
- Gross income when fully let approximately £15,500 (net approximately £12,500)
- Three flats currently let
- Recently decorated
- Convenient for local facilities

Ground Floor

Front Flat comprising:
Bedsitting Room with bay window
Shower Room / WC
Lobby

Rear Flat comprising:

Entrance Lobby
Living Room with bay window
Shower Room / WC
Bedroom

First Floor

Front Flat comprising:
Living Kitchen
Shower Room / WC
Bedroom

Rear Flat comprising:

Bedsitting Room with kitchen units
Shower Room / WC

Outside

Forecourt
Rear car parking area

Tenancy Details

Flat One – 6 month AST from 25 January 2014 at £260 per month
Flat Two – 6 month AST from June 2018 at £300 every four weeks
Flat Three – Currently Vacant but previously let at £300 every four weeks
Flat Four – 6 month AST from 1 March 2016 at £340 every four weeks

Services

The landlord is responsible for payment of services which amounted to a total of £2,829 approximately in 2017

EPC Rating

A full copy of the EPC will be available to view via our website



VIEWING

By appointment with Jake Bond
07715 214572 jake@markjenkinson.co.uk

SOLICITORS

Hattersleys Solicitors
1 Hope Street Mexborough S64 9HR

LOT

8 3 Lilac Cottages, The Green, Misson, Doncaster DN10 6DS

GUIDE PRICE £68,000+*

VACANT COTTAGE

- Sought after rural village
- Well presented, quaint cottage
- Overlooking village green
- Reception room with wood burning stove
- Farmhouse style kitchen
- Two first floor bedrooms
- uPVC double glazing

Ground Floor

Reception Room 3.66m x 4.22m
Kitchen/Diner 3.49m x 4.23m

First Floor

Bedroom 1 4.19m x 2.78m
Bedroom 2 3.64m x 2.67m
Bathroom 2.53m x 1.51m

Outside

Front garden
Rear elevation facing village green

EPC Rating G

A full copy of the EPC will be available to view via our website

VIEWING

By appointment with Nick Wilson
07525 855661 nick.wilson@markjenkinson.co.uk

SOLICITORS Jones & Co Solicitors
Cannon Square Retford DN22 6PB



LOT

9 Laneside Barn, Rowland, Bakewell DE45 1NR

GUIDE PRICE £45,000*

VACANT BARN

- Partially derelict stone barn approximately 49.5m². on two levels
- Picturesque location close to the Hamlet of Rowland and 3.5 miles to the north of Bakewell
- Freehold site with car parking
- Has the potential for a variety of uses (Subject to planning)

Location

Rowland is situated some 15 miles to the south west of Sheffield and just over 3.5 miles to the North of Bakewell. From the B6001 Hassop Road take the turning onto Long Greave Lane and turn right onto a country lane leading to Rowland. The barn is located on the right-hand side before High Tor Cottage.

Ground Floor

Derelict barn and room approximately 36m²

First Floor

Room approximately 13.5m²

Tenure

Freehold

Planning

Interested parties are advised to make their own enquiries with Derbyshire Dales District Council in respect of possible uses.

VIEWING

Externally on site at any reasonable time. Due to the location of the barn interested parties are advised to park on Long Greave Lane and walk to the property.

SOLICITORS Legal Entity 14 Club Garden Walk Sheffield S11 8BT



LOT

10 Rear of 50-52 Eldon Street North, Off Honeywell Street, Barnsley S70 2JL

GUIDE PRICE £25,000+*

VACANT COMMERCIAL

- Brick built workshop and stores
- Small enclosed yard
- Suitable for a variety of uses (STC)
- Located in a mixed use area of Barnsley

Accommodation

The accommodation comprises workshop and stores arranged over two floors of brick accommodation. The property has an outside toilet, currently disused. The workshop is accessed via Honeywell Street, into a small yard enclosed with brick walls.

Accommodation

Ground Floor 8.95m x 4.15m
First Floor 6.62m x 4.17m
Total Area 64.87 square meters

Note

Prospective purchasers should note that the Conditions of Sale for this lot include a requirement that the Purchaser pays the seller's legal fees in addition to the price bid.

EPC Rating

A full copy of the EPC will be available to view via our website

VIEWING

By appointment with Jake Bond
07715 214572 jake@markjenkinson.co.uk

SOLICITORS Mills Kemp & Brown
1-11 Huddersfield Road Barnsley
S70 2LP



LOT

11 41 Lidgett Lane, Dinnington, Sheffield S25 2QB

GUIDE PRICE £65,000*

VACANT HOUSE

- Three bedroom semi-detached house
- Flexible ground floor layout options
- In need of complete refurbishment
- Spacious rear garden with outbuildings
- Located in popular residential area

Ground Floor

Lobby
Lounge 3.18m x 5.04m
Dining Room 2.27m x 3.14m
Kitchen 2.09m x 1.77m
Rear entrance
WC

First Floor

Bedroom 1 3.11m x 2.03m
Bedroom 2 3.19m x 3.77m
Bedroom 3 2.93m x 3.21m
Bathroom 3.04m x 2.27m

Outside

The property has a small lawned front garden
Shared side driveway
Large rear lawned garden with brick out-house and wooden shed

EPC Rating F

A full copy of the EPC will be available to view via our website

VIEWING

By appointment with Jake Bond
07715 214572 jake@markjenkinson.co.uk

SOLICITORS Womble Bond Dickinson Womble Bond Dickinson
One Trinity Newcastle Upon Tyne
NE1 4JE

ON INSTRUCTIONS FROM GRAINGER PLC

grainger plc



LOT

12 11- 13 The Circle, Moorends, Doncaster DN8 4LJ

GUIDE PRICE £50,000-£60,000

VACANT MIXED USE PROPERTY

- Former village store with residential accommodation
- Open plan ground floor retail shop
- Formerly arranged with two first floor flats
- Requires complete modernisation throughout
- Has potential for a variety of uses and layouts
- Front and rear separate access

Ground Floor

Retail 43.70 square meters
Rear Store 16.42 square meters
Total Area 60.12 square meters

First Floor

Lounge 5.21m x 3.50m
Kitchen / Diner 3.56m x 3.31m
Shower Room 1.75m x 3.41m
Bedroom 4.35m x 3.21m
Kitchen 2.70m x 5.50m
Shower Room 1.80m x 1.90m

Second Floor

Landing 3.34m x 2.90m
Bedroom 1 1.73m x 4.50m
Bedroom 2 3.51m x 4.40m

Outside

The property fronts onto The Circle
Rear pedestrian access

EPC Rating

A full copy of the EPC will be available to view via our website

VIEWING

By appointment with Jake Bond
07715 214572 jake@markjenkinson.co.uk

SOLICITORS Keebles LLP
Commercial House 14 Commercial
Street Sheffield S1 2AT



LOT

13 93 Swinefleet Road, Goole DN14 5UN

GUIDE PRICE £60,000*

VACANT PROPERTY

- Three storey end terrace property
- Situated at the end of a retail parade
- Requires full refurbishment throughout
- Open plan ground floor layout
- Five rooms over first and second-floor accommodation
- Suitable for a variety of uses

Ground Floor

Reception Room 11.56m x 4.40m
Rear off-shot 2.32m x 2.91m
WC 2.31m x 1.83m

First Floor

Front room 4.38m x 4.22m
Middle room 2.41m x 2.84m
Rear room 4.22m x 1.42m
Attic
Front room 4.30m x 3.80m
Rear room with rooflight window
3.96m x 4.32m

Outside

Rear hard surfaced yard

EPC Rating

A full copy of the EPC will be available to view via our website

VIEWING

By appointment with Jake Bond
07715 214572 jake@markjenkinson.co.uk

SOLICITORS Taylor & Emmet, 20
Arundle Gate, Sheffield, S1 2PP



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LOT

14 Land To The Rear 105 The Oval, North Anston, Sheffield S25 4BX

GUIDE PRICE £20,000*

VACANT LAND

- Freehold corner site approximately 311m²
- Established residential area
- Possible building plot (subject to consent)
- Popular established residential area

Location

The land is located just under 15 miles to the east of Sheffield city centre and a few miles from the A57 linking the M1 with Worksop. The land is located to the rear of 105 The Oval and fronting Norfolk Drive.

Site

The land is identified by the adjoining plan and amounts to approximately 311 Sq. M.

Planning

The property is located in an established residential area and interested parties are advised to make their own enquiries in respect of all possible uses for this site

Tenure

Freehold

VIEWING

On site at any reasonable time

SOLICITORS Irwin Mitchell LLP
Riverside East 2 Millsands Sheffield
S3 8DT



LOT

15 Building Plot At Glanville House, Fox Hill Road, Birley Carr, Sheffield, S6 1HG

GUIDE PRICE £60,000*

BUILDING PLOT

- Single building plot in small gated development
- Planning implemented for two storey 4 bed detached house
- Footings and services already in place
- Ideal self build project
- Popular location within a mile of open countryside
- Comprehensive facilities in Wadlsey Bridge and Hillsborough

Location

Glanville House is an attractive stone built period property set back from Foxhill Road and approached via a private driveway just before number 263. Two houses have already been built adjoining the house and the plot (numbered 227) is on the left hand side when approaching from Foxhill Road.

Second Floor – Master bedroom suite including Shower room and dressing area
Outside gardens and detached Garage

Services

Footings and services are already in place

VIEWING

On site at any reasonable time

SOLICITORS Wilford Smith & Co 22
Westgate Rotherham S60 1AP

The site

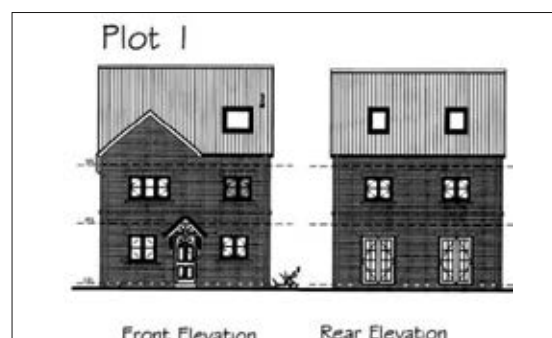
The plot is identified on the adjoining plan and amounts to approximately 325m²

Planning

Consent was originally granted in June 2007 for the erection of the three dwellings (Ref 07/00265/FUL)

The Proposed scheme

The plans allow for a detached dwelling with accommodation over three levels as follows-
Ground Floor – Hall, Cloakroom/WC, Lounge/Dining Room, Family Room & Kitchen
First Floor – 3 bedrooms, en suite and bathroom



LOT

16 Addlesee's Farm Stead, Carrhouse Road, Doncaster DN9 1PR

GUIDE PRICE £60,000-£75,000*

I DETACHED FARMHOUSE



- **GRADE 2 Listed Detached Farmhouse and out buildings**
- **In need of restoration**
- **Good size gardens and driveway**
- **Popular location**
- **Excellent potential offered**

Ground Floor

Entrance Hall
Sitting Room 3.7m x 3.7m
Kitchen 3.7m x 3.7m
Larder 2.3x 1.3m

First Floor

Landing
Bedroom 1 3.7m x 3.7m
Bedroom 2 3.7m x 3.7m

Outside

The property occupies a site of approximately 550m² as identified by the adjoining plan. There is a good size garden and vehicular access.

Out Buildings

Wash House 2.6m x 2.64m
First Floor Granary 3.7m x 2.6m
Fuel Store
Loose Box/Stable
Barn approximately 7m x 4m
WC

Tenure

Freehold

Directions

The south end of Belton, turn off High Street (A161) into Church Town and follow the road into open countryside. After about half a mile you will enter the area of Carr House. After the minor junction with Belshaw Lane, carry on a further 150 meters and the property will be found on the left hand side, being the last dwelling before turning back to open countryside.

