

Mark Jenkinson & son

ESTABLISHED 1877

INDEPENDENT PROPERTY PROFESSIONALS



Property with potential for sale by

AUCTION

Tuesday 4 September 2018

53 LOTS

Commencing at 2pm prompt

at the Platinum Suite
Sheffield United Football Club
Bramall Lane
Sheffield

0114 276 0151

www.markjenkinson.co.uk

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

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

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

The most suitable properties for auction include:

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

JOINT AGENCIES WELCOME

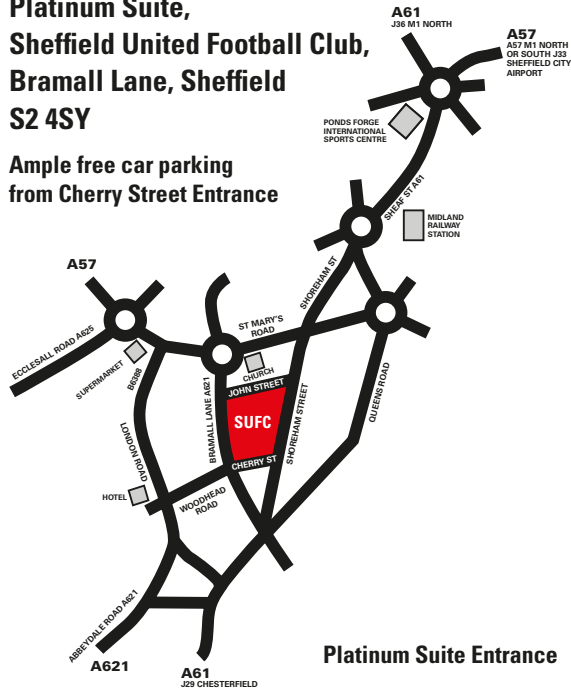
If the property you are selling is currently on the market with an Agent we are always happy to act jointly. If you would like an indication as to how much the property will sell for at auction send a copy of the current Agent's brochure with your name, address and telephone number for a quotation.

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

The Venue

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

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



Sheffield and South Yorkshire's Leading Auctioneers

The SIXTH Property with Potential AUCTION of 2018 **Tuesday 4 September**

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

53 lots including:

- Vacant Houses for Modernisation
- Student Investment Property
- Former Local Authority Garage Sites
- Grade II Listed Spa Bath House and former Pump Station
- Freehold Ground Rents
- Amenity Land & Building Plots
- Public Houses

Properties located in and around:

Sheffield, Hope Valley, Worksop, Rotherham, Mexborough Barnsley and Retford



BASSETLAW
DISTRICT COUNCIL



Acting on Behalf of:

Sheffield City Council • Bassetlaw District Council
LPA Receivers • EI Group Plc • Executors of Deceased Estate
Various Private Clients

(Subject to conditions of sale and unless sold beforehand)

Auctioneer: Adrian W Little FRICS FNAVA

2017 auction results

8 auctions 278 Lots 244 sold for £25.25m – 88% success rate

Auction dates for 2018

30 JANUARY

19 of 19 Lots sold for
£2.26m – 100% success rate

27 FEBRUARY

35 of 39 Lots sold for
£4.00m – 90% success rate

10 APRIL

25 of 29 Lots sold for
£2.84m – 87% success rate

22 MAY

36 of 41 Lots sold for
£4.66m – 88% success rate

10 JULY

43 of 51 Lots sold for £5.83m –
84% success rate

4 SEPTEMBER

53 Lots

23 OCTOBER

Deadline 13 September

11 DECEMBER

Deadline 9 November

Important information for bidders

Money Laundering Regulations

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

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

Proof of identity and address

Original documents MUST be provided. Photocopies are NOT acceptable

To prove identity

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

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

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

Evidence of address

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

Auction Procedure – always seek legal advice before buying

BEFORE THE AUCTION

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

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

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

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

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

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

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

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

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

AT AND AFTER THE AUCTION

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

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

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

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

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

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

Legal documents and additional fees

Why it is important to look at the online legal pack

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



Additional fees to be paid by the buyer

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

We strongly advise checking for –

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

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

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

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

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

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

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

Guide prices and Reserves

Guide price definition

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

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

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

Reserve Price Definition

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

Catalogue Production: www.thearkdesign.co.uk

JULY AUCTION RESULTS

43 of 51 Lots Sold for £5.83 million – 84% Success rate

1	12 MARGARET STREET, ROTHERHAM	£28,500
2	8 DUNCAN STREET, ROTHERHAM	SOLD AFTER
3	12 DUNCAN STREET, ROTHERHAM	SOLD AFTER
4	28 RAMSDEN ROAD, ROTHERHAM	£46,500
5	43 FOLJAMBE ROAD, ROTHERHAM	£37,000
6	35 MANSFIELD ROAD, ROTHERHAM	WITHDRAWN
7	CUSTOM HOUSE, 17 RAWMARSH HILL, ROTHERHAM	AVAILABLE
8	3 LILAC COTTAGES, THE GREEN, DONCASTER	SOLD PRIOR
9	LANESIDE BARN, DERBYSHIRE	WITHDRAWN
10	REAR OF 50-52 ELDON STREET NORTH, BARNSLEY	AVAILABLE
11	41 LIDGETT LANE, ROTHERHAM	£68,000
12	11-13 THE CIRCLE, DONCASTER	AVAILABLE
13	93 SWINEFLEET ROAD, GOOLE	AVAILABLE
14	LAND TO REAR OF 105 THE OVAL, SHEFFIELD	£40,500
15	BUILDING PLOT AT GLANVILLE HOUSE, FOX HILL ROAD, SHEFFIELD	AVAILABLE
16	ADDLESEE'S FARM STEAD, CARRHOUSE ROAD, DONCASTER	£76,000
17	1 THE BEECHES & BUILDING PLOT, WORKSOP ROAD, SHEFFIELD	AVAILABLE
18	139 MIDDLEWOOD ROAD & 1-7 LEADER ROAD, SHEFFIELD	SOLD PRIOR
19	LAND ADJOINING 26 PARSONAGE STREET, SHEFFIELD	£27,000
20	LAND OFF SHEFFIELD ROAD, SHEFFIELD	£119,000
21	4 WALSEKER LANE, SHEFFIELD	£200,000
22	92 ROSCOE BANK & BUILDING PLOT, SHEFFIELD	SOLD AFTER
23	ST PETERS CHURCH, OLDGATE LANE, ROTHERHAM	£83,000
24	FORMER ST HUGH'S OF LINCOLN, 133-135 LITTLEMOOR, CHESTERFIELD	£655,000
25	FORMER ST JOSEPH'S RC CHURCH, CHESTERFIELD ROAD, CHESTERFIELD	£295,000
26	5 HAGG LANE, SHEFFIELD	£370,000
27	119 INDUSTRY STREET, SHEFFIELD	£139,500
28	7 PLYMOUTH ROAD, SHEFFIELD	POSTPONED
29	52 HOLLINSEND AVENUE, SHEFFIELD	£121,000
30	88 HURLFIELD AVENUE, SHEFFIELD	£107,000
31	20 WADBROUGH ROAD, SHEFFIELD	WITHDRAWN
32	49 WADBROUGH ROAD, SHEFFIELD	WITHDRAWN
33	94 SPRING CLOSE VIEW, SHEFFIELD	£39,000
34	180 FOX HILL ROAD, SHEFFIELD	£86,000
35	7 PENRHYN ROAD, SHEFFIELD	£201,000
36	9 PENRHYN ROAD, SHEFFIELD	£205,000
37	259 PITSMOOR ROAD, SHEFFIELD	£364,000
38	18&2 AUKLEY ROAD, SHEFFIELD	£140,000
39	230 HOLME LANE, SHEFFIELD	£51,000
40	185 FOX HILL ROAD, SHEFFIELD	SOLD PRIOR
41	448 ECCLESALL ROAD, SHEFFIELD	WITHDRAWN
42	6 KHARTOUM ROAD, SHEFFIELD	AVAILABLE
43	3 QUEENS ROAD, SHEFFIELD	£96,000
44	20 WESTLAND GROVE, SHEFFIELD	£64,500
45	14 WOSTENHOLM ROAD, SHEFFIELD	SOLD PRIOR
46	7 HAVELOCK STREET, SHEFFIELD	WITHDRAWN
47	145 SHARROW VALE ROAD, SHEFFIELD	SOLD PRIOR
48	155 SHARROW VALE ROAD, SHEFFIELD	SOLD PRIOR
49	62 HOLME LANE, SHEFFIELD	SOLD AFTER
50	376 LANGSETT ROAD, SHEFFIELD	£50,000
51	235 FIRTH PARK ROAD, SHEFFIELD	£69,000
52	237 FIRTH PARK ROAD, SHEFFIELD	WITHDRAWN
53	34 LYDGATE LANE, SHEFFIELD	£158,000
54	436 CITY ROAD, SHEFFIELD	£145,000
55	59 INGRAM ROAD, SHEFFIELD	AVAILABLE
56	8 BANK STREET, SHEFFIELD	AVAILABLE
57	442 LONDON ROAD, SHEFFIELD	AVAILABLE
58	9 WESTBROOK BANK, SHEFFIELD	£190,000
59	100 WAYLAND ROAD, SHEFFIELD	SOLD AFTER
60	13 JAUNTY PLACE, SHEFFIELD	£85,000



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

PRELIMINARY ANNOUNCEMENT: TO BE OFFERED FOR SALE IN OUR 23 OCTOBER AUCTION

SILKSTONE FARM, STONE CLOSE, COAL ASTON, DRONFIELD, S18 3AS



GUIDE PRICE £490,000+*

Delightful Grade II Listed Farm House standing in mature garden in the heart of Coal Aston.

Further Details

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

Order of sale 53 Lots

Commencing at 2pm prompt

1	7 PLYMOUTH ROAD	S7	SHEFFIELD	VACANT HOUSE
2	129 PROVIDENCE ROAD	WALKLEY	SHEFFIELD	VACANT HOUSE
3	222 STANIFORTH ROAD	DARNALL	SHEFFIELD	VACANT HOUSE
4	3 WHITEWAYS ROAD	FIR VALE	SHEFFIELD	VACANT HOUSE
5	77 HIGH STREET	MALTBY	ROTHERHAM	COMMERCIAL INVESTMENT
6	4 ST NICOLAS RD	RAWMARSH	ROTHERHAM	VACANT HOUSE
7	1 BADSLEY ST	S65	ROTHERHAM	VACANT PREMISES
8	LAND AT BOWMAN CLOSE	S12	SHEFFIELD	VACANT LAND
9	FLATS 1-9 OAKLAND COURT & 129 & 129A OAKLAND ROAD	HILLSBOROUGH	SHEFFIELD	GROUND RENT INVESTMENT
10	FLATS 1-8 OAK COURT, RENEY AVENUE	S8	SHEFFIELD	GROUND RENT INVESTMENT
11	412 BURTON ROAD	MONK BRETTON	BARNSELY	RESIDENTIAL INVESTMENT
12	720-724 CITY ROAD	S2	SHEFFIELD	VACANT PREMISES
13	37 REDHILL AVENUE	S70	BARNSELY	VACANT HOUSE
14	352 MIDLAND ROAD	ROYSTON	BARNSELY	RESIDENTIAL INVESTMENT
15	LAND AT SHAW LANE	CARLTON	BARNSELY	DEVELOPMENT OPPORTUNITY
16	SOUTH VIEW, 48 CASTLETON RD	CALVER, HOPE VALLEY	DERBYSHIRE	VACANT BUNGALOW
17	LAND AT FOX LANE, OFF BRADWAY ROAD	BRADWAY	SHEFFIELD	BUILDING PLOT
18	GARAGES TO REAR OF 82 MONTROSE ROAD	CARTERKNOWLE	SHEFFIELD	BUILDING PLOT
19	349 & 349A LANGSETT ROAD	HILLSBOROUGH	SHEFFIELD	RESIDENTIAL INVESTMENT
20	351 LANGSETT ROAD	HILLSBOROUGH	SHEFFIELD	VACANT FLATS
21	87 ELM LANE	SHEFFIELD LANE TOP	SHEFFIELD	RESIDENTIAL INVESTMENT
22	341 MIDDLEWOOD ROAD	HILLSBOROUGH	SHEFFIELD	VACANT SHOP & FLAT
23	600 EARL MARSHAL ROAD	FIR VALE	SHEFFIELD	RESTORATION OPPORTUNITY
24	BIRLEY SPA BATH HOUSE, BIRLEY SPA LANE	S12	SHEFFIELD	VACANT FORMER SPA
25	47-53 ROWMS LANE	MEXBOROUGH	ROTHERHAM	COMMERCIAL INVESTMENT & YARD
26	200 STATION ROAD	CHAPELTOWN	SHEFFIELD	RESTORATION/DEVELOPMENT OPPORTUNITY
27	401 SHOREHAM STREET	S2	SHEFFIELD	VACANT PREMISES
28	601 CITY ROAD	S2	SHEFFIELD	COMMERCIAL/RESIDENTIAL INVESTMENT
29	62 DUNKELD ROAD	ECCLESALL	SHEFFIELD	VACANT HOUSE
30	7 MEADOWCROFT GLADE	WESTFIELD	SHEFFIELD	VACANT FLAT
31	320-322 LANGSETT RD	HILLSBOROUGH	SHEFFIELD	COMMERCIAL INVESTMENT
32	LAND AT CORNER HOLTWOOD ROAD & ABBEYFIELD ROAD	PITSMOOR	SHEFFIELD	DEVELOPMENT SITE
33	18 DUKERIES CRESENT	S80	WORKSOP	VACANT HOUSE
34	GARAGE SITE TO REAR OF 56-66 BRECKS ROAD	ORDSALL	RETFORD	GARAGE SITE
35	BRACEBRIDGE PUMPING STATION SITE, HIGH HOE ROAD	S80	WORKSOP	DEVELOPMENT OPPORTUNITY
36	GARAGE SITE BETWEEN 480-482 GATEFORD ROAD	S81	WORKSOP	GARAGE SITE
37	GARAGE SITE BETWEEN 532-534 GATEFORD ROAD	S81	WORKSOP	GARAGE SITE
38	264 SHARROW VALE ROAD	S11	SHEFFIELD	RESIDENTIAL INVESTMENT
39	116 WAYLAND ROAD	S11	SHEFFIELD	INVESTMENT
40	6 GUEST ROAD	S11	SHEFFIELD	RESIDENTIAL INVESTMENT
41	28 GUEST ROAD	S11	SHEFFIELD	RESIDENTIAL INVESTMENT
42	GARAGE SITE TO REAR OF 7 WELBECK ROAD	ORDSALL	RETFORD	GARAGE SITE
43	GARAGE SITE TO REAR OF 114-128 SANDY LANE	S80	WORKSOP	GARAGE SITE
44	LAND ADJOINING 30 WARWICK AVENUE	CARLTON IN LINDRICK	WORKSOP	DEVELOPMENT LAND
45	GARAGE SITE AT HAYNES CLOSE	TUXFORD	NEWARK	GARAGE SITE
46	11 HARLAND ROAD	S11	SHEFFIELD	RESIDENTIAL INVESTMENT
47	54 NEILL ROAD	S11	SHEFFIELD	RESIDENTIAL INVESTMENT
48	56 NEILL ROAD	S11	SHEFFIELD	RESIDENTIAL INVESTMENT
49	120 NEILL ROAD	S11	SHEFFIELD	RESIDENTIAL INVESTMENT
50	5 PENRHYN ROAD	S11	SHEFFIELD	RESIDENTIAL INVESTMENT
51	TAP & BARREL, 42 WAINGATE	S3	SHEFFIELD	VACANT PUB
52	THE BLACK BULL, GRANGE LANE	STAIRFOOT	BARNSELY	VACANT PUB
53	HIGH HOUSE, 21 SHIP HILL	S60	SHEFFIELD	VACANT PUB

