

**AUCTION
HOUSE**

**BIRMINGHAM &
BLACK COUNTRY**

**AUCTION
HOUSE**

**STAFFORDSHIRE
& SHROPSHIRE**



**Wednesday 18th December
2019**

7.00pm

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

**Thursday 19th December
2019**

6.00pm

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

*Merry
Christmas
& Happy
New Year*

AUCTION VENUE

STAFFORDSHIRE

Wednesday 18th December 2019
7.00pm

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



BIRMINGHAM

Thursday 19th December 2019
6.00pm

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



INTRODUCER AGENTS



auctionhouse.co.uk/staffordshire
auctionhouse.co.uk/birmingham



AUCTIONEERS



Chris Edwards

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AH Birmingham & Black Country



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AH Birmingham & Black Country



Danny

Director
AH Staffordshire & Shropshire



James

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AH Staffordshire & Shropshire



Liz

Auction Manager
AH Staffordshire & Shropshire



Chris

Finance Manager
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

4th February 2020 (Staffordshire) • 20th February 2020 (Birmingham)
17th March 2020 (Staffordshire) • 2nd April 2020 (Birmingham)

ORDER OF SALE

Wednesday 18th December 2019 7.00pm

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

LOT	ADDRESS	*GUIDE PRICE	LOT TYPE
1	116 Stonedale, Sutton Hill, Telford, Shropshire	£55,000+	Residential for Improvement
2	114 Remer Street, Crewe, Cheshire	£55,000+	Residential for Improvement
2a	Hem Bank Cottage, Forden, Welshpool, Powys	£70,000+	Residential for Improvement
3	205 Oxclose Lane, Arnold, Nottingham	£85,000+	Residential for Improvement
4	Glynrhedyn, Aston-On-Clun, Craven Arms, Shropshire	£295,000+	Residential
5	27 Watermeadow Road, Alvaston, Derby, Derbyshire	£33,000+	Residential
6	Gracelands, Ellesmere Road, Whittington, Oswestry, Shropshire	£190,000+	Residential for Improvement
7	98 - 102, Church Street, Stoke, Stoke-On-Trent, Staffordshire	£120,000+	Commercial
8	8 Primitive Street, Mow Cop, Stoke-On-Trent, Staffordshire	£60,000+	Residential for Improvement
9	46 Nursery Road, Barnton, Northwich, Cheshire	£115,000+	Residential
10	116 Remer Street, Crewe, Cheshire	£55,000+	Residential for Improvement
11	19 Oak Tree Close, Crewe, Cheshire	£90,000+	Residential for Improvement
12	18 The Saplings, Lichfield Road, Stafford, Staffordshire	£160,000+	Residential
13	48 Harcourt Street, Shelton, Stoke-On-Trent, Staffordshire	£25,000+	Residential for Improvement

Thursday 19th December 2019 6.00pm

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

LOT	ADDRESS	*GUIDE PRICE	LOT TYPE
1	15 Gravelly Lane, Birmingham, West Midlands	£50,000+	Residential for Improvement
2	132/134 Darlaston Road, Kings Hill, Wednesbury, West Midlands	£88,000+	Commercial Investment
3	423 Darlaston Road, Walsall, West Midlands	£50,000+	Residential
4	64 Hill Top, West Bromwich, West Midlands	£90,000+	Residential for Improvement
5	Plot 3, Land off Linthurst Road, Blackwell, Bromsgrove, Worcestershire	£25,000+	Land
6	Plot 4, Land off Linthurst Road, Blackwell, Bromsgrove, Worcestershire	£25,000+	Land
7	186 Regent Road, Tividale, Oldbury, West Midlands	SOLD PRIOR	Residential
8	74 Brook Lane, Walsall Wood, Walsall, West Midlands	£290,000+	Residential for Improvement
9	39 Dunbar Grove, Great Barr, Birmingham, West Midlands	£70,000+	Residential
10	48 Flaxhall Street, Walsall, West Midlands	£59,000+	Residential
11	14 Ladbury Grove, Walsall, West Midlands	£59,000+	Residential
12	65 Revival Street, Bloxwich, Walsall, West Midlands	£82,000+	Residential for Improvement
13	18 Victoria Avenue, Rugby, West Midlands	£120,000+	Residential
14	11 Farbrook Way, Willenhall, West Midlands	£128,000+	Residential
15	176 Wash Lane, Birmingham, West Midlands	£50,000+	Residential for Improvement
15a	18, Sutton Approach and Workshop, Alum Rock, Birmingham, West Midlands	£165,000+	Commercial
16	3 Bush Road, Tipton, West Midlands	£59,000+	Residential for Improvement
17	36 Croftleigh Gardens, Kingslea Road, Solihull, West Midlands	£100,000+	Residential
18	388 Walsall Wood Road, Aldridge, Walsall, West Midlands	POSTPONED	Residential
19	81-89 Bridge Street, Walsall, West Midlands	£30,000 - £40,000	Commercial Investment
20	103 Tudor Court, Tipton, West Midlands	£30,000+	Residential Investment
21	108 Tudor Court, Tipton, West Midlands	£30,000+	Residential Investment
22	2 Carver Court, Wake Green Road, Tipton, West Midlands	£35,000+	Residential Investment
23	22 Selborne Road, Birmingham, West Midlands	£220,000+	Residential
24	50 Crowther Street, Wolverhampton, West Midlands	SOLD PRIOR	Residential for Improvement
25	21 Moorland Road, Walsall, West Midlands	£59,000+	Residential
26	133 Victoria Road, Wednesfield, Wolverhampton	£50,000+	Residential
27	22 Elmdon Road, Wolverhampton, West Midlands	£59,000+	Residential
28	280 Alvechurch Road, Birmingham, West Midlands	£69,000+	Residential for Improvement
29	120 Wood Lane, Walsall, West Midlands	£110,000+	Residential
30	96 Selby Close, Birmingham, West Midlands	SOLD PRIOR	Residential for Improvement
31	43 Hertford Street, Birmingham, West Midlands	£85,000+	Residential for Improvement

***Description on Auction Information page**

RESULTS

Wednesday 30th October 2019 7.00pm

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

LOT	ADDRESS	*GUIDE PRICE	RESULTS
1	60 Barks Drive, Norton, Stoke-On-Trent, Staffordshire	£30,000+	SOLD FOR £33,000
2	186 Regent Road, Flat 2, Tividale, Oldbury, West Midlands	£50,000+	AVAILABLE
3	2A Stanley Street, Mold, Flintshire	£40,000+	SOLD FOR £42,500
4	98 - 102, Church Street, Stoke, Stoke-On-Trent, Staffordshire	£130,000+	AVAILABLE
5	93 Stanhope Road, Swadlincote, Derby, Derbyshire	£95,000+	SOLD POST
6	30 Beckton Avenue, Tunstall, Stoke-On-Trent, Staffordshire	£25,000+	SOLD FOR £40,000
7	Apartment 9, Millers Mews, 51 Basford Road, Nottingham, Nottinghamshire	£95,000+	AVAILABLE
8	11 Meaford Avenue, Stone, Staffordshire	£170,000+	SOLD FOR £180,000
9	1 Belle Vue, North Road, Llanymynech	£70,000+	AVAILABLE
10	8 Harrowby Drive, Tipton, West Midlands	£30,000+	SOLD FOR £35,000
11	64-66 High Street, Goldborne, Warrington, Cheshire	£185,000+	AVAILABLE
12	18 Carlton Avenue, Mill Hill, Stoke-On-Trent, Staffordshire	£60,000+	SOLD FOR £75,500
13	32 Erewash Square, Ilkeston, Derbyshire	£90,000+	SOLD FOR £98,000
14	18 The Saplings, Lichfield Road, Stafford, Staffordshire	£175,000+	AVAILABLE

Thursday 10th October 2019 6.00pm

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

LOT	ADDRESS	*GUIDE PRICE	RESULTS
1	103 Dalkeith Street, Walsall, West Midlands	£50,00+	SOLD FOR £67,000
2	392 Stourbridge Road, Kidderminster, West Midlands	£77,000+	UNSOLD
3	280 Alvechurch Road, Birmingham, West Midlands	£79,000+	SOLD FOR AN UNDISCLOSED AMOUNT
4	84 St. Marys Road, Bearwood, Smethwick, West Midlands	£70,000+	SOLD FOR £150,000
5	897 Chester Road, Erdington, Birmingham, West Midlands	£180,000+	SOLD FOR £223,000
6	Land adjacent to 4 Foley Street, Kinver, West Midlands	£155,000+	WITHDRAWN
7	44 Cannock Road, Blackfords, Cannock, Staffordshire	£50,000+	SOLD FOR £68,000
8	Land Adjacent to Rear of 224-232 Slade Road, Roughley, Sutton Coldfield, West Midlands	£70,000+	SOLD FOR £150,000
9	9 Slade Fields, Uttoxeter, Staffordshire	£85,000+	SOLD PRIOR
10	22 Skip Lane, Walsall, West Midlands	£600,000	WITHDRAWN
10a	661, Bloxwich Road, Walsall, West Midlands	£220,000+	WITHDRAWN
11	New Build adjacent to 1 Reliant Close, Castle Bromwich, Birmingham	£170,000+	WITHDRAWN
11a	9 Creed Way, West Bromwich, West Midlands	£60,000+	SOLD FOR £60,000
12	Apartment 53, One, Gallery Square, Walsall, West Midlands	£50,000+	SOLD POST
13	24 Westfield Drive, Aldridge, Walsall, West Midlands	£138,000+	SOLD POST
14	Flat 5, Sprengdon House, 42 High Street, Cleobury Mortimer, Kidderminster, West Midlands	£45,000+	AVAILABLE
15	Flat 4, Cotterell Court, Butts Road, Walsall, West Midlands	£35,000+	SOLD FOR £39,000
16	Flat 1 Elmsdale Court, Birmingham Road, Walsall, West Midlands	£55,000+	SOLD POST
17	8 Myatt Avenue, Aldridge, Walsall	£97,000+	SOLD PRIOR

***Description on Auction Information page**

AUCTION INFORMATION



Administration Charge Purchasers will be required to pay by cheque or credit/debit card, an administration charge of **Birmingham** £995.00 (£829.17 +VAT) / **Staffordshire** £900.00 (£750.00 +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.



***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 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 18th December 2019
7.00pm

**AUCTION
HOUSE**
STAFFORDSHIRE
& SHROPSHIRE

13 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

Solicitors: Walker Morris LLP, Kings Court, 12 Kings Street, Leeds, LS1 2HL. Tel: 0113 283 2505.

Viewing: 5th December 12:00 – 12:30. 14th December 12:00 – 12:30. 17th December 12:00 – 12:30.