VIEWING

Viewing by appointment with the

JOINT AUCTIONEERS

Grice & Hunter 01427 873684



SOLICITORS Bell Wright & Co 7
Lord Street Gainsborough DN21
2DF



LOT

17 1 The Beeches & Building Plot, Workstop Road, Swallownest, Sheffield S26 4WD

GUIDE PRICE £125,000-£150,000 | SEMI DETACHED HOUSE & BUILDING PLOT



- Of interest to builders
- Un-modernised semi detached house requiring complete renovation
- Building plot to the rear with planning consent for a four bedroom detached house
- Popular location
- Excellent potential offered

Ground Floor

Approximately 60m² comprising two reception rooms, hallway and dining kitchen

First Floor

Approximately 60m²

Outside

The property occupies approximately 715m² with car parking space and rear garden

Planning

Planning consent was granted on 15th May 2017 for the erection of a dwelling house at the land to the rear of the property. Ref RD2017/0066. A copy of the consent is available for inspection

EPC Rating G

A full copy will be available via the website

VIEWING

Tuesdays 19th, 26th June & 3rd July at 10am prompt

SOLICITORS Taylor Bracewell Law Limited 11 Paradise Square Sheffield S1 2DE



LOT

18 129 Middlewood Road & 1-7 Leader Road, Hillsborough, Sheffield S6 4HB

GUIDE PRICE £110,000-£120,000

DEVELOPMENT OPPORTUNITY

- Substantial end of terrace property
- Full planning consent for conversion and new build scheme, includes six self contained apartments, three within an existing building, three new builds to the rear
- Convenient location over looking Hillsborough Park
- Walking distance of Super Tram and comprehensive facilities
- Plans and elevations available

Planning

Full planning consent was granted on 6th September 2017 for "alterations to 129 Middlewood Road and demolition and rebuild of 1-7 Leader Road to provide six self contained flats" Ref: 17/01887/FUL. Full details can be viewed on the Sheffield City Council Planning portal as follows:
<https://planningapps.sheffield.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=OPFIXRNYLT300>

EPC Rating F

A copy of the certificate will be available via the website

VIEWING

By appointment with Adrian Little – adrian@markjenkinson.co.uk

SOLICITORS F W Meggitt & Co 2 Broad Lane Sheffield S1 4BT



Proposed Scheme

Plans allow for the demolition of the dilapidated buildings on Leader Road and the construction of a three storey structure containing three flats. The existing ground floor sales shop will be converted into a one bedroom flat with two further apartments both over looking Hillsborough Park.



LOT

19 Land Adjoining 26 Parsonage Street, Walkely, Sheffield S6 5BL

GUIDE PRICE £10,000-£15,000

VACANT LAND

- Triangular area of land approximately 100m²
- Established residential area
- Adjoins terraced housing

Location

The land is situated approximately 2.3 miles to the north west of Sheffield city centre in an established residential area of Walkley. The property is located on the lower side of number 26 Parsonage Street close to the junction with Walkley Bank Road.

VIEWING

On site at any reasonable time

SOLICITORS Bell & Buxton Telegraph House High Street S1 2GA

Site

The land amounts to approximately 100m² as identified in the adjoining plan.

Planning

Interested parties are advised to make their own enquiries in respect of all possible uses.

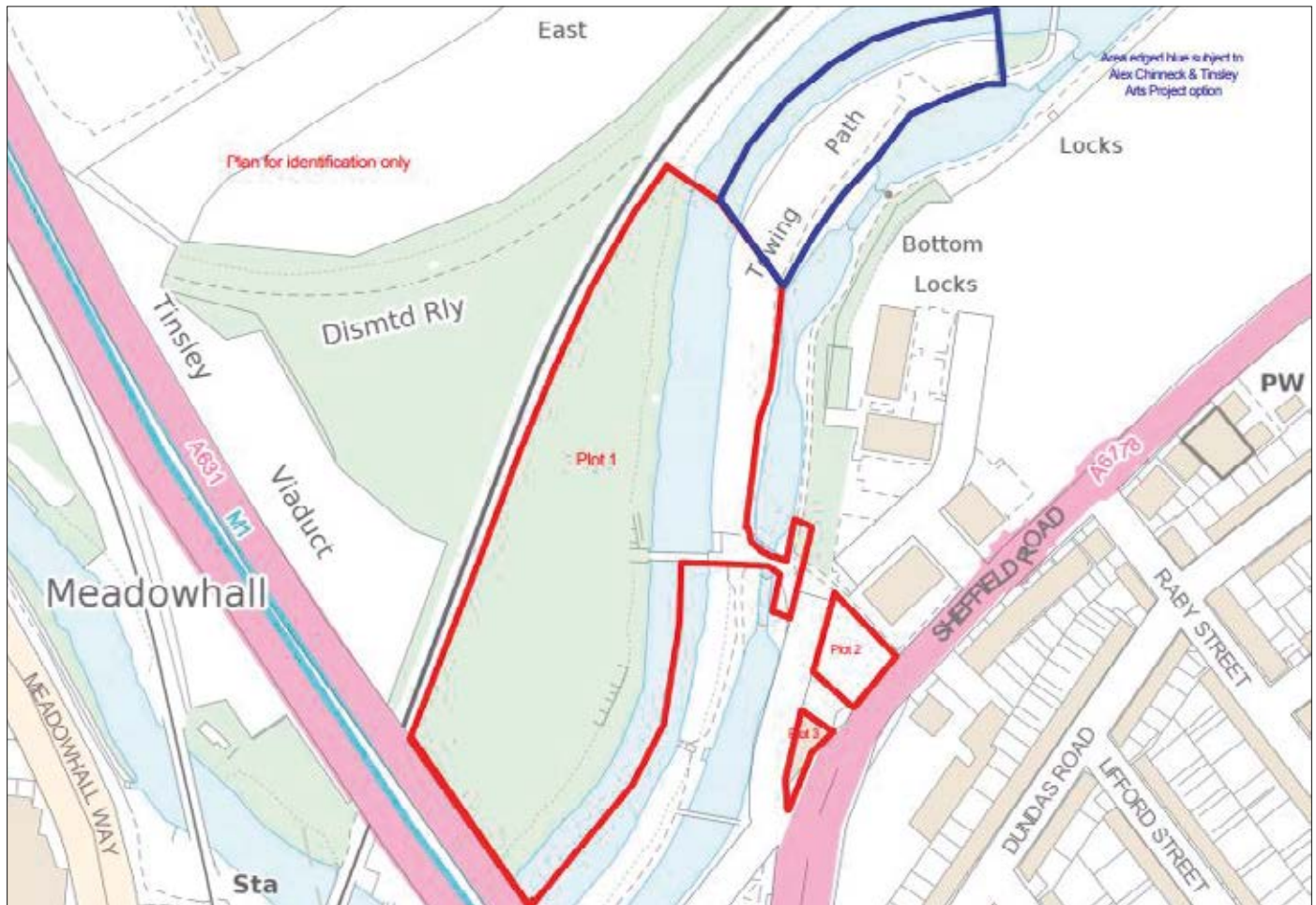


LOT

20 Land off Sheffield Road, Tinsley Sheffield S9

OFFERED BY AUCTION WITH **NO RESERVE** SUBJECT TO VAT

AMENITY LAND



- Amenity land amounting to approximately 3.89 ha (9.6 acres)
- Offered with no reserve to ensure sale
- Canal and riverside side setting on the fringe of Tinsley
- Freehold with development potential
- Of possible interest to angling clubs, watersports or those with natural history interests (subject to local licencing)

Location

The land is located to the east of the Tinsley Viaduct close to the junction of the A6178 with Sheffield Road. Parking is available close to Wharf Road and walk down the path, passing plots 1 & 2 on your right before the bridge. Plot 1 follows the course of the river Don and extends between the base of the viaduct and towards Halfpenny Bridge.

The Site

Brief details are included here and full reference should be made to the legal pack plans. The total site area is approximately 3.89 ha (9.6 acres) comprising-
Plot 1 – 3.62 ha (8.94 acres) – including to centre of river in parts
Plot 2 – 0.14 ha (0.34 acre)
Plot 3 – 0.13ha (0.32 acre)

Planning

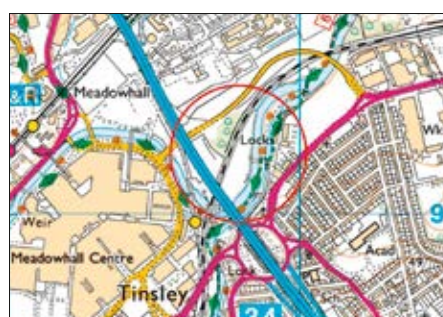
Interested parties are advised to make their own enquiries in respect of possible uses for the land.



VIEWING

Restricted viewing from Wharf Road

SOLICITORS Reed Smith The Broadgate Tower 20 Primrose Street London EC2A 2RS



LOT

21 4 Walseker Lane, Woodhall, Harthill, Sheffield S26 7YJ

GUIDE PRICE £250,000*

| RESTORATION OPPORTUNITY



- Outstanding restoration opportunity
- Grade 2 listed Farmhouse and Barn stands in approximately 2.3 hectares (5.7acres)
- Private position
- Long driveway
- Crook Barn offering additional potential
- Range of dilapidated out buildings
- Excellent potential offered

Location

Harthill is located approximately 12 miles to the south east of Sheffield and to the north of Barlborough. Walseker Lane runs off Woodall Lane on the right hand side just after the junction.

Farmhouse Accommodation

Ground Floor

Side Entrance Porch
Fuel Store 2.31m x 2.19m
WC 1.43m x 1.79m
Kitchen 4.22m x 2.06m
Pantry 2.20m x 0.78m
Living Room 3.87m x 3.57m
Sitting Room 3.47m x 3.71m
Inner Hallway
Under stairs store
Scullery 3.67m x 2.50m

First Floor

Landing
Large Bathroom 6.66m x 2.43m
Bedroom 1 4.15m x 3.84m
Bedroom 2 4.15m x 2.53m
Bedroom 3 off Bedroom 2 3.63m x 3.66m

Out Buildings

Ground Floor

Workshop 6.32m x 3.85m

First Floor

Large Loft area providing initial potential
Cow Shed 6.20m x 3.85m
Store 5.79m x 2.46m
Further range of dilapidated outbuildings
The Land
The property occupies approximately 2.3 hectares (5.7 acres) as identified on the adjoining plan

Tenure

Freehold

JOINT AUCTIONEERS

Grice & Hunter, 7 Priory Place,
Doncaster, Dn1 1BL



VIEWING

By appointment with Jake Bond
07715 214572 jake@markjenkinson.co.uk



Warning – The property is in a very poor state of repair and parts are considered to be hazardous. Extreme caution should be taken whilst inspecting. There will be restricted access only to the First

Floor loft space from the adjoining outbuilding.

