



AUCTIONS

— GRAHAM PENNY —

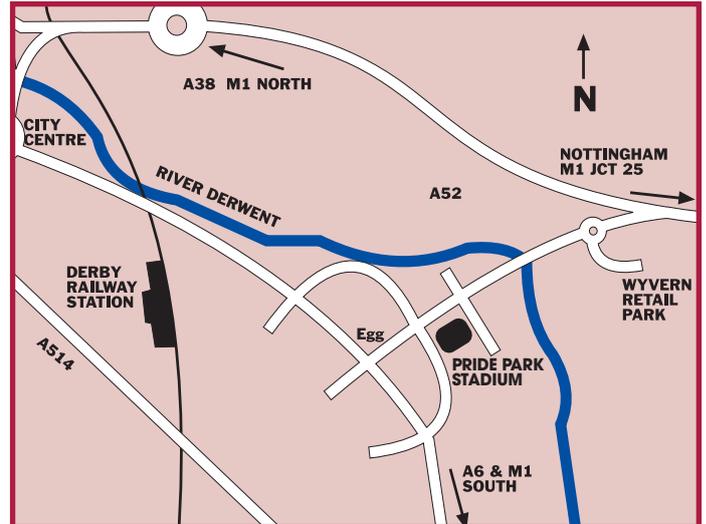
DERBY AUCTION

Thursday **26th July** 2018 at **11.30am**
The Pedigree Suite, Pride Park Stadium
Derby DE24 8XL

01332 242 880

www.sdlauctions.co.uk

AUCTION VENUE



Thursday 26th July 2018

(Registration desk opens at 10.30am) Commencing 11.30am

The Pedigree Suite, Pride Park Stadium,
Pride Park, Derby DE24 8XL

Call the team on **01332 242880**
for further information

UPCOMING AUCTIONS

SDL AUCTIONS

— GRAHAM PENNY —

Leicester auction: Thursday 9th August 2018

Venue: Leicester City F.C, King Power Stadium, Filbert Way, Leicester LE2 7FL

SDL AUCTIONS

— GRAHAM PENNY —

Nottingham auction: Tuesday 4th September 2018

Venue: Nottingham Racecourse, Colwick Park, Nottingham NG2 4BE

SDL AUCTIONS

— BIGWOOD —

Birmingham auction: Thursday 6th September 2018

Venue: Aston Villa FC, Villa Park Stadium, Birmingham B6 6HE

SDL AUCTIONS

— CHESHIRE &
NORTH WALES —

Cheshire & North Wales auction: Tuesday 11th September 2018

Venue: Chester Racecourse, New Crane Street, Chester CH1 2LY

SDL AUCTIONS

— NORTH WEST —

North West auction: Wednesday 12th September 2018

Venue: AJ Bell Stadium, 1 Stadium Way, Salford, Manchester M30 7EY

MESSAGE FROM THE AUCTIONEER

Andrew Parker

Managing Director & Auctioneer at
SDL Auctions Graham Penny



Welcome to our July Derby auction catalogue

It's time for our fourth Derby auction of the year at Pride Park Stadium. Our catalogue this month is filled with 66 residential and commercial properties going under the hammer on Thursday 26th July.

On offer for our bidders in the auction room are several tenanted houses ideal for landlords, vacant residential properties ready for refurbishment and resale or owner occupation, plus we have a selection of commercial investments and land/building plots.

Kicking off the auction is **14 Ellesmere Avenue in Wilmorton (LOT 1)** a two bedroomed semi-detached house in need of refurbishment and with potential for extension (STPC). The *guide price is £45,000+ (plus fees).

A perfect fixer-upper lot is **156 Blenheim Drive in Allestree (LOT 22)** which has planning permission for an extension to provide four bedroomed accommodation along with further ground floor living space. The guide price is £185,000+ (plus fees).

The Old School House in Kirk Hallam (LOT 26) is a former Victorian School House which has been converted to a very high standard into two bedroomed accommodation. The guide price is £175,000+ (plus fees).

Another star property is **Millbank in Findern Village (LOT 60)**.

With a guide price of £250,000+ (plus fees), this charming three double bedroomed Edwardian detached property offers potential for extension or redevelopment subject to the usual planning consents.

If you're looking to move to the seaside then take a look at **2 Cannings Chalets in Chapel St. Leonards (LOT 28)**. This two bedroomed detached chalet is in need of improvement and some upgrading and has a guide price of £68,000+ (plus fees).

If you're interested in any of the lots in this catalogue, please visit our website to download the legal packs and view further property details. If you're not able to make it to the auction room on Thursday 26th July then you can submit a Proxy, Telephone and Online Bidding Form – found on page 57 of this catalogue – or you can watch the auction live from our website.

We're already inviting entries to our next Derby auction on Thursday 13th September, so if you'd like to arrange a free no obligation appraisal see our team in the auction room or call us on 01332 242 880.

We have some exciting auctions coming up over the rest of the summer across all our auction locations as well as hundreds of online auction lots on our website – www.sdlauctions.co.uk – being offered via our online auctions. Check out our back cover for all our auction dates.

COMMERCIAL PROPERTY MESSAGE



Nick Trow

Commercial Auction Valuer at
SDL Auctions Graham Penny

Once again we have several commercial lots going under the hammer in our Derby auction with two stand-out lots in prime locations in particular I'd like to highlight.

In Derby city centre is **59 Wardwick (LOT 8)**, a substantial and very attractive, freehold property sold with the benefit of vacant possession and a guide price of £125,000+ (plus fees).

Located on the busy South Parade in Matlock Bath is **Princess Victoria (LOT 24)**, a mixed commercial/residential investment property currently part let, part vacant with public house and two separate flats above currently producing an income of £21,600 per annum (10%+ yield). The guide price is £215,000+ (plus fees).

We also have two retail investments of interest. At **6 Victoria Square in Ashbourne (LOT 23)** is a former butchers shop with a three bedroomed flat above. Requiring full refurbishment, this lot has a *guide price of £160,000+ (plus fees). Another lot which has been recently refurbished is **30 Grosvenor Road in Ripley (LOT 58)**, a lock up sales shop with a guide price of £81,000+ (plus fees).

If you have a commercial property which you're looking to sell, please do not hesitate to contact me on 01332 242 880. I'd be happy to meet you and carry out a free auction appraisal on your behalf.

MEET THE SDL AUCTIONS TEAM

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IMPORTANT NOTICES TO BE READ BY ALL BIDDERS

BUYING AT AUCTION

1. This catalogue contains details about properties being sold at auction. Those details are subject to change up to and including the day of the auction. Please check our website regularly at: www.sdlauctions.co.uk and look out for any additional materials available on the day of the auction, in order to stay fully informed with the up to date information.
2. Prospective purchasers are advised that sales are subject to (a) the Common Auction Conditions of Sale printed in the catalogue; (b) Special Conditions of Sale which are available for inspection at the office of the Vendors Solicitors, the office of the Auctioneers, in the auction room and online from our website; (c) any addendums or alterations made available for inspection; (d) any late amendments distributed in the room or made by the auctioneers from the rostrum.
- 2A. Prospective purchasers should always check the addendum sheet on the day of the sale to see if there are any alterations or amendments to the particulars or special conditions on the property that they are interested in bidding for. The catalogue has been prepared on the basis of information provided. In some cases, for whatever reason, verification has not been possible prior to printing. Consequently amendments may be made and the purchaser deemed to have full knowledge of them.
3. Prospective purchasers shall be deemed to have inspected the relevant property and made all usual and necessary searches and enquiries with all relevant authorities and other bodies. It is advisable to arrange for a survey of the property prior to the auction.
4. As soon as the Auctioneer's gavel falls on a bid, the successful bidder is under a binding contract to purchase the relevant property. The purchaser is immediately at risk in relation to the property and should therefore have confirmed bank or building society finance arranged (if required) and will also be deemed to have made prior arrangements for any insurance cover that is required. (See footnote).
- 4A. Each bidder will be deemed to be personally liable on making an accepted bid even though he/she purports to act as an agent for the principal purchaser or purports to sign the Memorandum of Sale in a respective capacity.
5. On the fall of the gavel, the successful bidder must immediately present to the Auctioneers Clerk his name and address and if appropriate, the name and address of the person or company on whose behalf he has been bidding. All successful bidders are required to sign and exchange unconditional contracts, or a reservation contract if applicable, with the Auctioneers prior to leaving the room and pay to the Auctioneers a deposit of 10% (or 5% for an unconditional reservation fee sale) of the purchase price (subject to a minimum of £5,000) with completion on or before 20 business days unless an alternative date has been specified for a given property within the Contract and/or within our Vendor's Special Conditions of Sale. All properties must have deposits paid by Bank/Building Society Draft or Visa debit card. Please contact the relevant auction office for advice about acceptable payments. In default of any of the above, the Auctioneer shall be entitled as Agent for the Vendor, to treat the failure or default as a repudiation and rescind the Contract. Thereafter the Auctioneer shall be entitled to re-submit the property for sale and if a successful bidder does not pay a deposit and/or complete the memorandum, the Vendor reserves the right to claim any loss he suffers as a result.
6. All purchasers whether buying prior, during or post Auction are required to pay a buyers administration fee of £1074 inc VAT (unless stated otherwise), this fee is to be added to the deposit, irrespective what costs may be included within the Contract or Special Conditions. A buyers administration fee does not apply where a reservation fee is payable. The reservation fee will be 4.8% inc VAT or 4.2% inc VAT in London of the purchase price, subject to a minimum of £6,000 inc VAT, unless stated otherwise. The reservation fee does not contribute towards the purchase price.

7. If a successful purchaser wishes to remain in the sale room and bid for later lots before transferring to the contracts area, he/she shall be required to surrender to the Auctioneer clerk one form of identity for retention by the auctioneers until such time as the memorandum of sale is completed.
8. The Vendor has a right to sell before auction or withdraw the lot and neither the Auctioneer nor the Vendor is responsible for any abortive costs, loss or damages of a prospective purchaser. Information as to pre-sale or withdrawal of a lot can be obtained from enquiry of the Auctioneers at any time prior to the auction but valid only up to the time of enquiry.
9. Prospective purchasers are strongly advised to check these particulars as to measurements, areas and all other matters to which the properties are expressed to be subject or have the benefit of and in respect of any contents, fixtures and fittings expressed to be included in the sale by making an inspection of the property and all the necessary enquiries with SDL Auctions, the Vendor, the Vendor's professional advisors and all other appropriate authorities. All measurements and areas referred to in these particulars are approximate only.
10. The dimensions and/or areas shown in this catalogue are intended to be accurate to within + 5% of the figure shown. If greater accuracy is required we advise intending purchasers to carry out check measuring.
11. All location plans published in the particulars of sale are copyright and are to enable prospective purchasers to locate the property only. The plans are photographically reproduced and therefore not to scale and are not intended to depict the interest to be sold but are for identification purposes only. The boundary lines and numbers on the photographs are again only to enable prospective purchasers to locate the property and are not intended to depict the interest to be sold. Purchasers are advised to view the special conditions in respect of the precise interest to be conveyed.
12. Any guide prices issued or any estimates or values mentioned in negotiations or discussion with the Auctioneers or any of their representatives cannot be relied upon by a prospective purchaser as representing professional valuations for any purpose in accordance with the requirements or guidance notes of relevant professional bodies or other authorities. In all respects prospective purchasers are deemed to have relied upon their own knowledge or the advice of their own professional or other advisors.
13. Inspection of investment properties is by courtesy of the tenant. Inspection of properties with vacant possession only by arrangement with the Auctioneers. Interested parties should refer to the viewing schedule in the front of the catalogue or alternatively contact the Auctioneers.
14. Purchasers should be aware that they will not be entitled to the keys or access to the property (except by special arrangement) until completion date of the sale.
15. The Auctioneers announcements at the commencement of the sale are an important part of the proceedings. Thereafter the Auction will proceed without delay and the Auctioneer will not describe the properties in detail nor read out the special conditions or amendments.
16. The services, kitchen and sanitary ware, electrical appliances and fittings, plumbing and heating installations (if any) have NOT been tested by the Selling Agents. Prospective purchasers should therefore undertake their own investigations/survey to clarify the suitability of such services to meet their particular requirements.
17. We are advised by the Vendor, where appropriate, that an EPC (Energy Performance Certificate) has been commissioned and will be available within the legal pack.
18. The plans provided in this catalogue are for identification purposes only and their accuracy is not guaranteed. All Ordnance Survey maps are reproduced with the sanction of the Controller of HM Stationery Office (Crown Copyright Reserved Licence No. LIGO183).
19. If the purchaser wishes to complete earlier than

the proposed completion date (granted prior agreement with the Vendor), then we strongly recommend that the deposit is paid by cleared funds e.g. Banker's Draft, Building Society Draft or Debit Card. The purchaser must notify the Auctioneer as early as possible of their intention to complete early in order that arrangements can be made to transfer the deposit monies held. The Auctioneers also reserve the right to pass on any charges levied from the bank to the purchaser for early transfer of monies.

20. Offers – We will not forward any offer to our Vendors, unless the offer is above the guide price and prospective purchasers have viewed the property (where applicable) and have perused the legal pack.

PROPERTY INSURANCE

Once the hammer falls at a Property Auction the purchaser becomes liable for the insurance of the property he has bought.

DEFINITION OF GUIDE PRICES

The guide price is an indication of the seller's reserve price and is given to assist prospective purchasers. It is usual, but not always the case, that a provisional reserve is agreed between the seller and the auctioneer at the start of marketing. The guide price can be adjusted by the seller at any time up to the day of the auction in light of the interest shown during the marketing period. The guide price can be shown in the form of a minimum and maximum price range within which an acceptable sale price (reserve) would fall, or as a single price figure within 10% of which the minimum acceptable price (reserve) would fall. Please note the reserve price will not exceed the top end of the guide price but the actual sale price can exceed the guide price. On occasions the sale price does exceed the guide price significantly.

AUCTION FEES

The purchase of any property may include associated fees not listed here. Any additional fees will be confirmed in the legal pack which can be downloaded from our website, www.sdlauctions.co.uk or to find out more about any additional fees associated with any property please call SDL Auctions on 01332 242 880. Stamp Duty, Land Tax or Land and Buildings Transaction Tax may also apply in some circumstances. These costs will not be confirmed in the legal pack, it is up to the bidder to make their own enquiries via www.gov.uk/stamp-duty-land-tax or www.revenue.scot/land-buildings-transaction-tax.

DEFINITION OF RESERVE PRICE

The reserve price is the seller's minimum acceptable price at auction and the figure below which the auctioneer cannot sell. The reserve price is not disclosed and remains confidential between the seller and the auctioneer.

CONDITION OF SALE

The Lots will, unless previously withdrawn, be sold subject to the Special and General Conditions of Sale which have been settled by the Vendors' Solicitors. These Conditions can usually be inspected during the usual office hours at the offices of the Vendor's Solicitors mentioned in these particulars during the five days (exclusive of Saturday and Sunday), immediately before and exclusive of the day of the Sale. Most auction packs may be viewed online, visit www.sdlauctions.co.uk The Conditions may also be inspected in the Sale Room at the time of the Sale, but they will NOT then be read. The Purchaser shall be deemed to bid on those terms, whether he shall have inspected the Conditions or not.

PROPERTY MISREPRESENTATION

The Agents for themselves and for the Vendors of these Lots, whose Agents they are, give notice that: These Particulars do not constitute any part of an offer, or a contract. All the statements contained in these particulars as to the Lots are made without responsibility and are not to be relied on as statements or representations of fact and they do not make or give any representations or warranty whatsoever in relation to these Lots. Any intending Purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these Particulars.

