

**AUCTION  
HOUSE**

**BIRMINGHAM &  
BLACK COUNTRY**

**AUCTION  
HOUSE**

**STAFFORDSHIRE  
& SHROPSHIRE**

**Wednesday 5th December  
2018**

**7.00pm**

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

**Thursday 6th December  
2018**

**6.00pm**

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



# AUCTION VENUE

## STAFFORDSHIRE

**Wednesday 5th December 2018**  
**7.00pm**

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

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## BIRMINGHAM

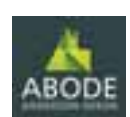
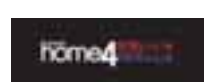
**Thursday 6th December 2018**  
**6.00pm**

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

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# INTRODUCER AGENTS



[auctionhouse.co.uk/staffordshire](http://auctionhouse.co.uk/staffordshire)  
[auctionhouse.co.uk/birmingham](http://auctionhouse.co.uk/birmingham)



# AUCTIONEERS



**Chris Edwards**

Managing Director/Auctioneer  
Edwards Moore (UK) Limited



**Matthew Moore**

Director  
Edwards Moore (UK) Limited



**Cheryl Lewis**

Director/Auction Manager  
Edwards Moore (UK) Limited



**Danny Mayer**

Director  
AH Staffordshire & Shropshire



**James Havill**

Director  
AH Staffordshire & Shropshire

**A wide  
range of  
property  
types sell  
well at  
auction**

There are many different types of property that sell well at Auction, and if you have one that falls into any of these categories you certainly should consider the Auction route.

**Properties for Improvement • Tenanted Properties • Residential Investments • Building Land/Development • Propositions Mixed Use Properties • Commercial Investments • Unique Properties Paddock, Arable and Amenity Land**

If it is property or land that is surplus to requirements, the likelihood is that we could find a buyer at Auction. If it has a value, and is worth marketing, it is worth considering a disposal by Auction.

**Contact the Auction Team to discuss any aspect of buying/selling property or land at auction**

**TEL: Birmingham: 0121 289 3838 or**

**Staffordshire & Shropshire: 01782 790058**

## NEXT AUCTION DATES

6th February 2019 (Staffordshire) • 14th February 2019 (Birmingham)  
20th March 2019 (Staffordshire) • 11th April 2018 (Birmingham)

# ORDER OF SALE

**Wednesday 5th December 2018 7.00pm**

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

LOT	ADDRESS	*GUIDE PRICE	LOT TYPE
1	26 Chiltern Gardens, Dawley, Telford, Shropshire	£57,000+	Residential for Improvement
2	Apartment 712, Marco Island, Huntingdon Street, Nottingham, Nottinghamshire	£80,000+	Residential
3	7 Saffron Close, Meir Park, Stoke-On-Trent, Staffordshire	£115,000+	Residential
4	Freehold Sale 41 to 46 inclusive Downton Court, Plus Vacant Flat 68, Hollinswood, Telford, Shropshire	£50,000+	Residential for Improvement
5	15 Sandiford Crescent, Newport, Shropshire	£75,000+	Residential for Improvement
6	5 Alma Fields, Dawley, Telford, Shropshire	£65,000+	Residential
7	50 Bedford Avenue, Littleworth, Stafford, Staffordshire	£55,000+	Residential for Improvement
8	39 Woollam Road, Wellington, Telford, Shropshire	£70,000+	Residential for Improvement
9	2 Littlewood Cottages, Mold Road, Alltami, Mold, Clwyd	£65,000+	Residential
10	122 Chiltern Gardens, Dawley, Telford, Shropshire	£57,000+	Residential
11	43 Sandiford Crescent, Newport, Shropshire	£70,000+	Residential for Improvement
12	51 Bedford Avenue, Littleworth, Stafford, Staffordshire	£55,000+	Residential for Improvement
12a	6 The Green, Ruddington, Nottingham, Nottinghamshire	£160,000+	Residential for Improvement
13	48 Coldridge Drive, Herongate, Shrewsbury, Shropshire	£80,000+	Residential for Improvement
14	45 Webb Crescent, Dawley, Telford, Shropshire	£55,000+	Residential for Improvement
15	Freehold Sale 30, 32, 34 & 36 Chepstow Drive, Plus Vacant Flat 34, Leegomery, Telford, Shropshire	£60,000+	Residential for Improvement
16	16 Maple Crescent, Blythe Bridge, Stoke-On-Trent, Staffordshire	£127,000+	Residential for Improvement
17	9 Withington Close, Oakengates, Telford, Shropshire	£60,000+	Residential for Improvement
17a	Heath Drive, Trinity Fields, Stafford, Staffordshire	£10,000	Plots/Building Land
18	52 Victoria Avenue, Wellington, Telford, Shropshire	£80,000+	Residential for Improvement
19	44 Cedar Close, Rock Bank, Telford, Shropshire	£60,000+	Residential for Improvement
20	55 Bedford Avenue, Littleworth, Stafford, Staffordshire	£55,000+	Residential for Improvement
21	31 Bretherton Place, Chell, Stoke-On-Trent, Staffordshire	£65,000+	Residential for Improvement

**Thursday 6th December 2018 6.00pm**

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

LOT	ADDRESS	*GUIDE PRICE	LOT TYPE
1	279 Pleck Road, Pleck, Walsall, West Midlands	£40,000+	Residential Investment
2	48 Fullelove Road, Walsall	£69,000+	Residential for Improvement
3	156 Birmingham Road, Aldridge, Walsall, West Midlands	£185,000+	Residential for Improvement
4	22 Old Bromford Lane, Birmingham,	SOLD PRIOR	Residential
5	38 Stafford Avenue, Shifnal, Shropshire	£140,000+	Residential for Improvement
6	15 Upper Sneyd Road, Essington, Wolverhampton, West Midlands	£70,000+	Residential Investment
7	30 Brunslow Close, Willenhall, West Midlands	£40,000+	Residential for Improvement
7a	62 Faircroft Road, Birmingham, West Midlands	£150,000+	Residential
8	13 Camborne Road, Park Hall, Walsall, West Midlands	£200,000+	Residential for Improvement
9	123 Wigorn Road, Smethwick, West Midlands	£137,000+	Residential Investment
10	39 Vicarage Street, Oldbury, West Midlands	£85,000+	Residential
11	22 Yemscroft Flats, Lichfield Road, Rushall, Walsall	£40,000+	Residential
12	94 Holly Lane, Walsall Wood, Walsall	£69,000+	Residential for Improvement
13	Rear of 1-5, Victoria Street, Cannock, Staffordshire	£115,000+	Plots/Building Land
14	Two Parcels of Freehold Land, Raddlebarn Farm Drive, Selly Oak, Birmingham	Nil Reserve	Agricultural/Amenity Land
15	38 St. Philips Avenue, Wolverhampton	£180,000+	Residential
16	16 Upper Sneyd Road, Essington, West Midlands	£70,000+	Residential for Improvement
17	49 Inverclyde Road, Handsworth Wood, Birmingham, West Midlands	£200,000+	Residential for Improvement
18	206 High Street, Pensnett, Brierley Hill	£85,000+	Residential
19	70 Carmodale Avenue, Birmingham	£90,000+	Residential
20	44 Gloucester Road, Brookhouse, Walsall, West Midlands	£300,000+	Residential for Improvement
21	7 Merrions Close, Birmingham	£145,000+	Residential
22	56 Perry Park Crescent, Birmingham, West Midlands	£150,000+	Residential
23	94 Southgate Road, Great Barr, Birmingham, West Midlands	£110,000+	Residential for Improvement
24	7 Richmond Close, Butlers Road, Handsworth Wood, Birmingham	£65,000+	Residential
25	1 Hawbush Road, Walsall, West Midlands	£59,000+	Residential
26	36 Upper Villiers Street, Wolverhampton, West Midlands	£75,000+	Residential for Improvement
27	51 Loriners Grove, Walsall, West Midlands	£100,000+	Residential
28	29 Lennox Gardens, Wolverhampton, West Midlands	£35,000+	Residential
29	17 Calthorpe Road, Walsall, West Midlands	£220,000+	Residential
30	55 Gospel Farm Road, Birmingham, West Midlands	£120,000+	Residential
31	15 Halford Crescent, Walsall	£69,000+	Residential for Improvement
32	304 Aldridge Road, Perry Barr, Birmingham	£82,500+	Residential
33	86 Thetford Road, Great Barr, Birmingham, West Midlands	£85,000+	Residential for Improvement

**\*Description on Auction Information page**



# RESULTS

**Thursday 4th October 2018 6.00pm**

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

LOT	ADDRESS	*GUIDE PRICE	RESULTS
1	97 Salters Road, Walsall Wood, West Midlands	£65,000+	SOLD FOR £120,000
2	66 Gower Street, Pleck, Walsall, West Midlands	£87,000+	SOLD FOR £161,500
3	27 Chepstow Road, Bloxwich, West Midlands	£70,000+	SOLD FOR £77,000
4	44 Hawbush Road, Walsall	£69,000+	SOLD FOR £76,500
4A	42 Cross Street, Kettlebrook, Tamworth	£120,000+	AVAILABLE
5	32 Earl Street, Walsall, West Midlands	£170,000+	UNSOLD
6	28 & 58 Revesby Walk, Birmingham	£70,000+	WITHDRAWN
7	30 Sneyd Hall Road, Bloxwich, Walsall	£69,000+	SOLD FOR £90,500
8	88 Webster Road, Walsall	£64,000+	SOLD FOR £81,000
9	Flat D, Lichfield Court, Lichfield Road, Walsall, West Midlands	£55,000+	SOLD FOR £77,000
10	28 Ida Road, Walsall	£70,000+	SOLD FOR £86,000
11	156 Birmingham Road, Aldridge, Walsall	£230,000+	UNSOLD
11a	30 Hope Street, Halesowen, B62 8LU	£60,000+	WITHDRAWN
12	50 Denham Road, Birmingham	£75,000+	SOLD FOR £82,000
13	1 Yew Tree Road, Shelfield, Walsall, West Midlands	£90,000+	SOLD FOR £100,000
14	6 George Rose Gardens, Wednesbury	£35,000+	SOLD FOR £33,000
15	87 Mulberry Road, Bloxwich, Walsall	£75,000+	SOLD FOR £82,500
16	Apartment 3313, Derwent Foundry, 5 Mary Ann Street, Birmingham	£145,000+	SOLD AFTER
17	22 Old Bromford Lane, Birmingham	£180,000+	UNSOLD
17A	5 Denton Grove, Great Barr, Birmingham	£120,000+	WITHDRAWN
18	Apartment 1305, 2 Masshouse Plaza, Birmingham	£210,000+	SOLD AFTER
19	98, 98A and 99 Cole Street, Dudley	£220,000+	UNSOLD
20	4 Forest Lane, Walsall, West Midlands	£75,000+	SOLD FOR £125,000
21	105 Baxter Avenue, Kidderminster	£90,000+	SOLD FOR £99,000
22	97 Mansion Crescent, Smethwick, West Midlands	£82,000+	SOLD FOR £127,000
23	40 Edinburgh Road, Walsall	£300,000+	SOLD FOR £354,000
24	11 Knights Hill, Aldridge, Walsall, West Midlands	£400,000+	SOLD FOR £680,000

**Wednesday 24th October 2018 7.00pm**

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

LOT	ADDRESS	*GUIDE PRICE	RESULTS
1	19-21 Stafford Street, Hanley, Stoke-On-Trent, Staffordshire	£20,000+	SOLD FOR £35,000
2	Davlyn, Mountview Road, Telford, Shropshire	£150,000+	SOLD PRIOR
3	33 Lancaster Avenue, Dawley, Telford, Shropshire	£52,000+	SOLD AFTER
4	15 Sandiford Crescent, Newport, Shropshire	£75,000+	AVAILABLE
4a	25 Cardinal Close, St Anns, Nottingham, Nottinghamshire	£60,000+	SOLD FOR £65,000
5	52 Victoria Avenue, Wellington, Telford, Shropshire	£80,000+	AVAILABLE
6	72 Ramsbottom Street, Crewe, Cheshire	£45,000+	SOLD FOR £51,000
7	Land, Pepper Street, Whitchurch, Shropshire	£50,000+	SOLD FOR £45,000
8	Freehold Sale 30, 32, 34 & 36 Chepstow Drive, Plus Vacant Flat 34, Leegomery, Telford, Shropshire	£60,000+	AVAILABLE
9	134 Northwood Lane, Clayton, Newcastle under Lyme, Staffordshire	£160,000+	SOLD FOR £160,000
10	48 Coldridge Drive, Herongate, Shrewsbury, Shropshire	£85,000+	AVAILABLE
11	10 Debdale Gate, Mansfield Woodhouse, Mansfield, Nottinghamshire	£75,000+	SOLD FOR £80,000
12	46 Wedgewood Crescent, Ketley, Telford, Shropshire	£85,000+	SOLD FOR £81,000
13	37 Sussex Drive, Kidsgrove, Stoke-On-Trent, Staffordshire	£80,000+	AVAILABLE
14	43 Sandiford Crescent, Newport, Shropshire	£70,000+	AVAILABLE
15	66 Buxton Road, Leek, Staffordshire	£100,000+	SOLD FOR £107,500
16	7A First Floor, Pall Mall, Stoke-On-Trent, Staffordshire	£10,000+	SOLD AFTER
17	2 Littlewood Cottages, Mold Road, Alltami, Mold, Clwyd	£72,000+	UNSOLD
18	Ground Floor, 6, Shrewsbury Road, Church Stretton, Shropshire	£40,000+	SOLD AFTER
19	1 Stratheden Road, Bradeley, Stoke-On-Trent, Staffordshire	£85,000+	SOLD AFTER
20	25A West Parade, Fenton, Stoke-On-Trent, Staffordshire	£35,000+	SOLD FOR £46,500
21	31 Lewis Street, Stoke, Stoke-On-Trent, Staffordshire	£30,000+	SOLD FOR £45,000

**\*Description on Auction Information page**

# VIEWING SCHEDULE

Wednesday 5th December 2018 7.00pm

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

## Telford

Thursday 15th & 22nd November & Saturday 1st December

Address	TIME
9 Withington Close, Oakengates, Telford	10.00 – 10.20am
Freehold sale of 41 to 46 (inclusive) Downton Court, Hollinswood, Telford	10.30 – 10.50am
5 Alma Field, Dawley, Telford	11.00 – 11.20am
26 Chiltern Gardens, Dawley, Telford	11.30 – 11.50am
122 Chiltern Gardens, Dawley, Telford	12.00 – 12.20pm
45 Webb Crescent, Dawley, Telford	12.30 – 12.50pm
44 Cedar Close, Rock Bank, Telford	1.00 – 1.20pm
39 Woollam Road, Wellington, Telford	1.30 – 1.50pm
52 Victoria Avenue, Wellington, Telford	2.00 – 2.20pm
Freehold Sale 30, 32, 34 & 36 Chepstow Drive, Leegomery, Telford	2.30 – 2.50pm
43 Sandiford Cresent, Newport, Shropshire	3.15 – 3.25pm
15 Sandiford Cresent, Newport, Shropshire	3.25 – 3.40pm

## Stafford

Friday 16th, 30th & Saturday 24th November

Address	TIME
50 Bedford Avenue, Littleworth, Stafford	10.00 – 10.30am
51 Bedford Avenue, Littleworth, Stafford	10.00 – 10.30am
55 Bedford Avenue, Littleworth, Stafford	10.30 – 11.00am

## Stoke On Trent

Wednesday 14th, 21st, 28th November & Saturday 1st December

Address	TIME
16 Maple Cresent, Blythe Bridge	11.00 – 11.30am
7 Saffron Close, Meir Park, Stoke on Trent	11.45 – 12.15pm

## Stoke On Trent

Address	TIME
31 Bretherton Place, Chell, Stoke on Trent	Friday 23rd November 10.30 – 11.00am Wednesday 28th November 10.30 – 11.00am Saturday 1st December 10.00 – 10.30am

## Mold

Wednesday 14th, 21st, 28th November

Address	TIME
2 Little Cottages, Mold Road, Alltami, Mold, Clwyd	12.00 – 12.30pm

## Nottingham

Address	TIME
Apartment 712, Marco Island, Huntingdon Street, Nottingham	Monday 19th November 10.00am Monday 26th November 10.00am Saturday 1st December 3.30pm Tuesday 4th December 10.00am

# AUCTION INFORMATION



**Administration Charge** Purchasers will be required to pay by cheque or credit/debit card, an administration charge of **Birmingham** £795.00 (£662.50 +VAT) / **Staffordshire** £714.00 (£595.00 +VAT) or the fixed figure as stated in the property details, in addition to the deposit. A VAT receipt will be issued after the auction.



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



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



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



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



**Deposit** When you buy a property you will be approached by a member of Auction House staff and asked to go to the cashiers desk to sign the Memorandum of Sale. You will be asked to pay a deposit of 10% of the purchase price subject to a minimum deposit of £3,000. Deposits can only be paid by bankers draft, building society cheque or credit/debit card. Cash payments will not be accepted. Please note, should the cheque have to be represented, a processing charge of £60.00 (£50.00 + VAT) will be charged by deduction from the deposit.



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



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



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



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



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



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



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



**Pre Auction Sales** Offers made on property included in this auction may be accepted by the Vendor prior to the auction. If you are intending to bid at the auction for a specific lot, we recommend that you keep in contact with the Auctioneer's office.

