



AUCTIONS

BIGWOOD WEST MIDLANDS CATALOGUE



BIRMINGHAM AUCTION

**Thursday
14th February 2019
at 11.30am**

Aston Villa FC
Holte Suite
Birmingham
B6 6HE

0121 233 5046

www.sdlauctions.co.uk

AUCTION VENUE

BIRMINGHAM

**Thursday
14th February
2019**

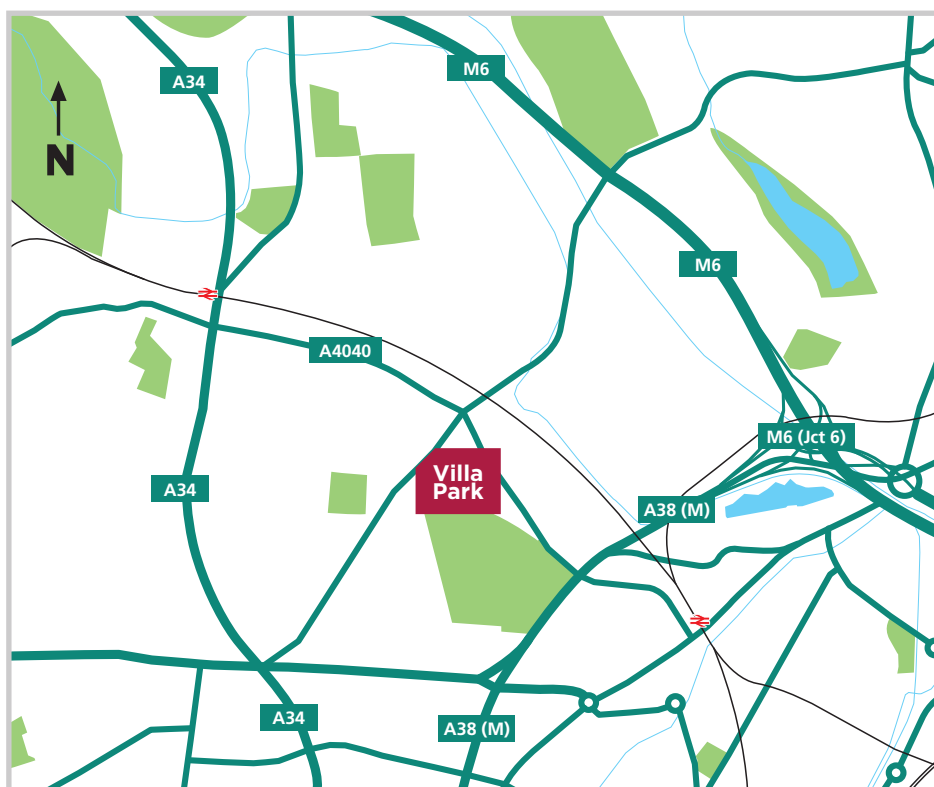
**Aston Villa, Holte Suite,
Birmingham B6 6HE**

Registration desk opens
at 10.30am

Auction commences
at 11.30am

66 lots

Pages 15 - 63



Our 2019 calendar is now confirmed
and it features

40 auctions

with more to be announced
throughout the year.

SDL AUCTIONS

www.sdlauctions.co.uk

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

MESSAGE FROM THE AUCTIONEER

Andrew Parker

Managing Director & Auctioneer at
SDL Auctions



Welcome to our first Birmingham auction catalogue of 2019!

After a successful 2018, winning the Birmingham Post's Company of the Year award and raising over £100m in sales in the region, we would like to thank you all for the support and we look forward to working with you all for another successful year!

We're back at Villa Park for our first of seven auctions this year on Thursday 14th February and we're expecting a busy day. We have 66 residential and commercial lots going under the hammer in the auction room, plus from page 65 you'll find dozens of lots being offered via our online auctions.

With a range of properties, including investment lots, development opportunities and commercial units, there is something for everyone.

214 Hamstead Road in Handsworth (LOT 5), is a vacant seven bedroomed property that has been subjected to fire damage and is in a very poor state and condition. Ideal for someone looking for a complete renovation project, this property comes with a *guide price of £60,000+ (plus fees).

A property in need of modernisation comes at **129 Coronation Road, Wednesbury (LOT 7)**. A three bedroomed semi-detached property standing back from the road behind a fore garden, with gas central heating. With a guide price of £75,000+ (plus fees), this property could make an ideal family home.

