

# Mark Jenkinson & son

ESTABLISHED 1877

INDEPENDENT PROPERTY PROFESSIONALS



Property with potential for sale by

# AUCTION

**Tuesday 23 October 2018**

50 LOTS

Commencing at 2pm prompt

at the Platinum Suite  
Sheffield United Football Club  
Bramall Lane  
Sheffield

**0114 276 0151**

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

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

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

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

The most suitable properties for auction include:

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

## **JOINT AGENCIES WELCOME**

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

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

**The Venue**

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

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



Sheffield and South Yorkshire's Leading Auctioneers

**The SEVENTH Property with  
Potential AUCTION of 2018  
Tuesday 23 OCTOBER**

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

**50 lots including:**

- Vacant Land & Garage Sites
- Houses Requiring General Modernisation
- Agricultural land and Building plots
- Student investment property
- Properties with Long Term Regulated Tenancies
- Larger Restoration Projects
- Vacant and tenanted Commercial property

**Properties located in and around:**

Sheffield, Rotherham, Barnsley, Doncaster, Goole, Chesterfield and Leeds



**Acting on Behalf of:**

Sheffield City Council • Chesterfield Metropolitan Borough Council  
Barnsley Metropolitan Borough Council • Grainger PLC  
LPA Receivers • Executors of deceased estates • Various Private Clients

(Subject to conditions of sale and unless sold beforehand)

**Auctioneer:** Adrian W Little FRICS FNAVA

**2018 auction results**

**Results so far 6 Auctions 225 Lots 196 sold for £25.5m 87% success rate**

**Next auction: 11 December Deadline 9 November**

**Auction dates for 2019**

**29 JANUARY**

Deadline 7 December

**26 FEBRUARY**

Deadline 25 January

**10 APRIL**

Deadline 1 March

**15 MAY**

Deadline 12 April

**10 JULY**

Deadline 31 May

**3 SEPTEMBER**

Deadline 26 July

**22 OCTOBER**

Deadline 13 September

**10 DECEMBER**

Deadline 1 November

## Important information for bidders

### Money Laundering Regulations

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

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

### Proof of identity and address

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

#### To prove identity

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

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

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

#### Evidence of address

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

## Auction Procedure – always seek legal advice before buying

### BEFORE THE AUCTION

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

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

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

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

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

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

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

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

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

### AT AND AFTER THE AUCTION

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

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

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

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

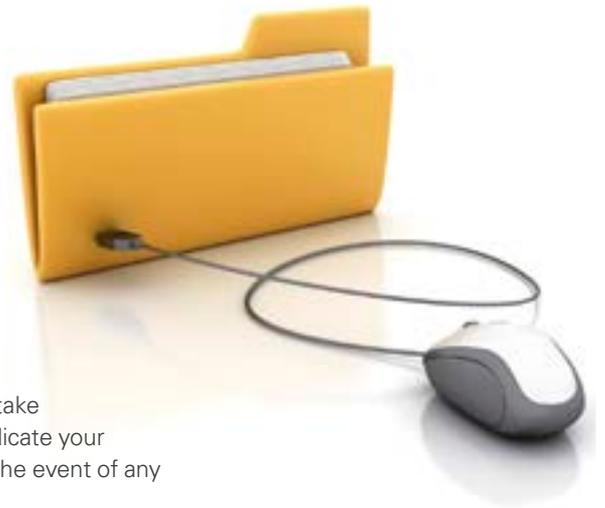
**Keys** – Keys to auction lots will not be released at any time without prior arrangement. Once we have notification from the vendor's solicitor that completion has taken place, the keys to the property will be made available for collection at our offices. To avoid unnecessary delay we recommend contacting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

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

## Legal documents and additional fees

### Why it is important to look at the online legal pack

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



## Additional fees to be paid by the buyer

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

### We strongly advise checking for –

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

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

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

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

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

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

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

## Guide prices and Reserves

### Guide price definition

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

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

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

### Reserve Price Definition

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

Catalogue Production: [www.thearkdesign.co.uk](http://www.thearkdesign.co.uk)

# SEPTEMBER AUCTION RESULTS

37 of 43 Lots Sold for £4.9 million – 86% success rate

1	7 PLYMOUTH ROAD, SHEFFIELD	£107,000
2	129 PROVIDENCE ROAD, SHEFFIELD	£152,000
3	222 STANIFORTH ROAD, SHEFFIELD	AVAILABLE
4	3 WHITEWAYS ROAD, SHEFFIELD	SOLD AFTER
5	77 HIGH STREET, ROTHERHAM	£110,000
6	4 ST NICOLAS RD, ROTHERHAM	SOLD AFTER
7	1 BADSLEY ST, ROTHERHAM	AVAILABLE
8	LAND AT BOWMAN CLOSE, SHEFFIELD	7,000
9	FLATS 1-9 OAKLAND COURT & 129 & 129A OAKLAND ROAD, SHEFFIELD	9,500
10	FLATS 1-8 OAK COURT, RENEY AVENUE, SHEFFIELD	6,000
11	412 BURTON ROAD, BARNSELY	46,000
12	47-53 ROWMS LANE, ROTHERHAM	SOLD PRIOR
13	37 REDHILL AVENUE, BARNSELY	67,500
14	352 MIDLAND ROAD, BARNSELY	AVAILABLE
15	LAND AT SHAW LANE, BARNSELY	AVAILABLE
16	SOUTH VIEW, 48 CASTLETON RD, DERBYSHIRE	241,000
17	LAND AT FOX LANE, OFF BRADWAY ROAD, SHEFFIELD	SOLD AFTER
18	GARAGES TO REAR OF 82 MONTROSE ROAD, SHEFFIELD	75,000
19	349 & 349A LANGSETT ROAD, SHEFFIELD	WITHDRAWN PRIOR
20	351 LANGSETT ROAD, SHEFFIELD	WITHDRAWN PRIOR
21	87 ELM LANE, SHEFFIELD	WITHDRAWN PRIOR
22	341 MIDDLEWOOD ROAD, SHEFFIELD	WITHDRAWN PRIOR
23	600 EARL MARSHAL ROAD, SHEFFIELD	64,000
24	BIRLEY SPA BATH HOUSE, BIRLEY SPA LANE, SHEFFIELD	WITHDRAWN PRIOR
25	92 ROSCOE BANK & BUILDING PLOT, SHEFFIELD	SOLD PRIOR
26	200 STATION ROAD, SHEFFIELD	395,000
27	401 SHOREHAM STREET, SHEFFIELD	260,000
28	601 CITY ROAD, SHEFFIELD	AVAILABLE
29	62 DUNKELD ROAD, SHEFFIELD	261,000
30	7 MEADOWCROFT GLADE, SHEFFIELD	56,000
31	320-322 LANGSETT RD, SHEFFIELD	AVAILABLE
32	LAND AT CORNER HOLTWOOD ROAD & ABBEYFIELD ROAD, SHEFFIELD	410,000
33	18 DUKERIES CRESENT, WORKSOP	76,000
34	GARAGE SITE TO REAR OF 56-66 BRECKS ROAD, RETFORD	WITHDRAWN PRIOR
35	BRACEBRIDGE PUMPING STATION SITE, HIGH HOE ROAD, WORKSOP	AVAILABLE
36	GARAGE SITE BETWEEN 480-482 GATEFORD ROAD, WORKSOP	47,000
37	GARAGE SITE BETWEEN 532-534 GATEFORD ROAD, WORKSOP	68,000
38	264 SHARROW VALE ROAD, SHEFFIELD	SOLD PRIOR
39	116 WAYLAND ROAD, SHEFFIELD	187,000
40	6 GUEST ROAD, SHEFFIELD	216,000
41	28 GUEST ROAD, SHEFFIELD	212,000
42	GARAGE SITE TO REAR OF 7 WELBECK ROAD, RETFORD	39,000
43	GARAGE SITE TO REAR OF 114-128 SANDY LANE, WORKSOP	50,000
44	LAND ADJOINING 30 WARWICK AVENUE, WORKSOP	190,000
45	GARAGE SITE AT HAYNES CLOSE, NEWARK	90,500
46	11 HARLAND ROAD, SHEFFIELD	156,000
47	54 NEILL ROAD, SHEFFIELD	177,000
48	56 NEILL ROAD, SHEFFIELD	SOLD AFTER
49	120 NEILL ROAD, SHEFFIELD	175,000
50	5 PENRHYN ROAD, SHEFFIELD	WITHDRAWN PRIOR
51	TAP & BARREL, 42 WAINGATE, SHEFFIELD	WITHDRAWN PRIOR
52	THE BLACK BULL, GRANGE LANE, BARNSELY	WITHDRAWN PRIOR
53	HIGH HOUSE, 21 SHIP HILL, SHEFFIELD	WITHDRAWN PRIOR



Enquiries are welcome for the unsold lots – contact: Adrian Little (adrian@markjenkinson.co.uk)

# Order of sale 50 Lots

Commencing at 2pm prompt

1	94 WEAKLAND CRESCENT	S12	SHEFFIELD	VACANT HOUSE
2	26 LEICESTER ROAD	DINNINGTON	SHEFFIELD	VACANT HOUSE
3	27 BRAMWELL ST	S65	ROTHERHAM	VACANT HOUSE
4	41 CAERNARVON CRESCENT	BOLTON ON DEARNE	ROTHERHAM	RESIDENTIAL INVESTMENT
5	43 CAERNARVON CRESCENT	BOLTON ON DEARNE	ROTHERHAM	RESIDENTIAL INVESTMENT
6	115 MAIN STREET	AUGHTON	SHEFFIELD	RESIDENTIAL INVESTMENT
7	1 PROVIDENCE PLACE	MORLEY	LEEDS	RESIDENTIAL INVESTMENT
8	87 KINNAIRD ROAD	PARSON CROSS	SHEFFIELD	RESIDENTIAL INVESTMENT
9	GARAGE SITE AT FEARN HOUSE CRESCENT	HOYLAND	BARNSELY	FORMER GARAGE SITE
10	CLAYROYD GARAGE SITE	WORSBROUGH BRIDGE	BARNSELY	FORMER GARAGE SITE
11	LAND AT LAMB HILL	BRADFIELD	SHEFFIELD	VACANT GRAZING LAND
12	LAND TO REAR OF 5 ACORN HILL	STANNINGTON	SHEFFIELD	BUILDING PLOT
13	27 STANNINGTON ROAD	MALIN BRIDGE	SHEFFIELD	VACANT HOUSE
14	15 SHIRECLIFFE LANE	PITSMOOR	SHEFFIELD	VACANT HOUSE
15	GARAGE SITE TO REAR OF 62 WIKLEY WAY	BRIMINGTON	CHESTERFIELD	GARAGE/CAR PARKING SITE
16	GARAGE SITE ADJACENT TO 27 BRADSHAW RD	INKERSALL	CHESTERFIELD	GARAGE SITE
17	GARAGE SITE ADJACENT TO 23 ROECAR CLOSE	OLD WHITTINGTON	CHESTERFIELD	GARAGE SITE
18	2 WELL MEADOW DRIVE	S3	SHEFFIELD	STUDENT INVESTMENT
19	4 WELL MEADOW DRIVE	S3	SHEFFIELD	STUDENT INVESTMENT
20	82 WESTBOURNE ROAD	S10	SHEFFIELD	VACANT FLAT
21	84 CHARLOTTE ROAD	HIGHFIELD	SHEFFIELD	STUDENT INVESTMENT
22	73 HUDDERSFIELD ROAD	S75	BARNSELY	VACANT DETACHED
23	111 ST HELENS STREET	ELSECAR	BARNSELY	RESIDENTIAL INVESTMENT
24	11-13 THE CIRCLE	MOORENDS	DONCASTER	VACANT MIXED USE PROPERTY
25	LAND TO REAR OF 27-29 DAGNAM CRESCENT	S2	SHEFFIELD	VACANT SITE
26	LAND AT JUNCTION OF FOX LANE & EDMUND AVE	BRADWAY	SHEFFIELD	BUILDING PLOT
27	8 NELSON ROAD	NEW ROSSINGTON	DONCASTER	MIXED INVESTMENT
28	3 LILAC COTTAGES	DN10	DONCASTER	VACANT COTTAGE
29	93 SWINEFLEET ROAD	DN14	GOOLE	VACANT PROPERTY
30	41 LAUGHTON ROAD	DINNINGTON	SHEFFIELD	VACANT SHOP AND FLAT
31	42 SYCAMORE ROAD	WICKERSLEY	ROTHERHAM	VACANT HOUSE
32	SILKSTONE FARM, STONE CLOSE	COAL ASTON	DRONFIELD	RESTORATION OPPORTUNITY
33	253 HALIFAX ROAD	WADSLEY BRIDGE	SHEFFIELD	VACANT OFFICES
34	96/96A HALIFAX ROAD	WADSLEY BRIDGE	SHEFFIELD	VACANT TAKEAWAY & SALON
35	LAND AT SHAW LANE	CARLTON	BARNSELY	DEVELOPMENT OPPORTUNITY
36	40 SANDHILL ROAD	RAWMARSH	ROTHERHAM	VACANT COTTAGE & LAND
37	72 RAWMARSH HILL	PARKGATE	ROTHERHAM	RESIDENTIAL INVESTMENT
38	9 WOODSIDE LANE	GRENSIDE	SHEFFIELD	VACANT COTTAGE WITH PLANNING CONSENT
39	47-49 PARK ROAD	WORSBROUGH	BARNSELY	COMMERCIAL/RESIDENTIAL INVESTMENT
40	MATREI, COMMON ROAD	BRIERLEY	BARNSELY	VACANT BUNGALOW
41	32-34 BELLHOUSE ROAD	FIRTH PARK	SHEFFIELD	VACANT COMMERCIAL
42	500 MANCHESTER ROAD	STOCKSBRIDGE	SHEFFIELD	VACANT PREMISES
43	155A SHEFFIELD ROAD	WOODHOUSE	SHEFFIELD	VACANT HOUSE
44	LAND ADJOINING 4 NORTHCOTE ROAD	HEELEY	SHEFFIELD	RESIDENTIAL DEVELOPMENT LAND
45	25-27 BROAD STREET	PARKGATE	ROTHERHAM	VACANT PREMISES
46	28 WESTERN STREET	S70	BARNSELY	RESIDENTIAL INVESTMENT
47	LAND OFF DARLEY AVENUE	WARD GREEN	BARNSELY	RESIDENTIAL DEVELOPMENT SITE
48	GARAGE SITE AT NORFOLK ROAD	GREAT HOUGHTON	BARNSELY	FORMER GARAGE SITE
49	HEALD HEAD COTTAGE, NORTH LANE	S75	BARNSELY	DERELICT COTTAGE
50	44 WILKINSON ROAD	ELSECAR	BARNSELY	POTENTIAL BUILDING PLOT

