



AUCTIONS

BIGWOOD WEST MIDLANDS CATALOGUE



BIRMINGHAM AUCTION

**Thursday
23rd May 2019
at 11.30am**

Aston Villa FC
Holte Suite
Birmingham
B6 6HE

0121 233 5046

www.sdlauctions.co.uk

AUCTION VENUE

BIRMINGHAM

**Thursday
23rd May 2019**

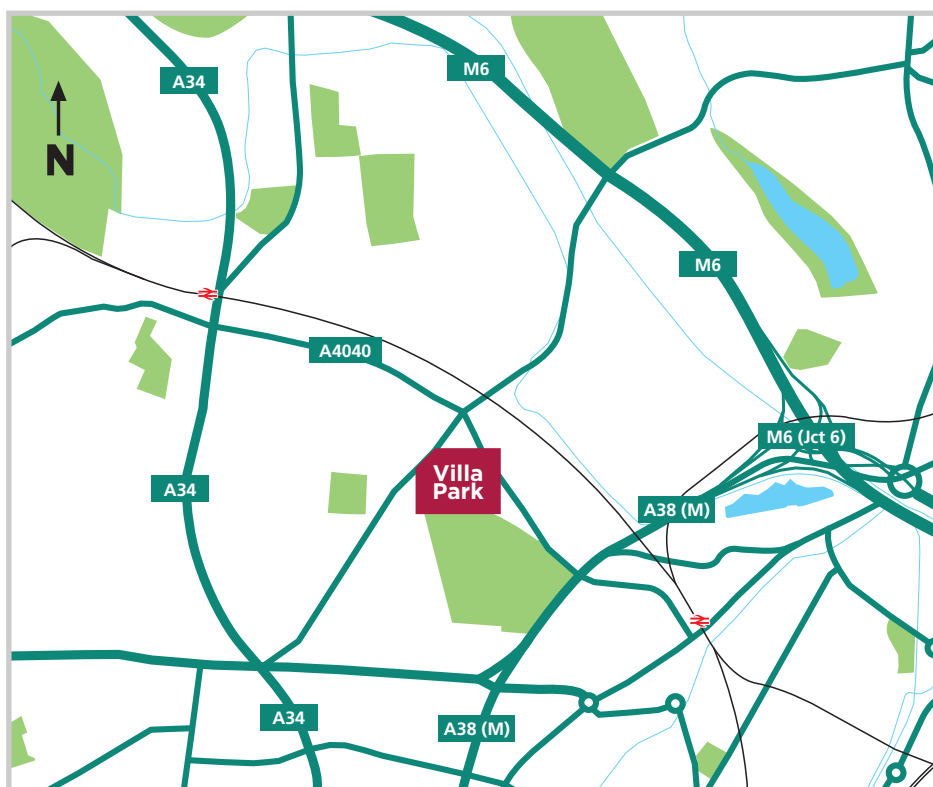
**Aston Villa, Holte Suite,
Birmingham B6 6HE**

Registration desk opens
at 10.30am

Auction commences
at 11.30am

80 lots

Pages 14 - 71



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www.sdlauctions.co.uk

SEE THE BACK OF THIS CATALOGUE FOR THE FULL 2019 AUCTION CALENDAR
www.sdlauctions.co.uk

MESSAGE FROM THE AUCTIONEER

Rory Daly

Auctioneer at SDL Auctions



Welcome to our Birmingham May auction catalogue

We're back at Villa Park football ground for our third Birmingham auction of 2019 and this month's catalogue is packed full of 80 residential and commercial lots and land being offered for sale in our auction room on Thursday 23rd May plus 6 lots which are live now and open for bidding via our online auctions.

Whether you're a property investor, landlord or private individual looking to purchase with us this month, we have a lot for you.

At **76 Pottery Road in Oldbury (LOT 1)** is a three bedroomed semi-detached house which requires full renovation and refurbishment and has a *guide price of £80,000+ (plus VAT).

Also requiring upgrading and improvements is **221 Balden Road in Harborne (LOT 21)** a three bedroomed semi-detached house with a guide price of £100,000+ (plus fees) and **16 Marshall Lake Road in Shirley (LOT 18)**, a two double bedroomed property which requires a scheme of completion works and has a guide price of £150,000+ (plus fees).

We have a number of flats and apartments for sale in this catalogue including a one bedroomed apartment at **Centenary Plaza, 18 Holliday Street in Birmingham (LOT 29)** which offers spectacular city views over the city and has a potential rental income of £1,200 per month. The guide price is £160,000+ (plus fees).

In Wolverhampton is **Flat 12 Parkhall Gardens, Rosemary Avenue (LOT 45)**. With a guide price of £69,000+ (plus fees) this well-presented two bedroomed apartment would make an ideal investment opportunity. Whilst **Flat 20, Ludlow House, Hollybank Road in Birmingham (LOT 28)**, a one bedroomed leasehold flat let on an Assured Shorthold tenancy producing £425 pcm, comes with a guide price of £50,000+ (plus fees).

For buyers looking for a commercial property purchase we have **211 Chester Road North in Kidderminster (LOT 43)**, a three storey terraced public house with a guide price of £110,000+ (plus fees). The property could be suitable for a variety of alternative uses including a mixed use development, subject to obtaining appropriate planning permission.

Another pub for sale is **The Cambridge, Cambridge Street in Walsall (LOT 73)**, a two storey detached property suitable for conversion to an alternative use such as residential dwellings subject to obtaining appropriate planning consent. It has a guide price of £180,000-£200,000 (plus fees).

The former **NatWest Bank at 1-2 Three Tuns Parade, Stafford Road in Wolverhampton (LOT 68)** benefits from planning permission for the creation of two commercial units and two apartments with separate access and has a guide price of £250,000+ (plus fees).

There are several excellent residential investment opportunities including **31 Copeley Hill in Erdington (LOT 35)**, a freehold residential two bedroomed end terrace property investment with a current rental income of £8,400pa and a guide price of £110,000+ (plus fees). Also in Erdington is **176b Short Heath Road (LOT 31)**, a two bedroomed maisonette with current rental income of £6,600pa and a guide price of £55,000+ (plus fees).

If you're interested in any of the lots in this catalogue, please visit our website to download the legal packs and view further property details. If you're not able to make it to the Leicester auction, then you can submit a Proxy, Telephone and Online Bidding Form – found on page 79 of this catalogue – or you can watch all the auctions live from our website.

We're already inviting entries to our next Birmingham auction on Thursday 18th July, so if you'd like to arrange a free no obligation appraisal see our team in the auction room or call the team on 0121 233 5046.

We have many more room auction sales coming up throughout the rest of this year across all the country as well as hundreds of lots being offered via our online auctions. Visit our website now at www.sdlauctions.co.uk for all the details.

SDL AUCTIONS

BIRMINGHAM POST
Business Awards
2018

**COMPANY
OF THE YEAR
WINNER**

MEET THE BIRMINGHAM TEAM



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MEET THE BIRMINGHAM TEAM



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SDL AUCTIONS BIGWOOD TAKES NO.1 SPOT AGAIN

SDL Auctions Bigwood has once again topped the league table of property auctioneers in the West Midlands! Latest figures from the Essential Information Group show that SDL Auctions Bigwood offered the most lots in the West Midlands as well as selling the most and raising the most in sales. In fact we raised over £60m more and sold over 300 more lots than our nearest regional competitor!

Thank you for continued support. We're excited about working with you throughout 2019!

www.sdlauctions.co.uk

FREQUENTLY ASKED QUESTIONS

Q. WHAT ORDER WILL THE LOTS BE OFFERED IN?

A. The Lots are offered as listed in the catalogue
(Yes we are asked this question frequently!)

Q. CAN I VIEW THE PROPERTIES BEFORE THE AUCTION?

A. Yes, please contact the office or book onto the set viewing appointments online at www.sdlauctions.co.uk.

Q. WHAT IS A RESERVE PRICE?

A. A reserve price is the price stipulated as the lowest acceptable by the seller. This figure is confidential between the seller and auctioneer.

Q. IS THE GUIDE PRICE THE SAME AS THE RESERVE PRICE?

A. No, not always. The guide is an indication given by the auctioneer. Where the guide price is a bracket figure, the reserve cannot exceed the top end of the bracket price. If the guide price is a single figure, then the reserve can be up to 10% in excess of this.

Q. HOW DO I REGISTER TO BID AT THE AUCTION?

A. You must register on the day of the auction at the auction venue, you will need 2 forms of original or certified identification (one photo and one proof of address) to register. To save you time on auction day, you can fill in the registration form within this catalogue and bring it with you on the day.

Q. HOW LONG DOES IT TAKE TO OFFER EACH LOT?

A. Each lot varies; there is no set amount of time per lot although it is generally approximately 2-3 minutes per lot.

Q. IF I AM A SUCCESSFUL BIDDER HOW MUCH DEPOSIT DO I HAVE TO PAY?

A. Please read the Buyer's Terms carefully. For unconditional sales, you will pay a deposit of 5% or 10% subject to a minimum of £5,000.

Q. HOW IS THE DEPOSIT PAYABLE?

A. Either by banker's draft (made payable to "SDL Auctions") or debit card.

Q. HOW MUCH SHOULD I MAKE MY BANK DRAFT FOR?

A. 10% of your maximum offer. If you purchase the property for less than your maximum offer, the full amount of monies will be used as your deposit i.e. more than 10% deposit paid and you will pay less on completion. If you purchase the property for slightly more than your intended maximum offer you can top your deposit up with a debit card.

Q. IF I AM A SUCCESSFUL PURCHASER WHEN DO I HAVE TO COMPLETE THE PURCHASE AND PAY THE BALANCE MONIES?

A. Unconditional lots must complete in 20 business days or as otherwise specified in the special conditions. Conditional lots must complete in 40 business days.

Q. HOW CAN I VIEW THE LEGAL PACK AND CONTRACT BEFORE THE AUCTION?

A. These are available to view on our website and are uploaded as and when we receive them from the appointed solicitor. They can also be inspected on the day of the auction in the auction room.

Q. IF I AM UNABLE TO ATTEND THE AUCTION CAN I BID BY PROXY, TELEPHONE OR INTERNET?

A. Yes, a proxy, telephone or internet bidding form is available within the catalogue or on our website. This form must be completed and returned to the Auctioneers along with a bank draft or building society draft for the deposit and Buyer's Fee at least 48 hours prior to the Auction Sale for telephone and internet bids and 24 hours for proxy bids.

Q. IF I AM UNABLE TO ATTEND THE AUCTION, CAN SOMEONE BID ON MY BEHALF?

A. Yes, however they must bring with them 2 forms of original identification for you and for themselves, along with an authorisation letter from yourself. It must be noted that should you default, the bidder will be liable.

Q. CAN I MAKE AN OFFER PRIOR TO THE AUCTION?

A. Yes, some sellers will consider selling prior to the auction but only on the condition that an unconditional contract is exchanged before the auction with a cleared funds deposit.

Q. HOW CAN I MAKE THIS OFFER?

A. Offers must be made in writing or by email to birmingham@sdlauctions.co.uk. Verbal offers will not be accepted. Offers may not be acknowledged, but you will be contacted within 7 days if your offer is accepted.

Q. CAN I HAVE THE PROPERTY SURVEYED BEFORE THE AUCTION?

A. Yes, your surveyor must contact us for access.

Q. DO SOME LOTS NOT SELL?

A. Yes, if a reserve price is not reached the lot will not sell. We continue to market most unsold properties after the auction so you may still purchase these lots, however all post-auction sales are under auction terms.

Q. ARE THERE ANY FURTHER COSTS TO PAY IN ADDITION TO THE SALE PRICE?

A. Different costs apply depending on the type of sale. Please read the Buyer's Terms carefully.
For unconditional with fixed fee sales, a Buyer's Fee of £1,074 (including VAT) will apply. For unconditional with variable fee sales, the Buyer's Fee will be 4.8% (including VAT) of the sale price or 4.2% (including VAT) of the sale price if the property is in London, subject to a minimum fee of £6,000 (including VAT). The Reservation Fee for conditional sales is 4.8% (including VAT) of the sale price or 4.2% (including VAT) if the property is in London subject to a minimum fee of £6,000.
A Buyer's Fee or Reservation Fee is non-refundable and does not contribute towards the purchase price.

Q. IF I DO NOT COMPLETE THE SALE ARE THERE ANY FINANCIAL CONSEQUENCES?

A. Yes, you will lose your deposit (if any) and Buyer's Fee or Reservation Fee. Furthermore the seller may sue you for the balance owed and any further losses caused.

Q. WILL I BE ABLE TO GET A MORTGAGE ON THE PROPERTY?

A. Not all properties are suitable for mortgage security and we strongly recommend that you arrange for an independent survey to be carried out if you require mortgage finance.

Q. HOW DO I KNOW WHETHER THE DETAILS GIVEN IN THE CATALOGUE HAVE CHANGED OR A PROPERTY IS WITHDRAWN OR SOLD PRIOR?

A. An addendum is available on our website (www.sdlauctions.co.uk) and is updated regularly and is also available at the auction.

You can register for our email alert service by emailing us on marketing@sdlauctions.co.uk. It is essential that you see the addendum prior to bidding.

Q. CAN I GO ON THE PERMANENT MAILING LIST TO RECEIVE FUTURE AUCTION CATALOGUES?

A. Yes, contact us by telephone (0121 233 5046) or by email (marketing@sdlauctions.co.uk)

PROOF OF IDENTITY & ADDRESS

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

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

PHOTOGRAPHIC ID

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

EVIDENCE OF ADDRESS

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

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

WHAT ELSE DO I NEED TO BRING...

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

REGISTRATION OF BIDDERS

You will be required to register before you can take part in the auction. If you would like to be prepared you can fill in our Auction Registration Form below ready to bring with you on the day.

BIDDERS NO:

BIDDER DETAILS

Title:

First Name: **Surname:**

Company:

Address:

Postcode: **Telephone:**

Email:

BUYERS DETAILS

*** ONLY APPLICABLE IF BIDDING ON SOMEONE ELSE'S BEHALF**

Title:

First Name: **Surname:**

Company:

Address:

Postcode: **Telephone:**

Email:

MEANS OF IDENTIFICATION

NB: TWO FORMS OF ORIGINAL I.D. MUST BE BROUGHT TO THE AUCTION IN ORDER TO BID

Passport: ☐

Driving Licence: ☐

Bank Statement: ☐

Utility Bill: ☐

Other:

MEANS OF DEPOSIT PAYMENT

Bank/Building Society Draft: ☐

Debit Card: ☐

I confirm I will pay the required deposit and the Auctioneer's buyers fee once the hammer has fallen. I confirm that I will purchase Lots with full knowledge and acceptance of the Important Notices, Common Auction Conditions, Legal Pack and Addendum. I hereby acknowledge that I take full responsibility of all bids undertaken with the above bidders number.

Privacy Notice: SDL Auctions Registration of Bidders

SDL Auctions is part of the SDL Group (www.sdlgroup.co.uk). We collect the above information from you so that we can conduct the bidding process. We may also use your data to send you relevant marketing from within the Group. We will store your data for six years. To opt out or if you have any questions about how we handle your data please contact compliance@sdlgroup.co.uk.

SIGNATURE: _____ **DATE:** _____



DEPOSITS

Important Information

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

Deposits can be paid by debit card or bankers draft.

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

***Unless stated otherwise in the legal pack.**

NO LONGER ACCEPTING CHEQUES

All deposits must be paid by:-



**Bank/Building
Society Draft**



Debit Card

**As an extra safeguard to our
vendors we NO longer accept
any cheques.**

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

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A GUIDE TO ADDITIONAL FEES

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

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

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

FOR FURTHER INFORMATION

If you have any questions about a lot you would like to bid on, please phone us on 0121 233 5046 or email us at birmingham@sdlauctions.co.uk

TYPES OF AUCTION SALE EXPLAINED

UNCONDITIONAL WITH FIXED FEE

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

- Be legally bound to buy the property
- Pay a 10% deposit, subject to a minimum of £5,000 (this will contribute towards the purchase price)
- Pay a Buyer's Fee of £1074 including VAT (unless an alternative Buyer's Fee has been listed)
- Pay any additional charges included in the special conditions of sale, which are available in the legal pack
- Exchange contracts on the fall of the hammer and sign the Contract of Sale and special conditions of sale held with the auctioneer or solicitor
- Complete the purchase within 20 business days (unless an alternative date has been specified in the special conditions of sale)

UNCONDITIONAL WITH VARIABLE FEE

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

- Be legally bound to buy the property
- Pay a 5% deposit, subject to a minimum of £5,000 (this will contribute towards the purchase price)
- Pay a Buyer's Fee of 4.8% including VAT or 4.2% including VAT in London, subject to a minimum of £6,000 including VAT. The Buyer's Fee does not contribute towards the purchase price.
- Exchange contracts on the fall of the hammer and sign the special conditions of sale held with the auctioneer or solicitor
- Complete the purchase within 20 business days (unless an alternative date has been specified in the special conditions of sale)

CONDITIONAL WITH RESERVATION FEE

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

- Pay a Reservation Fee of 4.8% including VAT or 4.2% including VAT in London, subject to a minimum of £6,000 including VAT. The Reservation Fee does not contribute towards the purchase price.
- Sign the reservation contract with the auctioneer
- Exchange contracts and complete the sale within 40 business days

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

Natasha Batik

Auction Administrator at SDL Auctions Bigwood



I have worked in the property industry for over 13 years including service charge property management but primarily property administration. Before I got in to the property game I was a cleaner for various companies around Birmingham. I have gone from cleaning properties, to managing them and now selling them.



What is your business motto?

It is all about team work. The way a team works together determines its success.

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

We care about our customers; existing and new. We provide an honest and transparent service, as well as offering that personal touch. SDL Auctions really looks after its staff, which is a really big thing for me. They have a very modern and understanding approach to looking after their team members.

What is office life like for you and your team?

I work with a lovely team who are very helpful and friendly, they all make it a very pleasant and fun place to work. I am still quite new to the team, but I have been made to feel very welcome and feel very much part of the team. I love it when a song comes on the radio and we all just burst out singing, along with the occasional dramatic arm movements too, always makes me laugh.

What is your approach to work / life balance?

I have always been a firm believer in keeping business and personal life separate, try not to take work home with you and vice-versa.

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

Communication is key, honesty and treating each other with respect. It is also about leaving a good impression so they will always come back to you.

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

Many people have inspired me throughout my professional career and helped me grow. Some have taught me great things and yet some have not, it was from those that I learnt the most.

What is your proudest achievement in business?

My proudest achievement in business was when I passed my driving test and bought my car. It gave me the ability to get out there and meet my clients. I was doing site visits on the bus which wasn't the most professional way of turning up to client meetings. It not only made me feel more professional, but it gave me my independence professionally and personally.

What drives and motivates you?

My dad is one of the strongest people I know, and he motivates me a lot. I want to make him proud as well as myself, I can be a little tough on myself. I also enjoy my job and the people I work with so that is great motivation for me.

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

I would have probably been in the RAF but still doing administration! I think admin is my calling.

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

I am at my best in the evening, I am a bit of a night owl. I come alive at night, which is awful for my beauty sleep!

Do you use Facebook, Twitter or other social media?

Yes, I use Facebook and Instagram.

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

My Mom, she was a big coffee lover whereas I hate it, I would have to opt for an ice-cold pint of cider instead. I lost my Mom when I was in my teens so I would love to have a good old natter with her and thank her for everything, even the times she told me off, I get it now!

How do you relax outside of work?

I love music so I like to go to gigs and pubs that have more of an alternative music scene. I have a close group of friends with the same interests as me, so I am usually with them in the pub telling stories and having lots of laughs. I also go to Download Festival too which is a great chance to enjoy the music I love and have lots of fun with a great bunch of people. Music has been a big part of my life and is always my 'go to' for relaxing.

ORDER OF SALE

All *guide prices are subject to additional non-optional fees, including the Buyer's Fee or Reservation Fee. You must read the Buyer's Terms in full before bidding.

LOT 1.	76 Pottery Road, Oldbury	£80,000+	LOT 21.	221 Balden Road, Harborne, Birmingham	£100,000+
LOT 2.	7 New Meeting Street, Oldbury	£40,000+	LOT 22.	57 St. Marys Road, Smethwick	£78,000+
LOT 3.	2 Pond Crescent, Parkfields, Wolverhampton	£55,000+	LOT 23.	1020 Pershore Road, Selly Park, Birmingham	£130,000+
LOT 4.	31 Prosser Street, Wolverhampton, West Midlands	£40,000+	LOT 24.	1124 Pershore Road, Stirchley, Birmingham	£95,000+
LOT 5.	56 Fareham Crescent, Wolverhampton	£88,000+	LOT 25.	947 Bristol Road South, Northfield, Birmingham	£170,000 - £180,000
LOT 6.	92 Chichester Avenue, Dudley	£55,000+	LOT 26.	Land off Mayland Road, Edgbaston, Birmingham	£75,000
LOT 7.	1 Northcott Road, Dudley	£95,000+	LOT 27.	146 Great Hampton Row, Birmingham	£60,000+
LOT 8.	The Claughton Centre, Blowers Green Road, Dudley	£200,000	LOT 28.	Flat 20, Ludlow House, Hollybank Road, Birmingham	£50,000+
LOT 9.	9 Yemscroft, Lichfield Road, Rushall, Walsall	£55,000+	LOT 29.	Apartment 154, Centenary Plaza, 18 Holliday Street, Birmingham	£160,000+
LOT 10.	Tudor House, Bridge Street, Walsall, West Midlands	£32,000+	LOT 30.	Flat 4, 46 Handsworth Wood Road, Birmingham	£40,000+
LOT 11.	23 Prospect Road, Gornal Wood, Dudley	SOLD PRIOR	LOT 31.	176B Short Heath Road, Erdington, Birmingham	£55,000+
LOT 12.	42 Vicarage Road, Wednesbury	£140,000+	LOT 32.	41 Beech Road, Erdington, Birmingham	£55,000+
LOT 13.	Land adjacent to 3 Handley Street, Wednesbury	£15,000+	LOT 33.	52 Station Road, Erdington, Birmingham	£86,000+
LOT 14.	6 Tudor Court, Tipton	£34,000+	LOT 34.	1 Hampton Road, Erdington, Birmingham	£115,000+
LOT 15.	73 Heronville Road, West Bromwich	£44,000+	LOT 35.	31 Copeley Hill, Erdington, Birmingham	£110,000+
LOT 16.	7 Greenwood Grove, Stafford	£50,000+	LOT 36.	197 Hawkesyard Road, Birmingham	£125,000+
LOT 17.	44A Castle Lane, Solihull	£155,000+	LOT 37.	34B Anderton Park Road, Birmingham	£64,000+
LOT 18.	16 Marshall Lake Road, Shirley, Solihull	£150,000+	LOT 38.	80 Himley Road, Dudley, West Midlands	£100,000+
LOT 18A.	167 Willenhall Road, Wolverhampton	£75,000+	LOT 39.	Sneyd Wharf, Sneyd Lane, Bloxwich, Walsall	£55,000+
LOT 19.	82 Webb Lane, Hall Green, Birmingham	£275,000+	LOT 40.	33 Wood Lane, Willenhall	£150,000+
LOT 20.	45 Gracemere Crescent, Hall Green, Birmingham	£115,000+			

ORDER OF SALE

All *guide prices are subject to additional non-optional fees, including the Buyer's Fee or Reservation Fee. You must read the Buyer's Terms in full before bidding.