If you're an investor looking to add to your portfolio, **28 and 30 Victoria Road in Tamworth (LOT 26)** could be for you. A unique property situated in the town centre, was formerly used as a children's nursery and benefits from approved planning consent for the conversion of two HMO's. With huge development and investment potential, the properties come with a guide price of £400,000+ (plus fees).

53 Wilton Road in Erdington (LOT 63), is a two bedroomed mid-terrace house which occupies a convenient central location and is close to transport links with easy access into Birmingham city centre and local amenities. The property comes with a guide price of £91,000+ (plus fees).

A star lot in the auction is **Olton Wharf, Richmond Road in Solihull (LOT 51)**. A spectacular new development with a range of nine apartments, close to a wide range of local amenities and within easy access of the city centre. A great investment opportunity with the full rental income totalling £75,000 per annum. The property has a guide price of £700,000+ (plus fees).

Amongst the commercial properties set to go under the hammer is, **209 Princess Parade, High Street, Birmingham (LOT 29)**. A three storey mid-terrace retail unit located in a highly prominent position along the Princess parade. The property comes with a guide price of £155,000+ (plus fees) and offers the potential for conversion into residential use subject to obtaining the relevant planning consents.

231 Cannock Road in Cannock (LOT 38), is a freehold mixed use investment opportunity comprising a ground floor retail shop and one bedroomed self-contained flat to the first floor. With a current rental income of £9,720 per annum, the property has a guide price of £78,000+ (plus fees).

If you're interested in any of the lots in this catalogue, please visit our website to download the legal packs and view further property details. If you're not able to make it to the auction room then you can submit a Proxy, Telephone and Online Bidding Form – found on page 95 of this catalogue – or you can watch the auction live from our website.

We're already looking ahead to our next Birmingham auction on Thursday 21st March so if you'd like to arrange a free no obligation appraisal see our team in the auction room or call us on 0121 233 5046.

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

SDL AUCTIONS

BIRMINGHAM POST
Business Awards
2018

COMPANY
OF THE YEAR
WINNER

MEET THE BIRMINGHAM TEAM



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IMPORTANT NOTICES TO BE READ BY ALL READERS

BUYING AT AUCTION

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

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

not guaranteed. All Ordnance Survey maps are reproduced with the sanction of the Controller of HM Stationery Office (Crown Copyright Reserved Licence No. LIG0183).

19. If the purchaser wishes to complete earlier than the proposed completion date (granted prior agreement with the Vendor), then we strongly recommend that the deposit is paid by cleared funds e.g. Banker's Draft, Building Society Draft or Debit Card. The purchaser must notify the Auctioneer as early as possible of their intention to complete early in order that arrangements can be made to transfer the deposit monies held. The Auctioneers also reserve the right to pass on any charges levied from the bank to the purchaser for early transfer of monies.
20. Offers - We will not forward any offer to our Vendors, unless the offer is above the guide price and prospective purchasers have viewed the property (where applicable) and have perused the legal pack.

PROPERTY INSURANCE

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

DEFINITION OF GUIDE PRICES

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

AUCTION FEES

The purchase of any property may include associated fees not listed in this catalogue. Any additional fees will be confirmed in the legal pack which can be downloaded from our website, www.sdlauctions.co.uk or to find out more about any additional fees associated with any property please call SDL Auctions Bigwood on 0121 233 5046. Stamp Duty, Land Tax or Land and Buildings Transaction Tax may also apply in some circumstances. These costs will not be confirmed in the legal pack, it is up to the bidder to make their own enquiries via www.gov.uk/stamp-duty-land-tax or www.revenue.scot/land-buildings-transaction-tax.

DEFINITION OF RESERVE PRICE

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

CONDITION OF SALE

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

PROPERTY MISREPRESENTATION

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

FREQUENTLY ASKED QUESTIONS

Q. WHAT ORDER WILL THE LOTS BE OFFERED IN?

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

Q. CAN I VIEW THE PROPERTIES BEFORE THE AUCTION?

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

Q. WHAT IS A RESERVE PRICE?

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

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

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

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

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

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

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

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

A. Normally 10% of the purchase price for an unconditional sale, however we do recommend checking the legal pack to confirm this as some lots vary. If the property is sold via the unconditional reservation fee method then a 5% deposit is payable. The deposits are subject to a minimum fee of £5,000.

Q. HOW IS THE DEPOSIT PAYABLE?

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

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

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

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

A. The normal completion period is 20 business days after the sale, although you should inspect the legal pack to confirm this as some lots vary.