LOT

## 1 94 Weakland Crescent, Hackenthorpe Sheffield S12 4PE

GUIDE PRICE £28,000+\*

VACANT HOUSE

- Two bedroom inner town house
- In need of general modernisation
- Double glazing & gas central heating
- Rear & front gardens
- Potential for owner occupation or investment

### Ground Floor

Entrance Hall  
Under Stairs Store  
Lounge 3.49m x 3.97m  
Dining Kitchen 5.99m x 2.78m overall  
Store

Airing Cupboard & Store

### Outside

The property occupies a good size plot with front & rear gardens & an outside Store

### EPC Rating

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

### VIEWING

Mondays 1st, 8th, 15th & 22nd at 13:00pm prompt  
Wednesdays 3rd, 10th & 17th at 13:00pm prompt

### First Floor

Landing  
Bedroom 1 3.97m x 2.76m with built-in wardrobes  
Bedroom 2 2.93m x 3.93m with built-in wardrobes  
Bathroom 1.90m x 1.83m  
Separate WC



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

LOT

## 2 26 Leicester Road, Dinnington, Sheffield S25 2PX

GUIDE PRICE £25,000\*

VACANT HOUSE

- Three bedroom inner terrace
- In need of complete modernisation
- Two ground floor reception rooms, kitchen, and bathroom
- Three first floor bedrooms
- Rear yard with separate access
- Gas central heating (incomplete)
- uPVC windows
- Of interest to builders or investors

### Ground Floor

Sitting Room 2.92m x 3.92m  
Living Room 3.91m x 3.69m  
Kitchen 2.70m x 2.29m  
Bathroom 1.82m x 1.80m  
Separate WC

### Outside

Forecourt  
Rear Yard & Garden area with separate access to the rear

### EPC Rating E

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

### VIEWING

By appointment with Jake Bond  
jake@markjenkinson.co.uk  
07715214572

### First Floor

Landing  
Front Bedroom 1 3.91m x 2.97m  
Rear Bedroom 2 3.71m x 2.99m  
Rear Bedroom 3 2.63m x 2.32m



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

LOT

## 3 27 Bramwell Street, Rotherham S65 1RZ

GUIDE PRICE £25,000\*

VACANT HOUSE

- Three bedroom inner terrace
- In need of full refurbishment
- Two ground floor reception rooms
- Three bedrooms and bathroom over upper floors
- uPVC double glazing
- Stripped ready for refurbishment works

### Ground Floor

Lounge 3.62m x 3.70m  
Kitchen 3.60m x 3.82m  
Dining Room 2.44m x 2.40m

### EPC Rating

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

### VIEWING

Tuesdays 2nd, 9th & 16th October at 10:45am prompt  
Thursdays 4th, 11th & 18th October at 10:45am prompt

### First Floor

Front Bedroom 2.49m x 3.64m  
Rear Bedroom 3.84m x 1.82m  
Bathroom/WC 2.70m x 1.73m

### Second Floor

Attic Bedroom 4.01m x 3.64m

**SOLICITORS** Schofield Sweeney  
Springfield House 76 Wellington Street Leeds LS1 2AY



ON INSTRUCTIONS FROM THE JOINT LPA RECEIVERS



LOT

## 4 41 Caernarvon Crescent, Bolton On Dearne, Rotherham S63 8DW

GUIDE PRICE £40,000–£45,000\*

RESIDENTIAL INVESTMENT

- Inner terrace town house
- Long Term Regulated Tenancy
- Producing £92 pw (£4,784 pa)
- Last registered August 2018
- Cul-de-Sac setting with car space
- Gas central heating and uPVC windows
- Useful long term investment

### Ground Floor

Sitting Room  
Dining Kitchen

### First Floor

Four Rooms  
Bathroom/WC

### Outside

Gardens & Store

### Tenancy Details

The property is let by way of a Long Term Regulated Tenancy at £92pw. Last registered on 25th August 2018

### EPC Rating D

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

### VIEWING

External inspection only

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



LOT

## 5 43 Caernarvon Crescent, Bolton On Dearne, Rotherham S63 8DW

GUIDE PRICE £40,000–£45,000\*

RESIDENTIAL INVESTMENT

- Inner terrace town house
- Long Term Regulated Tenancy
- Producing £94 pw (4,888 pa)
- Last registered April 2018
- Cul-de-sac setting with car space
- Gas central heating and uPVC windows
- Useful long term investment

### Ground Floor

Sitting Room  
Dining Kitchen

### First Floor

Four Rooms  
Bathroom/WC

### Outside

Gardens & Store

### Tenancy Details

The property is let by way of a Long Term Regulated Tenancy at £94 pw effective from 16th April 2018

### EPC Rating D

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

### VIEWING

External inspection only

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



LOT

## 6 115 Main Street, Aughton, Sheffield S26 3XH

GUIDE PRICE £60,000\*

RESIDENTIAL INVESTMENT

- Two bedroom brick built inner terrace
- Long Term Regulated Tenancy
- £87 pw (£4524 pa)
- Last registered August 2018
- uPVC windows
- Popular residential location

### Ground Floor

Sitting Room  
Dining Room  
Kitchen

### First Floor

Two bedrooms  
Bathroom/WC

### Outside

Rear Garden

of £87 pw last registered on 8th August 2018 and effective from 1st October 2018

### EPC Rating G

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

### VIEWING

External inspection only

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



ON INSTRUCTION FROM GRAINGER PLC

**grainger plc**

LOT

## 7 1 Providence Place, Morley, Leeds LS27 0LW

GUIDE PRICE £48,000+\*

RESIDENTIAL INVESTMENT

- Attractive stone fronted terrace house
- Long Term Regulated Tenancy
- £400pcm (£4800pa) last reviewed October 2014
- Central heating & double glazing

### Ground Floor

Sitting Room  
Kitchen

### EPC Rating

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

### First Floor

Two Bedrooms  
Bathroom/WC

### VIEWING

External inspection only

### Outside

Front Garden

### SOLICITORS

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

### Tenancy details

The property is let by way of a Long Term Regulated Tenancy at £400pcm last registered on 29th October 2014.



LOT

## 8 87 Kinnaird Road, Sheffield S5 0NR

GUIDE PRICE £45,000\*

RESIDENTIAL INVESTMENT

- Two bedroom end town house
- Larger than average plot with car parking and room to extend
- Established Shorthold Tenancy at £400pcm (£4,800 pa)
- Gas central heating & uPVC double glazing
- Popular & convenient location

### Ground Floor

Side Entrance Lobby  
Sitting Room 4.09m x 3.47m  
Kitchen 3.48m x 2.49m  
Utility Area

### Tenancy details

The current tenants have been in occupation for 3-4 years by way of a 12 month Assured Shorthold Tenancy

### First Floor

Front Bedroom 1 3.55m x 2.70m  
Rear Bedroom 2 2.90m x 2.52m  
Bathroom/WC with white suite

### EPC Rating C

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

### Second Floor

Attic Room

### VIEWING

External inspection only

### Outside

The property occupies a larger than average plot with good size car parking space to the front. Level rear garden

**SOLICITORS** Milners, Whitehall  
Waterfront, 2 Riverside Way, Leeds,  
LS1 4EH



LOT

## 9 Garage site at Fearn House Crescent, Hoyland, Barnsley S74 0BA

GUIDE PRICE £15,000\*

FORMER GARAGE SITE

- Freehold vacant former garage site
- Approximately 0.06ha (0.14 acre)
- Established residential area
- Possible development potential (STC)

### Location

The property is located just under 7 miles to the south of Barnsley town centre and the site is approached by a driveway running between 29 & 31 Fearn House Crescent

### Site

The land is identified on the adjoining plan and amounts to approximately 0.06ha (0.14 acre)

### Planning

The site is within a Housing Policy Area in the UDP therefore in principle the site may be suitable for a single dwelling subject to the relevant consents. The site is restricted in size and any new dwelling would need to achieve the required separation standards between the new dwelling and the existing houses. Interested parties are advised to make their own planning and highways enquiries in respect of use. For planning purposes a coal mining risk assessment will be required.

### Note

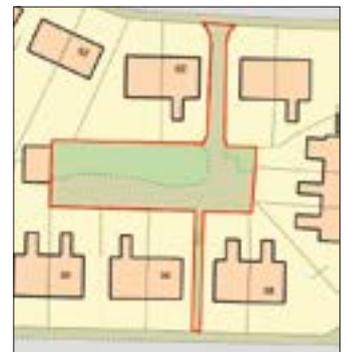
Prospective Purchasers should note that the Conditions of Sale for this lot include a requirement that the Purchaser pays Barnsley Council's legal costs and a 5% premium or £500 minimum payment in addition to the price bid. VAT is payable on the premium.

### VIEWING

On site at any reasonable time

**SOLICITORS** Bury & Walkers LLP  
Britannic House Regent Street  
Barnsley S70 2EQ

ON INSTRUCTIONS FROM BARNSELY MBC



LOT

## 10 Clayroyd Garage Site, Worsbrough Bridge, Barnsley S70 5ET

GUIDE PRICE £25,000\*

FORMER GARAGE SITE

- Freehold former garage site
- Approx. 0.12ha (0.27 acre)
- Established residential location
- Possible development potential (STC)

### Location

The site is located approximately 2.3 miles to the south of Barnsley town centre and is approached by a driveway between 2 Clayroyd and the adjacent nursery.

### Site

The land is identified on the adjoining plan and amounts to approximately 0.12ha (0.27 acre)

### Planning

The site is within a Housing Policy Area in the UDP therefore in principle the site may be suitable for a small residential development. Interested parties are advised to make their own planning and highways enquiries in respect of use. The land is located in a Coal Mining referral area and therefore a coal mining risk assessment would be required as part of any future planning application for residential development.

### Note

Prospective Purchasers should note that the Conditions of Sale for this lot include a requirement that the Purchaser pays Barnsley Council's legal costs and a 5% premium or £500 minimum payment in addition to the price bid. VAT is payable on the premium.

### VIEWING

On site at any reasonable time

**SOLICITORS** Bury & Walkers LLP  
Britannic House Regent Street  
Barnsley S70 2EQ

ON INSTRUCTIONS FROM BARNSELY MBC



LOT

# 11 Land At Lamb Hill, Low Bradfield, Sheffield S6 6LJ

GUIDE PRICE £25,000\*

VACANT GRAZING LAND



- Freehold grazing approximately 1.6 hectares (3.95 acres)
- Picturesque location
- Close to lower Bradfield & Damflask Reservoir
- Increasingly rare opportunity

### Directions

Lamb Hill runs between lower Bradfield & Loxley Road. When travelling from the village its located on the lower side of the valley close to the telephone exchange building and reference should then be made to the location plan.

### VIEWING

On site at any reasonable time

**SOLICITORS** Sheffield City Council  
Legal Services Town Hall S1 2HH

ON INSTRUCTIONS FROM SHEFFIELD CITY COUNCIL

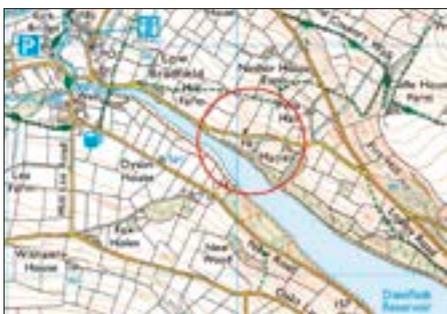


### Tenure

Freehold

### Notes

In addition the purchaser will be responsible for a buyers premium amounting to 3% of the consideration subject to a minimum of £1500.