FREQUENTLY ASKED QUESTIONS

- Q. What order will the lots be offered in?
A. The Lots are offered as listed in the catalogue (Yes we are asked this question frequently!)
- Q. Can I view the properties before the Auction?
A. Yes, please contact the office or book onto the set viewing appointments online at www.sdlauctions.co.uk.
- Q. What is a reserve price?
A. A reserve price is the price stipulated as the lowest acceptable by the vendor. This figure is confidential between the vendor and auctioneer.
- Q. Is the guide price the same as the reserve price?
A. No, not always. The guide is an indication given by the Auctioneer. Where the guide price is a bracket figure, the reserve cannot exceed the top end of the bracket price. If the guide price is a single figure, then the reserve can be up to 10% in excess of this.
- Q. How do I register to bid at the auction?
A. You must register on the day of the Auction at the auction venue, you will need 2 forms of original or certified identification (one photo and one proof of address) to register. To save you time on auction day, you can fill in the registration form within this catalogue and bring it with you on the day.
- Q. How long does it take to offer each lot?
A. Each lot varies; there is no set amount of time per lot although it is generally approximately 2-3 minutes per lot.
- Q. If I am a successful bidder how much deposit do I have to pay?
A. Normally 10% of the purchase price for an unconditional sale, however we do recommend checking the legal pack to confirm this as some lots vary. If the property is sold via the unconditional reservation fee method then a 5% deposit is payable. The deposits are subject to a minimum fee of £5,000.
- Q. How is the deposit payable?
A. Either by banker's draft (made payable to "SDL Auctions") or debit card.
- Q. How much should I make my bank draft for?
A. 10% of your maximum offer, if you purchase the property for less than your maximum offer, the full amount of monies will be used as your deposit i.e. more than 10% deposit paid and you will pay less on completion. If you purchase the property for slightly more than your intended maximum offer you can top your deposit up with a debit card.
- Q. If I am a successful purchaser when do I have to complete the purchase and pay the balance monies?
A. The normal completion period is 20 business days after the sale, although you should inspect the legal pack to confirm this as some lots vary.
- Q. How can I view the legal pack and contract before the auction?
A. These are available to view on our website and are uploaded as and when we receive them from the appointed solicitor. They can also be inspected on the day of the auction in the auction room.
- Q. If I am unable to attend the auction can I bid by proxy, telephone or internet?
A. Yes, a proxy, telephone or internet bidding form is available within the catalogue or on our website. This form must be completed and returned to the Auctioneers along with a bank draft or building society draft for the deposit and buyers fee at least 48 hours prior to the Auction Sale for telephone and internet bids and 24 hours for proxy bids.
- Q. If I am unable to attend the Auction, can someone bid on my behalf?
A. Yes, however they must bring with them 2 forms of original identification for you and for themselves, along with an authorisation letter from yourself. It must be noted that should you default, the bidder will be liable.
- Q. Can I make an offer prior to the Auction?
A. Yes, some vendors will consider selling prior to the auction but only on the condition that an unconditional contract is exchanged before the auction with a cleared funds deposit.
- Q. How can I make this offer?
A. Offers must be made in writing or by email to derby@sdlauctions.co.uk Verbal offers will not be accepted. Offers may not be acknowledged, but you will be contacted within 7 days if your offer is accepted.
- Q. Can I have the property surveyed before the auction?
A. Yes, your surveyor must contact us for access.
- Q. Do some lots not sell?
A. Yes, if a reserve price is not reached the lot will not sell. We continue to market most unsold properties after the auction so you may still purchase these lots, however all post-auction sales are under auction terms.
- Q. Are there any further costs to pay in addition to the sale price?
A. A buyers administration fee of £1074 inc VAT (see Important Notices in the catalogue) is payable on exchange to SDL Auctions if the lot is sold unconditionally. If a property is an unconditional reservation fee lot or conditional reservation fee lot then a reservation fee of 4.8% inc VAT or 4.2% inc VAT in London, (subject to a minimum fee of £6000 inc VAT) is payable (unless stated otherwise). The reservation fee does not contribute towards the purchase price. Any further additional costs, which are payable in addition to the purchase price will be included within the Special Conditions that are attached to the Contract. Therefore all prospective purchasers must inspect the legal packs and we strongly advise that all prospective purchasers request a legal representative to go through the pack for every lot that you may wish to bid on, in order to be made fully aware of any additional costs, if applicable.
- Q. Why is a reservation fee payable on some lots?
A. A buyers reservation fee is payable by the buyer where a seller has opted to sell with no fees. However, as a result, a lower reserve price is usually agreed. The reservation fee does not contribute toward the purchase price. A buyers administration fee is not payable on these lots.
- Q. If I do not complete the sale are there any penalties?
A. Yes, firstly you will lose your deposit and admin fee, furthermore the Vendor may sue you for the balance owed and any further losses caused.
- Q. Will I be able to get a mortgage on the property?
A. Not all properties are suitable for mortgage security and we strongly recommend that you arrange for an independent survey to be carried out if you require mortgage finance.
- Q. How do I know whether the details given in the catalogue change or a property is withdrawn or sold prior?
A. An addendum is available on our website (www.sdlauctions.co.uk) at all times and is updated regularly and is also available at the auction. Alternatively, you can register for our email alert service by emailing us on marketing@sdlauctions.co.uk It is essential that you see the addendum prior to bidding.
- Q. Can I go on the permanent mailing list to receive future auction catalogues?
A. Yes, contact us by telephone (01332 242 880) or by email (marketing@sdlauctions.co.uk)

PROOF OF IDENTITY & ADDRESS

All bidders and buyers must provide two forms of identification, one photographic and one proof of address in order to register and receive a bidding paddle.

**Original documents MUST be provided.
Photocopies are NOT acceptable.**

PHOTOGRAPHIC ID

- Current signed passport
- Current full UK/ EU driving licence*
- Resident Permit issued by the Home Office to EU Nationals
- Inland Revenue Tax Notification
- State Pension, Benefit Book or notification letter*

EVIDENCE OF ADDRESS

- Current full UK/ EU driving licence*
- Utility bill issued with the last 3 months
- Local Authority tax bill
- Bank, Building Society or Credit Union statement from a UK lender
- State Pension, Benefit Book or notification letter*

***These documents may be used as proof of identification or evidence of address but NOT both.**

WHAT ELSE DO I NEED TO BRING...

- **If I am bidding as an agent for the buyer?**
 - Written authority from the buyer stating they give you authority to bid on their behalf.
 - ID for the bidder and buyer
- **If there is more than one individual purchasing jointly?**
 - ID is required for each buyer.
- **If the provider of funds is different to the bidder or buyer?**
 - ID for the funds provider
 - ID for the bidder and buyer
- **If I am bidding for a Limited company or Limited Liability Partnership (LLP)?**
 - ID for the bidder
 - Certificate of incorporation
 - Proof of registered office address
- Full names of board of directors (unless company is listed on a regulated market)
- ID for shareholders holding more than 25% of share capital
- **If I am bidding for an unincorporated business or partnership?**
 - ID for the bidder
 - Written authority from the company that you have the authority to purchase on behalf of the company at the auction
 - Certificate of incorporation
- **If I am bidding for a Trust (or similar)?**
 - ID for the bidder
 - ID for each beneficial owner
 - ID relating to the settler of the trust
 - ID for each trustee

Sarah Barfield

Administrator at SDL Auctions Graham Penny Derby



I worked as a primary school teacher for ten years before I joined SDL Auctions Graham Penny. I fancied a bit of a change and to see what else was out there. A colleague recommended this role to me and it sounded like something I would be interested in. I have worked for SDL Auctions Graham Penny since March 2018 so I am still fairly new to the company, but I am thoroughly enjoying my role so far.



What is your business motto?

To meet and exceed customer expectations – delivering outstanding service and cultivating a feeling of mutual respect.

What is the best quality of SDL Auctions, and how is it different to other auction businesses?

At SDL Auctions we have a great work environment. Everyone gets on and makes an effort to help each other out. There is a real sense of teamwork within the office and everyone is very approachable.

What is office life like for you and your team?

Office life is very busy, but everyone is so supportive and we like to make office life enjoyable and fun. All of my colleagues are warm and welcoming which makes the working week go by so quickly! SDL Auctions is a great place to work.

What is your approach to work / life balance?

I think having a work/life balance is important. I find that if I work hard, I appreciate my free time much more. I like to leave work at work, so I can fully relax and switch off at home and enjoy my time with family and friends.

What is your approach to making contacts which are useful for the business?

Treating people how you expect to be treated and with the same respect whilst remembering everyone has a role to play. I think it is important to remember how much we can learn from others from all walks of life. Not everyone is the same and it is good to learn new things from new people.

Who has inspired you most in your business life, and why?

So far, it's been a combination of people. I've still got a lot to learn but I am certainly inspired by the success of others. People who show passion and enthusiasm for their work really inspire me and I think working hard really does pay off. I believe Thomas Edison was right when he suggested that success is 1% inspiration and 99% perspiration.

What is your proudest achievement in business?

Moving into the property auction business from a completely different career in teaching. I think change is good, as it allows you to learn a lot of new skills and meet people from different places.

What drives and motivates you?

Providing great customer service with a view to treating our customers as I would want to be treated. It's a great feeling knowing you have been able to help someone with a query or give someone advice on selling/buying a property by auction.

If you hadn't been an Auction Administrator, what would you do instead?

I really enjoy music and literature, so maybe something in those sectors. Perhaps a band tour manager or a publisher. I think I'd enjoy something creative and fun.

What time of day are you at your best, and why?

Usually mid-morning when I've had a cup of coffee (or two!).

Do you use Facebook, Twitter or other social media?

I haven't ever used any of these platforms personally.

If you could have a coffee with anyone, who would it be, and what would be your choice?

Gwen Stefani - she's lived such an interesting life and has travelled all over the world with her band. She's worked incredibly hard to get to where she is. I'd love to have an Irish coffee with her whilst having a nosey through her record collection!

How do you relax outside of work?

I like to do lots of things to relax outside of work. I enjoy spending time with my cats, Bunny and Liono. I also love going to gigs and watching live music performances. I like to go on road trips to explore new places and see new things. I also enjoy cooking. My favourite thing to cook is anything that involves lots of cheese!

ORDER OF SALE & *GUIDE PRICES

All guide prices are subject to additional non-optional fees, including the buyers administration fee. Please see Important Notices in the catalogue for a definition of Auction Fees.

LOT 1.	14 Ellesmere Avenue, Wilmorton, Derby	£45,000+	LOT 34.	Land adjacent Greenhill Tavern, Greenhill Lane, Riddings, Alfreton	£68,000+
LOT 2.	6 Byng Avenue, Derby	£45,000+	LOT 35.	Land at High Street, Clowne, Chesterfield	£5,000+
LOT 3.	15 Walpole Street, Derby	£45,000+	LOT 36.	Land r-o 269 Southwell Road West, Mansfield, Nottinghamshire	£60,000+
LOT 4.	28 Swinburne Street, Derby	£115,000+	LOT 37.	316 French Terrace, Langwith, Mansfield, Nottinghamshire	£100,000+
LOT 5.	30 Swinburne Street, Derby	£115,000+	LOT 38.	21 Galway Avenue, Bircotes, Doncaster, South Yorkshire	£69,000+
LOT 6.	Turncroft, Lucas Lane, Hilton, Derby	£125,000+	LOT 39.	190 Ferham Road, Rotherham	£111,000+
LOT 7.	12 Sycamore Close, Stretton, Alfreton	£87,000+	LOT 40.	192 Ferham Road, Rotherham	£78,000+
LOT 8.	59 Wardwick, Derby	£125,000+	LOT 41.	Land to rear of 190 Ferham Road, Rotherham	£40,000+
LOT 9.	80 Beech Avenue, Alvaston, Derby	£65,000+	LOT 42.	27-29 Waterloo Road, Blyth, Northumberland	£125,000+
LOT 10.	24 Brackens Avenue, Alvaston, Derby	£95,000+	LOT 43.	10 Little Street, Macclesfield, Cheshire	£95,000+
LOT 11.	56 Great Northern Road, Derby	£65,000+	LOT 44.	4 Norton Avenue, Bowburn, Durham, County Durham	£36,000+
LOT 12.	1 Cross Street, Derby	£90,000+	LOT 45.	13 Sneinton Boulevard, Sneinton, Nottinghamshire	£100,000+
LOT 13.	Apartment 10 Amber House, Railway Terrace, Derby	£44,000+	LOT 46.	41 Queens Road, Worksop	£38,000+
LOT 14.	Flat 2 Laburnum Court, 179 Horninglow Street, Burton on Trent, Staffordshire	£35,000+	LOT 47.	22 Whitby Crescent, Woodthorpe, Nottinghamshire	£155,000+
LOT 15.	78 Green Lane, Derby	£110,000+	LOT 48.	24 Lanchester Gardens, Worksop, Nottinghamshire	£20,000+
LOT 16.	Orion, Friary Street, Derby	£73,000+	LOT 49.	106 Portland Road, Hucknall, Nottinghamshire	£140,000
LOT 17.	12 Franchise Street, Derby	£75,000+	LOT 50.	108 Portland Road, Hucknall, Nottinghamshire	£140,000
LOT 18.	14 Franchise Street, Derby	£75,000+	LOT 51.	18 Pinxton Road, Kirkby in Ashfield, Nottinghamshire	£45,000+
LOT 19.	Building Plot adj 30 Cornwall Road, Derby	£29,000+	LOT 52.	18 Alfreton Road, Underwood, Nottingham, Nottinghamshire	£140,000+
LOT 20.	Land at New Road, Darley Abbey, Derby	£36,000+	LOT 53.	27 The Croft, South Normanton, Alfreton	£68,000+
LOT 21.	Ground Rent - The Old Bike Shop, The Bridge, Milford, Belper	£6,000+	LOT 54.	125 Tutbury Road, Burton on Trent, Staffordshire	£86,000+
LOT 22.	156 Blenheim Drive, Allestree, Derby	£185,000+	LOT 55.	34 Masefield Crescent, Horninglow, Burton on Trent, Staffordshire	£104,000+
LOT 23.	6 Victoria Square, Ashbourne	£160,000+	LOT 56.	Building Plot to the rear of, 16 Ashby Road, Burton on Trent, Staffordshire	£78,000+
LOT 24.	Princess Victoria, 174-176 South Parade, Matlock Bath, Matlock	£215,000+	LOT 57.	289 Handsworth Road, Handsworth, Sheffield	£63,000+
LOT 25.	2 Red Lion Square, Heanor	£63,000+	LOT 58.	30 Grosvenor Road, Ripley	£81,000+
LOT 25a.	The Gladstone Arms, Morton Road, Pilsley, Chesterfield,	£80,000+	LOT 59.	3 Belfield Road, Etwell	£135,000+
LOT 26.	The Old School House, Ladywood Road, Kirk Hallam, Ilkeston	£175,000+	LOT 60.	Millbank, 6 The Green, Findern Village, Derby	£250,000+
LOT 27.	Moneys Mill, Moneys Yard, Carre Street, Sleaford, Lincolnshire	£120,000+	LOT 61.	112 Hassock Lane South, Shipley, Heanor	£136,000+
LOT 28.	2 Cannings Chalets, off Sea Bank Road, Chapel St. Leonards, Skegness, Lincolnshire	£68,000+	LOT 62.	155 Main Road, Smalley, Ilkeston	£200,000+
LOT 29.	Cromford House, Bailey Brook Industrial Estate, Langley Mill, Nottinghamshire	£190,000+	LOT 63.	95 Swarkestone Drive, Littleover, Derby	£25,000+
LOT 30.	20 Corporation Street, Mansfield, Nottinghamshire	£54,000+	LOT 64.	21 Court Street, Woodville, Swadlincote	£55,000+
LOT 31.	189 Derby Road, Chesterfield	SOLD PRIOR	LOT 65.	Land at High Lane East, West Hallam	£270,000+
LOT 32.	Former Elm Tree Inn, 50 High Street, Clay Cross	£95,000+			
LOT 33.	Land adjacent to 21 Gordon Street, Workington, Cumbria	£39,000+			

UNCONDITIONAL & CONDITIONAL AUCTIONS EXPLAINED

U Unconditional

Upon the fall of the hammer the buyer shall...

- Be legally bound to buy the property
- Pay a 10% deposit, subject to a minimum of £5,000 (this will contribute towards the purchase price)
- Pay a buyers administration fee of £1074 including VAT (unless an alternative administration fee has been quoted in the important notices to bidders at the front of the catalogue)
- Please note additional charges may apply and these will be included in the special conditions of sale, which are available in the legal pack
- Exchange contracts on the fall of the hammer and sign the special conditions of sale held with the auctioneer or solicitor
- Complete the purchase within 28 days (unless an alternative date has been specified in the special conditions of sale)

Please note all lots in this catalogue are being sold subject to unconditional terms unless otherwise stated (and showing the UR or CR icon).

UR Unconditional Reservation Fee

Upon the fall of the hammer the buyer shall...