LOT 41.	85 Stafford Street, Willenhall	£170,000+	LOT 60.	10 Brunswick Street, Stoke on Trent, Staffordshire	£70,000+
LOT 42.	225 Chester Road North, Kidderminster	£125,000+	LOT 61.	36 Stonehenge Croft, Druids Heath, Birmingham, West Midlands	£78,000+
LOT 43.	211 Chester Road North, Kidderminster	£110,000+	LOT 62.	41 Hingeston Street, Birmingham	£85,000+
LOT 44.	196 High Street, Pensnett, Brierley Hill	£200,000+	LOT 63.	107 Atlantic Road, Great Barr, Birmingham	£115,000+
LOT 45.	Flat 12 Parkhall Gardens, Rosemary Avenue, Wolverhampton	£69,000+	LOT 64.	22 Allen Close, Birmingham	£55,000+
LOT 46.	132 Hilton Road, Lanesfield, Wolverhampton	£88,000+	LOT 65.	18 Rivington Crescent, Birmingham	£90,000+
LOT 47.	578, 578A & 578B Parkfield Road, Wolverhampton	£85,000+	LOT 66.	19 Redhall Road, Dudley	£130,000+
LOT 48.	81 Hengar Manor, St Tudy, Bodmin, Cornwall	£20,000+	LOT 67.	178 All Saints Way, West Bromwich	POSTPONED
LOT 49.	Plots 50, 67 & 78, South of Pen-Y-Dre, Trebanog, Porth	£1+	LOT 68.	Former NatWest Bank, 1-2 Three Tuns Parade, Stafford Road, Wolverhampton	£250,000+
LOT 50.	Plots 77 & 80, South of Pen-Y-Dre, Trebanog, Porth	£1+	LOT 69.	Land adjacent to 164 St. Margarets Road, Ward End, Birmingham	£50,000 - £60,000
LOT 51.	Plots 51, 52 & 59, South of Pen-Y-Dre, Trebanog, Porth	£1+	LOT 70.	468 Alum Rock Road, Birmingham	POSTPONED
LOT 52.	12 Waterworks Street, Gainsborough	£30,000+	LOT 71.	10 Angel Street, Worcester	£120,000+
LOT 53.	8 Dole Street, Thornton, Bradford	£69,000+	LOT 72.	38 Worcester Road, Bromsgrove	£150,000+
LOT 54.	12 Wensleydale Gardens, Thornaby, Stockton-On-Tees	£145,000+	LOT 73.	The Cambridge, Cambridge Street, Walsall	£180,000 - £200,000
LOT 55.	Plots 14 & 52, Land South of Bury Road, Bolton, Greater Manchester	£1+	LOT 74.	Bonita, Williamscot, Banbury	£225,000+
LOT 56.	7A New Garrabost, Isle of Lewis	£10,000+	LOT 75.	32 William Cook Road, Birmingham	£55,000+
LOT 57.	Land adjoining Cannock Road and Burntwood Road, Norton Canes, Cannock, Staffordshire	Nil Reserve	LOT 76.	15 Franchise Street, Wednesbury	£25,000
LOT 58.	12 Hamilton Close, Cannock	£60,000+	LOT 77.	Opulence, 304 Stratford Road, Sparkhill, Birmingham, West Midlands	£300,000+
LOT 58A.	Land On The North Side Of Harden Road, Walsall	£40,000+	LOT 78.	25 Downton Court, Deercote, Telford	£50,000+
LOT 59.	Land at Turnhurst Road & Birchenwood Road, Packmoor, Stoke on Trent	£125,000+			

LOT 1

76 POTTERY ROAD, OLDBURY B68 9HA

A FREEHOLD VACANT THREE BEDROOMED SEMI-DETACHED HOUSE

PROPERTY DESCRIPTION:

A three bedroomed semi-detached house located in a desirable residential location. The house requires full renovation and refurbishment.

ACCOMMODATION:

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

First Floor: Three double bedrooms, bathroom.

Outside: Car standing, front and rear gardens.

ENERGY EFFICIENCY RATING: Awaited

TENURE: Freehold

VACANT POSSESSION UPON COMPLETION

VIEWING:

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

AUCTION TYPE: Unconditional with fixed fee

***GUIDE PRICE £80,000+ (plus fees)**



LOT 2

7 NEW MEETING STREET, OLDBURY B69 4DG

A VACANT ONE BEDROOMED GROUND FLOOR FLAT

PROPERTY DESCRIPTION:

A vacant one bedroomed ground floor flat requiring upgrading. The property does already benefit from double glazing. Ideal investment opportunity.

ACCOMMODATION:

Ground Floor: Lounge, kitchen, bedroom, bathroom.

Outside: Residents parking, communal lawns.

ENERGY EFFICIENCY RATING: C

TENURE: We are informed the property is leasehold and subject to a 99 year lease starting 29th September 1985 with 65 years remaining. Interested parties are advised to check the legal pack for further information.

VACANT POSSESSION UPON COMPLETION

VIEWING:

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

AUCTION TYPE: Unconditional with fixed fee

***GUIDE PRICE £40,000+ (plus fees)**



LOT 3

2 POND CRESCENT, PARKFIELDS, WOLVERHAMPTON WV2 1JD

A FREEHOLD VACANT FOUR BEDROOMED SEMI-DETACHED PROPERTY

PROPERTY DESCRIPTION:

The property is situated on a generous corner plot within a popular residential location. The accommodation requires some modernisation and improvements, however benefits from gas central heating. Ideal investment opportunity.

ACCOMMODATION:

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

First Floor: Three bedrooms, bathroom.

Second Floor: Bedroom.

Outside: Front and rear gardens, driveway.

ENERGY EFFICIENCY RATING: E

TENURE: Freehold

VACANT POSSESSION UPON COMPLETION

VIEWING:

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

AUCTION TYPE: Unconditional with fixed fee

***GUIDE PRICE £55,000+ (plus fees)**



For identification purposes only. Not to scale.

LEGAL PACKS

It is the buyers responsibility to read the Legal Pack before bidding.

These are available to download on our website as soon as they arrive from the Solicitor. If they aren't available when you register you will be notified by email as soon as they are updated.

They are also available to read in the auction room.

SDL AUCTIONS

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LOT 4

31 PROSSER STREET, WOLVERHAMPTON WV10 9AS

A FREEHOLD VACANT TWO BEDROOMED PERIOD MID-TERRACE HOUSE

PROPERTY DESCRIPTION:

A two bedroomed period mid-terrace house that is in need of modernisation. An ideal opportunity for an investor for either rental or resale purposes.

ACCOMMODATION:

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

Ground Floor: Two reception rooms, kitchen, lobby, bathroom.

First Floor: Two bedrooms.

Outside: Rear garden.

ENERGY EFFICIENCY RATING: G

TENURE: Freehold

VACANT POSSESSION UPON COMPLETION

VIEWING:

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

AUCTION TYPE: Unconditional with fixed fee



***GUIDE PRICE £40,000+ (plus fees)**

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LOT 5

56 FAREHAM CRESCENT, WOLVERHAMPTON WV4 4YN

A FREEHOLD VACANT THREE BEDROOMED MID-TOWN HOUSE

PROPERTY DESCRIPTION:

A three bedroomed mid-town house benefiting from gas central heating and upvc double glazing.

ACCOMMODATION:

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

Ground Floor: Entrance porch, hall, cloakroom/wc, through lounge, kitchen/diner.

First Floor: Landing, three bedrooms, bathroom.

Outside: Front and rear gardens, parking to the rear.

ENERGY EFFICIENCY RATING: Awaited

TENURE: Freehold

VACANT POSSESSION UPON COMPLETION

VIEWING:

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

AUCTION TYPE: Unconditional with fixed fee



***GUIDE PRICE £88,000+ (plus fees)**

LOT 6

92 CHICHESTER AVENUE, DUDLEY DY2 9JL

A FREEHOLD VACANT TWO BEDROOMED MID-TERRACE PROPERTY

PROPERTY DESCRIPTION:

A two bedroomed mid-terrace property located within close proximity to the central area of Netherton, offering school catchment and within distance to local shops, surrounding towns and amenities. The property requires a scheme of refurbishment.

ACCOMMODATION:

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

Ground Floor: Lounge, kitchen.

First Floor: Two bedrooms, bathroom.

Outside: Front and rear gardens, single garage.

ENERGY EFFICIENCY RATING: C

TENURE: Freehold

VACANT POSSESSION UPON COMPLETION

VIEWING:

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

AUCTION TYPE: Unconditional with fixed fee



***GUIDE PRICE £55,000+ (plus fees)**

LOT 7

1 NORTHCOTT ROAD, DUDLEY DY2 9PR

A FREEHOLD VACANT THREE BEDROOMED DETACHED PROPERTY

PROPERTY DESCRIPTION:

The property is situated in a central location close to shops and transport links. The accommodation is in good condition having already undergone a scheme of refurbishment, making it an ideal addition to a rental portfolio or a first time purchase for an individual.

ACCOMMODATION:

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

First Floor: Three bedrooms.

Outside: Off road parking, rear garden.

ENERGY EFFICIENCY RATING: E

TENURE: Freehold

VACANT POSSESSION UPON COMPLETION

VIEWING:

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

AUCTION TYPE: Unconditional with fixed fee



***GUIDE PRICE £95,000+ (plus fees)**

ADDITIONAL COSTS

Any additional costs, which are payable in addition to the purchase price that have not been mentioned in this catalogue, will be included within the Special Conditions that are attached to the Contract.

Therefore, all prospective purchasers are strongly advised to inspect the legal packs for every lot that they may wish to bid on, in order to be made fully aware of any additional costs, if applicable.

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together.



SUBSTANTIAL FREEHOLD BUILDINGS, PREVIOUSLY USED AS A SCHOOL AND MORE LATTERLY AS OFFICES, SITUATED ON A SITE OF ABOUT 0.87 ACRES (0.35 HECTARES) FOR WHICH PRIOR NOTIFICATION UNDER PART 3 OF THE TOWN & COUNTRY PLANNING (GPDO) 1995, AS AMENDED, FOR CHANGE OF USE FROM OFFICE (B1) TO RESIDENTIAL (C3) HAS BEEN OBTAINED FOR A SCHEME TO CONVERT THE BUILDINGS TO PROVIDE 21 NO. APARTMENTS.

PROPERTY DESCRIPTION: The property comprises a range of buildings, previously used as a school and more latterly as offices, requiring comprehensive refurbishment, for which Prior Notification under Part 3 of the Town & Country Planning (GPDO) 1995, as amended, for Change of Use from Office (B1) to Residential (C3) has been obtained relative to a scheme to convert the buildings to provide 21 No. Apartments.

LOCATION: The property fronts onto Blowers Green Road, Dudley about 0.5 miles to the South West of Dudley Town Centre. Russells Hall Hospital and Merry Hill Shopping Centre are about 1.5 and 3 miles respectively, whilst Wolverhampton City Centre is about 6 miles, Stourbridge Town Centre is about 5.5 miles and M5 Junction 2 is about 5 miles.

TENURE: We understand that the property is Freehold and vacant possession will be given upon completion. For further information in respect of tenure and other legal aspects and requirements please refer to the legal pack.

SITE AREA: The gross site is understood to extends to about 0.87 acres (0.35 hectares) or thereabouts.

TOWN & COUNTRY PLANNING: The property is situated in Dudley, and any planning enquiries should be addressed to the Local Planning Authority, Dudley Metropolitan Borough Council.

We understand that Prior Notification under Part 3 of the Town & Country Planning (GPDO) 1995, as amended, for Change of Use from Office (B1) to Residential (C3), (Ref P17/1288/PN30), was obtained from Dudley Metropolitan Borough Council on 2nd November 2017, subject to conditions, and the property may have potential for alternative schemes or uses, subject to obtaining any necessary Planning Permission and any other necessary consents.

Interested parties must however make their own enquiries of the Local Planning Authority and independently satisfy themselves as to the suitability of the property for any use or development they propose.

***GUIDE PRICE £200,000 (plus fees)**



SERVICES: Mains services are understood to be available within the vicinity of the property, but interested parties should independently satisfy themselves as to the availability and suitability of any mains services for their particular requirements.

GROUND CONDITIONS & CONTAMINATION: Prospective purchasers must undertake their own investigations with regard to ground conditions and fully satisfy themselves as to the suitability of the site for any use they may propose.

PLANS & AERIAL PHOTOGRAPHS: Any plans or aerial photographs provided with these particulars are for identification purposes only and their accuracy is not guaranteed.

RIGHTS OF WAY, WAYLEAVES, EASEMENTS, RESTRICTIVE COVENANTS ETC.: The property is sold subject to, or with the benefit of any rights of wayleaves, easements, restrictive covenants etc. which may exist whether mentioned in these particulars or not.

VALUE ADDED TAX: For clarification in respect of whether or not VAT will be chargeable on the purchase price please refer to the Legal Pack.

ENERGY EFFICIENCY RATING: E

VIEWING:
External viewing only.

AUCTION TYPE: Unconditional with fixed fee



LOT 9

9 YEMSCROFT, LICHFIELD ROAD, RUSHALL, WALSALL WS4 1EE

AN IMMACULATELY PRESENTED TWO BEDROOMED VACANT FIRST FLOOR APARTMENT

PROPERTY DESCRIPTION:

An immaculately presented, even proportioned, two bedroomed first floor apartment situated on a private development close to a range of amenities and transport links.

ACCOMMODATION:

First Floor: Porch, lounge, kitchen, pantry, two bedrooms, bathroom.

Outside: Communal gardens.

ENERGY EFFICIENCY RATING: C

TENURE: Leasehold

VACANT POSSESSION UPON COMPLETION

VIEWING:

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

AUCTION TYPE: Unconditional with fixed fee

***GUIDE PRICE £55,000+ (plus fees)**



LOT 10

FLAT 7 TUDOR HOUSE, BRIDGE STREET, WALSALL WS1 1EW

A LEASEHOLD RESIDENTIAL INVESTMENT OPPORTUNITY - A ONE BEDROOMED SECOND FLOOR FLAT. CURRENT RENTAL INCOME £4,500 PER ANNUM.

PROPERTY DESCRIPTION:

Situated in Walsall town centre close to a range of amenities, shops, restaurants, bus, road and rail network and junction 10 of the M6 motorway. Ideal buy to let investment opportunity.

ACCOMMODATION:

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

Ground Floor: Communal hallway.

Second Floor Flat: Lounge, kitchen, bedroom, bathroom.

ENERGY EFFICIENCY RATING: D

TENURE: Leasehold **SUBJECT TO TENANCY**

TENANCY DETAILS:

We understand the property is let on an Assured Shorthold tenancy producing £375pcm. The Auctioneers have not verified the tenancy agreement and interested parties should seek clarification from the legal pack.

VIEWING:

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

AUCTION TYPE: Unconditional with fixed fee

***GUIDE PRICE £32,000+ (plus fees)**



LOT 11

23 PROSPECT ROAD, GORNAL WOOD, DUDLEY DY3 2TP

A FREEHOLD RESIDENTIAL INVESTMENT - EXTENDED TWO BEDROOMED SEMI-DETACHED PROPERTY. CURRENT RENTAL INCOME £6,300 PER ANNUM

PROPERTY DESCRIPTION:

The property is finished to a reasonable standard throughout with a side extension, and is situated on a good sized plot.

ACCOMMODATION:

Ground Floor: Kitchen, two reception rooms, bathroom.

First Floor: Landing, two bedrooms, box room.

Outside: Good size front garden, side garden.

ENERGY EFFICIENCY RATING: E

TENURE: Freehold

SUBJECT TO TENANCY

TENANCY DETAILS:

The property is let on a two year Assured Shorthold Tenancy agreement commencing 14/6/2019 with an income of £525 per calendar month.

VIEWING:

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

***GUIDE PRICE £90,000+ (plus fees)**



LOT 12

42 VICARAGE ROAD, WEDNESBURY WS10 9DW

A VACANT FIVE BEDROOMED SEMI-DETACHED PROPERTY BENEFITING FROM A GARAGE AND LARGE REAR GARDEN, CONSIDERED SUITABLE FOR CONVERSION INTO A HMO, SUBJECT TO OBTAINING APPROPRIATE PLANNING AND CONSENTS.

PROPERTY DESCRIPTION:

The property comprises a two-storey brick built building with a pitched roof and garage which benefits from rear garden. The property retains some period features and we feel would be suitable for conversion into an HMO subject to obtaining appropriate planning consents. The property is located in Wednesbury in a predominantly residential area, located approximately within a mile of the M6 motorway and a quarter of a mile from Wednesbury town centre.

ACCOMMODATION:

Ground Floor: Entrance hall, three large reception rooms, kitchen, storage.

First Floor: Landing, bathroom/wc, five double bedrooms.

Outside: Gated driveway to the front and large garden to the rear.

ENERGY EFFICIENCY RATING: Awaited

TENURE: Freehold

VACANT POSSESSION UPON COMPLETION

VIEWING:

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

AUCTION TYPE: Unconditional with fixed fee

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



LOT 13

LAND ADJACENT TO 3 HANDLEY STREET, WEDNESBURY WS10 9DS

A FREEHOLD PARCEL OF LAND SUITABLE FOR FUTURE DEVELOPMENT SUBJECT TO OBTAINING APPROPRIATE PLANNING PERMISSION.

PROPERTY DESCRIPTION:

The site is accessed via Handley Street and lies opposite number 3. The site comprises an irregular shaped plot of land currently used as an open car park surrounded partly by fencing.

LOCATION: The site is located Wednesbury and lies to the end of Handley Street close to the junction with Vicarage Road and Clarkson Road, in an area of predominantly residential dwellings. The site is conveniently located approximately 1 mile from the M6 motorway and a quarter of a mile from Wednesbury town centre

SERVICES: Services are believed to be available within the vicinity of the site; however, interested parties should independently satisfy themselves as to the availability and suitability of any services for their specific requirement.

RIGHTS OF WAY, WAYLEAVES, EASEMENTS, RESTRICTIVE COVENANTS ETC.: The site is sold subject to or with the benefit of any Rights of Way, Wayleaves, Easements, Restrictive Covenants, which may exist whether mentioned in these particulars or not. For further information in relation to these matters please refer to the legal pack.

VIEWINGS: The site is open for viewings.

TENURE: Freehold **VACANT POSSESSION UPON COMPLETION**

AUCTION TYPE: Unconditional with fixed fee

***GUIDE PRICE £15,000+ (plus fees)**



LOT 14

6 TUDOR COURT, TIPTON DY4 8UU

A LEASEHOLD RESIDENTIAL INVESTMENT. CURRENT RENTAL INCOME £5,200 PER ANNUM.

PROPERTY DESCRIPTION:

A first floor one bedroomed flat.

ACCOMMODATION:

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

First Floor: Kitchen, lounge, bedroom, bathroom.

ENERGY EFFICIENCY RATING: E

TENURE: Leasehold

SUBJECT TO TENANCY

TENANCY DETAILS:

We are informed the property is sold subject to an Assured Shorthold Tenancy producing an income of £100 per week (£5,200 per annum). The Auctioneers have not verified the tenancy agreement and interested parties are advised to seek clarification from the legal pack.

VIEWING:

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

AUCTION TYPE: Unconditional with fixed fee

***GUIDE PRICE £34,000+ (plus fees)**



LOT 15

73 HERONVILLE ROAD, WEST BROMWICH B70 0JF

A VACANT TWO BEDROOMED MAISONETTE

PROPERTY DESCRIPTION:

A two bedroomed maisonette which would benefit from further modernisation. The property is conveniently located and can be accessed via the Black Country New Road or Hill Top.

ACCOMMODATION:

Ground Floor: Hallway leading to -

First Floor: Lounge, kitchen, shower room.

Second Floor: Two bedrooms, shower room.

ENERGY EFFICIENCY RATING: D

TENURE: Leasehold

VACANT POSSESSION UPON COMPLETION

VIEWING:

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

AUCTION TYPE: Unconditional with fixed fee

***GUIDE PRICE £44,000+ (plus fees)**



LOT 16

7 GREENWOOD GROVE, STAFFORD ST17 9RZ

A FREEHOLD VACANT THREE BEDROOMED MID-TERRACE PROPERTY

PROPERTY DESCRIPTION:

A three bedroomed property which would make an ideal investment or family home. The property is conveniently situated close to amenities and transport links, being a mere two miles from J13 of the M6.

ACCOMMODATION:

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

Ground Floor: Entrance hall, lounge/diner, kitchen.

First Floor: Three bedrooms, bathroom.

Outside: Rear garden.

ENERGY EFFICIENCY RATING: D

TENURE: Freehold

VACANT POSSESSION UPON COMPLETION

VIEWING:

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

AUCTION TYPE: Unconditional with fixed fee

***GUIDE PRICE £50,000+ (plus fees)**





A FREEHOLD VACANT MIXED USE PROPERTY SITUATED IN A HIGHLY DESIRABLE POSITION BENEFITING FROM OFF STREET PARKING AND GARAGE.

PROPERTY DESCRIPTION:

The property comprises a brick built two storey end of terrace building with a pitched roof. We feel that the property would suit a number of alternate uses subject to obtaining any appropriate planning permissions such as conversion into a fully domestic dwelling, conversion for renting separate rooms or mixed use. We feel there is also scope to extend top the side of the property.

ACCOMMODATION:

Ground Floor: Accessed from an entrance fronting Castle Lane set back from the road way, comprising former hair salon providing approximately 720 sq foot (67 sq m) of trading area, kitchen and wc facilities and access to the rear of the property along with access to the rear garden.

First Floor: Accessed via an internal stair case and comprises of a landing leading to three double rooms, bathroom and kitchen. We feel this could be easily reconfigured to provide separate access allowing the first floor to be rented out to a separate tenant(s) subject to obtaining any appropriate planning permissions.

Outside: Parking to the front and a garden to the rear, garage to the side.

LOCATION: The property is located in Olton, Solihull and site at the end of a small parade of retailers in a predominantly affluent residential area.

VALUE ADDED TAX: We understand that VAT will not be chargeable on this transaction.

ENERGY EFFICIENCY RATING: Awaited

TENURE: Freehold **VACANT POSSESSION UPON COMPLETION**

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

AUCTION TYPE: Unconditional with fixed fee

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

LOT 18

16 MARSHALL LAKE ROAD, SHIRLEY, SOLIHULL B90 4PL

A FREEHOLD VACANT TWO BEDROOMED SEMI-DETACHED HOUSE

PROPERTY DESCRIPTION:

The property is situated in a desirable residential location and benefits from two double bedrooms and two reception rooms. The property has been prepared for renovation however a scheme of completion works are required in order for the property to reach its full potential. Ideal investment or family home.

We are informed there is a boundary issue and interested parties are advised to refer to the legal pack for further information, and carry out any necessary investigations should they require.

ACCOMMODATION:

Ground Floor: Two reception rooms, kitchen.

First Floor: Two double bedrooms, bathroom.

Outside: Gardens to front and rear.