SOLICITORS Jordans Solicitors 4
Priory Place Doncaster DN1 1BP

LOT

22 92 Roscoe Bank & Building plot, Stannington, Sheffield S6 5PN

GUIDE PRICE £275,000-£300,000

VACANT BUNGALOW & BUILDING PLOT



- Outstanding development opportunity
- Superb single building plot with detached bungalow adjoining
- Beautiful views across the Rivelin Valley
- Full planning consent for a contemporary detached house
- Ideal self build project-live in the bungalow whilst building
- Sought after location close to open country side
- Bungalow in need of further improvement
- Fringe of Stannington yet easy reach of comprehensive facilities

Ground Floor

Reception Hallway
Bay windowed Sitting Room 4.24m x 3.93m enjoying the aspect over the Rivelin Valley
Front Bedroom 4.29m x 3.20m enjoying the views to the front
Rear Bedroom 4.04m x 4.25m
Dining Kitchen 4.25m x 3.25m
Larder
Bathroom/WC 2.21m x 1.72m with white suite and shower

Outside

The property occupies an overall plot of approximately 720m² with long front garden and rear paved area
Integral Store

Planning

Full planning consent was granted on 11th August 2017 for "the erection of a dwelling house." Ref17/01459/FUL (FORMERLY PP05779108).

Proposed Scheme

The plans allow for a contemporary two storey dwelling with garage and roof terrace. An alternative re-design scheme has also been prepared including the following accommodation:

Ground Floor

Entrance Hall
Three Store Rooms
Shower Room/WC
Double Bedroom
Large Office
Single Garage

Upper Ground Floor

Living Room
Dining Kitchen
Two Double Bedrooms
Bath/Shower Room & WC
Roof Terrace
Comprehensive drawings and sections will be made available via the legal pack section of the website

Tenure

Freehold



EPC Rating D

A full copy of the EPC will be available to view via our website

VIEWING

The Bungalow is currently occupied and can be viewed by prior

arrangement with the auctioneers. The plot is available to view at any reasonable time.

SOLICITORS Taylor & Emmet LLP
20 Arundel Gate Sheffield S1 2PP

LOT

23 St Peters Church, Whinny Hill, Oldgate Lane, Thrybergh, Rotherham S65 4JT

GUIDE PRICE £75,000*

VACANT CHURCH PREMISES

- Brick built former church building
- Approximately 445m² on two levels (4,788sqft)
- Includes main hall on the ground floor with kitchen, vestry and WC
- Lower ground floor with hall, stores, kitchen and W/Cs
- High profile position with open aspect to the rear
- Potential for a variety of uses (STC)

Location

The property is located on Oldgate Lane approximately 3 miles to the north east of Rotherham town center just off the A630 Doncaster Road.

Ground Floor

Approximately 233m² (2507 sqft) including-
Two entrances
Main meeting hall
Kitchen
Vestry
WC

Lower Ground Floor

Approximately 212m² (2281 sqft) including
Hall
Kitchen
Stores
2 WCs

The site

The property occupies a site of approximately 0.06ha (0.16 acre) as identified on the adjoining plan

Tenure

Freehold

Planning

Interested parties are advised to make their own enquiries in respect of potential uses for the property.

VIEWING

By appointment with Jake Bond
07715 214572 jake@markjenkinson.co.uk

SOLICITORS Wake Smith Solicitors
Limited No. 1 Velocity 2 Tenter
Street Sheffield S1 4BY



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LOT

24 Former St Hugh's of Lincoln, RC Church & Dwelling, 133-135 Littlemoor, Newbold, Chesterfield S41 8QP GUIDE PRICE £650,000* | VACANT CHURCH/RESIDENTIAL DEVELOPMENT



- Freehold site of 0.56 hectares (1.38 acres)
- Comprises Former Church premises that includes 3 Bedroom Bungalow
- Established residential area
- Pre application enquiries already made
- Potential for residential development (STC)
- Current use or alternative options
- Excellent potential offered
- 90 day completion date

Location

The property is situated approximately 1.8 miles to the North West of Chesterfield town centre, close to the junction of the B6150 Littlemoor with the B6151 Newbold Road.

Site

Land is identified on the adjoining plan and amounts to approximately 0.56 hectares (1.38 acres), with frontage and vehicular access from Littlemoor and return frontage onto Dukes Drive.

Buildings

Church

Single Storey Church building dated from the 1960s with gross external floor area of approximately 464m² (4995 Sq Ft) and including main Meeting Rooms and Ancillary Accommodation.

The Bungalow

Single Storey dwelling adjoining the church building with a gross internal total floor area of approximately 135m² (1450 Sq Ft) comprising of Entrance Hallway, Study, Living Room, Dining Kitchen, 3 Bedrooms,

Dressing Room, On suite Bathroom, Utility Room and Shower Room

Tenure

Freehold

Planning

Formal Pre application enquiries have been made with Chesterfield Borough Council by DLP Planning Ltd suggesting that residential development would be looked upon favourably. A copy of the correspondence is available for inspection and interested parties are advised to make their own enquiries in respect of specific schemes.

EPC Rating

A full copy of the EPC for the bungalow will be available to view via our website

VIEWING

Strictly by appointment with the auctioneers on 0114 276 0151

SOLICITORS Taylor & Emmet LLP
20 Arundel Gate Sheffield S1 2PP



LOT

25

Former St Joseph's RC Church, Chesterfield Road, Staveley, Chesterfield S43 3QF

GUIDE PRICE £75,000*

VACANT CHURCH PREMISES



- Freehold site approximately 0.39 hectares (0.96 acres)
- Brick built church building with single storey extension
- Open aspect
- Pre application enquiries suggest residential development
- Potential for existing use or alternative options (STC)
- Close to Staveley town centre

Location

The property is situated approximately 4.6 miles North East of Chesterfield Borough Council on the A619 Chesterfield Road close to Staveley town centre.

Site

The land is identified on the adjoining plan and amounts to approximately 0.39 hectares (0.96 acres)

Building

The current Church building dates from the 1930s with a later single storey extension. The accommodation is predominantly on the ground floor and has a gross external floor area of approximately 152m² (2710 Sq Ft)

Tenure

Freehold

Planning

Formal Pre application enquires were made with Chesterfield Borough Council by DLP Planning Ltd. A copy of the response is available for inspection. The site is thought to be suitable for a small residential scheme. Any interested parties are advised to make their own enquiries.

VIEWING

By appointment with the auctioneers on 0114 276 0151

SOLICITORS Taylor & Emmet LLP
20 Arundel Gate Sheffield S1 2PP



LOT

26 5 Hagg Lane, Crosspool, Sheffield S10 5PH

GUIDE PRICE £250,000*

VACANT BUNGALOW



- Detached bungalow set in 693m²
- Prime residential area
- Potential for renovation and extension
- Excellent potential offered
- Central heating & double glazing
- Two reception rooms, kitchen, utility & pantry
- Two bedrooms, bathroom and separate WC
- Matured gardens, driveway & garage

Ground Floor

Side Entrance Porch
Reception Hall with floor to ceiling cupboards
Bay Windowed Sitting Room – 5.18m x 3.92m
Front Bedroom 1 – 4m x 3.38m
Bathroom – 2.17m x 1.68m
Separate WC
Side Bedroom 2 – 3.95m x 2.73m
Dining Room – 3.04m x 3.95m
Kitchen – 1.95m x 3.43m
Utility Room – 2.28m x 3.71m
Pantry – 2.20m x 8.9m

VIEWING

Mondays 18th, 25th June & 2nd & 9th July at 4pm prompt
Wednesdays 20th, 27th June & 4th July at 4pm prompt

SOLICITORS Bell & Buxton
Telegraph House High Street S1 2GA



Outside

The property occupies a large plot of approximately 693 Sq m with driveway to a single garage.

Planning

Interested parties are advised to make their own enquiries in respect of all possible schemes.

EPC Rating

A full copy of the EPC will be available to view via our website



AFTERNOON SESSION

Lots 27 to 60 commencing at 2pm prompt

Vacant and tenanted properties located in various areas of Sheffield

LOT

27 119 Industry Street, Walkley, Sheffield S6 2WU

GUIDE PRICE £110,000*

VACANT HOUSE

- Stone fronted inner terrace
- In need of modernisation
- Modern roof covering
- uPVC windows, gas central heating
- Popular location
- Excellent potential offered

Ground Floor

Sitting Room 3.76m x 3.48m
Inner Lobby
Dining Kitchen 3.66m x 3.51m
Cellar Head

Attic Bedroom 3 4.08m x 2.76m
with Velux window

Outside

Good size gravelled rear garden area

Basement

Cellar

EPC Rating

A full copy of the EPC will be available to view via our website

First Floor

Landing
Front Bedroom 1 3.47m x 3.75m
with closet
Rear Bedroom 2 1.89m x 2.83m
Bathroom/WC with white suite

VIEWING

Mondays 18th, 25th June & 2nd & 9th July at 9.30am prompt
Wednesdays 20th, 27th June & 4th July at 9.30am prompt

Second Floor

Landing

SOLICITORS Womble Bond Dickinson Womble Bond Dickinson



One Trinity Newcastle Upon Tyne
NE1 4JE

ON INSTRUCTIONS FROM GRIANGER PLC

granger plc

LOT

28 7 Plymouth Road, Abbeydale, Sheffield S7 2DE

GUIDE PRICE £95,000*

VACANT HOUSE

- Two bedroom inner terrace
- uPVC double glazed windows, modern gas fired central heating
- Requires general modernisation
- Larger than average shower room/WC
- Rear garden
- Convenient location
- Potential for First Time Buyer or Investment

Ground Floor

Bay windowed Sitting Room 4.34m x 3.44m
Inner Lobby
Breakfast Kitchen 2.69m x 3.06m
Cellar Head with trap door to cellar

Outside

Forecourt
Level rear garden with brick built store

EPC Rating

A full copy of the EPC will be available to view via our website

First Floor

Landing
Front Bedroom 1 3.45m x 3.59m
Good size Shower Room/WC 3.44m x 1.72m with white suite
Under Stairs store

VIEWING

Mondays 18th, 25th June & 2nd & 9th July at 2.45pm prompt
Wednesdays 20th, 27th June & 4th July at 2.45pm prompt

Second Floor

Attic Bedroom 2 3.40m x 3.38m
with Velux window

SOLICITORS Switalskis Ltd 24-26
Paradise Square Sheffield S1 2DE



LOT

29 52 Hollinsend Avenue, Gleadless, Sheffield S12 2EN

GUIDE PRICE £80,000–£90,000

VACANT HOUSE

- Traditional semi detached house
- Good size level cul-de-sac plot
- In need of complete renovation
- Ample room for an extension (subject to planning)
- Of interest to builders and developers
- Popular location
- Excellent potential offered

Ground Floor

Entrance Hall
Bay Windowed Sitting Room 3.88m x 3.33m
Dining Kitchen 4.07m x 3.06m with under stairs store

First Floor

Landing
Front Bedroom 1 2.65m x 3.99m
Rear Bedroom 2 3.05m x 2.58m
Front Bedroom 3 2.04m x 1.82m
Bathroom/WC 1.82m x 1.55m

Outside

The property occupies a good size cul-de-sac plot with front & rear gardens, driveway and detached garage 4.71m x 2.66m

EPC Rating

A full copy of the EPC will be available to view via our website

VIEWING

Mondays 18th, 25th June & 2nd & 9th July at 2pm prompt
Wednesdays 20th, 27th June & 4th July at 2pm prompt

SOLICITORS Womble Bond Dickinson Womble Bond Dickinson One Trinity Newcastle Upon Tyne NE1 4JE

ON INSTRUCTIONS FROM GRAINGER PLC

grainger plc



LOT

30 88 Hurlfield Avenue, Sheffield S12 2TN

GUIDE PRICE £78,000*

VACANT HOUSE

- Traditional 3 bed semi detached house
- Larger than average plot with driveway
- Room to extend
- In need of general modernisation
- Popular and convenient location
- Under Outside, it needs to say Larger than average garden to rear

Ground Floor

Entrance Hallway
Bay windowed Sitting Room 4.22m x 3.50m
Dining Room 4m x 3.18m
Kitchen 3.01m x 1.70m
Under Stairs Store