LOT

1 7 Plymouth Road, Abbeydale, Sheffield S7 2DE

GUIDE PRICE £95,000+*

VACANT HOUSE

- Two bedroom inner terrace
- uPVC double glazed windows,
- Modern gas fired central heating
- Requires general modernisation
- Larger than average shower room/WC
- Rear garden
- Convenient location
- Potential for First Time Buyer or Investment

Ground Floor

Bay windowed Sitting Room 4.34m x 3.44m
Inner Lobby
Breakfast Kitchen 2.69m x 3.06m
Cellar Head with trap door to cellar

First Floor

Landing
Front Bedroom 1 3.45m x 3.59m
Good size Shower Room/WC 3.44m x 1.72m with white suite
Under Stairs store

Second Floor

Attic Bedroom 2 3.40m x 3.38m
with Velux window

Outside

Forecourt
Level rear garden with brick built store

EPC Rating D

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

VIEWING

Mondays 13th, 20th & 27th August
& 3rd September at 2.30pm prompt
Wednesdays 15th, 22nd & 29th
August at 2.30pm prompt

SOLICITORS Switalskis Ltd 24-26
Paradise Square Sheffield S1 2DE



LOT

2 129 Providence Road, Walkley, Sheffield S6 5BG

GUIDE PRICE £110,000-£120,000*

VACANT HOUSE

- Good size inner terrace
- 2 Reception Rooms and off shot Kitchen
- 2 First floor Bedrooms and third attic
- Modern roof covering with Velux window
- Requires general modernisation
- Gas central heating
- Popular location
- Excellent potential offered

Ground Floor

Sitting Room 3.62m x 3.53m
Inner Lobby
Dining Room 3.62m x 3.53m
Cellar Head
Kitchen 2.17m x 1.87m

Basement

Cellar

First Floor

Landing
Front Bedroom 1 3.56m x 3.60m
with under stairs closet
Rear Bedroom 2 2.74m x 2.10m
Bathroom/WC 2.87m x 1.35m with
white suite and shower

Second Floor

Attic Bedroom 3.57m x 3.67m with
modern Velux window

Outside

Rear yard with steps to a raised
garden area

EPC Rating E

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

VIEWING

Mondays 13th, 20th, 27th August &
3rd September at 1.45pm prompt
Wednesdays 15th, 22nd & 29th
August at 1.45am prompt

SOLICITORS Keebles LLP
Commercial House 14 Commercial
Street Sheffield S1 2AT



LOT

3 222 Staniforth Road, Darnall, Sheffield S9 3FS

GUIDE PRICE £75,000*

VACANT HOUSE

- Four bedroom inner terrace
- Gas fired central heating
- uPVC double glazing
- Requires some upgrading
- Potential for letting
- Backing onto open ground

Ground Floor

Side Entrance Lobby
Sitting Room 4.16m x 3.62m with bay window
Dining Room 3.52m x 3.62m
Cellar Head
Kitchen 2.41m x 1.76m

Basement

Cellar

First Floor

Landing
Front Bedroom One 3.63m x 3.56m with closet
Rear Bedroom Two 2.76m x 2.75m
Rear Bedroom Three 2.41m x 1.80m
Bathroom/WC 3.44m x 1.20m with white suite

Second Floor

Landing
Dormer Bedroom Four 4.48m x 2.75m

Outside

Forecourt
Rear yard

EPC Rating E

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

VIEWING

Mondays 13th, 20th & 27th August & 3rd September at 9.45am prompt
Wednesdays 15th, 22nd, & 29th August at 9.45am prompt

SOLICITORS F W Meggitt & Co 2
Broad Lane Sheffield S1 4BT



LOT

4 3 Whiteways Road, Fir Vale, Sheffield S4 8FJ

GUIDE PRICE £95,000+*

VACANT HOUSE

- Three bedroom detached house
- Requires complete modernisation
- Popular residential location
- Close proximity to local schools and Northern General Hospital
- Excellent potential offered

Ground Floor

Entrance Hall
Through Lounge and Dining Room 7.07m x 3.81m narrowing to 2.59m
Kitchen 3.03m x 2.11m
Under stairs store

First Floor

Landing
Front Bedroom 1 3.97m x 2.87m
Rear Bedroom 2 3.06m x 2.62m
Rear Bedroom 3 2.12m x 2.05m
Bathroom/WC 2.62m x 1.88m with white suite

EPC Rating G

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

VIEWING

Mondays 13th, 20th, 27th August & 3rd September at 10.30am prompt
Wednesdays 15th, 22nd & 29th August at 10.30am prompt

SOLICITORS Norrie Waite & Slater
9-12 East Parade Sheffield S1 2ET



LOT

5 77 High Street, Maltby, Rotherham S66 7BL

GUIDE PRICE £110,000–£120,000 + VAT*

| COMMERCIAL INVESTMENT

- Single storey retail unit
- High profile main road position
- Approximately 108sqm
- Let for 15 years from 31st March 2011
- £10,000 pa with 5 year rent reviews
- Useful investment income

Ground Floor

Approximately 108sqm of retail with rear mess/staff room

Lease

The property is let to Frozen Value Ltd for a period of 15 years from 31st March 2011 with a rent review every 5 years and a break option at the end of March 2020. The rent capacity is £10,000 pa

EPC Rating C

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

VIEWING

External inspection only

SOLICITORS

Keebles LLP Lazarus
House 14 Princes Street Doncaster
DN1 3NJ



LOT

6 4 St. Nicolas Road, Rawmarsh, Rotherham S62 5ER

GUIDE PRICE £80,000–£90,000*

| VACANT HOUSE

- Extended semi detached house
- Good size plot with ample car parking
- Garage & rear decked garden
- Gas central heating and uPVC double glazing
- Modern Kitchen and Bathroom fittings
- Requires cosmetic improvement
- Popular location
- Potential for owner occupation or investment

Ground Floor

Reception Hall
Cloak Room
Under stairs Store
Front Dining Room 3.34m x 3.67m
Sitting Room 3.61m x 3.64m
Sun Lounge 4.10m x 3.66m
Kitchen 2.39m x 2.58m with a good range of white units & appliances

First Floor

Landing
Bedroom 1 4.01m x 3.28m with built in wardrobes
Rear Bedroom 2 3.66m x 2.98m
Front Bedroom 3 2.61m x 2.36m
Bathroom/WC 2.81m x 2.02m incorporating modern white suite & including shower cubicle & heated towel rail

Outside

The property occupies a good size plot with forecourt parking and attached garage to the rear. Decked play area with further area beyond and substantial store
Garage 4.73m x 3.57m narrowing to 2.20m with access to the house

EPC Rating D

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

VIEWING

Tuesdays 14th, 21st & 28th August at 10am prompt
Thursdays 16th, 23rd & 30th August at 10am prompt

SOLICITORS Gordon Dadds Llp 6
Agar Street London WC2N 4HN



LOT 7 **1 Badsley Street, Rotherham S65 2PN**
GUIDE PRICE £50,000–£75,000*

VACANT PREMISES

- **Substantial 2 storey corner property**
- **Former dental laboratory**
- **Approximately 106sqm (1114 sq ft) on two levels**
- **Comprises 9 rooms in total**
- **Potential for various uses**
- **Possible conversion to flats (STC)**

Ground Floor

Reception 2.46m x 2.81m
Treatment Room 1 3.06m x 3.62m
Inner Lobby
Front Workshop area 6.54m x 1.52m
Rear Workshop 5.01m x 3.52m
Centre Workshop 2.76m x 3.20m
End Workshop 3.75m x 2.76m

First Floor

Landing
Office 3.67m x 4.14m with closet
Kitchen/Mess Room 5m x 3.53m
WC 3.15m x 2.80m overall

Outside

Forecourt
Small rear yard

Planning

The property is located in an established residential area and interested parties are advised to make their own enquiries in respect to the possible alternative schemes to the current dental laboratory

EPC Rating E

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

VIEWING

Strictly by appointment with the auctioneers 01142760151

SOLICITORS BRM Solicitors Steel
City House West Street Sheffield
S1 2GQ



LOT 8 **Land At Bowman Close, Charnock, Sheffield S12 3LR**
GUIDE PRICE £5,000+*

VACANT LAND

- **Amenity land at approximately 260sqm**
- **Long leasehold**
- **Close to residential property**
- **Established and popular location**
- **Of interest to local home owners**

Location

The land is located between Bowman Close and Norton Avenue, just after the junction of Bowman Drive, some 4 miles to the south of Sheffield city centre.

Site

The land is identified on the adjoining plan and amounts to approximately 260sqm

Tenure

The land is leasehold for 800 years from 1st May 1967 with annual ground rent of £25

VIEWING

On site at any reasonable time

SOLICITORS Wake Smith Solicitors
Limited No. 1 Velocity 2 Tenter
Street Sheffield S1 4BY



LOT

9 Flats 1-9 Oakland Court, & 129 & 129a Oakland Road, Hillsborough, Sheffield S6 4QQ

GUIDE PRICE £2,000*

GROUND RENT INVESTMENT

- Ground rents to 11 purpose built flats
- 9 at £15 pa & 2 at £10 pa each
- £155 per annum in total
- 800 year leases from 29th September 1971
- Landlord and tenant Act notices served

Lease Terms

The flats are held by way of 800 year leases from 29th September 1971 at individual ground rents of £15 pa for the 9 Oakland Court flats and £10pa for the 2 on Oakland Road.