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



**Post Auction Sales** If a property you are interested in is not sold during the auction please speak to the Auctioneer and make an offer at, above or below the Guide. Your offer will be put forward to the Vendor and if accepted, you will be able to proceed with your purchase under auction rules.



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



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



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



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



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



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



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

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

# DAY 1

Wednesday 5th December 2018 7.00pm

**AUCTION  
HOUSE**

**STAFFORDSHIRE  
& SHROPSHIRE**

## 21 lots for sale by auction

(unless previously sold or withdrawn)

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







**Tenure:** Freehold

**Local Authority:** Telford and Wrekin Borough Council

**Legal Representative:** Penny Mincher, The Wrekin Housing Trust Limited, Colliers Way, Old Park, Telford, TF3 4AW. Tel: 01952 217057.

**Viewing:** 15th November 11:30 – 11:30. 22nd November 11:30 – 11:50. 1st December 11:30 – 11:50.

**Energy Performance Certificate (EPC):** Current Rating C

## Residential for improvement

1

### 26 Chiltern Gardens, Dawley, Telford, Shropshire TF4 2QG

**\*GUIDE PRICE:**

**£57,000 PLUS** (plus fees)

#### Residential for Improvement

This property will be an ideal purchase for a number of prospective purchasers including first time buyer/ investor, a two bedroom Mid Terraced House situated in the established residential area of Dawley, well place for local shops, schools and Telford town centre.

#### Description:

Mid Terraced House

Two bedrooms

Requiring modernisation

Freehold

**The Seller:** The seller is a registered social landlord and is therefore prohibited from selling a property to anyone who is an employee or director of the seller, or was in the last 12 months an employee or director, or is a close relative of such a person or a agent on their behalf.

#### Additional Fees

**Administration Charge:** £714 inc VAT payable on exchange of contracts.

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

[auctionhouse.co.uk/staffordshire](http://auctionhouse.co.uk/staffordshire)

[\\*Description on Auction Information page](#)



**Tenure:** Leasehold

**Local Authority:** Nottingham City Council

**Solicitors:** Walker Morris LLP, Kings Court, 12 Kings Street, Leeds, LS1 2HL. Tel: 0113 283 2500.

**Viewing:** 19th November 10:00 – 10:30. 26th November 10:00 – 10:30. 1st December 15:30 – 16:00. 4th December 10:00 – 10:30.

**Energy Performance Certificate (EPC):** Current Rating B

## Residential

2

### Apartment 712, Marco Island, Huntingdon Street, Nottingham,

**\*GUIDE PRICE:**

**£80,000 PLUS** (plus fees)

#### Residential

This seventh floor one bedroom apartment is situated in a sought after development in the heart of Nottingham city centre with its abundance of shops, restaurants, cafes, bars and music venues. Well positioned for a range of public transport routes including tramlines recently extended out to Beeston for access to the University of Nottingham. The accommodation comprises:

#### Description:

Hallway, Open plan kitchen/dining living space (4.35m x 4.43m) with range of wall and base units, sink and drainer with mixer tap, integrated dishwasher, electric oven and four ringed electric hob.

Bedroom (2.78m x 2.59m)

Bathroom – Fitted with three piece suite comprises: Bath with over bath shower, wash hand basin, low level w.c.

#### Additional Fees

**Buyer's Premium:** £1020 inc VAT payable on exchange of contracts.

**Administration Charge:** £714 inc VAT payable on exchange of contracts.

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

[auctionhouse.co.uk/staffordshire](http://auctionhouse.co.uk/staffordshire)

[\\*Description on Auction Information page](#)



**Tenure:** Freehold

**Local Authority:** Stoke on Trent City Council

**Solicitors:** Clyde Chappell and Botham, 97-99 Weston Rd., Stoke-on-Trent, ST3 6AJ. Tel: 01782 599577. Ref: James Whitmore.

**Viewing:** 14th November 11:45 - 12:15. 21st November 11:45 - 12:15. 28th November 11:45 - 12:15. 1st December 11:45 - 12:15.

**Energy Performance Certificate (EPC):** Current Rating D

[auctionhouse.co.uk/staffordshire](http://auctionhouse.co.uk/staffordshire)

[\\*Description on Auction Information page](#)

3

## Residential

### 7 Saffron Close, Meir Park, Stoke-On-Trent, Staffordshire ST3 7FB

**\*GUIDE PRICE:**

**£115,000 PLUS** (plus fees)

#### Residential

This Detached House is situated the popular Meir Park development and within easy access of the A50 and A500 providing excellent links to the M6 and M1 motorways. The accommodation comprises: Entrance hall, lounge, kitchen/diner and to the first floor three good sized bedrooms and a family bathroom, externally there is a drive leading to a single garage, gardens to the front and rear.

#### Description:

##### Ground Floor

Entrance hall, Lounge (4.18m x 3.97m), kitchen/diner (5.08m x 3.58m).

##### First Floor

Bedroom one (4.24m x 2.91m), Bedroom two (2.59m x 2.92m), Bedroom three (3.14m x 2.06m), Bathroom (2.06m x 1.65m)

##### Externally

Garage, drive, gardens front and rear.

#### Additional Fees

**Administration Charge:** £714 inc VAT payable on exchange of contracts.

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



**Tenure:** Leasehold

**Local Authority:** Telford and Wrekin Borough Council

**Legal Representative:** Penny Mincher, The Wrekin Housing Trust Limited, Colliers Way, Old Park, Telford, TF3 4AW. Tel: 01952 217057.

**Viewing:** 15th November 10:30 - 10:50. 22nd November 10:30 - 10:50. 1st December 10:30 - 10:50.

**Energy Performance Certificate (EPC):** Current Rating C

[auctionhouse.co.uk/staffordshire](http://auctionhouse.co.uk/staffordshire)

[\\*Description on Auction Information page](#)

4

## Residential for improvement

### Freehold Sale 41 to 46 inclusive Downton Court, Plus Vacant Flat

**\*GUIDE PRICE:**

**£50,000 PLUS** (plus fees)

#### Residential for Improvement

Excellent investor opportunity a vacant two bedroom Ground Floor Flat (number 41) and the freehold sale of 42 - 46 (inc) Downton Court subject to the leasehold interest of 42, 43, 44, 45, & 46 Downton Court. Telford Town Centre is approximately half a mile away.

#### Description:

Two bedroom Ground Floor Flat (41) Requires modernisation

Freehold sale 41- 46 inclusive Downton Court

Subject to leasehold interest of

42, 43, 44, 45 & 46 Downton Court

**The Seller:** The seller is a registered social landlord and is therefore prohibited from selling a property to anyone who is an employee or director of the seller, or was in the last 12 months an employee or director, or is a close relative of such a person or a agent on their behalf.

#### Additional Fees

**Administration Charge:** £714 inc VAT payable on exchange of contracts.

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



**Tenure:** Leasehold

**Local Authority:** Telford and Wrekin Borough Council

**Legal Representative:** Penny Mincher, The Wrekin Housing Trust Limited, Colliers Way, Old Park, Telford, TF3 4AW. Tel: 01952 217057.

**Viewing:** 15th November 15:25 – 15:40. 22nd November 15:25 – 15:40. 1st December 15:25 – 15:40.

**Energy Performance Certificate (EPC):** Current Rating C

## Residential for improvement

5

### 15 Sandiford Crescent, Newport, Shropshire TF10 7QW

**\*GUIDE PRICE:**

**£75,000 PLUS** (plus fees)

#### Residential for Improvement

Buy to Let/FTB opportunity, a two bedroom Second Floor Flat situated within walking distance of Newport high street a well regarded market town with a diverse range of amenities

#### Description:

Second Floor Flat

Two bedrooms

Requires modernisation

Leasehold

99 Year lease from completion

Ground Rent £10 per annum

**The Seller:** The seller is a registered social landlord and is therefore prohibited from selling a property to anyone who is an employee or director of the seller, or was in the last 12 months an employee or director, or is a close relative of such a person or a agent on their

#### Additional Fees

**Administration Charge:** £714 inc VAT payable on exchange of contracts.

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

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[\\*Description on Auction Information page](#)



**Tenure:** Freehold

**Local Authority:** Telford and Wrekin Borough Council

**Solicitors:** Wilsons Solicitors, 20 The Grove, Ilkley, Leeds, LS29 9EG. Tel: 01943 602 998.

**Viewing:** 9th November 10:30 – 10:45. 15th November 11:00 – 11:20. 22nd November 11:00 – 11:20. 1st December 11:00 – 11:20.

**Energy Performance Certificate (EPC):** Current Rating C

## Residential

6

### 5 Alma Fields, Dawley, Telford, Shropshire TF4 2NS

**\*GUIDE PRICE:**

**£65,000 PLUS** (plus fees)

#### Residential

A two bedroom Mid Terraced House situated in the established residential area of Dawley, well place for local shops, schools and Telford town centre. Suitable for cash buyers only, Japanese knotweed evident. The accommodation comprises:

#### Description:

##### Ground Floor:

Lounge (4.2m x 4.4m) Kitchen (2.5m x 2.8)

##### First Floor:

Bedroom one (4.4m x 2.8m) Bedroom two (3.2m x 2.5m), Bathroom (2.2m x 1.7m).

#### Externally:

Gardens

#### Additional Fees

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

**Administration Charge:** £714 inc VAT payable on exchange of contracts.

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

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[\\*Description on Auction Information page](#)





**Tenure:** Freehold

**Local Authority:** Stafford Borough Council

**Solicitors:** Shakespeare Martineau, Bridgeway House, Bridgeway, Stratford upon Avon, CV37 6YX. Tel: 01789 416 400. Ref: Stewart Freeman.

**Viewing:** 16th November 10:00 – 10:30. 24th November 10:00 – 10:30. 30th November 10:00 – 10:30.

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

## Residential for improvement

7

**50 Bedford Avenue, Littleworth, Stafford, Staffordshire ST16 3LH**

**\*GUIDE PRICE:**

**£55,000 PLUS** (plus fees)

### Residential for Improvement

Situated in the popular Littleworth area of Stafford with Stafford Town Centre approximately 1 mile away which offers a wide range of amenities including good public transport links, Stafford also offers good access to the M6 motorway via junctions 13 and 14. This End Terrace property is in need of complete modernisation and improvement and has suffered structural issues. Cash bids only. The accommodation comprises:

### Description:

Ground Floor: Entrance Hall, Lounge 4.1m x 3.9m, Kitchen/dining room 3.9m x 2.7m, Rear lobby, Cloaks

First Floor: Bedroom one 3.2m x 3.0m, Bedroom two 3.4m x 2.9m, Bedroom three 2.4m x 2.1m, Bathroom 2.2m x 1.9m

### Additional Fees

**Administration Charge:** £714 inc VAT payable on exchange of contracts.

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

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[\\*Description on Auction Information page](#)



**Tenure:** Freehold

**Local Authority:** Telford and Wrekin Borough Council

**Legal Representative:** Penny Mincher, The Wrekin Housing Trust Limited, Colliers Way, Old Park, Telford, TF3 4AW. Tel: 01952 217057.

**Viewing:** 15th November 13:30 – 13:50. 22nd November 13:30 – 13:50. 1st December 13:30 – 13:50.

**Energy Performance Certificate (EPC):** Current Rating D

## Residential for improvement

8

**39 Woollam Road, Wellington, Telford, Shropshire TF1 2LP**

**\*GUIDE PRICE:**

**£70,000 PLUS** (plus fees)

### Residential for Improvement

Excellent FTB/Investor opportunity a three bedroom Mid Terrace property requiring modernisation, situated in a popular established location within close proximity of Wellington town centre and commuter links.

### Description:

Mid Terraced House

Three bedrooms

Requiring modernisation

Freehold

**The Seller:** The seller is a registered social landlord and is therefore prohibited from selling a property to anyone who is an employee or director of the seller, or was in the last 12 months an employee or director, or is a close relative of such a person or a agent on their behalf.

### Additional Fees

**Administration Charge:** £714 inc VAT payable on exchange of contracts.

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

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[\\*Description on Auction Information page](#)





**Tenure:** Freehold

**Local Authority:** Flintshire County Council

**Solicitors:** Walker Morris LLP, Kings Court, 12 Kings Street, Leeds, LS1 2HL. Tel: 0113 283 2500.

**Viewing:** 14th November 12:00 – 12:30. 21st November 12:00 – 12:30. 28th November 12:00 – 12:30.

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

## Residential

9

### 2 Littlewood Cottages, Mold Road, Alltami, Mold, Clwyd CH7 6LH

**\*GUIDE PRICE:**

**£65,000 PLUS** (plus fees)

#### Residential for Improvement

An excellent project for a small developer a Mid Terrace House which is part refurbished and requires completion. Situated in the village of Alltami, north of the town of Buckley and on the A494, giving easy and quick access to the A55 North Wales Expressway which provides links into North Wales, Chester and the town of Mold.

#### Description:

##### Ground Floor

Living room (4.3m x 4.2m), Dining kitchen (4.3m x 4.2m)

##### First Floor

Bedroom one (4.2m x 4.2m), Bedroom two (4.2 x 2.2m), Bathroom

##### Externally

Courtyard to the front of the property and enclosed courtyard to the

#### Additional Fees

**Buyer's Premium:** £1440 inc VAT payable on exchange of contracts.

**Administration Charge:** £714 inc VAT payable on exchange of contracts.

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

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[\\*Description on Auction Information page](#)



**Tenure:** Freehold

**Local Authority:** Telford and Wrekin Borough Council

**Legal Representative:** Penny Mincher, The Wrekin Housing Trust Limited, Colliers Way, Old Park, Telford, TF3 4AW. Tel: 01952 217057.

**Viewing:** 15th November 12:00 – 12:20. 23rd November 12:00 – 12:20. 1st December 12:00 – 12:20.

**Energy Performance Certificate (EPC):** Current Rating C

## Residential

10

### 122 Chiltern Gardens, Dawley, Telford, Shropshire TF4 2QJ

**\*GUIDE PRICE:**

**£57,000 PLUS** (plus fees)

#### Residential for Improvement

This property will be an ideal purchase for a number of prospective purchasers including first time buyer/ investor, a two bedroom Mid Terraced House situated in the established residential area of Dawley, well place for local shops, schools and Telford town centre.

#### Description:

Mid Terraced House

Two bedrooms

Requiring modernisation

Freehold

**The Seller:** The seller is a registered social landlord and is therefore prohibited from selling a property to anyone who is an employee or director of the seller, or was in the last 12 months an employee or director, or is a close relative of such a person or a agent on their behalf.

#### Additional Fees

**Administration Charge:** £714 inc VAT payable on exchange of contracts.

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

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[\\*Description on Auction Information page](#)



**Tenure:** Leasehold

**Local Authority:** Telford and Wrekin Borough Council

**Legal Repre:** Penny Mincher, The Wrekin Housing Trust Limited, Colliers Way, Old Park, Telford, TF3 4AW. Tel: 01952 217057.

**Viewing:** 15th November 15:15 – 15:25. 22nd November 15:15 – 15:25. 1st December 15:15 – 15:25.

## Residential for improvement

11

### 43 Sandiford Crescent, Newport, Shropshire TF10 7QW

**\*GUIDE PRICE:**

**£70,000 PLUS** (plus fees)

#### Residential for Improvement

Buy to Let/FTB opportunity, a two bedroom First Floor Flat situated within walking distance of Newport high street a well regarded market town with a diverse range of amenities

#### Description:

First Floor Flat

Two bedrooms

Requires modernisation

Leasehold

99 Year lease from completion

Ground Rent £10 per annum

**The Seller:** The seller is a registered social landlord and is therefore prohibited from selling a property to anyone who is an employee or director of the seller, or was in the last 12 months an employee or director, or is a close relative of such a person or a agent on their

#### Additional Fees

**Administration Charge:** £714 inc VAT payable on exchange of contracts.

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

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[\\*Description on Auction Information page](#)



**Tenure:** Freehold

**Local Authority:** Stafford Borough Council

**Solicitors:** Shakespeare Martineau, Bridgeway House, Bridgeway, Stratford upon Avon, CV37 6YX. Tel: 01789 416 400. Ref: Stewart Freeman.