First Floor

Landing
Front Bedroom 1 4.23m x 3.73m
Rear Bedroom 2 3.03m x 2.06m
Rear Bedroom 3 2.87m x 3.02m
Bathroom/WC 1.80M X 1.68m with white suite and shower

Outside

Gravelled forecourt garden with driveway and security gates
Average garden to the rear with Timber Store and patio

EPC Rating

A full copy of the EPC will be available to view via our website

VIEWING

Mondays 18th, 25th June & 2nd & 9th July at 1.15pm prompt
Wednesdays 20th, 27th June & 4th July at 1.15pm prompt

SOLICITORS Lupton Fawcett LLP Belgrave House 47 Bank Street Sheffield S1 2DR



LOT

31 20 Wadbrough Road, off Eccelsall Road, Sheffield S11 8RF

GUIDE PRICE £200,000*

VACANT HOUSE

- Substantial inner terrace
- Partially modernised – requires completion
- Prime location just off Eccelsall Road
- Comprises of two Reception Rooms with extended breakfast Kitchen
- Two first floor Bedrooms, two Shower Rooms (no suite) & two Attic Bedrooms
- Enclosed rear garden
- Potential for owner occupation or student letting
- Close the Botanical gardens and Eccelsall Road shops

Ground Floor

Side Reception Hallway
Cellar head
Bay windowed Sitting Room 4.64m x 4.13m
Dining Room 4.12m x 3.71m
Extended Kitchen 7.21m x 2.62m

Rear Attic Bedroom 4.11m x 3.87m with rear facing Velux windows

Outside

Forecourt
Rear garden area

EPC Rating

A full copy of the EPC will be available to view via our website

Basement

Cellar

First Floor

Landing
Front Bedroom 1 5.45m x 3.69m
Rear Bedroom 2 3.74m x 2.96m
Shower Room/WC 1 1.50m x 1.46m (no suite)
Shower Room/WC 2 2.60m x 4.67m (no suite)

VIEWING

Wednesdays 20th & 27th June at 3pm prompt
Thursday 21st June at 3pm prompt
Friday 29th June at 11am prompt
Thursday 5th July at 3pm prompt

SOLICITORS Field Fisher LLP
Freetrade Exchange 37 Peter Street
Manchester M2 5GB

Second Floor

Landing
Front Attic Bedroom 5.46m x 3.65m with twin Velux windows



LOT

32 49 Wadbrough Road, off Eccelsall Road, Sheffield S11 8RF

GUIDE PRICE £275,000*

VACANT HOUSE

- Spacious bedroom inner terrace
- Until recently let to students
- Potential for own occupation or letting
- Prime location close to Eccelsall Road and parkland
- Central heating and double glazing
- Two reception rooms, five bedrooms and two bath/shower rooms

Ground Floor

Side Entrance Lobby
Sitting Room 4.66m x 3.88m with Bay window & Fire place
Dining Room 2.81m x 3.90m
Kitchen 3.15m x 2.18m
Cellar Head

EPC Rating D

A full copy of the EPC will be available to view via our website

VIEWING

By appointment with
Jake Bond 07715 214572
jake@markjenkinson.co.uk

Basement

Cellar

First Floor

Landing
Front Bedroom 1
Front Bedroom 2
Rear Bedroom 3
Bathroom/WC
Separate WC with wash basin

SOLICITORS Field Fisher LLP
Freetrade Exchange 37 Peter Street
Manchester M2 5GB

Second Floor

Front Bedroom with Dormer window
Rear Bedroom with Velux window

Outside

Forecourt
Rear patio with garden beyond & brick built store



LOT

33 94 Spring Close View, Gleadless Valley, Sheffield S14 1RF

GUIDE PRICE £25,000–£30,000

VACANT FLAT

- Three bedroom first floor flat
- Previously let at £450 per calendar month (£5,400 per annum)
- Recent improvement work
- New gas central heating system
- New sprinkler system
- Partial uPVC double glazing
- Modern kitchen and bathroom fittings
- Potential for owner occupation or ongoing investment

First Floor

Kitchen 4.80m x 2.60m overall with a range of units and appliances
Sitting Room 4.70m x 3.50m
Inner Lobby
Bathroom / WC 1.96m x 1.80m with white suite and shower
Bedroom One 2.58m x 3.79m
Bedroom Two 3.77m x 2.75m
Bedroom Three 2.55m x 1.59m
Services Charge
Details to follow

Tenure

Details to follow

EPC Rating C

A full copy of the EPC will be available to view via our website

VIEWING

By appointment with the Auctioneers 0114 276 0151

SOLICITORS Woskrow Brown
Legal Services Limited 294
Abbeydale Road Sheffield S7 1FL



LOT

34 180 Fox Hill Road, Birley Carr, Sheffield S6 1HE

GUIDE PRICE £80,000*

VACANT HOUSE

- Stone Fronted Inner Terrace
- In need of general upgrading
- Popular location
- 2 Reception rooms and off shot Kitchen
- 3 Bedrooms and Bathroom
- Rear garden with Greenhouse and Store
- Potential for owner occupation, letting or resell

Ground Floor

Reception Hallway
Sitting Room 2.89m x 3.50m
Dining Room 3.74m x 4.05m
Cellar Head
Kitchen 2.88m x 1.95m with range of units and appliances

Basement

Single cellar
First Floor Landing
Front Bedroom 1 3.46m x 4.04m with under stairs store
Front Bedroom 2 3.30m x 2.94m overall
Inner Landing
Bathroom/WC 3.70m X 1.97m with full suite including separate shower cubicle & Airing cupboard

Second Floor

Attic Bedroom 4.09m x 3.62m with rear Velux window

Outside

Forecourt and pleasant level rear garden with lawn, flower borders, aluminium frame greenhouse & garden stores

EPC Rating

A full copy of the EPC will be available to view via our website

VIEWING

Mondays 18th, 25th June & 2nd & 9th July at 10.15am prompt
Wednesdays 20th, 27th June & 4th July at 10.15am prompt

SOLICITORS Wake Smith Solicitors
Limited No. 1 Velocity 2 Tenter
Street Sheffield S1 4BY



LOT

35 7 Penrhyn Road, Hunters Bar, Sheffield S118UL

GUIDE PRICE £140,000–£160,000

| STUDENT INVESTMENT

- Five Bedroom inner terrace
- Let to four students for 2018/2019 academic year at £296 pw (£15,392 pa)
- Gas central heating & uPVC windows
- Bathroom and separate Shower Room/WC
- Rear yard and garden area with brick built store
- Walking distance of Endcliffe Park & Hunters Bar shops

Ground Floor

Reception Hallway
Front Bedroom 3.84m x 3.77m
Living Room 3.83m x 3.05m
Kitchen 3.18m x 2.90m with a range of white units & appliances
Cellar head

Basement

Cellar

First Floor

Landing
Front Bedroom 3.70m x 3.83m
Box Room 2.85m x 1.11m
Rear Bedroom 3.83m x 2.70m
Shower Room/WC with white suite
Shower Room 2 with white suite

Second Floor

Attic Bedroom 3.26m x 2.73m with Velux window
Attic Bedroom 6.21m x 2.65m with Velux window

Outside

Forecourt
Rear yard garden area and brick built store

Tenancy Details

The property is let to four students from 1st July 2018 to 30th June 2019 at £296 pw (£15,392 pa)

EPC Rating E

A full copy of the EPC will be available to view via our website

VIEWING

By appointment with Jake Bond
07715 214572. jake@markjenkinson.co.uk

SOLICITORS

Field Fisher LLP
Freetrade Exchange 37 Peter Street
Manchester M2 5GB



LOT

36 9 Penrhyn Road, Hunters Bar, Sheffield S11 8UL

GUIDE PRICE £140,000–£160,000

| STUDENT INVESTMENT

- 5 Bedroom inner terrace
- Convenient for Sharrow Vale Road and Endcliffe Park
- Let to four students for 2018/2019 academic year until 30th June 2019
- £296 pw (£15,392 pa)
- uPVC double glazing & gas central heating
- Useful Box Room and large second floor landing
- Rear garden

Ground Floor

Reception Hallway
Front Bedroom 4.57m x 3.73m
Sitting Room 3.81m x 3.01m
Kitchen 3.17m x 2.97m with a range of white units and appliances

Basement

Cellar

First Floor

Landing
Front Bedroom 1 3.83m x 3.73m
Box Room/Dressing Room 2.51m x 1.65m
Rear Bedroom 3.84m x 3.66m
Shower Room/WC 1 2.30m x 1.21m with white suite
Shower Room/WC 2 with white suite

Second Floor

Large Landing with Velux window
Front Bedroom
Rear Bedroom
Outside
Forecourt
Rear yard and garden area

Tenancy Details

The property is let to four students from 1st July 2018 to 30th June 2019 at £296 pw (£15,392 pa)

EPC Rating E

A full copy of the EPC will be available to view via our website

VIEWING

By appointment with Jake Bond
07715 214572. jake@markjenkinson.co.uk

SOLICITORS

Field Fisher LLP
Freetrade Exchange 37 Peter Street
Manchester M2 5GB



LOT

37 259 Pitsmoor Road, Pitsmoor, Sheffield S3 9AQ

GUIDE PRICE £150,000+*

VACANT PREMISES



- Imposing Grade II Listed building
- Set back from the road in a site of 0.17 hectare (0.42 acre)
- Approximately 405m² (4358 Sq Ft) on two levels
- Vehicular access and ample car parking
- Comprises Interlinked offices, meeting rooms, Kitchens and WC facilities
- Potential for a variety of uses (subject to consent)
- Property CANNOT be used as a house in multiple occupancy

Ground Floor

Approximately 235m² (2535 Sq Ft) including interlinked offices and meeting rooms together with 2 Kitchens, 2 WC's and Ancillary accommodation.

First Floor

Approximately 170m² (1829 Sq Ft) including interlinked offices and former play areas together with 4 WC's

Outside

The property stands well back from Pitsmoor Road in a site 0.17 Hectare (0.42 acre) with vehicular access and ample car parking

Tenure

The property is being sold leasehold for 150 years at an annual ground rent of £250. There will be an option to purchase the freehold after the property is put in good repair (18 months) at a figure of 5% of the auction price

Note

In addition the Purchaser will be responsible for a Buyer's Premium amounting to 3% of the consideration subject to a minimum of £1,500

EPC Rating F

A full copy of the EPC will be available to view via our website

VIEWING

Strictly by appointment with the auctioneers 0114 2760151

SOLICITORS Sheffield City Council Legal Services Town Hall S1 2HH

ON INSTRUCTIONS FROM SHEFFIELD CITY COUNCIL



LOT

38 1&2 Aukley Road, Woodseats, Sheffield S8 0UA

GUIDE PRICE £120,000–£130,000

| PART VACANT FLATS

- Two 2 bedroom flats in a purpose built block of 3
- Popular and convenient location
- Lower ground floor flat – currently vacant
- Ground floor flat let at £525 pcm
- Income when fully let approximately £12,500
- Large garden and open aspect

Accommodation

Communal Entrance with staircase down to Lower Ground Floor Lobby

Lower Ground Floor Flat

Number 1 comprising:

Sitting Room – 3.62m x 4.26m

Dining Kitchen – 4.23m x 2.22m

with central heating boiler

Entrance Hallway

Bathroom – 1.78m x 1.53m with

modern white suite and shower

WC

Inner Hallway

Bedroom 1 – 3.02m x 4.79m overall

with built in wardrobes

Bedroom 2 – 3.03m x 2.95m

Under stairs store – 2.22m x 0.91m

Ground Floor Flat

Number 2 – The property is let by

way of a 6 month Assured Shorthold

Tenancy from October 2017 at £525

per calendar month

Hallway

WC

Bathroom with modern white suite

& shower

Dining Kitchen – 2.21m x 4.51m with modern units & central heating boiler

Sitting Room – 4.51m x 3.77m with

open aspect to the rear

Bedroom 1 – 4.91m x 3.12m with

built in wardrobes

Bedroom 2 – 3.11m x 3.14m

Tenure

Freehold

EPC Rating

A full copy of each EPC will be available to view via our website

VIEWING

By appointment with Jake Bond
07715 214572. jake@markjenkinson.co.uk

SOLICITORS Foy's Church Steps All
Saints Square S60 1QD



LOT

39 230 Holme Lane, Malin Bridge, Sheffield S6 4JZ

GUIDE PRICE £45,000–£50,000

| RESIDENTIAL INVESTMENT

- Two storey inner terrace
- Comprises lockup sales shop 17m² (182 Sq Ft)
- Vacant residential to remainder
- In need of modernisation
- High profile position
- Potential for continued use or conversion

Ground Floor

Sales Shop 17m² (182 Sq Ft)

Residential Accommodation

Ground Floor

Rear Kitchen 3.83m x 2.88m

Cellar Head

Basement

Cellar

First Floor Landing

Front Bedroom 4.42m x 3.62m

Rear area 3.89m x 3.23m

incorporating landing and bathroom/

WC

Outside Rear Yard

EPC Rating

A full copy of the EPC will be available to view via our website

VIEWING

By appointment with Adrian Little –
adrian@markjenkinson.co.uk

SOLICITORS Wrigleys Solicitors
LLP 17-21 Cookridge Street Leeds
LS2 3AG



**Fowler
Sandford**
Chartered Surveyors

LOT

40 185 Fox Hill Road, Birley Carr, Sheffield S6 1HF

GUIDE PRICE £90,000–£100,000

VACANT SALES SHOP/FLAT

- Substantial former Post Office premises
- Comprises Lock Up Sales Shop, Large three bedroom flat above
- Most recently operated as a Convenience Store
- Located in the heart of Birley Carr
- Potential for a variety of uses (subject to consent)
- Potential for owner occupation, investment or conversion
- Electric Roller Shutters, Air Conditioning, uPVC Double Glazing & Central Heating to the flat

Ground Floor Sales Shop

Approximately 60m² with Electric roller shutters to the windows, Suspended ceiling & Air Conditioning
Rear Hallway
WC 3.17m
Rear Entrance Lobby
Kitchen 6.58m²
Store 8.9m²
First Floor Flat
Rear Entrance Lobby
Kitchen 3.16m x 3m
Sitting Room 4.96m x 4.34m Overall
Inner Lobby
Bathroom/WC
Rear Bedroom 4.10m x 2.91m
Front Bedroom 5.65m x 3.68m

Outside

Forecourt
Good sized garden area
Brick built store

EPC Rating

A full copy of the EPC will be available to view via our website

VIEWING

Strictly by appointment with the auctioneers 0114 2760151

SOLICITORS Taylor & Emmet LLP
20 Arundel Gate Sheffield S1 2PP



Second Floor

Large Landing 4.05m x 2.73m with Velux Window
Attic Bedroom 5.08m x 3.67m



LOT

41 448 Ecclesall Road, Sheffield S11 8PX

GUIDE PRICE £275,000–£300,000

VACANT HOUSE

- Six Bedroom HMO
- Prime position on Ecclesall Road
- Extended Kitchen and Dining Room
- uPVC windows and gas central heating
- Potential for reletting or own occupation

Ground Floor

Side Entrance Hall
Front Bedroom 1 4.90m x 3.70m with Bay window
Sitting Room 4.26m x 3.63m
Under Stairs Store
Kitchen 2.14m x 3.74m
Extended Dining Room 3.12m x 2.55m with Patio doors

Outside

Forecourt
Garden
Rear yard and garden area

EPC Rating E

A full copy of the EPC will be available to view via our website

VIEWING

Wednesdays 20th & 27th June at 2.30pm prompt
Thursday 21st June at 2.30pm prompt
Friday 29th June at 10.30am prompt
Thursday 5th July at 2.30pm prompt

First Floor

Landing
Front Bedroom 4.01m x 2.65m
Front Bedroom 3.98m x 2.18m
Rear Bedroom 3.53m x 3.37m
Shower Room/WC 1 1.49m x 1.16m
Bathroom/WC 2.17m x 1.61m with white suite and shower

SOLICITORS Field Fisher LLP
Freetrade Exchange 37 Peter Street
Manchester M2 5GB

Second Floor

Front Attic Bedroom 4.92m x 3.96m narrowing to 2.15m with Dormer window
Rear Attic Bedroom 4.28m x 2.64, with Velux window



LOT 42 **6 Khartoum Road, Sheffield S11 8RD**
GUIDE PRICE £275,000–£300,000

| RESIDENTIAL INVESTMENT

- **Five bedroom inner terrace**
- **Prime location close to the Botanical Gardens**
- **Modernised accommodation**
- **Ground Floor Shower Room and first floor Bathroom**
- **Currently let at £495 pcm until March 2019**
- **Potential for owner occupation or re-letting**

Ground Floor

Reception Hallway
Living Room 3.93m x 4.01m
Dining Kitchen 3.94m x 3.39m
Rear Entrance Lobby
Shower Room/WC 2.70m x 1.66m

First Floor

Landing
Front Bedroom 1 4.91m x 3.93m
Front Bedroom 2 3.92m x 2.62m
Rear Bedroom 3 3.43m x 3.99m
Bathroom/WC

Second Floor

Landing
Front Bedroom 4 5.16m x 2.43m
with Dormer window, opening into a
Dormer window
Rear Bedroom 5 3.99m x 3.45m
with Velux window

Outside

Forecourt
Rear garden area

Tenancy Details

The property is let from 1st March
2018 until 1st March 2019 at £495
pcm

EPC Rating F

A full copy of the EPC will be
available to view via our website

VIEWING

By Appointment with Jake
Bond 07715 214572 – jake @
markjenkinson.co.uk

SOLICITORS Field Fisher LLP
Freetrade Exchange 37 Peter Street
Manchester M2 5GB



LOT 43 **3 Queens Road, Beighton, Sheffield S20 1AU**
GUIDE PRICE £75,000*

| VACANT HOUSE

- **Double fronted Semi detached house**
- **Large freehold plot at approximately 464m²**
- **Requires complete renovation**
- **Possible development options**
- **Popular village location**

Ground Floor

Entrance Porch
Lobby
Sitting Room – 3.52m x 4.37m
Living Room – 3.30m x 4.03m
Inner Lobby
Kitchen – 2.72m x 2.75m
Bathroom – 2m x 2.01m
Basement – Cellar

First Floor

Landing
Bedroom 1 – 3.53m x 4.24m
Bedroom 2 – 4.16m x 3.48m

Outside

The property occupies a site for
approximately 464 square metres
with front level lawn garden and
driveway to a carport 4.90m x 2.93m
with garage beyond 5.76m x 2.90m
There are 2 garden sheds to rear

EPC Rating

A full copy of the EPC will be
available to via our website

VIEWING

Tuesdays 19th, 26th June & 3rd July
at 11am prompt
Thursdays 21st & 28th June at 11am
prompt

SOLICITORS Norrie Waite & Slater
9-12 East Parade Sheffield S1 2ET



LOT

44 20 Westland Grove, Mosborough, Sheffield S20 8EU

GUIDE PRICE £60,000+*

VACANT HOUSE

- Three bedroom inner terrace
- Located in popular residential township
- Open plan kitchen/dinner
- Three first floor bedrooms
- uPVC double glazing throughout
- In need of some modernisation

Ground Floor

Entrance Hall
Lounge – 4.60m x 2.91m
Kitchen 2.40m x 3.05m
Dinning Room 2.41m x 4.32m
Store
WC

EPC Rating C

A full copy of the EPC will be available to view via our website

VIEWING

Strictly by appointment with the auctioneers 0114 2760151

First Floor

Landing and store
Bedroom 1 2.70m x 3.63m
Bedroom 2 2.94m x 4.74m
Bedroom 3 2.06m x 2.80m
Bathroom 2.05m x 2.65m

Outside

Small lawned front garden
Rear shed and driveway accessed via Westland Drive



LOT

45 14 Wostenholm Road, Sheffield S7 1LJ

GUIDE PRICE £120,000*

COMMERCIAL / RESIDENTIAL INVESTMENT

- Inner terrace property
- Comprises long established hairdressing salon
- Flat above let at £470 per calendar month
- Popular and busy parade
- Rear extension previously used by Chiropodist
- Potential for owner occupation or investment
- Income when fully let in excess of £12,500

Ground Floor – Salon

Front Area 16.27 square metres
Rear Area 16.64 square metres
Kitchen 3.87 square metres
Rear Lobby
WC
Rear Room 9.81 square metres
Flat

Tenancy Details

The first floor flat is let by way of an Assured Shorthold Tenancy at £470 per calendar month
The current tenant has been in occupation for approximately 6 years

EPC Rating

A full copy of the EPC will be available to view via our website

First Floor

Kitchen 4.61m x 2.99m
Sitting Room 3.88m x 3.57m with closet

VIEWING

By appointment with the Auctioneers 0114 276 0151

Second Floor

Bedroom 3.22m x 3.88m
En-suite Bathroom 3.41m x 1.27m

Outside

Rear pedestrian access off Smeaton Street



LOT

46 Havelock Street, Broomhall, Sheffield S10 2FP

GUIDE PRICE £175,000–£200,000

VACANT HOUSE

- Large 6/7 Bed inner terrace
- Level position, walking distance of city centre and University
- Requires some upgrading
- Capable of potential income
- Alternative as a family house or flats

Ground Floor

Reception Hallway
Front Bay windowed Bedroom
4.27m x 4.22m
Rear Bedroom 3.95m x 3.50m
Cellar Head
Kitchen 3.66m x 2.65m
Basement Cellar

Note

There is an outbreak of Knot weed to the rear yard. Some treatment work has been carried out but there is no insurance backed guarantee

EPC Rating



Rear Bedroom 2 3.49m x 3.94m
Bathroom/WC 2.17m x 1.20m with white suite
Rear Bedroom 3 3.34m x 3.65m

Second Floor

Landing
Front Bedroom 1 5.04m x 2.60m
Rear Bedroom 2 2.91m x 4.96m with views towards to city centre

Outside

Forecourt
Good size rear garden

LOT

47 145 Sharrow Vale Road, Sheffield S11 8ZA

GUIDE PRICE £175,000+*

VACANT HOUSE

- Substantial inner terrace
- Partially modernised – awaiting completion
- Comprises two Reception Rooms & offshot Kitchen,
- Two first floor Bedrooms and Shower Room,
- Large Attic Room with potential for splitting
- Popular location close to Sharrowvale Road shops
- Potential for letting or owner occupation

Ground Floor

Side Entrance Lobby
Bay windowed Sitting Room 3.60m x 4.24m
Dining Room 3.62m x 2.77m
Cellar head
Kitchen 2.84m x 1.91m

Outside

Forecourt
Rear yard and garden area

EPC Rating E

A full copy of the EPC will be available to view via our website

Basement

Cellar

First Floor

Landing
Front Bedroom 1 4.24m x 4.19m
Under stairs Closet
Rear Bedroom 2 3.39m x 3.01m
Shower Room/WC 2.86m x 1.94m (no suite)