Landlord & Tenant Act 1987

Section 5 notices were served on the 23rd April 2018

VIEWING

SOLICITORS Wake Smith Solicitors
Limited No. 1 Velocity 2 Tenter
Street Sheffield S1 4BY



LOT

10 Flats 1-8 Oak Court, Reney Avenue, Greenhill, Sheffield S8 7FQ

GUIDE PRICE £3,000*

GROUND RENT INVESTMENT

- Ground Rents to 8 purpose built flats
- £25 per annum each – £200 pa in total
- 800 year leases from 25th March 1974
- Landlord and Tenant Act notices served

Lease Terms

The flats are held by way of an 800 year leases from 25th March 1974 at individual ground rents of £25 each

Landlord & Tenant Act 1987

Section 5 notices were served on the 23rd April 2018

SOLICITORS Wake Smith Solicitors
Limited No. 1 Velocity 2 Tenter
Street Sheffield S1 4BY



LOT

11 412 Burton Road, Monk Bretton, Barnsley S71 2QF

GUIDE PRICE £35,000–£40,000*

RESIDENTIAL INVESTMENT

- Stone fronted end terrace house
- Established 12 month Assured Shorthold tenancy at £400 pcm (£4800 pa)
- Requires some improvement
- Central heating & double glazing
- Attractively priced to assure sale

Tenancy Agreement

The current tenants are holding over from a 12 month Assured Shorthold Tenancy dated 20th April 2015 at a monthly rent of £400

Ground Floor

Sitting Room
Dining Kitchen

Basement

Cellar

First Floor

2 Bedrooms, Bathroom

Outside

Forecourt
Rear garden

EPC Rating

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

VIEWING

External inspection only

SOLICITORS Howard & Co 5-7
Regent Street Barnsley S70 2EG



LOT 12 **720-724 City Road, Sheffield S2 1GJ**
GUIDE PRICE £95,000 + VAT

VACANT PREMISES

- Extensive retail premises
- Approximately 415m² (4,465 square feet)
- High profile main road position
- Site of approximately 0.26 acres with fifteen car parking spaces
- Potential for a variety of uses (STC)
- Leasehold for 99 years from 1965

Accommodation

The property comprises ground floor retail and storage areas amounting to approximately 415m² (4,465 square feet)

Rating Assessment

The property is listed in the 2017 Rating List as "Shop and Premises" with a RV of £21,750

Tenure

The property is Leasehold for 99 years from 7th September 1965 at an annual ground rent of £2,000

Outside

The property occupies a site of approximately 0.14 ha (0.36 acre) with vehicular access and approximately fifteen car parking spaces

EPC Rating D

VIEWING

By appointment with Jake Bond
jake@markjenkinson.co.uk
07715 214 572

SOLICITORS Wake Smith Solicitors
Limited No. 1 Velocity 2 Tenter
Street Sheffield S1 4BY



LOT 13 **37 Redhill Avenue, Kendray, Barnsley S70 3LA**
GUIDE PRICE £50,000-£60,000*

VACANT HOUSE

- 3 bedroom semi detached house
- Larger than average plot
- Front & rear gardens
- Shared driveway and car parking space
- uPVC double glazing
- In need of modernisation
- Potential for owner occupation, resale or investment

Ground Floor

Entrance Lobby
Sitting Room 4.95m x 3.70m
Dining Kitchen 3.59m x 2.73m
Rear Entrance Lobby
Under Stairs Store
Bathroom/WC 2.24m x 1.57m

First Floor

Landing
Front Bedroom 1 4.97m x 2.69m
with a recess to one side
Rear Bedroom 2 3.82m x 3.08m
Rear Bedroom 3 2.82m x 2.73m

Outside

The property occupies a larger than average plot with shared driveway and garden area to the front and a large garden to the rear with aluminium framed greenhouse & timber store

EPC Rating

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

VIEWING

Tuesdays 14th, 21st & 28th August
at 11am prompt
Thursdays 16th, 23rd & 30th August
at 11am prompt

SOLICITORS Gordon Dadds Llp 6
Agar Street London WC2N 4HN



LOT

14 352 Midland Road, Royston, Barnsley S71 4AZ

GUIDE PRICE £125,000*

VACANT HOUSE



- Stone built detached house of spacious proportions
- Offered by auction for quick sale
- Attractively priced to ensure sale
- Three first floor bedrooms and shower room
- Large Games room (formerly the garage)
- Comprehensive range of units and appliances to kitchen
- Spacious living room and sun lounge
- Double glazing and central heating

Ground Floor

Entrance Hallway
Dining Kitchen 5.35m x 4.68m with comprehensive range of modern white units with appliances and central island unit
Sun Lounge 3.57m x 3.06m with 3 Velux windows & stone flagged floor
Living Room 5.68m x 4.11m
Feature Staircase
Inner Hallway with WC
Games Room/Gym with a laminate floor, feature brick & stone walls & French doors to the front

First Floor

Landing
Bedroom 1 3.52m x 4.90m with Velux & Gable windows, built in wardrobes & shower
Bedroom 2 2.89m x 2.83 with Velux window
Bedroom 3 5.55m x 3.21m with Gable & Velux windows
Shower Room/WC

EPC Rating

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

VIEWING

Strictly by appointment with the auctioneers 01142760151

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



LOT

15 Land At Shaw Lane, Carlton, Barnsley S71 3HG

GUIDE PRICE £200,000–£225,000*

DEVELOPMENT OPPORTUNITY



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

Location

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

Services

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

Site

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

VIEWING

On site at any reasonable time

Planning

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

The Proposed Scheme

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



LOT

16 South View, 48 Castleton Road, Hope Valley, Derbyshire S33 6RD

GUIDE PRICE £175,000–£200,000*

VACANT BUNGALOW



- Detached Bungalow set in 0.16 acre
- In need of complete modernisation
- Sought after location
- Mature gardens
- Excellent potential offered
- Attractively priced to ensure sale

Ground Floor

Living Room
Dining Kitchen
Side Conservatory
Inner Hall
Bedroom 1
Bedroom 2
Bathroom/WC

EPC Rating E

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

VIEWING

Viewing by appointment with the Joint Auctioneers 01433 650 009
Email hathersage@saxtonmee.co.uk

First Floor

Attic Bedroom 3

SOLICITORS Rosalind Watchorn
Solicitors 10 Kenwood Park Road
Sheffield S7 1NF

Outside

The property occupies a site of approximately 0.06 ha (0.16 acre) with mature gardens, good size parking area and detached garage. Note The property has previously had a license from the owner of the adjoining track for £5 pa which is subject to re-negotiation.



LOT

17 Land at Fox Lane off Bradway Road, Bradway, Sheffield S17 4QQ

GUIDE PRICE £130,000*

| BUILDING PLOT

- Single building plot approximately 440sqm
- Planning consent for a detached dwelling – approx. 139sqm (1,495 sq ft)
- Sought after location just off Bradway Road
- Quiet “Country Lane” setting
- Ideal self build project

The Site

The land lies to the rear of number 1 & 3 Bradway Road at the junction of Fox Lane, and has a site area of approximately 440 sq m with a South west aspect to the rear.

Planning

Planning consent was recently granted on 8th June 2018 for the erection of a single dwelling house. Ref: 18/00903/FUL (Formerly PP-06795230)

A Community Infrastructure Levy (CIL) notice was served on the 14th June indicating the amount of £13,726.61 to be paid to Sheffield City Council once the building is in use. A copy of the notice is with the legal pack.

Proposed Scheme

Plans allow for a single detached dwelling with dormers to the front and rear.

Services

All main services are understood to be in close proximity of the site although any interested parties are advised to make their own enquires in respect of new connections.

VIEWING

The site is fenced to the Fox lane frontage but can easily be viewed from the roadside

SOLICITORS Keebles LLP
Commercial House 14 Commercial Street Sheffield S1 2AT



LOT

18 Garages To The Rear Of 82 Montrose Road, Carterknowle, Sheffield S7 2EF

GUIDE PRICE £75,000*

| BUILDING PLOT

- Building plot of approximately 175sqm
- Planning consent for 2 storey building
- Comprises front sales shop with rear storage, shower room & WC
- Residential accommodation with living/dining room, bedroom, kitchen, shower room & rear garage
- Sought after location
- Open aspect to the rear
- Excellent potential offered

The Site

The land amounts to approximately 175 sq m and is located to the right of 82 Montrose Road and benefits from access to the rear from Knab Rise

Planning

Planning consent was granted on 25th July 2018 for “alterations and extensions” through existing garage block to provide a shop unit with ancillary storage space and a dwelling house including associated parking REF 18/01265/FUL. A copy of the consent is available for inspection

Proposed Scheme

The plans allow for a 2 storey building with a mono pitched roof occupying a footprint of approximately 102sqm and offering the following accommodation.

Ground Floor

Front sales shop
Living/Dining Room
Shower Room/WC
Bedroom
Kitchen

Lower Ground Floor

Shop Storage
Entrance & Staircase
Shower Room/WC
Shop
Single garage for flat

VIEWING

On site at any reasonable time

SOLICITORS Bell & Buxton
Telegraph House High Street S1 2GA



LOT

19 349 & 349A Langsett Road, Hillsborough, Sheffield S6 2UP

GUIDE PRICE £110,000*

RESIDENTIAL INVESTMENT

- Substantial end terrace in two flats
- Prominent corner position
- Comprised modernised ground floor flat let at £450 pcm (£5400 pa)
- Four bedroom shared flat above let to 4 at £60 pw each (£12,480)
- Total annual income £17,880
- Ideally situation for Hillsborough shops and tram

349 – Ground Floor Flat

With gas fired central heating
Currently let at £450 pcm by way of a 6 month AST
Living Kitchen 4.60m x 3.62m
Utility Room 2.52m x 1.05m
Bedroom One 2.52m x 1.70m
Inner Hall
Front Bedroom Two 3.47m x 4.47m
Side Bedroom Three 3.37m x 2.22m

Basement

Cellar

349A – First Floor Flat

With electric heating
Currently let to four tenants at £60 per week each with £5 per week contribution to electricity
Landing
Living Kitchen 5.64m x 2.66m
Front Bedroom One 5.26m x 2.17m
Rear Bedroom Two 3.16m x 2.34m
Bathroom/WC 2.87m x 1.76m

Second Floor

Shower Room/WC
Rear Bedroom Three 2.30m x 2.67m
Front Bedroom Four 3.70m x 2.37m

Outside

Rear store with potential for garage

EPC Rating C

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

VIEWING

Strictly by appointment with the auctioneers 0114 2760151

SOLICITORS Howells LLP The Avery Building 15-17 Bridge Street Sheffield S3 8NL



LOT

20 351 Langsett Road, Hillsborough, Sheffield S6 2UP

GUIDE PRICE £90,000–£100,000*

RESIDENTIAL INVESTMENT

- Inner terrace divided into two flats
- Ground floor currently vacant – First floor let at £450pcm
- Requires some upgrading
- Approximately £10,800 when fully let
- Potential as a single house or retain current layout
- Within walking distance of Hillsborough
- Tram access to University and city centre

Ground Floor Flat (currently vacant)

Entrance Hall
Sitting Room 3.96m x 3.70m
Front Bedroom 2.63m x 4.24m
Kitchen 2.27m x 1.71m
Utility Area
Shower Room/WC
First Floor Flat (currently let)
Landing
Front Bedroom 3.68m x 3.71m with closet
Bathroom/WC 1.42m x 3.18m
Kitchen 2.18m x 3.12m

Second Floor

Landing
Rear Bedroom 2.75m x 3.38m
Front Bedroom 3.66m x 2.34m

Outside

Forecourt
Rear yard

Tenancy Details

The first floor flat is currently let at £450 pcm by way of a 6 month Assured Shorthold Tenancy from 26th April 2018.

EPC Rating F

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

VIEWING

By appointment with the Auctioneers 0114 276 0151

SOLICITORS Howells LLP The Avery Building 15-17 Bridge Street Sheffield S3 8NL



LOT

21 87 Elm Lane, Sheffield Lane Top, Sheffield S5 7TU

GUIDE PRICE £95,000+*

RESIDENTIAL INVESTMENT

- Traditional semi-detached house
- Good size plot with driveway and garage
- Let at £580 every four weeks (£7,540 per annum)
- Six month Assured Shorthold Tenancy
- Central heating and double glazing

Ground Floor

Entrance Hall
Lounge/Dining Room 7.99m x 3.49m
Kitchen 3.93m x 2.50m
Pantry

First Floor

Landing
Bedroom One 4.02m x 3.13m
Bedroom Two 3.85m x 3.11m
Bedroom Three 3.01m x 2.07m
Bathroom/WC with suite and shower

Outside

Good size plot
Front garden
Driveway, Garage and vehicular parking
Further garden area to the rear

Tenancy Details

The property is let at £580 every four weeks by way of a six month Assured Shorthold Tenancy from 10th January 2018

EPC Rating C

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

VIEWING

External inspection only

SOLICITORS Howells LLP The Avery Building 15-17 Bridge Street Sheffield S3 8NL



LOT

22 341 Middlewood Road, Hillsborough, Sheffield S6 1TH

GUIDE PRICE £110,000-£120,000*

VACANT SHOP AND FLAT

- Substantial inner terrace
- Comprises ground floor sales shop 46.23sqm (497sq ft)
- Stripped and ready for refurbishment
- Modernised two bedroom flat above
- Vehicular access and garage to the rear
- High profile main road position
- Potential for owner occupation or investment

Ground Floor

Sales Area 38.10 square metres (410 square feet)
Lobby 2.76 square metres
Kitchen 5.37 square metres
WC

First Floor Flat

Rear Hallway
Bathroom/WC 2.18m x 2.43m
Front Sitting Room 4.32m x 4.29m
Kitchen 2.58m x 2.90m with a range of new units
Under Stairs Store

Second Floor

Landing
Front Bedroom One 3.14m x 4.31m with dormer window
Rear Bedroom Two 2.38m x 3.12m with Velux window

Outside

Vehicular access
Rear yard and Garage

EPC Rating

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

VIEWING

By appointment with the Auctioneers 0114 276 0151

SOLICITORS Howells LLP The Avery Building 15-17 Bridge Street Sheffield S3 8NL



LOT

23 600 Earl Marshal Road, Fir Vale, Sheffield S4 8FB

GUIDE PRICE £35,000*

| RESTORATION OPPORTUNITY

- Stone built Grade II listed building
- Detached Former Caretakers Lodge
- Requires complete restoration
- Good sized plot with vehicular access
- Accommodation over 3 levels
- Potential conversion to a single dwelling (STC)

Ground Floor

Side entrance hall
Front Room 4.14m x 3.56m
Rear Room 2.71m x 2.54m
Basement
Cellar

First Floor

Landing
Front Room 1 3.95m x 3.52m
Rear Room 2.53m x 2.43m

Second Floor

Landing
Attic Room 3.56m x 4.09m overall
partitioned to provide store, 2 rooms
& 2 WC's

Outside

The property occupies an overgrown
plot of approximately 165sqm with
gated access to the front

Planning

The existing authorised use of
the premises is class D1 (Non-
residential institution) Informal
planning advice from SCC
planning authority has indicated

that residential use is acceptable
in principle (subject to detailed
planning permission and listed
building consent), please see legal
pack for further information.