ENERGY EFFICIENCY RATING: E

TENURE: Freehold

VACANT POSSESSION UPON COMPLETION

VIEWING:

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

AUCTION TYPE: Unconditional with fixed fee

***GUIDE PRICE £150,000+ (plus fees)**



LOT 18A

167 WILLENHALL ROAD, WOLVERHAMPTON WV1 2HU

A VACANT FREEHOLD THREE BEDROOMED MID-TERRACE PROPERTY WHICH HAS RECENTLY UNDERGONE A COMPLETE RENOVATION

PROPERTY DESCRIPTION:

A three bedroomed property which has recently undergone a complete scheme of works, and would make an ideal buy to let investment or first time purchase. The property is ideally situated close to amenities and transport links.

ACCOMMODATION:

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

Ground Floor: Lounge, dining room, kitchen, bathroom.

First Floor: Three bedrooms.

Outside: Rear garden.

ENERGY EFFICIENCY RATING: Awaited

TENURE: Freehold

VACANT POSSESSION UPON COMPLETION

VIEWING:

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

AUCTION TYPE: Unconditional with fixed fee

***GUIDE PRICE £75,000+ (plus fees)**





A VACANT FREEHOLD DETACHED PROPERTY, BEHIND A GATED DRIVEWAY BENEFITING FROM AN EXTENSION TO THE GROUND FLOOR.

PROPERTY DESCRIPTION:

The property comprises a two-story brick built detached building surmounted by a pitched and part flat roof. The property benefits from a shared gated entrance along with private driveway with front and rear gardens. The property is located in Hall Green, a short distance from Shirley and Solihull in a predominantly affluent housing estate of mainly detached properties. A Tesco Express, train station and bus stop are all within walking distance of the property.

ACCOMMODATION:

Ground Floor: Entrance hall, three reception rooms, kitchen, wc.

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

Outside: Front and rear gardens, garage, driveway.

ENERGY EFFICIENCY RATING: D

TENURE: Freehold

VACANT POSSESSION UPON COMPLETION

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

AUCTION TYPE: Unconditional with fixed fee

***GUIDE PRICE £275,000+ (plus fees)**



**LOT OFFERED IN
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LOT 20

45 GRACEMERE CRESCENT, HALL GREEN, BIRMINGHAM B28 0TY

A FREEHOLD VACANT THREE BEDROOMED MID-TERRACE PROPERTY

PROPERTY DESCRIPTION:

The property is ideally situated close to local amenities, schools and transport links, and sits on a generous plot offering substantial accommodation to the new owner, be it a residential family or an investor looking to add to their portfolio.

ACCOMMODATION:

Ground Floor: Entrance hall, lounge, breakfast kitchen.

First Floor: Three bedrooms, bathroom.

Outside: Front and rear gardens.

ENERGY EFFICIENCY RATING: D

TENURE: Freehold

VACANT POSSESSION UPON COMPLETION

VIEWING:

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

AUCTION TYPE: Unconditional with fixed fee

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



LOT 21

221 BALDEN ROAD, HARBORNE, BIRMINGHAM B32 2ES

A LEASEHOLD VACANT THREE BEDROOMED SEMI-DETACHED HOUSE

PROPERTY DESCRIPTION:

A three bedroomed semi-detached house in the highly sought after area of Harborne. The house requires upgrading and improvements but currently benefits from gas central heating and double glazing. There are an excellent range of local amenities and within easy reach of Birmingham city centre.

ACCOMMODATION:

Ground Floor: Lounge, sitting room, kitchen.

First Floor: Three bedrooms, bathroom.

Outside: Driveway, front and rear gardens.

AUCTIONEERS NOTE: Completion will take place once probate has been granted.

ENERGY EFFICIENCY RATING: D

TENURE: Leasehold. We are informed the lease has approximately 6 years remaining. Interested parties are advised to seek clarification from the legal pack.

VACANT POSSESSION UPON COMPLETION

VIEWING:

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

AUCTION TYPE: Unconditional with fixed fee

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



LOT 22

57 ST. MARYS ROAD, SMETHWICK, BIRMINGHAM B67 5DH

A TRADITIONAL VACANT TWO BEDROOMED MID TERRACE PROPERTY

PROPERTY DESCRIPTION:

A vacant two double bedroomed terraced property close to local amenities and bus stops. A scheme of modernisation is required, however the accommodation already benefits from gas central heating and double glazing.

ACCOMMODATION:

Ground Floor: Entrance porch, lounge, sitting room, kitchen, bathroom.

First Floor: Two double bedrooms.

Outside: Enclosed rear garden.

ENERGY EFFICIENCY RATING: Awaited

TENURE: Freehold

VACANT POSSESSION UPON COMPLETION

VIEWING:

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

AUCTION TYPE: Unconditional with fixed fee

***GUIDE PRICE £78,000+ (plus fees)**



LOT 23

1020 PERSHORE ROAD, SELLY PARK, BIRMINGHAM B29 7PX

A FREEHOLD VACANT FOUR BEDROOMED PERIOD TERRACE PROPERTY REQUIRING A SCHEME OF REFURBISHMENT

PROPERTY DESCRIPTION:

A four bedroomed three storey property in need of refurbishment, which subject to planning and building regulations could be converted into a HMO. The property is situated between Stirchley and Edgbaston Cricket Ground and within easy reach of University of Birmingham, Queen Elizabeth Hospital and the newly developed Pebble Mill Dental Hospital.

ACCOMMODATION:

Ground Floor: Entrance hallway, two reception rooms, kitchen.

First Floor: Two bedrooms, bathroom/wc.

Second Floor: Two bedrooms.

Outside: Front and rear gardens.

ENERGY EFFICIENCY RATING: E

TENURE: Freehold

VACANT POSSESSION UPON COMPLETION

VIEWING:

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

AUCTION TYPE: Unconditional with fixed fee

***GUIDE PRICE £130,000+ (plus fees)**





A VACANT FREEHOLD TWO STOREY BUILDING BENEFITING FROM GROUND FLOOR COMMERCIAL, AND FIRST FLOOR RESIDENTIAL ACCOMMODATION.

PROPERTY DESCRIPTION:

The property comprises of a two storey brick built end of terrace property with pitched roof located in a highly prominent position. Upon inspection we noted a non permanent structure had been installed on the adjoining land to the right of the property and was being utilised as storage space. For the avoidance of any doubt, this is not being offered as part of the sale.

ACCOMMODATION

Ground Floor: Accessed via an entrance fronting Pershore road, leading to a reception area with dimensions of approx. 143 sq foot (13.2 sq m). Beyond is a trading area of approximately 210 sq feet (19.5 sq m). The rear of the unit contains a further storage area with wash room facilities along with external access via a side door.

First Floor: Accessed via a separate external staircase to the rear via an alley way to the left of the property. The accommodation comprises of a lounge, kitchen, bathroom and a double bedroom along with storage space.

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

LOCATION: The Property is located in Stirchley on the busy Pershore Road within an area of both commercial and residential buildings. The immediate vicinity comprises residential property with some pockets of newer built housing stock. The property lies approximately a mile from Cotterage and within 3 miles of Kings Norton and Selly Oak and the University of Birmingham.

VALUE ADDED TAX: We understand that VAT will not be chargeable on this transaction.

ENERGY EFFICIENCY RATING: Awaiting

TENURE: Freehold

VACANT POSSESSION UPON COMPLETION

VIEWING:

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

AUCTION TYPE: Unconditional with fixed fee

***GUIDE PRICE £95,000+ (plus fees)**



For identification purposes only. Not to scale.

A FREEHOLD TWO STOREY BUILDING CURRENTLY USED AS A CAR REPAIR AND MOT CENTRE, LOCATED IN A HIGHLY PROMINENT POSITION.

PROPERTY DESCRIPTION:

The property comprises a two storey brick built end of terrace building with a part pitched and part flat roof, set back from the road, extending circa 4000 sq foot (37 1sq m). The property at the time of inspection was occupied by a car repair and MOT centre. We feel the building has scope for a number of uses such as a part residential and commercial development, full residential conversion or continued use within the motor repair trade. Interested parties are advised to satisfy themselves as to the suitability of future use and must seek appropriate planning permission where required. The property also benefits from shared parking via the communal drive way to the side and has a prominent position making it highly visible for business use.

GROUND FLOOR: Configured to provide 4 x bays for car repairs and MOT inspections along with wc and office accommodation. There is also a further substantial storage area to the rear of the unit, all of which is currently accessed via a driveway running to the side of the property. The front of the unit is currently configured as storage and can be accessed via a separate entrance fronting Bristol Road South.

FIRST FLOOR: The first floor accommodation has not been inspected, however; we are informed it extends the footprint of the front section of the building.

LOCATION: The property is located on Bristol Road South (A38) in Northfield on the junction with Great Stone Road. The area comprises a mixture of residential and commercial properties, with the newly opened Northfield leisure centre opposite and a Sainsburys supermarket within walking distance. The location provides excellent public transport into Birmingham city centre, Kings Norton and Selly Oak all of which are within a few miles radius.

TENURE: We understand the property to be freehold. At the time of inspection, the property was occupied by a car repair and MOT station. We are advised that vacant possession will be given upon completion.

VALUE ADDED TAX: We understand that VAT will be chargeable on this transaction.

VIEWINGS: Viewings are strictly by appointment only through SDL Auctions. Although this lot will be sold with vacant possession on completion, the business is still currently trading so we ask that the tenants are not disturbed.

ENERGY EFFICIENCY RATING: E

AUCTION TYPE: Unconditional with fixed fee

***GUIDE PRICE £170,000 - £180,000 (plus fees)**



A FREEHOLD RESIDENTIAL DEVELOPMENT OPPORTUNITY COMPRISING OF A SITE EXTENDING TO APPROXIMATELY 0.3 ACRES (0.13 HECTARES) WITH THE BENEFIT OUTLINE PLANNING PERMISSION FOR THE ERECTION OF A SINGLE STOREY DWELLING.

PROPERTY DESCRIPTION:

The site comprises a parcel of land extending to Approximately 0.3 Acres (0.13 Hectares) situated to the rear of properties fronting onto Mayland Road, with access adjacent to 2 Mayland Road, for which outline planning permission for the erection of a Single Storey Dwelling has been granted. The site was previously used to provide garaging and various redundant garages remain on the site and will require to be demolished to facilitate development.

LOCATION: The property is located off Mayland Road in the Edgbaston district of Birmingham about 3 miles to the west of the City Centre.

TENURE: We understand that the property is Freehold. For further information in respect of tenure and any other legal aspects please refer to the legal pack.

TOWN PLANNING: We understand that that Outline Planning Permission (Ref 2018/09058/PA) for 'Outline Application with all matters reserved for erection of a single storey residential dwelling' was granted by Birmingham City Council on 14th March 2019, subject to conditions.

Interested parties must make their own enquiries of the Local Planning Authority in respect of planning and independently satisfy themselves as to the suitability of the site for any development or use they may propose.

RIGHTS OF WAY, WAYLEAVES, EASEMENTS, RESTRICTIVE COVENANTS ETC.: The property is sold subject to or with the benefit of any Rights of Way, Wayleaves, Easements, Restrictive Covenants etc. which may exist whether mentioned in these particulars or not.

SERVICES: Mains services are believed to be available within the vicinity of the property but interested parties should independently satisfy themselves as to the availability and suitability of any mains services for their particular requirements.

GROUND CONDITIONS & CONTAMINATION: Prospective purchasers must undertake their own investigations relative to ground conditions and contamination and independently satisfy themselves as to suitability of the site for any use or development they may propose.

PLANS & AERIAL PHOTOGRAPHS: Any plans or aerial photographs provided with these particulars are for identification purposes only and their accuracy is not guaranteed.

VALUE ADDED TAX: We are informed that VAT will not be chargeable on the purchase price but for confirmation please refer to the Legal Pack.

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

AUCTION TYPE: Unconditional with fixed fee

***GUIDE PRICE £75,000 (plus fees)**

LOT 27

146 GREAT HAMPTON ROW, BIRMINGHAM B19 3JL

A LEASEHOLD VACANT FIRST FLOOR THREE BEDROOMED MAISONETTE

PROPERTY DESCRIPTION:

The property is situated on the edge of the Jewellery Quarter and would make a superb investment, and would offer a prospective landlord a potential yield of around 10%.

ACCOMMODATION:

Ground Floor: Entrance with security intercom system which provides access to the main hall way with staircase leading to all floors.

First Floor: Entrance hall, refitted kitchen, lounge, landing, three bedrooms, refitted bathroom.

ENERGY EFFICIENCY RATING: D

TENURE: Leasehold. We are informed by the vendor the lease has approximately 100 years remaining with service charges equating to £30 pcm. The lease details will be confirmed within the legal pack.

VACANT POSSESSION UPON COMPLETION

VIEWING:

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

AUCTION TYPE: Unconditional with fixed fee

***GUIDE PRICE £60,000+ (plus fees)**



LOT 28

FLAT 20, LUDLOW HOUSE, HOLLYBANK ROAD, BIRMINGHAM B13 0RD

LEASEHOLD RESIDENTIAL INVESTMENT OPPORTUNITY - A ONE BEDROOMED FLAT. CURRENT RENTAL INCOME £5,100 PER ANNUM.

PROPERTY DESCRIPTION:

A one bedroomed leasehold flat in purpose built block standing in communal grounds located on the outskirts of Moseley.

ACCOMMODATION:

The Auctioneers have not inspected the property internally but believe it to comprise:-

Ground Floor: Communal entrance with stairs.

Flat: Hallway, reception room, balcony, kitchen, bedroom, bathroom.

ENERGY EFFICIENCY RATING: D

TENURE: Leasehold

SUBJECT TO TENANCY

TENANCY DETAILS:

We believe the property is currently let on an Assured Shorthold Tenancy producing £425 pcm. The Auctioneers have not verified the tenancy agreement and interested parties are advised to seek clarification from the legal pack.

VIEWING:

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

AUCTION TYPE: Unconditional with fixed fee

***GUIDE PRICE £50,000+ (plus fees)**



LOT 29

APARTMENT 154, CENTENARY PLAZA, 18 HOLLIDAY STREET, BIRMINGHAM B1 1TH

A VACANT ONE BEDROOMED APARTMENT SITUATED WITHIN A LUXURY DEVELOPMENT.

PROPERTY DESCRIPTION:

A one bedroomed apartment with a balcony offering spectacular city views. We have been informed by the vendor that there is a potential rental income of £1,200 per month (£14,400 per annum) once let. Offering an eight week completion time.

ACCOMMODATION:

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

Ground Floor: Communal entrance lobby.

Apartment 154: Open plan lounge/kitchen with balcony access, bedroom, bathroom.

ENERGY EFFICIENCY RATING: C

TENURE: Leasehold. We have been provided with information from the vendor that there is approx. 113 years remaining on the lease with a service charge of approx. £1,800 and ground rent of £250 per annum. This information has not been verified and all interested parties are asked to refer to the legal pack for further information.

VACANT POSSESSION UPON COMPLETION

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

AUCTION TYPE: Unconditional with fixed fee

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



LOT 30

FLAT 4, 46 HANDSWORTH WOOD ROAD, BIRMINGHAM B20 2DT

RESIDENTIAL INVESTMENT OPPORTUNITY - A TWO BEDROOMED FLAT. CURRENT RENTAL INCOME £6,000 PER ANNUM.

PROPERTY DESCRIPTION:

A two bedroomed flat for sale located in Handsworth Wood. The flat is located close to local amenities such as One Stop Shopping Centre and Hamstead Village.

ACCOMMODATION:

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

Ground Floor: Communal entrance and stairs leading to top floor.

Top Floor Flat: Reception hallway, lounge, kitchen/diner, bathroom, two bedrooms.

Outside: Communal garden, off road parking.

ENERGY EFFICIENCY RATING: G

TENURE: Leasehold **SUBJECT TO TENANCY**

TENANCY DETAILS:

We are informed the property is let on Assured Shorthold Tenancy producing an income of £500 pcm (£6,000 per annum). The Auctioneers have not verified the tenancy agreement and all interested parties should seek clarification from the legal pack.

VIEWING:

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

AUCTION TYPE: Unconditional with fixed fee

***GUIDE PRICE £40,000+ (plus fees)**



LOT 31

176B SHORT HEATH ROAD, ERDINGTON, BIRMINGHAM B23 6JX

RESIDENTIAL INVESTMENT OPPORTUNITY - A TWO BEDROOMED MAISONETTE.
CURRENT RENTAL INCOME £6,600 PER ANNUM.

PROPERTY DESCRIPTION:

A ground floor two bedroomed maisonette located in the popular residential area of Short Heath Road and Court Farm Road, with excellent transport links to Erdington High Street and Birmingham city centre.

ACCOMMODATION:

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

Ground Floor: Kitchen, lounge, two bedrooms, bathroom.

Outside: Front, rear garden, garage.

ENERGY EFFICIENCY RATING: D

TENURE: Leasehold **SUBJECT TO TENANCY**

TENANCY DETAILS:

We are informed the property is sold subject to an Assured Shorthold Tenancy producing an income of £550 pcm. The Auctioneers have not verified the tenancy agreement and interested parties are advised to seek clarification from the legal pack.

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

AUCTION TYPE: Unconditional with fixed fee

***GUIDE PRICE £55,000+ (plus fees)**



LOT 32

41 BEECH ROAD, ERDINGTON, BIRMINGHAM B23 5QJ

RESIDENTIAL INVESTMENT OPPORTUNITY - A ONE BEDROOMED MAISONETTE.
CURRENT RENTAL INCOME £6,000 PER ANNUM.

PROPERTY DESCRIPTION:

A first floor maisonette in a popular development within one mile of Chester Road train station. Conveniently placed for access to Boldmere High Street and the numerous bars, restaurants and shops.

ACCOMMODATION:

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

Ground Floor: Entrance door with stairs to -

First Floor: Hallway, lounge, kitchen, bedroom, bathroom

TENURE: Leasehold

SUBJECT TO TENANCY

TENANCY DETAILS:

We are informed the property is sold subject to an Assured Shorthold Tenancy producing an income of £500 pcm. The Auctioneers have not verified the tenancy agreement and interested parties are advised to seek clarification from the legal pack.

ENERGY EFFICIENCY RATING: E

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

AUCTION TYPE: Unconditional with fixed fee

***GUIDE PRICE £55,000+ (plus fees)**



LOT 33

52 STATION ROAD, ERDINGTON, BIRMINGHAM B23 6UE

A LEASEHOLD VACANT THREE BEDROOMED FIRST FLOOR FLAT

PROPERTY DESCRIPTION: Tenure

The property is conveniently located within 100 meters of Erdington train station, and would make an ideal residential investment with a potential rental income of £7,200 per annum once let.

ACCOMMODATION:

First Floor: Lounge, kitchen, bathroom, three bedrooms.

ENERGY EFFICIENCY RATING: D

TENURE: Leasehold. We are informed by the vendor that the lease has in excess of 100 years left, with a ground rent of £200 per annum payable on 1st January. Interested parties are advised to refer to the legal pack for clarification.

VACANT POSSESSION UPON COMPLETION

VIEWING:

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

AUCTION TYPE: Unconditional with fixed fee

***GUIDE PRICE £86,000+ (plus fees)**



LOT 34

1 HAMPTON ROAD, ERDINGTON, BIRMINGHAM B23 7JJ

RESIDENTIAL INVESTMENT OPPORTUNITY - A DETACHED THREE BEDROOMED PROPERTY LOCATED WITHIN ¼ MILE OF STOCKLAND GREEN. CURRENT RENTAL INCOME £6,000 PER ANNUM.

PROPERTY DESCRIPTION:

A three bedroomed detached period property located with a quarter of a mile of Stockland Green, with a range of shops and transport links, and would be suitable for conversion to HMO, subject to the necessary regulations and planning control.

ACCOMMODATION:

Ground Floor: Hallway, two reception rooms, kitchen, lobby, shower room.

First Floor: Three bedrooms.

Outside: Gardens to front and rear along with a side garage.

ENERGY EFFICIENCY RATING: F

TENURE: Freehold. **SUBJECT TO TENANCY**

TENANCY DETAILS:

The property is currently let on an Assured Shorthold Tenancy agreement producing an income of £500 per calendar month. The Auctioneers have not verified the tenancy agreement and interested parties should seek clarification from the legal pack.

VIEWING:

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

AUCTION TYPE: Unconditional with fixed fee

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



LOT 35

31 COPELEY HILL, ERDINGTON, BIRMINGHAM B23 7PH

A FREEHOLD RESIDENTIAL INVESTMENT - A TWO BEDROOMED END TERRACE PROPERTY.
CURRENT RENTAL INCOME £8,400 PER ANNUM.

PROPERTY DESCRIPTION:

A period two bedroomed end terrace property in a cul de sac location. The house sits within 1/3 mile of Spaghetti Junction providing excellent transport links.

ACCOMMODATION:

Ground Floor: Vestibule, hallway, two reception rooms, kitchen.

First Floor: Two bedrooms, bathroom.

Outside: Front and rear gardens

ENERGY EFFICIENCY RATING: F

TENURE: Freehold

SUBJECT TO TENANCY

TENANCY DETAILS:

We are informed the property is sold subject to an Assured Shorthold Tenancy producing an income of £700 pcm. The Auctioneers have not verified the tenancy agreement and interested parties are advised to seek clarification from the legal pack.

VIEWING:

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

AUCTION TYPE: Unconditional with fixed fee

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



LOT 36

197 HAWKESYARD ROAD, BIRMINGHAM B24 8LJ

A TRADITIONAL FREEHOLD VACANT THREE BEDROOMED SEMI-DETACHED PROPERTY

PROPERTY DESCRIPTION:

The property is situated within easy reach of Gravelly Hill train station and the motorway network. An ideal investment for an investor looking to target professionals or a family home.

ACCOMMODATION:

Ground Floor: Hallway, lounge, kitchen, shower room, lean-to.

First Floor: Three bedrooms.

Outside: Front and rear gardens.

ENERGY EFFICIENCY RATING: D

TENURE: Freehold

VACANT POSSESSION UPON COMPLETION

VIEWING:

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

AUCTION TYPE: Unconditional with fixed fee

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





A VACANT FORMER RELIGIOUS CENTRE CONSIDERED SUITABLE FOR CONVERSION, SUBJECT TO OBTAINING THE APPROPRIATE PLANNING PERMISSION.

PROPERTY DESCRIPTION:

The property comprises a single story brick built building with a corrugated flat roof. The building is set back from the roadside behind a gate with a courtyard to the front leading to a single entrance.

The property sits on a plot with a width of approximately 13.5 ft (4.11 metres). We were not able to measure the length during the inspection. Interested parties are advised to inspect the legal pack for more information with regards plot size.

We feel that the property would suit conversion into a residential dwelling subject to obtaining appropriate planning permission.

ACCOMMODATION:

The accommodation comprises a main hall area with approximate size 280 sq ft (26 sq m) beyond which is a kitchen area of approximately 50 sq foot (4.6sq m) along with a wc. Externally to the rear is a garden which was not inspected.

LOCATION: The building is located on Anderton Park Road near the junction with Birchwood Crescent and Cadbury Road in an area of predominantly residential properties. Moseley and Sparkhill are less than a mile away with Birmingham city centre within 2 miles from the location.