- Be legally bound to buy the property
- Pay a 5% deposit, subject to a minimum of £5,000 (this will contribute towards the purchase price)
- Pay a reservation fee of 4.8% including VAT or 4.2% including VAT in London, subject to a minimum of £6,000 including VAT. The reservation fee does not contribute towards the purchase price.
- Exchange contracts on the fall of the hammer and sign the special conditions of sale held with the auctioneer or solicitor
- Complete the purchase within 28 days (unless an alternative date has been specified in the special conditions of sale)

CR Conditional Reservation Fee

Upon the fall of the hammer the buyer shall...

- Pay a reservation fee of 4.8% including VAT or 4.2% including VAT in London, subject to a minimum of £6,000 including VAT. The reservation fee does not contribute towards the purchase price.
- Sign the reservation contract with the auctioneer
- Exchange contracts within 28 days
- Complete the purchase within an additional 28 days of the exchange (unless an alternative date has been specified in the reservation contract)

*The reservation fee represents a different set of charges to the regular auction lots. A reservation fee is payable by the buyer where a seller has opted to sell with no fees. However, as a result, a lower reserve price is usually agreed. The reservation fee does not contribute toward the purchase price.

Please ensure you understand the difference between conditional and unconditional auctions (and which type of auction you are bidding on), the associated costs and your legal obligation. If you are unsure or have any questions please contact one of our auction specialists or speak to a member of staff on the day before bidding.

Please note ALL fees and deposits are non-refundable

SDL AUCTIONS



— GRAHAM PENNY —

DEPOSITS

Important Information

All properties are subject to a 10% deposit* (subject to a £5000 minimum deposit) which is payable on the exchange of contracts.

Deposits can be paid by debit card or bankers draft.

There is also a buyers administration fee or reservation fee to pay on exchange. An explanation of additional fees can be found overleaf.

*Unless stated otherwise in the legal pack.

NO LONGER ACCEPTING CHEQUES

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As an extra safeguard to our
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accept any cheques.

To benefit all purchasers there will be
no card charges for payments made
by debit card.

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A GUIDE TO ADDITIONAL FEES

Important notice relating to fees, costs and charges payable by the buyer in addition to the purchase price

BUYERS ADMINISTRATION FEE

All buyers will be required to pay a Buyers Administration Fee of £1074 inc VAT (unless otherwise stated in the important notices or where a reservation fee is applicable) payable on each lot purchased whether purchasing prior, during or after the auction.

ADDITIONAL FEES, COSTS AND CHARGES

In addition to the purchase price, buyers may be required to pay additional fees, costs and charges. These may include, but are not limited to, Value Added Tax (VAT), Stamp Duty, ground rents, rent arrears/apportionment of rent, outstanding service charges, sellers search costs/disbursements, reimbursements of sellers solicitors, auctioneer costs or reservation fees. All prospective buyers are advised to inspect the legal documents including the contract and special conditions and seek their own independent legal advice as to the full cost of purchasing a specific property.

All bidders are assumed to have inspected the legal packs available on our website – www.sdlauctions.co.uk – and in the auction room prior to bidding and are fully aware of all terms and conditions including any fees, costs, charges, completion dates and other relevant matters which may be applicable, once they have successfully purchased the property.

FOR FURTHER INFORMATION

If you have any questions about a lot you would like to bid on, please contact the team on 01332 242 880 or email at derby@sdlauctions.co.uk

LOT 1

14 ELLESMERE AVENUE, WILMORTON, DERBY DE24 8WD

A TRADITIONALLY BUILT TWO BEDROOMED SEMI-DETACHED HOUSE IN NEED OF REFURBISHMENT OCCUPYING A SIZEABLE PLOT WITH POTENTIAL FOR AN EXTENSION (STPC).

PROPERTY DESCRIPTION:

The property occupies a popular location surrounded by similar style properties and is located just off the London A6 Road which provides easy access to the City centre. Excellent investment opportunity.

ACCOMMODATION:

Ground Floor: Side entrance hall, front sitting room, separate dining room, kitchen, garden room/lean-to.

First Floor: Landing, two bedrooms, bathroom.

Outside: Gardens to front and rear, car standing space and detached garage.

ENERGY EFFICIENCY RATING: Awaited

TENURE: Freehold

VACANT POSSESSION UPON COMPLETION

VIEWING:

Viewings can be booked online at www.sdlauctions.co.uk

***GUIDE PRICE £45,000+ (plus fees)**



LOT 2

6 BYNG AVENUE, DERBY DE23 8WF

A THREE BEDROOMED SEMI-DETACHED HOUSE IN NEED OF MINOR REFURBISHMENT, BEING WELL LOCATED FOR FORESTERS PARK AND ROLLS-ROYCE.

PROPERTY DESCRIPTION:

UPVC double glazed and gas centrally heated living accommodation situated towards the end of a cul-de-sac in an established and convenient location. Excellent investment opportunity.

ACCOMMODATION:

Ground Floor: Entrance hall, front sitting room, kitchen diner, family bathroom.

First Floor: Landing, three bedrooms.

Outside: Deep fore garden and enclosed rear garden enjoying a southerly aspect.

ENERGY EFFICIENCY RATING: Awaited

TENURE: Freehold. **VACANT POSSESSION UPON COMPLETION**

***GUIDE PRICE £45,000+ (plus fees)**



If you can't make the auction room, you can bid on the telephone, by proxy or online.

See the form at the back of this catalogue.

LOT 3

15 WALPOLE STREET, DERBY DE21 6DP

A TRADITIONALLY BUILT THREE BEDROOMED SEMI-DETACHED HOUSE IN NEED OF IMPROVEMENT AND UPGRADING.

PROPERTY DESCRIPTION:

The property is uPVC double glazed and enjoys a popular location situated within easy reach of the A52, Derby City centre and Chaddesden village centre. Excellent investment opportunity.

ACCOMMODATION:

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

First Floor: Landing, three bedrooms, bathroom.

Outside: Concrete patterned driveway to front and side providing off road parking and leading to a detached garage/workshop. Enclosed garden to the rear.

ENERGY EFFICIENCY RATING: Awaited

TENURE: Freehold. **VACANT POSSESSION UPON COMPLETION**

VIEWING:

***GUIDE PRICE £45,000+ (plus fees)**



LOT 4

28 SWINBURNE STREET, DERBY DE1 2HJ

AN ATTRACTIVE PERIOD SEMI-DETACHED PROPERTY CONVERTED INTO FOUR SELF-CONTAINED FLATS AND A GARDEN FLAT, IN NEED OF UPGRADING AND IMPROVEMENT.

PROPERTY DESCRIPTION:

The property is well placed for the City centre and when refurbished will surely produce a high yield income attracting investors and landlords.

ACCOMMODATION:

Basement (former cellar): Two rooms.

Ground Floor: One bedroomed self-contained flat

Outside: Garden Flat - the auctioneers have not inspected but believe to comprise a one bedroomed flat.

First Floor: 1 x two bedroomed self-contained flat and 1 x one bedroomed self-contained flat.

Second Floor: One bedroomed self-contained flat.

ENERGY EFFICIENCY RATING: Flat 1-F; Flat 2-D; Flat 3-E; Flat 4-E; Flat 5-F

TENURE: Freehold. **VACANT POSSESSION UPON COMPLETION**

VIEWING:

Viewings can be booked online at www.sdlauctions.co.uk

***GUIDE PRICE £115,000+ (plus fees)**



LOT 5

30 SWINBURNE STREET, DERBY DE1 2HJ

AN ATTRACTIVE SEMI-DETACHED PROPERTY CONVERTED INTO FIVE SELF-CONTAINED FLATS WITH ACCOMMODATION IN NEED OF UPGRADING AND IMPROVEMENT.

PROPERTY DESCRIPTION:

The property is well placed for the City centre and Intu shopping centre and when works are complete will surely produce a high yield income attracting investors and landlords.

ACCOMMODATION:

Ground Floor: 2 x one bedroomed self-contained flats.

First Floor: 1 x two bedroomed self-contained flat and 1 x one bedroomed self-contained flat.

Second Floor: 1 x one bedroomed self-contained flat.

ENERGY EFFICIENCY RATING: Flat 1-E; Flat 2-D; Flat 3-C; Flat 4-F; Flat 5-E

TENURE: Freehold. **PART LET/PART VACANT**

VIEWING:

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LOT 6

TURNCROFT, LUCAS LANE, HILTON, DERBYSHIRE DE65 5FL

A TRADITIONALLY BUILT TWO DOUBLE BEDROOMED SEMI-DETACHED HOUSE SITTING ON A DEEP PLOT EXTENDING TO 0.15 ACRES OFFERING THE POTENTIAL FOR A SEPARATE BUILDING PLOT (STPC).

PROPERTY DESCRIPTION:

The property has the benefit of sealed unit uPVC double glazing and is situated in the popular south Derbyshire village of Hilton which boasts a local primary school and the noted John Port School secondary school catchment. Well positioned for A50 trunk road and Toyota.

ACCOMMODATION:

Ground Floor: Entrance hall, dining room, full width rear sitting room, kitchen, guest cloakroom.

First Floor: Landing, two double bedrooms, walk in cloaks room and shower room.

Outside: Garden to front with driveway providing off road parking. Good sized enclosed rear garden enjoying a south-westerly aspect and large garden shed.

ENERGY EFFICIENCY RATING: G

TENURE: Freehold. **VACANT POSSESSION UPON COMPLETION**

VIEWING:

Viewings can be booked online at www.sdlauctions.co.uk

***GUIDE PRICE £125,000+ (plus fees)**



LOT 7

12 SYCAMORE CLOSE, STRETTON, ALFRETON, DERBYSHIRE DE55 6GQ

AN EXCELLENT OPPORTUNITY FOR A SMALL BUILDER/DEVELOPER TO ACQUIRE AN EXTENDED AND UNFINISHED THREE BEDROOMED DETACHED HOUSE BACKING ONTO DELIGHTFUL OPEN COUNTRYSIDE.

PROPERTY DESCRIPTION:

The family home has been extended to provide versatile living accommodation benefitting from double glazing and gas central heating. The pleasant semi-rural village of Stretton is ideally positioned for Alfreton, Chesterfield, A38 and M1 motorway.

ACCOMMODATION:

Ground Floor: Entrance hall, front sitting room, dining room, extended garden room, breakfast kitchen room, utility room, inner lobby, wet room/guest cloakroom, rear sitting room/potential guest bedroom.

Note: The inner lobby with wet room and rear sitting room form part of the unfinished garage conversion.

First Floor: Landing, three bedrooms, bathroom.

Outside: Driveway providing off road parking. Enclosed garden to the rear backing onto open countryside.

ENERGY EFFICIENCY RATING: D

TENURE: Freehold. **VACANT POSSESSION ON COMPLETION**

VIEWING:

Viewings can be booked online at www.sdlauctions.co.uk

***GUIDE PRICE £87,000+ (plus fees)**



LOT 8

59 WARDWICK, DERBY DE1 1HJ

A SUBSTANTIAL AND VERY ATTRACTIVE, FREEHOLD PROPERTY OCCUPYING A MUCH SOUGHT AFTER AND RARELY AVAILABLE LOCATION IN THE HEART OF DERBY CITY CENTRE.

PROPERTY DESCRIPTION:

The accommodation extends to approximately 2,222 sq.ft (206 sq.m) and is spread across a ground floor, basement and two upper floors.

The ground floor is currently vacant with an A1 use class but with good potential for a wide variety of alternative uses (stpc). The vacant upper floors are ideally suited to residential conversion into a number of units (stpc).

The property has the benefit of separate side access to the rear with courtyard garden area.

ENERGY EFFICIENCY RATING: F

TENURE: Freehold

VACANT POSSESSION UPON COMPLETION

VIEWING:

Viewings can be booked online at www.sdlauctions.co.uk

***GUIDE PRICE £125,000+ (plus fees)**



LOT 9

80 BEECH AVENUE, ALVASTON, DERBY DE24 0DZ

A TRADITIONALLY BUILT THREE BEDROOMED SEMI-DETACHED HOUSE IN NEED OF IMPROVEMENT AND UPGRADING.

PROPERTY DESCRIPTION:

The property has the benefit of part double glazing, gas central heating and occupies a well regarded highly convenient location with excellent road network connections and regular bus service, close to Pride Park. Excellent investment opportunity.

ACCOMMODATION:

Ground Floor: Entrance porch, hallway, lounge, dining room, kitchen.

First Floor: Landing, three bedrooms, bathroom.

Outside: Fore garden with driveway providing ample car standing and leading to single detached garage. Good sized enclosed rear garden with potential for an extension (stpc).

ENERGY EFFICIENCY RATING: Awaited

TENURE: Freehold

VACANT POSSESSION UPON COMPLETION

VIEWING:

Viewings can be booked online at www.sdlauctions.co.uk

***GUIDE PRICE £65,000+ (plus fees)**



LOT 10

24 BRACKENS AVENUE, ALVASTON, DERBY DE24 0BE

A TRADITIONALLY BUILT THREE BEDROOMED SEMI-DETACHED HOUSE IN NEED OF MINOR REFURBISHMENT AND ENJOYING A WELL REGARDED AND CONVENIENT CUL-DE-SAC LOCATION.

PROPERTY DESCRIPTION:

The property benefits from uPVC double glazing and gas central heating and is situated within walking distance of local shops, schools. Excellent investment opportunity.

ACCOMMODATION:

Ground Floor: Entrance hall, dining room, rear sitting room, kitchen.

First Floor: Landing, three bedrooms, bathroom.

Outside: The property is positioned towards to the end of the cul-de-sac and has a block paved fore garden and driveway that wraps round to the rear where there is an enclosed garden and potential for an extension (stpc).

ENERGY EFFICIENCY RATING: E

TENURE: Freehold

VACANT POSSESSION UPON COMPLETION

VIEWING:

Viewings can be booked online at www.sdlauctions.co.uk

***GUIDE PRICE £95,000+ (plus fees)**



LOT 11

56 GREAT NORTHERN ROAD, DERBY DE1 1LT

AN ATTRACTIVE TWO DOUBLE BEDROOMED MID-TERRACED PROPERTY WITH PART OF THE FIRST FLOOR ACCOMMODATION ARRANGED OVER THE PASSAGEWAY AND IN NEED OF REFURBISHMENT.

PROPERTY DESCRIPTION:

The property occupies a popular and convenient location always favoured with first time buyers, professional couples and landlords. Excellent investment opportunity.

ACCOMMODATION:

Ground Floor: Lounge, inner lobby, dining room, kitchen, pantry/utility.

First Floor: Passaged landing, two bedrooms, bathroom.

Outside: Small fore court and enclosed rear garden.

ENERGY EFFICIENCY RATING: E

TENURE: Freehold. **VACANT POSSESSION UPON COMPLETION**

VIEWING:

Viewings can be booked online at www.sdlauctions.co.uk

***GUIDE PRICE £65,000+ (plus fees)**



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LOT 12

1 CROSS STREET, DERBY DE22 3FZ

A TWO DOUBLE BEDROOMED END TERRACED PROPERTY WHICH HAS FORMERLY BEEN USED AS STUDENT ACCOMMODATION AND IS SITUATED WITHIN LITERALLY YARDS OF THE UNIVERSITY.

PROPERTY DESCRIPTION:

The property offers neutral décor complemented by majority sealed unit uPVC double glazing and gas central heating. It is located off Windmill Hill Lane and situated within easy reach of the fashionable Friar Gate area of the City centre. The location has always been a popular choice with first time buyers, young couples and landlords. Excellent investment opportunity.

ACCOMMODATION:

Ground Floor: Dining room/bedroom, inner lobby, lounge, kitchen.

First Floor: Passaged landing, two bedrooms, bathroom.

Outside: Enclosed easy to manage garden.

ENERGY EFFICIENCY RATING: Awaited

TENURE: Freehold

VACANT POSSESSION UPON COMPLETION

VIEWING:

Viewings can be booked online at www.sdlauctions.co.uk

***GUIDE PRICE £90,000+ (plus fees)**



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— GRAHAM PENNY —

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LOT 13

APARTMENT 10 AMBER HOUSE, RAILWAY TERRACE, DERBY DE1 2RU

INVESTMENT OPPORTUNITY - AN EXTREMELY WELL APPOINTED BASEMENT STUDIO APARTMENT LOCATED WITHIN YARDS OF THE TRAIN STATION AND CLOSE TO DERBY CITY CENTRE.

PROPERTY DESCRIPTION:

An extremely well-appointed basement studio apartment, located in Amber house, which boasts a wealth of character and charm throughout.

ACCOMMODATION:

Ground Floor: Communal entrance hall.