Energy Performance Certificate: E

Residential for improvement

1

116 Stonedale, Sutton Hill, Telford, Shropshire, TF7 4AW

***GUIDE PRICE:**

£55,000 PLUS (plus fees)

Residential for Improvement

Looking for a project? Then this could be the one for you. Ideal for a builder or developer a two bedroom Mid Town House located at Sutton Hill an established residential area of south Telford,. The accommodation comprises:

Description:

Ground Floor: Lounge (3.3m x 3.5m) Kitchen (5.2m x 3.4m) Dining Room (4.7m x 3.3m)

First Floor: Bedroom One (3.3m x 3.5m) Bedroom Two (3.3m x 2.3m), Bathroom (2.1m x 2.0m)

Externally: Rear Garden

Additional Fees

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

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

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

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[*Description on Auction Information page](#)



Tenure: Freehold

Local Authority: Cheshire East Council

Solicitor: Taylor Wimpey UK Limited, Legal Office, 1 Lumsdale Road, Stretford, Manchester, M32 0UT Ref Alison Hassall, t: 0161 864 89351

Viewing: 6th December 11:40 – 12:10. 12th December 11:40 – 12:10. 14th December 11:40 – 12:10.

Energy Performance Certificate (EPC): Current Rating D

Residential for improvement

2

114 Remer Street, Crewe, Cheshire CW1 4LT

***GUIDE PRICE:**

£55,000 PLUS (plus fees)

Residential for Improvement

Requiring some updating. A Semi Detached House forming one of a pair of semi detached properties (both of which are offer to auction) that are located within a well regarded residential location on the fringe of Crewe town centre. The accommodation comprises:

Description:

Ground Floor: Through Lounge/diner (5.9m x 2.9m), Kitchen (3m x 2.9m), Bathroom (2m x 1.6m)

First Floor: Bedroom one (3.6m x 1.9m), Bedroom two (2.9m x 2.7m),

Externally: Forecourt to the front, rear garden

Additional Fees

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

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

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

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[*Description on Auction Information page](#)



Tenure: Freehold

Local Authority: Powys County Council

Solicitors: Lanyon Bowdler, 39-41 Church Street,, Oswestry,, Shropshire, SY11 2SZ. Tel: 01691 663762. Ref: Anna Burgess.

Viewing: 11th December 11:00 – 11:30. 13th December 11:00 – 11:30. 16th December 11:00 – 11:30.

Residential for improvement

2a

Hem Bank Cottage, Forden, Welshpool, Powys SY21 8NU

***GUIDE PRICE:**

£70,000 PLUS (plus fees)

Residential for Improvement

Hembank cottage is a two bed cottage requiring significant works, in an attractive location, between Welshpool and Montgomery. The property benefits from a large plot, both to the front and rear of the existing dwelling, and could make a very attractive building plot subject to planning permission.

Description:

The cottage currently comprises a kitchen, dining room and sitting room on ground floor and two bedrooms and one bath on first floor. Potential purchasers are advised that the structure of the property is potentially unsound, own enquiries to be made prior to purchase.

Additional Notes: The access will be retained by the vendor, however, a right for all purposes at any time will be provided to the purchaser on sale.

Additional Fees

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

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

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*Description on Auction Information page

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.

**AUCTION
HOUSE**

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Tenure: Freehold

Local Authority: Gedling Borough Council

Solicitors: Wilsons, 20 The Grove, Ilkely, LS29 9EG. Tel: 01943 602998. Ref: James Walsh.

Viewing: 6th December 10:00 – 10:30. 12th December 10:00 – 10:30. 14th December 14:00 – 14:30. 16th December 10:00 – 10:30.

Residential for improvement

3

205 Oxclose Lane, Arnold, Nottingham, NG5 6FB

***GUIDE PRICE:**

£85,000 PLUS (plus fees)

Residential for Improvement

A three bedroom Semi Detached House in need of modernisation. The property is situated in a sought after location within close proximity to catchment schools, local amenities and excellent transport links into the City Centre. The accommodation comprises:

Description:

Ground Floor: Entrance hall, Lounge (5.2m x 2.9m), Dining room (3.2m x 2.5m), Kitchen (4.7m x 2.6m)

First Floor: Bedroom one (3.6m x 3.2m), Bedroom two (3.2m x 2.9m), Bedroom three (3.2m x 2.3m), Bathroom (2.3m x 1.6m), separate w.c.

Externally: Off road parking for several vehicles, rear garden.

Additional Fees

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

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

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

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[*Description on Auction Information page](#)



Tenure: Freehold

Local Authority: Shropshire County Council

Solicitors: Terry Jones Solicitors, Abbey House, Abbey Foregate, Shrewsbury, SY2 6BH. Tel: 01743 285 888.

Viewing: 29th November 15:00 – 15:30. 6th December 13:00 – 13:30. 14th December 13:00 – 13:30.

Energy Performance Certificate (EPC): Current Rating E

Residential

4

Glynnrhedyn, Aston-On-Clun, Craven Arms, Shropshire, SY7 8ET

***GUIDE PRICE:**

£295,000 PLUS (plus fees)

Residential

A good size Detached Bungalow situated in a private secluded location in the popular village of Aston-on-Clun in the heart of the beautiful South Shropshire countryside. A premium spot in the village the accommodation offers a spacious living space, excellent sized bedrooms, gardens that wrap around the whole property and a large detached garage.

Description:

Lounge (6.7m x 4.1m), Kitchen (4.2m x 3.4m), Breakfast room (2.8m x 2.7m), Utility room (1.9m x 1.7m), Study (1.7m x 1.5m) Conservatory, Bedroom one (3.7m x 3.6m), Bedroom two (4.1m x 3.2m), Bedroom three (3.4m x 2.6m), Bathroom (2.3m x 2.1m), Cloaks, Double garage (5.1m x 4.8m)

Additional Fees

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

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

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[*Description on Auction Information page](#)



Tenure: Leasehold

Local Authority: Derby City Council

Solicitors: Walker Morris LLP, Kings Court, 12 Kings Street, Leeds, LS1 2HL. Tel: 0113 283 2505.

Viewing: 4th December 10:00 – 10:30. 7th December 10:00 – 10:30. 11th December 10:00 – 10:30.

Energy Performance Certificate (EPC): Current Rating C

Residential

5

27 Watermeadow Road, Alvaston, Derby, Derbyshire DE24 0TE

***GUIDE PRICE:**

£33,000 PLUS (plus fees)

Residential

Cash buyers only. Situated in an incredibly convenient location this spacious Studio Apartment enjoys easy access to local amenities, Derby City Centre and major commuter links including the A50 lying to the south and the A6 located to the east. The accommodation comprises:

Description:

Entrance hall, open plan living and bedroom (5.7m x 3.1m), kitchen (2.8m x 2.2m), bathroom (1.8m x 1.5m) and a allocated parking space for one car.

Additional Fees

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

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

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

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[*Description on Auction Information page](#)



Residential for improvement

6

Gracelands, Ellesmere Road, Whittington, Oswestry, Shropshire SY11 4DJ

***GUIDE PRICE:**

£190,000 PLUS (plus fees)

Residential for improvement

Gracelands comprises of a detached vacant building arranged over ground and first floor levels and was formally used as a care home. Currently arranged as 7 bedrooms and a series of livingrooms, bathrooms, office and dining room. There is a commercial kitchen facility. The property which suit a variety of uses including conversion as a children's home, supported living or rehabilitation unit or, alternatively, redevelopment for residential usage could be considered, subject to obtaining planning consent

Description:

Ground Floor: Entrance hall, Lounge, Dining Room, Activity Room, Kitchen, Office, Laundry, Bedroom, Bathroom

First Floor: There are six bedrooms, shower room and a bathroom.

Location: Located within the unique village of Whittington, Shropshire. Close to local amenities including a Church, Post Office/ convenience store, school and local pubs. Whittington benefits from being located c.5.3km east of Oswestry, a large market town with thriving town centre and traditional indoor market.

Additional Fees

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

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

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

Tenure: Freehold

Local Authority: Shropshire County Council

Solicitors: Ansons Solicitors, Commerce House, Ridings Park, Eastern Way,, Cannock, WS11 7FJ. Ref: Jonathan Rowley.

Viewing Times: 29th November 11.00 – 11.30, 6th December 11.00 – 11.30, 14th December 11.00 – 11.30

Energy Performance Certificate (EPC): Current Rating D

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[*Description on Auction Information page](#)



Tenure: Freehold

Local Authority: Stoke on Trent City Council

Solicitors: Wooliscrofts Solicitors, 51 High Street, Stone, Staffordshire, ST15 8AF. Tel: 01785 413302. Ref: Caroline Carnes.

Energy Performance Certificate (EPC): Current Rating D

Commercial/Industrial

7

98 - 102, Church Street, Stoke, Stoke-On-Trent, Staffordshire ST4 1BU

***GUIDE PRICE:**

£120,000 PLUS (plus fees)

Commercial Retail: The property is situated in the centre of Stoke-on-Trent with other retailers close by including Sainsburys and Wetherspoons public house. Stoke is one of the six towns which make up the Stoke-on-Trent conurbation and is located just off the A500, a major urban expressway through the heart of the North Staffordshire conurbation linking junctions 15 and 16 of the M6 Motorway. The two storey retail premises is currently let to Factory Seconds with a rental income of £18,360 per annum with existing rising rental lease expiring in 2022.

Accommodation - Ground Floor & First Floor .Total Area 3896.54 Sq ft (362 square meters) Services - Mains water, electricity and drainage are believed to be connected .Tenure - Existing rising rental lease expiring in 2022.

Planning - It is recommend that potential occupiers make their own enquiries to the local authority in order to satisfy themselves that their proposed use is authorised in planning terms. Rating - 98 (First Floor) The Rateable Value is £5,800. Rating - 100- 102 The Rateable Value is £13,500. It is recommend parties make their own enquiries into any business rate relief which may be available.

Additional Fees

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

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

auctionhouse.co.uk/staffordshire

[*Description on Auction Information page](#)



Tenure: Freehold

Local Authority: Cheshire East Council

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

Viewing: 30th November 14:15 - 14:45. 4th December 14:15 - 14:45. 7th December 14:15 - 14:45. 11th December 14:15 - 14:45. 14th December 14:15 - 14:45.

Energy Performance Certificate (EPC): Current Rating E

Residential for improvement

8

8 Primitive Street, Mow Cop, Stoke-On-Trent, Staffordshire ST7 3NH

***GUIDE PRICE:**

£60,000 PLUS (plus fees)

Residential for Improvement

A semi detached cottage with gardens in the picturesque elevated rural village of Mow Cop general well placed for commuting with easy access to Congleton and Biddulph, plus the A34 being accessible in Congleton or Scholar Green, opening up to all major routes. Congleton, Biddulph and Kidsgrove. The property requires complete modernisation. The subject property is the right hand brick faced property in the picture. Briefly the property comprises:

Description:

Description: Lounge (4.16m x 3.52m), dining room (3.53m x 3.43m), kitchen (2.55m x 1.83m), rear hall; ground floor bathroom (2.48m x 1.73m), Bedroom one (3.22m x 3.66m), Bedroom two (2.81m x 2.45m), front and rear gardens

Additional Fees

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

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

auctionhouse.co.uk/staffordshire

[*Description on Auction Information page](#)



Tenure: Freehold

Local Authority: Cheshire West and Chester Council

Solicitors: TLTL, 1 Redcliff Street, Bristol, BS1 6TP. Tel: 0333 006 0461.