Note

In addition to the purchase price the
purchaser will be responsible for a
buyer's premium amounting to 3%
of the consideration subject to a
minimum of £1,500.
The buyer is required to complete
a schedule of work to bring the
property into good repair, full details
can be found in the legal pack. (I
presume we should mention this on
the particulars but I'm happy to take
your view as to how you have done
before i.e. with Pitsmoor Road?)

EPC Rating

A full copy of the EPC will be
available to view via our website
where applicable (No EPC as listed
building).

VIEWING



Mondays 13th, 20th, 27th August &
3rd September at 11am prompt
Wednesdays 15th, 22nd & 29th
August at 11am prompt

SOLICITORS Sheffield City Council
Legal Services Town Hall S1 2HH

ON INSTRUCTIONS FROM SHEFFIELD CITY
COUNCIL



Bungalow or entire row?

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

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

Call us on 0333 3053 699 or visit
togetherness.com/btltmadesimple

together.
Common sense lending

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

No limit
on volume or
value of
properties

LOT

24 Birley Spa Bath House, Birley Spa Lane, Hackenthorpe, Sheffield S12 4ED

GUIDE PRICE £75,000–£100,000*

VACANT FORMER SPA



- **Grade II Listed Victorian Bathhouse in pleasant setting**
- **Dates from 1842 and in need of restoration**
- **Understood to be one of the last remaining Bathhouses in Britain**
- **Approximately 263 sq m (2830 sqft) over two floors**
- **Vehicular parking to the front and rear garden area**
- **Includes the single plunge bath on the lower ground floor**
- **Potential for unique single dwelling (STP)**

Ground Floor

Approximately 115sqm (1237 sq ft)
Reception 2.33m x 3.48m
WC 1 2.33m x 1.54m
Ladies & Gents WC 5.12m x 4.42m overall
Main Hall 11.54m x 7.15m
Kitchen 5m x 4m

Lower Ground Floor

Approximately 148 sq m (1592 sq ft)
Spa 11.86m x 7.10m overall
Plus 6.72m x 4.61m overall
Plus gated entrance 3.15m x 5.03m
Plus reception 4.97m x 3.41m
"The Old Coal Hole" vaulted cellar

Floor plans are available via the website

Outside

The property is approached from Birley Spa Lane via a vehicular and pedestrian right of way shown in brown on the site plan. There is vehicular parking to the front of the building and an overgrown garden area to the rear. Beyond the garden boundary is a pond with surrounding woodland.

Planning

The property was given Grade II listed status in 1973. The existing authorised use of the premises is D1 (Non-residential institution). Informal planning advice from SCC planning authority has indicated that residential use would be acceptable in principal (subject to detailed planning permission). Please see the legal pack for further information and background history can be found at https://en.wikipedia.org/wiki/Birley_Spa

Note

In addition to the purchase price the purchaser will be responsible for a buyers premium amounting to 3% of the consideration subject to a minimum of £1,500. The buyer is required to complete a schedule of work to bring the property into good repair, full details can be found in the legal pack

VIEWING

By appointment with the auctioneers 0114 276 0151.

SOLICITORS Sheffield City Council Legal Services Town Hall S1 2HH



LOT

25 47-53 Rowms Lane, Mexborough S64 8AA

GUIDE PRICE £125,000 *

COMMERCIAL INVESTMENT AND YARD



- **Substantial parade of 3/4 two storey premises**
- **Large gated yard with dilapidated double garage**
- **Potential for future conversion of upper floors to residential**
- **High profile main road position**
- **Potential for considerable growth**

Location

The premises are located in a mixed use area, fronting Rowms Lane on the corner of Don Pottery yard, a short distance from Howdens Joinery & Perry's, Swinton Vauxhall. The property is situated equidistant between the centre of Swinton & centre of Mexborough.

53 Rowms Lane

Ground Floor

Sales 36.48sqm
Rear Room 10.13sqm

Cellar

First Floor

Front Room 4.6m x 4.52m plus bay
Side Room 4.36m x 2.95m
Store 1.54m x 1.69m
2nd Store 0.92m x 1.2m
WC 2.09m x 1.32m

Outside

Double garage in yard to rear of 53 Rowms Lane. NOTE: This is dilapidated, 6.32m x 4.38m

51 Rowms Lane

Ground Floor

Sales 26.5sqm plus rear area
12.22sqm
Rear Room 8.91sqm

First Floor

Landing
Bathroom at rear 3.79m x 2.73m
Middle Room 4.5m x 2.8m
Front Room 4.53m x 4.53m

47 & 49 Rowms Lane

Currently occupied as one unit though capable of easy separation back to two units

47

Ground Floor

Sales Area 34.5sqm
Rear Room 13.97sqm

First Floor

Front Room 7.66m x 4.78m
Rear Room 4.79m x 3.25m

49

Ground Floor

Sales Area 39.58sqm
Middle Room 19.45sqm
Rear Room 9.2sqm

First Floor

Front Room 5.27m x 4.1m
Middle Room 4.39m x 4.46m
Rear Room 2.58m x 3.35m
WC 2.41m x 1.61m

Each of the 4 premises retain their internal staircases though the one within unit 47 is currently boarded over but can easily be opened up with direct access onto Don Pottery yard

Tenancies

53 – Vacant. Formerly used as a café
51 – We understand that the tenant pays a rent equating to £2,860 pa exclusive

47 & 49 – We understand the tenant pays a rent equating to £5,200 pa exclusive.
For further lease information see legal pack

EPC Rating

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

VIEWING

Strictly by appointment with the auctioneers 01142760151

SOLICITORS

Parker Rhodes
Hickmotts The Point Bradmarsh Way
Rotherham S60 1BP



LOT

26 200 Station Road, Chapeltown, Sheffield S35 2XJ

GUIDE PRICE £250,000+*

RESTORATION/DEVELOPMENT OPPORTUNITY



- **Unique restoration opportunity**
- **Former station house and ticket office**
- **Private site of just under 1 acre**
- **Retains many interesting features**
- **Ample car parking**
- **3 bedroom house together with 6 rooms in an adjoining building**
- **Short distance from the motorway network**
- **Facilities in nearby Chapeltown**
- **Excellent potential offered**

Ground Floor

Reception Hallway
Sitting Room 4.55m x 3.63m
Inner Hallway
Living Room 3.66m x 4.81m with floor to ceiling cupboards
Pantry 2.61m x 1.06m
Kitchen 3.60m x 3.33m
Porch 3.66m x 3.01m with stone clad floor
Utility Room 3.11m x 1.77m
WC

Basement

Cellar with stone clad floor

First Floor

Landing
Front Bedroom 1 4.42m x 3.15m
Front Bedroom 2 2.97m x 2.75m
Rear Bedroom 3 3.68m x 2.94m
Shower Room/WC 2.93m x 2.64m
Airing cupboard with hot water cylinder

Outside

Out Buildings
Former Booking Hall 6.33m x 5.29m with front and rear doors
Ticket Office 3.04m x 5.27m
Waiting Room 4.21m x 4.15m with WC
Inner Lobby
Waiting Room 2 4.54m x 5.33m
Waiting Room 3 4.58m x 4.28m
Inner Lobby & WC
Porters Room 3.61m x 3.07m

The Plot

The property occupies a site of approximately .96 of an acre (.39 of an hectare) as defined on the adjoining plan

Planning

Interested parties are advised to make their own enquiries in respect of the possible schemes



EPC Rating G

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

VIEWING

Mondays 13th, 20th, 27th August & 3rd September at 12.15pm prompt
Wednesdays 15th, 22nd & 29th August at 12.15pm prompt

SOLICITORS Pennine Law
Riversdale 34 Market Street
Barnsley S74 9QR



LOT 27 401 Shoreham Street, Sheffield S2 4F
GUIDE PRICE £275,000+*

VACANT PREMISES

- Substantial interlinked terraced property
- Previously student accommodation
- Changed in 1997 to Registered Carehome for people with learning disabilities
- Total of 10 bedrooms and 3 offices,
- Kitchen, Lounge, Staff room, Study and 7 En-suites/bathrooms
- Walking distance of the city centre and Sheffield Hallam
- Potential for variety of uses
- Excellent potential offered

Accommodation

(floor plans available)

Ground Floor
Lounge
Dining Room
Study
Kitchen
Sitting Room
Laundry
3 Bedrooms (2 with En-Suites)
Bathroom

First Floor

7 Bedrooms (4 with En-Suites)
Bathroom
Laundry

Second Floor

3 Offices
Staff room

Outside

Rear yard

Planning

Consent was granted in October 1997 for change of use from Student accommodation to a Registered care home for persons with learning disabilities.

EPC Rating

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

VIEWING

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

SOLICITORS Lupton Fawcett LLP

Belgrave House 47 Bank Street
Sheffield S1 2DR



LOT 28 601 City Road, Sheffield S2 1GP
GUIDE PRICE £78,000+*

COMMERCIAL/RESIDENTIAL INVESTMENT

- Substantial end of terrace
- Established Ground Floor Take-Away let at £115pw
- 1 bedroomed apartment above let at £75pw
- Overall income £9,880pa
- High profile main road position
- Useful investment income
- Potential for ongoing investment or owner occupation

Ground Floor – Sales Shop

Entrance Lobby
Sales & Kitchen 28sqm
Preparation Room 6.81sqm
Store & WC 7.36sqm

Tenant Details

The property is let at £115pw with the current tenant holding over on a 3 year lease
Residential Accommodation

First Floor

Sitting Room 3.49m x 3.69m
Dining Kitchen 4.61m x 2.82m

Second Floor

Bedroom 2.92m x 3.71m with Velux window
Shower Room/WC 2.81m x 2.01m with Velux window

Outside

Forecourt parking
Decked area to the side
Rear garden & yard area with staircase to first floor

Tenant Details

The property is let by way of an Assured Shorthold Tenancy at £75pw with the current tenant being in occupation 2012

EPC Rating

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

VIEWING

External inspection only

SOLICITORS Foy's Process House
10 Drake House Crescent Sheffield
S20 7HT



LOT

29 62 Dunkeld Road, Ecclesall, Sheffield S11 9HP

GUIDE PRICE £125,000–£150,000*

VACANT HOUSE

- Traditional semi-detached house
- In need of comprehensive restoration
- Structural issues to be addressed
- Large plot with driveway and garage
- Prime residential location
- Of interest to builders

Ground Floor

Entrance Porch
Reception Hall
Sitting Room 4.79m x 4.29m with bay window
Dining Room 4.28m x 3.68m
Kitchen 2.70m x 4.30m

Basement

Range of Cellars with rear window

First Floor

Landing
Front Bedroom One 3.68m x 3.92m
Rear Bedroom Two 4.30m x 3.69m
Front Bedroom Three 2.72m x 2.78m
Bathroom 2.88m x 1.80m
Separate WC

Outside

Front garden
Driveway to a covered side area
Good size but overgrown rear garden
Brick built Garage 5.76m x 3.09m

Note

Please note the property is in a very poor state of repair and considered to be hazardous. Interested parties are advised exercise caution whilst viewing

EPC Rating

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

VIEWING

Mondays 13th, 20th, 27th August & 3rd September at 3.15pm prompt
Wednesdays 15th, 22nd, & 29th August at 3.15pm prompt

SOLICITORS Wake Smith Solicitors
Limited No. 1 Velocity 2 Tenter
Street Sheffield S1 4BY



Are you paying too much for your buildings insurance?

Landlords Insurance

Unoccupied Property

Residential or Commercial

Blocks of Flats

Discounts for Portfolios

We have extensive experience in property & insurance, which is why you should talk to us about your property insurance needs

Take advantage and talk to IPS

0800 61 999 16

IPS
Insurance Services

Independent specialist insurance intermediary arranging policies underwritten by major insurers.
Authorised and regulated by the Financial Conduct Authority.