LOT

**12 Land To The Rear Of 5 Acorn Hill, Stannington, Sheffield S6 6AW**  
**GUIDE PRICE £200,000–£225,000\***

| BUILDING PLOT



- **Superb individual building plot of 0.29 acres**
- **Sought after location on the fringe of greenbelt**
- **Views towards Loxley Valley**
- **Full planning consent for a five bedroom detached house with separate double garage**
- **Excellent potential as a self build project**

**Location**

Acorn Hill is located approximately 5.8 miles to the west of Sheffield City Centre. The land is located to the rear of 5 Acorn Hill but fronts on to Greaves Lane

**The Site**

The site is identified on the adjoining plan and amounts to approximately 0.12ha (0.29 acre)

**Services**

All main services are understood to be within close proximity of the site though interested parties are advised to make their own enquiries in respect of new connections

**Planning**

Full planning consent was granted by Sheffield City Council in February 2018 for the erection of a detached dwelling (REF: 17/04533/FUL) Full details of the application can be found on the Sheffield City Council website as follows  
<https://planningapps.sheffield.gov.uk/online-applications/applicationDetails.do?activeTab=document&keyVal=OYXSS5NYKU200>

**The Proposed Scheme**

The plans show a double fronted detached dwelling with accommodation on 3 levels as follows:

**Ground Floor**

Reception Hall  
 Cloakroom/WC  
 Full length Lounge  
 Dining Room  
 Breakfast Kitchen

**First Floor**

Master Bedroom Suite with Dressing Room, wardrobes & ensuite  
 Two further Bedrooms  
 Family Bathroom

**Second Floor**

Two Bedrooms  
 Shower Room  
 Plans relating to the development are available

**VIEWING**

On site at any reasonable time from Greaves Lane

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



LOT

## 13 27 Stannington Road, Malin Bridge, Sheffield S6 5FH

GUIDE PRICE £80,000–£90,000\*

VACANT HOUSE

- Three bedroom inner terrace
- Stripped and ready for refurbishment
- Two ground floor reception rooms
- Popular mixed use location
- Rear garden & open aspect
- Excellent potential offered
- Of interest to builders and developers

### Ground Floor

Sitting Room 3.41m x 3.63m  
Inner Lobby  
Dining Kitchen 3.73m x 3.63m  
Cellar Head

### Basement

Cellar

### First Floor

Front Bedroom 1 3.40m x 3.65m with closet  
Rear Bedroom 2 2.94m x 1.83m  
Bathroom/WC (no suite) 2.93m x 1.69m

### Second Floor

Attic Bedroom 3 4.93m x 3.67m with Skylight window to the rear

### Outside

Forecourt  
Good size rear garden & brick built store

### EPC Rating

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

### Joint Auctioneer

Saxton Mee 245 Crookes Sheffield S10 1TF



### VIEWING

Mondays 1st, 8th, 15th & 22nd at 10:00am prompt  
Wednesdays 3rd, 10th & 17th at 10:00am prompt

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



LOT

## 14 15 Shirecliffe Lane, Pitsmoor, Sheffield S3 9AD

GUIDE PRICE £78,000+\*

VACANT HOUSE

- Three bedroom semi detached
- Popular location close to Abbeyfield Park
- In need of modernisation
- uPVC windows & modern gas central heating
- Two reception rooms and off shot kitchen
- Two first floor bedrooms, large bathroom & attic room
- Front & rear gardens
- Potential for owner occupation, resale or letting

### Ground Floor

Side Entrance  
Lobby  
Sitting Room 4.44m x 3.88m  
Dining Room 3.89m x 2.93m  
Kitchen 2.30m x 2.93m  
Rear Entrance Porch  
Cellar Head

### Basement

Cellar

### First Floor

Landing  
Front Bedroom 1 3.63m x 3.88m  
Rear Bedroom 2 3.17m x 2.44m  
Bathroom/WC 2.34m x 2.99m including full suite & corner shower cubicle

### Second Floor

Attic Bedroom 3 3.63m x 3.89m

### Outside

Front garden area  
Passage way to a rear yard with brick built store/WC

### EPC Rating

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

### VIEWING

Mondays 1st, 8th 15th & 22th at 12:00pm prompt  
Wednesdays 3rd, 10th & 17th at 12:00pm prompt

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



LOT

# 15 Garage Site To The Rear Of 62 Wikeley Way, Brimington, Chesterfield S43 1AQ

GUIDE PRICE £5,000\*

| GARAGE/CAR PARKING SITE

- Freehold land of approximately 274 sqm
- Comprises driveway & car parking area with right of way
- Adjoins residential property
- Two plots currently let at £57.80pa each
- Potential for parking or garden extension (STC)

**Location**

The site is situated approximately 2 miles to the north east of Chesterfield town centre and is approached by a driveway running between 60 & 62 Wikeley Way

**Site**

Land is identified in the adjoining plan amounting to approximately 274 sqm  
 Tenancies  
 Two plots are currently let at £57.80pa each exclusive of VAT. It should be noted that the actual garages belong to the tenants and not Chesterfield Borough Council. The agreements can be terminated by one months prior notice to quit by either side

**Planning**

Informal comments from the planning officer suggests use of the site as car parking or possible garden extension which would require formal consent

**Fees**

Prospective Purchasers should note that the Conditions of Sale for this lot include a requirement that the Purchaser pays the Auctioneer's fees, Catalogue Entry and Chesterfield Council's legal and Surveyor's fees in addition to the price bid

**VIEWING**

On site at any reasonable time

**SOLICITORS** Chesterfield Borough Council Town Hall Rose Hill Chesterfield S40 1LP

ON INSTRUCTIONS FROM CHESTERFIELD BOROUGH COUNCIL



## Bungalow or entire row?

No matter who you are, our common sense approach makes Buy-to-Let simple.

It doesn't matter to us if you have one or one hundred properties, our process keeps everything nice and simple. In fact, with our new lowest ever rate, our award-winning Buy-to-Let mortgages have never been easier.

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**together.**  
Common sense lending

Any property used as security, including your home, may be repossessed if you do not keep up on repayments on a mortgage or any other debt secured on it.

No limit on volume or value of properties

LOT

## 16 Garage site adjacent to 27 Bradshaw Road, Inkersall, Chesterfield S43 3HJ

GUIDE PRICE £2,000–£4,000\*

| GARAGE SITE

- Freehold double garage site approximately 81 sqm
- Cul-de-sac setting
- Potential for parking or garden extension subject to (STC)
- One plot currently let at £49.50pa
- One vacant but previously £49.50pa

### Location

The property is located approximately 4.4 miles to the north east of Chesterfield town centre in the cul-de-sac at the top of Bradshaw Road to the right of number 27

### The Site

The land is identified on the adjoining plan and amounts to approximately 100 sqm

### Tenancy details

Plot 1 (vacant space) is let at £45.90pa exclusive of VAT  
Plot 2 is vacant (previously £49.60 pa) Chesterfield BC do not own the garage  
The agreement is terminable upon one months' notice either side.

### Planning

Informal comments from the planning officer suggests that the plot is too small to develop in isolation but could be used to extend the adjoining property or for car parking. Planning consent would be required as a garden extension.

Interested parties are advised to make their own enquiries with the planners.

### Fees

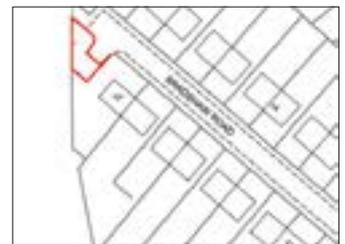
Prospective Purchasers should note that the Conditions of Sale for this lot include a requirement that the Purchaser pays the Auctioneer's fees, Catalogue Entry and Chesterfield Council's legal and Surveyor's fees in addition to the price bid

### VIEWING

On site at any reasonable time

**SOLICITORS** Chesterfield Borough Council Town Hall Rose Hill Chesterfield S40 1LP

ON INSTRUCTIONS FROM CHESTERFIELD BOROUGH COUNCIL



LOT

## 17 Garage Site adjacent to 23 Roecar Close, Old Whittington, Chesterfield S41 9PN

GUIDE PRICE £5,000\*

| GARAGE SITE

- Freehold garage site approximately 117 sqm
- Adjoining residential property
- Potential for car parking or garden extension (STC)
- Three plots currently let at £62.40pa each – £187.20pa in total

### Location

Roecar Close is located approximately 3.3 miles to the north of Chesterfield town centre. The site is located to the left of the cul-de-sac adjoining 23 Roecar Close

### Site

The land is identified in the adjoining plan and amounts to approximately 117 sqm

### Tenancy details

Plot 1 is let at £62.40 per annum exclusive of VAT.  
Plot 2 is let at £62.40 per annum exclusive of VAT.  
Plot 3 is let at £62.40 per annum exclusive of VAT.  
Chesterfield BC do not own any garage structures.  
The agreements are terminable upon one months' notice either side.

### Fees

Prospective Purchasers should note that the Conditions of Sale for this lot include a requirement that the Purchaser pays the Auctioneer's fees, Catalogue Entry and Chesterfield Council's legal and Surveyor's fees in addition to the price bid

### VIEWING

On site at any reasonable time

**SOLICITORS** Chesterfield Borough Council Town Hall Rose Hill Chesterfield S40 1LP

ON INSTRUCTIONS FROM CHESTERFIELD BOROUGH COUNCIL



LOT

# 18 2 Well Meadow Drive, Sheffield S3 7HP

GUIDE PRICE £400,000\*

RESIDENTIAL INVESTMENT

- Superb 7 bedroom town house
- Fully let until August 2019 at £39,840 pa
- High specification accommodation
- Comprises 7 double bedrooms each with en suites (rooms A-G)
- Let for 48 weeks from September 2018 at £115 & £120 pw inclusive
- Large communal living space & well fitted kitchen with integrated appliances
- Utility room & ground floor WC
- Rear garden & patio area and intercom security access
- uPVC double glazing, central heating & solar technology
- Walking distance of Sheffield University Campus & city centre

**Tenancy details**

All seven rooms are let for 48 weeks from the first week in September 2018 with rooms A&B at £115 per week and C-G at £120 per week

**Services**

The following is a monthly breakdown of costs to the Landlord provided by the letting agents -  
 Electric £140.00  
 Gas £80.00  
 Water £70.00  
 Internet £30.00  
 Cleaning £130.00  
 TOTAL £450 per month

**Joint auctioneers and Managing agents**

Redbrik, 987 Abbeydale Road, Sheffield, S7 2QD



**EPC Rating B**

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

**VIEWING**

Viewing by appointment with Redbrik – zoe.addenbrooke@redbrik.co.uk

**SOLICITORS** Addleshaw Goddard LLP Milton Gate 60 Chiswell Street London EC1Y 4AG



LOT

# 19 4 Well Meadow Drive, Sheffield S3 7HP

GUIDE PRICE £400,000\*

RESIDENTIAL INVESTMENT

- Superb 7 bedroom town house
- Fully let until August 2019 at £38,820 pa
- High specification accommodation
- Comprises 7 double bedrooms with en suites (rooms A-G)
- Six let for 48 weeks and one for 45 weeks at rents of £120, £110 & £100 pw
- Large communal living space & well fitted kitchen with integrated appliances
- Utility room & ground floor WC
- Rear garden & patio area and intercom security access
- uPVC double glazing, central heating & solar technology
- Walking distance of Sheffield University Campus & city centre

### Tenancy Details

All seven rooms are let from September 2018 with six for 48 weeks and one for 45 weeks at rents of £120 for units C-F and £115 / £110 for units A&B

### Services

The following is a monthly breakdown of costs to the Landlord provided by the letting agents -  
Electric £140.00  
Gas £80.00  
Water £70.00  
Internet £30.00  
Cleaning £130.00  
TOTAL £450 per month

### Joint auctioneers and Managing agents

Redbrik, 987 Abbeydale Road, Sheffield, S7 2QD



### EPC Rating B

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

### VIEWING

Viewing by appointment with Redbrik – zoe.addenbrooke@redbrik.co.uk

**SOLICITORS** Addleshaw Goddard LLP Milton Gate 60 Chiswell Street London EC1Y 4AG



LOT **20** **82 Westbourne Road, Sheffield S10 2QT**  
**GUIDE PRICE £75,000+\***

| VACANT FLAT

- **Two bedroom first floor flat**
- **In need of complete modernisation**
- **Single garage included**
- **Prime residential location**
- **Walking distance of Broomhill shops & local schools**
- **Potential for owner occupation, resale or letting**

**Reception Hall**

Living Room 4.19m x 3.68m  
 Kitchen 2.53m x 2.41m  
 Entrance Porch 1.70m x 1.33m  
 Rear Bedroom 1 3.59m x 3.74m  
 Front Bedroom 2 3.93m x 2m  
 Bathroom/WC 2.58m x 1.90m

**Outside**

Single garage being one of a block of 4 with up and over door 5.29m x 2.60m

**Tenure**

The property is Leasehold for a term of 99 years from 25/12/1979 at an annual ground rent of £25.

**EPC Rating**

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

**VIEWING**

Mondays 1st, 8th, 15th & 22nd at 14:00pm prompt  
 Wednesdays 3rd, 10th & 17th at 14:00pm prompt

**SOLICITORS** Keebles LLP Lazarus House 14 Princes Street Doncaster DN1 3NJ



LOT **21** **84 Charlotte Road, Highfield, Sheffield S1 4TL**  
**GUIDE PRICE £130,000–£140,000\***

| STUDENT INVESTMENT

- **Well modernised end terrace house**
- **Walking distance of city centre & Sheffield Hallam University**
- **Previously let to 4 students**
- **Currently let to 3 until 8th July 2019 at £1,300 pcm inclusive of bills**
- **£15,600 pa gross (approx. £13,600 pa net)**
- **Gas central heating, uPVC windows and modern fittings**
- **Large attic bedroom capable of splitting**

**Ground Floor**

Front Bedroom 4.39m x 3.52m  
 Inner Lobby  
 Sitting Room 3.57m x 3.52m  
 Cellar Head  
 Kitchen 2.83m x 1.92m with good range of modern units & appliances

**Basement**

Cellar

**First Floor**

Front Bedroom 2 3.68m x 3.56m  
 Bathroom/WC 2.86m x 1.48m  
 Rear Bedroom 3 2.85m x 2.01m

**Second Floor**

Attic Bedroom 4 5.63m x 3.55m with rear Dormer & Gable window

**Outside**

Forecourt  
 Rear Yard

**Tenancy details**

The property has in the past been let for students but is currently let to 3 for a period of 52 weeks from 1st July 2018 until 8th July 2019. The rent is £1300 pcm including gas & electricity which amounts to approximately £2,000

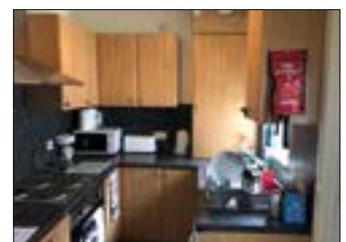
**EPC Rating E**

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

**VIEWING**

By appointment with Jake Bond  
 jake@markjenkinson.co.uk  
 07715214572

**SOLICITORS** Banner Jones 1 Sheffield Road Dronfield S18 2DH



LOT

# 22 73 Huddersfield Road, Barnsley S75 1AF

GUIDE PRICE £150,000–£175,000\*

VACANT POSSESSION



- **Attractive detached property**
- **Originally a private residence**
- **Most recently used as a day care centre**
- **Structural issues to be addressed (report available)**
- **Freehold site approximately 700 sqm (0.17 acre)**
- **Potential as a single dwelling or possible alternative options (STC)**

### Ground Floor

Entrance Lobby  
Reception Hall  
Front Room 4.52m x 5.73m  
Rear Office 2.42m x 2.02m  
Rear Office 3.73m x 2.37m  
Dining Kitchen 5.43m x 4.23m  
Utility Room 1.83m x 1.70m  
Rear Room – (No access)

### First Floor

Landing  
Front Bedroom 2.55m x 3.33m  
Front Bay Windowed Bedroom 5.71m x 4.5m  
Rear Bedroom 3.65m x 3.65m  
Shower Room  
Bathroom/WC with modern white suite  
Rear Bedroom 5.16m x 1.83m with En suite Shower Room  
Front Bedroom 4.24m x 3.49m

### Outside

The property occupies a plot of approximately 700 sqm with vehicular access and a car parking garden area to the front. A further driveway to the side leads to the

rear where there is a large garden area with a substantial brick store 2.92m x 2.49m

### Note

Prospective Purchasers should note that the Conditions of Sale for this lot include a requirement that the Purchaser pays Barnsley Council's legal costs and a 5% premium or £500 minimum payment in addition to the price bid. VAT is payable on the premium.