Viewing: 6th December 12:50 - 13:20. 12th December 12:50 - 13:20. 14th December 12:50 - 13:20.

Energy Performance Certificate (EPC): Current Rating E

Residential

9

46 Nursery Road, Barnton, Northwich, Cheshire CW8 4JY

***GUIDE PRICE:**

£115,000 PLUS (plus fees)

Residential

A three bedroom Semi Detached House which requires minimal updating. The property is located in a highly desirable area within a very good school catchment area and is within walking distance of the local schools, shops, medical centre, community hall and other amenities. The accommodation comprises:

Description:

Ground Floor: Entrance hall, Lounge (3.6m x 3.3m), Dining room (3.9m x 3.5m), Kitchen (3.2m x 2.7m)

First Floor: Bedroom one (4.5m x 3.7m), Bedroom two (3.9m x 2.8m), Bedroom three (2.7m x 2.7m), Bathroom (1.9m x 1.8m)

Externally: Forecourted frontage and an enclosed rear garden.

Additional Fees

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

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

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

auctionhouse.co.uk/staffordshire

[*Description on Auction Information page](#)



Tenure: Freehold

Local Authority: Cheshire East Council

Solicitor: Taylor Wimpey UK Limited, Legal Office, 1 Lumsdale Road, Stretford, Manchester, M32 0UT, Ref Alison Hassall, t: 0161 864 89351

Viewing: 6th December 11:40 - 12:10. 12th December 11:40 - 12:10. 14th December 11:40 - 12:10.

Energy Performance Certificate (EPC): Current Rating D

Residential for improvement

10

116 Remer Street, Crewe, Cheshire CW1 4LT

***GUIDE PRICE:**

£55,000 PLUS (plus fees)

Residential for Improvement

Semi Detached House forming one of a pair of Semi detached properties (both of which are offer to auction) that are located within a well regarded residential location on the fringe of Crewe town centre. The accommodation comprises:

Description:

Ground Floor: Lounge (4m x 3m), Kitchen/diner (4m x 3m), Bathroom (2.7m x 2.0m), Lean to

First Floor: Bedroom one (4.3m x 2.8m), Bedroom two (2.9m x 2.2m)

Externally: Enclosed garden, off road parking to the front

Additional Fees

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

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

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

auctionhouse.co.uk/staffordshire

[*Description on Auction Information page](#)



Tenure: Freehold

Local Authority: Cheshire East Council

Solicitors: Hall Smith Whittingham, 172 -174, Nantwich Road, Crewe, CW2 6BW. Tel: 01270 212000. Ref: Lucy Dobbie.

Viewing: 6th December 11:00 - 11:30. 12th December 11:00 - 11:30. 14th December 11:00 - 11:30.

Residential for improvement

11

19 Oak Tree Close, Crewe, Cheshire CW1 5LD

***GUIDE PRICE:**

£90,000 PLUS (plus fees)

Residential for Improvement

A three bedroom Semi Detached house situated in a popular and sought after residential location near the town of Crewe with its wide range of excellent shopping facilities and retail parks, also the popular market town of Nantwich is just a short drive away. Crewe railway station and all major road links are within easy access. The accommodation which requires updating comprises

Description:

Ground Floor: Lounge (5.4m x 4.0m), Kitchen/diner (5.4m x 2.5m), Conservatory (3.0m x 2.6m)

First Floor: Bedroom one (4.1m x 3.0m), Bedroom two (3.0m x 2.5m), Bedroom three (2.9m x 2.3m), Bathroom

Externally: Gardens front and rear, driveway and garage

Additional Fees

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

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

auctionhouse.co.uk/staffordshire

[*Description on Auction Information page](#)



Tenure: Freehold

Local Authority: Staffordshire County Council

Solicitors: D & S Legal, FF10, Heybridge, Business Centre, 110 The Causeway, Maldon, Essex, CM9 4ND. Tel: 01621 859400. Ref: Dean Alexander.

Energy Performance Certificate (EPC): Current Rating C

Residential

12

18 The Saplings, Lichfield Road, Stafford, Staffordshire ST17 4LH

***GUIDE PRICE:**

£160,000 PLUS (plus fees)

Residential

Idea Investment property with HMO potential. A modern and deceptively spacious four bedroom town house which benefits from lovely open views to the front. The house is situated close to Stafford Town Centre, Queensville retail park and close to all main commuter links including A34 to Cannock and the M6. The accommodation comprises:

Description:

Ground Floor: Entrance Hall, Lounge (4.3m x 3.8m), Kitchen (3.7m x 3.1m), Conservatory (3.0m x 3.0m), Cloaks

First Floor: Bedroom two (3.7m x 2.8m), Bedroom three (3.3m x 3.1m), Bedroom four (3.8m x 3.1m), Bathroom (2.5m x 2.3m)

Second Floor: Master Bedroom (4.7m x 3.0m), En Suite (3.7m x 2.5m)

Externally: Externally there is a private, large enclosed rear garden, front lawn area and two allocated parking spaces.

Additional Fees

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

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

auctionhouse.co.uk/staffordshire

[*Description on Auction Information page](#)



Tenure: Freehold

Local Authority: Stoke on Trent City Council

Solicitors: Myers Solicitors, 33-43, Price Street, Burslem, Stoke on Trent, ST6 4EN. Tel: 01782 525017. Ref: Julie Brammer.

Residential for improvement

13

48 Harcourt Street, Shelton, Stoke-On-Trent, Staffordshire ST1 4NP

***GUIDE PRICE:**

£25,000 PLUS (plus fees)

Residential for Improvement

Requiring a full refurbishment a two bedroom Mid Terrace House which is conveniently located for Staffordshire University, Stoke railway Station and Hanley city centre and is within walking distance Hanley Park. The A500 is nearby and provides good road links to the M6 motorway north and south. The accommodation comprises:

Description:

Ground Floor: Reception room, kitchen/diner, bathroom

First Floor: Two bedrooms, fixed staircase to attic room

Additional Information: We understand there is a presence of Japanese Knotweed within the boundaries of the property

Additional Fees

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

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

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*Description on Auction Information page

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**AUCTION
HOUSE**

auctionhouse.co.uk

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 £900.00 (£750.00 + 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 £900.00 (£750.00 + 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, 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 £900.00 (£750.00 +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

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 £900.00 (£750.00 +VAT). plus Buyers Premium if applicable.

DAY 2

Thursday 19th December 2019
6.00pm

**AUCTION
HOUSE**

**BIRMINGHAM &
BLACK COUNTRY**

31 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: Birmingham City Council

Solicitors: Ms Lucy Milner, CBTC, 3rd Floor, Guardian House, Cronehills Linkway, West Bromwich, B70 8GS. Tel: 0121 553 2576.

Energy Performance Certificate (EPC): Current Rating E

Residential for improvement

1

15 Gravelly Lane, Birmingham, West Midlands B23 6UJ

***GUIDE PRICE:**

£50,000 PLUS (plus fees)

This traditionally styled extended semi detached property is situated in a popular sought after location within a short distance or Erdington centre with all facilities available. With off street parking and separate garage, the property is within easy access of Birmingham City Centre. In need of some internal renovation work, the property comprises:-

Ground Floor: Enclosed Porch, Reception Hall with stairs to first floor off, Lounge 4m x 3.1m with bay window to front and fitted gas fire, Dining Room 2.8m x 2.7m with patio doors to rear garden, Extended Kitchen 3m x 2m with range of units, Lobby with access to W.C. and door to outside.

First Floor: Landing provides access to Bedroom One (front) 4.1m x 2.8m, Bedroom Two (rear) 3m x 2.7m, Bathroom with matching white suite.

Viewing: 21st November at 2.30 pm, 28th November at 3.45 pm, 6th December at 10.00 am, 14th December at 10.30 am, 16th December at 10.00 am.

Additional Fees

Administration Charge: £995 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

[*Description on Auction Information page](#)



Tenure: Freehold

Solicitors: TBC

Local Authority: Walsall Metropolitan Borough Council

Energy Performance Certificate (EPC): Current Rating B/C

Commercial Investments

2

132/134 Darlaston Road, Kings Hill, Wednesbury, WS10 7TA

***GUIDE PRICE:**

£88,000 PLUS (plus fees)

Situated on the main Darlaston Road close to Darlaston Town Centre, this mixed use commercial investment offers the following:-

Description:

132-134 (Ground Floor): A ground floor retail shop, let on a 10 year lease from 16th March 2007 producing an income of £7,280.00 per annum, It represents a double fronted shop unit, retail area 5.3m x 8.1m plus 5.02m x 4.1m. Door leads to Rear Store Room with W.C. off. **134a:** Accessed from the rear, this residential investment occupies two floors and is let on a Periodic Tenancy at £500.00 PCM (we await sight of the Tenancy Agreement). The property has not been inspected by the Auctioneer. But we believe it comprises: Ground Floor: Dining Room and Kitchen, First Floor: Lounge, Three Bedrooms, Bathroom. We understand the property benefits from gas central heating and double glazing. We also understand there is an additional studio apartment currently used for storage. **Buyers Premium:** A Buyers Premium of £900.00 inc VAT in addition to our usual administration fee will be charged for this lot. **Viewings:** There will be no viewings for this lot. **Notice to Bidders:** The Sellers require the deposit to be paid from cleared funds.

Additional Fees

Administration Charge: £995 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

[*Description on Auction Information page](#)



Tenure: Freehold

Local Authority: Walsall Metropolitan Borough Council

Solicitors: Mr Ranjit Bhogal, HCB Hadens, 20 Lichfield Street, Walsall, WS1 1TJ. Tel: 01922 720000.

EPC Rating: D

Residential

3

423 Darlaston Road, Walsall, West Midlands WS2 9SF

***GUIDE PRICE:**

£50,000 PLUS (plus fees)

An end of terrace property in need of modernisation ideally located for all local amenities and transport links into Walsall Town Centre and for M6 motorway. Ideal for investors and first time buyers.

Description:

Tenure: Freehold

Ground Floor: Dining Room (3.15m x 3.65m), Lounge (3.45m x 3.63m), Hall, Kitchen (2.79m x 1.88m), Lower Hallway and Bathroom, .

First Floor: Landing, Guest WC, Bedroom One (3.15m x 3.32m), Bedroom Two (3.43m x 2.34m) and Bedroom Three (2.89m x 1.95m).

Outside: To the front of the property is off road parking. To the rear of the property is a lawn with shrubs plants and trees. Brick outbuildings. There is a walkway which allows access to the rear of the row of houses.

Viewings: Tuesday 3rd December 10:30am, Tuesday 10th December 10:30am, Tuesday 17th December 10:30am.

Additional Fees

Administration Charge: £995 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

[*Description on Auction Information page](#)



Tenure: See Legal Pack

Local Authority: Sandwell Metropolitan Borough Council

Solicitors: Walker Morris LLP, 33 Wellington Street, Leeds, LS1 4DL. Tel: 0113 283 2500.