TENURE: Freehold

VACANT POSSESSION UPON COMPLETION

VIEWING:

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

AUCTION TYPE: Unconditional with fixed fee

***GUIDE PRICE £64,000+ (plus fees)**

LOT 38

80 HIMLEY ROAD, DUDLEY DY1 2QG

A FREEHOLD VACANT FOUR BEDROOMED TERRACED HOUSE

PROPERTY DESCRIPTION:

A four bedroomed terraced house located on a popular road, ideally situated close to the town centre and offering great transport links.

ACCOMMODATION:

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

Ground Floor: Two reception rooms, kitchen, wet room.

First Floor: Four bedrooms, bathroom.

Second Floor: Attic room.

Outside: Rear garden.

ENERGY EFFICIENCY RATING: E

TENURE: Freehold

VACANT POSSESSION UPON COMPLETION

VIEWING:

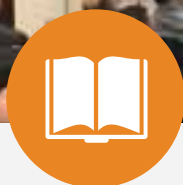
Viewings can be booked online at www.sdlauctions.co.uk

AUCTION TYPE: Unconditional with fixed fee



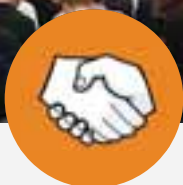
***GUIDE PRICE £100,000+ (plus fees)**

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A FREEHOLD COMMERCIAL INVESTMENT, WITH A CURRENT GROSS RENTAL INCOME OF £5,550 PLUS VAT PER ANNUM, TO BE SOLD SUBJECT TO THE EXISTING TENANCY.

PROPERTY DESCRIPTION:

The site comprises a range of single storey brick workshops and premises, having a net internal area of about 1,510 Sq Ft (140.3 Sq M), together with certain adjoining stores, situated adjacent to the Wyrley & Essington Canal at Sneyd Wharf.

LOCATION:

The property which is situated at Sneyd Wharf, is accessed by a driveway from Sneyd Lane (A4124) and is about a mile to the west of Bloxwich Town Centre. Other centres such as Walsall Town Centre and Wolverhampton City Centre are about 4 and 5 miles respectively whilst Junction 10 of the M6 Motorway is about 3.5 miles.

TENURE:

We understand that the property is freehold and is let on an FRI basis for a term of 10 years from 1st January 2019 at a current gross rent of £5,550 per annum plus VAT. The Business is to remain unaffected. For details of the lease including details of rent reviews, break provisions, confirmation of the rent passing and any other legal aspects please refer to the legal pack.

RIGHTS OF WAY, WAYLEAVES, EASEMENTS, RESTRICTIVE COVENANTS ETC.:

The property is sold subject to or with the benefit of any Rights of Way, Wayleaves, Easements, Restrictive Covenants etc. which may exist whether mentioned in these particulars or not.

PLANS & AERIAL PHOTOGRAPHS:

Any plans and/or aerial photographs provided with these particulars are for identification purposes only and their accuracy is not guaranteed.

VALUE ADDED TAX:

We are informed that VAT will be chargeable on the purchase price but for clarification in respect of this please refer to the Legal Pack.

VIEWING:

External viewings only.

AUCTION TYPE: Unconditional with fixed fee



***GUIDE PRICE £55,000+ (plus fees)**

**A FREEHOLD VACANT THREE BEDROOMED SEMI-DETACHED FAMILY HOME****PROPERTY DESCRIPTION:**

A three bedroomed semi detached house that has been extended and refurbished to a modern finish. The house benefits from new UPVC double glazing and gas central heating. Located close to local amenities, excellent transport links and a number of popular schools nearby. Ideal buy to let investment or family home.

We have been informed that the property is located in the vicinity of a mineshaft, interested parties are advised to check the legal pack for further information.

ACCOMMODATION:

Ground Floor: Hallway, two reception rooms, breakfast kitchen, guest wc.

First Floor: Three bedrooms, shower room.

Outside: Garage, generous driveway, front and rear gardens.

ENERGY EFFICIENCY RATING: D

TENURE: Freehold

VACANT POSSESSION UPON COMPLETION

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

AUCTION TYPE: Unconditional with fixed fee

***GUIDE PRICE £150,000+ (plus fees)**



LOT 41

85 STAFFORD STREET, WILLENHALL WV13 1RT

A FREEHOLD COMMERCIAL INVESTMENT - A DOUBLE FRONTED RETAIL PREMISES WITH OFFICE ACCOMMODATION ABOVE. CURRENT RENTAL INCOME £21,000 PER ANNUM.

PROPERTY DESCRIPTION:

A commercial investment property on the Willenhall High Street. The property currently attracts an annual income from its two separate long term tenants of £21,000 per annum.

ACCOMMODATION:

Ground Floor: Double fronted retail shop premises with rear store.

First Floor: Open plan office, two smaller offices, kitchen and toilets.

Outside Space: Ground floor access with stairs leading to first floor.

ENERGY EFFICIENCY RATING: Ground Floor - C; First Floor - F

TENURE: Freehold. **SUBJECT TO TENANCY**

TENANCY DETAILS:

We are informed the property is let to two long term tenants. One tenant occupies the ground floor and a separate tenant occupies the first floor, producing a combined annual income of £21,000 per annum. The Auctioneers have not verified the tenancy agreements and interested parties are advised to seek clarification from the legal pack.

VIEWING:

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

AUCTION TYPE: Unconditional with fixed fee

***GUIDE PRICE £170,000+ (plus fees)**



LOT 42

225 CHESTER ROAD NORTH, KIDDERMINSTER DY10 1TH

A FREEHOLD VACANT THREE BEDROOMED PERIOD END TERRACE PROPERTY

PROPERTY DESCRIPTION:

A three bedroomed end of terrace property located opposite Kidderminster Cricket Club. The property requires refurbishment and has the potential to be converted into a HMO subject to the necessary planning and building regulations.

ACCOMMODATION:

Ground Floor: Vestibule, hallway, three reception rooms, kitchen, store, wc.

First Floor: Three bedrooms, bathroom.

Outside: Front and rear gardens.

ENERGY EFFICIENCY RATING: F

TENURE: Freehold

VACANT POSSESSION UPON COMPLETION

VIEWING:

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

AUCTION TYPE: Unconditional with fixed fee

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





A THREE STOREY TERRACED PUBLIC HOUSE BENEFITING FROM A BEER GARDEN, WITH POTENTIAL FOR ALTERNATIVE FUTURE USES, SUBJECT TO OBTAINING APPROPRIATE PLANNING PERMISSION.

PROPERTY DESCRIPTION:

The property comprises of a three-storey terraced building surmounted by a pitched and part flat roof located on the Chester Road, Kidderminster. Upon inspection the pub was trading as the Chester Tavern serving drinks only. Vacant possession will be given upon completion. The building is accessed via the Chester Road and can also be accessed via an alley way leading from Offmore Road to the rear garden. We feel that the building would lend itself well to a mixed-use development or change of use subject to obtaining appropriate planning permission.

ACCOMMODATION:

Ground Floor: Seating area with a central bar leading to rear storage, male and female wc's and access to a cellar and a rear garden.

First Floor: Accessed from an internal staircase leading to a landing, two large reception rooms, kitchen and bathroom.

Second Floor: Two double bedrooms both benefiting from box rooms extending into the eaves of the building.

Outside: Garden to the rear with parking to the front.

LOCATION: The property is located on the Chester Road approximately half a mile from Kidderminster town centre in an area of residential housing. Kidderminster train station is a quarter of a mile from the property.

TENURE: We understand the property is freehold and vacant possession will be given upon completion.

VALUE ADDED TAX: We understand that VAT will not be chargeable on this transaction.

ENERGY EFFICIENCY RATING: D

VIEWING:

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

AUCTION TYPE: Unconditional with fixed fee

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



A SEMI-DETACHED PROPERTY WITH FOUR INDIVIDUAL LETTABLE ROOMS, ALONG WITH A PARCEL OF LAND FOR POSSIBLE DEVELOPMENT, SUBJECT TO OBTAINING THE NECESSARY PLANNING.

PROPERTY DESCRIPTION:

Recently re-developed to an extremely high standard, the property offers the opportunity to generate a significant income from the four individual rooms, which have their own kitchen area, en-suite and electric meter. A rental income in excess of £20,000 per annum is achievable offering superb investment potential.

Additionally there is a parcel of land to the rear of the property which could potentially be developed into additional housing, subject to the appropriate planning consents. The property is very close to the Russell Hall Hospital and the high street making the current property and any future developments excellent investment rentals.

ACCOMMODATION:

Ground Floor: Two rooms with their own front doors, entrance to first floor, communal room and laundry room.

First Floor: Two rooms and boiler room.

Outside: Hard standing to the front and plot to rear.

PLANS & AERIAL PHOTOGRAPHS:

Any plans or aerial photographs provided with these particulars are for identification purposes only and their accuracy is not guaranteed.

ENERGY EFFICIENCY RATINGS: E, D, F, E & D

TENURE: Freehold

VACANT POSSESSION UPON COMPLETION

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

AUCTION TYPE: Unconditional with fixed fee



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

LOT 45

FLAT 12 PARKHALL GARDENS, ROSEMARY AVENUE, WOLVERHAMPTON WV4 5BN

A WELL PRESENTED APARTMENT WHICH WOULD MAKE AN IDEAL INVESTMENT OPPORTUNITY.

PROPERTY DESCRIPTION:

A well presented third floor two bed roomed apartment, set within a development in a desirable residential location.

ACCOMMODATION:

Ground Floor: Communal hallway with intercom.

Third Floor: Entrance hallway, lounge, kitchen, two bedrooms, bathroom.

Outside: Communal gardens, allocated parking space.

ENERGY EFFICIENCY RATING: D

TENURE: Leasehold. We are informed by the vendor the lease term is 125 years from 29th December 2005 with a service charge of £148.83 pcm and ground rent of £120 per annum. Interested parties are advised to refer to the legal pack for clarification.

VACANT POSSESSION UPON COMPLETION

VIEWING:

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

AUCTION TYPE: Unconditional with fixed fee



***GUIDE PRICE £69,000+ (plus fees)**

LOT 46

132 HILTON ROAD, LANESFIELD, WOLVERHAMPTON WV4 6BY

A FREEHOLD VACANT THREE BEDROOMED SEMI-DETACHED HOUSE

PROPERTY DESCRIPTION:

A well presented family home situated in the popular Lanesfield neighbourhood of Wolverhampton. The property benefits from gas central heating and double glazing.

ACCOMMODATION:

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

Ground Floor: Two reception rooms, kitchen.

First Floor: Three bedrooms, bathroom.

Outside: Front and rear gardens.

ENERGY EFFICIENCY RATING: C

TENURE: Freehold

VACANT POSSESSION UPON COMPLETION

VIEWING:

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

AUCTION TYPE: Unconditional with fixed fee



***GUIDE PRICE £88,000+ (plus fees)**



RESIDENTIAL INVESTMENT AND DEVELOPMENT OPPORTUNITY - A BUILDING PLOT WITH PLANNING PERMISSION FOR TWO X TWO BEDROOMED DETACHED BUNGALOWS, AND AN END-TERRACE PROPERTY SPLIT INTO TWO FLATS, WHICH ARE CURRENTLY LET PRODUCING AN ANNUAL INCOME OF £10,800 PER ANNUM.

PROPERTY DESCRIPTION:

A superb opportunity for development, this lot includes a building plot with planning permission for two x two bedroomed detached bungalows and also has a concerted end-terrace house which has been split in to two flats, currently being let at £450 pcm each with a total gross income of £10,800. The Auctioneers have not verified the tenancy agreements and further details will be provided within the legal pack.

PLANNING DETAILS:

Planning permission was granted by Wolverhampton City Council for the proposed part demolition of 578 Parkfield Road and the creation of two flats and two bungalows dated 11 March 2014 under Reference 11/01047/FUL. We understand from the vendor development work has already commenced.

ENERGY EFFICIENCY RATING: 578A - D; 578B - D

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

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

AUCTION TYPE: Unconditional with fixed fee

***GUIDE PRICE £85,000+ (plus fees)**



LOT 48

81 HENGAR MANOR, ST TUDY, BODMIN, CORNWALL PL30 3PL

A LONG LEASEHOLD DETACHED TWO BEDROOMED HOLIDAY BUNGALOW.

PROPERTY DESCRIPTION:

A detached two bedroomed holiday bungalow situated on the Hengar Manor Holiday Park in North Cornwall set in some 35 acres of gardens and grounds which include a fishing lake, small nine hole golf course, tennis courts, swimming pool, bar and restaurant as well as park and woodlands.

The property is sold fully furnished, includes forward bookings and is virtual freehold with over 900 years left on lease. Further details can be found within the legal pack.

ACCOMMODATION:

Ground Floor: Open plan lounge/kitchen/diner, two bedrooms, bathroom.

Outside: Communal gardens and grounds with use of the onsite facilities, allocated parking space.

ENERGY EFFICIENCY RATING: F

TENURE: Leasehold

VACANT POSSESSION UPON COMPLETION

VIEWING:

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

AUCTION TYPE: Unconditional with fixed fee

*GUIDE PRICE £20,000+ (plus fees)



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LOT 49

PLOTS 50, 67 & 78, SOUTH OF PEN-Y-DRE, TREBANOG, PORTH CF39 9DJ

FREEHOLD LAND SUITABLE FOR A VARIETY OF USES (STPC).

PROPERTY DESCRIPTION:

The plots are situated within close proximity to Rhiwgarn Housing Estate on the outskirts of Porth. The land may be suitable for a variety of uses, subject to any necessary consents, and all interested parties are advised to make their own enquiries with the Local Authority Rhondda Cynon Taf County Borough Council. The plots can be accessed on foot from the Housing Estate and we understand a right of way will be granted over the areas shown in green at all times. Plots 50, 67 & 78 will be offered together as one combined lot.

TENURE: Freehold

VACANT POSSESSION UPON COMPLETION

VIEWING:

Direct on site.

AUCTION TYPE: Unconditional with fixed fee

***GUIDE PRICE £1+ (plus fees)**



LOT 50

PLOTS 77 & 80, SOUTH OF PEN-Y-DRE, TREBANOG, PORTH CF39 9DJ

FREEHOLD LAND SUITABLE FOR A VARIETY OF USES (STPC).

PROPERTY DESCRIPTION:

The plots are situated within close proximity to Rhiwgarn Housing Estate on the outskirts of Porth. The land may be suitable for a variety of uses, subject to any necessary consents, and all interested parties are advised to make their own enquiries with the Local Authority Rhondda Cynon Taf County Borough Council. The plots can be accessed on foot from the Housing Estate and we understand a right of way will be granted over the areas shown in green at all times. Plots 77 & 80 will be offered together as one combined lot.

TENURE: Freehold

VACANT POSSESSION UPON COMPLETION

VIEWING:

Direct on site.

AUCTION TYPE: Unconditional with fixed fee

***GUIDE PRICE £1+ (plus fees)**



LOT 51

PLOTS 53 & 54, SOUTH OF PEN-Y-DRE, TREBANOG, PORTH CF39 9DJ

FREEHOLD LAND SUITABLE FOR A VARIETY OF USES (STPC).

PROPERTY DESCRIPTION:

The plots are situated within close proximity to Rhiwgarn Housing Estate on the outskirts of Porth. The land may be suitable for a variety of uses, subject to any necessary consents, and all interested parties are advised to make their own enquiries with the Local Authority Rhondda Cynon Taf County Borough Council. The plots can be accessed on foot from the Housing Estate and we understand a right of way will be granted over the areas shown in green at all times. Plots 53 & 54 (two adjoining plots) will be offered together as one combined lot.

TENURE: Freehold

VACANT POSSESSION UPON COMPLETION

VIEWING:

Direct on site.

AUCTION TYPE: Unconditional with fixed fee

***GUIDE PRICE £1+ (plus fees)**



LOT 52

12 WATERWORKS STREET, GAINSBOROUGH DN21 1LA

A TRADITIONAL FREEHOLD TWO BEDROOMED MID TERRACE PROPERTY

PROPERTY DESCRIPTION:

A traditional two bedroomed mid terraced house in need of modernisation and improvement however already benefits from UPVC double glazing. Situated close to local amenities and transport links to Sheffield and Lincoln.

ACCOMMODATION:

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

Ground Floor: Hallway, lounge, dining kitchen, rear hall, bathroom.

First Floor: Landing, two bedrooms.

Outside: Front and rear gardens.

ENERGY EFFICIENCY RATING: G

TENURE: Freehold

VACANT POSSESSION UPON COMPLETION

VIEWING:

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

AUCTION TYPE: Unconditional with fixed fee

***GUIDE PRICE £30,000+ (plus fees)**



LOT 53

8 DOLE STREET, THORNTON, BRADFORD BD13 3LL

A FREEHOLD VACANT TWO BEDROOMED SEMI-DETACHED PROPERTY

PROPERTY DESCRIPTION:

A two bedroomed stone built property which would make an ideal addition to an investors portfolio or for a first time purchase.

ACCOMMODATION:

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

Ground Floor: Open plan lounge/kitchen, access to cellar.

First Floor: Two bedrooms, bathroom.

ENERGY EFFICIENCY RATING: D

TENURE: Freehold

VACANT POSSESSION UPON COMPLETION

VIEWING:

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

AUCTION TYPE: Unconditional with fixed fee

***GUIDE PRICE £69,000+ (plus fees)**



LOT 54

12 WENSLEYDALE GARDENS, THORNABY, STOCKTON-ON-TEES TS17 9BP

A VACANT FREEHOLD THREE BEDROOMED DETACHED PROPERTY

PROPERTY DESCRIPTION:

A modern three bedroomed detached family home which is situated in the popular Mandale development of Thornaby.

ACCOMMODATION:

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

Ground Floor: Entrance hallway, lounge, dining area, kitchen, utility area, cloakroom/wc.

First Floor: Master bedroom with en-suite and dressing room, two further bedrooms, bathroom.

Outside: Driveway, front and rear gardens, single garage.

ENERGY EFFICIENCY RATING: C

TENURE: Freehold

VACANT POSSESSION UPON COMPLETION

VIEWING:

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

AUCTION TYPE: Unconditional with fixed fee



***GUIDE PRICE £145,000+ (plus fees)**

LEGAL PACKS

It is the buyers responsibility to read the Legal Pack before bidding.

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They are also available to read in the auction room.

SDL AUCTIONS

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LOT 55

PLOTS 14 & 52, LAND SOUTH OF BURY ROAD, BOLTON, GREATER MANCHESTER BL2 6DS

A FREEHOLD PARCEL OF LAND, FORMING PART OF A MUCH LARGER SITE OF APPROXIMATELY 1.1 ACRES.

PROPERTY DESCRIPTION:

Located close to residential housing and having views over/towards the river. The auctioneers have not inspected the land but are given to understand the area is overgrown and has variations in ground levels. Trees on the plot are subject to Tree Preservation Orders, please refer to the legal pack for further details. Buyers should make their own further enquiries regarding obtaining any necessary planning consents and access. Plots 14 & 52 are sold as one combined lot.

TENURE: Freehold

VACANT POSSESSION UPON COMPLETION

VIEWING: Direct on site.

AUCTION TYPE: Unconditional with fixed fee

***GUIDE PRICE £1+ (plus fees)**



LOT 56

7A NEW GARRABOST, ISLE OF LEWIS HS2 0PL

A PLOT OF LAND WITH DEVELOPMENT POTENTIAL (STPC).

PROPERTY DESCRIPTION:

A vacant plot of land in a suitable holiday/retirement location. The plot may have future development potential, subject to gaining the necessary planning consents. All enquiries in this regard must be directed to the Planning Department at the Local Authority Comhairle nan Eilean Siar.

TENURE: See Legal Pack

VACANT POSSESSION UPON COMPLETION

VIEWING:

Direct on site.

AUCTION TYPE: Unconditional with fixed fee

***GUIDE PRICE £10,000+ (plus fees)**



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**A SUBSTANTIAL PLOT OF LAND EXTENDING TO APPROX. 77.6 ACRES****PROPERTY DESCRIPTION:**

The site comprises an irregular shaped plot of land located near to Cannock, Staffordshire extending approximately 77.6 acres, currently utilised as grazing land. We feel the site could be suitable for several alternate uses subject to obtaining appropriate planning permissions.

LOCATION:

The site is located close to Cannock and adjoins Cannock and Burntwood Road. The general area is a mixture of light industrial, residential and farmland with the M6 motorway accessible within 2 miles from the location.

SERVICES:

Services are believed to be available within the vicinity of the site; however, interested parties should independently satisfy themselves as to the availability and suitability of any services for their Specific requirement.

RIGHTS OF WAY, WAYLEAVES, EASEMENTS, RESTRICTIVE COVENANTS ETC.:

The site is sold subject to or with the benefit of any Rights of Way, Wayleaves, Easements, Restrictive Covenants, which may exist whether mentioned in these particulars or not. For further information in relation to these matters please refer to the legal pack.

VALUE ADDED TAX: We are advised that VAT will not be chargeable on this transaction.

TENURE: We understand that the land is leasehold subject to a lease commencing 02/04/1984 with a term of 51 years at a rent passing of £1 pa.

VACANT POSSESSION UPON COMPLETION**VIEWING:**

Direct on site.

AUCTION TYPE: Unconditional with fixed fee

***GUIDE PRICE Nil Reserve (plus fees)**

LOT 58

12 HAMILTON CLOSE, CANNOCK WS12 2GD

A MODERN VACANT ONE BEDROOMED GROUND FLOOR FLAT

PROPERTY DESCRIPTION:

A modern one bedroomed ground floor flat located in a popular residential location. The property benefits from electric heating and double glazing.

ACCOMMODATION:

Ground Floor: Open plan lounge/kitchen, bedroom, shower room.

Outside: Communal parking.

ENERGY EFFICIENCY RATING: D

TENURE: Leasehold. We are informed that there is approximately 70 years remaining on the lease. The service charge and ground rent combined is £560 per annum, this covers maintenance and insurance. The lease details have not been verified by the Auctioneers and interested parties are advised to seek clarification from the legal pack.

VACANT POSSESSION UPON COMPLETION

VIEWING:

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

AUCTION TYPE: Unconditional with fixed fee

***GUIDE PRICE £60,000+ (plus fees)**



LOT 58A

LAND ON THE NORTH SIDE OF HARDEN ROAD, WALSALL WS3 1RR

A FREEHOLD PARCEL OF LAND LOCATED OFF HARDEN ROAD, WALSALL BENEFITING FROM LAPSED PLANNING FOR FOUR DWELLINGS.

PROPERTY DESCRIPTION:

The site comprises an almost rectangular parcel of land extending to an area of approximately 0.3 acres (1,216 sq. m) accessed via Harden Road. The site had outline planning consent from Walsall Metropolitan Borough Council (Reference 03/0609/FL/E4) for two pairs of semi-detached houses. The planning permission has now lapsed. Apart from reinstating the planning consent we feel that a new more dense development could potentially be granted on the site subject to obtaining planning consent.

LOCATION:

The site is located in Walsall, West Midlands and is located off Harden Road near the junction with Station Road. The site benefits from good road and rail connections to Birmingham with Bloxwich train station and the M6 motorway within a mile.