Apartment 10: Open-plan living kitchen/bedroom, bathroom.

Outside: Electronic gates which provide access through to the communal parking area, along with an allocated parking space.

NOTE: The apartment is let on an AST producing £500 pcm (£6,000 p.a.)

ENERGY EFFICIENCY RATING: E

TENURE: Leasehold. **SUBJECT TO TENANCY**

VIEWING:

Viewings can be booked online at www.sdlauctions.co.uk

***GUIDE PRICE £44,000+ (plus fees)**



LOT 14

FLAT 2 LABURNUM COURT, 179 HORNINGLOW STREET, BURTON ON TRENT, STAFFORDSHIRE DE14 1NG

A WELL MAINTAINED SECOND FLOOR STUDIO APARTMENT SITUATED WITHIN LITERALLY YARDS OF BURTON TOWN CENTRE.

PROPERTY DESCRIPTION:

We are informed by the seller that the gas centrally heated studio apartment was previously let at £350 pcm (£4,200 p.a.). In our opinion there is scope for rental income when minor improvements have been made to the apartment.

ACCOMMODATION:

Ground Floor: Communal entrance hall.

Second Floor Apartment: Entrance hall, lounge/bedroom, kitchen, bathroom.

Outside: Enclosed walled garden offering a certain degree of privacy.

ENERGY EFFICIENCY RATING: D

TENURE: Leasehold. **VACANT POSSESSION UPON COMPLETION**

VIEWING:

Viewings can be booked online at www.sdlauctions.co.uk

***GUIDE PRICE £35,000+ (plus fees)**



LOT 15

78 GREEN LANE, DERBY DE1 1RT

A PERIOD FOUR BEDROOMED TOWN HOUSE PREVIOUSLY LET PRODUCING £14,880 P.A. NOW OFFERED WITH VACANT POSSESSION LOCATED IN THE CITY CENTRE.

PROPERTY DESCRIPTION:

The accommodation is arranged over three floors with the first and second floors being previously let on a room-by-room basis. Excellent investment opportunity.

ACCOMMODATION:

Ground Floor: Entrance hall, front sitting room, kitchen diner, rear hall/utility, shower room.

First Floor: Landing, two bedrooms, bathroom.

Second Floor: Landing, two bedrooms.

Outside: Enclosed yard/town house garden to the rear with pedestrian rear access.

ENERGY EFFICIENCY RATING: E

TENURE: Freehold. **VACANT POSSESSION UPON COMPLETION**

VIEWING:

Viewings can be booked online at www.sdlauctions.co.uk

***GUIDE PRICE £110,000+ (plus fees)**



LOT 16

ORION, FRIARY STREET, DERBY DE1 1JF

AN IMPOSING DOUBLE FRONTED TWO BED DETACHED PROPERTY OCCUPYING A QUIET LOCATION IN THE HEART OF THE CITY CENTRE.

PROPERTY DESCRIPTION:

The thoughtfully designed property offers a unique and well equipped layout offering light and spacious accommodation situated within literally yards of the fashionable Friar Gate area of Derby. Excellent investment opportunity.

ACCOMMODATION:

Ground Floor: Lounge through diner, kitchen.

First Floor: Landing, two bedrooms, shower room.

ENERGY EFFICIENCY RATING: C

TENURE: Freehold. **VACANT POSSESSION UPON COMPLETION**

VIEWING:

Viewings can be booked online at www.sdlauctions.co.uk

***GUIDE PRICE £73,000+ (plus fees)**



LOT 17

12 FRANCHISE STREET, DERBY DE22 3QX

A TRADITIONAL TWO BEDROOMED TERRACED PROPERTY SITUATED WITHIN WALKING DISTANCE OF DERBY CITY CENTRE.

PROPERTY DESCRIPTION:

The property benefits from PVC double glazing and gas central heating and is let producing £430 pcm (£5,160 p.a.).

ACCOMMODATION:

The auctioneers have not inspected the property but believe it to comprise -

Ground Floor: Front reception room, rear reception room, kitchen.

First Floor: Two bedrooms, bathroom.

Outside: Rear yard.

ENERGY EFFICIENCY RATING: D

TENURE: Freehold

SUBJECT TO TENANCY

VIEWING:

Viewings can be booked online at www.sdlauctions.co.uk

***GUIDE PRICE £75,000+ (plus fees)**



LOT 18

14 FRANCHISE STREET, DERBY DE22 3QX

AN EXCELLENT INVESTMENT PROPERTY SITUATED WITHIN WALKING DISTANCE OF DERBY CITY CENTRE, CURRENTLY LET AT £435 PER CALENDAR MONTH (£5,220 PER ANNUM).

PROPERTY DESCRIPTION:

The property benefits from PVC double glazing and gas central heating. Excellent investment opportunity.

ACCOMMODATION:

The auctioneers have not inspected the property but believe it to comprise -

Ground Floor: Front reception room, rear reception room, kitchen.

First Floor: Two bedrooms, bathroom.

Outside: Rear yard.

Note: We have been informed that notice has been served on the tenant and is due to expire on 24th August 2018.

ENERGY EFFICIENCY RATING: D

TENURE: Freehold. **SUBJECT TO TENANCY**

VIEWING:

Viewings can be booked online at www.sdlauctions.co.uk

***GUIDE PRICE £75,000+ (plus fees)**



LOT 19

BUILDING PLOT ADJ 30 CORNWALL ROAD, DERBY DE21 6DJ

A BROADLY RECTANGULAR PLOT WITH PLANNING PERMISSION (DER/02/18/00256) GRANTED FOR A STYLISH THREE BEDROOMED DETACHED HOUSE WITH PARKING TO THE REAR.

PROPERTY DESCRIPTION:

The site is conveniently positioned for the A52 and City centre and will surely appeal to small builders/developers.

If constructed in accordance with the approved drawings the accommodation will comprise entrance hall with winding stairs to first floor, guests cloaks/wc, front sitting room with bay window and a dining kitchen. To the first floor landing there will be three bedrooms and a family bathroom. Excellent freehold development opportunity.

VACANT POSSESSION UPON COMPLETION

VIEWING:

Direct on site. Enquiries to the auctioneers.

***GUIDE PRICE £29,000+ (plus fees)**



LOT 20

LAND AT NEW ROAD, DARLEY ABBEY, DERBY DE22 1DR

A RECTANGULAR SHAPED PARCEL OF LAND WHICH IS APPROXIMATELY 75 METRES SQUARE, SITUATED IN THE HIGHLY REGARDED CONVERSATION VILLAGE OF DARLEY ABBEY.

PROPERTY DESCRIPTION:

This interesting parcel of land which fronts New Road may offer long term potential for residential development (subject to the usual planning approval). There is shared vehicular access leading to a garage base which is adjacent to a single detached garage at the top of the garden (in separate ownership).

TENURE: Freehold.

VACANT POSSESSION UPON COMPLETION

VIEWING:

Direct on site. Enquiries to the auctioneers.

***GUIDE PRICE £36,000+ (plus fees)**



LOT 21

THE OLD BIKE SHOP, THE BRIDGE, MILFORD, BELPER, DERBYSHIRE DE56 0RR

A FREEHOLD GROUND RENT INVESTMENT SECURED ON A TWO STOREY STONE BUILT PROPERTY CONSISTING OF TWO SELF-CONTAINED APARTMENTS WITH PARKING TO THE REAR LOCATED IN THE HISTORIC AND PICTURESQUE VILLAGE OF MILFORD.

PROPERTY DESCRIPTION:

We are informed by the seller the roof was partially replaced in 2017 and the property was fully modernised and divided into two flats in 2011 all with full planning approval and in compliance with building regulations.

Term of 125 years from 2017 subject to a ground rent of £300 per annum per flat thus producing a gross income of £600 per annum. Please see legal pack for further lease details.

ENERGY EFFICIENCY RATING: D

TENURE: Freehold.

VIEWING:

External viewing only.

***GUIDE PRICE £6,000+ (plus fees)**





DEVELOPMENT OPPORTUNITY - PLANNING PERMISSION FOR AN EXTENSION TO PROVIDE FOUR BEDROOMED ACCOMMODATION ALONG WITH FURTHER GROUND FLOOR LIVING SPACE ON A THREE BED DETACHED HOUSE IN NEED OF RENOVATION SITUATED WITHIN LITERALLY YARDS OF WOODLANDS SECONDARY SCHOOL.

PROPERTY DESCRIPTION:

In accordance with the approved planning permission (Ref No : DER/01/18/00068) the proposed layout will consist of entrance hall, study, lounge, extended kitchen opening through to a rear single storey extension providing open plan kitchen with access through to utility room, guest cloakroom, family room and an integral garage. To the first floor the landing will lead to a master bedroom with en-suite shower facility, three further well proportioned bedrooms and a family bathroom. The property is set back from the road with a driveway and to the rear there is an enclosed garden.

ACCOMMODATION:

Ground Floor: Entrance hall/dining room, lounge, study, kitchen, cloakroom.

First Floor: Landing, three bedrooms, bathroom, separate wc.

Outside: The property is set back from the road with a driveway and to the rear there is an enclosed garden in need of attention.

ENERGY EFFICIENCY RATING: G

TENURE: Freehold. **VACANT POSSESSION UPON COMPLETION**

VIEWING:

Viewings can be booked online at www.sdlauctions.co.uk

***GUIDE PRICE £185,000+ (plus fees)**



FRONT ELEVATION (N)

For illustrative purposes only. Not to scale.



REAR ELEVATION (S)

For illustrative purposes only. Not to scale.

LOT 23

6 VICTORIA SQUARE, ASHBOURNE, DERBYSHIRE DE6 1GG

A TWO STOREY FORMER BUTCHERS SHOP PREMISES WITH FLAT ABOVE LOCATED WITHIN THE HEART OF THE PEDESTRIANISED RETAIL AREA WITHIN THE TOWN CENTRE.

PROPERTY DESCRIPTION:

The shop has a glazed double frontage with open archway to the right hand side leading to the rear of the premises.

The flat is unique in layout with split levels but in need of refurbishment throughout. There is definitely scope to reconfigure the layout and potential to convert the loft space into further accommodation (stpc).

ACCOMMODATION:

Ground Floor: Shop: 24.4m (263 sq ft), prep room/kitchen area: 21.4m (230 sq ft), main prep area: 15.6m (168 sq ft), secondary prep room/kitchen, outside area:

First Floor: Flat comprising living room, kitchen, bathroom, three bedrooms.

Outside: Rear yard.

ENERGY EFFICIENCY RATING: Awaited

TENURE: Freehold. **VACANT POSSESSION UPON COMPLETION**

VIEWING:

Viewings can be booked online at www.sdlauctions.co.uk

***GUIDE PRICE £160,000+ (plus fees)**



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AN EXCELLENT OPPORTUNITY TO ACQUIRE A MIXED COMMERCIAL/RESIDENTIAL INVESTMENT PROPERTY CURRENTLY PART LET, PART VACANT WITH PUBLIC HOUSE AND TWO SEPARATE FLATS ABOVE CURRENTLY PRODUCING AN INCOME OF £21,600 P.A. LOCATED AMONGST A BUSY PARADE IN A VERY POPULAR TOURIST TOWN.

PROPERTY DESCRIPTION:

The property has a particularly attractive appearance. The public house comprises of a double fronted bar area, a side passage leading to the cellar, refitted wc's and staircase leading to the first floor restaurant area with well-equipped fitted kitchen.

On the second and third floors are the two apartments which have private access from the rear of the property. These both have the same layout of fitted kitchen diner, living room, inner hallway providing access through to two genuine double bedrooms and bathroom.

ENERGY EFFICIENCY RATING: Commercial - E; Residential - Awaited

TENURE: Freehold. **PART LET/PART VACANT**

VIEWING:

Viewings can be booked online at www.sdlauctions.co.uk

***GUIDE PRICE £215,000+ (plus fees)**



LOT 25

2 RED LION SQUARE, HEANOR, DERBYSHIRE DE75 7PA

THREE STOREY COMMERCIAL PREMISES SITUATED WITHIN YARDS OF THE MARKET PLACE.

PROPERTY DESCRIPTION:

Three storey freehold commercial premises consisting of a ground floor retail shop unit which has a fully glazed frontage enjoying a position on a busy junction in the bustling market town of Heanor, with potential to separate the retail spaces and to convert the first and second floor into spacious self-contained living accommodation, subject to any planning consent required.

ACCOMMODATION:

Ground Floor: Main shop unit, separate room.

First Floor: Kitchen, room, bathroom.

Second Floor: Two rooms.

ENERGY EFFICIENCY RATING: G

TENURE: Freehold

VACANT POSSESSION UPON COMPLETION

VIEWING:

Viewings can be booked online at www.sdlauctions.co.uk

***GUIDE PRICE £63,000+ (plus fees)**



LOT 25A

THE GLADSTONE ARMS, MORTON ROAD, PILSLEY, CHESTERFIELD, DERBYSHIRE
S45 8EE

ATTRACTIVE STONE BUILT PUBLIC HOUSE WITH LIVING ACCOMMODATION.

PROPERTY DESCRIPTION:

An excellent investment to acquire an attractive stone built public house situated in the village of Pilsley. Subject to obtaining the necessary planning consent the property could be suitable for redevelopment either to provide a number of self-contained flats or one residential dwelling.

ACCOMMODATION:

Ground Floor: Large public bar area, separate lounge bar, male & female toilets, kitchen.

First Floor: Three bedrooms, lounge, bathroom.

Outside: To the side of the property there is a seating area with lawn.

ENERGY EFFICIENCY RATING: C

TENURE: Freehold

VACANT POSSESSION UPON COMPLETION

VIEWING:

Viewings can be booked online at www.sdlauctions.co.uk

***GUIDE PRICE £80,000+ (plus fees)**





A UNIQUE OPPORTUNITY TO ACQUIRE THIS SUPERBLY CONVERTED VICTORIAN SCHOOL HOUSE WITH FAST ACCESS TO THE M1, DERBY AND NOTTINGHAM.

PROPERTY DESCRIPTION:

The former Victorian school house has recently been converted to a high standard, retaining many of the original features and with full gas central heating and double glazed windows. The house has a fascinating history, originally built by a local philanthropist to provide free schooling for the children of the surrounding area.

ACCOMMODATION:

Ground Floor: Enclosed porch, lounge, inner lobby, bedroom one, dining room, fitted kitchen, bathroom.

First Floor: Master bedroom.

Outside: The garden is mostly block paved for ease of maintenance. Double car port, timber built garage offering the potential to convert (stpc) and parking for numerous cars. Vehicular access is from the rear and there is huge potential for further development on the very large plot (stpc). There is a large decked patio and flower beds and the garden is totally private and not overlooked.

Note: The seller informs us that the house has had plans drawn up in the past to convert further into a four bed property.

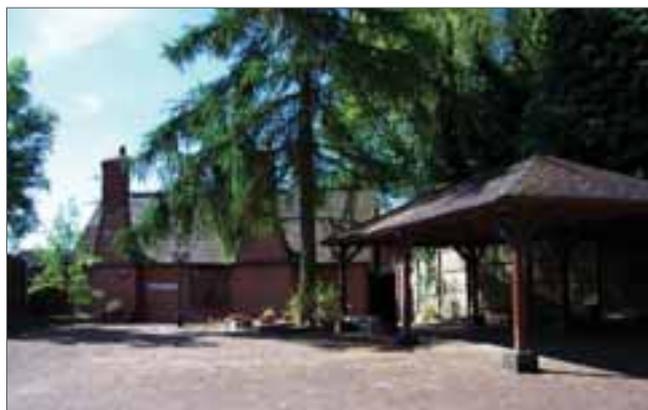
ENERGY EFFICIENCY RATING: E

TENURE: Freehold. **VACANT POSSESSION UPON COMPLETION**

VIEWING:

Viewings can be booked online at www.sdlauctions.co.uk

***GUIDE PRICE £175,000+ (plus fees)**





A UNIQUE AND EXCITING OPPORTUNITY TO ACQUIRE A GRADE II LISTED FORMER WINDMILL

PROPERTY DESCRIPTION:

Located in the heart of the vibrant town centre of Sleaford, Money's Mill has been beautifully refurbished into a successfully trading Café/Bistro. The building however will suit a variety of different uses (stpc).

Money's Mill dates back to the early 1800s and dominates Money's Yard, a popular Town Centre Retail Development with ample on-site parking. Should a prospective buyer be interested in continuing the Café/Bistro Business, all fixtures and fittings are available subject to separate negotiations with the vendor.