Tel: 0800 61 999 16 Fax: 0845 108 8162 Email: info@ipsinsurance.co.uk Web: www.ipsinsurance.co.uk

LOT

30 7 Meadowcroft Glade, Westfield, Sheffield S20 8EN

GUIDE PRICE £55,000*

VACANT FLAT

- 2 bedroom first floor flat
- Rear garden & single brick garage
- Requires some upgrading
- Lease extension until April 2165
- Potential for owner occupation or investment
- Cul de sac location

Ground Floor

Rear Entrance Hall with staircase to first floor

First Floor

Landing
Through Lounge/Dining Room
6.90m x 3.40m narrowing to 2.82m
Kitchen area with a range of units including oven, hob and extractor
Rear Bedroom 1 3.79m x 2.85m
Rear Bedroom 2 2.39m x 3.10m
Bathroom/WC 1.96m x 1.86m
Airing Cupboard

Outside

Rear garden area and single brick built garage

Tenure

The property is Leasehold and benefits from a an extension to the existing term until April 2165

EPC Rating D

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

VIEWING

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

SOLICITORS Coates Solicitors Ltd
62-64 High Street Mosborough S20 5AE



LOT

31 320-322 Langsett Road, Hillsborough, Sheffield S6 2UF

GUIDE PRICE £190,000*

COMMERCIAL INVESTMENT

- Double fronted inner terrace
- Comprises ground floor takeaway with 3 bedroom apartment above
- Let for 5 years from 29th April 2018 at £330 pw (£17,160 pa)
- Potential for rental increase linked to turnover
- High profile main road position
- Modernised accommodation and re-roofed
- Useful investment income

Ground Floor

Sales area
Frontage 5.94m, depth 3.91m, area 23.3sqm
Kitchen 7.36sqm
Rear Lobby
Porch
WC

Residential Accommodation

First Floor

3 Bedrooms
Kitchen
Bathroom/WC

Second Floor

Living Room

Lease Details

The property is let for 5 years from 29th April 2018 until 28th April 2023 at £330 pw, this rises to £430 pw if the business turnover exceeds £5,000 pw

EPC Rating

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

VIEWING

External inspection only

SOLICITORS Malcolm C Foy and Co
Ltd 51 Hallgate Doncaster DN1 3PB



LOT

32 Land At Corner Of Holtwood Road & Abbeyfield Road, Pitsmoor, Sheffield S4 7BA

GUIDE PRICE £375,000*

DEVELOPMENT SITE



- Substantial development opportunity
- Comprises prominent corner site of approximately 0.40 hectares (1 acre)
- Planning consent for 20 town houses
- Block of 7 on the front facing Abbeyfield park, 5 fronting Holtwood Road, demolition of existing property providing access to 2 further blocks of 3 & 5
- Popular location
- Within easy reach of city centre and Northern General Hospital
- 15 Holtwood Road available to purchase by separate agreement

Location

The land is located just under 2 miles to the north of Sheffield city centre at the junction of Holtwood Road & Abbeyfield Road which in turn leads off the A6135 Barnsley Road and faces Abbeyfield Park

Services

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

Planning

Outlined planning consent was granted on 6th April 2016 for the "erection of 20 dwelling houses, including the demolition of 11 Holtwood Road" REF 15/04461/OUT. A copy of the consent is available for inspection

VIEWING

The site is available to view from the roadside and an onsite inspection can be arranged by appointment

SOLICITORS Atherton Godfrey Solicitors 8 Hall Gate Doncaster DN1 3LU

The Proposed Scheme

The plans allow the demolition of 11 Holtwood Road and the sighting of 4 blocks for 20 town houses. 7 houses in front of Abbeyfield Road and overlook the nearby park, 5 facing Holtwood Road and the adjoining access leads to 2 blocks of 3 & 5



LOT

33 18 Dukeries Crescent, Manton, Worksop S80 2QW

GUIDE PRICE £60,000–£70,000*

VACANT HOUSE

- Double fronted semi detached
- Much larger than average plot
- Car parking and level rear garden
- uPVC windows and gas central heating
- Requires general upgrading
- Ample room to extend
- Potential for owner occupation or investment

Ground Floor

Entrance Hall
Living Room 4.86m x 3.63m with patio doors
Dining Kitchen 4.55m x 4.87m with under stairs Store

First Floor

Landing
Bedroom 1 4.91m x 3.64m
Bedroom 2 3.57m x 2.39m
Bedroom 3 2.72m x 2.37m
Bathroom/WC 2.51m x 1.48m

Outside

The property occupies a much larger than average plot with a front garden and driveway providing parking. To the rear is a large level garden area with patio and ample room to extend.

EPC Rating D

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

VIEWING

Viewing by appointment with the Joint Auctioneers 01909 509001

SOLICITORS Jones & Co Solicitors
Cannon Square Retford DN22 6PB



LOT

34 Garage Site To The Rear Of 56-66 Brecks Road, Ordsall, Retford DN22 7UB

GUIDE PRICE £75,000*

GARAGE SITE

- Freehold former garage site
- Approx. 0.24 ha (0.59acre)
- Established residential area
- Possible development potential (subject to planning)

Location

The land is located approximately 2.2 miles by car to the south of Retford town centre and is approached by a driveway between numbers 56 and 66 Brecks Road

The site

The land is identified in the adjoining plan and is approximately 0.24 ha (0.59 acre)

Planning

In principle there should be no objections to potential redevelopment, as small scale development sites. However interested parties are advised to seek pre-application advice prior to bidding

Fees

The Council will require the purchaser to pay a contribution towards the councils legal and surveyors fees the sum of £500 or 2% of the sale price whichever is the higher

VIEWING

On site at any reasonable time

SOLICITORS Bassetlaw District Council Queen's Buildings Potter Street S80 2AH

ON INSTRUCTIONS FROM BASSETLAW DISTRICT COUNCIL



BASSETLAW
DISTRICT COUNCIL



LOT

35 Bracebridge Pumping Station Site, High Hoe Road, Worksop S80 2DR

GUIDE PRICE £300,000+*

DEVELOPMENT OPPORTUNITY



- Unique development opportunity
- Iconic Grade 11 listed Former Pumping Station
- Planning and listed building consent with no infrastructure liability or social housing requirement
- Full geotechnical environmental report available
- External renovation already carried out including brick work & roof
- Attractive surroundings yet within a mile of Worksop town centre
- Easy access to regional motorway network

Location

The former Pumping Station is an iconic landmark just under 1 mile east to the town centre and is within easy access of the A57, A1, M1 & M18

Services

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

Site

The former Pumping Station is an imposing high profile Grade II listed building set in approximately 1.33 acres approached from an access road running from High Hoe Road

Tenure

Freehold

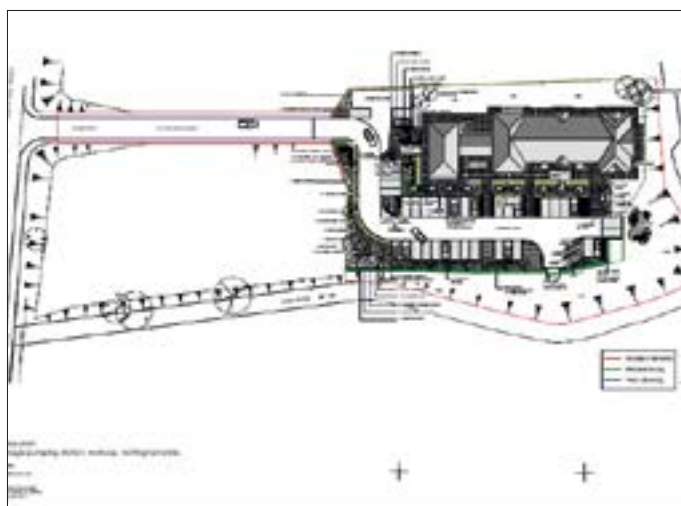
VIEWING

Viewing by appointment with the Joint Auctioneers 01909 479 977

Planning

Planning and listed building consent was granted on appeal on 11th September 2012 for a residential scheme incorporating 23 two bedroom apartments and one linked attached house

SOLICITORS Ashton Bond Gigg
Pearl Assurance House Friar Lane
Nottingham NG1 6BX



LOT

36 Garage site between 480-482 Gateford Road, Worksop S81 7BP

GUIDE PRICE £20,000*

| GARAGE SITE

- Freehold former garage site
- Approximately 545sqm (0.13 acre)
- Established residential area
- Possible development potential (subject to planning)

Location

The land is located at just under 1 mile to the north west of Worksop town centre and lies between numbers 480 and 482 Gateford Road

The site

The land is identified in the adjoining plan and amounts to approximately 545sqm (0.13 acre)

Planning

In principle there should be no objections to potential redevelopment, as small scale development sites. However interested parties are advised to seek pre-application advice prior to bidding

Fees

The Council will require the purchaser to pay a contribution towards the councils legal and surveyors fees the sum of £500 or 2% of the sale price whichever is the higher

VIEWING

On site at any reasonable time

SOLICITORS Bassetlaw District Council Queen's Buildings Potter Street S80 2AH

ON INSTRUCTIONS FROM BASSETLAW DISTRICT COUNCIL



BASSETLAW
DISTRICT COUNCIL



LOT

37 Garage Site Between 532-534 Gateford Road, Worksop S81 7HF

GUIDE PRICE £20,000*

| GARAGE SITE

- Freehold former garage site
- Established residential area
- Approx. 541sqm (0.13 acre)
- Possible development potential (subject to planning)

Location

The land is located just over 1 mile north west of Worksop town centre and is situated between numbers 532 and 534 Gateford Road

The site

The land is identified in the adjoining plan and is approximately 541sqm (0.13 acre)

Planning

In principle there should be no objections to potential redevelopment, as small scale development sites. However interested parties are advised to seek pre-application advice prior to bidding

Fees

The Council will require the purchaser to pay a contribution towards the councils legal and surveyors fees the sum of £500 or 2% of the sale price whichever is the higher

VIEWING

On site at any reasonable time

SOLICITORS Bassetlaw District Council Queen's Buildings Potter Street S80 2AH

ON INSTRUCTIONS FROM BASSETLAW DISTRICT COUNCIL



BASSETLAW
DISTRICT COUNCIL



LOT

38 264 Sharrow Vale Road, Hunters Bar, Sheffield S11 8ZH

GUIDE PRICE £150,000+*

| RESIDENTIAL INVESTMENT

- Three bedroom inner terrace
- Let at £700 pcm (£8,400 pa)
- Current tenant holding over on 6m AST
- Sought after location close to Hunters Bar
- Two spacious first floor bedrooms and third dormer bedroom
- Two ground floor reception rooms and kitchen
- uPVC double glazing
- Potential for ongoing investment or own occupation

Ground Floor

Lounge – 3.65m x 3.62m
Dining room – 3.61m x 3.57m
Kitchen – 2.93m x 2.19m
Utility room – 1.06m x 1.89m

Basement

Cellar

First Floor

Bedroom one – 3.63m x 3.67m
Bedroom two – 2.27m x 5.94m
Bathroom – 2.90m x 1.46m

Attic

Bedroom three – 4.75m x 2.68m

Outside

Rear yard

Tenancy Details

The property is let by way of an Assured Shorthold Tenancy from 1/5/2017 to 30/10/2017 at £700 per calendar month.

EPC Rating E

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

VIEWING

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

SOLICITORS

Fieldfisher LLP, Freetrade Exchange,
37 Peter Street, Manchester, M2
5GB



LOT

39 116 Wayland Road, Sheffield S11 8YE

GUIDE PRICE £150,000*

| INVESTMENT

- Substantial end terrace house
- Popular location close to Psalter Lane
- Currently let but early vacant possession expected
- Requires some upgrading
- Potential for investment or own occupation

Tenancy Details

The property is let from 1st April 2018 until 31st March 2020 at £595 pcm
A section 8 notice has been served and vacant possession is expected in mid August

EPC Rating E

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

VIEWING

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

SOLICITORS

Fieldfisher LLP, Freetrade Exchange,
37 Peter Street, Manchester, M2
5GB



LOT 40 **6 Guest Road, Sheffield S11 8UJ**
GUIDE PRICE £175,000+*

| RESIDENTIAL INVESTMENT

- **Spacious four bedroom student investment**
- **Let to four until 30th June 2019**
- **£300 per week – £15,600 pa**
- **Benefit of accommodation above passageway**
- **Two first floor bathrooms with modern suites**
- **Popular location close to Hunters Bar**

Ground Floor

Reception room – 3.55m x 3.67m
Kitchen – 1.98m x 2.66m
Bedroom one – 3.65m x 3.88m

Basement

Cellar

First Floor

Bedroom two – 4.92m x 3.80m
Bedroom three – 5.44m x 2.10m
Bathroom one – 1.42m x 2.81m
Bathroom two – 1.80m x 2.40m

Attic

Bedroom four – 4.95m x 5.08m

Outside

Forecourt and rear yard/garden

Tenancy Details

The property is let to four students from the 1st July 2018 until the 30th June 2019 at £300 per week

EPC Rating E

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

VIEWING

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

SOLICITORS Fieldfisher LLP

Freetrade Exchange 37 Peter Street
Manchester M2 5GB



LOT 41 **28 Guest Road, Sheffield, South Yorkshire S11 8UJ**
GUIDE PRICE £175,000+*

| RESIDENTIAL INVESTMENT

- **Spacious 4 bed inner terrace**
- **Let to 4 students until June 2109**
- **£308 per week – £16,016 pa**
- **Spacious attic bedroom with dormer and velux window**
- **Two first floor shower rooms**
- **uPVC double glazing and gas central heating**
- **Popular location close to comprehensive facilities**

Ground Floor

Lounge – 3.91m x 3.60m
Kitchen – 2.183m x 2.91m
Bedroom one – 3.88m x 3.90m

Basement

Cellar

First Floor

Bedroom two 3.88m x 4.27m
Bedroom three
Two shower rooms

Attic

Bedroom four 5.73m x 4.26m

Outside

Forecourt and rear yard/garden

Tenancy Details

The property is let to four students from the 1st July 2018 until the 30th June 2019 at £300 per week

EPC Rating E

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

VIEWING

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

SOLICITORS Fieldfisher LLP

Freetrade Exchange 37 Peter Street
Manchester M2 5GB



LOT

42 Garage site to the rear of 7 Welbeck Road, Ordsall, Retford DN22 7RP

GUIDE PRICE £25,000*

| GARAGE SITE

- Freehold former garage site
- Approximately 750sqm (0.18 acre)
- Established residential location
- Possible development potential (subject to planning)

Location

The property is located approximately 2 miles to the south by car of Retford town centre and is approached by a driveway to the right of number 9 Welbeck Road, just before the junction with Chestnut Avenue

Description

The site is identified in the adjoining plan and amounts to approximately 750sqm (0.18 acre)

Planning

In principle there should be no objections to potential redevelopment, as small scale development sites. However interested parties are advised to seek pre-application advice prior to bidding

Fees

The Council will require the purchaser to pay a contribution towards the councils legal and surveyors fees the sum of £500 or 2% of the sale price whichever is the higher

VIEWING

On site at any reasonable time

SOLICITORS Bassetlaw District Council Queen's Buildings Potter Street S80 2AH

ON INSTRUCTIONS FROM BASSETLAW DISTRICT COUNCIL



BASSETLAW
DISTRICT COUNCIL



LOT

43 Garage site to the rear of 114-128, Sandy Lane, Worksop S80 1TJ

GUIDE PRICE £30,000-£40,000*

| GARAGE SITE

- Former garage site
- Approximately 0.14 hectares (0.35 acre)
- Established residential area
- Possible development potential (subject to planning)

Location

The land is located just under 1 mile to the south west of Worksop town centre. It is approached by a driveway running between numbers 112 & 114 Sandy Lane and is accessed close to the junction of Grafton Street

The site

The land is identified in the adjoining plan and is approximately 0.14 hectare (0.35 acre)

Planning

In principle there should be no objections to potential redevelopment, as small scale development sites. However interested parties are advised to seek pre-application advice prior to bidding

Fees

The Council will require the purchaser to pay a contribution towards the councils legal and surveyors fees the sum of £500 or 2% of the sale price whichever is the higher

VIEWING

On site at any reasonable time

SOLICITORS Bassetlaw District Council Queen's Buildings Potter Street S80 2AH

ON INSTRUCTIONS FROM BASSETLAW DISTRICT COUNCIL



BASSETLAW
DISTRICT COUNCIL



LOT

44 Land adjoining 30 Warwick Avenue, Carlton In Lindrick, Worksop S81 9BP

GUIDE PRICE £175,000*

DEVELOPMENT LAND

- Freehold site of approximately 0.16ha (0.25acre)
- Outline planning consent for 4 detached houses
- Popular residential location
- Excellent potential offered

Location

The site is located 3.5 miles to the north of Worksop town centre and is situated to the right of 30 Warwick Ave just after the junction with Windsor Road.