VIEWING

Wednesdays 20th & 27th June at 4pm prompt
Thursday 21st June at 4pm prompt
Friday 29th June at 12 noon prompt
Thursday 5th July at 4pm prompt

SOLICITORS Field Fisher LLP
Freetrade Exchange 37 Peter Street
Manchester M2 5GB



Second Floor

Attic Bedroom 6.83m x 3.35m with front Dormer and rear Velux windows, potential for splitting

LOT

48 155 Sharrow Vale Road, Sheffield S11 8ZA

GUIDE PRICE £175,000*

| STUDENT INVESTMENT

- Substantial four bedroom inner terrace
- Sought after location close to Sharrowvale shops
- Let to four students until 15th September 2019
- £300 pw (£15,600 pa)
- Gas central heating and Upvc windows
- Potential for on going investment or own occupation

Ground Floor

Side Entrance Lobby
Front Bedroom with Bay window
Living Room 3.76m x 3.60m
Kitchen 3.55m x 1.94m
Cellar Head

Tenancy Details

The property is let to four students from 1st July 2018 to 15th September 2019 at £300 pw (£15,600 pa)

Basement

Cellar

EPC Rating E

A full copy of the EPC will be available to view via our website

First Floor

Landing
Front Bedroom with Bay window
Rear Bedroom
Shower Room/WC 1 with white suite
Shower Room/WC 2 with modern white suite

VIEWING

By appointment with Jake Bond
07715 214572. jake@markjenkinson.co.uk

SOLICITORS

Field Fisher LLP
Freetrade Exchange 37 Peter Street
Manchester M2 5GB

Second Floor

Attic Bedroom 6.55m x 3.36m

Outside

Raised Forecourt
Rear yard and garden area



LOT

49 62 Holme Lane, Hillsborough, Sheffield S6 4JQ

GUIDE PRICE £80,000-£90,000

| VACANT HOUSE

- Former ground floor retail unit
- Living accommodation on upper floors
- Fronting onto Holme Lane
- Potential for residential use or retail unit
- In need of some modernisation

Ground Floor

Former retail area 4.68m x 3.77m
Living room 3.87m x 3.77m
Kitchen 2.55m x 2.09m

VIEWING

By appointment with Jake Bond
07715 214572 jake@markjenkinson.co.uk

Basement

Cellar stores 9.15m x 3.58m

SOLICITORS Wake Smith Solicitors
Limited No. 1 Velocity 2 Tenter
Street Sheffield S1 4BY

First Floor

Landing
Living room 3.89m x 3.09m
Bathroom 2.17m x 2.9m
Bedroom 1 3.79m x 5.17m
Attic
Bedroom 2 3.52m x 3.45m
Bedroom 3 1.94m x 4.36m

Outside

The property fronts Holme Lane
Share rear yard, accessed via

EPC Rating

A full copy of the EPC will be available to view via our website



LOT 50 376 Langsett Road, Sheffield S6 2UG
GUIDE PRICE £50,000–£60,000

VACANT TAKEAWAY

- Inner terrace
- Comprises of Ground Floor Takeaway, First Floor accommodation
- High profile Tramline position
- Potential for a variety of uses

Ground Floor

Approximately 24.6m², comprising of:

Front Sales
 Rear Kitchen
 Basement
 Two Cellars

EPC Rating D

A full copy of the EPC will be available to view via our website

VIEWING

By appointment with Jake Bond
 07715 214572. jake@markjenkinson.co.uk

SOLICITORS Jordans Solicitors 4
 Priory Place Doncaster DN1 1BP

First Floor

20.86m², comprising of:
 Front Room
 Rear Bathroom/WC

Second Floor

Attic Bedroom 11.54 Sp M

Outside

Rear access
 Rating Assessment
 The property is described as "shop and premises" in the April 2017 Rating list with an RV of £1,400



LOT 51 235 Firth Park Road, Firth Park, Sheffield S5 6WW
GUIDE PRICE £50,000–£60,000

VACANT HOUSE

- Good size inner terrace house
- In need of general modernisation
- Popular location within easy reach of Firth Park
- Modern roof covering
- Potential for owner occupation or Investment

Ground Floor

Living Room 4.67m x 3.84m
 Dining Room 3.89m x 3.84m
 Kitchen 2.95m x 2.6m

EPC Rating F

A full copy of the EPC will be available to view via our website

VIEWING

Mondays 18th, 25th June & 2nd & 9th July at 11am prompt
 Wednesdays 20th, 27th June & 4th July at 11am prompt

Basement

Cellar

First Floor

Landing
 Front Bedroom 1 5.18m x 3.91m
 Rear Bedroom 2 5.08m x 3.07m
 Bathroom/WC (Off bedroom 2)

SOLICITORS Taylor & Emmet LLP
 20 Arundel Gate Sheffield S1 2PP

Second Floor

Attic Bedroom 4.27 m x 3.61m

Outside

Forecourt
 Rear garden area



cocker
& carr

LOT

52 237 Firth Park Road, Firth Park, Sheffield S5 6WW

GUIDE PRICE £78,000+*

VACANT HOUSE

- Spacious four bed inner terrace
- Modernised accommodation
- Ready for letting/owner occupation
- Convenient location for Firth Park
- Central heating, double glazing and modern fittings
- Attractively priced to ensure sale

Ground Floor

Sitting Room 4.59m x 3.97m with bay window
Inner Lobby
Dining Room 3.97m x 3.95m
Kitchen 3.00m x 2.21m

Basement

Two Sectioned Cellar

First Floor

Landing
Front Bedroom One 3.93m x 3.97m
Rear Bedroom Two 3.07m x 3.15m
Bathroom / WC 3.01m x 2.22m

Second Floor

Front Bedroom Three 2.32m x 3.93m with Velux window
Rear Bedroom Four 3.37m x 3.67m with Velux window

Outside

Raised forecourt
Rear decked area with store

EPC Rating D

A full copy of the EPC will be available to view via our website

VIEWING

Mondays 18th, 25th June & 2nd & 9th July at 11am prompt
Wednesday 20th, 27th June & 4th July at 11am prompt

SOLICITORS Greenhead Solicitors
142 Trinity Street Huddersfield HD1 4DT



LOT

53 34 Lydgate Lane, Crookes, Sheffield S10 5FH

GUIDE PRICE £145,000*

STUDENT INVESTMENT

- Stone fronted inner terrace
- Larger than average first & second floor accommodation
- Popular location within walking distance of the University
- Let to four students from 1st September 2018 at £72pp/pw (Equivalent to £14,976pa)
- Front & Rear gardens
- Potential for ongoing Investment or Owner occupation

Ground Floor

Sitting Room 4.40m x 3.61m with Bay window
Dining Kitchen 3.72m x 3.66m

Basement

Cellar

First Floor

Landing
Front Bedroom 1 3.55m x 2.68m
Front Bedroom 2 2.18m x 4.52m
Rear Bedroom 3 3.14 x 2.86m
Bathroom/WC 2.59m x 1.81m with white suite

Second Floor

Landing
Large Attic Bedroom 4.41m x 5.02m with Velux window

Outside

Good size plot with forecourt and rear garden

Tenancy Details

The property has been let to four students for a period of ten months from 1st September 2018 at £72pp/pw

EPC Rating E

A full copy of the EPC will be available to view via our website

VIEWING

By appointment with Jake Bond
07715 214572. jake@markjenkinson.co.uk

SOLICITORS Ilett & Clark 86 Bridge Street Worksop S80 1JA



LOT

54 436 City Road, Sheffield S2 1GD

GUIDE PRICE £130,000–£140,000

VACANT HOUSE

- **Attractive Semi Detached House**
- **Large plot with rear garden & forecourt parking**
- **Partly refurbished – a project requiring completion**
- **Planning permission for rear extension**
- **Moorland view to the rear**
- **First fix wiring and plastering**
- **Master Bedroom with shower room and dressing room**
- **Excellent potential offered**

Ground Floor

Entrance Porch
Reception Hall
Through Lounge Dining Room – 8.61m by 3.79m with French Doors to the rear
Kitchen – 2.59m by 3.17m
Cellar Head
Basement Cellar

First Floor

Landing
Front Bedroom 1 – 3.90m by 3.54m
Rear Bedroom 2 – 4.47m by 3.30m
Bathroom (no suite) – 3.27m by 2.59m

Second Floor

Landing
Master Bedroom Suite including main bedroom – 5.25m by 2.85m with French doors to a rear balcony having wide open aspect to Derbyshire Moors
Dressing area – 2.92m by 2.72m
Shower Room/WC – 1.68m by 1.86m

Landing – 2m by 2.16m with Velux window to the rear

Outside

Block Paved
Car parking area out to the front
Attractive laid out large garden to the rear and comprising of patio area with lawn and gravel path beyond with outbuildings
Lower garden area with greenhouse and store

EPC Rating E

A full copy of the EPC will be available to view via our website

VIEWING

Mondays 18th, 25th June & 2nd & 9th July at 12.30pm prompt
Wednesdays 20th, 27th June & 4th July at 12.30pm prompt

SOLICITORS Irwin Mitchell LLP
Riverside East 2 Millsands Sheffield S3 8DT



LOT

55 59 Ingram Road, Norfolk Park, Sheffield S2 2SB

GUIDE PRICE £110,000–£120,000

VACANT HOUSE

- **Stone fronted Inner Terrace**
- **In need of general modernisation**
- **Spacious accommodation on 3 levels**
- **Two reception rooms and extended kitchen**
- **Two first floor bedrooms**
- **Large Attic room with views towards moorland**
- **Central Heating, double glazing**
- **Potential for owner occupation or investment**

Ground Floor

Bay windowed Sitting Room 3.69m x 4.40m
Inner Lobby
Dining Room 3.91m x 3.63m
Cellar Head
Kitchen 4.76m x 1.79m
Basement Cellar

First Floor

Landing
Front Bedroom 3.71m x 3.62m with closet
Rear Bedroom 3.93m x 3.27m
Bathroom/WC 2.56m x 1.83m

Second Floor

Attic Bedroom 5.71m x 3.65m with views towards Moorland

Outside

Forecourt
Small rear yard

EPC Rating E

A full copy of the EPC will be available via our website

VIEWING

Monday 18th, 25th June & 2nd & 9th July at 12 noon prompt
Wednesdays 20th, 27th June & 4th July at 12 noon prompt

SOLICITORS Favell Smith and Lawson Suite 6, Brunel House
Heather Lane Hope Valley, Derbyshire S32 1DP



LOT 56 8 Bank Street, Sheffield S1 2DS
GUIDE PRICE £250,000*

FLAT INVESTMENT



- **Imposing 3 storey inner terrace**
- **Attractively converted to provide three self contained flats**
- **Prime location within walking distance of city centre facilities**
- **Law Courts & Professional sector**
- **Ground floor two bedroom currently vacant (previously £600 p/m)**
- **First floor two bedroom AST £650 per calendar month**
- **Second floor two bedroom let at £500 per calendar month**
- **Total income when fully let £1750 per calendar month – £21k per annum**

Ground Floor Flat

Reception Hall
Open plan Living/Dining Kitchen
Kitchen area with range of modern white units with over, hob, extractor
Large under stairs store
Double Bedroom 1
Single Bedroom 2
Bathroom/WC with modern white suite and shower