Energy Performance Certificate (EPC): Current Rating E

Residential for Improvement

4

64 Hill Top, West Bromwich, West Midlands B70 0PU

***GUIDE PRICE:**

£90,000 PLUS (plus fees)

Situated on the popular Hill top road just outside West Bromwich town centre is this two bedroom end terraced property. The property is in need of modernisation and with all amenities close at hand comprises:

Description:

Ground Floor: Lounge (3.5m x 4.3m), Dining Room (3.2m x 2.8m) and Kitchen

First Floor: Bedroom One (2.7m x 3.5m), Bedroom Two (3.8m x 2m), Bathroom (2.9m 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 well-sized garden.

Viewings: By appointment through the auctioneers - 0121 289 3838

Buyers Premium: A Buyers Premium of £900.00 inc vat will be charged for this lot in addition to our usual administration fee of £995.00 inc vat

Additional Fees

Administration Charge: £995 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](#)



Land

Plot 3, Land off Linthurst Road, Blackwell, Bromsgrove, B60 1QH

5

***GUIDE PRICE:**

£25,000 PLUS (plus fees)

The plots benefit from a right of way leading from Linthurst Road and the owner of each plot will be entitled to make up this right of way either individually or in common with other owners and install services required for the individual plots. Each plot provides a manageable sized parcel of land in this popular location and may provide future potential for the development of an individual dwelling or even self built, subject to the necessary consents. Purchasers are deemed to rely on their own enquiries with regard to planning permission but these details do show an indicative scheme across all the plots for a development of a single dwelling for each plot and buyers may wish to utilise these images to take forward initial preapplication planning discussions.

Tenure: Freehold

Local Authority: Bromsgrove District Council

Solicitors: Amiee Bryett, Exclusive Completions, 23 Flotilla House, London, SW18 1FX.

Additional Fees

Administration Charge: £995 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

[*Description on Auction Information page](#)



Land

Plot 4, Land off Linthurst Road, Blackwell, Bromsgrove, B60 1QH

6

***GUIDE PRICE:**

£25,000 PLUS (plus fees)

Description: The plots benefit from a right of way leading from Linthurst Road and the owner of each plot will be entitled to make up this right of way either individually or in common with other owners and install services required for the individual plots. Each plot provides a manageable sized parcel of land in this popular location and may provide future potential for the development of an individual dwelling or even self built, subject to the necessary consents. Purchasers are deemed to rely on their own enquiries with regard to planning permission but these details do show an indicative Scheme across all the plots for a development of a single dwelling for each plot and buyers may wish to utilise these images to take forward initial preapplication planning discussions.

Tenure: Freehold

Local Authority: Bromsgrove District Council

Solicitors: Amiee Bryett, Exclusive Completions, 23 Flotilla House, London, SW18 1FX.

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

Additional Fees

Administration Charge: £995 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

[*Description on Auction Information page](#)



Residential

186 Regent Road, Tividale, Oldbury, West Midlands B69 1SB

7

***GUIDE PRICE:**

£40,000 PLUS (plus fees)

This purpose built first floor maisonette offers a great purchase for a first time buyer or investor and is set in a popular development close to all amenities. With courtyard and parking area the property is approached via a communal door and staircase and comprises

Accommodation: Reception Hall with 2 store cupboards and access to Lounge 3.9m x 3.5m with 2 windows to front, Kitchen 2.5m x 2m with range of units and window to side, Bedroom 3.3m x 2.5m with window to rear, Bathroom with matching coloured suite.

Tenure: Leasehold

Local Authority: Sandwell Metropolitan Borough Council

Solicitors: Shoosmiths, 5-7 The Lanes, Northampton, NN4 7SH. Tel: 03700 863501.

Energy Performance Certificate (EPC): Current Rating C

Additional Fees

Administration Charge: £995 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

[*Description on Auction Information page](#)

74 Brook Lane, Walsall Wood, Walsall, West Midlands WS9 9NA

***GUIDE PRICE: £290,000 PLUS** (plus fees)



Residential for Improvement

A unique opportunity to purchase a substantial detached dormer bungalow set on approximately half an acre. Lending itself as a development opportunity for either redevelopment of the whole site or modernisation of the existing bungalow with an adjacent building plot, all subject to the necessary Planning and Building Regulations consent.

Situated in a pleasant sought after location within a short walk of Walsall Wood High Street with facilities provided and easy access to Walsall and Aldridge Town Centres.

The property is an individually built detached dormer bungalow offering spacious and well proportioned living accommodation. Set behind an in and out driveway, the property is surrounded by gardens and has ample off street parking. The accommodation comprises:-

Description:

Ground Floor: Enclosed Porch, generous Reception Hall with stairs off, door lead to Through Lounge/Dining Room Lounge Area 5.72m x 4.26m with windows to side and front, Dining Area 3.2m x 3.2m with window to rear, door leads to Kitchen 4.36m x 3.3m with window to rear, sink unit with base and wall units, door leads to Rear Porch with access to outside and door to Utility Room 2.6m x

1.7m with window to rear. Bedroom One 4.24m x 3.6m with window to side. Bedroom Two (front) 3.65m x 4.2m with window to front and side. Bathroom.

First Floor: Staircase leads to Landing with storage cupboard leading into Eaves Storage Space, door to Bedroom Three (rear) 3.8m x 3.3m with fitted cupboard, Study Area 2.2m x 2.7m with door leading into Eaves Storage Space. The eaves storage space lends itself for further development with the possibility of an additional bedroom and en-suite subject planning and building regulation approval.

Outside: Detached Timber Garage and additional timber shed. The property is set back from the road behind an in and out driveway with off street parking and large lawned garden to side and rear.

Viewings: 28th November at 3.15 pm, 5th December at 1.30 pm, 14th December at 11.30 am, 17th December 10.30 am.

Tenure: Freehold

Local Authority: Walsall Metropolitan Borough Council

Solicitors: Kerry Hunt, Enoch Evans Solicitors

Energy Performance Certificate (EPC): Current Rating G

Additional Fees

Administration Charge: £995 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.

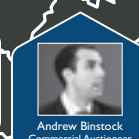
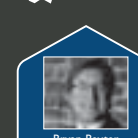
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Tenure: Leasehold

Local Authority: Walsall Metropolitan Borough Council

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

Energy Performance Certificate (EPC): Current Rating C

Residential

9

39 Dunbar Grove, Great Barr, Birmingham, B43 7PT

***GUIDE PRICE:**

£70,000 PLUS (plus fees)

Residential

Situated within a popular residential area within Great Barr is this two bedroom first floor flat. The property in need of modernisation and would make an ideal purchase for an investor. With all amenities close at hand it comprises:

Description:

Accommodation: Lounge (3.8m x 3.4m), Kitchen (2.5m x 2.2m), Bedroom One (3.3m x 3m), Bedroom Two (3.1m x 2.9m), Bathroom (2.5m x 2.2m)

Tenure: Leasehold: 99 years from 25th March 1966

Buyers Premium: A Buyers Premium of £600.00 inc vat will be charged for this lot in addition to our usual Administration Fee of £995.00 inc vat.

Viewings: 21st November 11am, 30th November 9am, 5th December 11am, 13th December 11am

Additional Fees

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

Administration Charge: £995 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: Walsall Metropolitan Borough Council

Solicitors: Mr Ranjit Bhogal, HCB Hadens, 20 Lichfield Street, Walsall, WS1 1TJ. Tel: 01922 720000.

EPC: D

Residential

10

48 Flaxhall Street, Walsall, West Midlands WS2 9TL

***GUIDE PRICE:**

£59,000 PLUS (plus fees)

This three bedroom terraced property is situated in a popular sought after location within a short distance of Walsall Town Centre as well as Junction 9 of the M6, which offers great transport links into Birmingham. The property is ideally suited towards either a potential homeowner or investor and with all amenities close at hand comprises:

Description:

Ground Floor: Lounge (4.8m x 3.4m), Kitchen (2.3m x 4.5m), W.C (1.5m x 0.8m)

First Floor: Bedroom One (3.7m x 2.4m), Bedroom Two (3.3m x 2.8m), Bedroom Three (3.8m x 2.4m), Bathroom (2.4m x 1.7m)

Outside: At the front of the property, there is a garden and driveway providing off road parking. To the rear, there is a well-sized garden.

Viewings: 26th November 11.00 am, 3rd December 11.00 am, 10th December 11.00 am, 17th December 11.00am.

Additional Fees

Administration Charge: £995 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

[*Description on Auction Information page](#)



Tenure: Freehold

Local Authority: Walsall Metropolitan Borough Council

Solicitors: Mr Ranjit Bhogal, HCB Hadens, 20 Lichfield Street, Walsall, WS1 1TJ. Tel: 01922 720000.

EPC: D

Residential

14 Ladbury Grove, Walsall, West Midlands WS5 4EZ

***GUIDE PRICE:**

£59,000 PLUS (plus fees)

Residential

This three bedroom semi-detached property is ideally situated close to Tame Bridge Parkway rail station and the M6 which both offer great transport links into Birmingham and the surrounding areas. With double glazing and gas central heating fitted the property briefly comprises:

Description:

Ground Floor: Lounge (6m x 3.4m), Kitchen (2.5m x 3.4m) and W.C.

First Floor: Bedroom One (3.8m x 2.6m), Bedroom Two (3.9m x 3.5m), Bedroom Three (2.6m x 2.5m), Bathroom (1.8m x 1.5m)

Outside: At the front of the property, there is a driveway and to the rear of the property, there is a garden.

Viewings: 19th November 3:30pm, 26th November 1:00 pm, 6th December 1:00 pm, 12th December 1:00 pm

Additional Fees

Administration Charge: £995 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



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.

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**AUCTION
HOUSE**

auctionhouse.co.uk



Tenure: See Legal Pack
Local Authority: Walsall Metropolitan Borough Council
Solicitors: TBC
Energy Performance Certificate (EPC): Current Rating D

Residential for improvement

12

65 Revival Street, Bloxwich, Walsall, West Midlands WS3 3HL

***GUIDE PRICE:**

£82,000 PLUS (plus fees)

Situated within a short walk of Bloxwich High Street in a popular residential area, this traditionally styled mid town house property, whilst benefitting from uPVC double glazing and gas central heating via a Vaillant boiler (not tested), is in need of further improvement. Lending itself to a purchase by an investor or builder, the property comprises:-

Ground Floor: Front door leads to Entrance Hall with stairs off, Lounge 4.5m x 3.6m, Kitchen 4.5m x 2.1m with useful store cupboard and access to W.C.

First Floor: Bedroom One (rear) 4m x 2.2m, Bedroom Two, Bedroom Three (front) 3.4m x 2.6m, Bathroom.

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 of £995.00 inc vat.

Viewing: 26th November, 3rd December, 10th December and 17th December all at 11:45 am.