SERVICES:

Services are believed to be available within the vicinity of the site; however, interested parties should independently satisfy themselves as to the availability and suitability of any services for their Specific requirement.

RIGHTS OF WAY, WAYLEAVES, EASEMENTS, RESTRICTIVE COVENANTS ETC.:

The site is sold subject to or with the benefit of any Rights of Way, Wayleaves, Easements, Restrictive Covenants, which may exist whether mentioned in these particulars or not. For further information in relation to these matters please refer to the legal pack.

***GUIDE PRICE £40,000+ (plus fees)**



For identification purposes only. Not to scale.

VALUE ADDED TAX: We are advised that VAT will not be chargeable on this transaction.

TENURE: Freehold

VACANT POSSESSION UPON COMPLETION

VIEWING:

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

AUCTION TYPE: Unconditional with fixed fee



For identification purposes only. Not to scale.

A FREEHOLD PARCEL OF AGRICULTURAL/GRAZING LAND SITUATED OFF TURNHURST ROAD.

PROPERTY DESCRIPTION:

The site extends to approximately 13.87 acres and is situated adjacent to the successful Bloors Housing Scheme. Subject to the relevant planning permission it has potential for alternative future uses. The plot has historically been used as agricultural/grazing land and contains 5 lock up garages fronting Turnhurst Road, falling within both Newcastle Borough Council and Stoke on Trent City Council districts.

LOCATION: The land is located to the North of Stoke on Trent and is approximately 5 miles from Hanley centre with Kidsgrove, Tunstall and Biddulph all being accessible.

SITE AREA: We understand that the site extends to 5.61 hectares or 13.87 acres or thereabouts.

TENURE: We understand that the site is Freehold with the garages being let out on licences enabling vacant possession to be granted if required.

GROUND CONDITIONS & CONTAMINATION:

Prospective purchasers must undertake their own investigations relative to ground conditions and contamination and independently satisfy themselves as to suitability of the site for any use or development they may propose.

PLANS & AERIAL PHOTOGRAPHS: Any plans and/or aerial photographs provided with these particulars are for identification purposes only and their accuracy is not guaranteed.

RIGHTS OF WAY, WAYLEAVES, EASEMENTS, RESTRICTIVE COVENANTS ETC.:

The site is sold subject to or with the benefit of any Rights of Way, Wayleaves, Easements, Restrictive Covenants, which may exist whether mentioned in these particulars or not. For further information in relation to these matters please refer to the legal pack.

VIEWING:

Direct on site.

AUCTION TYPE: Unconditional with fixed fee

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



A FREEHOLD RESTAURANT PREMISES WITH PLANNING PERMISSION FOR THE CREATION OF TWO FIRST FLOOR FLATS, LOCATED IN A PROMINENT POSITION.

PROPERTY DESCRIPTION:

The property comprises a two storey end of terrace building of brick construction surmounted by a pitched roof. The property benefits from planning permission for the creation of two apartments to the first floor. This would potentially give an income of circa £23,000 per annum once fully let. Interested parties are advised to see the legal pack and planning application number 63326/FUL

ACCOMMODATION:

Ground Floor: The ground floor was previously occupied by the Kings Garden Restaurant.

First Floor: The first floor accommodation has not been inspected internally.

LOCATION: The property is located on Brunswick Street, near to the corner with Picadilly. The local area comprises predominantly commercial buildings with a number of local and national retailers within the immediate vicinity. The area has undergone and is undergoing substantial regeneration, with a number of new residential developments within the local area.

VALUE ADDED TAX: We understand that VAT will not be chargeable on this transaction.

ENERGY EFFICIENCY RATING: Awaited

TENURE: Freehold

VACANT POSSESSION UPON COMPLETION

VIEWING:

External viewing only.

AUCTION TYPE: Unconditional with fixed fee

***GUIDE PRICE £70,000+ (plus fees)**

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Leicester 12th February 8th April 21st May **Derby** 25th July 25th October **Chester** 22nd August **Manchester** 5th June

LOT 61

36 STONEHENGE CROFT, DRUIDS HEATH, BIRMINGHAM B14 5PL

A FREEHOLD VACANT THREE BEDROOM END TERRACE HOUSE

PROPERTY DESCRIPTION:

A vacant three bedroomed end terrace house located in a popular residential area. This is a perfect investment opportunity for someone looking for a refurbishment project.

ACCOMMODATION:

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

Ground Floor: Porch, lounge, kitchen.

First Floor: Three bedrooms, bathroom.

Outside: Front and rear gardens.

ENERGY EFFICIENCY RATING: Awaited

TENURE: Freehold

VACANT POSSESSION UPON COMPLETION

VIEWING:

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

AUCTION TYPE: Unconditional with fixed fee

***GUIDE PRICE £78,000+ (plus fees)**



LOT 62

41 HINGESTON STREET, BIRMINGHAM B18 6PU

RESIDENTIAL INVESTMENT OPPORTUNITY - A FREEHOLD SEMI-DETACHED PROPERTY.

CURRENT GROSS INCOME £7,800 PER ANNUM.

PROPERTY DESCRIPTION:

The property occupies a cul de sac location overlooking a park, conveniently situated close to Birmingham city centre and the Jewellery Quarter.

ACCOMMODATION:

Ground Floor: Hallway, kitchen, lounge.

First Floor: Landing, two bedrooms, shower room.

Outside: Rear garden with shed, gate to rear leading to private parking space.

ENERGY EFFICIENCY RATING: F

TENURE: Freehold.

SUBJECT TO TENANCY

TENANCY DETAILS:

The property is let on an Assured Shorthold Tenancy dated 15 October 2018 for a term of three years, producing £650 pcm.

VIEWING:

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

AUCTION TYPE: Unconditional with fixed fee

***GUIDE PRICE £85,000+ (plus fees)**



LOT 63

107 ATLANTIC ROAD, GREAT BARR, BIRMINGHAM B44 8LW

A FREEHOLD VACANT TWO BEDROOMED SEMI-DETACHED EXTENDED PROPERTY

PROPERTY DESCRIPTION:

The property offers two double bedrooms with the potential to create a third bedroom, subject to any necessary consents, and occupies a generous plot close to the commonwealth regeneration area of Great Barr. An ideal investment opportunity or for a family home.

ACCOMMODATION:

Ground Floor: Porch, entrance hall, lounge/diner, breakfast kitchen.

First Floor: Two double bedrooms, bathroom.

Outside: Off road parking to front, side entry to rear garden with two garages.

ENERGY EFFICIENCY RATING: Awaited

TENURE: Freehold

VACANT POSSESSION UPON COMPLETION

VIEWING:

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

AUCTION TYPE: Unconditional with fixed fee

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



LOT 64

22 ALLEN CLOSE, BIRMINGHAM B43 5PT

A LEASEHOLD RESIDENTIAL INVESTMENT - A GROUND FLOOR ONE BEDROOMED MAISONETTE. CURRENT RENTAL INCOME £5,820 P.A.

PROPERTY DESCRIPTION:

A ground floor one bedroomed maisonette with garden. This purpose built maisonette forms part of a two-storey development and would make a superb addition to any landlords portfolio.

ACCOMMODATION:

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

Ground Floor: Entrance hall, lounge/diner, bedroom with shower room.

Outside: Rear garden.

ENERGY EFFICIENCY RATING: C

TENURE: Leasehold. We have been informed that there is over 100 years left on the lease. The auctioneers have not verified this and further details will be provided in the legal pack.

SUBJECT TO TENANCY

TENANCY DETAILS: We understand that the property is let on an Assured Shorthold Tenancy agreement producing £485 pcm (£5,820 pa). The auctioneers have not verified the tenancy agreement and further details will be provided within the legal pack.

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

AUCTION TYPE: Unconditional with fixed fee

***GUIDE PRICE £55,000+ (plus fees)**



LOT 65

18 RIVINGTON CRESCENT, BIRMINGHAM B44 0PN

A FREEHOLD VACANT THREE BEDROOMED MID-TERRACE PROPERTY

PROPERTY DESCRIPTION:

The property has already undergone a part scheme of refurbishment to include a full rewire and majority re-plastering, and would make a superb investment opportunity on completion of the required works.

ACCOMMODATION:

Ground Floor: Lounge/diner, kitchen, utility area, bathroom.

First Floor: Three bedrooms.

Outside: Front and rear gardens.

ENERGY EFFICIENCY RATING: G

TENURE: Freehold

VACANT POSSESSION UPON COMPLETION

VIEWING:

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

AUCTION TYPE: Unconditional with fixed fee

***GUIDE PRICE £90,000+ (plus fees)**



LOT 66

19 REDHALL ROAD, DUDLEY DY3 2NU

RESIDENTIAL INVESTMENT OPPORTUNITY - A FREEHOLD THREE BEDROOMED DETACHED HOUSE. CURRENT RENTAL INCOME £11,400 PER ANNUM.

PROPERTY DESCRIPTION:

The property is situated in a very popular residential location making an excellent investment opportunity.

ACCOMMODATION:

Ground Floor: Entrance hall, lounge, kitchen.

First Floor: Three bedrooms, bathroom, separate wc.

Outside: Driveway, garage, front and rear gardens.

ENERGY EFFICIENCY RATING: G

TENURE: Freehold.

SUBJECT TO TENANCY

TENANCY DETAILS:

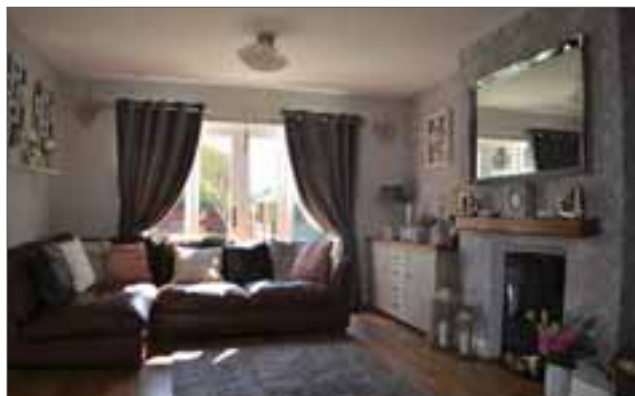
We understand the property is let on an Assured Shorthold Tenancy agreement producing an income of £950 pcm. The Auctioneers have not yet verified the tenancy agreement and interested parties should seek clarification from the legal pack.

VIEWING:

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

AUCTION TYPE: Unconditional with fixed fee

***GUIDE PRICE £130,000+ (plus fees)**



LOT 67

178 ALL SAINTS WAY, WEST BROMWICH B71 1RH

A FREEHOLD THREE BEDROOMED MID-TERRACE PROPERTY

PROPERTY DESCRIPTION:

A three bedroomed mid-terrace property situated within walking distance to Sandwell Hospital. The house is located on the outskirts of West Bromwich offering excellent transport links and close to local facilities. An ideal investment opportunity.

ACCOMMODATION:

Ground Floor: Lounge, kitchen, bathroom.

First Floor: Three bedrooms

Outside: Paved front garden, rear garden.

ENERGY EFFICIENCY RATING: D

TENURE: Freehold

SUBJECT TO TENANCY

TENANCY DETAILS:

At the time of inspection the property was vacant, however we are informed by the vendor that tenants are due to move in shortly. Further details will be provided within the legal pack.

VIEWING:

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

AUCTION TYPE: Unconditional with fixed fee

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



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A FREEHOLD FORMER BANK PREMISES LOCATED IN A PARADE OF RETAIL UNITS BENEFITING FROM PLANNING PERMISSION FOR THE CREATION OF TWO COMMERCIAL UNITS AND TWO APARTMENTS WITH SEPARATE ACCESS.

PROPERTY DESCRIPTION:

The unit consists of a two storey end of terrace building of traditional brick construction surmounted by a flat roof and single storey extension to the rear.

ACCOMMODATION:

Ground Floor: Former banking hall, office space, kitchen, male and female wcs. 1,600 sq ft (148 sq m).

First Floor: Office space extending to 913 sq ft (84 sq m).

Total NIA: 2,514 sq ft (233 sq m). All interested parties must seek their own verification of floor areas and dimensions and satisfy themselves that they are suitable for any proposed future use.

Outside: Tarmacadam surface car park to the rear with approximately 25 spaces.

PLANNING: The property benefits from planning permission for two commercial units to the ground floor with change of use from A2 to A1 and from A2 to A3 along with creation of 2 x two bedroomed flats to the first floor with separate entrance. Interested parties are advised to see full planning details via Wolverhampton City Council REF: 18/01324/FUL.

LOCATION: Fordhouses is a suburb of Wolverhampton situated approximately 3 miles to the north of Wolverhampton city centre. The property forms the southern end of Three Tuns Parade which serves the suburbs of Basbury, Fordhouses, Pendeford and Oxley and is situated on the corner of three Tuns Lane and the A449 Stafford Road.

VALUE ADDED TAX: We understand that VAT will not be chargeable on this transaction.

ENERGY EFFICIENCY RATING: Awaited

TENURE: Freehold **VACANT POSSESSION UPON COMPLETION**

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

AUCTION TYPE: Unconditional with fixed fee

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



A FREEHOLD RESIDENTIAL DEVELOPMENT OPPORTUNITY WITH PLANNING PERMISSION FOR THE ERECTION OF NO. 2 DWELLING HOUSES.

PROPERTY DESCRIPTION:

The site comprises a parcel of land extending to a gross site area of approx. 0.12 Acres (0.05 Hectares), benefiting from planning permission for the development of 2 No. Four bedroomed semi detached houses.

LOCATION: The site is located in a predominantly residential area, about 4 miles to the north east of Birmingham city centre.

SERVICES: Mains services are believed to be available within the vicinity of the property but interested parties should independently satisfy themselves as to the availability and suitability of any mains services for their particular requirements.

GROUND CONDITIONS & CONTAMINATION: Prospective purchasers must undertake their own investigations relative to ground conditions and contamination and independently satisfy themselves as to suitability of the site for any use or development they may propose.

PLANS & AERIAL PHOTOGRAPHS: Any plans or aerial photographs provided with these particulars are for identification purposes only and their accuracy is not guaranteed.

RIGHTS OF WAY, WAYLEAVES, EASEMENTS, RESTRICTIVE COVENANTS ETC.: The property is sold subject to or with the benefit of any Rights of Way, Wayleaves, Easements, Restrictive Covenants etc. which may exist whether mentioned in these particulars or not. We do however understand that certain sewers cross the site. For further information in this regard please refer to the legal pack.

TOWN PLANNING: We understand that Planning Permission, reference 2017/03421/PA, for 'Erection of 2 dwelling houses' was granted by Birmingham City Council on 15th June 2017 subject to conditions. Interested parties must make their own enquiries of the Local Planning Authority in respect of planning and independently satisfy themselves as to the suitability of the site for any development or use they propose.

VALUE ADDED TAX: We are informed that VAT will not be chargeable on the transaction.

TENURE: Freehold **VACANT POSSESSION UPON COMPLETION**

AUCTION TYPE: Unconditional with fixed fee

***GUIDE PRICE £50,000 - £60,000 (plus fees)**



For identification purposes only. Not to scale.

A FREEHOLD VACANT FOUR BEDROOMED DETACHED DORMER BUNGALOW

PROPERTY DESCRIPTION:

A detached dormer bungalow of brick construction and tiled roof set back from the road, accessed via a driveway between 466 and 470 Alum Rock Road, situated on a site extending to 0.28 acres. The property benefits from having UPVC double glazing and gas fired central heating, however, does require some modernisation and improvement.

The plot may be suitable for a variety of uses, however all interested parties must satisfy themselves in full regarding any proposals with Birmingham City Council prior to bidding.

ACCOMMODATION:

Ground Floor: Entrance hallway, lounge, kitchen, two bedrooms, bathroom.

First Floor: Landing, two bedrooms.

Outside: Garage, plot extending to 0.28 acres.

ENERGY EFFICIENCY RATING: E

TENURE: Freehold

VACANT POSSESSION UPON COMPLETION

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

AUCTION TYPE: Unconditional with fixed fee

***GUIDE PRICE £165,000+ (plus fees)**





A FREEHOLD TOWN CENTRE RETAIL INVESTMENT LOCATED IN WORCESTER WITH A GROSS ANNUAL INCOME ON £11,200 RISING TO £11,800

PROPERTY DESCRIPTION:

The property comprises a brick built two storey mid terrace building with a pitched roof located on Angel Street, Worcester.

ACCOMMODATION:

Ground Floor: Accessed from an entrance fronting Angel street with a front trade area, wc, second treatment room and large rear storage area that could be configured into a further trading/treatment area. Approximate area 500 sq foot (45.5 sq m).

First Floor: Accessed via a separate entrance fronting Angel Street with staircase leading to the first floor, two large treatment rooms, kitchen facilities, wc, and landing with stairs leading to the second floor.

Second Floor: Landing and two large treatment rooms. Approximate area 682 sq ft (63.4 sq m).

Outside: Rear courtyard.

LOCATION: The property is located on Angel Street in the vibrant city of Worcester and is located a close distance to Worcesters Foregate Street Railway station and the Crowngate Shopping Centre in the heart of the shopping area. In the immediate vicinity are a number of national retailers such as McDonalds and Toni and Guy, along with a number of public houses and bars serving Worcesters night life.

TENURE: We understand the property is freehold and subject to the following leases:

Ground Floor: Let on a 10 year lease inside the LLTA 1954 commencing 01/10/17 at current rent passing £7,000 per annum, benefiting from an Authorised Guarantee Agreement.

First and Second Floors: Let on a 10 year lease commencing 01/08/18 at current rent passing £4,200 per annum, rising to £4,800 per annum, year 4 with a rent review 01/08/23. Please note the auctioneers have not had sight of the lease details and interested parties are advised to check the legal pack for verification of the lease details.

VALUE ADDED TAX: We understand that VAT will not be chargeable on this transaction.

ENERGY EFFICIENCY RATING: F

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

AUCTION TYPE: Unconditional with fixed fee

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



A PROMINENT FREEHOLD TOWN CENTRE MIXED USE INVESTMENT CURRENT RENTAL INCOME £10,500 PER ANNUM. ESTIMATED GROSS RENTAL INCOME WHEN FULLY LET £18,000 PER ANNUM.

PROPERTY DESCRIPTION:

The premises occupy a prominent position and comprise a three storey mid-terraced property of brick construction surmounted by a pitched roof. The retail premises is occupied by a popular Caribbean cuisine take away with a trading area of approximately 300 sq ft (28 sq m) configured to provide a waiting area and separate food preparation area, with an extraction unit leading to a rear courtyard. The retail unit also benefits from a substantial rear storage facility of approximately 200 sq ft (19 sq m) with power supply and wc along with a decommissioned walk in refrigeration unit. We feel that this unit could potentially let separately in the future, however, it is currently let as part of the retail unit.

The first and second floor accommodation are accessed to the rear of the property via an external staircase leading to a first floor kitchen, a large lounge area leading to a spacious landing with stairs to the second floor accommodation, which comprises of a double and a single bedroom and bathroom. The accommodation benefits from gas central heating (not tested) and is renovated to a high standard. Externally there is a driveway to the rear and garage. Space for approximately four vehicles.

LOCATION: The property occupies a highly prominent position on Worcester Road, a short walk from Bromsgrove town centre. The local area comprises a number of local and national retailers and has a thriving nightlife. Bromsgrove has seen a huge development with many new house estates being built and excellent transport links.

TENANCY DETAILS: We are advised that the retail unit is subject to a 5 year lease from February 2018 at a current rent passing of £10,500 per annum. We have not have sight of the lease details, these will be available in the legal pack. The first and second floor accommodation will be vacant upon completion.

VALUE ADDED TAX: We understand that Value Added Tax will not be applicable.

ENERGY EFFICIENCY RATING: Ground Floor Unit - F; First & Second Floor - E

TENURE: Freehold

PART LET/PART VACANT

VIEWING:

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

AUCTION TYPE: Unconditional with fixed fee

***GUIDE PRICE £150,000+ (plus fees)**



A TWO STOREY DETACHED PUB IN A PROMINENT POSITION ON THE CORNER OF CAMBRIDGE AND ARUNDEL STREET, SUITABLE FOR CONVERSION TO AN ALTERNATIVE USE, SUBJECT TO OBTAINING APPROPRIATE PLANNING CONSENT.

PROPERTY DESCRIPTION:

The property comprises of a detached two storey brick built public house surmounted by a pitched roof located on the corner of Cambridge and Arundel street. The pub was trading as "The Cambridge" and we are verbally advised that much of the equipment will remain allowing for someone to continue with current use if they so wish. Interested parties are advised to check the legal pack for further details and satisfy themselves as to any equipment that will remain, and its suitability for continued use. We feel that the property would suit conversion into an alternative use such as residential dwellings subject to obtaining appropriate planning consent.

ACCOMMODATION:

Ground Floor: A seating area providing approximately 80 covers surrounding a bar along with a glass wash area and also benefits from a cellar. Approximate ground floor area 2268 sq feet (210 sq m).

First Floor: Accessed from an internal staircase leading to a landing area and is divided into six double rooms, one single room, kitchen, bathroom and wc. There is also a roof terrace.

Outside: Beer garden, separate bin store and courtyard.

LOCATION: The property is located on the corner of Cambridge Street and Arundel Street in Walsall, approximately 8 miles from Birmingham city centre. The property sits in a predominantly residential area with some new build development having taken place recently within the vicinity.

VALUE ADDED TAX: We understand that VAT will not be chargeable on this transaction.

ENERGY EFFICIENCY RATING: B

TENURE: Freehold **VACANT POSSESSION UPON COMPLETION**

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

AUCTION TYPE: Unconditional with fixed fee

***GUIDE PRICE £180,000 - £200,000 (plus fees)**



A TWO BEDROOMED STONE BUILT COTTAGE WITH PERIOD FEATURES

PROPERTY DESCRIPTION:

A traditional stone built cottage located in the idyllic village location of Williamscot. The cottage boasts of period features including a fireplace and original ceiling beams.

ACCOMMODATION:

The Auctioneers have not inspected the property internally but believe it to comprise:-

Ground Floor: Living room, kitchen, bathroom, two bedrooms.

Outside: Gardens and garage.

ENERGY EFFICIENCY RATING: E

TENURE: Freehold

VACANT POSSESSION UPON COMPLETION

VIEWING:

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

AUCTION TYPE: Unconditional with fixed fee



***GUIDE PRICE £225,000+ (plus fees)**

LOT 75

32 WILLIAM COOK ROAD, BIRMINGHAM B8 2HT

RESIDENTIAL INVESTMENT OPPORTUNITY - A TWO BEDROOMED MID-TERRACE PROPERTY.
CURRENT RENTAL INCOME £4,200 PER ANNUM.

PROPERTY DESCRIPTION:

A two bedroomed mid terrace property sold subject to a regulated tenancy producing an income of £4,200 per annum. We understand the tenant has occupied the property for in excess of 50 years, making the property an ideal long term investment.

ACCOMMODATION:

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

Ground Floor: Two reception rooms, kitchen, store room.

First Floor: Two bedrooms, bathroom.

Outside: Front and rear gardens.

ENERGY EFFICIENCY RATING: F

TENURE: Freehold

SUBJECT TO TENANCY

VIEWING:

Viewings will not take place prior to auction and the tenant is not to be disturbed.