**Viewing:** 16th November 10:00 – 10:30. 24th November 10:00 – 10:30. 30th November 10:00 – 10:30.

## Residential for improvement

12

### 51 Bedford Avenue, Littleworth, Stafford, Staffordshire ST16 3LH

**\*GUIDE PRICE:**

**£55,000 PLUS** (plus fees)

#### Residential for Improvement

Situated in the popular Littleworth area of Stafford with Stafford Town Centre approximately 1 mile away which offers a wide range of amenities including good public transport links, Stafford also offers good access to the M6 motorway via junctions 13 and 14. This Mid Terrace property is in need of complete modernisation and improvement and has suffered structural issues. Cash bids only. The accommodation comprises:

#### Description:

Ground Floor: Entrance hall, Lounge 4.1m x 3.9m, Kitchen/dining room 2.7m x 3.9m, Cloaks

First Floor: Bedroom one 4.1m x 2.6m, Bedroom two 2.9m x 2.7m, Bedroom three 2.4m x 2.1m, Bathroom 1.4m x 1.8m

#### Additional Fees

**Administration Charge:** £714 inc VAT payable on exchange of contracts.

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

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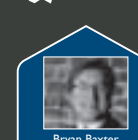
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**Tenure:** Freehold

**Local Authority:** Nottingham City Council

**Solicitors:** Wilsons Solicitors, 20 The Grove, Ilkley, Leeds, LS29 9EG. Tel: 01943 602 998.

## Residential for improvement

12a

**6 The Green, Ruddington, Nottingham, Nottinghamshire NG11 6DY**

**\*GUIDE PRICE:**

**£160,000 PLUS (plus fees)**

### Residential for Improvement

A Semi Detached cottage situated in a sought after location at Ruddington in South Nottinghamshire. Overlooking the village green and within walking distance of local facilities including shops, restaurants and schools. In need of renovation the accommodation comprises

#### Description:

##### Ground Floor:

Entrance porch, Lounge/diner (6.3m x 3.5m), Sitting room (3.3m x 3.6m), Breakfast kitchen (2.7m x 2.7m)

##### First Floor

Bedroom one (3.4m x 3.3m), Bedroom two (3.4m x 3.1m), Bedroom three (4.0m x 2.9m), Bathroom (2.0m x 2.7m)

##### Externally

Gardens front and rear, garage and driveway

#### Additional Fees

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

**Administration Charge:** £714 inc VAT payable on exchange of contracts.

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

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\*Description on Auction Information page

# Next Auction Date 6th February 2019

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**AUCTION  
HOUSE**  
STAFFORDSHIRE  
& SHROPSHIRE



**Tenure:** Leasehold

**Local Authority:** Shropshire County Council

**Legal Representative:** Penny Mincher, The Wrekin Housing Trust Limited, Colliers Way, Old Park, Telford, TF3 4AW. Tel: 01952 217057.

**Energy Performance Certificate:** D

## Residential for improvement

13

### 48 Coldridge Drive, Herongate, Shrewsbury, Shropshire SY1 3YT

**\*GUIDE PRICE:**

**£80,000 PLUS (plus fees)**

#### Residential for Improvement

This property will be an ideal purchase for a number of prospective purchasers including first time buyer/ investor, a one bedroom Ground Floor Flat in need of modernisation. The property is within easy reach of a variety of local amenities and is within walking distance of the Shrewsbury town centre.

#### Description:

Ground Floor Flat

One bedroom

Requires modernisation

Leasehold, 99 Year lease from Jan 1992

Ground Rent currently £50p/a, raising to £150p/a

**The Seller:** The seller is a registered social landlord and is therefore prohibited from selling a property to anyone who is an employee or director of the seller, or was in the last 12 months an employee or director, or is a close relative of such a person or a agent on their

#### Additional Fees

**Administration Charge:** £714 inc VAT payable on exchange of contracts.

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

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[\\*Description on Auction Information page](#)



## Residential for improvement

14

### 45 Webb Crescent, Dawley, Telford, Shropshire TF4 3DS

**\*GUIDE PRICE:**

**£55,000 PLUS (plus fees)**

#### Residential for Improvement

This property will be an ideal purchase for a number of prospective purchasers including first time buyer/ investor, a two bedroom Ground Floor Flat in need of modernisation. Situated in the established residential location of Dawley and a short drive from Telford town centre

#### Description:

Ground Floor Flat

Two bedrooms

Requires modernisation

Leasehold

99 Year lease from completion

Ground Rent £10 per annum

**The Seller:** The seller is a registered social landlord and is therefore prohibited from selling a property to anyone who is an employee or director of the seller, or was in the last 12 months an employee or director, or is a close relative of such a person or a agent on their behalf.

#### Additional Fees

**Administration Charge:** £714 inc VAT payable on exchange of contracts.

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

**Tenure:** Leasehold

**Local Authority:** Telford and Wrekin Borough Council

**Legal Representative:** Penny Mincher, The Wrekin Housing Trust Limited, Colliers Way, Old Park, Telford, TF3 4AW. Tel: 01952 217057.

**Viewing:** 15th November 12:30 – 12:50. 22nd November 12:30 – 12:50. 1st December 12:30 – 12:50.

**Energy Performance Certificate (EPC):** Current Rating C

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[\\*Description on Auction Information page](#)





**Tenure:** Leasehold

**Local Authority:** Telford and Wrekin Borough Council

**Legal Representative:** Penny Mincher, The Wrekin Housing Trust Limited, Colliers Way, Old Park, Telford, TF3 4AW. Tel: 01952 217057.

**Viewing:** 15th November 14:30 – 14:50. 22nd November 14:30 – 14:50. 1st December 14:30 – 14:50.

**Energy Performance Certificate (EPC):** Current Rating C

## Residential for improvement

15

**Freehold Sale 30, 32, 34 & 36 Chepstow Drive, Plus Vacant Flat 34, Leegomery, Telford, Shropshire TF1 6UP**

**\*GUIDE PRICE:**

**£60,000 PLUS** (plus fees)

### Residential for Improvement

Excellent investor opportunity a vacant one bedroom Ground Floor Flat (number 34) and the freehold sale of 30,32,34 & 36 Chepstow Drive, subject to the leasehold interest of 30, 32, & 36 Chepstow Drive. A excellent road network links the property to Wellington and Telford

#### Description:

One bedroom Ground Floor Flat (34)

Requires modernisation

Freehold sale 30,32,34 & 36 Chepstow Drive

Subject to leasehold interest of

30,32 & 36 Chepstow Drive

**The Seller:** The seller is a registered social landlord and is therefore prohibited from selling a property to anyone who is an employee or director of the seller, or was in the last 12 months an employee or director, or is a close relative of such a person or a agent on their

#### Additional Fees

**Administration Charge:** £714 inc VAT payable on exchange of contracts.

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

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[\\*Description on Auction Information page](#)



**Tenure:** Freehold

**Local Authority:** Staffordshire Moorlands District Council

**Solicitors:** Switalskia Solicitors, 19 Cheapside, Wakefield, WF1 2SD. Tel: 01924 882 000. Ref: Christine Hardisty.

**Viewing:** 14th November 11:00 – 11:30. 21st November 11:00 – 11:30. 28th November 11:00 – 11:30. 1st December 11:00 – 11:30.

**Energy Performance Certificate (EPC):** Current Rating D

## Residential for Improvement

16

**16 Maple Crescent, Blythe Bridge, Stoke-On-Trent, Staffordshire ST11**

**\*GUIDE PRICE:**

**£127,000 PLUS** (plus fees)

### Residential For Improvement

An extended three bedroom semi detached house situated in a popular location within walking distance of the village of Blythe Bridge, close to local amenities and within easy access of the A50 Stoke - Derby link road, Hanley city centre and the market towns of Uttoxeter and Leek.

#### Description:

**Ground Floor:** Entrance Hall, Lounge 3.4m x 3.7m, Dining Room 2.4m x 5.7m, Kitchen 2.5m x 5m, Rear Area

**First Floor:** Bedroom One 3.3m x 3.3m, Bedroom Two 3.0m x 3.3m, Bedroom Three 6.6m x 2.5m, Bathroom 1.6m x 2.3m

**Outside:** To the front there is a drive leading to a garage. Garden to the rear

#### Additional Fees

**Administration Charge:** £714 inc VAT payable on exchange of contracts.

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

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[\\*Description on Auction Information page](#)



**Tenure:** Freehold

**Local Authority:** Telford and Wrekin Borough Council

**Legal Representative:** Penny Mincher, The Wrekin Housing Trust Limited, Colliers Way, Old Park, Telford, TF3 4AW. Tel: 01952 217057.

**Viewing:** 15th November 10:00 – 10:20. 22nd November 10:00 – 10:20. 1st December 10:00 – 10:20.

**Energy Performance Certificate (EPC):** Current Rating C

## Residential for improvement

17

### 9 Withington Close, Oakengates, Telford, Shropshire TF2 6JR

**\*GUIDE PRICE:**

**£60,000 PLUS** (plus fees)

#### Residential for Improvement

A two bedroom Semi Detached House requiring modernisation, situated in an established residential locality that is convenient for the amenities in the district centre of Oakengates. Excellent road network links to all parts of the Telford area.

#### Description:

Semi Detached House

Two bedrooms

In need of modernisation

Freehold

**The Seller:** The seller is a registered social landlord and is therefore prohibited from selling a property to anyone who is an employee or director of the seller, or was in the last 12 months an employee or director, or is a close relative of such a person or a agent on their behalf.

**Addendum:** Prospective purchasers are advised to view the mining

#### Additional Fees

**Administration Charge:** £714 inc VAT payable on exchange of contracts.

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

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**Tenure:** Freehold

**Local Authority:** Telford and Wrekin Borough Council

**Legal Representative:** Penny Mincher, The Wrekin Housing Trust Limited, Colliers Way, Old Park, Telford, TF3 4AW. Tel: 01952 217057.

**Viewing:** 15th November 14:00 – 14:20. 22nd November 14:00 – 14:20. 1st December 14:00 – 14:20.

**Energy Performance Certificate (EPC):** Current Rating D

## Residential for improvement

18

### 52 Victoria Avenue, Wellington, Telford, Shropshire TF1 1NP

**\*GUIDE PRICE:**

**£80,000 PLUS** (plus fees)

#### Residential for Improvement

Excellent FTB /Investor opportunity a three bedroom Mid Terrace property requiring modernisation, situated in a popular established location within close proximity of Wellington town centre and commuter links.

#### Description:

Mid Terraced House

Three bedrooms

Requiring modernisation

Freehold

**The Seller:** The seller is a registered social landlord and is therefore prohibited from selling a property to anyone who is an employee or director of the seller, or was in the last 12 months an employee or director, or is a close relative of such a person or a agent on their behalf.

#### Additional Fees

**Administration Charge:** £714 inc VAT payable on exchange of contracts.

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

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[\\*Description on Auction Information page](#)





17a

## Plots/Building Land

**Heath Drive, Trinity Fields,  
Stafford, Staffordshire ST16 1RB**

**\*GUIDE PRICE:**

**£10,000 (plus fees)**

### Land

A plot of land situated within the popular Trinity Fields area of Stafford which is close to all major commuter links including the M6 and A34. It is also close to Stafford Town Centre and within catchment for Sir Graham Balfour High School.

### Description:

The plot comprises site approximately 300 sq.m (3,229 sq.ft). The artists impression shows an impression of a potential development.

**Note:** Buyers are deemed to have made their own enquiries in respect of planning and any other consents or rights over the land.

Purchasers are deemed to rely on their own enquiries with regard to any possible development potential for this individual plot but these details show an artists impression of how a development on this site could look if planning permission is granted.

### Additional Fees

**Administration Charge:** £714 inc VAT payable on exchange of contracts.

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

**Tenure:** See Legal Pack

**Local Authority:** Stafford Borough Council

**Solicitors:** Mary Monson Solicitors, 87, Chorley Road, Swinton, Greater Manchester, M27 4AA. Tel: 0161 794 0088. Ref: JL.

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\*Description on Auction Information page

# Next Auction Date 6th February 2019

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**AUCTION  
HOUSE**  
STAFFORDSHIRE  
& SHROPSHIRE



**Tenure:** Freehold

**Local Authority:** Telford and Wrekin Borough Council

**Legal Representative:** Penny Mincher, The Wrekin Housing Trust Limited, Colliers Way, Old Park, Telford, TF3 4AW. Tel: 01952 217057.

**Viewing:** 15th November 13:00 – 13:20. 22nd November 13:00 – 13:20. 1st December 13:00 – 13:20.

**Energy Performance Certificate (EPC):** Current Rating C

## Residential for improvement

19

### 44 Cedar Close, Rock Bank, Telford, Shropshire TF3 5BP

**\*GUIDE PRICE:**

**£60,000 PLUS** (plus fees)

#### Residential for Improvement

Excellent FTB /Investor opportunity a three bedroom End Terrace property requiring modernisation, situated in a popular established location and conveniently located for access to Telford and Wellington town centres.

#### Description:

End Terraced House

Three bedrooms

Requiring modernisation

Freehold

**The Seller:** The seller is a registered social landlord and is therefore prohibited from selling a property to anyone who is an employee or director of the seller, or was in the last 12 months an employee or director, or is a close relative of such a person or a agent on their behalf.

#### Additional Fees

**Administration Charge:** £714 inc VAT payable on exchange of contracts.

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

[auctionhouse.co.uk/staffordshire](http://auctionhouse.co.uk/staffordshire)

[\\*Description on Auction Information page](#)



**Tenure:** Freehold

**Local Authority:** Stafford Borough Council

**Solicitors:** Shakespeare Martineau, Bridgeway House, Bridgeway, Stratford upon Avon, CV37 6YX. Tel: 01789 416 400. Ref: Stewart Freeman.

**Viewing:** 16th November 10:30 – 11:00. 24th November 10:30 – 11:00. 30th November 10:30 – 11:00.

## Residential for Improvement

20

### 55 Bedford Avenue, Littleworth, Stafford, Staffordshire ST16 3LH

**\*GUIDE PRICE:**

**£55,000 PLUS** (plus fees)

#### Residential for Improvement

Situated in the popular Littleworth area of Stafford with Stafford Town Centre approximately 1 mile away which offers a wide range of amenities including good public transport links, Stafford also offers good access to the M6 motorway via junctions 13 and 14. This End Terrace property is in need of complete modernisation and improvement and has suffered structural issues. Cash bids only. The accommodation comprises:

#### Description:

Ground Floor: Entrance Hall, Lounge (3.6m x 4.7m), Kitchen/dining room (2.7m x 5.1m), Rear lobby, Cloaks

First Floor: Bedroom one 3.1x4.1, Bedroom two 3.2m x 2.9, Bathroom 2.3m x 2.1m

Externally: Gardens front and rear.

#### Additional Fees

**Administration Charge:** £714 inc VAT payable on exchange of contracts.

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

[auctionhouse.co.uk/staffordshire](http://auctionhouse.co.uk/staffordshire)

[\\*Description on Auction Information page](#)



**Tenure:** Freehold

**Local Authority:** Stoke on Trent City Council

**Solicitors:** BG Solicitors LLP, Lauriston House, Town Hall Square, Grimsby, DN31 1JB. Tel: 01472 240251. Ref: Helen Kent.

**Viewing:** 23rd November 10:30 – 11:00. 28th November 10:30 – 11:00. 1st December 10:00 – 10:30.

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

## Residential for improvement

21

**31 Bretherton Place, Chell, Stoke-On-Trent, Staffordshire ST6 7LE**

**\*GUIDE PRICE:**

**£65,000 PLUS** (plus fees)

### Residential for Improvement

A good sized three bedroom Semi Detached House requiring updating. Located in a sought after location and positioned at the end of a cul de sac with far reaching views over Stoke on Trent, the accommodation comprises:

#### Description:

##### Ground floor

Hallway, Lounge (4.9m x 3.2m), Breakfast kitchen (3.5m x 3.5m), cloaks, rear porch

##### First Floor

Bedroom one (4.2m x 2.5m), Bedroom two (3.2m x 3.2m), Bedroom three (3.2m x 2.6m), Bathroom (2.4m x 1.7m).

Externally there are gardens to the front and rear.

#### Additional Fees

**Administration Charge:** £714 inc VAT payable on exchange of contracts.

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

[auctionhouse.co.uk/staffordshire](http://auctionhouse.co.uk/staffordshire)

\*Description on Auction Information page

# Next Auction Date 6th February 2019

## NOW TAKING ENTRIES FOR THIS AUCTION

If you are thinking of selling at auction, one of our Auction valuers will be happy to offer you a free market appraisal and advice.

For further information please call Auction House on

# 01782 790 058

or email  
[staffordshire@auctionhouse.co.uk](mailto:staffordshire@auctionhouse.co.uk)

**AUCTION  
HOUSE**  
STAFFORDSHIRE  
& SHROPSHIRE

# MEMORANDUM OF SALE



Property Address:

Lot No.

Price:

The Vendor:

The Purchaser:

Post Code:

Tel:

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

Purchase Price:

£

Less Deposit:

£

Balance:

£

Dated:

Completion Date:

Signed:

Authorised Agent for Vendor

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

of:

Dated:

Signed:

The Purchaser

Purchasers Solicitor:

Post Code:

Tel:

Vendors Solicitor:

Post Code:

Tel:

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

In addition and at the same time, the purchaser is required to pay by cheque to the Auctioneer an Administration Charge of £714.00 (£595.00 +VAT). plus Buyers Premium if applicable.



# NON-ATTENDING BID OR TELEPHONE BID

Please also sign and return the reverse side of this form



## AUTHORISATION FOR BIDDING BY PROXY OR TELEPHONE

Full Name (s):

Name of Company (if applicable):

Home or Company (address):  Postcode:

Tel:  Mobile:

Email:

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

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

## PROPERTY AND BID DETAILS

Lot No.:  Property Address:

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

(amount in words):

## DEPOSIT (tick as applicable)

☐

I attach a cheque for 10% of my proxy bid or £3,000, whichever is the greater, plus £714.00 (£595.00 + VAT Administration Charge) plus Buyers Premium if applicable.

OR

☐

I attach a blank cheque to be completed by the Auctioneer if my bid is successful, within which he will include £714.00 (£595.00 + VAT Administration Charge) plus Buyers Premium if applicable.