Additional Fees

Administration Charge: £995 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: Rugby Borough Council
Solicitors: Martin Issacs GLP Solicitors, 9 Fairfax Road, Prestwich, Manchester, M25 1AS. Tel: 0161 773 8626.
EPC Rating: D

Residential

13

18 Victoria Avenue, Rugby, West Midlands CV21 2BZ

***GUIDE PRICE:**

£120,000 PLUS (plus fees)

A traditional mid-terrace property that has undergone a programme of refurbishment, located in a sought after area, the property offers an ideal investment opportunity. With gas fired central heating (not tested) and double glazing the property benefits from a new Kitchen and Bathroom.

Description:

Ground Floor: Hallway, Lounge/ Diner 24ft 6in x 9ft 5in, New fitted Kitchen 9ft 6in x 7ft 5in and new Bathroom.

First Floor: Bedroom One 11ft 1in x 11ft 5in, Bedroom Two 11ft 0in x 7ft 1in and Bedroom Three 7ft 5in x 8ft 9in.

Outside: Small fore garden, Garage and Workshop.

Viewings: Please call Auction House Birmingham & Black Country on 0121 289 3838 to arrange a viewing

Buyer Premium: A buyers premium of £600 (£500 + VAT) is applicable on this lot.

Additional Fees

Administration Charge: £995 inc VAT payable on exchange of contracts.

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

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*Description on Auction Information page

11 Farbrook Way, Willenhall, West Midlands WV12 4SG

***GUIDE PRICE: £128,000 PLUS (plus fees)**



Residential

Situated on the popular Summer Hayes estate, this link detached bungalow offers well planned accommodation with the benefit of gas fired central heating and upvc double glazing. In need of some basic modernisation the property lends itself to owner occupation or a refurbishment project. With all amenities and public transport close at hand the property comprises

Description:

Accommodation: Reception Hall with access to Lounge 5.6m x 3.6m with feature fireplace and double glazed patio doors to rear Garden.

Kitchen 2.4m 2.37m with range of units, window to rear and door to

Utility Room 4m x 2.68m with door to outside and Garage.

Bedroom 1 (front) 3.6m x 3m with double glazed window to front

Bedroom 2 (front) with double glazed window to front.

Tenure: Freehold

Local Authority: Walsall Metropolitan Borough Council

Solicitors: Woodhouse & CO, 25 Lichfield St, Walsall, WS1 1TJ. Tel: 01922 612523.

EPC: TBC

Bathroom with panelled bath, wash hand basin, W.C. and window to side.

Garage 4.65m 2.68m with double doors to front.

Outside: Fore garden flanked by a driveway with off street parking, to the rear is a neat lawned garden with patio area.

Viewings: For viewings contact Auction House Birmingham 0121 289 3838

Additional Fees

Administration Charge: £995 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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Properties for Improvement



Tenanted Properties



Residential Investment



Development Propositions



Building Land



Mixed Use Properties



Commercial Investments



Unique Properties



Amenity Land & Other Property

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**AUCTION
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Tenure: Freehold
Local Authority: Birmingham City Council
Solicitors: Ranjit Bhogal, HCB Solicitors.
Energy Performance Certificate (EPC): Current Rating G

Residential for improvement

15

176 Wash Lane, Birmingham, West Midlands B25 8PX

***GUIDE PRICE:**

£50,000 PLUS (plus fees)

Residential for Improvement

This three bedroom end of terrace property is in need of complete modernisation. The property is situated in a popular residential area within Yardley and with all amenities close at hand it comprises:

Description:

Ground Floor: Lounge (3.94m x 3.24m), Kitchen (2.14m x 2.86m), Bathroom Area and W.C.

First Floor: Bedroom One (4m x 3.37m), Bedroom Two (2.55m x 3.8m), Bedroom Three (2.31m x 2.93m).

Outside: At the rear of the property, there is an overgrown garden.

Viewings: 4th December 11:45am, 11th December 11am, 18th December 12pm

Additional Fees

Administration Charge: £995 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](#)

Property Types for 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. Check through the list below, and if you find a match, then give Auction House a call.



Properties for Improvement



Mixed Use Properties



Tenanted Properties



Commercial Investments



Residential Investments



Unique Properties



Development Propositions



Amenity Land and Other Property



Building Land

0121 289 3838 (Birmingham) **01782 790 058** (Staffordshire)
birmingham@auctionhouse.co.uk staffordshire@auctionhouse.co.uk

Additional Fees and Disbursements will be charged to the buyer – see individual property details at auctionhouse.co.uk and Special Conditions of Sale for actual figures

18, Sutton Approach and Workshop, Alum Rock, West Midlands B8 3NQ

*GUIDE PRICE: **£165,000 PLUS** (plus fees)



Commercial

A unique opportunity to purchase a semi detached property formerly an estate office with associated workshop and parking area in the Alum Rock area of Birmingham. Set on a prominent corner plot with car park for 3 cars, the property offers well planned and appointed spacious accommodation benefiting from gas central heating and uPVC double glazing.

The property lends itself for conversion back to a substantial semi detached residential house, subject to necessary planning approval. The accommodation comprises:-

Description:

Ground Floor: Large Reception Hall with stairs to first floor off and door leading to Large Meeting Room 7.9m x 4.16m max with double glazed windows to side and front. L-Shaped Front Office 5.85m x 3.24m plus 3.18m x 3.86m. Door leads to Large Store Room 2.6m x 1.78m, W.C. Lobby leads to further Office 3.4m x 3.27m with window to side, door leads to Additional Entrance Hall 2.9m x 2.6m. Kitchen 3.44m x 3m with window to side and range of units

Tenure: See Legal Pack

Local Authority: Birmingham City Council

Solicitors: Mr Matt Cowen, Winkworth Sherwood, Minerva House, 5 Montague Close, London, SE1 9BB. Tel: 020 7593 5000.

EPC: TBC

and a Vailant gas central heating boiler.

First Floor: Staircase leads to Landing with male and female W.C.s, door leads to Large Office 7.9m x 4.16m max. Office Two 4.28m x 3.2m.

Outside: Small garden area.

Workshop and Car Park: Approached off a side road via steel gates is a single storey workshop and parking area. (This has not been inspected by the Auctioneer) .

Viewing: By appointment through Auctioneer on 0121 289 3838

Additional Fees

Administration Charge: £995 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: Sandwell Metropolitan Borough Council

Solicitors: Mr Ranjit Bhogal, HCB Hadens, 20 Lichfield Street, Walsall, WS1 1TJ. Tel: 01922 720000.

Energy Performance Certificate (EPC): Current Rating D

Residential for improvement

16

3 Bush Road, Tipton, West Midlands DY4 8LB

***GUIDE PRICE:**

£59,000 PLUS (plus fees)

Situated in a popular location, this traditionally styled semi detached property offers well planned accommodation and is conveniently located for all amenities. Set back behind driveway with off street parking, the property has a good size enclosed rear garden and comprises of the following:-

Description:

Ground Floor: Entrance Hall, Lounge 4.11m x 4.11m, Dining Room 4.11m x 2.56m, Kitchen 5.00m x 2.49m, Downstairs Cloakroom.

First Floor: Bedroom One (front) 4m x 3m, Bedroom Two (Rear) 3.28m x 2.54m, Bedroom Three (front) 2.79m x 2m, Bathroom

Outside: Fore and Rear Gardens, Garage

Viewing: 20th November 3:30pm, 27th November 11:30am, 3rd December 11:00am, 10th December 11am

Additional Fees

Administration Charge: £995 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: Solihull Metropolitan Borough Council

Solicitors: TBC

EPC: TBC

Residential

17

36 Croftleigh Gardens, Kingslea Road, Solihull, B91 1TG

***GUIDE PRICE:**

£100,000 PLUS (plus fees)

This immaculately maintained second floor flat, is situated on the corner of Kingslea Road Blossomfield Road on the outskirts of Solihull with all facilities close at hand. With the benefit of upvc double glazing the property offers spacious, well planned accommodation, which has recently been reroofed would make an ideal buy to let.

Set amongst well laid out communal Gardens the accommodation comprises Reception Hall with double storage cupboard and access to

Accommodation: Lounge 4.9m x 3.5m with feature fireplace, window and door to Balcony, Kitchen 2.5m x 2.2m with range of units and window to Balcony, Bedroom 1 3.5m x 3.3m with double wardrobe and window, Bedroom 2 2.7m x 3.3 with double wardrobe and window and Bathroom with coloured suite comprising bath, wash hand basin and W.C.

Outside: Garage in separate block.

Viewings: Please call Auction House Birmingham on 0121 289 3838 to arrange a viewing

Buyers Premium: A buyers premium of £900 including VAT (£750+VAT). Buyers premium is applicable on this lot.

Additional Fees

Administration Charge: £995 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

[*Description on Auction Information page](#)

Additional Fees and Disbursements will be charged to the buyer - see individual property details at auctionhouse.co.uk and Special Conditions of Sale for actual figures

388 Walsall Wood Road, Aldridge, Walsall, West Midlands WS9 8HL

***GUIDE PRICE: £160,000 PLUS** (plus fees)



Residential

Traditionally styled semi detached property situated in a sought after popular residential area making an ideal purchase for owner occupation or investment.

Extended at ground floor level, the property enjoys gas central heating via a Glow Worm boiler and uPVC double glazing throughout and is conveniently located within a short distance of Aldridge Village.

Set back from the road behind a deep driveway with off street parking, the property also has a good size enclosed rear garden and comprises of the following accommodation:-

Description:

Ground Floor: Reception Hall with stairs off, door leads to Lounge 4.09m x 3.6m with laminate floor covering, full height picture window to front and feature fireplace leading into Dining Area 5m x 2.6m with laminate floor covering, window to side and access to cupboard. Kitchen 2.8m x 2.5m with sink unit with mixer tap and base units beneath, range of base units, part tiling to wall, double glazed window to rear and door to outside. Door leads from Dining Room to

Tenure: Freehold

Local Authority: Walsall Metropolitan Borough Council

Solicitors: TBC

Energy Performance Certificate (EPC): Current Rating TBC

Lobby/Utility and door leads to Shower Room with tiled cubicle, wash hand basin, low level w.c., tiled walls and double glazed window to rear.

First Floor: Bedroom one (front) 3.5m x 2.9m with fitted wardrobes and airing cupboard housing boiler, Bedroom Two (rear) 3.42m x 2.4m, Bedroom Three (rear) 2.5m x 2.3m.

Outside: Driveway to front and enclosed rear garden.

Buyers Premium: A Buyers Premium of £600.00 inc vat will be charged for this lot in addition to our usual admin fee of £995.00.

Viewings: 14th November 11am, 21st November 4pm, 28th November 4pm, 30th November 12pm, 5th December 2pm, 12th December 11am, 13th December 11:45am

Additional Fees

Administration Charge: £995 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.

81-89 Bridge Street, Walsall, West Midlands WS1 1JQ

*GUIDE PRICE: £30,000 - £40,000 (plus fees)



Mixed Use Investment

A unique opportunity to purchase a parade of 4 commercial units (all fully let) and 4 vacant first floor flats in the heart of Walsall Town Centre, with a potential combined income of around £50,000 per annum. (subject to modernisation works to the flats)

Description:

81 Bridge Street - Let on a 6 year lease from 26/4/19-24/3/25 at £8,200.00 per annum: A single commercial unit with a frontage of 5.6 metres with an internal area of approx 100 sq m comprising: Retail area, two studios, w.c.