### EPC Rating

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

### VIEWING

Tuesdays 2nd, 9th & 16th October at 12:45pm prompt  
Thursdays 4th, 11th & 18th October at 12:45pm prompt

**SOLICITORS** Bury & Walkers LLP  
Britannic House Regent Street  
Barnsley S70 2EQ



ON INSTRUCTIONS FROM BARNSELY MBC



LOT

## 23 111 St. Helens Street, Elsecar, Barnsley S74 8BQ

GUIDE PRICE £35,000\*

RESIDENTIAL INVESTMENT

- Stone fronted end terrace
- Good size plot with garden & off street car parking
- Let at £81.50pw (£4,238pa) to established tenant
- Re-roofed in 2017
- Gas central heating with modern boiler
- Requires further modernisation
- Set within popular village location

### Ground Floor

Sitting Room 4.03m x 3.32m with original fire place  
 Inner Lobby  
 Dining Room 4.04m x 4.01m  
 Kitchen 3.03m x 2.73m

### Basement

Two roomed cellar

### First Floor

Landing  
 Bedroom 1 4m x 3.34m  
 Bedroom 2 3.09m x 2.72m  
 Bathroom/WC 2.74m x 1.94m

### Outside

The property occupies a good size cul-de-sac plot with vehicular access and car parking together with a dilapidated store offering additional potential. There is a good sized garden area enjoying an open aspect.

### Tenancy details

The property is currently let by way of an Assured Shorthold Tenancy at £81.50 per week

### EPC Rating

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

### VIEWING

External inspection only

### SOLICITORS

Foys 102-112  
 Burncross Road Sheffield S35 1TG



LOT

## 24 11-13 The Circle, Moorends, Doncaster DN8 4LJ

GUIDE PRICE £40,000\*

VACANT MIXED USE PROPERTY

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

### Ground Floor

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

### First Floor

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

### Second Floor

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

### Outside

The property fronts onto The Circle  
 Rear pedestrian access

### EPC Rating

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

### VIEWING

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

### SOLICITORS

Keebles LLP  
 Commercial House 14 Commercial  
 Street Sheffield S1 2AT



LOT

## 25 Land to the Rear of 27-29 Dagnam Crescent, Sheffield S2 2FF

GUIDE PRICE £25,000\*

VACANT SITE

- Freehold site approximately 726sqm
- Adjoins both residential & commercial property
- Security fencing & gated access
- Potential for a variety of uses (STC)
- 8 Week completion

### Location

The land is located approximately 2.4 miles to the south east of Sheffield city centre close to the inter-section the A6136 & the A612 at Manor Top. The site is approached from Dagnam Crescent and lies to the rear of 940-944 City Road and the rear of 27/29 Dagnam Crescent.

### The Site

The land is identified on the adjoining plan and amounts to approximately 726sqm

### Planning

The property is located in a mixed resident/commercial area and interested parties are advised to make their own enquiries in respect of potential schemes

### VIEWING

On site at any reasonable time

**SOLICITORS** Cubism Law 1 Plough Place London EC4A 1DE



LOT

## 26 Land At The Junction Of Fox Lane And Edmund Avenue, Bradway, Sheffield, S17 4RL

GUIDE PRICE £80,000-£90,000\*

BUILDING PLOT

- Freehold building plot
- Approximately 368 sqm
- Central village location
- Outlined planning consent for single dwelling
- Ideal self build project

### Location

The land is located some 7-8 miles to the south of Sheffield city centre and occupies a position close to the junction of Fax Lane & Edmund Avenue

### The Site

The land is identified on the adjoining plan and is approximately 368sqm

### Planning

Outline planning consent was granted on 5th October 2016 for the erection of a dwelling house REF:16/03099/OUT (formerly PP-05403357)

### Services

The services are understood to be in close proximity. Interested parties are advised to make their own enquiries in respect of new connections

### VIEWING

On site at any reasonable time

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

ON JOINT INSTRUCTIONS FROM D NEVILLE & SHEFFIELD CITY COUNCIL



LOT

## 27 8 Nelson Road, Rossington, Doncaster DN11 0PJ

GUIDE PRICE £75,000 PLUS\*

MIXED COMMERCIAL & RESIDENTIAL INVESTMENT

- Extended inner terrace
- Comprises ground floor takeaway with 1 bed flat above
- Both let producing £10,848 pa
- Ground floor – 10 year from 2012 at £8,328pa
- First floor holding over at £210pcm
- Potential to improve overall rental income

### Ground Floor Takeaway

Sales area approx 54 sqm  
Preparation Room 9.48 sqm

Let for a period of 10 years from 29th November 2012 with a passing rent of £8,328pa. Rents review dates are every three year with the next one due on the 20th September 2020. It is understood the 2017 date was not implemented

### First Floor Flat

Approached from the rear and comprising  
Living Room  
Kitchen  
Double Bedroom  
Bathroom/WC

Currently let at £210pcm. No documentation is available regarding the nature of the tenancy

### Outside

Rear yard area with access to the first floor flat

### Tenure

Freehold

### Joint Auctioneers

Burgess Commercial, 3 The Point, Rotherham, S60 1BP



### EPC Rating C

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

### VIEWING

By courtesy of the tenants

**SOLICITORS** Wrigleys Solicitors LLP  
19 Cookridge Street Leeds LS2 3AG



LOT

## 28 3 Lilac Cottages, The Green, Misson, Doncaster DN10 6DS

GUIDE PRICE £68,000+\*

VACANT COTTAGE

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

### Ground Floor

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

### First Floor

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

### Outside

Front garden  
Rear elevation facing village green

### EPC Rating G

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

### VIEWING

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

**SOLICITORS** Jones & Co Solicitors  
Cannon Square Retford DN22 6PB



LOT

# 29 93 Swinefleet Road, Goole, East Riding Of Yorkshire DN14 5UN

GUIDE PRICE £45,000\*

VACANT PROPERTY

- Three storey end terrace property
- Situated at the end of a retail parade
- Requires full refurbishment throughout
- Open plan ground floor layout
- Planning permission previously granted for three flats (January 2015)
- Five rooms over first and second-floor accommodation
- Suitable for a variety of uses
- Re roofed approximately 3 years ago

#### Ground Floor

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

#### First Floor

Front room 4.38m x 4.22m  
Middle room 2.41m x 2.84m  
Rear room 4.22m x 1.42m

#### Attic

Front room 4.30m x 3.80m  
Rear room with rooflight window 3.96m x 4.32m

#### Outside

Rear hard surfaced yard

#### Planning

Planning consent was previously granted by East Riding of Yorkshire Council for the change of use to 3 self contained flats and the erection of a first floor extension to the rear. (Ref PP -03694677) Three years from 23rd January 2015.

The proposed scheme

Plans relating to the proposed scheme are available with the legal pack or on request

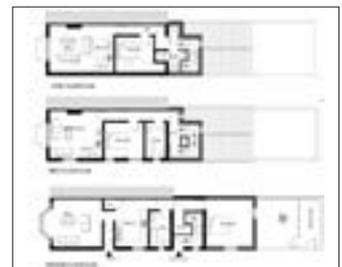
#### EPC Rating G

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

#### VIEWING

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

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



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LOT

# 30 41 Laughton Road, Dinnington, Sheffield, South Yorkshire S25 2PN

GUIDE PRICE £80,000–£90,000\*

VACANT SHOP & FLAT

- Prominent corner retail unit along busy high street
- Return frontage glazing
- Ground floor flexible business location
- Last used as food sales and preparation
- Ancillary storage to rear
- Shared rear yard and stores
- First floor one bedroom flat
- Two reception rooms, kitchen & shower room
- Fully stripped ready for refurbishment

### Retail Accommodation

Ground floor sales 21.94 sqm  
Former cold stores 18.86 sqm  
Preparation area 8.08 sqm  
Ancillary storage 2.28 sqm  
Rear store 9.82 sqm

### Outside

Shared rear yard with outbuildings comprising:  
WC  
Storage shed  
Freezer and preparation room 23.16 sqm

### Basement

Cellar

### Residential Accommodation

#### First Floor Flat

Lounge 4.29m x 4.64m  
Kitchen 2.57m x 2.82m  
Reception Room 2.85m x 1.74m  
Bedroom 2.90m x 1.76m  
Shower room 2.82m x 1.22m

### EPC Rating G

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

### VIEWING

By appointment with Jake Bond  
jake@markjenkinson.co.uk  
07715214572

**SOLICITORS** Ilett & Clark 86 Bridge Street Worksop S80 1JA



LOT

# 31 42 Sycamore Avenue, Wickersley, Rotherham S66 2NR

GUIDE PRICE £90,000–£100,000\*

VACANT HOUSE

- Traditional semi-detached house
- In need of complete modernisation
- Good size plot with garden, driveway and single garage
- Popular residential area
- Central heating and double glazing
- Sold as seen

### Ground Floor

Entrance Porch  
Reception Hall  
Sitting Room 3.61m x 3.69m with bay window  
Dining Room 2.87m x 3.12m  
Dining Kitchen 4.51m x 2.86m plus 2.10m x 2.53m

### First Floor

Landing  
Front Bedroom One 3.37m x 3.71m with built-in cupboards  
Rear Bedroom Two 2.71m x 3.75m  
Front Bedroom Three 2.16m x 2.14m  
Bathroom / WC 1.66m x 1.66m

### Outside

Good size plot with driveway and single garage

### EPC Rating C

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

### VIEWING

Tuesdays 2nd, 9th & 16th October at 11:30am prompt  
Thursdays 4th, 11th & 18th October at 11:30am prompt

**SOLICITORS** Freeths LLP 2nd Floor Leopold Wing Balm Green, Sheffield S1 2JA



LOT

# 32 Silkstone Farm, Stone Close, Coal Aston, Dronfield, Derbyshire S18 3AS

GUIDE PRICE £490,000\*

RESTORATION OPPORTUNITY



- Delightful Grade II listed farm with 2 storey outbuildings
- Located in the heart of Coal Aston
- Corner plot of approximately 0.17 ha (0.41acre)
- Large mature gardens to three sides
- Car parking for several vehicles in addition to garage
- Requires sympathetic restoration
- Retains many original features
- Excellent potential offered

### Ground Floor

Sitting Room 5.62m x 4.32m with beamed ceiling  
Inner Hallway  
Cellar Head  
Sitting Room 3.77m x 4.11m  
Kitchen 5.09m x 2.68m  
Side Porch 2.69m x 1.42m

### Basement

Cellar

### First Floor

Landing  
Bedroom 1 4.28m x 3.85m  
Bedroom 2 3.42m x 3.78m with walk in wardrobe 2.79m x 0.88m  
Bedroom 3 3.59m x 2.71m  
Bathroom/WC 2.67m x 1.97m

### Outside

The property occupies a prominent corner plot of just over 0.4 acre with mature garden to three sides and ample vehicular parking to the front