The Site

The land is identified in the adjoining plan and amounts to approximately 0.16ha (0.25acre)

Planning Consent

Planning consent was granted by Bassetlaw District Council on 14th June 2018 for the erection of 4 detached dwellings (REF 18/00490/OUT). A copy of the consent is available for inspection

Proposed Scheme

The plans depict 4 detached houses with rear garages as per the adjoining lay out plan

Services

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

VIEWING

On site at any reasonable time

SOLICITORS Foys 120-122 Bridge Street Worksop S80 1HU



LOT

45 Garage site at Haynes Close, Tuxford, Newark NG22 0JA

GUIDE PRICE £25,000+*

GARAGE SITE

- Former garage site
- Cul de sac location
- Freehold
- 0.14 ha (0.34 acre)
- Possible development potential (subject to planning)

Location

The land is located approximately 8 miles to the south of Retford and just under 3 miles from the A1 junction at Markham Main

The site

The land is identified in the adjoining plan and is approximately 0.13 ha (0.32 acre)

Planning

In principle there should be no objections to potential redevelopment, as small scale development sites. However interested parties are advised to seek pre-application advice prior to bidding

Fees

The Council will require the purchaser to pay a contribution towards the councils legal and surveyors fees the sum of £500 or 2% of the sale price whichever is the higher

VIEWING

On site at any reasonable time

SOLICITORS Bassetlaw District Council Queen's Buildings Potter Street S80 2AH

ON INSTRUCTIONS FROM BASSETLAW DISTRICT COUNCIL



BASSETLAW
DISTRICT COUNCIL



LOT

46 11 Harland Road, Sheffield, off Ecclesall Road S11 8NB

GUIDE PRICE £140,000+*

RESIDENTIAL INVESTMENT

- Three bedroom end terrace house
- Let until 30th June 2019
- £219 per week – £11,388 per annum
- First floor bathroom and laundry room
- Two attic bedrooms with velux windows
- uPVC double glazing and gas central heating
- In the heart of Ecclesall Road's facilities

Ground Floor

Lounge – 3.49m x 3.95m
Dining room – 4.07m x 3.29m
Kitchen – 2.70m x 1.76m

Basement

Cellar

First Floor

Bedroom one – 3.49m x 3.94m
Bathroom – 3.24m x 1.48m
Laundry Room – 3.29m x 1.92m

Attic

Bedroom two
Bedroom three – 2.75m x 3.66m

Outside

Shared rear yard

Tenancy Details

The property is let to three from the 1st July 2018 until 30th June 2019 at £219 per week

EPC Rating E

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

VIEWING

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

SOLICITORS Fieldfisher LLP

Freetrade Exchange 37 Peter Street
Manchester M2 5GB



LOT

47 54 Neill Road, Sheffield S11 8QH

GUIDE PRICE £150,000–£160,000*

RESIDENTIAL INVESTMENT

- Three bedroom inner terrace
- Let until 30th June 2019
- £252 per week – £13,104 pa
- Two attic bedrooms
- uPVC double glazing and gas central heating
- Close to comprehensive facilities on Ecclesall Road

Ground Floor

Lounge – 3.54m x 3.60m
Kitchen – 3.75m x 3.88m

Basement

Cellar

First Floor

Bedroom One - 3.60m x 4.49m
Bathroom – 2.95m x 4.49m

Attic

Bedroom Two – 3.2m x 4.48m
Bedroom Three – 2.90m x 4.48m

Outside

Rear yard

Tenancy Details

The property is let to three students from 1st July 2018 until 30th June 2019 at £252 per week.

EPC Rating D

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

VIEWING

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

SOLICITORS Fieldfisher LLP

Freetrade Exchange 37 Peter Street
Manchester M2 5GB



LOT 48 **56 Neill Road, Sheffield S11 8QH**
GUIDE PRICE £150,000–£160,000*

RESIDENTIAL INVESTMENT

- **Three bedroom inner terrace**
- **Let to three until June 2019**
- **£249 per week – £12,948 pa**
- **Two attic bedrooms with velux windows**
- **uPVC double glazing and gas central heating**
- **Close to comprehensive facilities on Ecclesall Road**

Ground Floor

Lounge – 3.60m x 3.88m
Kitchen – 3.71m x 3.87m

Basement

Cellar

First Floor

Bedroom one – 3.61m x 4.52m
Bathroom – 2.95m x 3.37m
Storeroom – 1.21m x 2.60m

Attic

Bedroom two – 4.51m x 2.96m
Bedroom three – 4.52m x 2.93m

EPC Rating E

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

VIEWING

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

SOLICITORS Fieldfisher LLP
Freetrade Exchange 37 Peter Street
Manchester M2 5GB



LOT 49 **120 Neill Road, Sheffield S11 8QJ**
GUIDE PRICE £150,000–£160,000*

RESIDENTIAL INVESTMENT

- **Spacious three bedroom inner terrace**
- **Let to three students until June 2019**
- **£252 per week – £13,104 pa**
- **uPVC double glazing and Gas central heating**
- **Large attic bedroom with two velux windows**
- **Close to comprehensive facilities on Ecclesall Road**

Ground Floor

Reception room – 3.56m x 3.64m
Kitchen – 5.10m x 2.16m
Bedroom one – 3.57m x 3.64m

Basement

Cellar

First Floor

Bedroom two – 3.63m x 3.56m
Bathroom – 2.91m x 3.55m

Attic

Bedroom three – 5.17m x 3.57m

EPC Rating E

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

VIEWING

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

SOLICITORS Fieldfisher LLP
Freetrade Exchange 37 Peter Street
Manchester M2 5GB



LOT

50 5 Penrhyn Road, Hunters Bar, Sheffield S118UL

GUIDE PRICE £150,000+*

RESIDENTIAL INVESTMENT

- Three bedroom end terrace
- Currently let at £595 pcm (£7,140)
- Notice served and early vacant possession anticipated
- Two spacious first floor bathrooms
- Large attic room
- Has potential for layout reconfiguration
- Next door let to 5 at £15,392

Ground Floor

Lounge – 3.74m x 3.69m
Dining Room – 3.81m x 3.03m
Kitchen – 3.19m x 2.87m

Basement

Cellar

First Floor

Bedroom one – 3.82m x 3.68m
Bedroom two – 3.85m x 3.06m
Bathroom – 3.24m x 2.65m
WC – 3.24m x 2.65m

Attic

Bedroom three – 5.51m x 6.21

Outside

Rear yard

Tenancy Details

The property is let to a single tenant from the 1st July 2018 until 30th June 2020 at £595 pcm. A section 8 notice has been served and vacant possession is expected in Mid September.

EPC Rating E

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

VIEWING

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

SOLICITORS Fieldfisher LLP
Freetrade Exchange 37 Peter Street
Manchester M2 5GB



LOT

51 Tap & Barrel, 42 Waingate, Sheffield S3 8LB

GUIDE PRICE £250,000 + VAT*

VACANT PUB

- High profile 3 storey pub
- Prominent location & developing area of Sheffield
- Ground floor bar & residential upper floors
- Potential for change of use (STC)
- Walking distance of central Sheffield
- Excellent potential offered

Accommodation (Not inspected but understood to comprise)

Ground Floor
Side entrance lobby
Bay Windowed Sitting Room
Dining Room
Kitchen
Basement
Cellar

First Floor

Landing
Front bedroom
Rear bedroom
Bathroom/WC

Second Floor

Large attic bedroom with potential for splitting

Outside

Forecourt
Good sized rear garden

Tenure

Freehold

Joint Auctioneers

Lambert Smith Hampton, 2 St Pauls
Place Sheffield, S1 2JF

**Lambert
Smith
Hampton**

EPC Rating D

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

VIEWING

Viewing by appointment with the
Joint Auctioneers 0114 270 2758
(Max Williamson)

SOLICITORS Gosschalks Solicitors
61 Queens Gardens Hull HU1 3DZ



LOT

52 The Black Bull, Grange Lane, Stairfoot, Barnsley S70 3NJ

GUIDE PRICE £150,000 + VAT*

VACANT PUB

- Freehold Public House
- Standing in 0.175 hectares (0.433 acres)
- Close to Barnsley town centre
- Potential for alternative uses (STC)

Ground Floor

Main trading area including Lounge Bar, Games Room, Kitchen & WC's- 134.38sqm (1446 sq ft)

First Floor

Comprising Office, Bathroom, Kitchen, Living Room & 3 Bedrooms

Second Floor

2 x Storage Rooms – 51.06sqm (550 sq ft)

Basement

Cellar

Site

The property is identified in the adjoining plan and amounts to approximately 0.175 hectares (0.433 acres)

Planning

Interested parties are advised to make their own enquiries in respect of all possible uses

Note

Part of the site has been affected by Japanese Knotweed

Tenure

Freehold
Rateable Value £9,000

EPC Rating D

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

VIEWING

Viewing by appointment with the Joint Auctioneers 01226 298 456

JOINT AUCTIONEERS

Smiths Chartered Surveyors 14 Regent Street Barnsley S70 2HG



SOLICITORS Gosschalks Solicitors
61 Queens Gardens Hull HU1 3DZ



LOT

53 High House, 21 Ship Hill, Rotherham S60 2HG

GUIDE PRICE £160,000–£170,000 + VAT*

VACANT PUBLIC HOUSE

- Prominent Public House in Rotherham town centre
- Currently operating as 2 venue's with separate access
- Vehicular parking for 7 cars
- Approximately 243sqm (2613 sq ft) on 3 levels
- Potential for alternative uses (STC)
- Site area of 0.16 acre

Accommodation

Internal trading area split into 2 distinct venues namely:
The High House – comprising open plan bar area with central servery, games area, ancillary, customer WC's, Commercial Kitchen & Cellar
Adjoining this is Food Bar – located in the basement, access by separate staircase. This is an open planning nature with a central servery, ancillary, WC's & shared cellar with private residential accommodation to the first and second floors.
5 x double Bedrooms
Kitchen
Living Room
Office
Bathroom
Stores

The Site

The property stands in approximately 0.16 acre with a patio area and vehicular parking for up to 7 cars
Rating Assessment £25,750

Tenure

Freehold

EPC Rating E

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

VIEWING

Viewing by appointment with the Joint Auctioneers – Matt at James Baker 07814 946979

JOINT AUCTIONEERS

James A Baker 17/19 Market Place Wetherby LS22 6LQ



SOLICITORS Gosschalks Solicitors
61 Queens Gardens Hull HU1 3DZ



Notes

Common Auction Conditions

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

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

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

G1. The lot

- G1.1 The lot (including any rights to be granted or reserved, and any exclusions from it) is described in the special conditions, or if not so described the lot is that referred to in the sale memorandum.
- G1.2 The lot is sold subject to any tenancies disclosed by the special conditions, but otherwise with vacant possession on completion.
- G1.3 The lot is sold subject to all matters contained or referred to in the documents, but excluding any financial charges: these the seller must discharge on or before completion.
- G1.4 The lot is also sold subject to such of the following as may affect it, whether they arise before or after the contract date and whether or not they are disclosed by the seller or are apparent from inspection of the lot or from the documents:
- (a) matters registered or capable of registration as local land charges;
 - (b) matters registered or capable of registration by any competent authority or under the provisions of any statute;
 - (c) notices, orders, demands, proposals and requirements of any competent authority;
 - (d) charges, notices, orders, restrictions, agreements and other matters relating to town and country planning, highways or public health;
 - (e) rights, easements, quasi-easements, and wayleaves;
 - (f) outgoing and other liabilities;
 - (g) any interest which overrides, within the meaning of the Land Registration Act 2002;
 - (h) matters that ought to be disclosed by the searches and enquiries a prudent buyer would make, whether or not the buyer has made them; and
 - (i) anything the seller does not and could not reasonably know about.
- G1.5 Where anything subject to which the lot is sold would expose the seller to liability the buyer is to comply with it and indemnify the seller against that liability.
- G1.6 The seller must notify the buyer of any notices, orders, demands, proposals and requirements of any competent authority of which it learns after the contract date but the buyer must comply with them and keep the seller indemnified.
- G1.7 The lot does not include any tenant's or trade fixtures or fittings.
- G1.8 Where chattels are included in the lot the buyer takes them as they are at completion and the seller is not liable if they are not fit for use.
- G1.9 The buyer buys with full knowledge of:
- (a) the documents, whether or not the buyer has read them; and
 - (b) the physical condition of the lot and what could reasonably be discovered on inspection of it, whether or not the buyer has inspected it.
- G1.10 The buyer is not to rely on the information contained in the particulars but may rely on the seller's conveyancer's written replies to preliminary enquiries to the extent stated in those replies.