83 Bridge Street - Let on a 6 year lease from 11/4/19-10/4/20 at £8,000.00 per annum: This property has not been inspected by the Auctioneer but it is believed to be of a similar size to no. 81 Bridge Street.

85/87 Bridge Street - Let on a 5 year lease from 17/12/18-16/12/23 at £10,000.00 per annum: Currently let to a motorcycle accessory company, the property comprises: large double fronted showroom, w.c. and kitchen and additional repair facilities.

89 Bridge Street - Let on a 15 year lease from 14/11/18-13/11/33 at £8,000.00 per annum: This property has not been inspected by the Auctioneer but it is believed to be of a similar size to no. 81 Bridge Street.

Flat 1 Stuart House - Vacant: Hallway, Lounge 4.5m x 3.2m, Kitchen 2m x 3m, Bedroom 4.4m x 3.4m max, Bathroom.

Flat 2 Stuart House - Vacant: Hallway, Lounge 5.6m x 4.4m, Kitchen 3.6m x 3m, Bedroom One 4.4m x 2.7m, Bedroom Two 1.9m x 3m, Bathroom

Flat 3 Stuart House - Vacant: As per flat 2

Flat 4 Stuart House - Vacant: As per flat 1

Buyers Premium: A Buyers Premium of £900.00 inc vat will be charged for this lot in addition to our usual administration fee of £995.00 inc vat.

Tenure: Head Lease in favour of Walsall Council - 99 years expiring December 2035 @ £87.50 per annum

Tenure: Leasehold

Local Authority: Walsall Metropolitan Borough Council

Solicitors: Mr Matthew Easter, Ansons Solicitors, Commerce House, Ridings Park, Eastern Way, Cannock, WS11 7FJ. Tel: 01543 466660.

Energy Performance Certificate (EPC): Current Rating Various - See Legal Pack

Additional Fees

Administration Charge: £995 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 Investments

**103 Tudor Court, Tipton, West Midlands
DY4 8UW**

20

***GUIDE PRICE:**

£30,000 PLUS (plus fees)

Situated in a popular residential area of Tipton this one bedroom flat is ideally suited towards an investor. The property is currently tenanted at £120.00 per week for 6 months commencing 5th September 2019.. The auctioneer has not inspected the property however we believe the accommodation comprises:

Description:

Accommodation: Lounge, Kitchen, Bathroom, Bedroom One.

Outside: At the front of the property there is a shared garden.

Tenure: Leasehold. 99 years from 1974. Ground Rent £20.00 per annum rising to £100.00

Viewing: There will be no viewings for this property.

Additional Fees

Administration Charge: £995 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: Sandwell Metropolitan Borough Council

Solicitors: Mr Jai Najran, CBTC, 3rd Floor, Guardian House, Cronehills Linkway, West Bromwich, B70 8GS. Tel: 0121 553 2576.

Energy Performance Certificate (EPC): Current Rating E

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[*Description on Auction Information page](#)



Residential Investments

**108 Tudor Court, Tipton, West Midlands
DY4 8UW**

21

***GUIDE PRICE:**

£30,000 PLUS (plus fees)

Situated in a popular residential area of Tipton this one bedroom flat is ideally suited towards an investor. The property is currently tenanted at £120.00 per week for 6 months commencing 5th September 2019. The auctioneer has not inspected the property however we believe the accommodation comprises:

Description:

Accommodation: Lounge, Kitchen, Bathroom, Bedroom One.

Outside: At the front of the property there is a shared garden.

Tenure: Leasehold. 99 years from 1974. Ground Rent £20.00 per annum rising to £100.00

Viewing: There will be no viewings for this property.

Additional Fees

Administration Charge: £995 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: Sandwell Metropolitan Borough Council

Solicitors: Mr Jai Najran, CBTC, 3rd Floor, Guardian House, Cronehills Linkway, West Bromwich, B70 8GS. Tel: 0121 553 2576.

Energy Performance Certificate (EPC): Current Rating E

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[*Description on Auction Information page](#)



Residential Investments

**2 Carver Court, Wake Green Road,
Tipton, West Midlands DY4 0AT**

22

***GUIDE PRICE:**

£35,000 PLUS (plus fees)

Situated in a popular residential area within Tipton this first floor maisonette is ideally suited towards an investor. The property is currently let at £350.00 per month for 6 months commencing 9th October 2019. The auctioneer has not inspected the property however we believe the accommodation comprises:

Description:

Accommodation: Open-plan Kitchen/Living Room, Bedroom, Bathroom/WC.

Outside: Communal Grounds.

Additional Fees

Administration Charge: £995 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: Sandwell Metropolitan Borough Council

Solicitors: Mr Jai Najran, CBTC, 3rd Floor, Guardian House, Cronehills Linkway, West Bromwich, B70 8GS. Tel: 0121 553 2576.

Energy Performance Certificate (EPC): Current Rating F

auctionhouse.co.uk/birmingham

[*Description on Auction Information page](#)

22 Selborne Road, Birmingham, West Midlands B20 2DW

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

Residential

Auction House Birmingham are pleased to offer this five bedroom period property currently used as a HMO (Vacant on Completion). The property is situated on an established and sought after residential road in Handsworth. Retaining original features the property comprises

Description:

Ground Floor: Porch entrance, hallway with shower room, sitting room, large open plan lounge diner, kitchen, double bedroom with bathroom, utility and studio to the ground floor.

First Floor: The first floor offers a studio flat with a lounge / bedroom, kitchen area and bathroom. A second studio flat with lounge / kitchen, bedroom and shower room.

Second Floor: The second floor consists of two double bedrooms with a shared kitchen and bathroom.

Tenure: See Legal Pack

Local Authority: Birmingham City Council

Solicitors: TBC

EPC: Several EPC'S please refer to the legal pack

Outside: To the front of the property is a garden area and a driveway. The rear garden is mainly laid to lawn.

Viewings: By appointment with our partner agents Paul Carr - 0121 358 4444

Buyers Premium: A buyers premium of £900 Inc V.A.T. is applicable on this lot.

Additional Fees

Administration Charge: £995 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: Wolverhampton City Council
Solicitors: Ascent Legal, 76 King Street, Manchester, M2 4NH. Tel: 0161 838 3105.
Energy Performance Certificate (EPC): Current Rating E

Residential for improvement

24

50 Crowther Street, Wolverhampton, WV10 9AG

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

This Victorian end terrace property is in the middle of renovation works, with double glazing and a new roof. It is a great opportunity for a builder/developer to finish the job.

Set in a sought after location, not far from the city centre the property is convenient for all amenities and comprises

Description:

Ground Floor: Dining Room 3.6m x 3.4m with bay window to front, Lounge 3.6m x 3.4m, Kitchen 3.1m x 1.6m with door to outside. Bathroom.

First Floor: Bedroom 1 (front) 3.6m x 3.4m, Bedroom 2 (rear) 3.6m x 3.4m.

Outside: Small fore garden, to the rear is a Yard and overgrown rear Garden.

Buyers Premium: A Buyers Premium of £900.00 inc vat will be charged for this lot in addition to our usual administration fee of £995 inc vat.

Viewing: By appointment through Auctioneers on 0121 289 3838

Additional Fees

Administration Charge: £995 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

[*Description on Auction Information page](#)



Tenure: Freehold
Local Authority: Walsall Metropolitan Borough Council
Solicitors: Mr Ranjit Bhogal, HCB Hadens, 20 Lichfield Street, Walsall, WS1 1TJ. Tel: 01922 720000.
EPC Rating: C

Residential

25

21 Moorland Road, Walsall, West Midlands WS3 2PX

***GUIDE PRICE:**
£59,000 PLUS (plus fees)

Residential

Situated in a popular residential area within Bloxwich is this three-bedroom townhouse. This spacious modern home is in need of modernisation. With gas central heating and double glazing already fitted the property briefly comprises:

Description:

Ground Floor: Front Lounge (4m x 3.8m), Kitchen (3.8m x 3.65m), W.C. (1.7m x 1.)

First Floor: Bedroom One (4.3m x 2.8m), Bedroom Two (3.2m x 1.8m), Bedroom Three (2.9m x 3.5m), Bathroom (1.8m x 1.7m)

Outside: At the front of the property, there is a small garden and to the rear, there is also a garden.

Viewings: 26th November 2:30pm, 6th December 2:30pm, 12th December 2:30pm

Additional Fees

Administration Charge: £995 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

[*Description on Auction Information page](#)

26

Residential

133 Victoria Road, Wednesfield, Wolverhampton, WV11 1RU

***GUIDE PRICE:**

£50,000 PLUS (plus fees)

Residential

Situated in a popular residential area within Wednesfield is this well maintained three bedroom semi-detached property. The property is a short distance from New Cross Hospital and with all amenities close at hand it comprises:

Description:

Ground Floor: Lounge (3.91m x 4.11m), Dining Room (3.84m maximum x 3.53m maximum), Kitchen (2.01m x 3.30m), and Bathroom

First Floor: Bedroom One (3.76m x 3.38m), Bedroom Two (4.09m x 2.69m), Bedroom Three (3.07m x 2.34m).

Outside: To the front, there is a gated shared driveway and low maintenance garden. To the rear, there is a patio area leading to a garage and lawned area.

Viewings: By appointment through the auctioneers - 0121 289 3838

Additional Fees

Administration Charge: £995 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: Wolverhampton City Council

Solicitors: Mr Ranjit Bhogal, HCB Hadens, 20 Lichfield Street, Walsall, WS1 1TJ. Tel: 01922 720000.

Energy Performance Certificate (EPC): Current Rating D

auctionhouse.co.uk/birmingham

[*Description on Auction Information page](#)

27

Residential

22 Elmdon Road, Wolverhampton, West Midlands WV10 6XJ

***GUIDE PRICE:**

£59,000 PLUS (plus fees)

Situated in the town of Oxley just outside Wolverhampton is this three bedroom semi-detached property. The property is ideally suited towards both a potential homeowner or investor. With all amenities close at hand the property comprises:

Description:

Ground Floor: Lounge (3.7m x 4.2m), Dining Room (3.6m x 2.6m), Kitchen (3.1m x 2.6m), Rear lean to (2.5m x 2.9m).

First Floor: Bedroom One (3.5m x 3.4m), Bedroom Two (3.7m x 2.6m), Bedroom Three (2.9m x 2.2m), Bathroom (1.7m x 2.6m)

Outside: At the front of the property, there is a garden and driveway and to the rear, there is a well-sized garden.

Viewings: 27th November 12:30pm, 2nd December 10:30 am, 10th December 10am, 13th December 1pm



Tenure: Freehold

Local Authority: Wolverhampton City Council

Solicitors: Mr Ranjit Bhogal, HCB Hadens, 20 Lichfield Street, Walsall, WS1 1TJ. Tel: 01922 720000.