### Outbuildings

L shaped stable block  
Fuel Store 3.25m x 2.95m  
Store 2 3.24m x 2.95m

Garage 4.33m x 7.01m with automated door

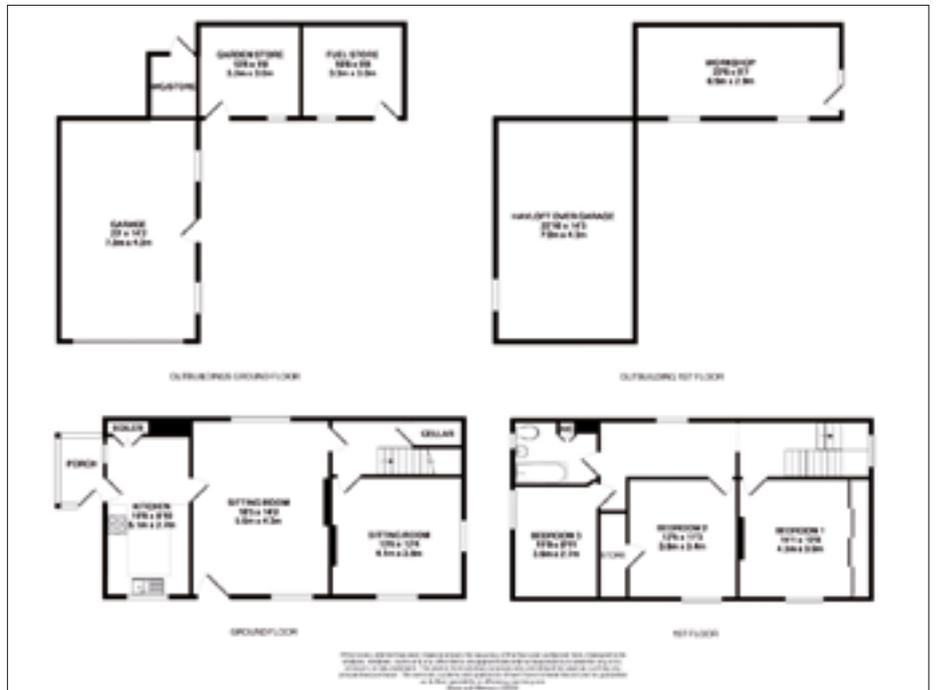
First Floor 6.97m x 4.34m  
First Floor workshop 6.85m x 2.93m  
Rear original WC 1.41m X 1.57m with twin seats

### VIEWING

By appointment with Jake Bond  
jake@markjenkinson.co.uk  
07715214572

**SOLICITORS** Graysons Solicitors  
Courtwood House Silver Street  
Head Sheffield S1 2DD





LOT

## 33 253 Halifax Road, Wadsley Bridge, Sheffield S6 1AD

**GUIDE PRICE £75,000\***

VACANT OFFICES WITH RESIDENTIAL POTENTIAL

- **Single storey detached office building**
- **Freehold site of approximately 415 sqm**
- **Accommodation approximately 45 sqm (484 sq ft) plus external stores**
- **Dedicated vehicular access from both directions off Halifax Road**
- **Car parking for several vehicles**
- **Permitted development confirmed for residential use (Class C3)**
- **High profile main road position**
- **Ideal for small business or residential conversion**

### Ground Floor

Overall approximately 45 sqm (484 sq ft) including :  
Office  
Kitchen Area  
Shower Room/WC

### EPC Rating C

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

### VIEWING

By appointment with Jake Bond  
jake@markjenkinson.co.uk  
07715214572

### Outside

The property occupies a site of approximately 415 sqm with access in both directions from Halifax Road & parking for several vehicles  
Two external stores

**SOLICITORS** Dickinson Wood 28  
South Parade Doncaster DN1 2DJ

### Tenure

Freehold

### Planning

It is confirmed by Sheffield City Council on 25th April 2018 that consent for change of use to the building into a dwelling house (use Class C3) would not be required  
Ref: 18/00833/RDPN



LOT

## 34 96/96a Halifax Road, Wadsley Bridge, Sheffield S6 1LH

**GUIDE PRICE £120,000\***

TWO STOREY TAKEAWAY WITH SALON ABOVE

- **Ground floor vacant**
- **First floor let at £2,600**
- **Lapsed planning to extend to rear**
- **High profile position in established parade**
- **Potential for own occupation or investment**

### 96 Halifax Road – Vacant ground floor takeaway

Sales area  
Frontage – 4.71m  
Depth 8.20 m  
Area 38.62 sqm  
Inner lobby & WC  
Preparation Room 3.03sqm

### EPC Rating G

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

### VIEWING

By appointment with Jake Bond  
jake@markjenkinson.co.uk  
07715214572

Rateable Value – £4,300

**SOLICITORS** Bell & Buxton  
Telegraph House High Street S1 2GA

### 96 A – First floor Salon – currently let

Approximately 57 sqm  
Let at £2,600 pa by way of a 15 year lease due to expire 29th September 2019

Rateable value – £2,275

### Tenure

The property is Leasehold for 200 years from 25th March 1937



LOT

# 35 Land At Shaw Lane, Carlton, Barnsley S71 3HG

GUIDE PRICE £175,000\*

DEVELOPMENT OPPORTUNITY



- Freehold land approximately 0.14 hectare (0.35 acre)
- Planning for 5 individual four bedroom detached houses
- Level site with good road frontage
- Located on the fringe of Carlton
- Excellent potential offered

**Location**

Shaw Lane is located approximately 3.3 miles to the north west of Barnsley town centre close to the junction of Church Street and opposite Park Side

**Services**

Services are understood to be in close proximity of the site. Interested parties are advised to make their own enquiries

**Site**

The land is located on the adjoining plan and amounts to approximately 0.14 hectare (0.35 acres)

**VIEWING**

On site at any reasonable time

**SOLICITORS** Walker & Co 82 High Street Maltby S66 7BN

**Planning**

Planning consent was granted by Barnsley MBC on 7th July 2017 for a residential development scheme incorporating 5 detached houses with associated car parking and landscaping. Application number 2017/0677

**The Proposed Scheme**

Plans allow for 5 individual 4 bedroom detached houses. Floor plans and elevation drawings are available via our website.



LOT

## 36 40 Sandhill Road, Rawmarsh, Rotherham, South Yorkshire S62 5NT

GUIDE PRICE £80,000–£90,000\*

VACANT COTTAGE & LAND

- Attractive double fronted detached cottage
- Prominent corner plot of approximately 324 sqm
- Potential as separate building plot
- Requires general modernisation
- Popular residential location
- Excellent potential offered

### Ground Floor

Entrance Lobby  
Sitting Room 3.64m x 3.61m  
Dining Room 3.81m x 3.02m  
Dining Kitchen 3.56m x 2.84m  
Modern Shower Room 2.42m x 2.13m

### First Floor

Landing  
Front Bedroom 1 3.64m x 3.63m  
Front Bedroom 2 3.91m x 3.60m  
Rear Bedroom 3 3.54m x 2.86m

### Outside

The property occupies a prominent corner plot of approximately 324 sqm with driveway to the side leading to the rear where there is a brick built former WC & access to a basement area

### Planning

It is thought the adjoining plot has potential for a single dwelling and interested parties are advised to make their own enquiries in respect of possible schemes

### EPC Rating

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

### VIEWING

Tuesdays 2nd, 9th & 16th October at 10:00am prompt  
Thursdays 4th, 11th & 18th October at 10:00am prompt

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



LOT

## 37 72 Rawmarsh Hill, Parkgate, Rotherham S62 6EX

GUIDE PRICE £25,000\*

RESIDENTIAL INVESTMENT

- 2 bedroom inner terrace
- Assured Shorthold Tenancy from 11th May 2015
- £395pcm (£4740pa)
- Convenient location
- Attractively priced to ensure sale

### Ground Floor

Sitting Room  
Kitchen

### First Floor

2 Bedrooms  
Bathroom/WC

### Outside

Forecourt  
Rear Yard

### Tenancy details

The property is let by way of a 6 month Assured Shorthold Tenancy from 11th May 2015 at £395pcm

### EPC Rating D

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

### VIEWING

External inspection only

**SOLICITORS** Elmhirst Parker LLP  
17-19 Regent Street Barnsley S70 2HP



LOT

**38 9 Woodside Lane, Grenoside, Sheffield S35 8RW**

**GUIDE PRICE £250,000\***

**VACANT COTTAGE WITH PLANNING CONSENT**



- Charming double fronted former file makers cottage
- Idyllic location in the heart of Grenoside conservation area
- In need of complete modernisation
- Planning consent granted for single & two storey extensions together with private driveway
- Excellent potential offered

**Ground Floor**

Entrance Porch  
Lobby  
Sitting Room 3.65m x 3.64m  
Dining Room 3.66m x 2.62m  
Rear Hallway & Cellar Head  
Kitchen 2.60m x 1.76m

:<https://planningapps.sheffield.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=P190OLNYFJW00>

**EPC Rating G**

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

**Basement**

Cellar

**VIEWING**

Mondays 1st, 8th, 15th & 22nd at 11:00am prompt  
Wednesdays 3rd, 10th & 17th at 11:00am prompt

**First Floor**

Landing  
Bedroom 1 3.64m x 3.63m with closet  
Bedroom 2 2.54m x 3.65m  
Inner Landing  
Bathroom/WC 2.75m x 1.79m

**Note**

Woodside Lane is narrow and has limited turning space. Interested parties are advised to park elsewhere and walk to the property

**Outside**

The property occupies a site of approximately 543 sqm

**Planning**

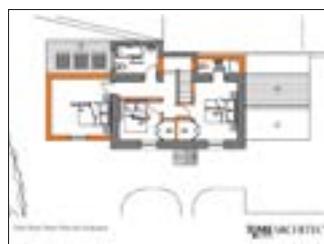
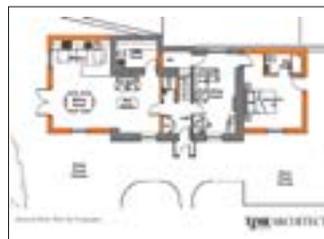
The property is in the conservation area but is not listed, it is however a property that is classed as being a house of local interest.

Full planning permission to extend and create a new driveway was granted on the 5th June 2018.

Ref 17/05169/FUL

Details can be found at

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



LOT

# 39 47-49 Park Road, Worsborough, Barnsley S70 5AA

GUIDE PRICE £250,000

COMMERCIAL/RESIDENTIAL INVESTMENT



- Substantial fully let commercial/residential investment
- Currently producing £39,780 pa
- Attractively priced to ensure a sale
- Comprehensively refurbished 3-4 years ago
- Comprises ground floor salon with adjoining sales shop producing £780 every 4 weeks
- Three, one bedroom & two, two bedroom flats above and to the rear
- Four flats let at £440 & one flat at £320 every 4 weeks
- Gated rear yard with car parking space, bin store and landlord basement storage

#### 47 Park Road

Ground Floor Sales Shop  
Salon 31 sqm  
Treatment Room 13.45 sqm  
Kitchen 6.89 sqm  
Rear Lobby 2.58 sqm  
WC 3.03 sqm  
Total 56.95 sqm (613 sq ft)

#### 47a Park Road

One Bedroom First Floor Flat  
Living Room  
Kitchen  
Bedroom  
Bathroom/WC

#### 47b Park Road

Two Bedroom Flat  
Living Room  
Kitchen  
Bathroom/WC  
Two bedrooms

#### 49 Park Road

Ground Floor Sales Shop 22.14 sqm  
WC 2.3 sqm  
Total 24.47 sqm (263 sq ft)

#### 49a Park Road

One Bedroom Ground Floor Flat  
Living Room  
Kitchen  
Bathroom/WC  
Bedroom

#### 49b Park Road

One Bedroom First Floor Flat  
Living Room  
Kitchen  
Bathroom/WC  
Bedroom

#### 49c Park Road

Two Bedroom Flat  
Living Room  
Kitchen  
Bathroom/WC  
Two Bedrooms

#### Outside

Gated rear yard with a single car parking space and bin store  
Two Basement cellars providing landlord storage



#### Tenancy details

##### Commercial

47 Park Road is let as a Hair & Beauty Salon at £640 every 4 weeks  
49 Park Road sells E-Cigarettes and is let at £340 every 4 weeks

##### Residential Accommodation

Four of the five flats are let at £440 every 4 weeks and one flat is at £320 every four weeks

##### Services

The 5 flats benefit from recently installed electric wall mounted heaters with coin meters. Any shortfall is met by the landlord and is usually no more than £1000

pa. The landlord is responsible for insurance which is approximately £500pa for both properties

##### EPC Ratings

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

##### VIEWING

Strictly by appointment with the auctioneers 01142760151

**SOLICITORS** Chadwick Lawrence  
Park Square House 3 Park Square  
Pudsey LS28 7RG

LOT

40 **Matrei, Common Road, Brierley, Barnsley S72 9ED**

**GUIDE PRICE £75,000–£100,000\***

VACANT BUNGALOW



- **Spacious extended detached bungalow**
- **Freehold plot of approx. 0.27 acre with south facing private garden**
- **In need of modernisation and structural issues to be addressed (report available)**
- **Attractively priced to ensure sale and excellent potential offered**
- **Popular village of Brierley, close to an "Outstanding" Primary School.**
- **Ideally located for Rotherham, Wakefield, Doncaster and Barnsley.**

**Accommodation**

Lounge/Dining Room 5.79m x 3m  
 Bedroom 3.57m x 3.19m  
 Bedroom 5.34m x 2.97m  
 Rear Bedroom 2.76m x 2.64m  
 Bathroom/WC 2.63m x 2.06m with suite and separate shower cubicle  
 Inner Hallway  
 Kitchen 3m x 3.61m  
 Loft Ladder to boarded roof space  
 Conservatory 3.32m x 2.48m

**Basement**

Cellar 6.38m x 4.29m with access to under floor

**Outside**

The property occupies a plot of approximately 0.11ha (0.27 acre) with a driveway providing ample car parking space and access to an attached garage 5.46m x 3.26m with up and over door and a rear door to large patio area with ornamental walling and aspect over the rear garden

There is also a separate store and large south facing rear mature garden with mature trees

**Structural Report**

Independent Structural Engineers report has been obtained and is available on request. This is for guidance only and any interested parties must seek their own advice in respect of any potential work to the property

**EPC Rating**

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

**VIEWING**

Mondays 1st, 8th & 15th October at 10:00am prompt  
 Wednesdays 3rd, 10th & 17th October at 10:00am prompt

**SOLICITORS** Elmhirst Parker LLP  
 17-19 Regent Street Barnsley S70 2HP



LOT

## 41 32-34 Bellhouse Road, Firth Park, Sheffield S5 6HL

GUIDE PRICE £125,000\*

VACANT COMMERCIAL

- Substantial double fronted former Opticians
- Approximately 160 sqm (1721 sqft) of accommodation on 2 levels
- High profile position in the heart of Firth Park
- Gas central heating & security shutters
- Potential for a variety of uses
- Possibility of residential to first floor