G2. Deposit

- G2.1 The amount of the deposit is the greater of:
- (a) any minimum deposit stated in the auction conduct conditions (or the total price, if this is less than that minimum); and
 - (b) 10% of the price (exclusive of any VAT on the price).
- G2.2 The deposit
- (a) must be paid in pounds sterling by cheque or banker's draft drawn on an approved financial institution (or by any other means of payment that the auctioneers may accept); and
 - (b) is to be held as stakeholder unless the auction conduct conditions provide that it is to be held as agent for the seller.
- G2.3 Where the auctioneers hold the deposit as stakeholder they are authorised to release it (and interest on it if applicable) to the seller on completion or, if completion does not take place, to the person entitled to it under the sale conditions.
- G2.4 If a cheque for all or part of the deposit is not cleared on first presentation the seller may treat the

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

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

G3. Between contract and completion

- G3.1 Unless the special conditions state otherwise, the seller is to insure the lot from and including the contract date to completion and:
- (a) produce to the buyer on request all relevant insurance details;
 - (b) pay the premiums when due;
 - (c) if the buyer so requests, and pays any additional premium, use reasonable endeavours to increase the sum insured or make other changes to the policy;
 - (d) at the request of the buyer use reasonable endeavours to have the buyer's interest noted on the policy if it does not cover a contracting purchaser;
 - (e) unless otherwise agreed, cancel the insurance at completion, apply for a refund of premium and (subject to the rights of any tenant or other third party) pay that refund to the buyer; and
 - (f) (subject to the rights of any tenant or other third party) hold on trust for the buyer any insurance payments that the seller receives in respect of loss or damage arising after the contract date or assign to the buyer the benefit of any claim; and the buyer must on completion reimburse to the seller the cost of that insurance (to the extent not already paid by the buyer or a tenant or other third party) for the period from and including the contract date to completion.
- G3.2 No damage to or destruction of the lot nor any deterioration in its condition, however caused, entitles the buyer to any reduction in price, or to delay completion, or to refuse to complete.
- G3.3 Section 47 of the Law of Property Act 1925 does not apply.
- G3.4 Unless the buyer is already lawfully in occupation of the lot the buyer has no right to enter into occupation prior to completion.

G4. Title and identity

- G4.1 Unless condition G4.2 applies, the buyer accepts the title of the seller to the lot as at the contract date and may raise no requisition or objection except in relation to any matter that occurs after the contract date.
- G4.2 If any of the documents is not made available before the auction the following provisions apply:
- (a) The buyer may raise no requisition or objection to any of the documents that is made available before the auction.
 - (b) If the lot is registered land the seller is to give to the buyer within five business days of the contract date an official copy of the entries on the register and title plan and, where noted on the register, of all documents subject to which the lot is being sold.
 - (c) If the lot is not registered land the seller is to give to the buyer within five business days an abstract or epitome of title starting from the root of title mentioned in the special conditions (or, if none is mentioned, a good root of title more than fifteen years old) and must produce to the buyer the original or an examined copy of every relevant document.
 - (d) If title is in the course of registration, title is to consist of certified copies of:
 - (i) the application for registration of title made to the land registry;
 - (ii) the documents accompanying that application;
 - (iii) evidence that all applicable stamp duty land tax relating to that application has been paid; and
 - (iv) a letter under which the seller or its conveyancer agrees to use all reasonable endeavours to answer any requisitions raised by the land registry and to instruct the land registry to send the completed registration documents to the buyer. - (e) The buyer has no right to object to or make requisitions on any title information more than seven business days after that information has been given to the buyer.
- G4.3 Unless otherwise stated in the special conditions the seller sells with full title guarantee except that (and the transfer shall so provide):
- (a) the covenant set out in section 3 of the Law of Property (Miscellaneous Provisions) Act 1994 shall not extend to matters recorded in registers open to public inspection; these are to be

treated as within the actual knowledge of the buyer; and

- (b) the covenant set out in section 4 of the Law of Property (Miscellaneous Provisions) Act 1994 shall not extend to any condition or tenant's obligation relating to the state or condition of the lot where the lot is leasehold property.
- G4.4 The transfer is to have effect as if expressly subject to all matters subject to which the lot is sold under the contract.
- G4.5 The seller does not have to produce, nor may the buyer object to or make a requisition in relation to, any prior or superior title even if it is referred to in the documents.
- G4.6 The seller (and, if relevant, the buyer) must produce to each other such confirmation of, or evidence of, their identity and that of their mortgagees and attorneys (if any) as is necessary for the other to be able to comply with applicable Land Registry Rules when making application for registration of the transaction to which the conditions apply.
- G5. Transfer**
- G5.1 Unless a form of transfer is prescribed by the special conditions:
- (a) the buyer must supply a draft transfer to the seller at least ten business days before the agreed completion date and the engrossment (signed as a deed by the buyer if condition G5.2 applies) five business days before that date or (if later) two business days after the draft has been approved by the seller; and
 - (b) the seller must approve or revise the draft transfer within five business days of receiving it from the buyer.
- G5.2 If the seller remains liable in any respect in relation to the lot (or a tenancy) following completion the buyer is specifically to covenant in the transfer to indemnify the seller against that liability.
- G5.3 The seller cannot be required to transfer the lot to anyone other than the buyer, or by more than one transfer.
- G6. Completion**
- G6.1 Completion is to take place at the offices of the seller's conveyancer, or where the seller may reasonably require, on the agreed completion date. The seller can only be required to complete on a business day and between the hours of 0930 and 1700.
- G6.2 The amount payable on completion is the balance of the price adjusted to take account of apportionments plus (if applicable) VAT and interest.
- G6.3 Payment is to be made in pounds sterling and only by:
- (a) direct transfer to the seller's conveyancer's client account; and
 - (b) the release of any deposit held by a stakeholder.
- G6.4 Unless the seller and the buyer otherwise agree, completion cannot take place until both have complied with their obligations under the contract and the balance of the price is unconditionally received in the seller's conveyancer's client account.
- G6.5 If completion takes place after 1400 hours for a reason other than the seller's default it is to be treated, for the purposes of apportionment and calculating interest, as if it had taken place on the next business day.
- G6.6 Where applicable the contract remains in force following completion.
- G7. Notice to complete**
- G7.1 The seller or the buyer may on or after the agreed completion date but before completion give the other notice to complete within ten business days (excluding the date on which the notice is given) making time of the essence.
- G7.2 The person giving the notice must be ready to complete.
- G7.3 If the buyer fails to comply with a notice to complete the seller may, without affecting any other remedy the seller has:
- (a) terminate the contract;
 - (b) claim the deposit and any interest on it if held by a stakeholder;
 - (c) forfeit the deposit and any interest on it;
 - (d) resell the lot; and
 - (e) claim damages from the buyer.
- G7.4 If the seller fails to comply with a notice to complete the buyer may, without affecting any other remedy the buyer has:
- (a) terminate the contract; and

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

G8. If the contract is brought to an end

If the **contract** is lawfully brought to an end:

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

G9. Landlord's licence

- G9.1 Where the **lot** is or includes leasehold land and licence to assign is required this **condition** G9 applies.
- G9.2 The **contract** is conditional on that licence being obtained, by way of formal licence if that is what the landlord lawfully requires.
- G9.3 The **agreed completion date** is not to be earlier than the date five **business days** after the **seller** has given notice to the **buyer** that licence has been obtained.
- G9.4 The **seller** must:
 - use all reasonable endeavours to obtain the licence at the **seller's** expense; and
 - enter into any authorised guarantee agreement properly required.
- G9.5 The **buyer** must:
 - promptly provide references and other relevant information; and
 - comply with the landlord's lawful requirements.
- G9.6 If within three months of the **contract date** (or such longer period as the **seller** and **buyer** agree) the licence has not been obtained the **seller** or the **buyer** may (if not then in breach of any obligation under this **condition** G9) by notice to the other terminate the **contract** at any time before licence is obtained. That termination is without prejudice to the claims of either **seller** or **buyer** for breach of this **condition** G9.

G10. Interest and apportionments

- G10.1 If the **actual completion date** is after the **agreed completion date** for any reason other than the **seller's** default the **buyer** must pay interest at the **interest rate** on the **price** (less any deposit paid) from the **agreed completion date** up to and including the **actual completion date**.
- G10.2 Subject to **condition** G11 the **seller** is not obliged to apportion or account for any sum at **completion** unless the **seller** has received that sum in cleared funds. The **seller** must pay to the **buyer** after **completion** any sum to which the **buyer** is entitled that the **seller** subsequently receives in cleared funds.
- G10.3 Income and outgoings are to be apportioned at **actual completion date** unless:
 - the **buyer** is liable to pay interest; and
 - the **seller** has given notice to the **buyer** at any time up to **completion** requiring apportionment on the date from which interest becomes payable by the **buyer**;
 in which event income and outgoings are to be apportioned on the date from which interest becomes payable by the **buyer**.
- G10.4 Apportionments are to be calculated on the basis that:
 - the **seller** receives income and is liable for outgoings for the whole of the day on which apportionment is to be made;
 - annual income and expenditure accrues at an equal daily rate assuming 365 days in a year, and income and expenditure relating to some other period accrues at an equal daily rate during the period to which it relates; and
 - where the amount to be apportioned is not known at **completion** apportionment is to be made by reference to a reasonable estimate and further payment is to be made by **seller** or **buyer** as appropriate within five **business days** of the date when the amount is known.

G11. Arrears

Part 1 Current rent

- G11.1 "Current rent" means, in respect of each of the **tenancies** subject to which the **lot** is sold, the instalment of rent and other sums payable by the tenant in advance on the most recent rent payment date on or within four months preceding **completion**.
- G11.2 If on **completion** there are any arrears of current rent the **buyer** must pay them, whether or not details of those arrears are given in the **special conditions**.
- G11.3 Parts 2 and 3 of this **condition** G11 do not apply to arrears of current rent.

Part 2 Buyer to pay for arrears

- G11.4 Part 2 of this **condition** G11 applies where the **special conditions** give details of arrears.
 - G11.5 The **buyer** is on **completion** to pay, in addition to any other money then due, an amount equal to all arrears of which details are set out in the **special conditions**.
 - G11.6 If those arrears are not **old arrears** the **seller** is to assign to the **buyer** all rights that the **seller** has to recover those arrears.
- Part 3 Buyer not to pay for arrears**
- G11.7 Part 3 of this **condition** G11 applies where the **special conditions**:
 - so state; or
 - give no details of any arrears.
 - G11.8 While any arrears due to the **seller** remain unpaid the **buyer** must:
 - try to collect them in the ordinary course of management but need not take legal proceedings or forfeit the tenancy;
 - 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);
 - 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;
 - 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;
 - 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
 - if the buyer disposes of the lot prior to recovery of all arrears obtain from the buyer's successor in title a covenant in favour of the seller in similar form to part 3 of this **condition** G11.
 - G11.9 Where the **seller** has the right to recover arrears it must not without the **buyer's** written consent bring insolvency proceedings against a tenant or seek the removal of goods from the **lot**.

G12. Management

- G12.1 This **condition** G12 applies where the **lot** is sold subject to **tenancies**.
- G12.2 The **seller** is to manage the **lot** in accordance with its standard management policies pending **completion**.
- G12.3 The **seller** must consult the **buyer** on all management issues that would affect the **buyer** after **completion** (such as, but not limited to, an application for licence; a rent review; a variation, surrender, agreement to surrender or proposed forfeiture of a **tenancy**; or a new **tenancy** or agreement to grant a new **tenancy**) and:
 - the **seller** must comply with the **buyer's** reasonable requirements unless to do so would (but for the indemnity in paragraph (c)) expose the **seller** to a liability that the **seller** would not otherwise have, in which case the **seller** may act reasonably in such a way as to avoid that liability;
 - 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
 - the **buyer** is to indemnify the **seller** against all loss or liability the **seller** incurs through acting as the **buyer** requires, or by reason of delay caused by the **buyer**.

G13. Rent deposits

- G13.1 This **condition** G13 applies where the **seller** is holding or otherwise entitled to money by way of rent deposit in respect of a **tenancy**. In this **condition** G13 "rent deposit deed" means the deed or other document under which the rent deposit is held.
- G13.2 If the rent deposit is not assignable the **seller** must on **completion** hold the rent deposit on trust for the **buyer** and, subject to the terms of the rent deposit deed, comply at the cost of the **buyer** with the **buyer's** lawful instructions.
- G13.3 Otherwise the **seller** must on **completion** pay and assign its interest in the rent deposit to the **buyer** under an assignment in which the **buyer** covenants with the **seller** to:
 - observe and perform the **seller's** covenants and **conditions** in the rent deposit deed and indemnify the **seller** in respect of any breach;
 - give notice of assignment to the tenant; and
 - give such direct covenant to the tenant as may be required by the rent deposit deed.