My cheque of £  payable to KEYS INDEPENDENT ESTATE AGENTS  
(amount if applicable)

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

Date of Birth  Period living at current address  NI Number

Passport Number

Driving Licence Number

Previous address if less than 6 months

## SOLICITORS

My solicitors are:

Of (address):

Postcode:

Tel:  Person Acting:

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

Signed:  Date:

**PLEASE MARK THE ENVELOPE EITHER PROXY OR TELEPHONE BID**

## TERMS AND CONDITIONS FOR TELEPHONE BIDS AND BIDDING BY LETTER

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

1. The bidder must complete a separate authority form for each Lot involved, and provide a bankers draft, solicitor's client's account cheque or personal cheque for 10% of the maximum amount of the bid for each Lot. Please note the minimum deposit for any bid is £3,000 PER LOT.
2. The bidder must upload Proof of Identity in the form of a scan of a driving licence or passport, and a scan of a utility bill to the Auctions Passport Service that accesses the property's Legal Pack. Also you authorise Auction House to undertake a search with Experian for the purpose of verifying your identity. To do so Experian may check the details you supply against any particulars on any database (public or otherwise) to which they have access. They may also use your details in the future to assist other companies for verification purposes. A record of the search will be retained.
3. The form must be sent to, or delivered to: Written & Telephone Bids, Auction House Staffordshire, 5 Ridgehouse Drive, Festival Park, Hanley, Stoke on Trent, Staffordshire ST1 5TL to arrive before 6pm two working days prior to the start of the auction. It is the bidders responsibility to check that the form is received by Auction House and this can be done by telephoning the office.
4. In the case of a telephone bid the prospective purchaser should provide a blank cheque in the name of the purchaser which the Auctioneer will complete on behalf of the prospective purchaser if the prospective purchaser is successful in purchasing the relevant property for 10% of the purchase price, plus the administration charge or in accordance with the General or Special Conditions of Sale relating to the lot.
5. The bidder shall be deemed to have read the "Important Notice to be read by all bidders"; the particulars of the relevant Lot in the catalogue the general and special conditions of sale. The bidder shall be deemed to have taken all necessary professional and legal advice and to have made enquiries and have knowledge of any announcements to be made from the rostrum of any amendments relating to the relevant Lot. Announcements can and should be checked by bidders on the day before the auction. However, the Auctioneers will advise the bidders of any announcements as soon as possible prior to the Auction.
6. In the case of a written bid, Auction House staff will compete in the bidding up to the maximum of the authorisation. If no maximum is inserted, Auction House reserve the right not to bid.
7. Auction House reserve the right not to bid on behalf of written bidders, in the event of any error, doubt, omission, uncertainty as to the bid, any failure to validate Proof of Identification, or for any reason whatsoever and give no warranty, or guarantee, that a bid would be made on behalf of the bidder and accept no liability.
8. In the event that the written or telephone bid is successful, the Auctioneer will sign the Memorandum of the Contract on behalf of the bidder (a Contract would have been formed on the fall of the hammer).
9. In the event of a Contract, the deposit monies will be applied so far as necessary to meet the requirement for a 10% deposit (minimum £3,000) and the balance of the deposit (if any) will be held by the vendors solicitor pending completion. An Administration charge of £714.00 (£595.00 +VAT) should be added to the deposit cheque or a separate cheque should be made payable to Keys Independent Estate Agents.
10. In the event that the bidder is unsuccessful in gaining the Contract, the deposit monies shall be returned to the bidder promptly.
11. The Auctioneer will make no charge to a prospective purchaser for this service and will accept no liability whatsoever for any bid not being made on behalf of the prospective purchaser whether through lack of clarity of instructions or for any other reason whatsoever. Prospective telephone purchasers will not hold Auction House liable for any loss or claims relating to the telephone bidding system. The prospective purchaser will be advised if the relevant lot has been successfully purchased on his behalf as soon as possible after the auction. Where the lot has not been purchased the prospective purchaser will be notified by post and the deposit returned as soon as reasonably possible.
12. Once delivered to the Auctioneers, the authority to bid is binding on the bidder on the day on which the particular Lot is auctioned. This is to allow for the possibility of a Vendor agreeing to sell post auction where the bidding has not reached the reserve.
13. The authority can only be withdrawn by notification in writing delivered to Auction House at their office two hours before the start of the auction on the day the relevant Lot is scheduled to be auctioned, or by delivery into the hands of the Auctioneer in the auction room half-an-hour before the start of that day's auction. It is the bidders responsibility to obtain a receipt on a copy of the withdrawal notification signed by one of the Auctioneers and without such a receipt the authority stands, any successful Contract is binding on the bidder.
14. If the bidder, or an agent, actually bids at the auction without having previously withdrawn the authority, the Auctioneer is at liberty to accept such bid in addition to any bid from Auction House staff as empowered under the written authority. Auction House will have no liability whatsoever if the price achieved is the result only of this competition in bidding without intervention from other bidders.
15. Prospective purchasers are advised in respect of telephone bids should they become disconnected during bidding or are unobtainable, Auction House will not be held responsible or liable for any loss suffered in respect thereof. I hereby confirm that I have read and understood the above terms and conditions to bid by letter.

Signed: ..... Date: .....

Please sign this page and ensure the form overleaf is completed

# DAY 2

Thursday 6th December 2018 6.00pm

**AUCTION  
HOUSE**

**BIRMINGHAM &  
BLACK COUNTRY**

## 34 lots for sale by auction

(unless previously sold or withdrawn)

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







**Tenure:** See Legal Pack

**Local Authority:** Walsall Metropolitan Borough Council

**Solicitors:** Jennings Perks ( Tim Perks), Lloyd House Chambers, 3 High Street, Aldridge, Walsall, WS9 8LX. Tel: 01922 459000.

**EPC:** TBC

## Residential Investments

1

### 279 Pleck Road, Pleck, Walsall, West Midlands WS2 9HA

**\*GUIDE PRICE:**

**£40,000 PLUS** (plus fees)

#### Residential Investment

This Victorian mid terrace property is offered as an investment opportunity but also requires modernisation and improvement. Let on a Periodic Tenancy dating back to 1st July 2002 at a rent of £72.00 per week, the property has not been recently inspected by the Auctioneers, but understand that it comprises:-

#### Description:

**Accommodation:** Two Reception Rooms, Kitchen, Bathroom and Two First Floor Bedrooms.

**Buyers Premium:** A Buyers Premium of £720.00 will be charged for this lot.

**Viewing:** No viewings will be available for this property.

#### Additional Fees

**Administration Charge:** £795 inc VAT payable on exchange of contracts.

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

[auctionhouse.co.uk/birmingham](http://auctionhouse.co.uk/birmingham)

[\\*Description on Auction Information page](#)



**Tenure:** See Legal Pack

**Local Authority:** Walsall Metropolitan Borough Council

**Solicitors:** Mr Stewart Freeman, Shakespeare Martineau, Bridgeway House, Bridgeway, Stratford Upon Avon, CV37 6YX. Tel: 01789 416 400. Ref: Shakespeare Martineau.

**EPC:** TBC

## Residential for improvement

2

### 48 Fullelove Road, Walsall, WS8 6BW

**\*GUIDE PRICE:**

**£69,000 PLUS** (plus fees)

This three bedroom semi detached property is in need of modernisation throughout and would ideally be suited towards an investor. The property is situated in a popular residential area and with all amenities close at hand it comprises:

#### Description:

**Ground Floor:** Lounge (4.4m x 3.4m), Kitchen (6.3m x 2.7m).

**First Floor:** Bedroom One (3.5m x 2.7m), Bedroom Two (3.5m x 3.4m), Bedroom Three (2.4m x 2.6m), Bathroom (2.6m x 1.3m)

**Outside:** At the front and rear of the property there are gardens.

**Viewings:** 25th October 12pm, 30th October 12pm, 6th November 12pm, 17th November 12pm, 21st November 12pm, 28th November 12pm

**Disclaimer:** The seller is a charity and is therefore prohibited from selling a property to anyone who is an employee or board member of the seller, or is the spouse/civil partner or close relative of a board member, the spouse/civil partner of an employee, a donor of land to the seller, an agent on their behalf or institutions or companies controlled by such people.

#### Additional Fees

**Administration Charge:** £795 inc VAT payable on exchange of contracts.

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

[auctionhouse.co.uk/birmingham](http://auctionhouse.co.uk/birmingham)

[\\*Description on Auction Information page](#)

## Residential for improvement

3

156 Birmingham Road, Aldridge, Walsall, WS9 0AH

\*GUIDE PRICE: **£185,000 PLUS** (plus fees)



Situated in a prime residential area of Aldridge, this traditionally styled semi detached property is set on a larger than average width plot and lends itself to extensions subject to planning consent. In need of modernisation and improvement, the property offers great potential and would be a worthwhile project. The property comprises:-

### Description:

**Ground Floor:** Enclosed Porch, Reception Hall, Through Lounge/ Dining Room 6.5m x 3.41m with window to front and bay window to rear, Extended Kitchen 2.27m x 5.03m with range of units, double glazed window to rear and door to outside.

**First Floor:** Staircase leads to Landing providing access to Bedroom One (front) 4.05m x 3.4m, Bedroom Two (rear) 3.39m x 3.4m, Bedroom Three (front) 2.12m x 1.85m. Bathroom with matching white suite, panelled bath and low level w.c.

**Outside:** Garage with up and over door to front and window to

side, To the front the property is set back from the road behind two lawns separated by a block paved driveway affording off street parking. To the rear there is an enclosed garden.

**Buyers Premium:** There is a £600.00 (inc vat) Buyers Premium applicable to this lot.

**Viewings:** 15th November 11:30am, 21st November 3:30pm, 28th November 3:30pm



**Tenure:** See Legal Pack

**Local Authority:** Walsall Metropolitan Borough Council

**Solicitors:** Mr Andrew Milne, Jennings Perks, Lloyd House Chambers, 3 High Street, Aldridge, WS9 8LX. Tel: 01922 459000.

**EPC Rating:** TBC

### Additional Fees

**Administration Charge:** £795 inc VAT payable on exchange of contracts.

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



## 22 Old Bromford Lane, Birmingham, B8 2RG

\*GUIDE PRICE: **£130,000 PLUS** (plus fees)

Auction House Birmingham is delighted to offer for sale this prime development opportunity. This detached dormer bungalow is in need of complete modernisation but is set on a wide plot in a highly sought after prime residential area, close to all amenities. Viewing of the following is essential to appreciate the opportunity it presents

**Description:**

**Ground Floor:** Lounge 3.94m x 3.61m with bays to front and side, Kitchen 3.28m x 2.6m with window, walk in pantry and door to outside. Bedroom 1 (front) 3.66m x 3.67m with bay to front, Bedroom 2 (rear).

**First Floor:** Landing, Attic Bedroom 3 4.15m x 4.15m with windows to front and side as well as bathroom.

**Outside:** Timber Garage. The property offers a wide frontage with driveway with side and rear Garden.

**Viewings:** By appointment through auctioneers – 0121 289 3838



**Tenure:** Freehold

**Local Authority:** Walsall Metropolitan Borough Council

**Solicitors:** Jennings perks, Lloyd House Chambers, 3 High Street, Aldridge, Walsall, WS9 8LX, Tel: 01922 459000

**EPC Rating:** E

**Additional Fees**

**Administration Charge:** £795 inc VAT payable on exchange of contracts.

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





**Tenure:** Freehold  
**Local Authority:** Shropshire County Council  
**Solicitors:** TBC  
**EPC:** TBC

## Residential for improvement

5

**38 Stafford Avenue, Shifnal, Shropshire TF11 9AN**

**\*GUIDE PRICE:**

**£140,000 PLUS (plus fees)**

Situated in a quiet residential area on the outskirts of the market town of Shifnal, this semi detached bungalow is in need of modernisation and improvement. With the benefit of gas fired central heating and uPVC double glazing, the property needs to be viewed to realise the potential it offers.

### Description:

**Accommodation:** Double glazed front door leads to spacious Entrance Hall with airing cupboard housing Vailant gas fired central heating boiler. Lounge 4.2m x 3.6m with double French doors to rear garden and feature fireplace, Dining Room 3.5m x 3.36m with double glazed window to rear, Kitchen 5m x 2.2m with range of base and wall units, double glazed window to rear and door to outside and access to Garage. Bedroom One (front) 3.7m x 3.35m with double glazed window to front. Bedroom Two (front) 3.35m x 2.88m with double glazed window to front. Shower Room with wide shower cubicle, low level w.c. wash hand basin.

**Outside:** Garage, Off Street Parking and Fore Garden. Whilst to the rear is a raised patio with lawned garden beyond.

**Buyers Premium:** There will be a £900.00 Buyers Premium charged for this lot.

**Viewing:** By appointment through Auctioneers on 0121 289 3838

### Additional Fees

**Administration Charge:** £795 inc VAT payable on exchange of contracts.

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

[auctionhouse.co.uk/birmingham](http://auctionhouse.co.uk/birmingham)

[\\*Description on Auction Information page](#)



**Tenure:** See Legal Pack  
**Local Authority:** Walsall Metropolitan Borough Council  
**Solicitors:** Jennings Perks ( Tim Perks), 3 High Street, Aldridge, Walsall, WS9 8LX. Tel: 01922 459000.  
**EPC:** TBC

## Residential Investments

6

**15 Upper Sneyd Road, Essington, Wolverhampton, West Midlands**

**\*GUIDE PRICE:**

**£70,000 PLUS (plus fees)**

### Residential Investment

This Victorian mid terraced property is in need of some improvement and modernisation but offers an ideal investment opportunity. Let on a Periodic Tenancy from 11th April 2008 at £395 PCM. We have not inspected the property recently but assume it to comprise:-

### Description:

**Ground Floor:** Lounge, Dining Room, Kitchen

**First Floor:** Two Bedrooms, Bathroom

**Outside:** Small Foregarden and Rear Garden.

**Viewings:** There will be no viewings available for this property.

### Additional Fees

**Administration Charge:** £795 inc VAT payable on exchange of contracts.

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

[auctionhouse.co.uk/birmingham](http://auctionhouse.co.uk/birmingham)

[\\*Description on Auction Information page](#)



**Tenure:** Leasehold

**Local Authority:** Walsall Metropolitan Borough Council

**Solicitors:** Rachael Turner Enoch Evans, St Pauls Chambers, 6-9 Hatherton Road, Walsall, WS1 1XS. Tel: 01922720333.

**EPC:** TBC

## Residential for improvement

7

### 30 Brunslow Close, Willenhall, West Midlands WV13 2HN

**\*GUIDE PRICE:**

**£40,000 PLUS** (plus fees)

#### Residential for Improvement

This two bedroom ground floor maisonette is in need of modernisation throughout. The property is situated in a popular residential area and with all amenities close at hand it comprises:

#### Description:

**Accommodation:** Lounge (4m x 4m), Kitchen (2.2m x 2.7m), Bedroom One (2.7m x 3.8m), Bedroom Two (2.5m x 2m), Bathroom (1.6m x 1.8m)

**Viewings:** Wednesday 14th November at 1.00 pm or By appointment through the auctioneers - 0121 289 3838

#### Additional Fees

**Administration Charge:** £795 inc VAT payable on exchange of contracts.

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

[auctionhouse.co.uk/birmingham](http://auctionhouse.co.uk/birmingham)

[\\*Description on Auction Information page](#)



**Tenure:** See Legal Pack

**Local Authority:** Birmingham City Council

**Solicitors:** Wilsons Solicitors, 20 The Grove, West Yorkshire, Ilkley, LS29 9EG. Tel: 01943 602 998.

**EPC:** TBC

## Residential

7a

### 62 Faircroft Road, Birmingham, West Midlands B36 9TN

**\*GUIDE PRICE:**

**£150,000 PLUS** (plus fees)

This three bedroom link semi-detached property requires modernisation throughout but is priced accordingly. The property consists of:-

#### Description:

**Ground Floor:** Entrance Porch, Entrance Hallway with Stairs rising to the first floor landing, radiator, open archway allowing access to the cloakroom area, and a door to the side into:- Lounge - (4.78m x 3.53m), Kitchen - (4.50m x 3.02m), Lean To / Sun Room - (3.73m x 2.36m)

**First Floor:** Bedroom One - (3.53m x 2.41m), Bedroom Two - (3.63m x 2.39m), Bedroom Three - (2.36m x 2.03m), Shower Room - (2.26m (max) 1.65m (min) x 1.98m)

**Outside:** Front Garden, Garage, Rear Garden - Paved pathway and a block paved pathway leading to a garden laid mainly to lawn with fence borders.

**Viewings:** By appointment through auctioneers - 0121 289 3838

**Buyers Premium:** A buyers premium of £900 Inc V.A.T. (£750 Plus V.A.T.) is applicable on this lot.

#### Additional Fees

**Administration Charge:** £795 inc VAT payable on exchange of contracts.

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

[auctionhouse.co.uk/birmingham](http://auctionhouse.co.uk/birmingham)

[\\*Description on Auction Information page](#)



## Residential for improvement

8

13 Camborne Road, Park Hall, Walsall, West Midlands WS5 3JB

\*GUIDE PRICE: **£200,000 PLUS** (plus fees)



### Residential for Improvement

This semi detached property is situated on the popular Park Hall estate and offers well planned spacious accommodation. Having suffered some water damage the property is in need of improvement but offers tremendous potential. Convenient for all amenities the property comprises

### Description:

**Ground Floor:** Enclosed Porch, Reception Hall with access Guest Cloakroom, Dining Room 3.13m x 3.7m, Lounge 4.17m x 3.64m with double doors to rear Garden, Kitchen 3.86m x 2.95m with door to outside.