Previous conversations with the local planning authority suggest that they would look positively to a change of use from A3 to various uses including retail, leisure, office or residential subject to the necessary planning consents.

The Café/Bistro trades from the ground floor with spiral staircase leading to further seating on the first floor providing a total of 28 covers. There are four further floors currently being used as storage. The vendor has confirmed that the premises are exempt from business rates.

Leasehold Details/Ground Rent: We have been informed that there are approximately 960 years remaining on the lease and the ground rent is a peppercorn rent.

ENERGY EFFICIENCY RATING: N/A

TENURE: Leasehold. **VACANT POSSESSION UPON COMPLETION**

VIEWING:

Viewings can be booked online at www.sdlauctions.co.uk

***GUIDE PRICE £120,000+ (plus fees)**

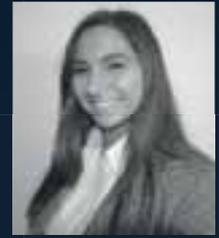




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LOT 28

2 CANNINGS CHALETS, OFF SEA BANK ROAD, CHAPEL ST. LEONARDS, SKEGNESS, LINCOLNSHIRE PE24 5TA

A TWO BEDROOMED DETACHED CHALET IN NEED OF IMPROVEMENT AND SOME UPGRADING.

PROPERTY DESCRIPTION:

The chalet is ideally located in the popular east coast village resort of Chapel St. Leonards close to the beach and within walking distance of local facilities. Skegness is approximately 8 miles north. Excellent investment opportunity.

ACCOMMODATION:

The auctioneers have not inspected the property but believe it to comprise -

Ground Floor: Lounge, kitchen, two bedrooms, bathroom.

Outside: Yard and parking.

ENERGY EFFICIENCY RATING: Awaited

TENURE: Freehold. **VACANT POSSESSION UPON COMPLETION**

VIEWING:

Viewings can be booked online at www.sdlauctions.co.uk

***GUIDE PRICE £68,000+ (plus fees)**



LOT 29

CROMFORD HOUSE, BAILEY BROOK INDUSTRIAL ESTATE, LANGLEY MILL, NOTTINGHAMSHIRE NG16 4BE

LARGE BUSINESS PREMISES SPLIT INTO FOUR SMALLER BUSINESS UNITS WHICH ARE PART LET AND PART VACANT

PROPERTY DESCRIPTION:

Large business premises split into four smaller business units with car parking which are part let and part vacant. Situated on Bailey Brook Industrial Estate, Langley Mill, having excellent transport links to the M1 motorway.

Unit 1: Cromford House: Currently let on a rolling one year lease at £850 pcm. (£12,200 p.a.)

Unit 2: Cromford Mews: Currently vacant office space.

Unit 3: 1 Brook Court: Currently let on a one year lease at £400 pcm (£4800 p.a.)

Unit 4: Office: Currently vacant office space.

ENERGY EFFICIENCY RATING: C

TENURE: Freehold. **PART LET/PART VACANT**

***GUIDE PRICE £190,000+ (plus fees)**



LOT 30

20 CORPORATION STREET, MANSFIELD, NOTTINGHAMSHIRE NG18 5NU

A TWO BEDROOMED END TERRACED PROPERTY BENEFITTING FROM GAS CENTRAL HEATING AND TWO RECEPTION ROOMS.

PROPERTY DESCRIPTION:

The property is let at £500 pcm (£6,000 p.a.) and is conveniently situated for access to Mansfield town centre and all amenities. Excellent investment opportunity.

ACCOMMODATION:

Ground Floor: Entrance hall, lounge, dining room, kitchen, rear lobby area.

First Floor: Two bedrooms, bathroom.

Outside: Small forecourt to front, enclosed rear garden.

NOTE: We are given to understand that the tenant has given notice to vacate.

ENERGY EFFICIENCY RATING: E

TENURE: Freehold. **SUBJECT TO TENANCY**

VIEWING:

Viewings can be booked online at www.sdlauctions.co.uk

***GUIDE PRICE £54,000+ (plus fees)**



LOT 31

189 DERBY ROAD, CHESTERFIELD, DERBYSHIRE S40 2ET

A TWO BEDROOMED MID-TERRACED PROPERTY CURRENTLY LET ON AN AST PRODUCING £425 PCM (£5,100 PER ANNUM).

PROPERTY DESCRIPTION:

The property is gas centrally heated and double glazed and is situated close to local amenities. Excellent investment opportunity

ACCOMMODATION:

The auctioneers have not inspected the property but believe it to comprise -

Ground Floor: Lounge, kitchen/dining room.

First Floor: Landing, two bedrooms, bathroom.

Outside: Garden to rear.

ENERGY EFFICIENCY RATING: D

TENURE: Freehold. **SUBJECT TO TENANCY**

VIEWING:

Viewings can be booked online at www.sdlauctions.co.uk

***GUIDE PRICE £59,000+ (plus fees)**



LOT 32

FORMER ELM TREE INN, 50 HIGH STREET, CLAY CROSS, DERBYSHIRE S45 9EE

A FORMER FREEHOLD TWO STOREY PUBLIC HOUSE SITUATED IN THE HEART OF THE TOWN CENTRE WITH LAPSED PLANNING PERMISSION FOR 5 X 1 BED AND 1 X 2 BED DUPLEX APARTMENTS (APPLICATION NUMBER: 13/00642/FL).

PROPERTY DESCRIPTION:

The former Elm Tree Inn has been completely stripped to the brick and rafters and in accordance with the former approved plans the ground floor accommodation would consist of 3 x 1 bed self-contained flats, to the first floor would be a further one bed self-contained flat with a two bedroomed duplex flat arranged over the first and second floors.

This superb development site may well lend itself for alternative schemes subject to approval from the local authority.

ENERGY EFFICIENCY RATING: E

TENURE: Freehold. **VACANT POSSESSION UPON COMPLETION**

VIEWING:

Viewings can be booked online at www.sdlauctions.co.uk

***GUIDE PRICE £95,000+ (plus fees)**



LOT 33

LAND ADJACENT TO 21 GORDON STREET, WORKINGTON, CUMBRIA CA14 2EN

AN EXCITING OPPORTUNITY TO ACQUIRE A WELL-PROPORTIONED RESIDENTIAL DEVELOPMENT SITE.

PROPERTY DESCRIPTION:

A superb freehold development site with full detailed planning permission (2/2018/0081) for the construction of two attractive three bedroomed semi-detached homes with off road parking located on the corner of Gordon Street and Oxford Street.

NOTE: The auctioneers have not inspected the site.

TENURE: Freehold

VACANT POSSESSION UPON COMPLETION

VIEWING:

Direct on site. Enquiries to the auctioneers.

***GUIDE PRICE £39,000+ (plus fees)**



For identification purposes only. Not to scale.

LOT 34

LAND ADJ GREENHILL TAVERN, GREENHILL LANE, RIDDINGS, ALFRETON, DERBYSHIRE DE55 4AS

A DEVELOPMENT SITE WITH OUTLINE PLANNING CONSENT FOR 3 RESIDENTIAL DWELLINGS (PLANNING REF: AVA/2017/0909).

DESCRIPTION:

The land extends to just under 0.1 (approx.) of an acre and fronts Greenhill Lane, the main arterial route through the village. The land is flat and formed part of the original car park to the Greenhill Tavern.

It is situated in the centre of the village of Riddings which lies 2 miles to the south of Alfreton and 7 miles to the west of junction 27 of the M1 motorway.

Site Area: 394 m² (0.1 acres)

Note: The purchase price will be subject to VAT at the current rate.

TENURE: Freehold. **VACANT POSSESSION UPON COMPLETION**

VIEWING:

Direct on site. Enquiries to the auctioneers.

***GUIDE PRICE £68,000+ (plus fees)**



For identification purposes only. Not to scale.

LOT 35

LAND AT HIGH STREET, CLOWNE, CHESTERFIELD, DERBYSHIRE S43 4JQ

AN OPPORTUNITY TO ACQUIRE AN EASILY MANAGED PARCEL OF WOODLAND THAT EXTENDS TO JUST UNDER QUARTER OF AN ACRE.

DESCRIPTION:

The land has a main road frontage with views of the open countryside to the rear of the site. The land slopes gently upwards from the road and is populated by trees and scrub and has unrestricted pedestrian access. A footpath dissects the site accessed from High Street leading to the fields beyond.

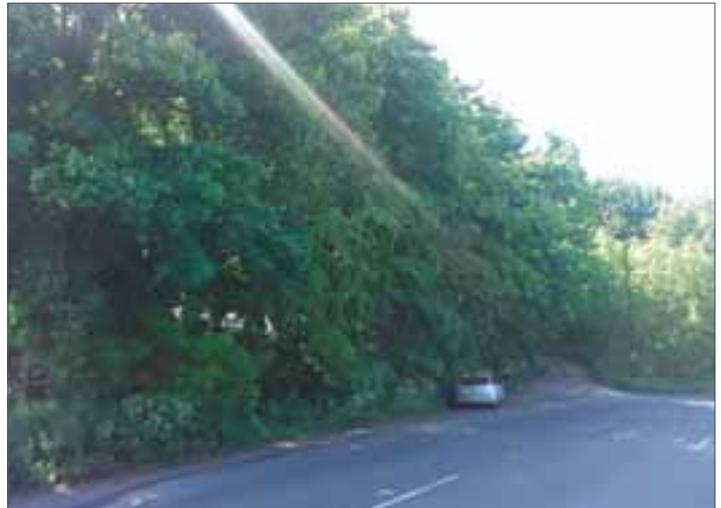
TENURE: Freehold

VACANT POSSESSION UPON COMPLETION

VIEWING:

Direct on site. Enquiries to the auctioneers.

***GUIDE PRICE £5,000+ (plus fees)**



LOT 36

LAND R-O 269 SOUTHWELL ROAD WEST, MANSFIELD, NOTTINGHAMSHIRE NG18 4LA

SUPERB OPPORTUNITY TO ACQUIRE A BUILDING PLOT IN THIS HIGHLY REGARDED RESIDENTIAL LOCATION WHICH IS CLOSE TO A WIDE RANGE OF AMENITIES AND EXCELLENT TRANSPORT LINKS.

PROPERTY DESCRIPTION:

The development site has planning permission granted by Mansfield District Council under reference 2017/0415/FUL for a two bedroomed detached bungalow.

TENURE: Freehold

VACANT POSSESSION UPON COMPLETION

VIEWING:

Viewings can be booked online at www.sdlauctions.co.uk

***GUIDE PRICE £60,000+ (plus fees)**



LOT 37

316 FRENCH TERRACE, LANGWITH, MANSFIELD, NOTTINGHAMSHIRE NG20 9HF

A THREE BEDROOMED END TERRACED PROPERTY OFFERING HUGE POTENTIAL FOR AN INVESTOR OR FAMILY LOOKING FOR FLEXIBLE ACCOMMODATION THAT HAS BEEN COMPLETELY RENOVATED TO A HIGH STANDARD.

PROPERTY DESCRIPTION:

Part of the downstairs space has its own external entrance providing potential to create an annexe which could accommodate a bedroom, kitchen and shower room (stpc).

ACCOMMODATION:

Ground Floor: Entrance hall, lounge/occasional bedroom four, utility room, shower room, kitchen/diner.

First Floor: Three bedrooms, bathroom.

Outside: Gardens and off road parking.

ENERGY EFFICIENCY RATING: F

TENURE: Freehold

VACANT POSSESSION UPON COMPLETION

VIEWING:

Viewings can be booked online at www.sdlauctions.co.uk

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



LOT 38

21 GALWAY AVENUE, BIRCOTES, DONCASTER, SOUTH YORKSHIRE DN11 8BP

A THREE BEDROOMED SEMI-DETACHED HOUSE CONVENIENTLY LOCATED FOR A WIDE RANGE OF FACILITIES, THE A1 MOTORWAY AND DONCASTER AIRPORT.

PROPERTY DESCRIPTION:

The property requires a minor scheme of modernisation and improvement and enjoys open views to the rear.

ACCOMMODATION:

The auctioneers have not inspected the property but believe it to comprise -

Ground Floor: Entrance hall, kitchen diner, rear lobby, utility area, lounge.

First Floor: Three bedrooms, bathroom.

Outside: Lawned garden to front with off road parking. Garden to rear enjoying open views.

ENERGY EFFICIENCY RATING: D

TENURE: Freehold

VACANT POSSESSION UPON COMPLETION

VIEWING:

Viewings can be booked online at www.sdlauctions.co.uk

***GUIDE PRICE £69,000+ (plus fees)**



LOT 39

190 FERHAM ROAD, ROTHERHAM SOUTH YORKSHIRE S61 1DZ

A TWO STOREY, FOUR BEDROOMED PROPERTY WITH INTEGRATED BUT SEPARATE COMMERCIAL UNIT.

PROPERTY DESCRIPTION:

The residential element has recently been redecorated throughout with new wiring and double glazing throughout. We have been advised the residential element has an annual passing rent of £7,200p.a.

The retail unit is under refurbishment and has been let on a 10 year lease with the tenant taking up occupation in April 2018. The passing rent is £80 per week (£4,600 p.a). The combined rental income is £11,800 p.a.

ACCOMMODATION:

Ground Floor: Two reception rooms, kitchen, retail unit.

First Floor: Four bedrooms, bathroom.

Outside: Small rear yard.

ENERGY EFFICIENCY RATING: C & E

TENURE: Freehold

SUBJECT TO TENANCY

VIEWING:

Viewings can be booked online at www.sdlauctions.co.uk

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LOT 40

192 FERHAM ROAD, ROTHERHAM, SOUTH YORKSHIRE S61 1DZ

INVESTMENT OPPORTUNITY - A MIXED USED PROPERTY COMPRISING GROUND FLOOR RETAIL UNIT WITH ONE BEDROOMED FLAT ABOVE.

PROPERTY DESCRIPTION:

A detached brick built two storey building under a pitched slate roof with ground floor retail unit and first floor one bedroomed flat. There is a separate access to the flat from the rear of the property. The residential element has recently been decorated to a very good standard and double glazed windows installed throughout the property. An excellent investment opportunity.

The retail unit has been let on a 10 year lease from 1st March 2017 producing an annual income of £5200. The flat is let on a periodic tenancy for 3 years from 24th February 2017 with an annual income of £4160.

ENERGY EFFICIENCY RATING: C & E

TENURE: Freehold

SUBJECT TO TENANCY

VIEWING:

Viewings can be booked online at www.sdlauctions.co.uk

***GUIDE PRICE £78,000+ (plus fees)**



LOT 41

LAND R-O190 FERHAM ROAD, ROTHERHAM SOUTH YORKSHIRE S61 1DZ

A CLEARED PARCEL OF LAND WITH A HARDCORE LAYER.

PROPERTY DESCRIPTION:

A cleared parcel of land with a hardcore layer situated to the rear of 190 Ferham Road, suitable for a variety of uses subject to obtaining the relevant permissions. We have been informed by the vendor that the site is accessible via Psalters Lane.

We have been advised the land is let on a new lease from April 2018 for £3,840 p.a.

Approximate land area - 309m (3,326sq ft)

TENURE: Freehold

SUBJECT TO TENANCY

VIEWING:

Viewings can be booked online at www.sdlauctions.co.uk

***GUIDE PRICE £40,000+ (plus fees)**



LOT 42

27-29 WATERLOO ROAD, BLYTH, NORTHUMBERLAND NE24 1BW

FREEHOLD THREE STOREY TOWN CENTRE PROPERTY SITUATED OPPOSITE BLYTHE MARKET SQUARE.

PROPERTY DESCRIPTION:

The auctioneers have not inspected the property but believe it to be arranged over three floors and extend to approx 6,904 sq ft.

The ground floor is retail with ancillary storage/offices on the first and second floors. The property could suit an alternative use, including residential in part (stpc).

There is a lift for 13 passengers serving all floors accessed via a rear lobby.

ENERGY EFFICIENCY RATING: C

TENURE: Freehold. **VACANT POSSESSION UPON COMPLETION**

VIEWING:

Viewings can be booked online at www.sdlauctions.co.uk

***GUIDE PRICE £125,000+ (plus fees)**



LOT 43

10 LITTLE STREET, MACCLESFIELD, CHESHIRE SK10 1AW

A TRADITIONAL DOUBLE FRONTED THREE STOREY TOWN HOUSE MOST RECENTLY USED FOR COMMERCIAL PURPOSES.