AUCTION TYPE: Unconditional with fixed fee

***GUIDE PRICE £55,000+ (plus fees)**



LOT 76

15 FRANCHISE STREET, WEDNESBURY WS10 9RE

A FREEHOLD VACANT TWO BEDROOMED END TERRACE PROPERTY

PROPERTY DESCRIPTION:

The property requires a complete scheme of refurbishment throughout and benefits from a generous sized garden to the rear.

ACCOMMODATION:

Ground Floor: Entrance hall, lounge, dining room, inner hall, kitchen, bathroom.

First Floor: Two double bedrooms.

Outside: Off road parking with garage, rear garden with outbuilding.

ENERGY EFFICIENCY RATING: Awaited

TENURE: Freehold

VACANT POSSESSION UPON COMPLETION

VIEWING:

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

AUCTION TYPE: Unconditional with fixed fee

***GUIDE PRICE £25,000 (plus fees)**



LOT 77

OPULENCE, 304 STRATFORD ROAD, SPARKHILL, BIRMINGHAM B11 1AA

TO BE SOLD BY AUCTION ON 23RD MAY AT ASTON VILLA FC, UNLESS SOLD PRIOR BY ONLINE AUCTION

PROPERTY DESCRIPTION:

A three storey commercial premises located in a prominent location on Stratford Road with rear parking for numerous cars. The property is currently trading as a beauticians but is sold with vacant possession upon completion. To the rear of the building is a car park with potential for future development, subject to gaining the necessary planning consents.

ACCOMMODATION:

Ground Floor: Shop front, hallway, wc, salon, kitchenette, wc, treatment room.

First Floor: Four treatment rooms, hallway, shower room, wc, office.

Second Floor: Living accommodation with kitchen and lounge.

Outside: Rear car park.

ENERGY EFFICIENCY RATING: C

TENURE: Freehold

VACANT POSSESSION UPON COMPLETION

VIEWING:

By arrangement with the Joint Agent
Henley Charles - 0121 386 3344

AUCTION TYPE: Unconditional with variable fee

***GUIDE PRICE £300,000+ (plus fees)**

**LOT OFFERED IN
PARTNERSHIP WITH:**



For identification purposes only. Not to scale.

ADDITIONAL COSTS

Any additional costs, which are payable in addition to the purchase price that have not been mentioned in this catalogue, will be included within the Special Conditions that are attached to the Contract.

Therefore, all prospective purchasers are strongly advised to inspect the legal packs for every lot that they may wish to bid on, in order to be made fully aware of any additional costs, if applicable.

SDL AUCTIONS

www.sdlauctions.co.uk

LOT 78

25 DOWNTON COURT, DEERCOTE, TELFORD TF3 2BT

A LEASEHOLD VACANT TWO BEDROOMED SECOND FLOOR FLAT

PROPERTY DESCRIPTION:

A vacant two bedroomed second floor flat situated within walking distance to the Telford Shopping centre.

ACCOMMODATION:

Ground Floor: Communal entrance.

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

Outside: Communal gardens and parking.

ENERGY EFFICIENCY RATING: C

TENURE: Leasehold. We have been informed that the property is subject to a 125 year lease from April 1989, subject to a service charge of £600 per annum and ground rent of £10 per annum. The Auctioneers have not verified the lease information and interested parties should refer to the legal pack for further information.

VACANT POSSESSION UPON COMPLETION

VIEWING:

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

AUCTION TYPE: Unconditional with variable fee

LOT OFFERED IN
PARTNERSHIP WITH:



***GUIDE PRICE £50,000+ (plus fees)**

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Thursday
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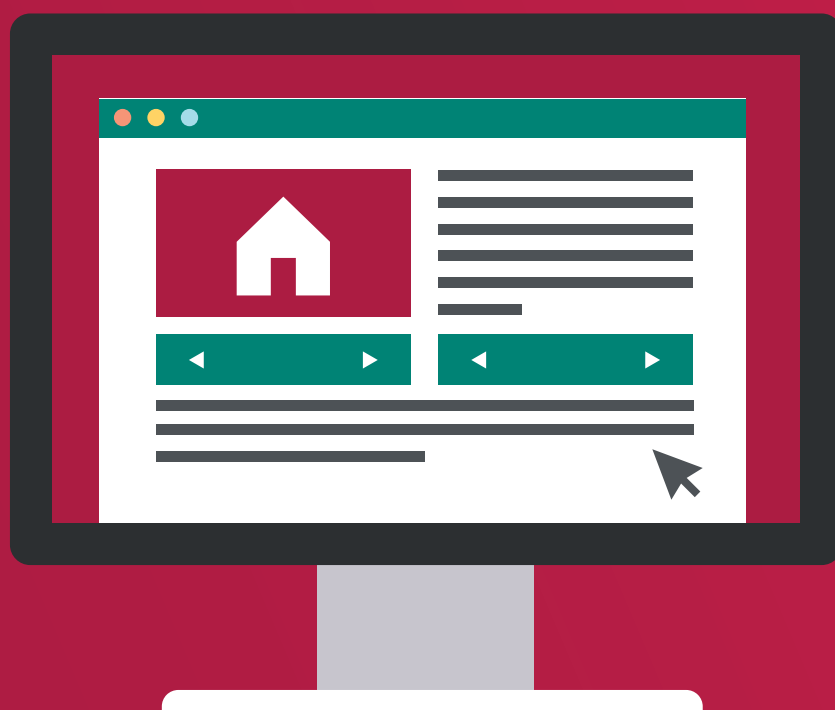
AUCTIONS

ONLINE AUCTIONS

**THE FOLLOWING LOTS ARE
BEING OFFERED ONLINE**

**SEE OUR WEBSITE FOR
FURTHER DETAILS**

www.sdlauctions.co.uk



A GUIDE TO ADDITIONAL FEES

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

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

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

FOR FURTHER INFORMATION

If you have any questions about a lot you would like to bid on, please phone us on 0121 233 5046 or email us at birmingham@sdlauctions.co.uk

TYPES OF AUCTION SALE EXPLAINED

UNCONDITIONAL WITH FIXED FEE

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

- Be legally bound to buy the property
- Pay a 10% deposit, subject to a minimum of £5,000 (this will contribute towards the purchase price)
- Pay a Buyer's Fee of £1074 including VAT (unless an alternative Buyer's Fee has been listed)
- Pay any additional charges included in the special conditions of sale, which are available in the legal pack
- Exchange contracts on the fall of the hammer and sign the Contract of Sale and special conditions of sale held with the auctioneer or solicitor
- Complete the purchase within 20 business days (unless an alternative date has been specified in the special conditions of sale)

UNCONDITIONAL WITH VARIABLE FEE

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

- Be legally bound to buy the property
- Pay a 5% deposit, subject to a minimum of £5,000 (this will contribute towards the purchase price)
- Pay a Buyer's Fee of 4.8% including VAT or 4.2% including VAT in London, subject to a minimum of £6,000 including VAT. The Buyer's Fee does not contribute towards the purchase price.
- Exchange contracts on the fall of the hammer and sign the special conditions of sale held with the auctioneer or solicitor
- Complete the purchase within 20 business days (unless an alternative date has been specified in the special conditions of sale)

CONDITIONAL WITH RESERVATION FEE

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

- Pay a Reservation Fee of 4.8% including VAT or 4.2% including VAT in London, subject to a minimum of £6,000 including VAT. The Reservation Fee does not contribute towards the purchase price.
- Sign the reservation contract with the auctioneer
- Exchange contracts and complete the sale within 40 business days

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

ONLINE**202 MARSHALL LAKE ROAD, SHIRLEY, WEST MIDLANDS B90 4RH****FOUR BEDROOM SEMI DETACHED****PROPERTY DESCRIPTION:**

Situated in a very convenient location with easy access to local schools including Alderbrook, Tudor Grange and St. Peters. There are local shops across the road and superstores can be found on the retail park off Marshall Lake Road. There is a frequent bus service which operates along Marshall Lake Road providing access to the City Centre of Birmingham and the Town Centre of Solihull which offers an excellent choice of shopping facilities including Touchwood Shopping Centre and John Lewis Department Store. The A34 provides easy road access to the M42 motorway, NEC and Birmingham International Airport and Railway Station. The property stands back from the road behind a tarmac and gravelled driveway having hedging to the boundary providing privacy.

TENURE: See Legal Pack. **VACANT POSSESSION UPON COMPLETION**

ENERGY EFFICIENCY RATING: E

VIEWING: Joint Agent, Smart Homes - Shirley, Tel: 0121 744 4144

AUCTION TYPE: Conditional with reservation fee

***GUIDE PRICE £325,000 (plus fees)**

**ONLINE****46 BRAUNSTONE CLOSE, SUTTON COLDFIELD, WEST MIDLANDS B76 2SA****FOUR BEDROOM DETACHED HOUSE****PROPERTY DESCRIPTION:**

Excellent local schools, amenities, desirable location, two reception rooms, conservatory, kitchen/breakfast room, utility, guest cloakroom, four bedrooms, master with en-suite, principal bathroom, enclosed rear garden, garage and driveway.

TENURE: See Legal Pack

VACANT POSSESSION UPON COMPLETION

ENERGY EFFICIENCY RATING: D

VIEWING: By arrangement with SDL Auctions 0345 222 0197

AUCTION TYPE: Conditional with reservation fee

***GUIDE PRICE £315,000 (plus fees)**

**ONLINE****THE STONE HOUSE, HOLLY WALK, BAGINTON, COVENTRY, WEST MIDLANDS CV8 3AE****TWO BEDROOM SEMI DETACHED BUNGALOW****PROPERTY DESCRIPTION:**

An exceptional period stone two bedroom semi-detached bungalow set in the heart of Baginton Village. The property has been extended by the current owners and must be viewed to appreciate the character this wonderful home has to offer. Baginton is a lovely village with two local pubs, a park, the Lunt Roman Fort and Bagots Castle and is with easy reach of Coventry city centre, Coventry train station, Leamington, Kenilworth and currently comes under the CV8 postcode catchment for the Kenilworth schools. The property comprises an entrance porch through to an open plan lounge diner, extended kitchen, two bedrooms and bathroom. Outside the front is mainly laid to lawn with a pathway leading to the front door. The rear garden is fully enclosed and is a good size, and mainly paved with mature shrubs and trees making it really easy to maintain. This property must be viewed to appreciate its location, size, and the character this wonderful bungalow has to offer.

TENURE: See Legal Pack. **VACANT POSSESSION UPON COMPLETION**

ENERGY EFFICIENCY RATING: F

VIEWING: By arrangement with Joint Agent, Shortland Horne, Tel: 02476222123

AUCTION TYPE: Conditional with reservation fee

***GUIDE PRICE £182,000 (plus fees)**



ONLINE**1 WREKIN VIEW, MADELEY, TELFORD, SHROPSHIRE TF7 5HY****THREE BEDROOM SEMI DETACHED****PROPERTY DESCRIPTION:**

A three bedroom semi detached property, offering good sized living space, the property briefly comprises three bedrooms, bathroom, lounge, kitchen/dining area and downstairs cloakroom. The property occupies a generous sized garden and to the front there is off road parking. Both primary and secondary schools are within walking distance and the centre of Madeley is a short distance beyond. The property offers potential as an investment acquisition.

TENURE: See Legal Pack. **VACANT POSSESSION UPON COMPLETION**

ENERGY EFFICIENCY RATING: E

VIEWING: With Joint Agent, Belvoir - Telford, Tel: 01952 248000

AUCTION TYPE: Conditional with reservation fee

***GUIDE PRICE £119,000 (plus fees)**

**ONLINE****18 MARY STREET, WALSALL, WEST MIDLANDS WS2 8LA****TWO BEDROOM MID TERRACE****PROPERTY DESCRIPTION:**

A period style midterrace ideal for first time buyers and suitable as a buy to let investment. Located on a side street within easy reach of Walsall town centre, the Wharf Shopping Centre, the M6 Motorway at J10 and the Walsall Manor Hospital. The property requires some minor cosmetic updates and benefits from two reception rooms, a fitted kitchen, ground floor bathroom and two double bedrooms to the first floor. Quick completion is available with no onward chain.

TENURE: See Legal Pack. **VACANT POSSESSION UPON COMPLETION**

ENERGY EFFICIENCY RATING: E

VIEWING: By arrangement with Joint Agent, Goodchilds - Bloxwich

AUCTION TYPE: Conditional with reservation fee

***GUIDE PRICE £73,000 (plus fees)**

**ONLINE****19 WINDSOR LODGE, MICKLETON ROAD, SOLIHULL, WEST MIDLANDS B92 7EP****ONE BEDROOM RETIREMENT PROPERTY****PROPERTY DESCRIPTION:**

Solihull is a highly sought after residential area boasting a range of local amenities including parks, restaurants, bars and an excellent variety of shopping centres including Touchwood shopping centre and the new Resorts World. Solihull has convenient road networks linking the M42, M6, M40, M1 and M5 giving easy access to the NEC Arena, Birmingham International Airport and Railway Station. Access to the property is gained via a communal entrance door with stairs and chair-lift to the upper landing area and entrance door leading through to lounge, kitchen, bedroom and bathroom. Attractive communal gardens. Facilities include: care line alarm service, part time management staff, communal laundry and guest facilities. Resident and visitor parking.

TENURE: See Legal Pack. **VACANT POSSESSION UPON COMPLETION**

ENERGY EFFICIENCY RATING: C

VIEWING: Joint Agent, Smart Homes - Shirley, Tel: 0121 744 4144

AUCTION TYPE: Conditional with reservation fee

***GUIDE PRICE £55,000 (plus fees)**



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budget



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PROXY, TELEPHONE & INTERNET BIDDING FORM

Please complete one form per property you wish to bid for. Please tick to either bid by:

<input type="checkbox"/> Telephone	<input type="checkbox"/> Proxy	<input type="checkbox"/> Internet	Lot No <input type="text"/>	Date of Auction <input type="text"/>
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I hereby instruct and authorise SDL Auctions to bid on my behalf in accordance with the terms and conditions as set out in this catalogue and I understand that should my bid be successful the offer will be binding upon me.

LOT DETAILS

Lot Address:

Postcode:

Max Bid Price: £

Price in Words:

PURCHASER DETAILS

Title: Name:

Company:

Address:

Postcode:

Tel. no to contact on the day: Additional tel no:

Email:

BIDDER DETAILS

Title: Name:

Company:

Address:

Postcode:

Tel. no to contact on the day: Additional tel no:

Email:

SOLICITOR DETAILS

Name:

Company:

Address:

Postcode:

Telephone: Mobile:

Email:

PAYMENT REQUIREMENTS

ALL SUCCESSFUL PURCHASERS ARE REQUIRED TO PAY EITHER:

METHOD OF SALE:	NOTES:
U Unconditional Lots: 10% deposit and buyers administration fee.	<p>All deposits are subject to a minimum of £5,000. Bankers drafts should be made out for 10% of the maximum proposed purchase price or £5,000 minimum where the bid is below £50,000 (plus the relevant fee).</p> <p>The buyers administration fee is £1074 inc VAT unless stated otherwise in the important notices. If a reservation fee is applicable 4.8% inc VAT (4.2% inc VAT for London properties) of the purchase price is required, subject to a minimum fee of £6,000.</p> <p>It will state in the auction catalogue/on the website which method of sale is applicable to the lot.</p>
UR Unconditional Lots with reservation fees: 5% deposit and reservation fee.	
CR Conditional reservation fee lots: reservation fee.	

Please see overleaf for Payment Details

PAYMENT DETAILS

I attach Bank Draft/Building Society Draft for: £ In words:

Card Number:

Valid from: Expires End: Issue: CSC:

Name (as it appears on card):

NOTE: Any drafts supplied will be shredded unless otherwise requested in the event of an unsuccessful proxy, telephone or internet bid.

TERMS & CONDITIONS FOR PROXY, TELEPHONE & INTERNET BIDDING

Anyone not able to attend the Auction to make their own bids may utilise the facilities available for telephone, internet or written (proxy) bids on the following Terms and Conditions.

- The Bidder must complete a separate authority form for each Lot involved, and provide a separate Banker's Draft or Building Society Draft or Debit Card details (cleared funds) relevant to the method of sale (unconditional, unconditional with reservation fee or conditional with reservation fee) as outlined in the Payment Requirements Section of this form.
- The form must be hand delivered, posted or emailed to the relevant auction office to arrive 48 hours prior to the auction day for telephone and internet bids and 24 hours for proxy bids. It is the Bidder's responsibility to check that the form is received by SDL Auctions and this can be done by telephoning the office.
- Due to money laundering obligations we require two forms of identity for the bidder and buyer (if different), one photo identification i.e passport or driving licence and one proof of address i.e bank statement or utility bill, no more than 3 months old. By signing this agreement you understand that we will undertake a search with Experian for the purposes of verifying your identity. To do so Experian may check the details you supply against any particulars on any database (public or otherwise) to which they have access. This system allows us to verify you from basic details using electronic data, however it is not a credit check of any kind so will have no effect on you or your credit history. They may also use your details in the future to assist other companies for verification purposes. A record of the search will be retained.
- The Bidder shall be deemed to have read the 'Notice to all Bidders', the particulars of the relevant Lot in the Catalogue and the General and the full legal pack including the Special Conditions of Sale. The Bidder shall be deemed to have taken all necessary professional and legal advice and to have made enquiries and have knowledge of any announcements to be made from the rostrum and any of the addendum relating to the relevant Lot. The addendum can, and should, be checked by visiting our website www.sdlauctions.co.uk or at the Auction prior to bidding.
- In the case of telephone bids, at about the time the Lot comes up for auction, attempts will be made to contact the Bidder by telephone and, if successful, the Bidder may then compete in the bidding through the Auctioneer's staff.
The Bidder accepts that such contact is at the Bidder's risk and in the event that the telephone or internet link is not established, or breaks down, or there is any confusion or disruption, then the Bidder will not be able to participate in the Auction. The Auctioneer will not be held responsible for instructions or authorisations given to them which are unclear or incomplete and these bids will not be accepted.
If it is impossible to obtain telephone contact or the link breaks down, the auctioneer is authorised to continue to bid on behalf of the telephone bidder up to the maximum bid stated on this form. If internet connection is lost the auctioneer is authorised to continue to bid on behalf of the internet bidder up to the maximum bid stated on this form.
- In the case of internet bidding, all bidders who have registered can commence bidding when the intended Lot is being offered, however SDL Auctions do not take any liability or responsibility should there be any interruption or suspension of internet services.
- In the case of written bids, SDL Auctions staff will compete in the bidding up to the maximum of the authorisation. If no maximum is inserted, SDL Auctions will not bid. SDL Auctions do not guarantee to regulate the bidding so that the maximum authorised bid actually falls to the written bidder.
- SDL Auctions reserve the right not to bid on behalf of the telephone/written/ internet Bidders in the event of any error, doubt, omission, uncertainty as to their bid, or for any reason whatsoever, and give no warranty, or guarantee, that a bid would be made on behalf of the Bidder and accept no liability.
- In the event that the telephone/written or internet bid is successful the Auctioneer will sign the Memorandum of Contract or reservation Contract on behalf of the Bidder (a Contract having been formed on the fall of the hammer).
- In the event of a Contract the deposit monies will be applied so far as necessary to meet the requirement for a 10% or 5% deposit (whichever is applicable) subject to a minimum of £5,000 per Lot, plus the buyers administration fee or reservation fee (whichever is applicable), however if monies are received over the relevant deposit amount, this will result in the purchaser paying a lesser sum on completion.
- Once delivered to the Auctioneers the authority to bid is binding on the Bidder up to 8.00pm on the day on which the particular Lot is auctioned. This is to allow for the possibility of a Vendor agreeing to sell post auction where the bidding has not reached the reserve.
- The authority can only be withdrawn by notification in writing delivered to the auction office by 4pm the day before the Auction or into the hands of the Auctioneer in the Auction Room half an hour before the start of that day's auction. It is the Bidder's responsibility to obtain a receipt on a copy of the withdrawal notification signed by one of the Auctioneers and without such a receipt the authority stands and any successful Contract is binding on the Bidder.
- If the Bidder, or an agent, actually bids at the Auction without having previously withdrawn the authority, the Auctioneer is at liberty to accept such bid in addition to any bid from SDL Auctions staff as empowered under the telephone/written/internet authority. SDL Auctions would have no liability whatsoever if the price achieved is the result only of this competition in bidding without intervention from other bidders.
- The receipt of a telephone, written or internet bid shall not in any way hinder the right of the Vendor to withdraw any Lot or to sell prior to auction to a third party and neither the Vendor nor SDL Auctions shall be under any liability to the telephone or written Bidder in the event that the Lot is not offered at the Auction.
- The auctioneer may disclose to the Vendor the existence of these instructions but not the amount of the maximum bid.

Signature of prospective purchaser

Date of Signature

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

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

Once you have completed this form please send it to SDL Auctions together with your draft or debit card details and also your identification documents in accordance with the money laundering legislation detailed in this catalogue.