EPC Rating

A full copy of the EPC will be available via our website

VIEWING

Strictly by appointment with the auctioneers 0114 2760151

SOLICITORS Howard & Co 5-7 Regent Street Barnsley S70 2EG

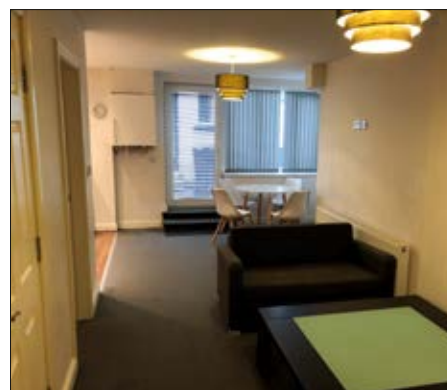
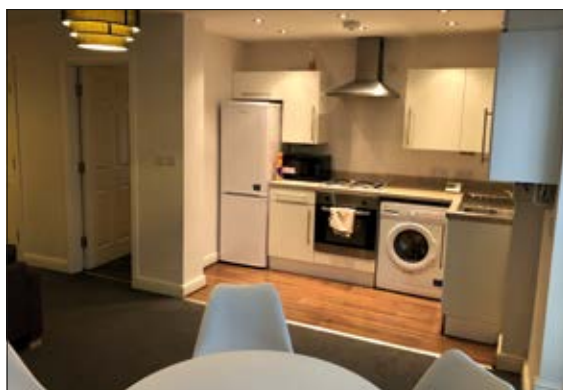


First Floor

Flat 2
Entrance Hall
Living/Kitchen
Double Bedroom 1
Single Bedroom 2

Second Floor

Flat 3
Entrance Lobby
Double Bedroom
Living/Kitchen
Inner Lobby with water tank and plumbing for a washing machine
Shower Room/WC with modern white suite



LOT 57 442 London Road, Sheffield S2 4ND
GUIDE PRICE £250,000*

| MIXED COMMERCIAL/RESIDENTIAL INVESTMENT



- Substantial high profile corner property
- Comprises ground floor commercial with two 2 bed flats
- Ground floor let at £600 pcm
- Both flats let at £600 pcm
- Overall income £21,600
- Prominent position at the corner of Wolseley Road

Commercial

Ground Floor approximately 76.17 square metres (819 square feet) comprising:
Four Rooms
Kitchen
Lobby
WC

Residential Accommodation
442A London Road

Landing
Cloakroom 1.80m x 1.44m
Kitchen 3.21m x 3.09m with Velux window
Front Bedroom 3.08m x 4.08m
Sitting Room 3.29m x 4.29m
Side Bedroom 2.06m x 1.85m
Shower Room / WC 2.12m x 1.79m

442B London Road

Sitting Room
Kitchen
Two Bedrooms
Bathroom / WC

Outside

Forecourt
Rear yard

Tenancy details

The ground floor is let from the 25th September 2017 until the 24th September 2018 at £600 pcm.
The two flats are let for a period of 12 months from 22nd February and 25th March 2018

Rateable Value

The ground floor is described as "shop and premises" with an RV of £5,300 effective from 1st April 2017

EPC Rating

A full copy of the EPCs will be available to view via our website

VIEWING

Strictly by appointment with the auctioneers 0114 2760151

SOLICITORS Trent Law Solicitors
626 Staniforth Road Sheffield S9 4LN



LOT **58** **9 Westbrook Bank, Sheffield S118YJ**
GUIDE PRICE £175,000*

| STUDENT INVESTMENT

- 3/4 bedroom inner terrace
- Let to 4 students until June 2019
- £300 pw (£15,600 pa)
- Popular location close to Hunters Bar
- Potential for ongoing letting or eventual own occupation

Ground Floor

Front Bedroom 4.27m x 3.63m
Living Room 3.77m x 3.60m
Kitchen 1.98 x 3.64m with a range of white units and appliances

Basement

Cellar

First Floor

Landing
Front Bedroom 4.21m x 3.43m with closet
Rear Bedroom 3.09m x 3.31m
Shower Room/WC 2.39m x 2.03m
Separate WC

Second Floor

Large Attic Bedroom 5.79m x 3.42m with a rear facing Velux and front facing Dormer window

Outside

Raised Forecourt
Rear yard and garden area

Tenancy Details

The property is let to four students from 1st July 2018 to 30th June 2019 at £300 pw

EPC Rating E

A full copy of the EPC will be available to view via our website

VIEWING

By appointment with Jake Bond
07715 214572. jake@markjenkinson.co.uk

SOLICITORS Field Fisher LLP
Freetrade Exchange 37 Peter Street
Manchester M2 5GB



LOT **59** **100 Wayland Road, Sheffield S11 8YE**
GUIDE PRICE £175,000–£200,000*

| VACANT HOUSE

- Attractive bay windowed inner terrace
- Popular location, well served by local facilities
- Two reception rooms and four bedrooms
- Central heating and double glazing
- Potential for own occupation/letting

Ground Floor

Side Entrance Lobby
Bay windowed Sitting Room 4.26m x 3.72m
Dining Room 3.96m x 3.76m
Cellar Head
Kitchen 2.90m x 2.27m

Basement

Cellar

First Floor

Landing
Front Bedroom 1 4.37m x 3.60m with Closet
Rear Bedroom 2 3.51m x 3.07m
Bathroom/WC 2.90m x 2.29m with white suite

Second Floor

Large Attic Bedroom 8.21m x 4.39m overall with potential for splitting. There is a front facing Dormer window and rear facing Velux window

Outside

Forecourt
Good size level rear garden

EPC Rating D

A full copy of the EPC will be available to view via our website

VIEWING

By appointment with Jake Bond
07715 214572. jake@markjenkinson.co.uk

SOLICITORS Field Fisher LLP
Freetrade Exchange 37 Peter Street
Manchester M2 5GB



LOT

60 13 Jaunty Place, Sheffield S12 3DS

GUIDE PRICE £95,000+*

VACANT HOUSE



- Substantial semi-detached house
- Good size plot with gardens and car parking
- Some improvements already carried out
- Potential for owner occupation or investment
- Popular location
- Excellent potential offered

Ground Floor

Entrance Hall
Under Stairs Store
Sitting Room 5.16m x 3.19m
Kitchen 3.97m x 3.19m with solid fuel Rayburn stove
Rear Entrance Hall / Utility 2.56m x 1.82m

First Floor

Landing
Bedroom One 5.17m x 3.15m with built-in wardrobes
Bedroom Two 4.16m x 2.52m
Shower Room / W/C 2.62m x 1.51m with modern white suite

Outside

Front garden area with driveway providing car parking space
Rear paved area joining the kitchen door
Good size mature garden with raised decked area, greenhouse and timber stores

EPC Rating D

A full copy of the EPC will be available to view via our website

VIEWING

Strictly by appointment with the auctioneers 0114 2760151

SOLICITORS Taylor & Emmet LLP
20 Arundel Gate Sheffield S1 2PP



Common Auction Conditions

For Auctions of Real Estate in England and Wales Edition 3.

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

The general conditions (including any extra general conditions) apply to the contract except to the extent that they are varied by special conditions or by an addendum.

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.
- 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:
- (a) terminate the contract;
 - (b) claim the deposit and any interest on it if held by a stakeholder;
 - (c) forfeit the deposit and any interest on it;
 - (d) resell the lot; and
 - (e) claim damages from the buyer.
- G7.4 If the seller fails to comply with a notice to complete the buyer may, without affecting any other remedy the buyer has:
- (a) terminate the contract; and

(b) recover the deposit and any interest on it from the **seller** or, if applicable, a stakeholder.

G8. If the contract is brought to an end

If the **contract** is lawfully brought to an end:

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

G9. Landlord's licence

- G9.1 Where the **lot** is or includes leasehold land and licence to assign 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:
 - (a) use all reasonable endeavours to obtain the licence at the **seller's** expense; and
 - (b) enter into any authorised guarantee agreement properly required.
- G9.5 The **buyer** must:
 - (a) promptly provide references and other relevant information; and
 - (b) comply with the landlord's lawful requirements.
- G9.6 If within three months of the **contract date** (or such longer period as the **seller** and **buyer** agree) the 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:
 - (a) the **buyer** is liable to pay interest; and
 - (b) the **seller** has given notice to the **buyer** at any time up to **completion** requiring apportionment on the date from which interest becomes payable by the **buyer**;
 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:
 - (a) the **seller** receives income and is liable for outgoings for the whole of the day on which apportionment is to be made;
 - (b) annual income and expenditure accrues at an equal daily rate assuming 365 days in a year, and income and expenditure relating to some other period accrues at an equal daily rate during the period to which it relates; and
 - (c) where the amount to be apportioned is not known at **completion** apportionment is to be made by reference to a reasonable estimate and further payment is to be made by **seller** or **buyer** as appropriate within five **business days** of the date when the amount is known.

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**:
 - (a) so state; or
 - (b) give no details of any arrears.
 - G11.8 While any arrears due to the **seller** remain unpaid the **buyer** must:
 - (a) try to collect them in the ordinary course of management but need not take legal proceedings or forfeit the tenancy;
 - (b) pay them to the seller within five business days of receipt in cleared funds (plus interest at the interest rate calculated on a daily basis for each subsequent day's delay in payment);
 - (c) on request, at the cost of the seller, assign to the seller or as the seller may direct the right to demand and sue for old arrears, such assignment to be in such form as the seller's conveyancer may reasonably require;
 - (d) if reasonably required, allow the seller's conveyancer to have on loan the counterpart of any tenancy against an undertaking to hold it to the buyer's order;
 - (e) not without the consent of the seller release any tenant or surety from liability to pay arrears or accept a surrender of or forfeit any tenancy under which arrears are due; and
 - (f) if the buyer disposes of the lot prior to recovery of all arrears obtain from the buyer's successor in title a covenant in favour of the seller in similar form to part 3 of this **condition** G11.
 - 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:
 - (a) observe and perform the **seller's** covenants and **conditions** in the rent deposit deed and indemnify the **seller** in respect of any breach;
 - (b) give notice of assignment to the tenant; and
 - (c) give such direct covenant to the tenant as may be required by the rent deposit deed.

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:
 - (a) the **seller** and the **buyer** intend, and will take all practicable steps (short of an appeal) to procure, that the sale is treated as a **transfer** of a going concern; and
 - (b) this **condition** G15 applies.
- G15.2 The **seller** confirms that the **seller**
 - (a) is registered for VAT, either in the **seller's** name or as a member of the same **VAT** group; and
 - (b) has (unless the sale is a standard-rated supply) made in relation to the **lot** a **VAT option** that remains valid and will not be revoked before **completion**.
- G15.3 The **buyer** confirms that:
 - (a) it is registered for VAT, either in the **buyer's** name or as a member of a **VAT** group;
 - (b) it has made, or will make before **completion**, a **VAT option** in relation to the **lot** and will not revoke it before or within three months after **completion**;
 - (c) article 5(2B) of the Value Added Tax (Special Provisions) Order 1995 does not apply to it; and
 - (d) it is not buying the **lot** as a nominee for another person.
- G15.4 The **buyer** is to give to the **seller** as early as possible before the **agreed completion date** evidence:
 - (a) of the **buyer's** **VAT** registration;
 - (b) that the **buyer** has made a **VAT option**; and
 - (c) that the **VAT option** has been notified in writing to HM Revenue and Customs; and if it does not produce the relevant evidence at least two **business days** before the **agreed completion date**, **condition** G14.1 applies at **completion**.
- G15.5 The **buyer** confirms that after **completion** the **buyer** intends to:
 - (a) retain and manage the **lot** for the **buyer's** own benefit as a continuing business as a going concern subject to and with the benefit of the **tenancies**; and
 - (b) collect the rents payable under the **tenancies** and charge **VAT** on them
- G15.6 If, after **completion**, it is found that the sale of the **lot** is not a **transfer** of a going concern then:
 - (a) the **seller's** conveyancer is to notify the **buyer's** conveyancer of that finding and provide a **VAT** invoice in respect of the sale of the **lot**;
 - (b) the **buyer** must within five **business days** of receipt of the **VAT** invoice pay to the **seller** the **VAT** due; and
 - (c) if **VAT** is payable because the **buyer** has not complied with this **condition** G15, the **buyer** must pay and indemnify the **seller** against all costs, interest, penalties or surcharges that the **seller** incurs as a result.