**First Floor:** Landing provides access to Bedroom 1 (front) 4.13m x 3.69m, Bedroom 2 (rear) 3.5m x 3m, Bedroom 3 (front) 3m x 2.4m, Bathroom with coloured suite and shower cubicle.

**Tenure:** See Legal Pack

**Local Authority:** Walsall Metropolitan Borough Council

**Solicitors:** Rachel Turner Enoch Evans, St Pauls Chambers, 6-9 Hatherton Road, Walsall, WS1 1XS. Tel: 01922720333.

**EPC:** TBC

**Outside:** Integral Garage, Fore garden with driveway, enclosed rear Garden

**Viewings:** 26th October 3:30pm, 30th October 3:30pm, 8th November 10:30am, 15th November 10:30am, 21st November 2:30pm, 28th November 2:30pm



### Additional Fees

**Administration Charge:** £795 inc VAT payable on exchange of contracts.

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





**Tenure:** See Legal Pack

**Solicitors:** Pearman Smith (Jeremy Lawrence), 35 Lichfield Street, Walsall, Walsall, WS1 1TJ. Tel: 01922 624164.

**Local Authority:** Birmingham City Council

**EPC:** E

## Residential Investments

9

### 123 Wigorn Road, Smethwick, B67 5HF

**\*GUIDE PRICE:**

**£137,000 PLUS (plus fees)**

A traditional mid terraced villa style property, located on a pleasant residential road, just outside of the main centre of the Suburb of Bearwood, therefore all amenities and transport networks are easily accessible. The accommodation is arranged over two floors, the property is accessed from a small frontage onto Wigorn Road, with steps and shared access. Let on a Periodic Tenancy from 30th January 2015 at £720.00 per calendar month.

#### Description:

**Ground Floor:** Front door leads straight into the Lounge measuring 4.4m into bay x 3.4m, This leads to a small lobby area with under stair cupboard, through to the Dining Room measuring 3.4m x 3.75m. Door from here opens into the measuring 2.1m x 4.2m, through to a lobby area with door out to rear and beyond this is the Bathroom

**First Floor:** Bedroom One measuring 3.72m x 4.04m, Bedroom Two measuring 3.73m x 3.12m, Bedroom Three measuring 4.21m x 2.1m.

**Outside:** To the rear is a good sized garden which is laid to lawn. Side access as previously mentioned, with the neighbours having right of way. To the front is a small frontage with steps to the front door.

**Viewings:** By appointment through auctioneers - 0121 289 3838

#### Additional Fees

**Administration Charge:** £795 inc VAT payable on exchange of contracts.

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

[auctionhouse.co.uk/birmingham](http://auctionhouse.co.uk/birmingham)

[\\*Description on Auction Information page](#)



**Tenure:** See Legal Pack

**Local Authority:** Sandwell Metropolitan Borough Council

**Solicitors:** TBC

**EPC:** E

## Residential

10

### 39 Vicarage Street, Oldbury, West Midlands B68 8HQ

**\*GUIDE PRICE:**

**£85,000 PLUS (plus fees)**

#### Residential

This Victorian mid terraced property offers well planned spacious accommodation and is in need of some improvement. Situated in a popular residential area close to all amenities the property has not been inspected by the Auctioneers but we are informed that it comprises:-

#### Description:

**Ground Floor:** Two Reception Rooms, Kitchen, Bathroom

**First Floor:** Three Bedrooms

**Outside:** Fore and Rear Gardens

**Buyers Premium:** A Buyers Premium of £900.00 inc vat will be charged for this lot in addition to our usual Administration Fee.

**Viewing:** By appointment through Auctioneers on 0121 289 3838

#### Additional Fees

**Administration Charge:** £795 inc VAT payable on exchange of contracts.

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

[auctionhouse.co.uk/birmingham](http://auctionhouse.co.uk/birmingham)

[\\*Description on Auction Information page](#)



**Tenure:** Leasehold

**Local Authority:** Walsall Metropolitan Borough Council

**Solicitors:** Louise Harvey Partidge Allen, Portland Buildings, Anchor Rd, Aldridge, Walsall, WS9 8PR.

**EPC:** TBC

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## Residential

### 22 Yemscroft Flats, Lichfield Road, Rushall, Walsall, WS4 1EE

**\*GUIDE PRICE:**

**£40,000 PLUS (plus fees)**

This purpose built first floor flat is conveniently located on the Lichfield Road, the property is within easy access of Walsall town centre with regular public transport and would make an ideal purchase for an investor (letting subject for freeholders agreement) Set in mature communal Gardens, the well proportioned accommodation comprises:

#### Description:

**Accommodation:** Communal Hallway and staircase providing access to Lounge 4.9m x 3.93m, Kitchen 2.56m x 2.41m with range of units, Bedroom 1 (rear) 3.7m x 3.35m

Bedroom 2 (rear) 3.35m x 2.64m, Shower Room with white suite comprising low level W.C, Shower Cubicle and wash hand basin.

**Tenure:** Leasehold 200 years from 2016

**Viewings:** 25th October 11:30am, 30th October 11:30am, 6th November 11:30am, 17th November 11:30am, 21st November 11:30am, 28th November 11:30am

#### Additional Fees

**Administration Charge:** £795 inc VAT payable on exchange of contracts.

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

[auctionhouse.co.uk/birmingham](http://auctionhouse.co.uk/birmingham)

[\\*Description on Auction Information page](#)



**Tenure:** Freehold

**Local Authority:** Walsall Metropolitan Borough Council

**Solicitors:** Mr Stewart Freeman, Shakespeare Martineau, Bridgeway House, Bridgeway, Stratford Upon Avon, CV37 6YX. Tel: 01789 416 400. Ref: Shakespeare Martineau.

**EPC:** TBC

12

## Residential for improvement

### 94 Holly Lane, Walsall Wood, Walsall, WS9 9JQ

**\*GUIDE PRICE:**

**£69,000 PLUS (plus fees)**

This traditionally styled semi detached property is in need of total modernisation although it does benefit from some double glazing and gas fired central heating via a Worcester Boiler (not tested) Situated in a popular residential area the property comprises

#### Description:

**Ground Floor:** Reception Hall with stairs off, Through Lounge 6.1m x 3.4m with windows to front and rear, Kitchen 1.8m x 1.7m with window to rear and door to outside plus a wall mounted Worcester gas central heating boiler (not tested). **First Floor:** Landing leading to Bedroom 1 (front) 4.4m x 2.76m, Bedroom 2 (rear) 3.4m x 3.2m, Bathroom with white suite. **Outside:** Outside Fore and rear Gardens.

**Viewings:** 13th November 2pm, 17th November 12:30pm, 21st November 12:30pm, 28th November 12:30pm

**Disclaimer:** The seller is a charity and is therefore prohibited from selling a property to anyone who is an employee or board member of the seller, or is the spouse/civil partner or close relative of a board member, the spouse/civil partner of an employee, a donor of land to the seller, an agent on their behalf or institutions or companies controlled by such people.

#### Additional Fees

**Administration Charge:** £795 inc VAT payable on exchange of contracts.

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

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[\\*Description on Auction Information page](#)



13

## Plots/Building Land

### Rear of 1-5, Victoria Street, Cannock, Staffordshire WS11 5QQ

**\*GUIDE PRICE:**

**£115,000 PLUS** (plus fees)

#### Freehold Building Plot

Situated in a popular residential area within a short distance of Cannock Town Centre, this Freehold Building Plot has Planning Permission via Cannock Chase City Council CH/18/111 (subject to conditions) for the erection of two detached bungalows comprising the following:-

#### Description:

Entrance Hall, Lounge 3.87m x 3.95m, Dining Kitchen 5.1m x 4m, Bedroom One 3.79m x 3.35m with En-suite Shower Room, Bedroom Two 3.58m x 2.8m, Family Bathroom, part Integral Garage 5m x 2.6m, Off Street parking, Fore and Rear Gardens.

**Viewing:** The site is open for inspection

#### Additional Fees

**Administration Charge:** £795 inc VAT payable on exchange of contracts.

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



**Tenure:** Freehold

**Solicitors:** Bethany Wiltshire, EPO Solicitors, 46 High Street, Sutton Coldfield, B72 1UL. Tel: 0121 686 9444.

**Local Authority:** Staffordshire County Council

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[\\*Description on Auction Information page](#)

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## Agricultural/Amenity Land

### Two Parcels of Freehold Land, Raddlebarn Farm Drive, Selly Oak, Birmingham, West Midlands B29 6UN

**\*GUIDE PRICE:**

**Nil Reserve** (plus fees)

#### Amenity Land

Unique opportunity to own two parcels of canal side, tree lined land in a convenient location in Selly Oak within a 10 minute walk of either Bourneville or Selly Oak railway stations. Section A has approximately 50 metres of canal frontage with direct road frontage for access, albeit the land slopes at 45 degrees from the road. Section B has 38 metre canal frontage and we are advised that there is a written right of way. Both sites are heavily wooded with mature trees and are on opposite side to the tow path,

#### Description:

**Buyers Premium:** A Buyers Premium of £1800.00 will be charged for this lot in addition to our usual Administration Fee.

#### Additional Fees

**Administration Charge:** £795 inc VAT payable on exchange of contracts.

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



**Tenure:** Freehold

**Local Authority:** Birmingham City Council

**Solicitors:** Mr James Carter, Jarmans Solicitors, Second Floor, Bell House, Bell Road, Sittingbourne, Kent, ME10 4DH. Tel: 01795 472291.

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[\\*Description on Auction Information page](#)



## 38 St. Philips Avenue, Wolverhampton, WV3 7DU

\*GUIDE PRICE: **£180,000 PLUS** (plus fees)

Situated in a popular residential area not far from Wolverhampton town centre this substantial four bedroom semi detached property is ideally suited towards both home owners and investors. The property is in good condition and with all amenities close at hand the property comprises:

**Description:**

**Ground Floor:** Front Reception Room (3.8m x 3.3m), Lounge/ Diner (6.7m x 4.8m), Kitchen (3.9m x 2.7m) and W.C.

**First Floor:** Bedroom One (4.8m x 2.4m) with en suite (1.8m x 2.4m), Bedroom Two (3.3m x 3.5m), Bedroom Three (3.2m x 3.2m), Bedroom Four (2.2m x 2.1m) and Bathroom (1.8m x 1.9m)

**Viewings:** By appointment through auctioneers – 0121 289 3838

**Tenure:** See Legal Pack

**Local Authority:** Wolverhampton City Council

**Solicitors:** Burgoyne & Co Solicitors, 11 A Vicarage Place, Walsall, Walsall, WS1 3NA. Tel: 01922 616916.

**EPC:** F

**Additional Fees**

**Administration Charge:** £795 inc VAT payable on exchange of contracts.

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



**Tenure:** See Legal Pack

**Local Authority:** Staffordshire County Council

**Solicitors:** Jennings Perks – Tim Perks, 3 High Street, Aldridge, Walsall, WS9 8LX. Tel: 01922 459000.

**EPC:** E

## Residential for improvement

16

**16 Upper Sneyd Road, Essington, West Midlands WV11 2DS**

**\*GUIDE PRICE:**

**£70,000 PLUS** (plus fees)

### Residential for Improvement

This two bedroom end terraced property is in need of modernisation throughout. The property is situated in a popular residential area close to the M6 which offers great transport links from the property and with all amenities close at hand it comprises:

#### Description:

**Ground Floor:** Lounge (3.3m x 3.3m), Reception Room (3.3m x 3.3m), Kitchen (2.7m x 2.1m).

**First Floor:** Bedroom One (3.5m x 3.3m), Bedroom Two (3.3m x 2.5m), Bathroom (2.7m x 1.9m)

**Outside:** At the rear of the property there is a garden.

**Viewings:** By appointment through auctioneers – 0121 289 3838

#### Additional Fees

**Administration Charge:** £795 inc VAT payable on exchange of contracts.

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

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\*Description on Auction Information page

# LEGAL PACKS



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**AUCTION  
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## 49 Inverclyde Road, Handsworth Wood, Birmingham, B20 2LL

\*GUIDE PRICE: **£200,000 PLUS** (plus fees)



### Residential for Improvement

A traditional style detached house situated in a well regarded Handsworth Wood location. In need of modernisation and set on a generous size plot with an expansive rear garden setting. The property sits well behind a spacious block paved driveway providing ample off-road parking. Benefiting from central gas heating and double glazing the property comprises:-

#### Description:

**Ground Floor:** Entrance Hall 3.72m x 1.83m with doors leading off and stairs to the first floor. Dining Room 3.34m x 3.22m with large bay window to the fore. Rear Living Room 4.15m x 3.22m includes a feature fireplace and floor to ceiling windows overlooking the rear garden. Fitted Kitchen 2.40m x 2.11m leading through to an enclosed side area equipped with storage room & w.c. through to a spacious internal garage.

**First Floor:** Master Bedroom 4.32m x 3.20m, Bedroom Two 3.33m x 3.21m, Bedroom Three 2.04m x 1.85m, Family Bathroom 2.43m x 2.13m, W.C. 1.40m x 2.40m

**Tenure:** See Legal Pack

**Local Authority:** Birmingham City Council

**Solicitors:** Sarah Philips, Quality Solicitors Parkinson Wright, 64 Friar Street, Droitwich, WR9 8EF. Tel: 01905 775533.

**EPC:** E

**Outside:** Garage To the front of the property is a spacious block paved driveway whilst to the rear is a large rear garden.

**Viewing:** Saturday 3rd November at 12:00pm, Wednesday 7th November at 4:00pm, Saturday 10th November at 12:00pm, Wednesday 14th November at 4:00pm, Saturday 17th November at 12:00pm, Wednesday 21st November at 4:00pm, Saturday 24th November at 12:00pm, Wednesday 28th November at 4:00pm, Saturday 1st December at 12:00pm, Wednesday 5th December at 4pm.



#### Additional Fees

**Administration Charge:** £795 inc VAT payable on exchange of contracts.

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



## 206 High Street, Pensnett, Brierley Hill, DY5 4JF

\*GUIDE PRICE: **£85,000 PLUS** (plus fees)**Residential**

A three bedroom semi detached property which is in need of modernising throughout and has been competitively priced to reflect this. Ideally located for all local amenities to include Russell Hall Hospital, shops, schools, bus and major road links.

**Description:****Ground Floor:** ENTRANCE PORCH

Entrance doors leads into the entrance porch area. HALLWAY with access internal door to the garage. KITCHEN 2.7m x 2m A range of wall & base units with complementary worktops, space for appliances, sink & drainer, window and side door. LOUNGE 5.3m x 3.4m With window and door to the garden. Stairs rise to first floor

**First Floor:** BEDROOM ONE

3.5m x 3.08m With window BEDROOM TWO 3.08m x 3.1m With window BEDROOM THREE 2.3m x 1.5m With window FAMILY BATHROOM  
Comprising:- panel bath, WC, wash hand basin and window

**Outside:** To the front of the property there is off road parking. To the rear is an enclosed garden which is mainly laid to lawn.

**Viewings:** Monday 5th Nov - 10am - 10.30am

Friday 16th Nov - 10am - 10.30am

Saturday 24th Nov 10am - 10.30am

Friday 30th Nov 10am - 10.30am

**Buyers Premium:** Additional Fees

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

Buyer's Premium: £2,200 including VAT, payable on exchange of contracts.



**Tenure:** See Legal Pack

**Local Authority:** Dudley Metropolitan Borough Council

**Solicitors:** TBC

**EPC:** E

**Additional Fees**

**Administration Charge:** £795 inc VAT payable on exchange of contracts.

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

## 70 Carmodale Avenue, Birmingham, B42 1PW

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

## Residential

A two bedroom end-terraced home situated in a cul-de-sac location in Great Barr. Accommodation briefly comprises lounge/dining room, kitchen, two bedrooms and a bathroom.

## Description:

**Ground Floor:** Lounge (3.5m x 6.82m), Kitchen (2.2m x 3.4m)

**First Floor:** Bedroom One (4.4m x 3.4m), Bedroom Two (2.4m x 3.07m) and Bathroom.

**Outside:** At the front of the property there is a driveway providing off road parking and at the rear there is a rear garden laid to lawn with a paved area and side access via a gate.

**Viewings:** Monday 12th November 12 – 12.30

Saturday 17th 11.30 – 12

Tuesday 20th 4 – 4.30

Friday 30th 10 – 10.30

Tuesday 4th Dec 5 – 5.30

**Tenure:** See Legal Pack

**Local Authority:** Birmingham City Council

**Solicitors:** TBC

**EPC:** E

**Buyers Premium:** Administration Fee – £900 inc VAT, payable on exchange of contracts.  
Buyers Premium – £2,200 inc VAT, payable on exchange of contracts.



## Additional Fees

**Administration Charge:** £795 inc VAT payable on exchange of contracts.

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



## 44 Gloucester Road, Brookhouse, Walsall, West Midlands WS5 3PN

\*GUIDE PRICE: **£300,000 PLUS** (plus fees)



### Residential For Improvement

Situated in a highly desirable area of South Walsall, this detached residence offers tremendous scope for redevelopment. Benefiting from uPVC double glazing, the property is set on a good size plot and internal viewing to appreciate its potential is recommended. With all amenities close at hand, the property comprises:-

#### Description:

**Ground Floor:** Fully Enclosed Porch, Front door to Reception Hall with access to Bedroom 3/Dining Room 3.74m x 3.5m, Rear Lounge 6m x 3.7m with double glazed patio doors to rear garden. Kitchen 3.2m x 2.67m with range of units, double glazed window to rear and door to Side Porch.