### Ground Floor

Front Sales Area  
Frontage 8.83m, depth 5.71m, area 50.42 sqm  
Rear Room 11.13 sqm  
Rear Room 2 13.61 sqm  
Kitchen 10.66 sqm  
Store 3.15 sqm

### EPC Rating

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

### VIEWING

By appointment with Jake Bond  
jake@markjenkinson.co.uk  
07715214572

### First Floor

Landing  
Room 1 29.10 sqm  
Room 2 37.54 sqm  
Kitchen 5.58 sqm  
Total approximately 160 sqm (1721 sqft)

**SOLICITORS** Taylor & Emmet LLP  
Bridge Street Bakewell DE45 1DS

### Outside

Enclosed over-grown garden area with security fence/gate to the rear door

### Rateable Value

The property is listed as shop and premises in the current rating list and has a Rateable Value of £14,000



LOT

## 42 500 Manchester Road, Stocksbridge, Sheffield S36 2DU

GUIDE PRICE £30,000-£40,000\*

VACANT PREMISES

- Recently refurbished retail unit
- Planning consent for hot food takeaway
- New uPVC frontage
- Mains, fire alarm & new suspended ceiling
- Approximately 26.25sqm plus lower ground floor 18.24sqm.
- Total 44.5sqm (478sq ft)
- Main road trading position backing on to Fox Valley
- Potential for a variety of uses (STC)

### Accommodation

Frontage 4.34m depth 6.05m area 26.25sqm

### EPC Rating F

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

### Lower Ground Floor

Storage & WC 18.24sqm

### VIEWING

Call at the property during working hours

### Tenure

Freehold

**SOLICITORS** Chadwick Lawrence  
Park Square House 3 Park Square  
Pudsey LS28 7RG

### Planning

Planning consent was granted on 29th September 2017 for "change of use from retail (use Class A1) to a hot food takeaway (use Class A5) including the installation of a fume extractor & flue pipe to the rear". Ref: 17/03279FUL. A copy of the consent is available for inspection



LOT

# 43 155A Sheffield Road, Woodhouse, Sheffield, South Yorkshire S13 7ES

GUIDE PRICE £55,000+\*

VACANT HOUSE

- Unique detached property
- Converted from out-buildings with two storey accommodation
- Compact accommodation previously let at £400 pcm
- Open plan living area with separate kitchen
- First-floor bedroom, dressing room & shower room
- Electric heating (no gas) & double glazing
- Enclosed rear yard
- Potential for investment

**Ground Floor**

Sitting Room 6.62m x 2.73m  
Kitchen 3.10m x 2.03m

**First Floor**

Landing  
Bedroom 2.95m x 2.46m  
Dressing Room 1.97m x 1.50m  
Shower Room/WC 2.28m x 1.07m

**Outside**

Small grassed area to the front with a good size enclosed rear yard

**EPC Rating G**

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

**VIEWING**

Strictly by appointment with the auctioneers 01142760151

**SOLICITORS** Woskow Brown Solicitors Llp 271-273 Middlewood Road Sheffield S6 4HE



LOT

# 44 Land Adjoining 4 Northcote Road, Heeley, Sheffield S2 3AU

GUIDE PRICE £50,000- £60,000\*

RESIDENTIAL DEVELOPMENT LAND

- Prominent corner site 330sqm
- Planning consent for 6 flats
- Popular location
- Possible alternative schemes (STC)

**Location**

The land is located at the corner of Northcote Road and Richards Road approximately 2.1 miles to the south of Sheffield city centre

**The Site**

The land is identified in the adjoining plan and amounts to approximately 330sqm

**Planning**

Outline planning was granted conditionally by Sheffield City Council on 18th July 2018 for the erection of a 3-storey building to form 6 no. 2-bedroom apartments with associated car parking (18/02001/OUT) Formerly (17/03859/OUT)

Full details of the planning consent can be found on the Sheffield City Council website as follows : <https://planningapps.sheffield.gov.uk/online-applications/caseDetails.do?caseType=Application&keyVal=P96K5ENYMX300>

**Services**

All main services are understood to be in close proximity of the site though interested parties are advised to make their own enquiries in respect of new connections

**Tenure**

The property is Leasehold for 800 years from 1881 at a nominal annual ground rent

**VIEWING**

On site at any reasonable time

**SOLICITORS** Paul Bullen & Co Solicitors 10 Albion Place South Parade Doncaster DN1 2EG



LOT

## 45 25-27 Broad Street, Parkgate, Rotherham S62 6DX

GUIDE PRICE £75,000\*

VACANT PREMISES

- Substantial double fronted property
- Comprises ground floor takeaway with residential accommodation above
- High profile main road position
- Previously let at £250pw
- Storage facility to rear
- Potential for a variety of uses (STC)

### Retail Accommodation

Ground Floor  
Sales 7.30m x 3.32m  
Kitchen & Preparation Room 3.61m x 3.62m  
Preparation Room 3.24m x 2.25m

### Residential Accommodation

**Ground Floor**  
Dining Kitchen 3.62m x 3.62m

### First Floor

Landing  
Sitting Room 3.65m x 3.66m  
Front Bedroom 3.65m x 3.10m with closet  
Front Bedroom 2 3.56m x 3.24m  
Bedroom 3.63m x 3.58m  
Bathroom/WC 3.80m x 2.29m with white suite & shower

### Outside

Rear WC 2.53m x 1.06m  
Store 1 3.61m x 2.82m  
Store 2 2.44m x 2.27m

### Rateable Value

The property is listed as shop and premises in the current rating list and has a Rateable Value of £3,150

### EPC Rating E

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

### VIEWING

By appointment with the auctioneers 0114 2760151

**SOLICITORS** Athi Law LLP 285 London Road Sheffield S2 4NF



LOT

## 46 28 Western Street, Barnsley, S70 2BT

GUIDE PRICE £130,000–£140,000\*

RESIDENTIAL INVESTMENT

- Attractive stone built end terrace with garage
- Licensed HMO for 6 people until October 2020
- Fully let at £70 pw each – £21,840 pa
- Convenient for town centre facilities
- Potential for ongoing investment or private residence

### Ground Floor

Entrance Vestibule  
Reception Hall  
Dining Area 3.37m x 2.77m  
Kitchen 2.74m x 2.59m  
Room 1 4.11m x 3.96m  
Room 2 4.57 x 3.66m

### Basement

Cellar

### First Floor

Landing  
Room 3 3.49m x 3.03m  
Room 4 4.59m x 3.61m  
Room 5 3.98m x 3.81m

### Second Floor

Room 6 5.18 x 3.55m

### Outside

Forcourt and Rear garden  
Single Garage

### Tenancies

All six rooms are currently let at £70 per week each by way of Assured Shorthold Tenancies.

### HMO Licence

The mandatory HMO licence was granted by Barnsley MBC on the 15th October 2015 and expires on the same date in 2020

### Joint Auctioneers

Sorbys, Longfields Court, Middlewoods Way, Barnsley, S71 3GN

### EPC Rating E

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

### VIEWING

Viewing by appointment with Sorbys 01226 799000



**SOLICITORS** Bury & Walkers LLP  
Britannic House Regent Street  
Barnsley S70 2EQ



LOT

## 47 Land off Darley Avenue, Ward Green, Barnsley S70 6SF

GUIDE PRICE £95,000\*

VACANT SITE

- Freehold land of approximately 0.16 hectares (0.40 acres)
- Road frontage on three sides
- Adjoins semi-detached property
- Application made for up to 8 dwellings
- Positive decision anticipated prior to the auction

### Location

The land is situated at the junction of Darley Avenue and Napier Mount and backs onto Fernbank Close

### The Site

The land is identified on the adjoining plan and amounts to approximately 0.16 hectares (0.40 acres)

### Planning

An application has been made to Barnsley MBC for residential development up to 8 dwellings on the site and a positive decision is anticipated before the auction (application No 2018/1100)

### VIEWING

On site at any reasonable time

**SOLICITORS** Bury & Walkers LLP  
Watford House Church Street  
Barnsley S73 0DG

ON INSTRUCTIONS FROM BARNSELY MBC



LOT

## 48 Garage Site At Norfolk Road, Great Houghton, Barnsley S72 0DU

GUIDE PRICE £40,000\*

FORMER GARAGE SITE

- Freehold vacant former garage site
- 0.11 hectares (0.26 acres)
- Established residential area
- Possible development potential (STC)

### Location

The land is located approximately 7.3 miles to the east of Barnsley town centre and is approached by a driveway between 51 & 53 Norfolk Road

### Site

The land is identified on the adjoining plan and amounts to approximately 0.11ha (0.26 of an acre)

### Planning

The site is within a Housing Policy Area in the UDP therefore in principle the site may be suitable for a small residential development. Interested parties are advised to make their own planning and highways enquiries in respect of use. The land is located in a Coal Mining referral area and therefore a coal mining risk assessment would be required as part of any future planning application for residential development.

### Note

Prospective Purchasers should note that the Conditions of Sale for this lot include a requirement that the Purchaser pays Barnsley Council's legal costs and a 5% premium or £500 minimum payment in addition to the price bid. VAT is payable on the premium.

### VIEWING

On site at any reasonable time

**SOLICITORS** Bury & Walkers LLP  
Britannic House Regent Street  
Barnsley S70 2EQ

ON INSTRUCTIONS FROM BARNSELY MBC



LOT

# 49 Heald Head Cottage, North Lane, Cawthorne, Barnsley, South Yorkshire, S75 4AQ

GUIDE PRICE £25,000–£50,000\*

DERELICT COTTAGE



- **Derelict 17th Century stone cottage**
- **Considered to be "abandoned" – any restoration subject to formal planning**
- **Sold subject to an overage provision in favour of vendor**
- **Stands in 0.68 acre with rural aspect**
- **Highly desirable location just outside Cawthorne**

### Description

A former two storey stone built cottage set in 0.68 acre that is considered, in planning terms, to be abandoned. The cottage was previously used 15-20 years ago for outdoor education purposes but has since suffered fire damage leaving it without first floor accommodation and a roof.

### Accommodation

The remaining ground floor rooms comprise-

- Room 1 4.3m x 4.8m
- Former store 2.6m x 2.75m
- Room 2 4.85 x 4.55m
- Store room 2.6m x 2.75m
- Room 3 4.85m x 2.9m
- Former shower block 3.1m x 3.8m
- Store 3.6m x 3.8m

### Location

Heald Head Cottage lies between the villages of Cawthorne and Denby Dale some 5 miles to the west of Barnsley. The building is to the south of the A635 at the junction of Coach Gate Lane and is approached on foot by a public bridleway.

### Directions

The easiest access route to the property is via the public bridleway which leads off Coach Gate Lane where there is a car parking space on the right hand side adjacent to a fence (See photo on website) Towards the top of this parking area there is a path on the left hand side

which is the start of the bridleway and is marked with a 'public bridleway' sign. There is a wider path back towards the junction of Lane Head Road however this route involves stepping across the river. The bridleway leads up a steep incline and the property is on the left after approximately 200 metres.

### Access

Whereas access for viewing is recommended on foot as above, the property does benefit from a legal right of access to the south with or without vehicles via a partially made track running through Pashley Green Farm off North Lane and then along an unmade bridleway to the western boundary of a field.

### Services

It is understood that water and electricity have previously been connected to the property in addition to drainage however it is recommended that the purchaser carries out their own investigations.

### Planning

The subject property is in an area which is allocated as Green Belt therefore there is a presumption against development within the site area of the property including redevelopment of the property itself. The property has not been used for approximately 15-20 years and there is little evidence to prove established use before this period, therefore the property is likely



to be considered as having been abandoned in planning terms. There is a public right of way within the curtilage of the site.

### Note

Prospective Purchasers should note that the Conditions of Sale for this lot include a requirement that the Purchaser pays Barnsley Council's legal costs and a 5% premium or £500 minimum payment in addition to the price bid. VAT is payable on the premium.

### VIEWING

Interested parties are advised to consider the property details carefully before viewing, especially in respect of the need for planning and access. As the property is derelict, viewing should only be done by prior appointment and care should be taken whilst on site.

**SOLICITORS** Bury & Walkers LLP  
Britannic House Regent Street  
Barnsley S70 2EQ

ON INSTRUCTIONS FROM BARNSELY MBC



LOT

# 50 Land adjacent to 44 Wilkinson Road, Elsecar, Barnsley S74 8JS

GUIDE PRICE £50,000–£60,000\*

POTENTIAL BUILDING PLOT

- Freehold potential building plot
- Historic village location
- Approximately 417 sqm (0.10acre)

**Location**

The land is situated approximately 5.7 miles to the south of Barnsley town centre and lies between 44 & 50 Wilkinson Road

**The site**

The land is identified on the adjoining plan and amounts to approximately 417 sqm (0.10 acre)

**Planning**

The site is within a Housing Policy Area in the UDP therefore in principle the site may be suitable for a small residential development. Interested parties are advised to make their own planning and highways enquiries in respect of use. A footpath crosses the site which is not adopted or a definitive public right of way, however the footpath is deemed to have the status of a public right of way under common law. Any purchaser wishing to divert or extinguish the footpath will be responsible for submitting the relevant application. The land is located in a Coal Mining referral area and therefore a coal

mining risk assessment would be required as part of any future planning application for residential development.

**Note**

Prospective Purchasers should note that the Conditions of Sale for this lot include a requirement that the Purchaser pays Barnsley Council's legal costs and a 5% premium or £500 minimum payment in addition to the price bid. VAT is payable on the premium.