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

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**.

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:
- in its condition at **completion**;
 - for such title as the **seller** may have; and
 - 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:
- 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
 - 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:
- 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**.
 - The **buyer** confirms that it will comply with its obligations under **TUPE** and any **special conditions** in respect of the Transferring Employees.
 - 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**.
 - 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:
- service charge expenditure attributable to each **tenancy**;
 - payments on account of service charge received from each tenant;
 - amounts due from a tenant that have not been received;
 - 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:
- 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;
 - 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:
- the **seller** must pay it (including any interest earned on it) to the **buyer** on **completion**; and
 - 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:
- give to the **buyer** full details of all rent review negotiations and proceedings, including copies of all correspondence and other papers; and
 - 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:
- with the co-operation of the **seller** take immediate steps to substitute itself as a party to any proceedings;
 - 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
 - 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:
- on **completion** assign it to the **buyer** and give notice of assignment to the person who gave the warranty; and
 - 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**:
- hold the warranty on trust for the **buyer**; and
 - 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:
- procure that it becomes registered at Land Registry as proprietor of the **lot**;
 - procure that all rights granted and reserved by the lease under which the **lot** is held are properly noted against the affected titles; and
 - 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:
- apply for registration of the **transfer**;
 - provide the **seller** with an official copy and title plan for the **buyer's** new title; and
 - 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:
- delivered by hand; or
 - made electronically and personally acknowledged (automatic acknowledgement does not count); or
 - 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:
- when delivered, if delivered by hand; or
 - 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.

G30. Extra General Conditions

Registration Form for Bidding by Proxy or Telephone

Please tick either ☐ Proxy ☐ Telephone

PROPERTY AND BID DETAILS

Date of Auction:

Lot No:

Property Address:

.....

Maximum Bid* (numbers): £

..... (words): £

(*the bid must be a definitive figure)

PAYMENT DETAILS

Method of Payment of deposit (please fill in appropriately)

☐ Enclosed is a cheque or bankers draft for the 10% deposit £ + £600 admin fee payable to
Mark Jenkinson and Son or

☐ I will be paying the 10% deposit £ + £600 admin fee by bank transfer no later than 5pm on the day
before the auction to Mark Jenkinson and Son

BANK DETAILS – NATWEST: SORT CODE 54 41 47 ACCOUNT NUMBER: 24307181

BIDDER'S DETAILS

Bidder Name(s):

Address:

..... Postcode:

Home Tel:

Business Tel:

Mobile Tel:

Email Address:

Please tick the number you would prefer us to call you on. If we cannot contact you on your preferred number we will try you on the other numbers you have provided to us.

SOLICITOR'S DETAILS

Firm's Name(s):

Person Acting:

Address:

..... Postcode:

Tel:

I hereby authorise Mark Jenkinson & Son to bid on my behalf by proxy/telephone for the property detailed above in accordance with the Terms on the reverse of this Form. If my bid is successful I authorise Mark Jenkinson & Son to sign the Memorandum of Sale and any Addendum on my behalf. I understand that this means that I will be fully bound to purchase the property and must complete the purchase within the time specified in the Conditions of Sale. I further understand that if I fail to complete the purchase of the property, the seller of the property will have a right to make a claim against me for breach of contract.

Signature of Bidder: **Date:**

For terms for bidding by proxy or telephone please see our website

Terms for Bidding by Proxy or Telephone

These Terms and Conditions apply to You and You will be bound by them if You bid by proxy or telephone.

Addendum Any amendment or addition to the General and Special Conditions of Sale whether contained in a supplement to the catalogue, a written notice from the auctioneers or an oral announcement at the Auction.

Auction the auction of the lot number referred to on the front of this Form.

Auction Catalogue the catalogue to which the Conditions of Sale refer to.

Conditions these Terms and Conditions.

Conditions of Sale the common auction conditions for auctions of real estate in England and Wales, edition 3, August 2009 and published by the Royal Institute of Chartered Surveyors and the special conditions that relate to the Lot.

Cut off Point is at 5 pm on the day before the Auction.

Form the document which comprises these Conditions.

Lot the lot attaching to the lot number referred to on the front of this Form

Memorandum of Sale The form so headed (whether or not set out in the Auction Catalogue) in which the terms of the contract for the sale of the Lot are recorded.

Property the property which is the subject of the Auction and which is identified by the Lot number on the front of this form.

We, Us, Our Mark Jenkinson & Son. Our office address is: 8 Norfolk Row, Sheffield, South Yorkshire S1 2PA.

You, Your the person who entrusts Us to act on their behalf in respect of the Auction and whose details are written on the front of this Form.

1. THE FORM

- 1.1 This form must be fully completed, signed and dated by You and sent by post or delivered by hand to 8 Norfolk Road, Sheffield, South Yorkshire S1 2PA.
- 1.2 When You submit this Form to Us this will be an offer by You to engage Us to bid for the Lot on your behalf in accordance with these Conditions.
- 1.3 The offer will only be accepted by Us when we provide You with confirmation by telephone or email that we have received and accepted this Form. At that point You will have instructed Us and We will have accepted Your instructions to bid for the Lot on Your behalf in accordance with these Conditions.
- 1.4 The Form must be received by us not less than 24 hours prior to the start of the Auction together with the deposit payment referred to in Clause 3.
- 1.5 A separate form should be completed for each Lot for which You require Us to bid on Your behalf.
- 1.6 We do not charge You a fee for bidding on Your behalf by telephone or by proxy. As such any liability We have to You is limited to the extent We have acted in a negligent or fraudulent manner.
- 1.7 We reserve the right to refuse Your instructions to act on Your behalf to bid by telephone or proxy. We may tell You why We have refused Your instructions but We are not obliged to do this.

2. BIDDING CONDITIONS

- 2.1 In respect of any Lot and the Property which is the subject of that Lot We will assume that You have (and it is strongly recommended that You have):
 - 2.1.1 fully inspected the Property and You are satisfied with and understand the Memorandum of Sale, Auction Catalogue, Conditions of Sale and any Addendum made up to and including the date of the Auction;
 - 2.1.2 taken all necessary professional and legal advice;
 - 2.1.3 made all appropriate enquiries, searches, surveys and inspections;
 - 2.1.4 made yourself aware of any late changes in respect of the Auction, the Property and any information made available by the auctioneer in respect of the Property.
- 2.2 You are responsible for checking any relevant alterations to the Auction Catalogue, Memorandum of Sale, Conditions of Sale and any Addendum, on or before the date of the Auction.

- 2.3 We do not charge any fees for bidding by proxy or telephone on Your behalf. Therefore, we cannot accept any responsibility or liability to You if You do not follow the recommendations We make in these Conditions.

3. THE DEPOSIT

- 3.1 Each Form must be accompanied by a deposit payment made payable to Mark Jenkinson & Son, which represents the greater of either:
 - 3.1.1 10% of the maximum bid You are prepared to make; or
 - 3.1.2 £1,500 which represents the minimum deposit we accept despite any special condition in the Conditions of Sale to the contrary.
- 3.2 The deposit payment must be paid in pounds sterling by cheque, banker's draft drawn from an approved financial institution such as a recognised bank, building society or bank transfer.
- 3.3 If You wish to pay the deposit by bank transfer You must do so before the Cut off Point.
- 3.4 If You provide Us with a cheque this will be treated as a warranty (promise) by You that You have adequate funds in Your account to meet the full amount of the deposit.
- 3.5 If the Property is sold for a figure which is less than Your maximum bid, and You are the successful purchaser, the deposit payment You have provided to Us will be used in full as Your deposit towards the Property.
- 3.6 The deposit will be held by Us as stakeholder on Your behalf. If Your bid is unsuccessful at the Auction, the banker's draft, cheque or bank transfer will be returned to You or destroyed (at your instruction) within 2 days.

4.0 PROXY BIDS

- 4.1 We will bid on Your behalf during the Auction up to the maximum bid you authorise Us to make, as detailed on the Form.
- 4.2 You will be informed as soon as is practicable.

5. WITHDRAWAL OF PROXY

If You wish to withdraw the bid or to attend the Auction to bid Yourself, then You must notify Us in writing or in person by the Cut off Point. If You do not do this We cannot be liable to You for any consequences of Us bidding by proxy on Your behalf.

6. TELEPHONE BIDS

We will take all reasonable steps to contact You on the telephone numbers You provide to Us shortly before the appropriate Lot is offered for sale. We will relay the bidding to You as the sale proceeds. We cannot be responsible or have any liability to You if Your Form does not arrive on time, or We are unable to make contact with You by telephone.

7. THE CONTRACT

If Your proxy/telephone bid is successful Your purchase will become subject to and bound by the terms in the Memorandum of Sale, Auction Catalogue, Conditions of Sale and any Addendum. We will sign these documents where necessary on Your behalf.

8. DISCLOSURE OF BIDS

We act on behalf of sellers of properties at auctions. We operate so that at no time will the seller of a property be aware of any bids or maximum bids We have been authorised to make by proxy or telephone and the information You supply to Us will at all times be treated with complete confidentiality and integrity. If You would like more information as to how We operate on this basis, then please do not hesitate to ask.

9. AUCTIONEER'S LIABILITY

- 9.1 We will do Our utmost to conform with Your instructions but will accept no liability whatsoever towards You in the event that Your bid is not made as a result of:
 - 9.1.1 unclear instructions;
 - 9.1.2 error, lack of clarity or confusion regarding this form or the deposit;
 - 9.1.3 any change in the data, time and/or venue for the Auction;
 - 9.1.4 interruption or suspension of telephone services;
 - 9.1.5 You being unobtainable by telephone or becoming disconnected during the course of bidding; and/or
 - 9.1.6 Any other factor beyond Our control.
- 9.2 In any such case We shall not be held responsible or liable for any loss, cost, claim, demand or damage that You may incur as a result.

JANUARY 2018

Pre/Post Auction Offer

If you wish to make an offer on a property before the auction or for an unsold lot we must have the following details in order to advise our client.

All offers will be subject to contract

An offer in this format is taken on the basis that you will be entering into a legally binding contract should it be accepted. Only unconditional offers will be considered and if accepted you will be expected to attend our offices in order to:

1. Sign and exchange the auction contract
2. Pay the 10% deposit
3. Pay the £600 auction administration fee
4. Agree to complete the transaction within the time specified in the contract
5. Provide proof of identity as specified in the auction catalogue

An offer should not be made unless you have inspected the property (where possible) and viewed the online legal pack if available at the time. You may also wish to take independent advice from your solicitor/conveyancer and be aware that the legal pack may include additional costs. Only unconditional offers will be recommended and if the purchase is subject to finance and/or survey you must specify below

The information we require is as follows:

Property address

Purchaser's full name

Company name if appropriate

Address

(this must coincide with your ID documents)

Have you bought from us before?

☐ Yes ☐ No

Contact numbers

Email address

Your solicitor

Have you inspected the property internally?

☐ Yes ☐ No

Have you viewed the legal pack?

☐ Yes ☐ No

Your offer is

£

Is the offer subject to obtaining a mortgage?

☐ Yes ☐ No

Date

Mark Jenkinson & son

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