**First Floor:** Staircase leads to large Landing with useful eaves storage cupboard and doors off to Bedroom One (rear) 4.64m x 3.54m with window to rear, Bedroom Two (rear) 4.4m x 2.56m with window to side, Bathroom 2.6m x 2.1m with door to useful eaves storage space. .

**Outside:** Garage 5.4m x 2.7m. To the front the property is set back from the road behind a block paved driveway and flanked by a lawn, whilst to the rear is a good sized private garden.

**Viewings:** 7th November 11am, 14th November 11am, 20th November 2pm, 27th November 2pm, 4th December 11am

**Tenure:** Freehold

**Local Authority:** Walsall Metropolitan Borough Council

**Solicitors:** Mr Jeremy Lawrence, Pearman Smith, 35 Lichfield Street, Walsall, WS1 1TJ, 35 Lichfield Street, Walsall, WS1 1TJ. Tel: 01922 624164.

**Energy Performance Certificate (EPC):** Current Rating TBC

#### Additional Fees

**Administration Charge:** £795 inc VAT payable on exchange of contracts.

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



## 7 Merrions Close, Birmingham, B43 7AS

\*GUIDE PRICE: **£145,000 PLUS** (plus fees)

## Residential

Set in a delightful location on the Walsall/Great Barr border with good transport links, this traditionally styled semi-detached residence boasts gas fired central heating and double glazing and has been rewired. With woods to the rear the property offers spacious well planned and maintained accommodation comprising:

## Description:

**Ground Floor:** Reception Hall, Lounge (4.3m x 3.6m), Fitted Kitchen (5.5m x 2.2m) with appliances, Rear Lobby, Bathroom with white suite

**First Floor:** Bedroom One (3.9m x 2.6m), Bedroom Two (3.2m x 3.7m), Bedroom Three (2.2m x 2.7m)

**Outside:** Off street parking and fore and rear Gardens

**Viewings::** By appointment through auctioneers – 0121 289 3838

**Tenure:** See Legal Pack

**Local Authority:** Birmingham City Council

**Solicitors:** Paul Burgoyne, 11A Vicarage Place, Walsall, WS1 3NA. Tel: 01922 616916.

**EOC:** E



## Additional Fees

**Administration Charge:** £795 inc VAT payable on exchange of contracts.

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



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## Residential

### 56 Perry Park Crescent, Birmingham, West Midlands B42 2LS

**\*GUIDE PRICE:**

**£150,000 PLUS** (plus fees)

An extended three bedroom semi-detached home situated in a prime location and in need of modernisation representing an excellent opportunity to improve.

#### Description:

**Ground Floor:** Lounge (7.4m x 3m), Kitchen (4.8m x 1.9m)

**First Floor:** Bedroom One (3.1m x 3.3m), Bedroom Two (3.1m x 4.6m), Bedroom Three (1.9m x 3.5m) and Bathroom

**Outside:** At the front of the property there is a block paved driveway as well as a garage providing off road parking. At the rear of the property there is garden.

**Viewings:** Friday 9th Nov 4 - 4:30

Monday 12th 10.30 - 11

Saturday 17th 10 - 10.30

Tuesday 20th 5 - 5:30

Thursday 29th 5 - 5:30

**Buyers Premium:** Administration Fee - £900 inc VAT, payable on exchange of contracts.

Buyers Premium - £2,200 inc VAT, payable on exchange of contracts.



**Tenure:** See Legal Pack

**Local Authority:** Birmingham City Council

**Solicitors:** Ms Danielle Chambers, Butterworths Solicitors, 3 Walker Terrace, Gateshead, Tyne + Wear, NE8 1EB. Tel: 0191 482 7001.

**EPC:** D

#### Additional Fees

**Administration Charge:** £795 inc VAT payable on exchange of contracts.

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

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## Residential for improvement

### 94 Southgate Road, Great Barr, Birmingham, B44 9AS

**\*GUIDE PRICE:**

**£110,000 PLUS** (plus fees)

An outstanding opportunity to purchase a 3/4 bedroom semi-detached home situated on a well regarded road. The property has undergone part refurbishment and therefore needs further works to bring it up to a habitable standard.

#### Description:

**Ground Floor:** Lounge 4.42m x 3.43m, Dining Room 3.63m x 3.43m, Kitchen 3.43m x 2.36m, Lean to, Downstairs Bathroom, Bedroom Three 3.43m x 2.13m

**First Floor:** Landing, Bedroom One 4.21m x 2.79m, Bedroom Two 2.74m x 2.69m

**Outside:** Fore and Rear Gardens

**Viewings:** Fri 16th November 10.00-10.30 am, Mon 19th November 5.00 - 5.30 pm, Sat 24th November 10.00 - 10.30 am, Sat 1st December 10.30 - 11.00 am

**Buyers Premium:** Administration Fee - £900 inc VAT, payable on exchange of contracts. Buyers Premium - £2,200 inc VAT, payable



**Tenure:** See Legal Pack

**Local Authority:** Birmingham City Council

**Solicitors:** Ms Danielle Chambers, Butterworths Solicitors, 3 Walker Terrace, Gateshead, Tyne + Wear, NE8 1EB. Tel: 0191 482 7001.

**EPC:** G

#### Additional Fees

**Administration Charge:** £795 inc VAT payable on exchange of contracts.

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

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**Tenure:** See Legal Pack

**Local Authority:** Birmingham City Council

**Solicitors:** Ms Danielle Chambers, Butterworths Solicitors, 3 Walker Terrace, Gateshead, Tyne + Wear, NE8 1EB. Tel: 0191 482 7001.

**EPC:** D

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## Residential

### 7 Richmond Close, Butlers Road, Handsworth Wood, B20 2NZ

**\*GUIDE PRICE:**

**£65,000 PLUS (plus fees)**

#### Description:

**Accommodation:** Entrance Hall bedroom, kitchen, bathroom, WC and the lounge. Lounge 4.57m x 3.02m Kitchen 2.56m x 2.13m, Bedroom One 4.57m x 3.02m. Bedroom Two 3.60m x 2.08m With a double glazed window to the rear. Bathroom 2.56m x 1.98m Cloakroom With a low level WC and double glazed obscure window to the rear.

**Outside:** Communal Gardens Mainly laid to lawn. Off Road Parking Providing parking for residents.

**Tenure:** The seller has advised us that the property is leasehold with approximately 60 years remaining. Service Charge is currently running at £1000 per annum. However we are still awaiting confirmation from the vendors Solicitors and would advise all interested parties to obtain verification through their solicitor or surveyor.

**Buyers Premium:** Administration Charge £900 including VAT

Buyer's Premium £2,200 including VAT

**Viewing:** Mon 19th November 10.30 - 11.00 am, Sat 24th November 11.00 - 11.30 am, Mon 3rd December 12.00 - 12.30 pm

#### Additional Fees

**Administration Charge:** £795 inc VAT payable on exchange of contracts.

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

[auctionhouse.co.uk/birmingham](http://auctionhouse.co.uk/birmingham)

[\\*Description on Auction Information page](#)



**Tenure:** See Legal Pack

**Local Authority:** Walsall Metropolitan Borough Council

**Solicitors:** Ms Katie Giles, CBTC Millichips, 317-319 High Street, West Bromwich, B70 8LU. Tel: 0121 500 6363.

**EPC:** D

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## Residential

### 1 Hawbush Road, Walsall, West Midlands WS3 1AG

**\*GUIDE PRICE:**

**£59,000 PLUS (plus fees)**

This semi detached property would make an ideal buy to let and offers well planned double glazed and gas centrally heated (not tested) accommodation in a popular location. Set back from the road behind a paved foregarden with off street parking, the property also has a good size private rear garden. The accommodation comprises:-

#### Description:

**Ground Floor:** Fully Enclosed Porch, Reception Hall with stairs to first floor off, Lounge 4.3m x 3.68m with double glazed window to front and feature fireplace, Kitchen 3.12m x 2.6m with range of units and leading into Separate Dining Area 3.15m x 2.6m, Utility Area 5.3m x 1.1m with door to outside and access to W.C.

**First Floor:** Staircase leads to Landing providing access to Bedroom One (front) 3.7m x 3.7m, Bedroom Two (rear) 4m x 2.6m, Bedroom Three (front) 2.6m x 2.8m, Wet Room with shower, w.c. and wash hand basin.

**Outside:** Fore and Rear Gardens.

**Viewing:** 17th November at 10.30 am, 21st November at 10.30 am, 28th November at 10.30 am, 3rd December at 10.30 am

#### Additional Fees

**Administration Charge:** £795 inc VAT payable on exchange of contracts.

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

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**Tenure:** See Legal Pack

**Local Authority:** Wolverhampton City Council

**Solicitors:** Ms Katie Giles, CBTC Millichips, 317-319 High Street, West Bromwich, B70 8LU. Tel: 0121 500 6363.

**EPC:** E

## Residential for improvement

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**36 Upper Villiers Street,  
Wolverhampton, WV2 4NU**

**\*GUIDE PRICE:**

**£75,000 PLUS (plus fees)**

Situated in a popular residential area close to Wolverhampton City Centre, this Victorian mid terraced property offers gas fired central heating (not tested) and double glazing but is in need of refurbishment. Offering spacious well planned accommodation as follows:-

**Description:**

**Ground Floor:** Porch, Reception Hall with understair cupboard, Dining Room 3.6m x 3.2m with double glazed bay to front, Lounge 4.18m x 3.7m, Kitchen 4.6m x 2.85m with range of units and door to outside. Utility Room 2.85m x 1.95m with a Vailant gas central heating boiler (not tested) Wet Room 2.85m x 2.2m with w.c. and wash hand basin.

**First floor:** Bedroom One (front) 4.18m x 3.6m, Bedroom Two (rear) 3.6m x 3.2m, Bedroom Three (rear) 3m x 2.85m, Batjroom with bath and wash hand basin.

**Outside:** The property is set back from the road behind a small foregarden. To the rear is an enclosed yard and garden beyond.

**Viewing:** By appointment through Auctioneers on 0121 289 3838

**Additional Fees**

**Administration Charge:** £795 inc VAT payable on exchange of contracts.

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

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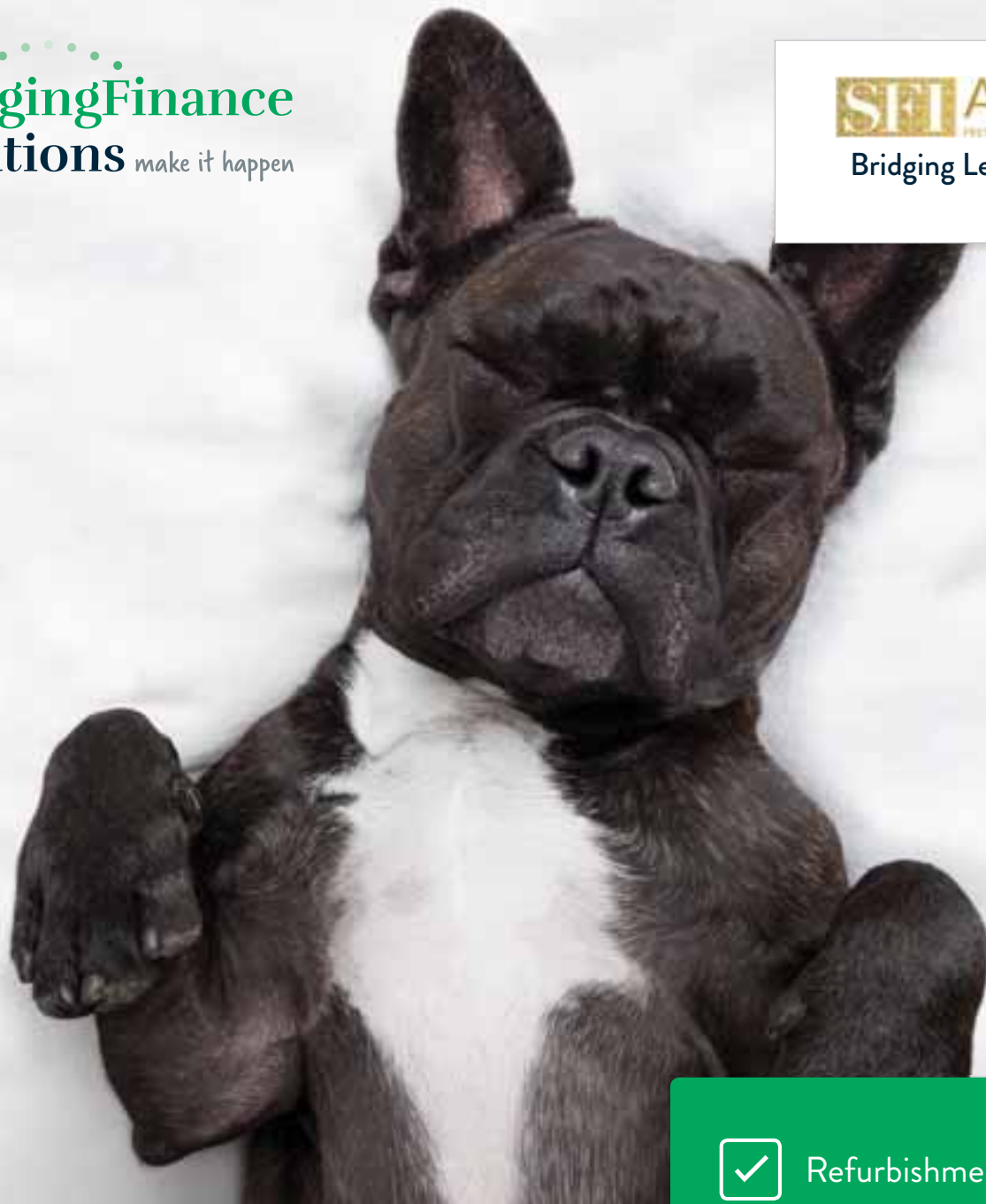
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**AUCTION  
HOUSE**



## 51 Loriners Grove, Walsall, West Midlands WS1 2DN

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

A delightfully situated top floor apartment within a short distance of Walsall Town Centre which would make an ideal first time/investment purchase and offers many appealing features including a spacious through lounge dining room with integrated kitchen off, two good sized bedrooms and bathroom with white suite.

**Description:**

**Accommodation:** Communal Hallway and stairs with door into Reception Hall with radiator, security entry phone, thermostat control for central heating, loft access, coat hanging. Lounge/Dining Room having double glazed window to rear, radiator, Archway gives access into Kitchen Area with large useful airing cupboard off with central heating boiler and shelving. Kitchen window to front, radiator, range of matching wall cupboards with base units beneath, integrated electric oven with gas hob and fitted extractor, integrated washer dryer. Door into Bedroom One having window to front, radiator, two built in fitted wardrobes, dressing table. Bedroom Two with window to rear, radiator. Bathroom being part tiled and having matching white suite.

**Outside:** The property is approached via electrically operated security gates and has allocated parking and plentiful visitor spaces, and is situated in

well maintained communal grounds

**Tenure:** We understand the property is Leasehold with vacant possession upon completion. However, we have not inspected the title deeds and would advise prospective purchasers to check with their solicitors prior to an exchange of contracts. Service Charge of £497.50 every 6 months, Ground Rent £150 per annum

**Viewing:** By appointment through auctioneers - 0121 289 3838



**Tenure:** Leasehold

**Local Authority:** Walsall Metropolitan Borough Council

**Solicitors:** Mr Jeremy Lawrence, Pearman Smith, 35 Lichfield Street, Walsall, WS1 1TJ, 35 Lichfield Street, Walsall, WS1 1TJ. Tel: 01922 624164.

**EPC:** B

**Additional Fees**

**Administration Charge:** £795 inc VAT payable on exchange of contracts.

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

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## Residential

### 29 Lennox Gardens, Wolverhampton, WV3 0RR

\*GUIDE PRICE:

**£35,000 PLUS** (plus fees)

This ground floor one bedroom apartment is available for sale with no upward chain! Presented to a good standard throughout having just undergone modernisation including new light oak flooring throughout the property. Ideally suited to landlords and retirees. Set to the south west of Wolverhampton city centre this charming starter home is well placed for access to the City and has three fantastic local secondary schools in the way of St Peters collegiate, Wolverhampton Girls and the Royal! Wolverhampton rail station is approximately a mile and a half away.

**Lease Information:** Please note there are 57 years remaining on the lease with no service charges and approximately £45 per annum ground rent.

**Buyers Premium:** Administration Fee – £900 inc VAT, payable on exchange of contracts. Buyers Premium – £2,200 inc VAT, payable on exchange of contracts.

**Viewing:** By appointment through Auctioneers on 0121 289 3838



**Tenure:** Leasehold

**Local Authority:** Wolverhampton City Council

**Solicitors:** Ms Danielle Chambers, Butterworths Solicitors, 3 Walker Terrace, Gateshead, Tyne + Wear, NE8 1EB. Tel: 0191 482 7001.