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Angel Estates	251-253 Rookery Road, Birmingham B21 9PU	0121 448 0717
Apple Property Solutions	Apple House, 613 Walsall Road, Birmingham B42 1EH	0121 358 6600
Bartrams	132 Walsall Road, West Bromwich B71 3HP	0121 601 9370
Black Country Homes	58 Birmingham Street, Oldbury B69 4DS	0121 439 7127
Bowater Drennan	13 Church Street, Wolverhampton WV11 1SR	01902 727 555
Chris Foster & Daughter	6-8 Leighswood Road, Aldridge, Walsall WS9 8AA	01922 454 404
Clarks Residential	49a Station Road, Knowle B93 0HN	01564 773 200
Clark Brookes Turner Cary	2 Lombard Street West, West Bromwich B70 8EH	0121 553 2576
Cornerstone	301 Witton Road, Witton B6 6NT	0121 320 2008
Dwellings	291 Birchfield Road, City Centre, Birmingham B20 3DD	0121 344 4442
Forward Estates	154 Soho Road, Birmingham B21 9LN	0121 551 4611
Fraser Wood	15-16 Lichfield Street, Walsall WS1 1TS	01922 627 686
Harveys	3B Mere Green Road, Sutton Coldfield B75 5BL	0121 308 0221
Henley Charles	306 Rookery Road, Birmingham B21 9QG	0121 551 4001
Higgs & Sons	3 Waterfront Business Park, Brierley Hill DY5 1LX	0345 1115050
Initial Property	23 Strathdene Road, Birmingham B29 6QL	0121 472 0202
John Emms	5 Stone Street, Dudley DY1 1NS	01384 257 284
Knightsbridge	464 Bearwood Road, Bearwood B66 4HA	0121 429 4812
Mann & Co	90 Edgbaston Road, Smethwick B66 4LB	0121 555 7000
Midland Homes	Midland Homes Estate Agents, 11B Well Street, Birmingham B19 3BG	0121 551 6077
Midland Residential	923 Walsall Road B42 1TN	0121 347 7002
Miller Briggs & Co	Clinton House, High Street, Coleshill, Birmingham B46 3BP	01675 462 355
Nicholls Brimble Solicitors	409 Bearwood Road, Smethwick B66 4DJ	0121 429 8041
Nick Hall	Austin House, First Floor, 83-83a High Street DY8 1ED	01384 370 600
Oliver Ling	78 Blackhalve Lane, Wednesfield WV11 1BH	01902 305599
Peter Estates	83a High Street, Stourbridge DY8 1ED	01384 393888
Paul Estates	625 Bearwood Road, Smethwick B66 4BL	0121 429 6700
Robert Powell & Co	7 Church Road, Edgbaston B15 3SH	0121 454 3322
Royal Estates	464 Bearwood Road, Birmingham, West Midlands B66 4HA	0121 429 2030
Sanders, Wright & Freeman	13 Waterloo Road, Wolverhampton, West Midlands WV1 4DJ	01902 575 555
Sats 7 Estates	16 Alcester Road S, Birmingham B14 7PU	0121 777 2888
Seymour Luke Ltd	Seymour House, 15a Frederick Road, Edgbaston B15 1JD	0121 456 3696
Sheikhspeare	306 Ladypool Road, Sparkbrook B12 8JY	0121 449 2727
Taylors	2A Dudley Street, Dudley DY3 1SB	01902 880 888
Taylors	19-21 Hagley Road, Halesowen B63 4PU	0121 550 3978
Taylors	84-86 High Street, Brierley Hill DY5 3AW	01384 395555
Taylors	85 High Street, Stourbridge DY8 1ED	01384 395555
Taylors	818 High Street, Kingswinford DY6 8AA	01384 737023
The Intelligent Move	113a High Street, West Bromwich, West Midlands B70 6NY	0121 500 6012
The Letting Shop	452 High Street, West Bromwich, Birmingham B70 9LD	0121 553 2277
Tom Giles	11 Church Street, Oldbury B69 3AD	0121 552 6171
Waller Farnworth	2 York Road, Birmingham B23 6TE	0121 386 3330
Walton & Hipkiss	Hagley Road, Stourbridge DY8 1QH	01384 392371
Waters & Co	81 High Street, Coleshill B46 3AG	01675 463855

Common Auction Conditions (Edition 4 June 2018)

Reproduced with the consent of the RICS

GLOSSARY

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

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

Wherever it makes sense:

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

ACTUAL COMPLETION DATE

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

ADDENDUM

An amendment or addition to the CONDITIONS or to the PARTICULARS or to both whether contained in a supplement to the CATALOGUE, a written notice from the AUCTIONEERS or an oral announcement at the AUCTION.

AGREED COMPLETION DATE

Subject to CONDITION G9.3:

- the date specified in the SPECIAL CONDITIONS; or
- if no date is specified, 20 BUSINESS DAYS after the CONTRACT DATE; but if that date is not a BUSINESS DAY the first subsequent BUSINESS DAY.

APPROVED FINANCIAL INSTITUTION

Any bank or building society that is regulated by a competent UK regulatory authority or is otherwise acceptable to the AUCTIONEERS.

ARREARS

ARREARS of rent and other sums due under the TENANCIES and still outstanding on the ACTUAL COMPLETION DATE.

ARREARS SCHEDULE

The ARREARS schedule (if any) forming part of the SPECIAL CONDITIONS.

AUCTION

The AUCTION advertised in the CATALOGUE.

AUCTION CONDUCT CONDITIONS

The conditions so headed, including any extra AUCTION CONDUCT CONDITIONS.

AUCTIONEERS

The AUCTIONEERS at the AUCTION.

BUSINESS DAY

Any day except (a) Saturday or Sunday or (b) a bank or public holiday in England and Wales.

BUYER

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

CATALOGUE

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

COMPLETION

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

CONDITION

One of the AUCTION CONDUCT CONDITIONS or SALE CONDITIONS.

CONTRACT

The CONTRACT by which the SELLER agrees to sell and the BUYER agrees to buy the LOT.

CONTRACT DATE

The date of the AUCTION or, if the LOT is sold before or after the AUCTION:

- the date of the SALE MEMORANDUM signed by both the SELLER and BUYER; or
- if CONTRACTs are exchanged, the date of exchange. If exchange is not effected in person or by an irrevocable agreement to exchange made by telephone, fax or electronic mail the date of exchange is the date on which both parts have been signed and posted or otherwise placed beyond normal retrieval.

DOCUMENTS

DOCUMENTS of title including, if title is registered, the entries on the register and the title plan and other DOCUMENTS listed or referred to in the SPECIAL CONDITIONS relating to the LOT (apart from FINANCIAL CHARGES).

EXTRA GENERAL CONDITIONS

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

FINANCIAL CHARGE

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

GENERAL CONDITIONS

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

INTEREST RATE

If not specified in the SPECIAL CONDITIONS, the higher of 6% and 4% above the base rate from time to time of Barclays Bank plc. The

INTEREST RATE will also apply to any judgment debt, unless the statutory rate is higher.

LOT

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

OLD ARREARS

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

PARTICULARS

The section of the CATALOGUE that contains descriptions of each LOT (as varied by any ADDENDUM).

PRACTITIONER

An insolvency PRACTITIONER for the purposes of the Insolvency Act 1986 (or, in relation to jurisdictions outside the United Kingdom, a person undertaking a similar role).

PRICE

The PRICE (exclusive of VAT) that the BUYER agrees to pay for the LOT.

READY TO COMPLETE

Ready, willing and able to complete: if COMPLETION would enable the SELLER to discharge all FINANCIAL CHARGES secured on the LOT that have to be discharged by COMPLETION, then those outstanding financial charges do not prevent the SELLER from being READY TO COMPLETE.

SALE CONDITIONS

The GENERAL CONDITIONS as varied by any SPECIAL CONDITIONS or ADDENDUM.

SALE MEMORANDUM

The form so headed (whether or not set out in the CATALOGUE) in which the terms of the CONTRACT for the sale of the LOT are recorded.

SELLER

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

SPECIAL CONDITIONS

Those of the SALE CONDITIONS so headed that relate to the LOT.

TENANCIES

TENANCIES, leases, licences to occupy and agreements for lease and any DOCUMENTS varying or supplemental to them.

TENANCY SCHEDULE

The schedule of TENANCIES (if any) forming part of the SPECIAL CONDITIONS.

TRANSFER

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

TUPE

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

VAT

Value Added Tax or other tax of a similar nature.

VAT OPTION

An option to tax.

WE (AND US AND OUR)

The AUCTIONEERS.

YOU (AND YOUR)

Someone who has seen the CATALOGUE or who attends or bids at or otherwise participates in the AUCTION, whether or not a BUYER.

AUCTION CONDUCT CONDITIONS

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

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

A1 INTRODUCTION

The AUCTION CONDUCT CONDITIONS apply wherever the LOT is located.

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

A2 OUR ROLE

- As agents for each SELLER we have authority to
 - prepare the CATALOGUE from information supplied by or on behalf of each SELLER;
 - offer each LOT for sale;
 - sell each LOT;
 - receive and hold deposits;
 - sign each SALE MEMORANDUM; and
 - treat a CONTRACT as repudiated if the BUYER fails to sign a SALE MEMORANDUM or pay a deposit as required by these AUCTION CONDUCT CONDITIONS or fails to provide identification as required by the AUCTIONEERS.

OUR decision on the conduct of the AUCTION is final.

WE may cancel the AUCTION, or alter the order in which LOTS are offered for sale. WE may also combine or divide LOTS. A LOT may be sold or withdrawn from sale prior to the AUCTION.

YOU acknowledge that to the extent permitted by law WE owe YOU no duty of care and YOU have no claim against US for any loss.

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

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

A3 BIDDING AND RESERVE PRICES

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

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

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

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

Where there is a reserve PRICE the SELLER may bid (or ask US or another agent to bid on the SELLER's behalf) up to the reserve PRICE but may not make a bid equal to or exceeding the reserve PRICE. YOU accept that it is possible that all bids up to the reserve PRICE are bids made by or on behalf of the SELLER.

A4 THE PARTICULARS AND OTHER INFORMATION

WE have taken reasonable care to prepare PARTICULARS that correctly describe each LOT. The PARTICULARS are based on information supplied by or on behalf of the SELLER. YOU need to check that the information in the PARTICULARS is correct.

If the SPECIAL CONDITIONS do not contain a description of the LOT, or simply refer to the relevant LOT number, you take the risk that the description contained in the PARTICULARS is incomplete or inaccurate, as the PARTICULARS have not been prepared by a conveyancer and are not intended to form part of a legal CONTRACT. The PARTICULARS and the SALE CONDITIONS may change prior to the AUCTION and it is YOUR responsibility to check that YOU have the correct versions.

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

A5 THE CONTRACT

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

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

YOU must before leaving the AUCTION

- provide all information WE reasonably need from YOU to enable US to complete the SALE MEMORANDUM (including proof of your identity if required by US);
- sign the completed SALE MEMORANDUM; and
- pay the deposit.

If YOU do not WE may either

- as agent for the SELLER treat that failure as YOUR repudiation of the CONTRACT and offer the LOT for sale again: the SELLER may then have a claim against YOU for breach of CONTRACT; or
- sign the SALE MEMORANDUM on YOUR behalf.

The deposit

- must be paid in pounds sterling by cheque or by bankers' draft made payable to US (or, at OUR option, the SELLER'S conveyancer) drawn on an APPROVED FINANCIAL INSTITUTION (CONDITION A6 may state if WE accept any other form of payment);

- may be declined by US unless drawn on YOUR account, or that of the BUYER, or of another person who (we are satisfied) would not expose US to a breach of money laundering regulations;
- is to be held by US (or, at OUR option, the SELLER'S conveyancer); and
- is to be held as stakeholder where VAT would be chargeable on the deposit were it to be held as agent for the SELLER, but otherwise is to be held as stakeholder unless the SALE CONDITIONS require it to be held as agent for the SELLER.

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

Where WE hold the deposit as stakeholder WE are authorised to release it (and interest on it if applicable) to the SELLER on COMPLETION or, if COMPLETION does not take place, to the person entitled to it under the SALE CONDITIONS.

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

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

Where the BUYER is a company YOU warrant that the BUYER is properly constituted and able to buy the LOT.

A6 EXTRA AUCTION CONDUCT CONDITIONS

Despite any CONDITION to the contrary:

- The minimum deposit WE accept is £5,000 (or the total PRICE, if less). A SPECIAL CONDITION may, however, require a higher minimum deposit.
- WE do not accept cash or cheque for all or any part of the deposit.

Sub-clause (d) of AUCTION CONDUCT CONDITION A5.5 shall be deemed to be deleted and shall be replaced with the following:

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

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

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

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

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

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

G1 THE LOT

- G1.1 The LOT (including any rights to be granted or reserved, and any exclusions from it) is described in the SPECIAL CONDITIONS, or if not so described is that referred to in the SALE MEMORANDUM.
- G1.2 The LOT is sold subject to any TENANCIES disclosed by the SPECIAL CONDITIONS, but otherwise with vacant possession on COMPLETION.
- G1.3 The LOT is sold subject to all matters contained or referred to in the DOCUMENTS. The SELLER must discharge FINANCIAL CHARGES on or before COMPLETION.
- G1.4 The LOT is also sold subject to such of the following as may affect it, whether they arise before or after the CONTRACT DATE and whether or not they are disclosed by the SELLER or are apparent from inspection of the LOT or from the DOCUMENTS:
- (a) matters registered or capable of registration as local land charges;
 - (b) matters registered or capable of registration by any competent authority or under the provisions of any statute;
 - (c) notices, orders, demands, proposals and requirements of any competent authority;
 - (d) charges, notices, orders, restrictions, agreements and other matters relating to town and country planning, highways or public health;
 - (e) rights, easements, quasi-easements, and wayleaves;
 - (f) outgoing and other liabilities;
 - (g) any interest which overrides, under the Land Registration Act 2002;
 - (h) matters that ought to be disclosed by the searches and enquiries a prudent BUYER would make, whether or not the BUYER has made them; and
 - (i) anything the SELLER does not and could not reasonably know about.
- G1.5 Where anything subject to which the LOT is sold would expose the SELLER to liability the BUYER is to comply with it and indemnify the SELLER against that liability.
- G1.6 The SELLER must notify the BUYER of any notices, orders, demands, proposals and requirements of any competent authority of which it learns after the CONTRACT DATE but the BUYER must comply with them and keep the SELLER indemnified.
- G1.7 The LOT does not include any tenant's or trade fixtures or fittings. The SPECIAL CONDITIONS state whether any chattels are included in the LOT, but if they are:
- (a) the BUYER takes them as they are at COMPLETION and the SELLER is not liable if they are not fit for use, and
 - (b) the SELLER is to leave them at the LOT.
- G1.8 The BUYER buys with full knowledge of
- (a) the DOCUMENTS, whether or not the BUYER has read them; and
 - (b) the physical condition of the LOT and what could reasonably be discovered on inspection of it, whether or not the BUYER has inspected it.
- G1.9 The BUYER admits that it is not relying on the information contained in the PARTICULARS or on any representations made by or on behalf of the SELLER but the BUYER may rely on the SELLER'S conveyancer's written replies to written enquiries to the extent stated in those replies.
- ### G2 DEPOSIT
- G2.1 The amount of the deposit is the greater of:
- (a) any minimum deposit stated in the AUCTION CONDUCT CONDITIONS (or the total PRICE, if this is less than that minimum); and
 - (b) 10% of the PRICE (exclusive of any VAT on the PRICE).
- G2.2 If a cheque for all or part of the deposit is not cleared on first presentation the SELLER may treat the CONTRACT as at an end and bring a claim against the BUYER for breach of CONTRACT.
- G2.3 Interest earned on the deposit belongs to the SELLER unless the SALE CONDITIONS provide otherwise.
- ### G3 BETWEEN CONTRACT AND COMPLETION
- G3.1 From the CONTRACT DATE the SELLER has no obligation to insure the LOT and the BUYER bears all risks of loss or damage unless
- (a) the LOT is sold subject to a TENANCY that requires the SELLER to insure the LOT or
 - (b) the SPECIAL CONDITIONS require the SELLER to insure the LOT.
- G3.2 If the SELLER is required to insure the LOT then the SELLER
- (a) must produce to the BUYER on request all relevant insurance details;
 - (b) must use reasonable endeavours to maintain that or equivalent insurance and pay the premiums when due;
 - (c) gives no warranty as to the adequacy of the insurance;
 - (d) must at the request of the BUYER use reasonable endeavours to have the BUYER'S interest noted on the policy if it does not cover a contracting

- purchaser;
- (e) must, unless otherwise agreed, cancel the insurance at COMPLETION, apply for a refund of premium and (subject to the rights of any tenant or other third party) pay that refund to the BUYER; and
 - (f) (subject to the rights of any tenant or other third party) hold on trust for the BUYER any insurance payments that the SELLER receives in respect of loss or damage arising after the CONTRACT DATE, or assign to the BUYER the benefit of any claim;
- and the BUYER must on COMPLETION reimburse to the SELLER the cost of that insurance as from the CONTRACT DATE (to the extent not already paid by the BUYER or a tenant or other third party).
- G3.3 No damage to or destruction of the LOT, nor any deterioration in its condition, however caused, entitles the BUYER to any reduction in PRICE, or to delay COMPLETION, or to refuse to complete.
- G3.4 Section 47 of the Law of Property Act 1925 does not apply to the CONTRACT.
- G3.5 Unless the BUYER is already lawfully in occupation of the LOT the BUYER has no right to enter into occupation prior to COMPLETION.
- ### G4 TITLE AND IDENTITY
- G4.1 Unless CONDITION G4.2 applies, the BUYER accepts the title of the SELLER to the LOT as at the CONTRACT DATE and may raise no requisition or objection to any of the DOCUMENTS that is made available before the AUCTION or any other matter, except one that occurs after the CONTRACT DATE. The following provisions apply only to any of the following DOCUMENTS that is not made available before the AUCTION:
- (a) 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.
 - (b) If the LOT is not registered land the SELLER is to give to the BUYER within five BUSINESS DAYS of the CONTRACT DATE an abstract or epitome of title starting from the root of title mentioned in the SPECIAL CONDITIONS (or, if none is mentioned, a good root of title more than fifteen years old) and must produce to the BUYER the original or an examined copy of every relevant DOCUMENT.
 - (c) If title is in the course of registration, title is to consist of:
 - (i) certified copies of the application for registration of title made to the Land Registry and of the DOCUMENTS accompanying that application;
 - (ii) evidence that all applicable stamp duty land tax relating to that application has been paid; and
 - (iii) 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.
 - (d) The BUYER has no right to object to or make requisitions on any title information more than seven BUSINESS DAYS after that information has been given to the BUYER.
- G4.3 Unless otherwise stated in the SPECIAL CONDITIONS the SELLER sells with full title guarantee except that (and the TRANSFER shall so provide):
- (a) the covenant set out in section 3 of the Law of Property (Miscellaneous Provisions) Act 1994 shall not extend to matters recorded in registers open to public inspection; these are to be treated as within the actual knowledge of the BUYER; and
 - (b) the covenant set out in section 4(1)(b) of the Law of Property (Miscellaneous Provisions) Act 1994 shall not extend to any condition or tenant's obligation relating to the state or condition of the LOT where the LOT is leasehold property.
- G4.4 The TRANSFER is to have effect as if expressly subject to all matters subject to which the LOT is sold under the CONTRACT.
- G4.5 The SELLER does not have to produce, nor may the BUYER object to or make a requisition in relation to, any prior or superior title even if it is referred to in the DOCUMENTS.
- G4.6 The SELLER (and, if relevant, the BUYER) must produce to each other such confirmation of, or evidence of, their identity and that of their mortgagees and attorneys (if any) as is necessary for the other to be able to comply with applicable Money Laundering Regulations and Land Registry Rules.
- ### G5 TRANSFER
- G5.1 Unless a form of TRANSFER is prescribed by the SPECIAL CONDITIONS
- (a) the BUYER must supply a draft TRANSFER to the SELLER at least ten BUSINESS DAYS before the AGREED COMPLETION DATE and the engrossment (signed as a deed by the BUYER if CONDITION G5.2 applies) five BUSINESS DAYS before that date or (if later) two BUSINESS DAYS after the draft has been approved by the SELLER; and
 - (b) the SELLER must approve or revise the draft TRANSFER within five BUSINESS DAYS of receiving it from the BUYER.
- G5.2 If the SELLER has any liability (other than to the BUYER) in relation to the LOT or a TENANCY following COMPLETION, the BUYER is specifically to covenant in the TRANSFER to indemnify the SELLER against that liability.
- G5.3 The SELLER cannot be required to TRANSFER the LOT to anyone other than the BUYER, or by more than one TRANSFER.

- G5.4 Where the SPECIAL CONDITIONS state that the SELLER is to grant a new lease to the BUYER
- (a) the CONDITIONS are to be read so that the TRANSFER refers to the new lease, the SELLER to the proposed landlord and the BUYER to the proposed tenant;
 - (b) the form of new lease is that described by the SPECIAL CONDITIONS; and
 - (c) the SELLER is to produce, at least five BUSINESS DAYS before the AGREED COMPLETION DATE, the engrossed counterpart lease, which the BUYER is to sign and deliver to the SELLER on COMPLETION.
- ### G6 COMPLETION
- G6.1 COMPLETION is to take place at the offices of the SELLER'S conveyancer, or where the SELLER may reasonably require, on the AGREED COMPLETION DATE. The SELLER can only be required to complete on a BUSINESS DAY and between the hours of 0930 and 1700.
- G6.2 The amount payable on COMPLETION is the balance of the PRICE adjusted to take account of apportionments plus (if applicable) VAT and interest, but no other amounts unless specified in the SPECIAL CONDITIONS.
- G6.3 Payment is to be made in pounds sterling and only by
- (a) direct TRANSFER from the BUYER'S conveyancer to the SELLER'S conveyancer; and
 - (b) the release of any deposit held by a stakeholder or in such other manner as the SELLER'S conveyancer may agree.
- G6.4 Unless the SELLER and the BUYER otherwise agree, COMPLETION cannot take place until both have complied with the obligations under the CONTRACT that they are obliged to comply with prior to COMPLETION, and the amount payable on COMPLETION is unconditionally received in the SELLER'S conveyancer's client account or as otherwise required by the terms of the CONTRACT.
- G6.5 If COMPLETION takes place after 1400 hours for a reason other than the SELLER'S default it is to be treated, for the purposes of apportionment and calculating interest, as if it had taken place on the next BUSINESS DAY.
- G6.6 Where applicable the CONTRACT remains in force following COMPLETION.
- ### G7 NOTICE TO COMPLETE
- G7.1 The SELLER or the BUYER may on or after the AGREED COMPLETION DATE but before COMPLETION give the other notice to complete within ten BUSINESS DAYS (excluding the date on which the notice is given) making time of the essence. The person giving the notice must be READY TO COMPLETE.
- G7.2 If the SELLER fails to comply with a notice to complete the SELLER may, without affecting any other remedy the SELLER has:
- (a) terminate the CONTRACT;
 - (b) claim the deposit and any interest on it if held by a stakeholder;
 - (c) forfeit the deposit and any interest on it;
 - (d) resell the LOT; and
 - (e) claim damages from the BUYER.
- G7.4 If the SELLER fails to comply with a notice to complete the BUYER may, without affecting any other remedy the BUYER has:
- (a) terminate the CONTRACT; and
 - (b) recover the deposit and any interest on it from the SELLER or, if applicable, a stakeholder.
- ### G8 IF THE CONTRACT IS BROUGHT TO AN END
- If the CONTRACT is lawfully brought to an end:
- (a) the BUYER must return all papers to the SELLER and appoints the SELLER its agent to cancel any registration of the CONTRACT; and
 - (b) the SELLER must return the deposit and any interest on it to the BUYER (and the BUYER may claim it from the stakeholder, if applicable) unless the SELLER is entitled to forfeit the deposit under CONDITION G7.3.
- ### G9 LANDLORD'S LICENCE
- G9.1 Where the LOT is or includes leasehold land and licence to assign or sublet is required this CONDITION G9 applies.
- G9.2 The CONTRACT is conditional on that licence being obtained, by way of formal licence if that is what the landlord lawfully requires.
- G9.3 The AGREED COMPLETION DATE is not to be earlier than the date five BUSINESS DAYS after the SELLER has given notice to the BUYER that licence has been obtained ("licence notice").
- G9.4 The SELLER must
- (a) use all reasonable endeavours to obtain the licence at the SELLER'S expense; and
 - (b) enter into any Authorised Guarantee Agreement ("AGA") properly required (procuring a guarantee of that AGA if lawfully required by the landlord).
- G9.5 The BUYER must promptly
- (a) 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 SELLER has not given licence notice to the BUYER the SELLER or the BUYER may (if not then in breach of any obligation under this CONDITION G9) by notice to the other terminate the CONTRACT at any time before the SELLER has given licence notice. That termination is without prejudice to the claims of either SELLER or BUYER for breach of this CONDITION G9.
- ### G10 INTEREST AND 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 money due