G14. VAT

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

money or consideration, but only if given a valid **VAT** invoice.

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

G15. Transfer as a going concern

- G15.1 Where the **special conditions** so state:
 - 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
 - this **condition** G15 applies.
- G15.2 The **seller** confirms that the **seller**
 - is registered for VAT, either in the **seller's** name or as a member of the same **VAT** group; and
 - has (unless the sale is a standard-rated supply) made in relation to the **lot** a **VAT option** that remains valid and will not be revoked before **completion**.
- G15.3 The **buyer** confirms that:
 - it is registered for VAT, either in the **buyer's** name or as a member of a **VAT** group;
 - 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**;
 - article 5(2B) of the Value Added Tax (Special Provisions) Order 1995 does not apply to it; and
 - it is not buying the **lot** as a nominee for another person.
- G15.4 The **buyer** is to give to the **seller** as early as possible before the **agreed completion date** evidence:
 - of the **buyer's** **VAT** registration;
 - that the **buyer** has made a **VAT option**; and
 - that the **VAT option** has been notified in writing to HM Revenue and Customs; and if it does not produce the relevant evidence at least two **business days** before the **agreed completion date**, **condition** G14.1 applies at **completion**.
- G15.5 The **buyer** confirms that after **completion** the **buyer** intends to:
 - 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
 - collect the rents payable under the **tenancies** and charge **VAT** on them
- G15.6 If, after **completion**, it is found that the sale of the **lot** is not a **transfer** of a going concern then:
 - 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**;
 - the **buyer** must within five **business days** of receipt of the **VAT** invoice pay to the **seller** the **VAT** due; and
 - if **VAT** is payable because the **buyer** has not complied with this **condition** G15, the **buyer** must pay and indemnify the **seller** against all costs, interest, penalties or surcharges that the **seller** incurs as a result.

G16. Capital allowances

- G16.1 This **condition** G16 applies where the **special conditions** state that there are capital allowances available in respect of the **lot**.
- G16.2 The **seller** is promptly to supply to the **buyer** all information reasonably required by the **buyer** in connection with the **buyer's** claim for capital allowances.
- G16.3 The value to be attributed to those items on which capital allowances may be claimed is set out in the **special conditions**.
- G16.4 The **seller** and **buyer** agree:
 - to make an election on **completion** under Section 198 of the Capital Allowances Act 2001 to give effect to this **condition** G16; and
 - to submit the value specified in the **special conditions** to HM Revenue and Customs for the purposes of their respective capital allowance computations.

G17. Maintenance agreements

- G17.1 The **seller** agrees to use reasonable endeavours to **transfer** to the **buyer**, at the **buyer's** cost, the benefit of the maintenance agreements specified in the **special conditions**.
- G17.2 The **buyer** must assume, and indemnify the **seller** in respect of, all liability under such **contracts** from the **actual completion date**.

G18. Landlord and Tenant Act 1987

- G18.1 This **condition** G18 applies where the sale is a relevant disposal for the purposes of part I of the Landlord and Tenant Act 1987.
- G18.2 The **seller** warrants that the **seller** has complied with sections 5B and 7 of that Act and that the requisite majority of qualifying tenants has not accepted the offer.

G19. Sale by practitioner

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

G20. TUPE

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

G21. Environmental

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

G22. Service Charge

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

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

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

G23. Rent reviews

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

G24. Tenancy renewals

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

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

G25. Warranties

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

G26. No assignment

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

G27. Registration at the Land Registry

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

G28. Notices and other communications

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

G29. Contracts

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

G30. Extra General Conditions

Registration Form for Bidding by Proxy or Telephone

Please tick either ☐ Proxy ☐ Telephone

PROPERTY AND BID DETAILS

Date of Auction:

Lot No:

Property Address:

.....

Maximum Bid* (numbers): £

..... (words): £

(*the bid must be a definitive figure)

PAYMENT DETAILS

Method of Payment of deposit (please fill in appropriately)

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

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

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

BIDDER'S DETAILS

Bidder Name(s):

Address:

..... Postcode:

Home Tel:

Business Tel:

Mobile Tel:

Email Address:

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

SOLICITOR'S DETAILS

Firm's Name(s):

Person Acting:

Address:

..... Postcode:

Tel:

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

Signature of Bidder: Date:

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

Terms for Bidding by Proxy or Telephone

These Terms and Conditions apply to You and You will be bound by them if You bid by proxy or telephone.

Addendum Any amendment or addition to the General and Special Conditions of Sale whether contained in a supplement to the catalogue, a written notice from the auctioneers or an oral announcement at the Auction.

Auction the auction of the lot number referred to on the front of this Form.

Auction Catalogue the catalogue to which the Conditions of Sale refer to.

Conditions these Terms and Conditions.

Conditions of Sale the common auction conditions for auctions of real estate in England and Wales, edition 3, August 2009 and published by the Royal Institute of Chartered Surveyors and the special conditions that relate to the Lot.

Cut off Point is 12 noon the day before the Auction.

Form the document which comprises these Conditions.

Lot the lot attaching to the lot number referred to on the front of this Form

Memorandum of Sale The form so headed (whether or not set out in the Auction Catalogue) in which the terms of the contract for the sale of the Lot are recorded.

Property the property which is the subject of the Auction and which is identified by the Lot number on the front of this form.

We, Us, Our Mark Jenkinson & Son. Our office address is: 8 Norfolk Row, Sheffield, South Yorkshire S1 2PA.

You, Your the person who entrusts Us to act on their behalf in respect of the Auction and whose details are written on the front of this Form.

1. THE FORM

- 1.1 This form must be fully completed, signed and dated by You and sent by post or delivered by hand to 8 Norfolk Road, Sheffield, South Yorkshire S1 2PA.
- 1.2 When You submit this Form to Us this will be an offer by You to engage Us to bid for the Lot on your behalf in accordance with these Conditions.
- 1.3 The offer will only be accepted by Us when we provide You with confirmation by telephone or email that we have received and accepted this Form. At that point You will have instructed Us and We will have accepted Your instructions to bid for the Lot on Your behalf in accordance with these Conditions.
- 1.4 The Form must be received by us not less than 24 hours prior to the start of the Auction together with the deposit payment referred to in Clause 3.
- 1.5 A separate form should be completed for each Lot for which You require Us to bid on Your behalf.
- 1.6 We do not charge You a fee for bidding on Your behalf by telephone or by proxy. As such any liability We have to You is limited to the extent We have acted in a negligent or fraudulent manner.
- 1.7 We reserve the right to refuse Your instructions to act on Your behalf to bid by telephone or proxy. We may tell You why We have refused Your instructions but We are not obliged to do this.

2. BIDDING CONDITIONS

- 2.1 In respect of any Lot and the Property which is the subject of that Lot We will assume that You have (and it is strongly recommended that You have):
 - 2.1.1 fully inspected the Property and You are satisfied with and understand the Memorandum of Sale, Auction Catalogue, Conditions of Sale and any Addendum made up to and including the date of the Auction;
 - 2.1.2 taken all necessary professional and legal advice;
 - 2.1.3 made all appropriate enquiries, searches, surveys and inspections;
 - 2.1.4 made yourself aware of any late changes in respect of the Auction, the Property and any information made available by the auctioneer in respect of the Property.
- 2.2 You are responsible for checking any relevant alterations to the Auction Catalogue, Memorandum of Sale, Conditions of Sale and any Addendum, on or before the date of the Auction.

- 2.3 We do not charge any fees for bidding by proxy or telephone on Your behalf. Therefore, we cannot accept any responsibility or liability to You if You do not follow the recommendations We make in these Conditions.

3. THE DEPOSIT

- 3.1 Each Form must be accompanied by a deposit payment made payable to Mark Jenkinson & Son, which represents the greater of either:
 - 3.1.1 10% of the maximum bid You are prepared to make; or
 - 3.1.2 £1,500 which represents the minimum deposit we accept despite any special condition in the Conditions of Sale to the contrary.
- 3.2 The deposit payment must be paid in pounds sterling by cheque, banker's draft drawn from an approved financial institution such as a recognised bank, building society or bank transfer.
- 3.3 If You wish to pay the deposit by bank transfer You must do so before the Cut off Point.
- 3.4 If You provide Us with a cheque this will be treated as a warranty (promise) by You that You have adequate funds in Your account to meet the full amount of the deposit.
- 3.5 If the Property is sold for a figure which is less than Your maximum bid, and You are the successful purchaser, the deposit payment You have provided to Us will be used in full as Your deposit towards the Property.
- 3.6 The deposit will be held by Us as stakeholder on Your behalf. If Your bid is unsuccessful at the Auction, the banker's draft, cheque or bank transfer will be returned to You or destroyed (at your instruction) within 2 days.

4.0 PROXY BIDS

- 4.1 We will bid on Your behalf during the Auction up to the maximum bid you authorise Us to make, as detailed on the Form.
- 4.2 You will be informed as soon as is practicable.

5. WITHDRAWAL OF PROXY

If You wish to withdraw the bid or to attend the Auction to bid Yourself, then You must notify Us in writing or in person by the Cut off Point. If You do not do this We cannot be liable to You for any consequences of Us bidding by proxy on Your behalf.

6. TELEPHONE BIDS

We will take all reasonable steps to contact You on the telephone numbers You provide to Us shortly before the appropriate Lot is offered for sale. We will relay the bidding to You as the sale proceeds. We cannot be responsible or have any liability to You if Your Form does not arrive on time, or We are unable to make contact with You by telephone.

7. THE CONTRACT

If Your proxy/telephone bid is successful Your purchase will become subject to and bound by the terms in the Memorandum of Sale, Auction Catalogue, Conditions of Sale and any Addendum. We will sign these documents where necessary on Your behalf.

8. DISCLOSURE OF BIDS

We act on behalf of sellers of properties at auctions. We operate so that at no time will the seller of a property be aware of any bids or maximum bids We have been authorised to make by proxy or telephone and the information You supply to Us will at all times be treated with complete confidentiality and integrity. If You would like more information as to how We operate on this basis, then please do not hesitate to ask.

9. AUCTIONEER'S LIABILITY

- 9.1 We will do Our utmost to conform with Your instructions but will accept no liability whatsoever towards You in the event that Your bid is not made as a result of:
 - 9.1.1 unclear instructions;
 - 9.1.2 error, lack of clarity or confusion regarding this form or the deposit;
 - 9.1.3 any change in the data, time and/or venue for the Auction;
 - 9.1.4 interruption or suspension of telephone services;
 - 9.1.5 You being unobtainable by telephone or becoming disconnected during the course of bidding; and/or
 - 9.1.6 Any other factor beyond Our control.
- 9.2 In any such case We shall not be held responsible or liable for any loss, cost, claim, demand or damage that You may incur as a result.

JANUARY 2018

Pre/Post Auction Offer

If you wish to make an offer on a property before the auction or for an unsold lot we must have the following details in order to advise our client.

All offers will be subject to contract

An offer in this format is taken on the basis that you will be entering into a legally binding contract should it be accepted. Only unconditional offers will be considered and if accepted you will be expected to attend our offices in order to:

1. Sign and exchange the auction contract
2. Pay the 10% deposit
3. Pay the £600 auction administration fee
4. Agree to complete the transaction within the time specified in the contract
5. Provide proof of identity as specified in the auction catalogue

An offer should not be made unless you have inspected the property (where possible) and viewed the online legal pack if available at the time. You may also wish to take independent advice from your solicitor/conveyancer and be aware that the legal pack may include additional costs. Only unconditional offers will be recommended and if the purchase is subject to finance and/or survey you must specify below

The information we require is as follows:

Property address

Purchaser's full name

Company name if appropriate

Address

(this must coincide with your ID documents)

Have you bought from us before?

☐ Yes ☐ No

Contact numbers

Email address

Your solicitor

Have you inspected the property internally?

☐ Yes ☐ No

Have you viewed the legal pack?

☐ Yes ☐ No

Your offer is

£

Is the offer subject to obtaining a mortgage?

☐ Yes ☐ No

Date

Mark Jenkinson & son

ESTABLISHED 1877

INDEPENDENT PROPERTY PROFESSIONALS

Chartered Surveyors, Valuers and Auctioneers



Charles Duncan • Janet Hough • Mohammed Mahroof • Philip Dorman • Simon Wortley
John Dawes • Nick Wilson • Adrian Little • Ed Pawley • Jake Bond



COMMERCIAL

Disposal and acquisitions of all types of office, industrial, retail and investment properties.

commercial@markjenkinson.co.uk



SURVEYS & VALUATIONS

Reports, surveys, valuations and appraisals for all types of residential and commercial properties.

surveys@markjenkinson.co.uk



LAND & DEVELOPMENT

Site appraisals and assembly, planning guidance, design/layout, specialist reports, sales by private treaty, tender and auction.

land@markjenkinson.co.uk



HEALTHCARE

Covering the Midlands and North of England. Valuation of GP surgery, pharmacy and dental premises for PP & SI.

medicals@markjenkinson.co.uk



AUCTIONS

Leading regional auctioneers with regular sales on behalf of all types of private and institutional clients.

auctions@markjenkinson.co.uk



PUBLIC SECTOR SERVICES

Property consultancy, asset management/ estates strategies, urban regeneration and community buildings strategies.

publicsector@markjenkinson.co.uk

SHEFFIELD 0114 276 0151

8 Norfolk Row, Sheffield S1 2PA

www.markjenkinson.co.uk

CHESTERFIELD 01246 267 565

Dunston Innovation Centre, Chesterfield S41 8NG



RICS®

the mark of
property
professionalism
worldwide