**EPC:** D

#### Additional Fees

**Administration Charge:** £795 inc VAT payable on exchange of contracts.

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

[auctionhouse.co.uk/birmingham](http://auctionhouse.co.uk/birmingham)

\*Description on Auction Information page

## LEGAL PACKS



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

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

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[www.davco.co.uk](http://www.davco.co.uk)



## 17 Calthorpe Road, Walsall, West Midlands WS5 3LY

\*GUIDE PRICE: **£220,000 PLUS** (plus fees)

## Residential

**CASH OFFERS ONLY** A spacious extended, traditional detached property occupying a generous plot in this highly regarded residential location for which early viewing is essential. Having gas central heating and uPVC double glazing the accommodation includes:

## Description:

**Ground Floor:** Reception Hall, Impressive Through Lounge/ Dining Room, Extended Breakfast Kitchen, Utility,

**First Floor:** Three Excellent Bedrooms, Bathroom, Separate W.C.,

**Outside:** Superb Rear Garden offering privacy and fore garden with parking

**Viewings:** 26th October 4pm, 30th October 4pm, 8th November 11am, 15th November 11am, 17th November 10am, 21st November 3pm, 28th November 3pm

**Tenure:** See Legal Pack

**Local Authority:** Walsall Metropolitan Borough Council

**Solicitors:** TBC

**EPC:** E

**Buyers Premium:** A buyers premium of £900 inc V.A.T. (£750 inc V,A,T,) will be applicable on this lot.



## Additional Fees

**Administration Charge:** £795 inc VAT payable on exchange of contracts.

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



**Tenure:** See Legal Pack

**Local Authority:** Birmingham City Council

**Solicitors:** Newbolds Lisa Jones, 9 Avondale Estate, Torfdon, NP44 1UG. Tel: 01633 874715.

**EPC:** D

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## Residential

### 55 Gospel Farm Road, Birmingham, West Midlands B27 7LJ

**\*GUIDE PRICE:**

**£120,000 PLUS (plus fees)**

This three double bed end terrace in need of modernisation comes with a side garage, driveway, double glazing (where specified), central heating, utility room, downstairs bathroom and a rear garden. Situated in the heart of Acocks Green, this house has great transport links and a host of local amenities to choose from. This property will be ideal for commuters into Birmingham Centre, Solihull and Coventry.

#### Description:

**Ground Floor:** Lounge (5.1m x 3.9m), Kitchen (2.4m x 2.7m), Utility (5.8m x 1.5m) and Bathroom.

**First Floor:** Bedroom One (5.19m x 3m), Bedroom Two (3.9m x 2.7m), Bedroom Three (2.14m x 2.76m)

**Outside:** At the front of the property there is a small garden as well as a driveway providing off road parking. At the rear of the property there is a garden.

**Viewings:** 7th, 14th, 21st, sat 24th, 28th November and 5th December all at 1pm

**Buyers Premium:** Administration Fee – £900 inc VAT, payable on exchange of contracts.

Buyers Premium – £2,200 inc VAT, payable on exchange of contracts.

#### Additional Fees

**Administration Charge:** £795 inc VAT payable on exchange of contracts.

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

[auctionhouse.co.uk/birmingham](http://auctionhouse.co.uk/birmingham)

[\\*Description on Auction Information page](#)



**Tenure:** See Legal Pack

**Local Authority:** Walsall Metropolitan Borough Council

**Solicitors:** Mr Stewart Freeman, Shakespeare Martineau, Bridgeway House, Bridgeway, Stratford Upon Avon, CV37 6YX. Tel: 01789 416 400. Ref: Shakespeare Martineau.

**EPC:** TBC

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## Residential for improvement

### 15 Halford Crescent, Walsall, WS3 1PR

**\*GUIDE PRICE:**

**£69,000 PLUS (plus fees)**

Situated in a popular residential area close to Walsall town centre this three bedroom semi detached property is ideally suited towards an investor. The property is in need of modernisation and with all amenities close at hand it comprises:

#### Description:

**Ground Floor:** Lounge (5m x 3.9m), Kitchen (4m x 4.8m), Shower Room (2.3m x 1.7m), Lean to with rear door providing access to garden (1.4m x 6.5m)

**First Floor:** Bedroom One (6.1m x 3.8m), Bedroom Two (2.3m x 3m), Bedroom Three (3.8m x 3m)

**Outside:** At the front of the property there is a driveway providing off road parking. At the rear of the property there is a garden.

**Viewings:** 25th October 11am, 30th October 11am, 6th November 11am, 17th November 11am, 21st November 11am, 28th November 11am

**Disclaimer:** Disclaimer: The seller is a charity and is therefore prohibited from selling a property to anyone who is an employee or board member of the seller, or is the spouse/civil partner or close relative of a board member, the spouse/civil partner of an employee, a donor of land to the seller, an agent on their behalf or institutions or companies controlled by such people.

#### Additional Fees

**Administration Charge:** £795 inc VAT payable on exchange of contracts.

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

[auctionhouse.co.uk/birmingham](http://auctionhouse.co.uk/birmingham)

[\\*Description on Auction Information page](#)





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## Residential

### 304 Aldridge Road, Perry Barr, Birmingham, B42 2SP

**\*GUIDE PRICE:**

**£82,500 PLUS** (plus fees)

#### Residential

A three bedroom terraced home situated in a popular area moments from where the new Commonwealth Stadium is being developed. In need of renovation this represents an excellent purchase for an investor. Accommodation briefly comprises

#### Description:

**Ground Floor:** Two reception rooms, kitchen, downstairs WC.

**First Floor:** Three bedrooms and a family bathroom.

**Viewings:** Friday 2nd November 5.00pm to 5:30pm

Thursday 8th November 10.00 am to 10.30 am

Thursday 15th November 4:30pm to 5.00pm

Monday 26th November 4.00 pm to 5.00pm

Monday 3rd December 4:30 pm to 5:30 pm

**Additional Fees:** Additional Fees Administration Charge: £900 including VAT, payable on exchange of contracts. Buyer's Premium: £2,200 including VAT, payable on exchange of contracts.



**Tenure:** See Legal Pack

**Local Authority:** Birmingham City Council

**Solicitors:** TBC

**EPC:** TBC

#### Additional Fees

**Administration Charge:** £795 inc VAT payable on exchange of contracts.

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

[auctionhouse.co.uk/birmingham](http://auctionhouse.co.uk/birmingham)

[\\*Description on Auction Information page](#)



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## Residential for improvement

### 86 Thetford Road, Great Barr, Birmingham, B42 2HX

**\*GUIDE PRICE:**

**£85,000 PLUS** (plus fees)

#### Residential for Improvement

This traditionally styled semi detached property is in need of improvement and modernisation whilst benefiting from double glazing and gas fired central heating (not tested). Occupying a popular position, with all amenities close at hand, the property comprises:-

#### Description:

**Ground Floor:** Porch, Reception Hall with stairs off, Lounge 3.7m x 3m, Dining Area 3.5m x 3m, Kitchen 1.8m x 2.6m.

**First Floor:** Stairs lead to Landing providing access to Bedroom One (front) 3m x 3.5m, Bedroom Two (rear) 3.6m x 2.9m, Bedroom Three (front) 2.1m x 1.8m. Bathroom

**Outside:** Fore garden with off street parking, Rear Garden.

**Viewing:** By appointment through auctioneers - 0121 289 3838



**Tenure:** See Legal Pack

**Local Authority:** Birmingham City Council

**Solicitors:** Ms Katie Giles, CBTC Millichips, 317-319 High Street, West Bromwich, B70 8LU. Tel: 0121 500 6363.

**EPC:** E

#### Additional Fees

**Administration Charge:** £795 inc VAT payable on exchange of contracts.

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

[auctionhouse.co.uk/birmingham](http://auctionhouse.co.uk/birmingham)

[\\*Description on Auction Information page](#)



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- Posting it to us at: Estate House, Darwall Street, Walsall, West Midlands WS1 1DA, OR
- Emailing us at [birmingham@auctionhouse.co.uk](mailto:birmingham@auctionhouse.co.uk)

Name:

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☐

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☐

**Printed Catalogue**

(Available approx. 7 days prior to the auction date)

Signature:

Date:

By completing and signing this form, you are consenting to receiving ongoing communications from Auction House Birmingham until you instruct us otherwise.

**AUCTION  
HOUSE**  
BIRMINGHAM &  
BLACK COUNTRY

# MEMORANDUM OF SALE



Property Address:

Lot No.

The Vendor:

The Purchaser:

Post Code:

Tel:

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

Purchase Price:

£

Less Deposit:

£

Balance:

£

Dated:

Completion Date:

Signed:

Authorised Agent for Vendor

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

of:

Dated:

Signed:

The Purchaser

Purchasers Solicitor:

Post Code:

Tel:

Vendors Solicitor:

Post Code:

Tel:

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

In addition and at the same time, the purchaser is required to pay by cheque to the Auctioneer an Administration Charge of £795.00 (£662.50 +VAT). plus Buyers Premium if applicable.

# NON-ATTENDING BID OR TELEPHONE BID

Please also sign and return the reverse side of this form



## AUTHORISATION FOR BIDDING BY PROXY OR TELEPHONE

Full Name (s):

Name of Company (if applicable):

Home or Company (address):  Postcode:

Tel:  Mobile:

Email:

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

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

## PROPERTY AND BID DETAILS

Lot No.:  Property Address:

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

(amount in words):

## DEPOSIT (tick as applicable)

☐

I attach a cheque for 10% of my proxy bid or £3000, whichever is the greater, plus £795.00 (£662.50 + VAT Administration Charge) plus Buyers Premium if applicable.

OR

☐

I attach a blank cheque to be completed by the Auctioneer if my bid is successful, within which he will include £795.00 (£662.50 + VAT Administration Charge) plus Buyers Premium if applicable.

My cheque of £  payable to EDWARDS MOORE (amount if applicable)

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

Date of Birth  Period living at current address  NI Number

Passport Number

Driving Licence Number

Previous address if less than 6 months

## SOLICITORS

My solicitors are:

Of (address):

Postcode:

Tel:  Person Acting:

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

Signed:  Date:

**PLEASE MARK THE ENVELOPE EITHER PROXY OR TELEPHONE BID**



## TERMS AND CONDITIONS FOR TELEPHONE BIDS AND BIDDING BY LETTER

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

1. The bidder must complete a separate authority form for each Lot involved, and provide a bankers draft, solicitor's client's account cheque or personal cheque for 10% of the maximum amount of the bid for each Lot. Please note the minimum deposit for any bid is £3,000 PER LOT.
2. The bidder must upload Proof of Identity in the form of a scan of a driving licence or passport, and a scan of a utility bill to the Auctions Passport Service that accesses the property's Legal Pack. Also you authorise Auction House to undertake a search with Experian for the purpose of verifying your identity. To do so Experian may check the details you supply against any particulars on any database (public or otherwise) to which they have access. They may also use your details in the future to assist other companies for verification purposes. A record of the search will be retained.
3. The form must be sent to, or delivered to: Written & Telephone Bids, Auction House, Edwards Moore, Estate House, Darwell Street, Walsall WS1 1DA to arrive before 6pm two working days prior to the start of the auction. It is the bidders responsibility to check that the form is received by Auction House and this can be done by telephoning the office.
4. In the case of a telephone bid the prospective purchaser should provide a blank cheque in the name of the purchaser which the Auctioneer will complete on behalf of the prospective purchaser if the prospective purchaser is successful in purchasing the relevant property for 10% of the purchase price, plus the administration charge or in accordance with the General or Special Conditions of Sale relating to the lot.
5. The bidder shall be deemed to have read the "Important Notice to be read by all bidders"; the particulars of the relevant Lot in the catalogue the general and special conditions of sale. The bidder shall be deemed to have taken all necessary professional and legal advice and to have made enquiries and have knowledge of any announcements to be made from the rostrum of any amendments relating to the relevant Lot. Announcements can and should be checked by bidders on the day before the auction. However, the Auctioneers will advise the bidders of any announcements as soon as possible prior to the Auction.
6. In the case of a written bid, Auction House staff will compete in the bidding up to the maximum of the authorisation. If no maximum is inserted, Auction House reserve the right not to bid.
7. Auction House reserve the right not to bid on behalf of written bidders, in the event of any error, doubt, omission, uncertainty as to the bid, any failure to validate Proof of Identification, or for any reason whatsoever and give no warranty, or guarantee, that a bid would be made on behalf of the bidder and accept no liability.
8. In the event that the written or telephone bid is successful, the Auctioneer will sign the Memorandum of the Contract on behalf of the bidder (a Contract would have been formed on the fall of the hammer).
9. In the event of a Contract, the deposit monies will be applied so far as necessary to meet the requirement for a 10% deposit (minimum £3,000) and the balance of the deposit (if any) will be held by the vendors solicitor pending completion. An Administration charge of £795.00 (£662.50 +VAT) should be added to the deposit cheque or a separate cheque should be made payable to Edwards Moore.
10. In the event that the bidder is unsuccessful in gaining the Contract, the deposit monies shall be returned to the bidder promptly.
11. The Auctioneer will make no charge to a prospective purchaser for this service and will accept no liability whatsoever for any bid not being made on behalf of the prospective purchaser whether through lack of clarity of instructions or for any other reason whatsoever. Prospective telephone purchasers will not hold Auction House liable for any loss or claims relating to the telephone bidding system. The prospective purchaser will be advised if the relevant lot has been successfully purchased on his behalf as soon as possible after the auction. Where the lot has not been purchased the prospective purchaser will be notified by post and the deposit returned as soon as reasonably possible.
12. Once delivered to the Auctioneers, the authority to bid is binding on the bidder on the day on which the particular Lot is auctioned. This is to allow for the possibility of a Vendor agreeing to sell post auction where the bidding has not reached the reserve.
13. The authority can only be withdrawn by notification in writing delivered to Auction House at their office two hours before the start of the auction on the day the relevant Lot is scheduled to be auctioned, or by delivery into the hands of the Auctioneer in the auction room half-an-hour before the start of that day's auction. It is the bidders responsibility to obtain a receipt on a copy of the withdrawal notification signed by one of the Auctioneers and without such a receipt the authority stands, any successful Contract is binding on the bidder.
14. If the bidder, or an agent, actually bids at the auction without having previously withdrawn the authority, the Auctioneer is at liberty to accept such bid in addition to any bid from Auction House staff as empowered under the written authority. Auction House will have no liability whatsoever if the price achieved is the result only of this competition in bidding without intervention from other bidders.
15. Prospective purchasers are advised in respect of telephone bids should they become disconnected during bidding or are unobtainable, Auction House will not be held responsible or liable for any loss suffered in respect thereof. I hereby confirm that I have read and understood the above terms and conditions to bid by letter.

Signed: ..... Date: .....

Please sign this page and ensure the form overleaf is completed

# COMMON AUCTION CONDITIONS (EDITION 3)

REPRODUCED WITH THE CONSENT OF THE RICS

## INTRODUCTION

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

## GLOSSARY

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

## AUCTION CONDUCT CONDITIONS

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

## SALE CONDITIONS

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

## IMPORTANT NOTICE

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

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

The conditions assume that the buyer has acted like a prudent buyer. If you choose to buy a lot without taking these normal precautions you do so at your own risk.

## GLOSSARY

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

Wherever it makes sense:

- singular words can be read as plurals, and plurals as singular words;
- a "person" includes a corporate body;
- words of one gender include the other genders;
- references to legislation are to that legislation as it may have been modified or re-enacted by the date of the auction or the contract date (as applicable); and
- where the following words are printed in bold type they have the specified meanings.

## Actual completion date

The date when completion takes place or is treated as taking place for the purposes of apportionment and calculating interest.

## Addendum

An amendment or addition to the conditions or to the particulars or to both whether contained in a supplement to the catalogue, a written notice from the auctioneers or an oral announcement at the auction.

## Agreed completion date

Subject to condition G9.3:

- (a) the date specified in the special conditions; or
- (b) if no date is specified, 20 business days after the contract date; but if that date is not a business day the first subsequent business day.

## Approved financial institution

Any bank or building society that has signed up to the Banking Code or Business Banking Code or is otherwise acceptable to the auctioneers.

## Arrears

Arrears of rent and other sums due under the tenancies and still outstanding on the actual completion date.

## Arrears schedule

The arrears schedule (if any) forming part of the special conditions.

## Auction

The auction advertised in the catalogue.

## Auction conduct conditions

The conditions so headed, including any extra auction conduct conditions.

## Auctioneers

The auctioneers at the auction.

## Business day

Any day except (a) a Saturday or a Sunday; (b) a bank holiday in England and Wales; or (c) Good Friday or Christmas Day.

## Buyer

The person who agrees to buy the lot or, if applicable, that person's personal representatives: if two or more are jointly the buyer their obligations can be enforced against them jointly or against each of them separately.

## Catalogue

The catalogue to which the conditions refer including any supplement to it.

## Completion

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

## Condition

One of the auction conduct conditions or sales conditions.

## Contract

The contract by which the seller agrees to sell and the buyer agrees to buy the lot.

## Contract date

The date of the auction or, if the lot is not sold at the auction:

- (a) the date of the sale memorandum signed by both the seller and buyer; or
- (b) if contracts are exchanged, the date of exchange. If exchange is not effected in person or by an irrevocable agreement to exchange made by telephone, fax or electronic mail the date of exchange is the date on which both parts have been signed and posted or otherwise placed beyond normal retrieval.

## Documents

Documents of title (including, if title is registered, the entries on the register and the title plan) and other documents listed or referred to in the special conditions relating to the lot.

## Financial charge

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

## General conditions

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

general conditions.

## Interest rate

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

## Lot

Each separate property described in the catalogue or (as the case may be) the property that the seller has agreed to sell and the buyer to buy (including chattels, if any).