**VIEWING**

On site at any reasonable time

**SOLICITORS** Bury & Walkers LLP  
Britannic House Regent Street  
Barnsley S70 2EQ

ON INSTRUCTIONS FROM BARNSELY MBC



We are now taking instructions for our **11 December auction**  
Deadline 9 November

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

# Common Auction Conditions

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

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

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

### G1. The lot

- G1.1 The lot (including any rights to be granted or reserved, and any exclusions from it) is described in the special conditions, or if not so described the lot is that referred to in the sale memorandum.
- G1.2 The lot is sold subject to any tenancies disclosed by the special conditions, but otherwise with vacant possession on completion.
- G1.3 The lot is sold subject to all matters contained or referred to in the documents, but excluding any financial charges: these the seller must discharge on or before completion.
- G1.4 The lot is also sold subject to such of the following as may affect it, whether they arise before or after the contract date and whether or not they are disclosed by the seller or are apparent from inspection of the lot or from the documents:
- 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, within the meaning of 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.
- G1.8 Where chattels are included in the lot the buyer takes them as they are at completion and the seller is not liable if they are not fit for use.
- G1.9 The buyer buys with full knowledge of:
- 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.
- G1.10 The buyer is not to rely on the information contained in the particulars but may rely on the seller's conveyancer's written replies to preliminary enquiries to the extent stated in those replies.

### G2. Deposit

- G2.1 The amount of the deposit is the greater of:
- 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 The deposit
- must be paid in pounds sterling by cheque or banker's draft drawn on an approved financial institution (or by any other means of payment that the auctioneers may accept); and
  - is to be held as stakeholder unless the auction conduct conditions provide that it is to be held as agent for the seller.
- G2.3 Where the auctioneers hold the deposit as stakeholder they are authorised to release it (and interest on it if applicable) to the seller on completion or, if completion does not take place, to the person entitled to it under the sale conditions.
- G2.4 If a cheque for all or part of the deposit is not cleared on first presentation the seller may treat the

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

- G2.5 Interest earned on the deposit belongs to the seller unless the sale conditions provide otherwise.
- G3. Between contract and completion**
- G3.1 Unless the special conditions state otherwise, the seller is to insure the lot from and including the contract date to completion and:
- produce to the buyer on request all relevant insurance details;
  - pay the premiums when due;
  - if the buyer so requests, and pays any additional premium, use reasonable endeavours to increase the sum insured or make other changes to the policy;
  - 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;
  - 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 (to the extent not already paid by the buyer or a tenant or other third party) for the period from and including the contract date to completion.
- G3.2 No damage to or destruction of the lot nor any deterioration in its condition, however caused, entitles the buyer to any reduction in price, or to delay completion, or to refuse to complete.
- G3.3 Section 47 of the Law of Property Act 1925 does not apply.
- G3.4 Unless the buyer is already lawfully in occupation of the lot the buyer has no right to enter into occupation prior to completion.
- G4. Title and identity**
- G4.1 Unless condition G4.2 applies, the buyer accepts the title of the seller to the lot as at the contract date and may raise no requisition or objection except in relation to any matter that occurs after the contract date.
- G4.2 If any of the documents is not made available before the auction the following provisions apply:
- The buyer may raise no requisition or objection to any of the documents that is 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 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;
    - 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 of the Law of Property (Miscellaneous Provisions) Act 1994 shall not extend to any condition or tenant's obligation relating to the state or condition of the lot where the lot is leasehold property.
- G4.4 The transfer is to have effect as if expressly subject to all matters subject to which the lot is sold under the contract.
- G4.5 The seller does not have to produce, nor may the buyer object to or make a requisition in relation to, any prior or superior title even if it is referred to in the documents.
- G4.6 The seller (and, if relevant, the buyer) must produce to each other such confirmation of, or evidence of, their identity and that of their mortgagees and attorneys (if any) as is necessary for the other to be able to comply with applicable Land Registry Rules when making application for registration of the transaction to which the conditions apply.
- G5. Transfer**
- G5.1 Unless a form of transfer is prescribed by the special conditions:
- 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 remains liable in any respect in relation to the lot (or a tenancy) following completion the buyer is specifically to covenant in the transfer to indemnify the seller against that liability.
- G5.3 The seller cannot be required to transfer the lot to anyone other than the buyer, or by more than one transfer.
- G6. Completion**
- G6.1 Completion is to take place at the offices of the seller's conveyancer, or where the seller may reasonably require, on the agreed completion date. The seller can only be required to complete on a business day and between the hours of 0930 and 1700.
- G6.2 The amount payable on completion is the balance of the price adjusted to take account of apportionments plus (if applicable) VAT and interest.
- G6.3 Payment is to be made in pounds sterling and only by:
- direct transfer to the seller's conveyancer's client account; and
  - the release of any deposit held by a stakeholder.
- G6.4 Unless the seller and the buyer otherwise agree, completion cannot take place until both have complied with their obligations under the contract and the balance of the price is unconditionally received in the seller's conveyancer's client account.
- G6.5 If completion takes place after 1400 hours for a reason other than the seller's default it is to be treated, for the purposes of apportionment and calculating interest, as if it had taken place on the next business day.
- G6.6 Where applicable the contract remains in force following completion.
- G7. Notice to complete**
- G7.1 The seller or the buyer may on or after the agreed completion date but before completion give the other notice to complete within ten business days (excluding the date on which the notice is given) making time of the essence.
- G7.2 The person giving the notice must be ready to complete.
- G7.3 If the buyer fails to comply with a notice to complete the seller may, without affecting any other remedy the seller has:
- 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

- (b) recover the deposit and any interest on it from the **seller** or, if applicable, a stakeholder.
- G8. If the contract is brought to an end**  
If the **contract** is lawfully brought to an end:  
(a) the **buyer** must return all papers to the **seller** and appoints the **seller** its agent to cancel any registration of the **contract**; and  
(b) the **seller** must return the deposit and any interest on it to the **buyer** (and the **buyer** may claim it from the stakeholder, if applicable) unless the **seller** is entitled to forfeit the deposit under **condition** G7.3.
- G9. Landlord's licence**  
G9.1 Where the **lot** is or includes leasehold land and licence to assign is required this **condition** G9 applies.  
G9.2 The **contract** is conditional on that licence being obtained, by way of formal licence if that is what the landlord lawfully requires.  
G9.3 The **agreed completion date** is not to be earlier than the date five **business days** after the **seller** has given notice to the **buyer** that licence has been obtained.  
G9.4 The **seller** must:  
(a) use all reasonable endeavours to obtain the licence at the **seller's** expense; and  
(b) enter into any authorised guarantee agreement properly required.  
G9.5 The **buyer** must:  
(a) promptly provide references and other relevant information; and  
(b) comply with the landlord's lawful requirements.  
G9.6 If within three months of the **contract date** (or such longer period as the **seller** and **buyer** agree) the licence has not been obtained the **seller** or the **buyer** may (if not then in breach of any obligation under this **condition** G9) by notice to the other terminate the **contract** at any time before licence is obtained. That termination is without prejudice to the claims of either **seller** or **buyer** for breach of this **condition** G9.
- G10. Interest and apportionments**  
G10.1 If the **actual completion date** is after the **agreed completion date** for any reason other than the **seller's** default the **buyer** must pay interest at the **interest rate** on the **price** (less any deposit paid) from the **agreed completion date** up to and including the **actual completion date**.  
G10.2 Subject to **condition** G11 the **seller** is not obliged to apportion or account for any sum at **completion** unless the **seller** has received that sum in cleared funds. The **seller** must pay to the **buyer** after **completion** any sum to which the **buyer** is entitled that the **seller** subsequently receives in cleared funds.  
G10.3 Income and outgoings are to be apportioned at **actual completion date** unless:  
(a) the **buyer** is liable to pay interest; and  
(b) the **seller** has given notice to the **buyer** at any time up to **completion** requiring apportionment on the date from which interest becomes payable by the **buyer**;  
in which event income and outgoings are to be apportioned on the date from which interest becomes payable by the **buyer**.  
G10.4 Apportionments are to be calculated on the basis that:  
(a) the **seller** receives income and is liable for outgoings for the whole of the day on which apportionment is to be made;  
(b) annual income and expenditure accrues at an equal daily rate assuming 365 days in a year, and income and expenditure relating to some other period accrues at an equal daily rate during the period to which it relates; and  
(c) where the amount to be apportioned is not known at **completion** apportionment is to be made by reference to a reasonable estimate and further payment is to be made by **seller** or **buyer** as appropriate within five **business days** of the date when the amount is known.
- G11. Arrears**  
**Part 1 Current rent**  
G11.1 "Current rent" means, in respect of each of the **tenancies** subject to which the **lot** is sold, the instalment of rent and other sums payable by the tenant in advance on the most recent rent payment date on or within four months preceding **completion**.  
G11.2 If on **completion** there are any arrears of current rent the **buyer** must pay them, whether or not details of those arrears are given in the **special conditions**.  
G11.3 Parts 2 and 3 of this **condition** G11 do not apply to arrears of current rent.
- Part 2 Buyer to pay for arrears**  
G11.4 Part 2 of this **condition** G11 applies where the **special conditions** give details of arrears.  
G11.5 The **buyer** is on **completion** to pay, in addition to any other money then due, an amount equal to all arrears of which details are set out in the **special conditions**.  
G11.6 If those arrears are not **old arrears** the **seller** is to assign to the **buyer** all rights that the **seller** has to recover those arrears.
- Part 3 Buyer not to pay for arrears**  
G11.7 Part 3 of this **condition** G11 applies where the **special conditions**:  
(a) so state; or  
(b) give no details of any arrears.  
G11.8 While any arrears due to the **seller** remain unpaid the **buyer** must:  
(a) try to collect them in the ordinary course of management but need not take legal proceedings or forfeit the tenancy;  
(b) pay them to the **seller** within five business days of receipt in cleared funds (plus interest at the interest rate calculated on a daily basis for each subsequent day's delay in payment);  
(c) on request, at the cost of the **seller**, assign to the **seller** or as the **seller** may direct the right to demand and sue for old arrears, such assignment to be in such form as the **seller's** conveyancer may reasonably require;  
(d) if reasonably required, allow the **seller's** conveyancer to have on loan the counterpart of any tenancy against an undertaking to hold it to the **buyer's** order;  
(e) not without the consent of the **seller** release any tenant or surety from liability to pay arrears or accept a surrender of or forfeit any tenancy under which arrears are due; and  
(f) if the **buyer** disposes of the **lot** prior to recovery of all arrears obtain from the **buyer's** successor in title a covenant in favour of the **seller** in similar form to part 3 of this **condition** G11.  
G11.9 Where the **seller** has the right to recover arrears it must not without the **buyer's** written consent bring insolvency proceedings against a tenant or seek the removal of goods from the **lot**.
- G12. Management**  
G12.1 This **condition** G12 applies where the **lot** is sold subject to **tenancies**.  
G12.2 The **seller** is to manage the **lot** in accordance with its standard management policies pending **completion**.  
G12.3 The **seller** must consult the **buyer** on all management issues that would affect the **buyer** after **completion** (such as, but not limited to, an application for licence; a rent review; a variation, surrender, agreement to surrender or proposed forfeiture of a **tenancy**; or a new **tenancy** or agreement to grant a new **tenancy**) and:  
(a) the **seller** must comply with the **buyer's** reasonable requirements unless to do so would (but for the indemnity in paragraph (c)) expose the **seller** to a liability that the **seller** would not otherwise have, in which case the **seller** may act reasonably in such a way as to avoid that liability;  
(b) if the **seller** gives the **buyer** notice of the **seller's** intended act and the **buyer** does not object within five **business days** giving reasons for the objection the **seller** may act as the **seller** intends; and  
(c) the **buyer** is to indemnify the **seller** against all loss or liability the **seller** incurs through acting as the **buyer** requires, or by reason of delay caused by the **buyer**.
- G13. Rent deposits**  
G13.1 This **condition** G13 applies where the **seller** is holding or otherwise entitled to money by way of rent deposit in respect of a **tenancy**. In this **condition** G13 "rent deposit deed" means the deed or other document under which the rent deposit is held.  
G13.2 If the rent deposit is not assignable the **seller** must on **completion** hold the rent deposit on trust for the **buyer** and, subject to the terms of the rent deposit deed, comply at the cost of the **buyer** with the **buyer's** lawful instructions.  
G13.3 Otherwise the **seller** must on **completion** pay and assign its interest in the rent deposit to the **buyer** under an assignment in which the **buyer** covenants with the **seller** to:  
(a) observe and perform the **seller's** covenants and **conditions** in the rent deposit deed and indemnify the **seller** in respect of any breach;  
(b) give notice of assignment to the tenant; and  
(c) give such direct covenant to the tenant as may be required by the rent deposit deed.
- G14. VAT**  
G14.1 Where a **sale condition** requires money to be paid or other consideration to be given, the payer must also pay any **VAT** that is chargeable on that money or consideration, but only if given a valid **VAT** invoice.  
G14.2 Where the **special conditions** state that no **VAT** option has been made the **seller** confirms that none has been made by it or by any company in the same **VAT** group nor will be prior to **completion**.
- G15. Transfer as a going concern**  
G15.1 Where the **special conditions** so state:  
(a) the **seller** and the **buyer** intend, and will take all practicable steps (short of an appeal) to procure, that the sale is treated as a **transfer** of a going concern; and  
(b) this **condition** G15 applies.  
G15.2 The **seller** confirms that the **seller**  
(a) is registered for **VAT**, either in the **seller's** name or as a member of the same **VAT** group; and has (unless the sale is a standard-rated supply) made in relation to the **lot** a **VAT option** that remains valid and will not be revoked before **completion**.  
G15.3 The **buyer** confirms that:  
(a) it is registered for **VAT**, either in the **buyer's** name or as a member of a **VAT** group;  
(b) it has made, or will make before **completion**, a **VAT option** in relation to the **lot** and will not revoke it before or within three months after **completion**;  
(c) article 5(2B) of the Value Added Tax (Special Provisions) Order 1995 does not apply to it; and  
(d) it is not buying the **lot** as a nominee for another person.  
G15.4 The **buyer** is to give to the **seller** as early as possible before the **agreed completion date** evidence:  
(a) of the **buyer's** **VAT** registration;  
(b) that the **buyer** has made a **VAT option**; and  
(c) that the **VAT option** has been notified in writing to HM Revenue and Customs; and if it does not produce the relevant evidence at least two **business days** before the **agreed completion date**, **condition** G14.1 applies at **completion**.  
G15.5 The **buyer** confirms that after **completion** the **buyer** intends to:  
(a) retain and manage the **lot** for the **buyer's** own benefit as a continuing business as a going concern subject to and with the benefit of the **tenancies**; and  
(b) collect the rents payable under the **tenancies** and charge **VAT** on them.  
G15.6 If, after **completion**, it is found that the sale of the **lot** is not a **transfer** of a going concern then:  
(a) the **seller's** conveyancer is to notify the **buyer's** conveyancer of that finding and provide a **VAT** invoice in respect of the sale of the **lot**;  
(b) the **buyer** must within five **business days** of receipt of the **VAT** invoice pay to the **seller** the **VAT** due; and  
(c) if **VAT** is payable because the **buyer** has not complied with this **condition** G15, the **buyer** must pay and indemnify the **seller** against all costs, interest, penalties or surcharges that the **seller** incurs as a result.
- G16. Capital allowances**  
G16.1 This **condition** G16 applies where the **special conditions** state that there are capital allowances available in respect of the **lot**.  
G16.2 The **seller** is promptly to supply to the **buyer** all information reasonably required by the **buyer** in connection with the **buyer's** claim for capital allowances.  
G16.3 The value to be attributed to those items on which capital allowances may be claimed is set out in the **special conditions**.  
G16.4 The **seller** and **buyer** agree:  
(a) to make an election on **completion** under Section 198 of the Capital Allowances Act 2001 to give effect to this **condition** G16; and  
(b) to submit the value specified in the **special conditions** to HM Revenue and Customs for the purposes of their respective capital allowance computations.
- G17. Maintenance agreements**  
G17.1 The **seller** agrees to use reasonable endeavours to **transfer** to the **buyer**, at the **buyer's** cost, the benefit of the maintenance agreements specified in the **special conditions**.  
G17.2 The **buyer** must assume, and indemnify the **seller** in respect of, all liability under such **contracts** from the **actual completion date**.
- G18. Landlord and Tenant Act 1987**  
G18.1 This **condition** G18 applies where the sale is a relevant disposal for the purposes of part I of the Landlord and Tenant Act 1987.  
G18.2 The **seller** warrants that the **seller** has complied with sections 5B and 7 of that Act and that the requisite majority of qualifying tenants has not accepted the offer.