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

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

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

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

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

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

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

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

Q. HOW CAN I MAKE THIS OFFER?

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

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

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

Q. DO SOME LOTS NOT SELL?

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

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

A. A buyers administration fee of £1074 inc

VAT (see Important Notices in the catalogue) is payable on exchange to SDL Auctions if the lot is sold unconditionally. If a property is an unconditional reservation fee lot or conditional reservation fee lot then a reservation fee of 4.8% inc VAT or 4.2% inc VAT in London, (subject to a minimum fee of £6000 inc VAT) is payable (unless stated otherwise). The reservation fee does not contribute towards the purchase price. Any further additional costs, which are payable in addition to the purchase price will be included within the Special Conditions that are attached to the Contract. Therefore all prospective purchasers must inspect the legal packs and we strongly advise that all prospective purchasers request a legal representative to go through the pack for every lot that you may wish to bid on, in order to be made fully aware of any additional costs, if applicable.

Q. WHY IS A RESERVATION FEE PAYABLE ON SOME LOTS?

A. A buyers reservation fee is payable by the buyer where a seller has opted to sell with no fees. However, as a result, a lower reserve price is usually agreed. The reservation fee does not contribute toward the purchase price. A buyers administration fee is not payable on these lots.

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

A. Yes, firstly you will lose your deposit and admin fee, furthermore the Vendor may sue you for the balance owed and any further losses caused.

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

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

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

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

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

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

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

PROOF OF IDENTITY & ADDRESS

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

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

PHOTOGRAPHIC ID

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

EVIDENCE OF ADDRESS

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

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

WHAT ELSE DO I NEED TO BRING...

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

REGISTRATION OF BIDDERS

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

BIDDERS NO:

BIDDER DETAILS

Title:

First Name: **Surname:**

Company:

Address:

Postcode: **Telephone:**

Email:

BUYERS DETAILS

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

Title:

First Name: **Surname:**

Company:

Address:

Postcode: **Telephone:**

Email:

MEANS OF IDENTIFICATION

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

Passport: ☐ **Driving Licence:** ☐ **Bank Statement:** ☐ **Utility Bill:** ☐

Other:

MEANS OF DEPOSIT PAYMENT

Bank/Building Society Draft: ☐ **Debit Card:** ☐

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

Privacy Notice: SDL Auctions Registration of Bidders

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

SIGNATURE: _____ **DATE:** _____

We asked our auctions team to tell us their favourite things in the WEST MIDLANDS



I like Birmingham's architecture, its vibrancy and ambition, diversity and culture make for a great place to work, shop and entertain.

Andrew Parker, Auctioneer & Managing Director



My favourite thing about Birmingham is the shopping! There is so much choice to choose from - I'm literally in shopping heaven.

Rachael Parker, Property Manager



There are so many favourite things to choose from. I love our street food scene. Our famous Balti Triangle boasts more Michelin-starred restaurants than any English city outside of London.

Kate Hutton, Corporate Account Manager



Birmingham is such a vibrant and cosmopolitan city! It's great for shopping and restaurants, cafes and bars. There's lots of opportunities, investments and potential growth in the region.

Vejay Pal, senior valuer



I have to admit that my favourite place is my local pub. It's called Scruffy Murphys. It's full of friendly people, great music and a buzzing atmosphere. It's a fantastic night out!

Natasha Batik, Auction Administrator



My favourite thing about the West Midlands and Birmingham are the old buildings and the architecture that are often ignored as people just don't look up!

Deanne Payne, Auction Administrator



I like the diversity of the West Midlands. There are lots of new bars, restaurants and shopping mixed with the old traditions of the Black Country and its industry. Also Stratford, Leamington and Warwick are very picturesque with lots of old country Inns and cottages to unwind and relax on a long weekend - the 1940's cafe in Stratford is great!