PROPERTY DESCRIPTION:

The property is situated in the heart of Macclesfield town centre offering a range of amenities, including an array of shops, bars and cafes and within walking distance to Macclesfield train station.

The sale provides an excellent opportunity to convert to residential use and create a family home (stpc), or to continue use as a commercial office space.

ACCOMMODATION:

The auctioneers have not inspected the property but believe it to comprise -

Ground Floor: Three rooms, inner hall and stairs.

First Floor: Two rooms, toilets, landing.

Second Floor: Further room, kitchen.

Note: VAT will be payable on the purchase price.

ENERGY EFFICIENCY RATING: F

TENURE: Freehold. **VACANT POSSESSION UPON COMPLETION**

VIEWING:

Viewings can be booked online at www.sdlauctions.co.uk

***GUIDE PRICE £95,000+ (plus fees)**



LOT 44

4 NORTON AVENUE, BOWBURN, DURHAM, COUNTY DURHAM DH6 5AH

A THREE BEDROOMED MID-TERRACED PROPERTY BENEFITTING FROM DOUBLE GLAZING AND PARTIAL NIGHT STORAGE HEATING.

PROPERTY DESCRIPTION:

The property requires some updating and is located near to a range of local shops and amenities.

ACCOMMODATION:

The auctioneers have not inspected the property but believe it to comprise -

Ground Floor: Entrance hallway, lounge, open plan kitchen/diner, rear lobby, bathroom.

First Floor: Landing, three bedrooms.

Outside: Garden to the front and yard to the rear.

ENERGY EFFICIENCY RATING: D

TENURE: Freehold. **VACANT POSSESSION UPON COMPLETION**

VIEWING:

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***GUIDE PRICE £36,000+ (plus fees)**



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LOT 45

13 SNEINTON BOULEVARD, SNEINTON, NOTTINGHAM NG2 4FD

THREE STOREY, THREE BEDROOMED TERRACED PROPERTY WITH FULL PLANNING PERMISSION FOR REFURBISHMENT PROJECT TO CREATE A SIX BEDROOM HMO.

PROPERTY DESCRIPTION:

A three bedroomed, three storey end terraced property, situated within this popular residential location, within easy reach of Nottingham city centre. The property benefits from full planning for conversion into a HMO with six lettable rooms. We have been informed that plans for extension and loft conversion are to be completed under permitted development. Once converted, this could give a potential income of £2,400pcm gross rental income.

Planning permission was granted by Nottingham City Council on 12th January 2018 under planning reference: 17/O1268/PFUL3.

ACCOMMODATION:

Ground Floor: Entrance hallway, lounge, sitting room, kitchen.

First Floor: Landing, two bedrooms, bathroom.

Second Floor: Bedroom three.

Outside: Rear yard, garage.

ENERGY EFFICIENCY RATING: E

TENURE: Freehold

VACANT POSSESSION UPON COMPLETION

VIEWING:

Viewings can be booked online at www.sdlauctions.co.uk

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



LOT 46

41 QUEENS ROAD, WORKSOP, DERBYSHIRE S80 4UW

LARGE FOUR BEDROOMED SEMI-DETACHED HOUSE ARRANGED OVER THREE FLOORS.

PROPERTY DESCRIPTION:

The property benefits from gas central heating and double glazing and is located in a popular residential location.

ACCOMMODATION:

Ground Floor: Lounge, dining room, kitchen.

First Floor: Three bedrooms, access to loft room, bathroom.

Outside: Gardens to front and rear. Off road parking for one vehicle.

ENERGY EFFICIENCY RATING: F

TENURE: Freehold

VACANT POSSESSION UPON COMPLETION

VIEWING:

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***GUIDE PRICE £38,000+ (plus fees)**



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LOT 47

22 WHITBY CRESCENT, WOODTHORPE, NOTTINGHAMSHIRE NG5 4LY

A THREE BEDROOMED DETACHED BUNGALOW LET AND PRODUCING £700 PCM (£8,400 PA).

PROPERTY DESCRIPTION:

Woodthorpe is a popular location benefiting from local amenities along with easy access into Nottingham City centre.

ACCOMMODATION:

The auctioneers have not inspected the property but believe it to comprise –

Ground Floor: Entrance hall, living room, kitchen, dining room, three bedrooms, bathroom.

Outside: Tiered garden to front. Driveway to side providing access to garage. Rear garden.

ENERGY EFFICIENCY RATING: E

TENURE: Freehold. **SUBJECT TO TENANCY**

VIEWING:

Viewings can be booked online at www.sdlauctions.co.uk

***GUIDE PRICE £155,000+ (plus fees)**



LOT 48

24 LANCHESTER GARDENS, WORKSOP, NOTTINGHAMSHIRE S80 2PN

ONE BEDROOMED GROUND FLOOR APARTMENT PREVIOUSLY LET GENERATING £4,200 PER ANNUM, BENEFITING FROM DOUBLE GLAZING AND COMMUNAL PARKING.

PROPERTY DESCRIPTION:

One bedroomed ground floor apartment previously let yielding a rental of over 10% return, generating £4,200 per annum. Situated within this desirable area of Worksop, close to a wide range of amenities and good transport links. Excellent investment potential. The property benefits from double glazing and there is a car park outside providing communal parking.

ACCOMMODATION:

The auctioneers have not inspected the apartment but believe it to comprise:

Ground Floor: Entrance hall, lounge, kitchen, bedroom, shower room.

Outside: Communal parking area.

ENERGY EFFICIENCY RATING: C

TENURE: Leasehold

VACANT POSSESSION UPON COMPLETION

VIEWING:

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***GUIDE PRICE £20,000+ (plus fees)**



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LOT 49

106 PORTLAND ROAD, HUCKNALL, NOTTINGHAMSHIRE NG15 7SA

A TWO STOREY FOUR BEDROOMED SEMI-DETACHED HMO WITHIN EASY REACH OF HUCKNALL TOWN CENTRE.

PROPERTY DESCRIPTION:

Although the property has not been inspected internally by the auctioneers we believe it to comprise three double bedrooms and one single bedroom, all en-suite and fully let on 6-month contracts, producing a combined income of £18,120 p.a.

ENERGY EFFICIENCY RATING: E

TENURE: Freehold

SUBJECT TO TENANCY

VIEWING:

Viewings can be booked online at www.sdlauctions.co.uk

***GUIDE PRICE £140,000+ (plus fees)**



LOT 50

108 PORTLAND ROAD, HUCKNALL, NOTTINGHAMSHIRE NG15 7SA

A TWO STOREY FOUR BEDROOMED SEMI-DETACHED HMO WITHIN EASY REACH OF HUCKNALL TOWN CENTRE.

PROPERTY DESCRIPTION:

Although the property has not been inspected internally by the auctioneers we believe it to comprise three double bedrooms and one single bedroom, all en-suite and fully let on 6-month contracts, producing a combined income of £18,648 p.a.

ENERGY EFFICIENCY RATING: E

TENURE: Freehold

SUBJECT TO TENANCY

VIEWING:

Viewings can be booked online at www.sdlauctions.co.uk

***GUIDE PRICE £140,000+ (plus fees)**



LOT 51

18 PINXTON ROAD, KIRKBY IN ASHFIELD, NOTTINGHAMSHIRE NG17 8LX

A TRADITIONAL TWO STOREY SEMI-DETACHED HOUSE IN NEED OF FULL REFURBISHMENT.

PROPERTY DESCRIPTION:

The property offers excellent potential and is located in a popular position on the outskirts of Kirkby in Ashfield.

ACCOMMODATION:

Ground Floor: Lounge, inner lobby, dining room, kitchen.

First Floor: Landing, two bedrooms, bathroom.

Outside: Small fore garden. Garden to rear.

ENERGY EFFICIENCY RATING: G

TENURE: Freehold

VACANT POSSESSION UPON COMPLETION

VIEWING:

Viewings can be booked online at www.sdlauctions.co.uk

***GUIDE PRICE £45,000+ (plus fees)**



LOT 52

18 ALFRETON ROAD, UNDERWOOD, NOTTINGHAM NG16 5GB

A TRADITIONAL THREE BEDROOMED DETACHED HOUSE SITUATED WITHIN THIS HIGHLY REGARDED LOCATION.

PROPERTY DESCRIPTION:

The property is currently a bare shell and requires upgrading, modernisation and improvement with a full scheme of works required internally. It has the added benefit of an extensive outbuilding which was previously used as a chip shop and therefore has business capabilities (stpc).

ACCOMMODATION:

Ground Floor: Entrance hallway, lounge, sitting room, kitchen area.

First Floor: Landing, three bedrooms, bathroom.

Outside: Outbuilding/workshop. Gardens to front and rear. Double gates providing access for vehicle standing.

ENERGY EFFICIENCY RATING: Awaiting

TENURE: Freehold. **VACANT POSSESSION UPON COMPLETION**

***GUIDE PRICE £140,000+ (plus fees)**



LOT 53

27 THE CROFT, SOUTH NORMANTON, ALFRETON, DERBYSHIRE DE55 2BU

A THREE BEDROOMED SEMI-DETACHED HOUSE IDEALLY LOCATED FOR A RANGE OF LOCAL AMENITIES INCLUDING THE A38 AND M1 MOTORWAY NETWORKS.

PROPERTY DESCRIPTION:

The uPVC double glazed accommodation is in need of a scheme of modernisation and improvement throughout and offers excellent potential.

ACCOMMODATION:

Ground Floor: Entrance hall, lounge, kitchen, bathroom.

First Floor: Landing, three bedrooms.

Outside: Gardens to front and rear, the rear being of a generous size and is mainly laid to lawn.

ENERGY EFFICIENCY RATING: Awaiting

TENURE: Freehold. **VACANT POSSESSION UPON COMPLETION**

VIEWING:

Viewings can be booked online at www.sdlauctions.co.uk

***GUIDE PRICE £68,000+ (plus fees)**



LOT 54

125 TUTBURY ROAD, BURTON ON TRENT, STAFFORDSHIRE DE13 0NU

A THREE BED MID-TERRACED PROPERTY PERFECT FOR INVESTORS AND DEVELOPERS, WITH A POTENTIAL RENTAL INCOME OF £625 PCM.

PROPERTY DESCRIPTION:

The property has a large rear garden, good sized living space and en-suite shower room to master bedroom and would ideally benefit from cosmetic work throughout.

ACCOMMODATION:

Ground Floor: Living room, kitchen/breakfast room.

First Floor: Landing, master bedroom with en-suite, two further bedrooms, bathroom.

Outside: Large rear garden.

ENERGY EFFICIENCY RATING: D

TENURE: Freehold. **VACANT POSSESSION UPON COMPLETION**

VIEWING:

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LOT 55

34 MASEFIELD CRESCENT, HORNINGLOW, BURTON ON TRENT, STAFFORDSHIRE DE14 2SG

A SPACIOUS THREE BEDROOMED SEMI-DETACHED HOUSE IDEAL FOR OWNER OCCUPIER OR BUY-TO-LET LANDLORD.

PROPERTY DESCRIPTION:

Masefield Crescent is situated off Shakespeare Road in a convenient location well served by local schools, public transport and other facilities.

ACCOMMODATION:

Ground Floor: Entrance hallway, lounge/diner, breakfast kitchen, utility room, cloakroom.

First Floor: Landing, three bedrooms, wet room.

Outside: Garden to front. Rear garden with decking area.

ENERGY EFFICIENCY RATING: D

TENURE: Freehold. **VACANT POSSESSION UPON COMPLETION**

VIEWING:

Viewings can be booked online at www.sdlauctions.co.uk

***GUIDE PRICE £104,000+ (plus fees)**



LOT 56

BUILDING PLOT TO THE REAR OF, 16 ASHBY ROAD, BURTON ON TRENT, STAFFORDSHIRE DE15 0LA

AN EXCELLENT OPPORTUNITY TO ACQUIRE A SUPERB BUILDING PLOT WITH PLANNING PERMISSION APPROVED FOR A STYLISH THREE BEDROOMED DETACHED DWELLING WITH EN-SUITE, LOCATED IN A PRIME AND ESTABLISHED RESIDENTIAL LOCATION.

PROPERTY DESCRIPTION:

Planning permission (ref: P/2016/01173) has been approved by East Staffordshire Borough Council and if built in accordance with the approved plans the accommodation will consist of -

Ground Floor: Entrance hall with staircase to first floor, guest cloakroom, front sitting room with bay window and open plan living kitchen dining room with patio doors leading out onto garden, utility room and storage cupboard.

First Floor: Landing, master bedroom with en-suite shower room, two further well proportioned guest bedrooms and a family bathroom.

Outside: Driveway to front leading to a single detached garage and to the rear an enclosed garden which will offer a certain degree of privacy.

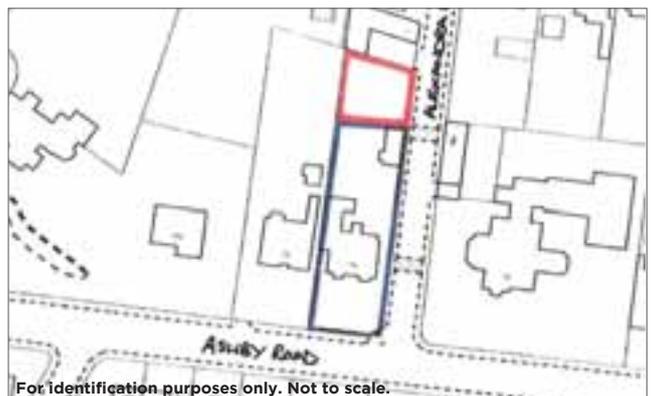
TENURE: Freehold

VACANT POSSESSION UPON COMPLETION

VIEWING:

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***GUIDE PRICE £78,000+ (plus fees)**



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See the form at the back of this catalogue.

LOT 57

289 HANDSWORTH ROAD, HANDSWORTH, SHEFFIELD S13 9BN

AN EXCELLENT OPPORTUNITY TO ACQUIRE A LONG LEASEHOLD RETAIL INVESTMENT OPPORTUNITY PRODUCING £6,500 P.A.

PROPERTY DESCRIPTION:

A ground floor retail unit only which we are informed is being run as a Nail Bar let on a 10 year lease from 26th April 2016 producing £6,500 p.a. The building is of stone-construction under a pitched slate tile roof.

ACCOMMODATION:

The auctioneers have not inspected the property but believe it to comprise:

Ground Floor: Shop. Access to basement/cellar.

ENERGY EFFICIENCY RATING: G

TENURE: Leasehold - 200 years from 25th March 1907.

SUBJECT TO TENANCY

VIEWING:

Viewings can be booked online at www.sdlauctions.co.uk

***GUIDE PRICE £63,000+ (plus fees)**



LOT 58

30 GROSVENOR ROAD, RIPLEY, DERBYSHIRE DE5 3JF

A LOCK UP SALES SHOP HAVING FRONTAGE TO THE BUSY GROSVENOR ROAD IN CLOSE PROXIMITY TO RIPLEY TOWN CENTRE.

PROPERTY DESCRIPTION:

We are informed that the property has recently been refurbished and offers accommodation over three floors.

ACCOMMODATION:

The auctioneers have not inspected the property but believe it to comprise -

Basement: Treatment room, kitchenette, wc.

Ground Floor: Sales shop.

First Floor: Office/store

ENERGY EFFICIENCY RATING: E

TENURE: Freehold. **VACANT POSSESSION UPON COMPLETION**

VIEWING:

Viewings can be booked online at www.sdlauctions.co.uk

***GUIDE PRICE £81,000+ (plus fees)**



LOT 59

3 BELFIELD ROAD, ETWALL, DERBYSHIRE DE65 6JN

A WELL PRESENTED TWO BEDROOMED DETACHED BUNGALOW SITUATED IN THE HIGHLY SOUGHT AFTER VILLAGE OF ETWALL.

PROPERTY DESCRIPTION:

The property has neutral décor and is located in a sought after village location.

ACCOMMODATION:

Ground Floor: Entrance hallway, kitchen, lounge, conservatory, two bedrooms, shower room.

Outside: Large driveway providing ample off road parking, single garage and delightful enclosed garden to the rear.