EPC: D

Additional Fees

Administration Charge: £995 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](#)

EDWARDS MOORE

THE ESTATE AGENCY



SCOTT SOUTHALL SALES MANAGER

With over 24 years residential property experience in estate agency and lettings. Scott has previously worked for leading independent and corporate agencies. Scott has gained a wealth of experience in negotiation and over the years managing successful offices in Four Oaks, Staffordshire and an area manager role covering the West Midlands. His wealth of local knowledge provides valuable assistance in helping and informing clients looking to buy or sell their home. Scott says "We employ the powers of listening and understanding and combine this with energy, ambition and a drive to achieve our client's goals and expectations. If you are considering selling please contact me.

Email scott@edwardsmoore.co.uk

CATHERINE MCKELT SENIOR SALES PROGRESSOR

Since joining the company in 1999 Catherine has covered all aspects of estate agency and has worked in both buoyant and challenging markets. Catherine works closely with the sales and management team and deals with the entire sales progression for Edwards Moore. Her demanding role involves liaising with purchasers, vendors, solicitors, surveyors as well as other estate agents involved in the chain. Catherine says "Since joining Edwards Moore there has been an immense amount of time spent on training and developing my skills. My team are extremely focused and together we are looking forward to developing the business and helping customers to discuss their property needs.

Email catherine@edwardsmoore.co.uk



SIAN EDWARDS SALES NEGOTIATOR

Sian joined the company at the beginning of 2018. Sian brings with her a wealth of experience having worked for a leading Willenhall estate agent and has lived in Walsall all life this enables her to provide expert advice for anybody wishing to buy or sell their home. Sian has in a short space of time demonstrated that through hard work and determination a high degree of property and auction sales can be achieved. She is keen to establish a professional career in the industry and she strives to be the best.

Email sian@edwardsmoore.co.uk



ROBERT PERFIT SALES NEGOTIATOR

Robert joined the company in 2017 as a sales negotiator and possesses a great deal of experience in management of sales departments and support administration staff. His role is arranging property valuations, viewings and overseeing a large portfolio of properties. Robert has a meticulous approach to estate agency and ensures the highest level of customer service are always been delivered. He has an infectious personality which allows him to deal with customers on all levels which is essential in estate agency.

Email robert@edwardsmoore.co.uk



INDEPENDENT ESTATE AGENCY AT IT'S BEST



Tenure: See Legal Pack

Local Authority: Birmingham City Council

Solicitors: Mr Ranjit Bhogal, HCB Hadens, 20 Lichfield Street, Walsall, WS1 1TJ. Tel: 01922 720000.

Energy Performance Certificate (EPC): Current Rating D

Residential for improvement

28

280 Alvechurch Road, Birmingham, West Midlands B31 3PT

***GUIDE PRICE:**

£69,000 PLUS (plus fees)

A traditionally styled mid townhouse that has been extended at ground floor level and offers well-planned accommodation with the benefit of partial gas central heating (not tested) and a mix of aluminium and uPVC double glazing. Set back behind deep grass verge, the property is in need of some internal improvement and comprise

Description:

Ground Floor: Open porch, Hallway with stairs off and door to Lounge 3.4m x 4.1m with bay to front, Dining Room 3.4m x 2.6m, extended Kitchen 3.4m x 2.9m with a range of units and door to outside. Outside W.C.

First Floor: Landing leads to Bedroom 1 (front) 4.1m x 2.6m, Bedroom 2 (rear) 2.7m x 2.6m, Bedroom 3 (front) 3m x 2.6m, Bathroom.

Outside: Fore garden with deep grass verge, enclosed private rear Garden.

Viewings: For viewings contact Auction House Birmingham 0121 289 3838

Additional Fees

Administration Charge: £995 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

[*Description on Auction Information page](#)



Tenure: Freehold

Local Authority: Walsall Metropolitan Borough Council

Solicitors: Adrian Dewsbury, Gillespies Solicitors, Darwall Street, Walsall, WS1 1DD. Tel: 01922 627474.

EPC: E

Residential

29

120 Wood Lane, Walsall, West Midlands WS3 5DZ

***GUIDE PRICE:**

£110,000 PLUS (plus fees)

This three bedroom semi-detached property located in Pelsall is in need of full modernisation, with open aspects to front and rear.

Description:

Ground Floor: Enclosed Porch, Hallway, WC, Lounge (4.05m x 3.4m), Dining Room (3.4m x 2.8m), Kitchen (3.5m x 2.4m)

First Floor: First Floor Landing, Bedroom One (4.1m x 3.6m), Bedroom Two (4.4m x 3.5m), Bedroom Three (2.6m x 2.3m), Bathroom

Outside: Driveway to front with garage (5.3m x 2.8m) and enclosed rear garden.

Viewings: 25th November 11am, 30th November 12:30pm, 2nd December 11am, 9th December 11am, 16th December 11am.

Additional Fees

Administration Charge: £995 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

[*Description on Auction Information page](#)



Tenure: Leasehold
Local Authority: Birmingham City Council
Solicitors: Mewies, Clifford House, Keighley Road, Skipton, North Yorkshire, BD23 2NB. Tel: 01756 799000.
EPC: TBC

Residential for improvement

30

96 Selby Close, Birmingham, West Midlands B26 2AR

***GUIDE PRICE:**
£60,000 PLUS (plus fees)

Situated in a popular residential area within Stechford is this three bedroom maisonette. The property is in need of modernisation throughout and would be an ideal purchase for an investor. With all amenities close at hand the property comprises:

Description:

Accommodation: Lounge (4.9m x 3.3m), Reception Room (2.6m x 2.6m), Kitchen (2.5m x 2.6m), Bedroom One (4.5m x 2.4m), Bedroom Two (3m x 3.5m), Bedroom Three (2.8m x 4m), Bathroom (1.9m x 1.7m)

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

Buyers Premium: A Buyers Premium of £900.00 inc vat will be charged for this lot in addition to our usual administration fee of £995.00 inc vat.

Viewings: By appointment through the auctioneers - 0121 289 3838

Additional Fees

Administration Charge: £995 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

[*Description on Auction Information page](#)



Residential for improvement

43 Hertford Street, Birmingham, West Midlands B12 8NH

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

Situated in a popular residential location within Balsall Heath is this three bedroom terraced home. The property is in need of modernisation throughout and with all amenities close at hand it comprises:

Ground Floor: Kitchen (2.79m x 3.43m), Reception Room (5.38m x 4.75m). **First Floor:** Bedroom One (2.89m x 4.47m), Bedroom Two (2.51m x 4.39m), Bedroom Three (2.18m x 2.92m), Bathroom (1.8m x 1.98m)

Outside: At the front of the property, there is a small garden leading to the entry door and at the rear of the property, there is mainly block paving.

Viewings: By appointment through the auctioneers - 0121 289 3838

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

Tenure: See Legal Pack
Local Authority: Birmingham City Council
Solicitors: TBC
Energy Performance Certificate (EPC): Current Rating D

Additional Fees

Administration Charge: £995 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](#)

**AUCTION
HOUSE**
 BIRMINGHAM &
 BLACK COUNTRY

OUR NEXT AUCTION IS

Staffordshire - Tuesday 4th February 2020 - 7.00pm

Birmingham - Thursday 20th February 2020 - 6.00pm

**AUCTION
HOUSE**
 STAFFORDSHIRE
 & SHROPSHIRE

NEXT AUCTION DATE 2020

Tuesday

4

FEBRUARY

Thursday

20

FEBRUARY

DO YOU HAVE A PROPERTY
SUITABLE FOR AUCTION?

**AUCTION
HOUSE**

**STAFFORDSHIRE
& SHROPSHIRE**

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For all enquiries or a valuation contact
01782 790 058 0121 289 3838

staffordshire@auctionhouse.co.uk birmingham@auctionhouse.co.uk

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- Completing this form and handing it to a member of the auction team, OR
- Posting it to us at: 49a Anchor Road, Aldridge WS9 8PT, OR
- Emailing us at birmingham@auctionhouse.co.uk

Name:

Email:

Address:

Postcode:

Please tick one of the boxes below to indicate which method you would like to receive your catalogue:

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(Available approx. 14 days prior to the auction date)

☐

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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

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 £995.00 (£829.17 + 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 £995.00 (£829.17 + 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, 49A Anchor Road, Aldridge WS9 8PT 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 £995.00 (£829.17 +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

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 £995.00 (£829.17 +VAT). plus Buyers Premium if applicable.

COMMON AUCTION CONDITIONS (EDITION 3)

REPRODUCED WITH THE CONSENT OF THE RICS

INTRODUCTION

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

GLOSSARY

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

AUCTION CONDUCT CONDITIONS

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

SALE CONDITIONS

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

IMPORTANT NOTICE

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

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

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

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

GLOSSARY

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

Wherever it makes sense:

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

Actual completion date

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

Addendum

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

Agreed completion date

Subject to condition G9.3:

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

Approved financial institution

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

Arrears

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

Arrears schedule

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

Auction

The auction advertised in the catalogue.

Auction conduct conditions

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

Auctioneers

The auctioneers at the auction.

Business day

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

Buyer

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

Catalogue

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

Completion

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

Condition

One of the auction conduct conditions or sales conditions.

Contract

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

Contract date

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

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

Documents

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

Financial charge

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

General conditions

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

Interest rate

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

Lot

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

Old arrears

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

Particulars

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

Practitioner

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

Price

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

Ready to complete

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

Sale conditions

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

Sale memorandum

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

Seller

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

Special conditions

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

Tenancies

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

Tenancy schedule

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

Transfer

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

TUPE

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

VAT

Value Added Tax or other tax of a similar nature.

VAT option

An option to tax.

We (and us and our)

The auctioneers.

You (and your)

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

AUCTION CONDUCT CONDITIONS

A1 INTRODUCTION

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

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

A2 OUR ROLE

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

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

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

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

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

A3 BIDDING AND RESERVE PRICES

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

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

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

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

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

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

A4 THE PARTICULARS AND OTHER INFORMATION

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

COMMON AUCTION CONDITIONS (EDITION 3)

REPRODUCED WITH THE CONSENT OF THE RICS

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

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

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

A5 THE CONTRACT

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

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

A5.3 **You** must before leaving the **auction**:

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

A5.4 If **you** do not **we** may either:

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

A5.5 **The deposit**:

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

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

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

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

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

A6 EXTRA AUCTION CONDUCT CONDITIONS

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

GENERAL CONDITIONS OF SALE

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

G1. THE LOT

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

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

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

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

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

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

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

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

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

G1.9 The **buyer** buys with full knowledge of:

- (a) the **documents**, whether or not the **buyer** has read them; and
- (b) the physical condition of the **lot** and what could reasonably be discovered on inspection of it, whether or not the **buyer** has inspected it.

G1.10 The **buyer** is not to rely on the information contained in the **particulars** but may rely on the **seller's** conveyancer's written replies to preliminary enquiries to the extent stated in those replies.

G2. DEPOSIT

G2.1 The amount of the deposit is the greater of:

- (a) any minimum deposit stated in the **auction conduct conditions** (or the total **price**, if this is less than that minimum); and
- (b) 10% of the **price** (exclusive of any **VAT** on the **price**).