**G19. Sale by practitioner**

- G19.1 This **condition** G19 applies where the sale is by a **practitioner** either as **seller** or as agent of the **seller**.
- G19.2 The **practitioner** has been duly appointed and is empowered to sell the **lot**.
- G19.3 Neither the **practitioner** nor the firm or any member of the firm to which the **practitioner** belongs has any personal liability in connection with the sale or the performance of the **seller's** obligations. The **transfer** is to include a declaration excluding that personal liability.
- G19.4 The **lot** is sold:
- in its condition at **completion**;
  - for such title as the **seller** may have; and
  - with no title guarantee; and the **buyer** has no right to terminate the **contract** or any other remedy if information provided about the **lot** is inaccurate, incomplete or missing.
- G19.5 Where relevant:
- the **documents** must include certified copies of those under which the **practitioner** is appointed, the document of appointment and the **practitioner's** acceptance of appointment; and
  - the **seller** may require the **transfer** to be by the lender exercising its power of sale under the Law of Property Act 1925.
- G19.6 The **buyer** understands this **condition** G19 and agrees that it is fair in the circumstances of a sale by a **practitioner**.

**G20. TUPE**

- G20.1 If the **special conditions** state "There are no employees to which **TUPE** applies", this is a warranty by the **seller** to this effect.
- G20.2 If the **special conditions** do not state "There are no employees to which **TUPE** applies" the following paragraphs apply:
- The **seller** must notify the **buyer** of those employees whose **contracts** of employment will **transfer** to the **buyer** on **completion** (the "Transferring Employees"). This notification must be given to the **buyer** not less than 14 days before **completion**.
  - The **buyer** confirms that it will comply with its obligations under **TUPE** and any **special conditions** in respect of the Transferring Employees.
  - The **buyer** and the **seller** acknowledge that pursuant and subject to **TUPE**, the **contracts** of employment between the Transferring Employees and the **seller** will **transfer** to the **buyer** on **completion**.
  - The **buyer** is to keep the **seller** indemnified against all liability for the Transferring Employees after **completion**.

**G21. Environmental**

- G21.1 This **condition** G21 only applies where the **special conditions** so provide.
- G21.2 The **seller** has made available such reports as the **seller** has as to the environmental condition of the **lot** and has given the **buyer** the opportunity to carry out investigations (whether or not the **buyer** has read those reports or carried out any investigation) and the **buyer** admits that the **price** takes into account the environmental condition of the **lot**.
- G21.3 The **buyer** agrees to indemnify the **seller** in respect of all liability for or resulting from the environmental condition of the **lot**.

**G22. Service Charge**

- G22.1 This **condition** G22 applies where the **lot** is sold subject to **tenancies** that include service charge provisions.
- G22.2 No apportionment is to be made at **completion** in respect of service charges.
- G22.3 Within two months after **completion** the **seller** must provide to the **buyer** a detailed service charge account for the service charge year current on **completion** showing:
- service charge expenditure attributable to each **tenancy**;
  - payments on account of service charge received from each tenant;
  - any amounts due from a tenant that have not been received;
  - any service charge expenditure that is not attributable to any **tenancy** and is for that reason irrecoverable.
- G22.4 In respect of each **tenancy**, if the service charge account shows that:
- payments on account (whether received or still then due from a tenant) exceed attributable service charge expenditure, the **seller** must pay to the **buyer** an amount equal to the excess when it provides the service charge account;
  - attributable service charge expenditure exceeds payments on account (whether those payments have been received or are still then due), the

**buyer** must use all reasonable endeavours to recover the shortfall from the tenant at the next service charge reconciliation date and pay the amount so recovered to the **seller** within five **business days** of receipt in cleared funds; but in respect of payments on account that are still due from a tenant **condition** G11 (arrears) applies.

- G22.5 In respect of service charge expenditure that is not attributable to any **tenancy** the **seller** must pay the expenditure incurred in respect of the period before **actual completion date** and the **buyer** must pay the expenditure incurred in respect of the period after **actual completion date**. Any necessary monetary adjustment is to be made within five **business days** of the **seller** providing the service charge account to the **buyer**.
- G22.6 If the **seller** holds any reserve or sinking fund on account of future service charge expenditure or a depreciation fund:
- the **seller** must pay it (including any interest earned on it) to the **buyer** on **completion**; and
  - the **buyer** must covenant with the **seller** to hold it in accordance with the terms of the **tenancies** and to indemnify the **seller** if it does not do so.

**G23. Rent reviews**

- G23.1 This **condition** G23 applies where the **lot** is sold subject to a **tenancy** under which a rent review due on or before the **actual completion date** has not been agreed or determined.
- G23.2 The **seller** may continue negotiations or rent review proceedings up to the **actual completion date** but may not agree the level of the revised rent or commence rent review proceedings without the written consent of the **buyer**, such consent not to be unreasonably withheld or delayed.
- G23.3 Following **completion** the **buyer** must complete rent review negotiations or proceedings as soon as reasonably practicable but may not agree the level of the revised rent without the written consent of the **seller**, such consent not to be unreasonably withheld or delayed.
- G23.4 The **seller** must promptly:
- give to the **buyer** full details of all rent review negotiations and proceedings, including copies of all correspondence and other papers; and
  - use all reasonable endeavours to substitute the **buyer** for the **seller** in any rent review proceedings.
- G23.5 The **seller** and the **buyer** are to keep each other informed of the progress of the rent review and have regard to any proposals the other makes in relation to it.
- G23.6 When the rent review has been agreed or determined the **buyer** must account to the **seller** for any increased rent and interest recovered from the tenant that relates to the **seller's** period of ownership within five **business days** of receipt of cleared funds.
- G23.7 If a rent review is agreed or determined before **completion** but the increased rent and any interest recoverable from the tenant has not been received by **completion** the increased rent and any interest recoverable is to be treated as arrears.
- G23.8 The **seller** and the **buyer** are to bear their own costs in relation to rent review negotiations and proceedings.

**G24. Tenancy renewals**

- G24.1 This **condition** G24 applies where the tenant under a **tenancy** has the right to remain in occupation under part II of the Landlord and Tenant Act 1954 (as amended) and references to notices and proceedings are to notices and proceedings under that Act.
- G24.2 Where practicable, without exposing the **seller** to liability or penalty, the **seller** must not without the written consent of the **buyer** (which the **buyer** must not unreasonably withhold or delay) serve or respond to any notice or begin or continue any proceedings.
- G24.3 If the **seller** receives a notice the **seller** must send a copy to the **buyer** within five **business days** and act as the **buyer** reasonably directs in relation to it.
- G24.4 Following **completion** the **buyer** must:
- with the co-operation of the **seller** take immediate steps to substitute itself as a party to any proceedings;
  - use all reasonable endeavours to conclude any proceedings or negotiations for the renewal of the **tenancy** and the determination of any interim rent as soon as reasonably practicable at the best rent or rents reasonably obtainable; and
  - if any increased rent is recovered from the tenant (whether as interim rent or under the renewed **tenancy**) account to the **seller** for the part of that increase that relates to the **seller's** period of ownership of the **lot** within five **business days** of receipt of cleared funds.

- G24.5 The **seller** and the **buyer** are to bear their own costs in relation to the renewal of the **tenancy** and any proceedings relating to this.

**G25. Warranties**

- G25.1 Available warranties are listed in the **special conditions**.
- G25.2 Where a warranty is assignable the **seller** must:
- on **completion** assign it to the **buyer** and give notice of assignment to the person who gave the warranty; and
  - apply for (and the **seller** and the **buyer** must use all reasonable endeavours to obtain) any consent to assign that is required. If consent has not been obtained by **completion** the warranty must be assigned within five **business days** after the consent has been obtained.
- G25.3 If a warranty is not assignable the **seller** must after **completion**:
- hold the warranty on trust for the **buyer**; and
  - at the **buyer's** cost comply with such of the lawful instructions of the **buyer** in relation to the warranty as do not place the **seller** in breach of its terms or expose the **seller** to any liability or penalty.

**G26. No assignment**

The **buyer** must not assign, mortgage or otherwise **transfer** or part with the whole or any part of the **buyer's** interest under this **contract**.

**G27. Registration at the Land Registry**

- G27.1 This **condition** G27.1 applies where the **lot** is leasehold and its sale either triggers first registration or is a registrable disposition. The **buyer** must at its own expense and as soon as practicable:
- procure that it becomes registered at Land Registry as proprietor of the **lot**;
  - procure that all rights granted and reserved by the lease under which the **lot** is held are properly noted against the affected titles; and
  - provide the **seller** with an official copy of the register relating to such lease showing itself registered as proprietor.
- G27.2 This **condition** G27.2 applies where the **lot** comprises part of a registered title. The **buyer** must at its own expense and as soon as practicable:
- apply for registration of the **transfer**;
  - provide the **seller** with an official copy and title plan for the **buyer's** new title; and
  - join in any representations the **seller** may properly make to Land Registry relating to the application.

**G28. Notices and other communications**

- G28.1 All communications, including notices, must be in writing. Communication to or by the **seller** or the **buyer** may be given to or by their conveyancers.
- G28.2 A communication may be relied on if:
- delivered by hand; or
  - made electronically and personally acknowledged (automatic acknowledgement does not count); or
  - there is proof that it was sent to the address of the person to whom it is to be given (as specified in the **sale memorandum**) by a postal service that offers normally to deliver mail the next following **business day**.
- G28.3 A communication is to be treated as received:
- when delivered, if delivered by hand; or
  - when personally acknowledged, if made electronically; but if delivered or made after 1700 hours on a **business day** a communication is to be treated as received on the next **business day**.
- G28.4 A communication sent by a postal service that offers normally to deliver mail the next following **business day** will be treated as received on the second **business day** after it has been posted.

**G29. Contracts**

(Rights of Third Parties) Act 1999 No one is intended to have any benefit under the **contract** pursuant to the Contract (Rights of Third Parties) Act 1999.

**G30. Extra General Conditions**

# Registration Form for Bidding by Proxy or Telephone

Please tick either  Proxy  Telephone

## PROPERTY AND BID DETAILS

Date of Auction: .....

Lot No: .....

Property Address: .....

.....

Maximum Bid\* ..... (numbers): £

..... (words): £

(\*the bid must be a definitive figure)

## PAYMENT DETAILS

Method of Payment of deposit (please fill in appropriately)

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

I will be paying the 10% deposit £ ..... + £600 admin fee by bank transfer no later than 12 noon on the day before the auction to Mark Jenkinson and Son

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

## BIDDER'S DETAILS

Bidder Name(s): .....

Address: .....

..... Postcode: .....

Home Tel: .....

Business Tel: .....

Mobile Tel: .....

Email Address: .....

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

## SOLICITOR'S DETAILS

Firm's Name(s): .....

Person Acting: .....

Address: .....

..... Postcode: .....

Tel: .....

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

Signature of Bidder: ..... Date: .....

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

# Mark Jenkinson & son

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