ENERGY EFFICIENCY RATING: D

TENURE: Freehold. **VACANT POSSESSION UPON COMPLETION**

VIEWING:

Viewings can be booked online at www.sdlauctions.co.uk

***GUIDE PRICE £135,000+ (plus fees)**



LOT 60

MILLBANK, 6 THE GREEN, FINDERN VILLAGE, DERBYSHIRE DE65 6AA

A CHARMING THREE DOUBLE BEDROOMED EDWARDIAN DETACHED PROPERTY SITUATED ON A BROADLY RECTANGULAR SOUTH-WEST FACING PLOT EXTENDING TO APPROX JUST UNDER 1/4 ACRE OFFERING POTENTIAL FOR EXTENSION OR REDEVELOPMENT (STPC).

PROPERTY DESCRIPTION:

Constructed of traditional brick beneath a pitched tiled roof, the property has a particularly attractive double fronted appearance with original sash windows and requires a comprehensive scheme of improvements throughout. Very popular village location situated within yards of the charming green.

ACCOMMODATION:

Ground Floor: Built-on pitch tiled porch, dining room, inner lobby, sitting room, Please Note, breakfast kitchen, large built-on enclosed porch.

First Floor: Three bedrooms, bathroom.

Outside: Gated access with ample parking, tandem garage and an adjoining large greenhouse located to the rear of the property. To the side and rear of the property there are mature gardens enjoying a certain degree of privacy.

ENERGY EFFICIENCY RATING: F

TENURE: Freehold. **VACANT POSSESSION UPON COMPLETION**

VIEWING:

Viewings can be booked online at www.sdlauctions.co.uk

***GUIDE PRICE £250,000+ (plus fees)**



LOT 61

112 HASSOCK LANE SOUTH, SHIPLEY, HEANOR, DERBYSHIRE DE75 7JD

AN EXTENDED TRADITIONALLY BUILT THREE BEDROOMED DETACHED HOUSE IN NEED OF REFURBISHMENT AND SET ON A WELL-KEPT DEEP PLOT WITH COUNTRYSIDE VIEWS.

PROPERTY DESCRIPTION:

Internally the well-equipped living accommodation has the benefit of sealed unit uPVC double glazing, gas central heating and occupies an idyllic location well positioned for the market towns of Heanor and Ilkeston, along with excellent road network connections.

ACCOMMODATION:

Ground Floor: Entrance hallway, guest cloakroom, front sitting room, dining room, extended kitchen, breakfast room/office.

First Floor: Landing, three bedrooms, bathroom.

Outside: Gently elevated plot with low maintenance fore garden and adjacent driveway culminates to a turning area to the rear of the property along with a brick built double detached garage (in need of repair) and backing onto beautiful open countryside.

ENERGY EFFICIENCY RATING: Awaited

TENURE: Freehold

VACANT POSSESSION UPON COMPLETION

VIEWING:

Viewings can be booked online at www.sdlauctions.co.uk

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A SMALLHOLDING WITH DEVELOPMENT POTENTIAL (STPC) SITUATED IN A WELL REGARDED AND HIGHLY CONVENIENT LOCATION.

PROPERTY DESCRIPTION:

The main residential dwelling is a double fronted three bed roomed detached cottage in need of renovation along with a two storey stone built barn with pitched roof and a single storey brick built outbuilding both of which would allow themselves for development/conversion (stpc).

ACCOMMODATION:

MAIN DWELLING -

Ground Floor: Front sitting room, separate dining room, kitchen diner, rear lobby, part refitted utility, refitted family bathroom.

First Floor: Landing, three bedrooms, walk-in dressing area.

SINGLE STOREY BRICK BUILT OUTBUILDING -

Room one, room two, room three, walk-in store room.

ATTRACTIVE TWO STOREY STONE BUILT FORMER BARN -

Room one, mezzanine floor level.

Outside: The grounds extend to approximately a third of an acre with a driveway culminating to a block paved forecourt area. The property backs onto some beautiful open countryside and is well positioned for the City of Derby and the market towns of Heanor and Ilkeston.

ENERGY EFFICIENCY RATING: E

TENURE: Freehold. **VACANT POSSESSION UPON COMPLETION**

VIEWING:

Viewings can be booked online at www.sdlauctions.co.uk

***GUIDE PRICE £200,000+ (plus fees)**



LOT 63

95 SWARKESTONE DRIVE, LITTLEOVER, DERBY DE23 2PD

A SPACIOUS THREE BEDROOMED MID-TOWN HOUSE IN NEED OF FULL IMPROVEMENT AND UPGRADING THROUGHOUT.

PROPERTY DESCRIPTION:

The property benefits from uPVC double glazing and is situated in the context of an established residential location with a good range of amenities within easy reach and is a location which is always popular with first time buyers, young families and landlords.

ACCOMMODATION:

Ground Floor: Entrance hall, lounge, dining area, kitchen.

First Floor: Landing, three bedrooms, bathroom, separate wc.

Outside: Car standing space to front. Enclosed low maintenance garden to the rear which enjoys a southerly aspect with brick built outbuilding.

ENERGY EFFICIENCY RATING: Awaited

TENURE: Freehold. **VACANT POSSESSION UPON COMPLETION**

VIEWING:

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Upon the fall of the hammer the buyer shall...

- Pay a reservation fee of 4.8% including VAT or 4.2% including VAT in London, subject to a minimum of £6,000 including VAT. The reservation fee does not contribute towards the purchase price.
- Sign the reservation contract with the auctioneer
- Exchange contracts within 28 days
- Complete the purchase within an additional 28 days of the exchange (unless an alternative date has been specified in the reservation contract)

*The reservation fee represents a different set of charges to the regular auction lots. A reservation fee is payable by the buyer where a seller has opted to sell with no fees. However, as a result, a lower reserve price is usually agreed. The reservation fee does not contribute toward the purchase price.

Please ensure you understand the difference between conditional and unconditional auctions (and which type of auction you are bidding on), the associated costs and your legal obligation. If you are unsure or have any questions please contact one of our auction specialists or speak to a member of staff on the day before bidding.

Please note ALL fees and deposits are non-refundable

SDL AUCTIONS

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LOT 64

21 COURT STREET, WOODVILLE, SWADLINCOTE, DERBYSHIRE DE11 7JJ

UR

A TWO BEDROOMED PALISADED MID-TERRACED PROPERTY WITH ATTIC ROOM, IN NEED OF IMPROVEMENT AND UPGRADING.

PROPERTY DESCRIPTION:

The property is part double glazed and occupies a popular and convenient location surrounded by similar style properties and within easy reach of Swadlincote town centre and local amenities.

ACCOMMODATION:

Ground Floor: Entrance porch, lounge, dining area, fitted kitchen, bathroom.

First Floor: Landing, two bedrooms, attic room.

Outside: Fore garden. Enclosed garden to rear

ENERGY EFFICIENCY RATING: Awaiting

TENURE: Freehold. **VACANT POSSESSION UPON COMPLETION**

VIEWING:

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TWO EXECUTIVE BUILDING PLOTS - DEVELOPMENT SITE WITH PLANNING GRANTED FOR TWO DETACHED 4/5 BED EXECUTIVE HOMES WITH REAR GARAGE AND GREEN BELT VIEWS. POTENTIAL FOR FURTHER DEVELOPMENT (STPC).

PROPERTY DESCRIPTION:

Sold in partnership with Margi Willis, for further details please contact them on **0115 930 5555**.

We are delighted to offer to the market two plots of land at the Old Pavilion site adjoining the existing sports ground off High Lane East. Planning has been granted for two 4/5 executive detached dwellings on the site, the planning reference is **ERE/0815/0028**.

Located approx 9 miles from Derby and 8 miles from Nottingham, West Hallam is a popular, picturesque village in Derbyshire which boasts a host of amenities including: Grocery shops, doctors surgery and pharmacy, a variety of eateries, retail and leisure facilities, a village public house, estate agent and hair and beauty salons. The village is extremely popular with all demographics, in particular families with school age children due to the highly regarded local primary and secondary schools.

TENURE: Freehold.

VACANT POSSESSION UPON COMPLETION

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PROPERTY DESCRIPTION:

A rare opportunity to purchase a unique private country residence in need of renovation and attention with land and potential for commercial and leisure opportunities (STPC). Set in the heart of the National Forest, the property has beautiful far reaching rural views and easy access to the region's travel network with Derby, Nottingham, Leicester and Birmingham all within a commutable distance. The property is situated in an area, sought after by families who are attracted to the wide choice of well renowned schools locally.

A unique opportunity to purchase an individual detached home with attractive stableyard and 6.5 furlong oval gallop incorporated within approximately 43 acres, horse walker, 20 loose boxes, tack room, feed room and rug room, and an additional barn that could house up to 6 horses. There is also an industrial unit measuring 4400 square metres.

ACCOMMODATION:

The property itself offers versatile accommodation comprising: large lounge with feature fireplace, dining room, snug, fitted kitchen, dining area, study, downstairs cloakroom w.c. and additional kitchen/utility.

First floor accommodation is accessed from two separate staircases. The original part of the building has three bedrooms and a family bathroom. The extension provides a large first floor sitting room with stunning views over open countryside, master bedroom with en-suite shower room. Established gardens can be found outside the property.

OUTSIDE:

A private driveway leads to the yard with parking for several

vehicles and access to stables. There is an enclosed garden to the front of the property and gated enclosed rear garden with patio area. Overall the grounds are in need of attention.

STABLES FRONTAGE:

The equestrian facilities in need of some attention comprise twenty loose boxes, tack room, feed room, rug room, separate w.c., horse walker, and an all weather half furlong oval gallop. The site is approximately 43 acres, including all the paddocks, and manège. Industrial unit measuring 4,400 square feet and further barn with pitched roof to stable six horses or alternatively provide storage space.

LOCATION:

Set between the villages of Ticknall and Hartshorne situated in South Derbyshire with a range of local amenities. The property is ideally located for access to the A444/M42 and the popular Market Town of Ashby de la Zouch, nearby Swadlincote, with a range of retail and leisure facilities.

LOCAL AUTHORITY: South Derbyshire

COUNCIL TAX BAND: E

SERVICES: Mains Electric, Water

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- The Bidder must complete a separate authority form for each Lot involved, and provide a separate Banker's Draft or Building Society Draft or Debit Card details (cleared funds) for 10% of the maximum amount of the bid for each Lot subject to a minimum of £5,000 per Lot, plus the buyers administration fee of £1074 inc VAT (unless otherwise stated in the Important Notices).
- The form must be hand delivered, posted or emailed to the relevant auction office to arrive prior to the auction day. It is the Bidder's responsibility to check that the form is received by SDL Auctions and this can be done by telephoning the office.
- Due to money laundering obligations we require two forms of identity, one photo identification i.e passport or driving licence and one proof of address i.e bank statement or utility bill, no more than 3 months old. By signing this agreement you understand that we will undertake a search with Experian for the purposes 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. This system allows us to verify you from basic details using electronic data, however it is not a credit check of any kind so will have no effect on you or your credit history. They may also use your details in the future to assist other companies for verification purposes. A record of the search will be retained.
- The Bidder shall be deemed to have read the 'Notice to all Bidders', the particulars of the relevant Lot in the Catalogue and 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 and any of the addendum relating to the relevant Lot. The addendum can, and should, be checked by visiting our website www.sdlauctions.co.uk or at the Auction prior to bidding.
- In the case of telephone bids, at about the time the Lot comes up for auction, attempts will be made to contact the Bidder by telephone and, if successful, the Bidder may then compete in the bidding up to the maximum of the amount authorised in the completed authority form. The Bidder accepts that such contact is at the Bidder's risk and in the event that the telephone link is not established, or breaks down, or there is any confusion or disruption, then the Bidder will not be able to participate in the Auction.
- In the case of internet bidding, all bidders who have registered can commence bidding when the intended Lot is being offered, however SDL Auctions do not take any liability or responsibility should there be any interruption or suspension of internet services.
- In the case of written bids, SDL Auctions staff will compete in the bidding up to the maximum of the authorisation. If no maximum is inserted, SDL Auctions will not bid. SDL Auctions do not guarantee to regulate the

bidding so that the maximum authorised bid actually falls to the written bidder.

- SDL Auctions reserve the right not to bid on behalf of the telephone/written/ internet Bidders in the event of any error, doubt, omission, uncertainty as to their bid, 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.
- In the event that the telephone/written bid is successful the Auctioneer will sign the Memorandum of Contract on behalf of the Bidder (a Contract having been formed on the fall of the hammer).
- In the event of a Contract the deposit monies will be applied so far as necessary to meet the requirement for a 10% deposit subject to a minimum of £5,000 per Lot, plus the buyers administration fee of £1074 inc VAT (unless specified differently on the Important Notices clause 6), however if monies are received over 10%, this will result in the purchaser paying a lesser sum on completion.
- In the event that the Bidder is unsuccessful in gaining the Contract the deposit monies shall be returned to the Bidder promptly. However, if paid by debit card or bank transfer, these monies may take up to 10 working days to refund.
- Once delivered to the Auctioneers the authority to bid is binding on the Bidder up to 8.00pm 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.
- The authority can only be withdrawn by notification in writing delivered to the auction office by 4pm the day before the Auction or into the hands of the Auctioneer in the Auction Room half an hour before the start of that day's auction. It is the Bidder's 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 and any successful Contract is binding on the Bidder.
- 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 SDL Auctions staff as empowered under the telephone/written/internet authority. SDL Auctions would have no liability whatsoever if the price achieved is the result only of this competition in bidding without intervention from other bidders.
- The receipt of a telephone, written or internet bid shall not in any way hinder the right of the Vendor to withdraw any Lot or to sell prior to auction to a third party and neither the Vendor nor SDL Auctions shall be under any liability to the telephone or written Bidder in the event that the Lot is not offered at the Auction.
- The auctioneer may disclose to the Vendor the existence of these instructions but not the amount of the maximum bid.

NOTE: Visit our website www.sdlauctions.co.uk to print further copies of the Authority Form.

Signature of prospective purchaser

Date of Signature

I hereby confirm that I have read the General, Additional and Special Conditions of Sale. I accept that it is my responsibility to check for any amendments which may be read by the Auctioneers on the Auction Day.

I authorise the Auctioneers to sign the contract on my behalf and, recognise that I will then be the fully bound purchaser of the property referred to above and must complete this transaction within the time specified in the Conditions of Sale.

IMPORTANT NOTICE TO ALL TELEPHONE BIDDERS:

A member of staff will attempt to contact the bidder by telephone prior to the lot concerned being offered for sale. If contact is made then the bidder may compete in the bidding through the Auctioneer's staff. The Auctioneer will not be held responsible for instructions or authorisations given to them which are unclear or incomplete and these bids will not be accepted. If it is impossible to obtain telephone contact or the link breaks down, the auctioneer is authorised to continue to bid on behalf of the telephone bidder up to the maximum bid stated on this form.

Once you have completed this form please send it to SDL Auctions together with your draft for the 10% deposit and buyers administration fee and also your identification documents in accordance with the money laundering legislation detailed in this catalogue.

SDL Auctions may send you details of future auctions. Please tick here if you do not wish to receive further communication from us.

Common Auction Conditions (Edition 4 June 2018)

Reproduced with the consent of the RICS

GLOSSARY

This glossary applies to the AUCTION CONDUCT CONDITIONS and the SALE CONDITIONS. It is a compulsory section of the Common AUCTION Conditions that must be included without variation (but the SPECIAL CONDITIONS may include defined words that differ from the glossary so long as they apply only to the SPECIAL CONDITIONS).

The laws of England and Wales apply to the CONDITIONS and YOU, WE, the SELLER and the BUYER all submit to the jurisdiction of the Courts of England and Wales.

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 appear in small capitals 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:

- the date specified in the SPECIAL CONDITIONS; or
- 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 is regulated by a competent UK regulatory authority 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) Saturday or Sunday or (b) a bank or public holiday in England and Wales.

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 for the AUCTION as it exists at the date of the AUCTION (or, if the catalogue is then different, the date of the CONTRACT) including any ADDENDUM and whether printed or made available electronically.

COMPLETION

Unless the SELLER and the BUYER otherwise agree, the occasion when they have both complied with the obligations under the CONTRACT that they are obliged to comply with prior to COMPLETION, and the amount payable on COMPLETION has been unconditionally received in the SELLER'S conveyancer's client account (or as otherwise required by the terms of the CONTRACT).

CONDITION

One of the AUCTION CONDUCT CONDITIONS or SALE 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 sold before or after the AUCTION:

- the date of the SALE MEMORANDUM signed by both the SELLER and BUYER; or
- 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 (apart from FINANCIAL CHARGES).