G2.2 The deposit

- (a) must be paid in pounds sterling by cheque or banker's draft drawn on an **approved financial institution** (or by any other means of payment that the **auctioneers** may accept); and
- (b) is to be held as stakeholder unless the **auction conduct conditions** provide that it is to be held as agent for the **seller**.

G2.3 Where the **auctioneers** hold the deposit as stakeholder they are authorised to release it (and interest on it if applicable) to the **seller** on **completion** or, if **completion** does not take place, to the person entitled to it under the **sale conditions**.

G2.4 If a cheque for all or part of the deposit is not cleared on first presentation the **seller** may treat

the **contract** as at an end and bring a claim against the **buyer** for breach of contract.

G2.5 Interest earned on the deposit belongs to the **seller** unless the **sale conditions** provide otherwise.

G3. BETWEEN CONTRACT AND COMPLETION

G3.1 Unless the **special conditions** state otherwise, the **seller** is to insure the **lot** from and including the **contract date** to **completion** and:

- (a) produce to the **buyer** on request all relevant insurance details;
 - (b) pay the premiums when due;
 - (c) if the **buyer** so requests, and pays any additional premium, use reasonable endeavours to increase the sum insured or make other changes to the policy;
 - (d) at the request of the **buyer** use reasonable endeavours to have the **buyer's** interest noted on the policy if it does not cover a contracting purchaser;
 - (e) unless otherwise agreed, cancel the insurance at **completion**, apply for a refund of premium and (subject to the rights of any tenant or other third party) pay that refund to the **buyer**; and
 - (f) (subject to the rights of any tenant or other third party) hold on trust for the **buyer** any insurance payments that the **seller** receives in respect of loss or damage arising after the **contract date** or assign to the **buyer** the benefit of any claim;
- and the **buyer** must on **completion** reimburse to the **seller** the cost of that insurance (to the extent not already paid by the **buyer** or a tenant or other third party) for the period from and including the **contract date** to **completion**.

G3.2 No damage to or destruction of the **lot** nor any deterioration in its condition, however caused, entitles the **buyer** to any reduction in **price**, or to delay **completion**, or to refuse to complete.

G3.3 Section 47 of the Law of Property Act 1925 does not apply.

G3.4 Unless the **buyer** is already lawfully in occupation of the **lot** the **buyer** has no right to enter into occupation prior to **completion**.

G4. TITLE AND IDENTITY

G4.1 Unless **condition** G4.2 applies, the **buyer** accepts the title of the **seller** to the **lot** as at the **contract date** and may raise no requisition or objection except in relation to any matter that occurs after the **contract date**.

G4.2 If any of the **documents** is not made available before the **auction** the following provisions apply:

- (a) The **buyer** may raise no requisition 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**.

COMMON AUCTION CONDITIONS (EDITION 3)

REPRODUCED WITH THE CONSENT OF THE RICS

G7. NOTICE TO COMPLETE

G7.1 The seller or the buyer may on or after the agreed completion date but before completion give the other notice to complete within ten business days (excluding the date on which the notice is given) making time of the essence.

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

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

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

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

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

G8. IF THE CONTRACT IS BROUGHT TO AN END

If the contract is lawfully brought to an end:

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

G9. LANDLORD'S LICENCE

G9.1 Where the lot is or includes leasehold land and licence to assign is required this condition G9 applies.

G9.2 The contract is conditional on that licence being obtained, by way of formal licence if that is what the landlord lawfully requires.

G9.3 The agreed completion date is not to be earlier than the date five business days after the seller has given notice to the buyer that licence has been obtained.

G9.4 The seller must:

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

G9.5 The buyer must:

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

G9.6 If within three months of the contract date (or such longer period as the seller and buyer agree) the licence has not been obtained the seller or the buyer may (if not then in breach of any obligation under this condition G9) by notice to the other terminate the contract at any time before licence is obtained. That termination is without prejudice to the claims of either seller or buyer for breach of this condition G9.

G10. INTEREST AND APPORTIONMENTS

G10.1 If the actual completion date is after the agreed completion date for any reason other than the seller's default the buyer must pay interest at the interest rate on the price (less any deposit paid) from the agreed completion date up to and including the actual completion date.

G10.2 Subject to condition G11 the seller is not obliged to apportion or account for any sum at completion unless the seller has received that sum in cleared funds. The seller must pay to the buyer after completion any sum to which the buyer is entitled that the seller subsequently receives in cleared funds.

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

- (a) the buyer is liable to pay interest; and
 - (b) the seller has given notice to the buyer at any time up to completion requiring apportionment on the date from which interest becomes payable by the buyer;
- in which event income and outgoings are to be apportioned on the date from which interest becomes payable by the buyer.

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

- (a) the seller receives income and is liable for outgoings for the whole of the day on which apportionment is to be made;
- (b) annual income and expenditure accrues at an equal daily rate assuming 365 days in a year, and income and expenditure relating to some other period accrues at an equal daily rate during the period to which it relates; and
- (c) where the amount to be apportioned is not known at completion apportionment is to be made by reference to a reasonable estimate and further payment is to be made by seller or buyer as appropriate within five business days of the date when the amount is known.

G11. ARREARS

Part 1 Current rent

G11.1 "Current rent" means, in respect of each of the tenancies subject to which the lot is sold, the instalment of rent and other sums payable by the tenant in advance on the most recent rent payment date on or within four months preceding completion.

G11.2 If on completion there are any arrears of current rent the buyer must pay them, whether or not details of those arrears are given in the special conditions.

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

Part 2 Buyer to pay for arrears

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

G11.5 The buyer is on completion to pay, in addition to any other money then due, an amount equal to all arrears of which details are set out in the special conditions.

G11.6 If those arrears are not old arrears the seller is to assign to the buyer all rights that the seller has to recover those arrears.

Part 3 Buyer not to pay for arrears

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

- (a) so state; or
- (b) give no details of any arrears.

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

- (a) try to collect them in the ordinary course of management but need not take legal proceedings or forfeit the tenancy;
- (b) pay them to the seller within five business days of receipt in cleared funds (plus interest at the interest rate calculated on a daily basis for each subsequent day's delay in payment);
- (c) on request, at the cost of the seller, assign to the seller or as the seller may direct the right to demand and sue for old arrears, such assignment to be in such form as the seller's conveyancer may reasonably require;
- (d) if reasonably required, allow the seller's conveyancer to have on loan the counterpart of any tenancy against an undertaking to hold it to the buyer's order;

(e) not without the consent of the seller release any tenant or surety from liability to pay arrears or accept a surrender of or forfeit any tenancy under which arrears are due; and

(f) if the buyer disposes of the lot prior to recovery of all arrears obtain from the buyer's successor in title a covenant in favour of the seller in similar form to part 3 of this condition G11.

G11.9 Where the seller has the right to recover arrears it must not without the buyer's written consent bring insolvency proceedings against a tenant or seek the removal of goods from the lot.

G12. MANAGEMENT

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

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

G12.3 The seller must consult the buyer on all management issues that would affect the buyer after completion (such as, but not limited to, an application for licence; a rent review; a variation, surrender, agreement to surrender or proposed forfeiture of a tenancy; or a new tenancy or agreement to grant a new tenancy) and:

(a) the seller must comply with the buyer's reasonable requirements unless to do so would (but for the indemnity in paragraph (c)) expose the seller to a liability that the seller would not otherwise have, in which case the seller may act reasonably in such a way as to avoid that liability;

(b) if the seller gives the buyer notice of the seller's intended act and the buyer does not object within five business days giving reasons for the objection the seller may act as the seller intends; and

(c) the buyer is to indemnify the seller against all loss or liability the seller incurs through acting as the buyer requires, or by reason of delay caused by the buyer.

G13. RENT DEPOSITS

G13.1 This condition G13 applies where the seller is holding or otherwise entitled to money by way of rent deposit in respect of a tenancy. In this condition G13 "rent deposit deed" means the deed or other document under which the rent deposit is held.

G13.2 If the rent deposit is not assignable the seller must on completion hold the rent deposit on trust for the buyer and, subject to the terms of the rent deposit deed, comply at the cost of the buyer with the buyer's lawful instructions.

G13.3 Otherwise the seller must on completion pay and assign its interest in the rent deposit to the buyer under an assignment in which the buyer covenants with the seller to:

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

G14. VAT

G14.1 Where a sale condition requires money to be paid or other consideration to be given, the payer must also pay any VAT that is chargeable on that money or consideration, but only if given a valid VAT invoice.

G14.2 Where the special conditions state that no VAT option has been made the seller confirms that none has been made by it or by any company in the same VAT group nor will be prior to completion.

G15. TRANSFER AS A GOING CONCERN

G15.1 Where the special conditions so state:

- (a) the seller and the buyer intend, and will take all practicable steps (short of an appeal) to procure, that the sale is treated as a transfer of a going concern; and
- (b) this condition G15 applies.

G15.2 The seller confirms that the seller

- (a) is registered for VAT, either in the seller's name or as a member of the same VAT group; and
- (b) has (unless the sale is a standard-rated supply) made in relation to the lot a VAT option that remains valid and will not be revoked before completion.

G15.3 The buyer confirms that:

- (a) it is registered for VAT, either in the buyer's name or as a member of a VAT group;
- (b) it has made, or will make before completion, a VAT option in relation to the lot and will not revoke it before or within three months after completion;
- (c) article 5(2B) of the Value Added Tax (Special Provisions) Order 1995 does not apply to it; and
- (d) it is not buying the lot as a nominee for another person.

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

- (a) of the buyer's VAT registration;
- (b) that the buyer has made a VAT option; and
- (c) that the VAT option has been notified in writing to HM Revenue and Customs; and if it does not produce the relevant evidence at least two business days before the agreed completion date, condition G14.1 applies at completion.

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

- (a) retain and manage the lot for the buyer's own benefit as a continuing business as a going concern subject to and with the benefit of the tenancies; and
- (b) collect the rents payable under the tenancies and charge VAT on them

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

- (a) the seller's conveyancer is to notify the buyer's conveyancer of that finding and provide a VAT invoice in respect of the sale of the lot;
- (b) the buyer must within five business days of receipt of the VAT invoice pay to the seller the VAT due; and
- (c) if VAT is payable because the buyer has not complied with this condition G15, the buyer must pay and indemnify the seller against all costs, interest, penalties or surcharges that the seller incurs as a result.

G16. CAPITAL ALLOWANCES

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

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

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

G16.4 The seller and buyer agree:

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

G17. MAINTENANCE AGREEMENTS

G17.1 The seller agrees to use reasonable endeavours to transfer to the buyer, at the buyer's cost, the benefit of the maintenance agreements specified in the special conditions.

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

COMMON AUCTION CONDITIONS (EDITION 3)

REPRODUCED WITH THE CONSENT OF THE RICS

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
4th February 2020

Birmingham
20th February 2020

Staffordshire
17th March 2020

Birmingham
2nd April 2020

Staffordshire
28th April 2020

Birmingham
4th June 2020

Staffordshire
9th June 2020

Staffordshire
21st July 2020

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13th August 2020

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8th September 2020

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