	from the BUYER at COMPLETION for the period starting on the AGREED COMPLETION DATE and ending on the ACTUAL COMPLETION DATE.		the SELLER to a liability that the SELLER would not otherwise have, in which case the SELLER may act reasonably in such a way as to avoid that liability;		connection with the BUYER's claim for capital allowances.
G10.2	Subject to CONDITION G11 the SELLER is not obliged to apportion or account for any sum at COMPLETION unless the SELLER has received that sum in cleared funds. The SELLER must promptly pay to the BUYER after COMPLETION any sum to which the BUYER is entitled that the SELLER subsequently receives in cleared funds.		(b) if the SELLER gives the BUYER notice of the SELLER's intended act and the BUYER does not object within five BUSINESS DAYS giving reasons for the objection the SELLER may act as the SELLER intends; and	G16.3	The value to be attributed to those items on which capital allowances may be claimed is set out in the SPECIAL CONDITIONS.
G10.3	Income and outgoings are to be apportioned at the ACTUAL COMPLETION DATE unless: (a) the BUYER is liable to pay interest; and (b) the SELLER has given notice to the BUYER at any time up to COMPLETION requiring apportionment on the date from which interest becomes payable by the BUYER;		(c) the BUYER is to indemnify the SELLER against all loss or liability the SELLER incurs through acting as the BUYER requires, or by reason of delay caused by the BUYER.	G16.4	The SELLER and BUYER agree: (a) to make an election on COMPLETION under Section 198 of the Capital Allowances Act 2001 to give effect to this CONDITION G16; and (b) to submit the value specified in the SPECIAL CONDITIONS to HM Revenue and Customs for the purposes of their respective capital allowance computations.
G10.4	Apportionments are to be calculated on the basis that: (a) the SELLER receives income and is liable for outgoings for the whole of the day on which apportionment is to be made; (b) annual income and expenditure accrues at an equal daily rate assuming 365 days in a year (or 366 in a leap year), and income and expenditure relating to some other period accrues at an equal daily rate during the period to which it relates; and (c) where the amount to be apportioned is not known at COMPLETION apportionment is to be made by reference to a reasonable estimate and further payment is to be made by SELLER or BUYER as appropriate within five BUSINESS DAYS of the date when the amount is known.	G13 RENT DEPOSITS G13.1 Where any TENANCY is an assured shorthold TENANCY, the SELLER and the BUYER are to comply with their respective statutory duties in relation to the protection of tenants' deposits, and to demonstrate in writing to the other (before COMPLETION, so far as practicable) that they have complied.		G17 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.	
G10.5	If a payment due from the BUYER to the SELLER on or after COMPLETION is not paid by the due date, the BUYER is to pay interest to the SELLER at the INTEREST RATE on that payment from the due date up to and including the date of payment.	G13.2 The remainder of this CONDITION G13 applies where the SELLER is holding or otherwise entitled to money by way of rent deposit in respect of a TENANCY. In this CONDITION G13 "rent deposit deed" means the deed or other DOCUMENT under which the rent deposit is held.		G17.2 The BUYER must assume, and indemnify the SELLER in respect of, all liability under such agreements from the ACTUAL COMPLETION DATE.	
G11. ARREARS <i>Part 1 – Current rent</i> G11.1 "Current rent" means, in respect of each of the TENANCIES subject to which the LOT is sold, the instalment of rent and other sums payable by the tenant on the most recent rent payment date on or within four months preceding COMPLETION.		G13.3 If the rent deposit is not assignable the SELLER must on COMPLETION hold the rent deposit on trust for the BUYER and, subject to the terms of the rent deposit deed, comply at the cost of the BUYER with the BUYER's lawful instructions.		G18 LANDLORD AND TENANT ACT 1987 G18.1 This CONDITION G18 applies where the sale is a relevant disposal for the purposes of part I of the Landlord and Tenant Act 1987	
G11.2 If on COMPLETION there are any ARREARS of current rent the BUYER must pay them, whether or not details of those ARREARS are given in the SPECIAL CONDITIONS.		G13.4 Otherwise the SELLER must on COMPLETION pay and assign its interest in the rent deposit to the BUYER under an assignment in which the BUYER covenants with the SELLER to: (a) observe and perform the SELLER's covenants and conditions in the rent deposit deed and indemnify the SELLER in respect of any breach; (b) give notice of assignment to the tenant; and (c) give such direct covenant to the tenant as may be required by the rent deposit deed.		G18.2 The SELLER warrants that the SELLER has complied with sections 5B and 7 of that Act and that the requisite majority of qualifying tenants has not accepted the offer.	
G11.3 Parts 2 and 3 of this CONDITION G11 do not apply to ARREARS of current rent.		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.		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.	
<i>Part 2 – BUYER to pay for ARREARS</i> G11.4 Part 2 of this CONDITION G11 applies where the SPECIAL CONDITIONS give details of ARREARS.		G14.2 Where the SPECIAL CONDITIONS state that no VAT OPTION has been made the SELLER confirms that none has been made by it or by any company in the same VAT group nor will be prior to COMPLETION.		G19.2 The PRACTITIONER has been duly appointed and is empowered to sell the LOT.	
G11.5 The BUYER is on COMPLETION to pay, in addition to any other money then due, an amount equal to all ARREARS of which details are set out in the SPECIAL CONDITIONS.		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.		G19.3 Neither the PRACTITIONER nor the firm or any member of the firm to which the PRACTITIONER belongs has any personal liability in connection with the sale or the performance of the SELLER's obligations. The TRANSFER is to include a declaration excluding that personal liability.	
G11.6 If those ARREARS are not OLD ARREARS the SELLER is to assign to the BUYER all rights that the SELLER has to recover those ARREARS.		G15.2 The SELLER confirms that the SELLER: (a) is registered for VAT, either in the SELLER's name or as a member of the same VAT group; and (b) has (unless the sale is a standard-rated supply) made in relation to the LOT a VAT OPTION that remains valid and will not be revoked before COMPLETION.		G19.4 The LOT is sold (a) in its condition at COMPLETION; (b) for such title as the SELLER may have; and (c) with no title guarantee; and the BUYER has no right to terminate the CONTRACT or any other remedy if information provided about the LOT is inaccurate, incomplete or missing.	
<i>Part 3 – BUYER not to pay for ARREARS</i> G11.7 Part 3 of this CONDITION G11 applies where the SPECIAL CONDITIONS (a) so state; or (b) give no details of any ARREARS.		G15.3 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.		G19.5 Where relevant: (a) the DOCUMENTS must include certified copies of those under which the PRACTITIONER is appointed, the DOCUMENT of appointment and the PRACTITIONER'S acceptance of appointment; and (b) the SELLER may require the TRANSFER to be by the lender exercising its power of sale under the Law of Property Act 1925.	
G11.8 While any ARREARS due to the SELLER remain unpaid the BUYER must: (a) try to collect them in the ordinary course of management but need not take legal proceedings or forfeit the TENANCY; (b) pay them to the SELLER within five BUSINESS DAYS of receipt in cleared funds (plus interest at the INTEREST RATE calculated on a daily basis for each subsequent day's delay in payment); (c) on request, at the cost of the SELLER, assign to the SELLER or as the SELLER may direct the right to demand and sue for OLD ARREARS, such assignment to be in such form as the SELLER'S conveyancer may reasonably require; (d) if reasonably required, allow the SELLER'S conveyancer to have on loan the counterpart of any TENANCY against an undertaking to hold it to the BUYER's order; (e) not without the consent of the SELLER release any tenant or surety from liability to pay ARREARS or accept a surrender of or forfeit any TENANCY under which ARREARS are due; and (f) if the BUYER disposes of the LOT prior to recovery of all ARREARS obtain from the BUYER'S successor in title a covenant in favour of the SELLER in similar form to part 3 of this CONDITION G11.		G15.4 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.		G19.6 The BUYER understands this CONDITION G19 and agrees that it is fair in the circumstances of a sale by a PRACTITIONER.	
G11.9 Where the SELLER has the right to recover ARREARS it must not without the BUYER'S written consent bring insolvency proceedings against a tenant or seek the removal of goods from the LOT.		G15.5 The BUYER confirms that after COMPLETION the BUYER intends to (a) retain and manage the LOT for the BUYER'S own benefit as a continuing business as a going concern subject to and with the benefit of the TENANCIES; and (b) collect the rents payable under the TENANCIES and charge VAT on them.		G20 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.	
G12 MANAGEMENT G12.1 This CONDITION G12 applies where the LOT is sold subject to TENANCIES.		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.		G20.2 If the SPECIAL CONDITIONS do not state "there are no employees to which TUPE applies" the following paragraphs apply: (a) The SELLER must notify the BUYER of those employees whose CONTRACTS of employment will TRANSFER to the BUYER on COMPLETION (the "Transferring Employees"). This notification must be given to the BUYER not less than 14 days before COMPLETION. (b) The BUYER confirms that it will comply with its obligations under TUPE and any SPECIAL CONDITIONS in respect of the TRANSFERring Employees. (c) The BUYER and the SELLER acknowledge that pursuant and subject to TUPE, the CONTRACTS of employment between the TRANSFERring Employees and the SELLER will TRANSFER to the BUYER on COMPLETION. (d) The BUYER is to keep the SELLER indemnified against all liability for the TRANSFERring Employees after COMPLETION.	
G12.2 The SELLER is to manage the LOT in accordance with its standard management policies pending COMPLETION.		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.		G21 ENVIRONMENTAL G21.1 This CONDITION G21 only applies where the SPECIAL CONDITIONS so provide.	
G12.3 The SELLER must consult the BUYER on all management issues that would affect the BUYER after COMPLETION (such as, but not limited to, an application for licence; a rent review; a variation, surrender, agreement to surrender or proposed forfeiture of a TENANCY; or a new TENANCY or agreement to grant a new TENANCY) and: (a) the SELLER must comply with the BUYER's reasonable requirements unless to do so would (but for the indemnity in paragraph (c)) expose		G16.2 The SELLER is promptly to supply to the BUYER all information reasonably required by the BUYER in		G21.2 The SELLER has made available such reports as the SELLER has as to the environmental condition of the LOT and has given the BUYER the opportunity to carry out investigations (whether or not the BUYER has read those reports or carried out any investigation) and the BUYER admits that the PRICE takes into account the environmental condition of the LOT	
				G21.3 The BUYER agrees to indemnify the SELLER in respect of all liability for or resulting from the environmental condition of the LOT.	
				G22 SERVICE CHARGE G22.1 This CONDITION G22 applies where the LOT is sold subject to TENANCIES that include service charge provisions.	
				G22.2 No apportionment is to be made at COMPLETION in respect of service charges.	
				G22.3 Within two months after COMPLETION the SELLER must provide to the BUYER a detailed service charge account for the service charge year current on COMPLETION showing: (a) service charge expenditure attributable to each TENANCY; (b) payments on account of service charge received from each tenant; (c) any amounts due from a tenant that have not	

	been received; (d) any service charge expenditure that is not attributable to any TENANCY and is for that reason irrecoverable.		
G22.4	In respect of each TENANCY, if the service charge account shows: (a) that payments that the tenant has made on account exceed attributable service charge expenditure, the SELLER must pay to the BUYER an amount equal to that excess when it provides the service charge account; or (b) that attributable service charge expenditure exceeds payments made on account, the BUYER must use all reasonable endeavours to recover the shortfall from the tenant as soon as practicable and promptly pay the amount so recovered to the SELLER; but in respect of payments on account that are still due from a tenant CONDITION G11 (ARREARS) applies.		
G22.5	In respect of service charge expenditure that is not attributable to any TENANCY the SELLER must pay the expenditure incurred in respect of the period before ACTUAL COMPLETION DATE and the BUYER must pay the expenditure incurred in respect of the period after ACTUAL COMPLETION DATE. Any necessary monetary adjustment is to be made within five BUSINESS DAYS of the SELLER providing the service charge account to the BUYER.		
G22.6	If the SELLER holds any reserve or sinking fund on account of future service charge expenditure or a depreciation fund: (a) the SELLER must pay it (including any interest earned on it) to the BUYER on COMPLETION; and (b) the BUYER must covenant with the SELLER to hold it in accordance with the terms of the TENANCIES and to indemnify the SELLER if it does not do so.		
G23	RENT REVIEWS		
G23.1	This CONDITION G23 applies where the LOT is sold subject to a TENANCY under which a rent review due on or before the ACTUAL COMPLETION DATE has not been agreed or determined.		
G23.2	The SELLER may continue negotiations or rent review proceedings up to the ACTUAL COMPLETION DATE but may not agree the level of the revised rent or commence rent review proceedings without the written consent of the BUYER, such consent not to be unreasonably withheld or delayed.		
G23.3	Following COMPLETION the BUYER must complete rent review negotiations or proceedings as soon as reasonably practicable but may not agree the level of the revised rent without the written consent of the SELLER, such consent not to be unreasonably withheld or delayed.		
G23.4	The SELLER must promptly: (a) give to the BUYER full details of all rent review negotiations and proceedings, including copies of all correspondence and other papers; and (b) use all reasonable endeavours to substitute the BUYER for the SELLER in any rent review proceedings.		
G23.5	The SELLER and the BUYER are to keep each other informed of the progress of the rent review and have regard to any proposals the other makes in relation to it.		
G23.6	When the rent review has been agreed or determined the BUYER must account to the SELLER for any increased rent and interest recovered from the tenant that relates to the SELLER's period of ownership within five BUSINESS DAYS of receipt of cleared funds.		
G23.7	If a rent review is agreed or determined before COMPLETION but the increased rent and any interest recoverable from the tenant has not been received by COMPLETION the increased rent and any interest recoverable is to be treated as ARREARS.		
G23.8	The SELLER and the BUYER are to bear their own costs in relation to rent review negotiations and proceedings.		
G24	TENANCY RENEWALS		
G24.1	This CONDITION G24 applies where the tenant under a TENANCY has the right to remain in occupation under part II of the Landlord and Tenant Act 1954 (as amended) and references to notices and proceedings are to notices and proceedings under that Act.		
G24.2	Where practicable, without exposing the SELLER to liability or penalty, the SELLER must not without the written consent of the BUYER (which the BUYER must not unreasonably withhold or delay) serve or respond to any notice or begin or continue any proceedings.		
G24.3	If the SELLER receives a notice the SELLER must send a copy to the BUYER within five BUSINESS DAYS and act as the BUYER reasonably directs in relation to it.		
G24.4	Following COMPLETION the BUYER must: (a) with the co-operation of the SELLER take immediate steps to substitute itself as a party to any proceedings; (b) use all reasonable endeavours to conclude any proceedings or negotiations for the renewal of the TENANCY and the determination of any interim rent as soon as reasonably practicable at the best rent or rents reasonably obtainable; and (c) if any increased rent is recovered from the tenant (whether as interim rent or under the renewed TENANCY) account to the SELLER for the part of that increase that relates to the SELLER's period of ownership of the LOT within five BUSINESS DAYS of receipt of cleared funds.		
G24.5	The SELLER and the BUYER are to bear their own costs in relation to the renewal of the TENANCY and any proceedings relating to this.		
G25	WARRANTIES		
G25.1	Available warranties are listed in the SPECIAL CONDITIONS.		
G25.2	Where a warranty is assignable the SELLER must: (a) on COMPLETION assign it to the BUYER and give notice of assignment to the person who gave the warranty; and (b) apply for (and the SELLER and the BUYER must use all reasonable endeavours to obtain) any consent to assign that is required. If consent has not been obtained by COMPLETION the warranty must be assigned within five BUSINESS DAYS after the consent has been obtained.		
G25.3	If a warranty is not assignable the SELLER must after COMPLETION: (a) hold the warranty on trust for the BUYER; and (b) at the BUYER's cost comply with such of the lawful instructions of the BUYER in relation to the warranty as do not place the SELLER in breach of its terms or expose the SELLER to any liability or penalty.		
G26	NO ASSIGNMENT		
	The BUYER must not assign, mortgage or otherwise TRANSFER or part with the whole or any part of the BUYER's interest under this CONTRACT.		
G27	REGISTRATION AT THE LAND REGISTRY		
G27.1	This CONDITION G27.1 applies where the LOT is leasehold and its sale either triggers first registration or is a registrable disposition. The BUYER must at its own expense and as soon as practicable: (a) procure that it becomes registered at the Land Registry as proprietor of the LOT; (b) procure that all rights granted and reserved by the lease under which the LOT is held are properly noted against the affected titles; and (c) provide the SELLER with an official copy of the register relating to such lease showing itself registered as proprietor.		
G27.2	This CONDITION G27.2 applies where the LOT comprises part of a registered title. The BUYER must at its own expense and as soon as practicable: (a) apply for registration of the TRANSFER; (b) provide the SELLER with an official copy and title plan for the BUYER's new title; and (c) join in any representations the SELLER may properly make to the Land Registry relating to the application.		
G28	NOTICES AND OTHER COMMUNICATIONS		
G28.1	All communications, including notices, must be in writing. Communication to or by the SELLER or the BUYER may be given to or by their conveyancers.		
G28.2	A communication may be relied on if: (a) delivered by hand; or (b) made electronically and personally acknowledged (automatic acknowledgement does not count); or (c) there is proof that it was sent to the address of the person to whom it is to be given (as specified in the SALE MEMORANDUM) by a postal service that offers normally to deliver mail the next following BUSINESS DAY.		
G28.3	A communication is to be treated as received: (a) when delivered, if delivered by hand; or (b) when personally acknowledged, if made electronically; but if delivered or made after 1700 hours on a BUSINESS DAY a communication is to be treated as received on the next BUSINESS DAY.		
G28.4	A communication sent by a postal service that offers normally to deliver mail the next following BUSINESS DAY will be treated as received on the second BUSINESS DAY after it has been posted.		
G29	CONTRACTS (RIGHTS OF THIRD PARTIES) ACT 1999		
	No one is intended to have any benefit under the CONTRACT pursuant to the CONTRACTs (Rights of Third Parties) Act 1999.		
G30	EXTRA GENERAL CONDITIONS		
G30.1	DEPOSIT GENERAL CONDITION G2 shall be deemed to be deleted in its entirety and shall be replaced by the following: DEPOSIT The amount of the deposit is the greater of: (a) any minimum deposit stated in the AUCTION CONDUCT CONDITIONS (or the total PRICE if this is less than that minimum); and (b) 10% of the PRICE (exclusive of any VAT on the PRICE)		
G2.2	The deposit: (a) must be paid to the AUCTIONEERS in pounds sterling by debit card or banker's draft drawn on an APPROVED FINANCIAL INSTITUTION (or by any other means that the AUCTIONEERS may accept) and (b) is to be held as agent for the SELLER unless the SPECIAL CONDITIONS expressly state otherwise. Provided That where VAT would be chargeable on the deposit were it to be held as agent for the SELLER, the deposit will be held as stakeholder despite any contrary provision in any CONDITION		
G2.3	Where the AUCTIONEERS hold the deposit as stakeholder, then: (a) they are entitled with the consent and irrevocable authority of the BUYER (which the BUYER hereby acknowledges and grants) to release such deposit to the SELLER's solicitors upon receipt by the AUCTIONEERS of written confirmation from the SELLER's solicitors that COMPLETION has taken place and, for the avoidance of doubt, upon the AUCTIONEERS releasing the deposit, their liability as stakeholder shall be discharged (b) if COMPLETION does not take place, the AUCTIONEERS are authorised (and the SELLER and the BUYER acknowledge and irrevocably confirm their agreement to such authority) to		
G2.4	release it to the person entitled to it under the SALE CONDITIONS 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"		
G30.2	LANDLORD AND TENANT ACT 1987		
18.3	The following provisions shall apply in addition to those set out in GENERAL CONDITION 18: Where the provisions of the Landlord and Tenant Act 1987 and/or the Housing Act 1996 ("the Acts") apply to the sale of the LOT and the qualifying tenants have served all relevant notices in accordance with the Acts and have appointed a nominee with the intention of acquiring the SELLER's interest in the LOT, the SELLER will inform the BUYER of this as soon as possible after the date of the CONTRACT and of whether the nominee elects to accept the terms of and take over the benefit and burden of the CONTRACT and purchase the LOT.		
18.4	If the nominee does elect to purchase the LOT in accordance with the Acts and pays a deposit to the SELLER or the AUCTIONEERS in accordance with the CONTRACT: (a) the SELLER will repay any deposit paid in accordance with the CONTRACT to the BUYER but without any additional payment relating to interest (b) the CONTRACT shall have effect as if the nominee had entered into it and the agreement with the BUYER shall be null and void and of no further effect but without prejudice to the rights of the SELLER in respect of any previous breach by the BUYER (c) the BUYER shall take all necessary steps to cancel any registrations at Land Registry or Land Charges Registry entered in respect of the agreement for the sale of the LOT to the BUYER (d) completion of the sale of the LOT to the nominee shall take place 22 BUSINESS DAYS after the day on which the nominee complies with the provisions of the Acts and takes over the CONTRACT (e) the nominee shall immediately pay to the AUCTIONEERS the buyer's fee referred to in the Auctioneers' Pre-Sale Announcements printed towards the front of the CATALOGUE		
18.5	If the nominee does not comply with the provisions of the Acts COMPLETION shall be 30 BUSINESS DAYS after the date of the SALE MEMORANDUM or (if earlier) a date (not earlier than 10 BUSINESS DAYS after the date of the SALE MEMORANDUM) which is 10 BUSINESS DAYS after the SELLER notifies the BUYER in writing that the nominee has served or is deemed to have served notice of withdrawal under the Acts.		
G30.3	RELEASE OF SELLER FROM COVENANTS IN LEASES		
	With regard to the Landlord & Tenant (Covenants) Act 1995 ("the 1995 Act"): (a) the SELLER may within the period commencing on the date of the SALE MEMORANDUM up to COMPLETION serve notice on any tenant of the LOT in accordance with the 1995 Act requesting a complete release of the SELLER from future liability under the lessor covenants contained in any relevant TENANCIES (b) if the SELLER serves any such notice the SELLER shall use reasonable endeavours to obtain such a release without being obliged to apply to the Court for a declaration and the BUYER agrees promptly to supply at the BUYER's cost such information as the SELLER reasonably requires to satisfy the tenant under any relevant TENANCY or the Court that it is reasonable to grant the release requested (c) in the event of the SELLER failing to obtain any such release from the said covenants by COMPLETION or not serving any such notice then, in the TRANSFER, the BUYER shall covenant with the SELLER: (i) to serve notice in writing on the SELLER on completion or within 5 BUSINESS DAYS after completion of the transfer of the LOT or any part of it by the BUYER to any transferee of the BUYER (ii) until such time (if ever) that the SELLER is released from the lessor's covenants in any relevant TENANCY, the BUYER will obtain a covenant from its transferee in favour of the SELLER in identical form (mutatis mutandis) to this clause and the parties will apply to the Chief Land Registrar to enter in the Proprietorship Register of the title to the property transferred a restriction preventing the registration of any further transfer of the property except under an Order of the Registrar unless the application is accompanied by a certificate by the solicitors of the registered proprietor stating either that the provisions of this clause have been performed or that the SELLER has been fully released from future liability under the covenants contained in any relevant TENANCY		
G30.4	BUYER'S FEE		
	The BUYER and, where applicable, the nominee appointed by qualifying tenants under the provisions of the Landlord & Tenant Act 1987 (as amended by the Housing Act 1996) shall be jointly and separately liable to pay to the AUCTIONEERS the buyer's fee referred to in the Auctioneers' Pre-Sale Announcements printed towards the front of the CATALOGUE. The buyer's fee is payable in respect of each LOT purchased.		

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