## Old arrears

Arrears due under any of the tenancies that are not "new tenancies" as defined by the Landlord and Tenant (Covenants) Act 1995.

## Particulars

The section of the catalogue that contains descriptions of each lot (as varied by any addendum).

## Practitioner

An insolvency practitioner for the purposes of the Insolvency Act 1986 (or, in relation to jurisdictions outside the United Kingdom, any similar official).

## Price

The price that the buyer agrees to pay for the lot.

## Ready to complete

Ready, willing and able to complete: if completion would enable the seller to discharge all financial charges secured on the lot that have to be discharged by completion, then those outstanding financial charges do not prevent the seller from being ready to complete.

## Sale conditions

The general conditions as varied by any special conditions or addendum.

## Sale memorandum

The form so headed (whether or not set out in the catalogue) in which the terms of the contract for the sale of the lot are recorded.

## Seller

The person selling the lot. If two or more are jointly the seller their obligations can be enforced against them jointly or against each of them separately.

## Special conditions

Those of the sale conditions so headed that relate to the lot.

## Tenancies

Tenancies, leases, licences to occupy and agreements for lease and any documents varying or supplemental to them.

## Tenancy schedule

The tenancy schedule (if any) forming part of the special conditions.

## Transfer

Transfer includes a conveyance or assignment (and "to transfer" includes "to convey" or "to assign").

## TUPE

The Transfer of Undertakings (Protection of Employment) Regulations 2006.

## VAT

Value Added Tax or other tax of a similar nature.

## VAT option

An option to tax.

## We (and us and our)

The auctioneers.

## You (and your)

Someone who has a copy of the catalogue or who attends or bids at the auction, whether or not a buyer.

## AUCTION CONDUCT CONDITIONS

### A1 INTRODUCTION

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

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

### A2 OUR ROLE

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

- (a) prepare the catalogue from information supplied by or on behalf of each seller;
- (b) offer each lot for sale;
- (c) sell each lot;
- (d) receive and hold deposits;
- (e) sign each sale memorandum; and
- (f) treat a contract as repudiated if the buyer fails to sign a sale memorandum or pay a deposit as required by these auction conduct conditions.

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

A2.3 We may cancel the auction, or alter the order in which lots are offered for sale. We may also combine or divide lots. A lot may be sold or withdrawn from sale prior to the auction.

A2.4 You acknowledge that to the extent permitted by law we owe you no duty of care and you have no claim against us for any loss.

### A3 BIDDING AND RESERVE PRICES

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

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

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

A3.4 Unless stated otherwise each lot is subject to a reserve price (which may be fixed just before the lot is offered for sale). If no bid equals or exceeds that reserve price the lot will be withdrawn from the auction.

A3.5 Where there is a reserve price the seller may bid (or ask us or another agent to bid on the seller's behalf) up to the reserve price but may not make a bid equal to or exceeding the reserve price. You accept that it is possible that all bids up to the reserve price are bids made by or on behalf of the seller.

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

### A4 THE PARTICULARS AND OTHER INFORMATION

A4.1 We have taken reasonable care to prepare particulars that correctly describe each lot. The particulars are based on

information supplied by or on behalf of the seller. You need to check that the information in the particulars is correct.

A4.2 If the special conditions do not contain a description of the lot, or simply refer to the relevant lot number, you take the risk that the description contained in the particulars is incomplete or inaccurate, as the particulars have not been prepared by a conveyancer and are not intended to form part of a legal contract.

A4.3 The particulars and the sale conditions may change prior to the auction and it is your responsibility to check that you have the correct versions.

A4.4 If we provide information, or a copy of a document, provided by others we do so only on the basis that we are not responsible for the accuracy of that information or document.

### A5 THE CONTRACT

A5.1 A successful bid is one we accept as such (normally on the fall of the hammer). This condition A5 applies to you if you make the successful bid for a lot.

A5.2 You are obliged to buy the lot on the terms of the sale memorandum at the price you bid plus VAT (if applicable).

A5.3 You must before leaving the auction:

- (a) provide all information we reasonably need from you to enable us to complete the sale memorandum (including proof of your identity if required by us);
- (b) sign the completed sale memorandum; and
- (c) pay the deposit.

A5.4 If you do not we may either:

- (a) as agent for the seller treat that failure as your repudiation of the contract and offer the lot for sale again: the seller may then have a claim against you for breach of contract; or
- (b) sign the sale memorandum on your behalf.

A5.5 The deposit:

- (a) is to be held as stakeholder where VAT would be chargeable on the deposit were it to be held as agent for the seller, but otherwise is to be held as stated in the sale conditions; and
- (b) must be paid in pounds sterling by cheque or by bankers' draft made payable to us on an approved financial institution. The extra auction conduct conditions may state if we accept any other form of payment.

A5.6 We may retain the sale memorandum signed by or on behalf of the seller until the deposit has been received in cleared funds.

A5.7 If the buyer does not comply with its obligations under the contract then:

- (a) you are personally liable to buy the lot even if you are acting as an agent; and
- (b) you must indemnify the seller in respect of any loss the seller incurs as a result of the buyer's default.

A5.8 Where the buyer is a company you warrant that the buyer is properly constituted and able to buy the lot.

### A6 EXTRA AUCTION CONDUCT CONDITIONS

A6.1 Despite any special condition to the contrary the minimum deposit we accept is £3,000 (or the total price, if less). A special condition may, however, require a higher minimum deposit.

## GENERAL CONDITIONS OF SALE

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

### G1 THE LOT

G1.1 The lot (including any rights to be granted or reserved, and any exclusions from it) is described in the special conditions, or if not so described the lot is that referred to in the sale memorandum.

G1.2 The lot is sold subject to any tenancies disclosed by the special conditions, but otherwise with vacant possession on completion.

G1.3 The lot is sold subject to all matters contained or referred to in the documents, but excluding any financial charges: these the seller must discharge on or before completion.

G1.4 The lot is also sold subject to such of the following as may affect it, whether they arise before or after the contract date and whether or not they are disclosed by the seller or are apparent from inspection of the lot or from the documents:

- (a) matters registered or capable of registration as local land charges;
- (b) matters registered or capable of registration by any competent authority or under the provisions of any statute;
- (c) notices, orders, demands, proposals and requirements of any competent authority;
- (d) charges, notices, orders, restrictions, agreements and other matters relating to town and country planning, highways or public health;
- (e) rights, easements, quasi-easements, and wayleaves;
- (f) outgoing and other liabilities;
- (g) any interest which overrides, within the meaning of the Land Registration Act 2002;
- (h) matters that ought to be disclosed by the searches and enquiries a prudent buyer would make, whether or not the buyer has made them; and
- (i) anything the seller does not and could not reasonably know about.

G1.5 Where anything subject to which the lot is sold would expose the seller to liability the buyer is to comply with it and indemnify the seller against that liability.

G1.6 The seller must notify the buyer of any notices, orders, demands, proposals and requirements of any competent authority of which it learns after the contract date but the buyer must comply with them and keep the seller indemnified.

G1.7 The lot does not include any tenant's or trade fixtures or fittings.

G1.8 Where chattels are included in the lot the buyer takes them as they are at completion and the seller is not liable if they are not fit for use.

G1.9 The buyer buys with full knowledge of:

- (a) the documents, whether or not the buyer has read them; and

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- (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 on 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



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- 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:
- (a) in its condition at completion;
  - (b) for such title as the **seller** may have; and
  - (c) with no title guarantee;
- and the **buyer** has no right to terminate the contract or any other remedy if information provided about the lot is inaccurate, incomplete or missing.
- G19.5** Where relevant:
- (a) the documents must include certified copies of those under which the practitioner is appointed, the document of appointment and the practitioner's acceptance of appointment; and
  - (b) the **seller** may require the transfer to be by the lender exercising its power of sale under the Law of Property Act 1925.
- G19.6** The **buyer** understands this condition G19 and agrees that it is fair in the circumstances of a sale by a practitioner.
- G20. TUPE**
- G20.1** If the special conditions state "There are no employees to which TUPE applies", this is a warranty by the **seller** to this effect.
- G20.2** If the special conditions do not state "There are no employees to which TUPE applies" the following paragraphs apply:
- (a) The **seller** must notify the **buyer** of those employees whose contracts of employment will transfer to the **buyer** on completion (the "Transferring Employees"). This notification must be given to the **buyer** not less than 14 days before completion.
  - (b) The **buyer** confirms that it will comply with its obligations under TUPE and any special conditions in respect of the Transferring Employees.
  - (c) The **buyer** and the **seller** acknowledge that pursuant and subject to TUPE, the contracts of employment between the Transferring Employees and the **seller** will transfer to the **buyer** on completion.
  - (d) The **buyer** is to keep the **seller** indemnified against all liability for the Transferring Employees after completion.
- G21. ENVIRONMENTAL**
- G21.1** This condition G21 only applies where the special conditions so provide.
- G21.2** The **seller** has made available such reports as the **seller** has as to the environmental condition of the lot and has given the **buyer** the opportunity to carry out investigations (whether or not the **buyer** has read those reports or carried out any investigation) and the **buyer** admits that the price takes into account the environmental condition of the lot.
- G21.3** The **buyer** agrees to indemnify the **seller** in respect of all liability for or resulting from the environmental condition of the lot.
- G22. SERVICE CHARGE**
- G22.1** This condition G22 applies where the lot is sold subject to tenancies that include service charge provisions.
- G22.2** No apportionment is to be made at completion in respect of service charges.
- G22.3** Within two months after completion the **seller** must provide to the **buyer** a detailed service charge account for the service charge year current on completion showing:
- (a) service charge expenditure attributable to each tenancy;
  - (b) payments on account of service charge received from each tenant;
  - (c) any amounts due from a tenant that have not been received;
  - (d) any service charge expenditure that is not attributable to any tenancy and is for that reason irrecoverable.
- G22.4** In respect of each tenancy, if the service charge account shows that:
- (a) payments on account (whether received or still then due from a tenant) exceed attributable service charge expenditure, the **seller** must pay to the **buyer** an amount equal to the excess when it provides the service charge account;
  - (b) attributable service charge expenditure exceeds payments on account (whether those payments have been received or are still then due), the **buyer** must use all reasonable endeavours to recover the shortfall from the tenant at the next service charge reconciliation date and pay the amount so recovered to the **seller** within five business days of receipt in cleared funds;
- but in respect of payments on account that are still due from a tenant condition G11 (arrears) applies.
- G22.5** In respect of service charge expenditure that is not attributable to any tenancy the **seller** must pay the expenditure incurred in respect of the period before actual completion date and the **buyer** must pay the expenditure incurred in respect of the period after actual completion date. Any necessary monetary adjustment is to be made within five business days of the **seller** providing the service charge account to the **buyer**.
- G22.6** If the **seller** holds any reserve or sinking fund on account of future service charge expenditure or a depreciation fund:
- (a) the **seller** must pay it (including any interest earned on it) to the **buyer** on completion; and
  - (b) the **buyer** must covenant with the **seller** to hold it in accordance with the terms of the tenancies and to indemnify the **seller** if it does not do so.
- G23. RENT REVIEWS**
- G23.1** This condition G23 applies where the lot is sold subject to a tenancy under which a rent review due on or before the actual completion date has not been agreed or determined.
- G23.2** The **seller** may continue negotiations or rent review proceedings up to the actual completion date but may not agree the level of the revised rent or commence rent review proceedings without the written consent of the **buyer**, such consent not to be unreasonably withheld or delayed.
- G23.3** Following completion the **buyer** must complete rent review negotiations or proceedings as soon as reasonably practicable but may not agree the level of the revised rent without the written consent of the **seller**, such consent not to be unreasonably withheld or delayed.
- G23.4** The **seller** must promptly:
- (a) give to the **buyer** full details of all rent review negotiations and proceedings, including copies of all correspondence and other papers; and
  - (b) use all reasonable endeavours to substitute the **buyer** for the **seller** in any rent review proceedings.
- G23.5** The **seller** and the **buyer** are to keep each other informed of the progress of the rent review and have regard to any proposals the other makes in relation to it.
- G23.6** When the rent review has been agreed or determined the **buyer** must account to the **seller** for any increased rent and
- interest recovered from the tenant that relates to the **seller's** period of ownership within five business days of receipt of cleared funds.
- G23.7** If a rent review is agreed or determined before completion but the increased rent and any interest recoverable from the tenant has not been received by completion the increased rent and any interest recoverable is to be treated as arrears.
- G23.8** The **seller** and the **buyer** are to bear their own costs in relation to rent review negotiations and proceedings.
- G24. TENANCY RENEWALS**
- G24.1** This condition G24 applies where the tenant under a tenancy has the right to remain in occupation under part II of the Landlord and Tenant Act 1954 (as amended) and references to notices and proceedings are to notices and proceedings under that Act.
- G24.2** Where practicable, without exposing the **seller** to liability or penalty, the **seller** must not without the written consent of the **buyer** (which the **buyer** must not unreasonably withhold or delay) serve or respond to any notice or begin or continue any proceedings.
- G24.3** If the **seller** receives a notice the **seller** must send a copy to the **buyer** within five business days and act as the **buyer** reasonably directs in relation to it.
- G24.4** Following completion the **buyer** must:
- (a) with the co-operation of the **seller** take immediate steps to substitute itself as a party to any proceedings;
  - (b) use all reasonable endeavours to conclude any proceedings or negotiations for the renewal of the tenancy and the determination of any interim rent as soon as reasonably practicable at the best rent or rents reasonably obtainable; and
  - (c) if any increased rent is recovered from the tenant (whether as interim rent or under the renewed tenancy) account to the **seller** for the part of that increase that relates to the **seller's** period of ownership of the lot within five business days of receipt of cleared funds.
- G24.5** The **seller** and the **buyer** are to bear their own costs in relation to the renewal of the tenancy and any proceedings relating to this.
- G25. WARRANTIES**
- G25.1** Available warranties are listed in the special conditions.
- G25.2** Where a warranty is assignable the **seller** must:
- (a) on completion assign it to the **buyer** and give notice of assignment to the person who gave the warranty; and
  - (b) apply for (and the **seller** and the **buyer** must use all reasonable endeavours to obtain) any consent to assign that is required. If consent has not been obtained by completion the warranty must be assigned within five business days after the consent has been obtained.
- G25.3** If a warranty is not assignable the **seller** must after completion:
- (a) hold the warranty on trust for the **buyer**; and
  - (b) at the **buyer's** cost comply with such of the lawful instructions of the **buyer** in relation to the warranty as do not place the **seller** in breach of its terms or expose the **seller** to any liability or penalty.
- G26. NO ASSIGNMENT**
- The **buyer** must not assign, mortgage or otherwise transfer or part with the whole or any part of the **buyer's** interest under this contract.
- G27. REGISTRATION AT THE LAND REGISTRY**
- G27.1** This condition G27.1 applies where the lot is leasehold and its sale either triggers first registration or is a registrable disposition. The **buyer** must at its own expense and as soon as practicable:
- (a) procure that it becomes registered at Land Registry as proprietor of the lot;
  - (b) procure that all rights granted and reserved by the lease under which the lot is held are properly noted against the affected titles; and
  - (c) provide the **seller** with an official copy of the register relating to such lease showing itself registered as proprietor.
- G27.2** This condition G27.2 applies where the lot comprises part of a registered title. The **buyer** must at its own expense and as soon as practicable:
- (a) apply for registration of the transfer;
  - (b) provide the **seller** with an official copy and title plan for the **buyer's** new title; and
  - (c) join in any representations the **seller** may properly make to Land Registry relating to the application.
- G28. NOTICES AND OTHER COMMUNICATIONS**
- G28.1** All communications, including notices, must be in writing. Communication to or by the **seller** or the **buyer** may be given to or by their conveyancers.
- G28.2** A communication may be relied on if:
- (a) delivered by hand; or
  - (b) made electronically and personally acknowledged (automatic acknowledgement does not count); or
  - (c) there is proof that it was sent to the address of the person to whom it is to be given (as specified in the sale memorandum) by a postal service that offers normally to deliver mail the next following business day.
- G28.3** A communication is to be treated as received:
- (a) when delivered, if delivered by hand; or
  - (b) when personally acknowledged, if made electronically; but if delivered or made after 1700 hours on a business day a communication is to be treated as received on the next business day.
- G28.4** A communication sent by a postal service that offers normally to deliver mail the next following business day will be treated as received on the second business day after it has been posted.
- G29. CONTRACTS (RIGHTS OF THIRD PARTIES) ACT 1999**
- No one is intended to have any benefit under the contract pursuant to the Contract (Rights of Third Parties) Act 1999.

# Going once...

## The most suitable properties for auction include:

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

# Auction dates:

Staffordshire  
**6th February 2019**

Birmingham  
**14th February 2019**

Staffordshire  
**20th March 2019**

Birmingham  
**11th April 2019**

Staffordshire  
**30th April 2019**

Staffordshire  
**6th June 2019**

Birmingham  
**13th June 2019**

Staffordshire  
**24th July 2019**

Birmingham  
**15th August 2019**

Staffordshire  
**11th September 2019**

Birmingham  
**10th October 2019**

**[auctionhouse.co.uk/birmingham](http://auctionhouse.co.uk/birmingham)**  
**[auctionhouse.co.uk/staffordshire](http://auctionhouse.co.uk/staffordshire)**

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✉ [staffordshire@auctionhouse.co.uk](mailto:staffordshire@auctionhouse.co.uk)



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