EXTRA GENERAL CONDITIONS

Any CONDITIONS added or varied by the AUCTIONEERS starting at CONDITION G30.

FINANCIAL CHARGE

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

GENERAL CONDITIONS

The SALE CONDITIONS headed "GENERAL CONDITIONS OF SALE", including any EXTRA GENERAL CONDITIONS.

INTEREST RATE

If not specified in the SPECIAL CONDITIONS, the higher of 6% and 4% above the base rate from time to time of Barclays Bank plc. The INTEREST RATE will also apply to any judgment debt, unless the statutory rate is higher.

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, a person undertaking a similar role).

PRICE

The PRICE (exclusive of VAT) 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 schedule of TENANCIES (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 seen the CATALOGUE or who attends or bids at or otherwise participates in the AUCTION, whether or not a BUYER.

AUCTION CONDUCT CONDITIONS

Words in small capitals have the special meanings defined in the Glossary.

The AUCTION CONDUCT CONDITIONS (as supplemented or varied by CONDITION A6, if applicable) are a compulsory section of the Common AUCTION Conditions. They cannot be disapplied or varied without OUR agreement, even by a CONDITION purporting to replace the Common AUCTION Conditions in their entirety.

A1 INTRODUCTION

The AUCTION CONDUCT CONDITIONS apply wherever the LOT is located.

If YOU make a bid for a LOT or otherwise participate in the AUCTION it is on the basis that YOU accept these AUCTION CONDUCT CONDITIONS. They govern OUR relationship with YOU. They can be varied only if WE agree.

A2 OUR ROLE

As agents for each SELLER we have authority to

- prepare the CATALOGUE from information supplied by or on behalf of each SELLER;
- offer each LOT for sale;
- sell each LOT;
- receive and hold deposits;
- sign each SALE MEMORANDUM; and
- 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 or fails to provide identification as required by the AUCTIONEERS.

A22 OUR decision on the conduct of the AUCTION is final.

A23 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.

A24 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.

A25 WE may refuse to admit one or more persons to the AUCTION without having to explain why.

A26 YOU may not be allowed to bid unless YOU provide such evidence of YOUR identity and other information as WE reasonably require from all bidders.

A3 BIDDING AND RESERVE PRICES

All bids are to be made in pounds sterling exclusive of VAT.

A32 WE may refuse to accept a bid. WE do not have to explain why.

A33 If there is a dispute over bidding WE are entitled to resolve it, and OUR decision is final.

A34 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.

A35 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.

A4 THE PARTICULARS AND OTHER INFORMATION

A41 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.

A42 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. 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.

A44 If WE provide information, or a copy of a DOCUMENT, WE do so only on the basis that WE are not responsible for the accuracy of that information or DOCUMENT.

A5 THE CONTRACT

A51 A successful bid is one WE accept as such (normally on the fall of the hammer). This CONDITION A5 applies to YOU only if YOU make the successful bid for a LOT.

A52 YOU are obliged to buy the LOT on the terms of the SALE MEMORANDUM at the PRICE YOU bid (plus VAT, if applicable).

A53 YOU must before leaving the AUCTION

- 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);
- sign the completed SALE MEMORANDUM; and
- pay the deposit.

A54 If YOU do not WE may either

- 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
- sign the SALE MEMORANDUM on YOUR behalf.

A55 The deposit

- must be paid in pounds sterling by cheque or by bankers' draft made payable to US (or, at OUR option, the SELLER'S conveyancer) drawn on an APPROVED FINANCIAL INSTITUTION (CONDITION A6 may state if WE accept any other form of payment);
- may be declined by US unless drawn on YOUR account, or that of the BUYER, or of another person who (we are satisfied) would not expose US to a breach of money laundering regulations;
- is to be held by US (or, at OUR option, the SELLER'S conveyancer); and
- 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 stakeholder unless the SALE CONDITIONS require it to be held as agent for the SELLER.

A56 WE may retain the SALE MEMORANDUM signed by or on behalf of the SELLER until the deposit has been received in cleared funds.

A57 Where WE hold the deposit as stakeholder WE 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.

A58 If the BUYER does not comply with its obligations under the CONTRACT then

- YOU are personally liable to buy the LOT even if YOU are acting as an agent; and
- YOU must indemnify the SELLER in respect of any loss the SELLER incurs as a result of the BUYER'S default.

A59 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

A61 Despite any CONDITION to the contrary:

- The minimum deposit WE accept is £5,000 (or the total PRICE, if less). A SPECIAL CONDITION may, however, require a higher minimum deposit
- WE do not accept cash or cheque for all or any part of the deposit
- Sub-clause (d) of AUCTION CONDUCT CONDITION A5.5 shall be deemed to be deleted and shall be replaced with the following:

"(d) is to be held as agent for the SELLER unless expressly stated otherwise in the SPECIAL CONDITIONS. Provided that where VAT would be chargeable on the deposit were it to be held as agent for the SELLER, the deposit will be held as stakeholder despite any contrary provision in any CONDITION; and"

(d) where the deposit is paid to US to be held as stakeholder, WE may if WE choose transfer all or part of it to the SELLER'S conveyancer for them to hold as stakeholder in OUR place. Any part of the deposit not so transferred will be held by US as stakeholder.

A62 WE may refuse admittance to any person attending the AUCTION. WE do not have to explain why.

Common Auction Conditions of Sale (Edition Four June 2018 Reproduced with the Consent of the RICS)

Words in small capitals have the special meanings defined in the Glossary.

The GENERAL CONDITIONS (as WE supplement or change them by any EXTRA GENERAL CONDITIONS or ADDENDUM) are compulsory but may be disapplied or changed in relation to one or more LOTS by SPECIAL CONDITIONS. The template form of SALE MEMORANDUM is not compulsory but is to be varied only if WE agree. The template forms of SPECIAL CONDITIONS and schedules are recommended, but are not compulsory and may be changed by the SELLER of a LOT.

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 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. The SELLER must discharge FINANCIAL CHARGES 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:
- matters registered or capable of registration as local land charges;
 - matters registered or capable of registration by any competent authority or under the provisions of any statute;
 - notices, orders, demands, proposals and requirements of any competent authority;
 - charges, notices, orders, restrictions, agreements and other matters relating to town and country planning, highways or public health;
 - rights, easements, quasi-easements, and wayleaves;
 - outgoings and other liabilities;
 - any interest which overrides, under the Land Registration Act 2002;
 - 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
 - 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. The SPECIAL CONDITIONS state whether any chattels are included in the LOT, but if they are:
- the BUYER takes them as they are at COMPLETION and the SELLER is not liable if they are not fit for use, and
 - the SELLER is to leave them at the LOT.
- G1.8 The BUYER buys with full knowledge of
- the DOCUMENTS, whether or not the BUYER has read them; and
 - the physical condition of the LOT and what could reasonably be discovered on inspection of it, whether or not the BUYER has inspected it.
- G1.9 The BUYER admits that it is not relying on the information contained in the PARTICULARS or on any representations made by or on behalf of the SELLER but the BUYER may rely on the SELLER'S conveyancer's written replies to written enquiries to the extent stated in those replies.

G2 DEPOSIT

- G2.1 The amount of the deposit is the greater of:
- any minimum deposit stated in the AUCTION CONDUCT CONDITIONS (or the total PRICE, if this is less than that minimum); and
 - 10% of the PRICE (exclusive of any VAT on the PRICE).
- G2.2 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.
- G2.3 Interest earned on the deposit belongs to the SELLER unless the SALE CONDITIONS provide otherwise.

G3 BETWEEN CONTRACT AND COMPLETION

- G3.1 From the CONTRACT DATE the SELLER has no obligation to insure the LOT and the BUYER bears all risks of loss or damage unless
- the LOT is sold subject to a TENANCY that requires the SELLER to insure the LOT or
 - the SPECIAL CONDITIONS require the SELLER to insure the LOT.
- G3.2 If the SELLER is required to insure the LOT then the SELLER
- must produce to the BUYER on request all relevant insurance details;
 - must use reasonable endeavours to maintain that or equivalent insurance and pay the premiums when due;
 - gives no warranty as to the adequacy of the insurance;
 - must 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;
- must, 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
 - (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 as from the CONTRACT DATE (to the extent not already paid by the BUYER or a tenant or other third party).
- G3.3 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.
- G3.4 Section 47 of the Law of Property Act 1925 does not apply to the CONTRACT.
- G3.5 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 to any of the DOCUMENTS that is made available before the AUCTION or any other matter, except one that occurs after the CONTRACT DATE. The following provisions apply only to any of the following DOCUMENTS that is not made available before the AUCTION:
- 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.
 - If the LOT is not registered land the SELLER is to give to the BUYER within five BUSINESS DAYS of the CONTRACT DATE 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.
 - If title is in the course of registration, title is to consist of:
 - certified copies of the application for registration of title made to the Land Registry and of the DOCUMENTS accompanying that application;
 - evidence that all applicable stamp duty land tax relating to that application has been paid; and
 - 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.
 - 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):
- 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
 - the covenant set out in section 4(1)(b) 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 Money Laundering Regulations and Land Registry Rules.
- ### G5 TRANSFER
- G5.1 Unless a form of TRANSFER is prescribed by the SPECIAL CONDITIONS
- 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
 - the SELLER must approve or revise the draft TRANSFER within five BUSINESS DAYS of receiving it from the BUYER.
- G5.2 If the SELLER has any liability (other than to the BUYER) 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.

- G5.4 Where the SPECIAL CONDITIONS state that the SELLER is to grant a new lease to the BUYER
- the CONDITIONS are to be read so that the TRANSFER refers to the new lease, the SELLER to the proposed landlord and the BUYER to the proposed tenant;
 - the form of new lease is that described by the SPECIAL CONDITIONS; and
 - the SELLER is to produce, at least five BUSINESS DAYS before the AGREED COMPLETION DATE, the engrossed counterpart lease, which the BUYER is to sign and deliver to the SELLER on COMPLETION.
- ### 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, but no other amounts unless specified in the SPECIAL CONDITIONS.
- G6.3 Payment is to be made in pounds sterling and only by
- direct TRANSFER from the BUYER'S conveyancer to the SELLER'S conveyancer; and
 - the release of any deposit held by a stakeholder or in such other manner as the SELLER'S conveyancer may agree.
- G6.4 Unless the SELLER and the BUYER otherwise agree, COMPLETION cannot take place until both have complied with the obligations under the CONTRACT that they are obliged to comply with prior to COMPLETION, and the amount payable on COMPLETION is unconditionally received in the SELLER'S conveyancer's client account or as otherwise required by the terms of the CONTRACT.
- G6.5 If COMPLETION takes place after 1400 hours for a reason other than the SELLER'S default it is to be treated, for the purposes of apportionment and calculating interest, as if it had taken place on the next BUSINESS DAY.
- G6.6 Where applicable the CONTRACT remains in force following COMPLETION.
- ### G7 NOTICE TO COMPLETE
- G7.1 The SELLER or the BUYER may on or after the AGREED COMPLETION DATE but before COMPLETION give the other notice to complete within ten BUSINESS DAYS (excluding the date on which the notice is given) making time of the essence. The person giving the notice must be READY TO COMPLETE.
- G7.2 If the BUYER fails to comply with a notice to complete the SELLER may, without affecting any other remedy the SELLER has:
- terminate the CONTRACT;
 - claim the deposit and any interest on it if held by a stakeholder;
 - forfeit the deposit and any interest on it;
 - resell the LOT; and
 - claim damages from the BUYER.
- G7.4 If the SELLER fails to comply with a notice to complete the BUYER may, without affecting any other remedy the BUYER has:
- terminate the CONTRACT; and
 - recover the deposit and any interest on it from the SELLER or, if applicable, a stakeholder.
- ### G8 IF THE CONTRACT IS BROUGHT TO AN END
- If the CONTRACT is lawfully brought to an end:
- the BUYER must return all papers to the SELLER and appoints the SELLER its agent to cancel any registration of the CONTRACT; and
 - the SELLER must return the deposit and any interest on it to the BUYER (and the BUYER may claim it from the stakeholder, if applicable) unless the SELLER is entitled to forfeit the deposit under CONDITION G7.3.
- ### G9 LANDLORD'S LICENCE
- G9.1 Where the LOT is or includes leasehold land and licence to assign or sublet 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 ("licence notice").
- G9.4 The SELLER must
- use all reasonable endeavours to obtain the licence at the SELLER'S expense; and
 - enter into any Authorised Guarantee Agreement ("AGA") properly required (procuring a guarantee of that AGA if lawfully required by the landlord).
- G9.5 The BUYER must promptly
- provide references and other relevant information; and
 - comply with the landlord's lawful requirements.
- G9.6 If within three months of the CONTRACT DATE (or such longer period as the SELLER and BUYER agree) the SELLER has not given licence notice to the BUYER 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 the SELLER has given licence notice. That termination is without prejudice to the claims of either SELLER or BUYER for breach of this CONDITION G9.
- ### G10 INTEREST AND APPOINTMENTS
- 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 money due

	from the BUYER at COMPLETION for the period starting on the AGREED COMPLETION DATE and ending on the ACTUAL COMPLETION DATE.		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;		connection with the BUYER's claim for capital allowances.
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 promptly pay to the BUYER after COMPLETION any sum to which the BUYER is entitled that the SELLER subsequently receives in cleared funds.		(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	G16.3	The value to be attributed to those items on which capital allowances may be claimed is set out in the SPECIAL CONDITIONS.
G10.3	Income and outgoings are to be apportioned at the 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;		(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.	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.
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 (or 366 in a leap 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.	G13 RENT DEPOSITS		G17 MAINTENANCE AGREEMENTS	
G10.5	If a payment due from the BUYER to the SELLER on or after COMPLETION is not paid by the due date, the BUYER is to pay interest to the SELLER at the INTEREST RATE on that payment from the due date up to and including the date of payment.	G13.1	Where any TENANCY is an assured shorthold TENANCY, the SELLER and the BUYER are to comply with their respective statutory duties in relation to the protection of tenants' deposits, and to demonstrate in writing to the other (before COMPLETION, so far as practicable) that they have complied.	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.
G11. ARREARS		G13.2	The remainder of 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.	G17.2	The BUYER must assume, and indemnify the SELLER in respect of, all liability under such agreements from the ACTUAL COMPLETION DATE.
<i>Part 1 - Current rent</i>		G13.3	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.	G18 LANDLORD AND TENANT ACT 1987	
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 on the most recent rent payment date on or within four months preceding COMPLETION.	G13.4	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.	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
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.			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.
G11.3	Parts 2 and 3 of this CONDITION G11 do not apply to ARREARS of current rent.			G19 SALE BY PRACTITIONER	
<i>Part 2 - BUYER to pay for ARREARS</i>		G14 VAT		G19.1	This CONDITION G19 applies where the sale is by a PRACTITIONER either as SELLER or as agent of the SELLER.
G11.4	Part 2 of this CONDITION G11 applies where the SPECIAL CONDITIONS give details of ARREARS.	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.	G19.2	The PRACTITIONER has been duly appointed and is empowered to sell the LOT.
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.	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.	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.
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.	G15 TRANSFER AS A GOING CONCERN		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.
<i>Part 3 - BUYER not to pay for ARREARS</i>		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.	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.
G11.7	Part 3 of this CONDITION G11 applies where the SPECIAL CONDITIONS (a) so state; or (b) give no details of any ARREARS.	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.	G19.6	The BUYER understands this CONDITION G19 and agrees that it is fair in the circumstances of a sale by a PRACTITIONER.
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.	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.	G20 TUPE	
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.	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.	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.
G12 MANAGEMENT		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.	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.
G12.1	This CONDITION G12 applies where the LOT is sold subject to TENANCIES.			G21 ENVIRONMENTAL	
G12.2	The SELLER is to manage the LOT in accordance with its standard management policies pending COMPLETION.			G21.1	This CONDITION G21 only applies where the SPECIAL CONDITIONS so provide.
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	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.	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.
		G16 CAPITAL ALLOWANCES		G22 SERVICE CHARGE	
		G16.1	This CONDITION G16 applies where the SPECIAL CONDITIONS state that there are capital allowances available in respect of the LOT.	G22.1	This CONDITION G22 applies where the LOT is sold subject to TENANCIES that include service charge provisions.
		G16.2	The SELLER is promptly to supply to the BUYER all information reasonably required by the BUYER in	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

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