Jim Demitriou, Valuer

ORDER OF SALE

LOT 1.	Former Community Centre, Melvina Road, Birmingham	in excess of £450,000
LOT 2.	Former Eli Fletcher Sons of Rest, 85 Oak Road, West Bromwich	£80,000+
LOT 3.	19-20 Middleway Green, Bilston	£190,000+
LOT 4.	Merridale Cemetery Lodge, 56 Jeffcock Road, Bradmore, Wolverhampton	£210,000+
LOT 5.	214 Hamstead Road, Handsworth Wood, Birmingham	£60,000+
LOT 6.	238 Birdbrook Road, Great Barr, Birmingham	£25,000 - £30,000
LOT 7.	129 Coronation Road, Wednesbury	£75,000+
LOT 8.	116 Willenhall Street, Wednesbury	£80,000+
LOT 9.	44 Hawbush Road, Walsall	£69,000+
LOT 9A.	Former Windmill Centre, 54 Windmill Lane, Wolverhampton	£450,000+
LOT 10.	104 Coalway Road, Walsall	£50,000+
LOT 11.	12 Weyhill Close, Wolverhampton	£30,000+
LOT 12.	66 Essex Avenue, West Bromwich	£110,000+
LOT 13.	153 Turnberry Road, Great Barr, Birmingham	£140,000+
LOT 14.	14 Uffculme Road, Birmingham	£150,000+
LOT 15.	Flat 6, 78 Persehouse Street, Walsall	£30,000+
LOT 16.	448 Gillott Road, Edgbaston, Birmingham	£275,000+
LOT 17.	35 St. Marys Road, Smethwick	£90,000+

LOT 18.	78 Greenbank Road, Stoke-On-Trent	£59,000+
LOT 19.	3 Lammermoor Avenue, Great Barr, Birmingham	£110,000+
LOT 20.	211 George Road, Erdington, Birmingham, West Midlands	£155,000+
LOT 21.	23 Prospect Road, Gornal Wood	£90,000+
LOT 22.	Building plots at Norval Road, South Littleton, Evesham, Worcestershire	£125,000+
LOT 23.	64 Stavely Street, Doncaster	£32,000+
LOT 24.	Land at The Priory, Abbots Road, Leek, Staffordshire	£60,000
LOT 25.	The Former Old New Inn, 17 High Street, Brierley Hill	£75,000+
LOT 26.	28 & 30 Victoria Road, Tamworth, Staffordshire	£395,000+
LOT 27.	247 - 249 Worcester Road, Malvern	£375,000 - £385,000
LOT 28.	20 High Street, Bromyard, Herefordshire	£75,000+
LOT 29.	209 Princess Parade, High Street, Birmingham	£155,000+
LOT 30.	9 York Avenue, Willenhall	£85,000+
LOT 31.	Flat 2, 64 Ebury Road, Nottingham	£45,000+
LOT 32.	169 Greenlawns, St. Marks Road, Tipton	£18,000+
LOT 33.	62 Parkes Street, Willenhall	£80,000+
LOT 34.	21 St Matthews Road, Smethwick, West Midlands	£225,000+

ORDER OF SALE

LOT 35.	497 Hagley Road, Smethwick	£235,000 - £245,000	LOT 51.	Olton Wharf, Richmond Road, Olton, Solihull	£700,000+
LOT 36.	Land Adjoining the Golden Cross, Unicorn Hill, Redditch, Worcestershire	£155,000	LOT 52.	4 Cranes Park Road, Birmingham	£165,000 - £175,000
LOT 37.	Land adjoining the Drum & Monkey, Castle Gresley, Swadlincote	£40,000	LOT 53.	21 Louise Street, Gornal Wood	£135,000+
LOT 38.	231 Cannock Road, Cannock, Staffordshire	£78,000+	LOT 54.	19 Louise Street, Gornal Wood	£90,000+
LOT 39.	Land between 75 - 85 High Street, Brownhills, Walsall	£90,000+	LOT 55.	13 Greswold Road, Birmingham	£95,000+
LOT 40.	3 Tenlands Road, Halesowen	£180,000+	LOT 56.	6 Regal Court, Park Avenue, Whitchurch	£55,000+
LOT 41.	21 Cobham Road, Kidderminster, Worcestershire	£68,000+	LOT 57.	6 Somerville Court, Braemar Road, Sutton Coldfield	£60,000+
LOT 42.	Flat 14, 118A Headly House, Holyhead Road, Coventry	£115,000+	LOT 58.	2 Barnard Road, Sutton Coldfield	£430,000+
LOT 43.	Apartments 13-19 St. Georges Mill, 13 Humberstone Road, Leicester	£575,000+	LOT 59.	60 Lyttelton Road, Stechford, Birmingham	£185,000+
LOT 44.	44 Clay Lane, Oldbury	£100,000+	LOT 60.	84 Spouthouse Lane, Birmingham	£125,000+
LOT 45.	15 Pretoria Street, Hull	£33,000+	LOT 61.	266 Newton Road, Great Barr, Birmingham	£150,000+
LOT 46.	4 Petch Street, Stockton on Tees	£45,000+	LOT 62.	Yew Tree Cottage, Newlands Road, Baddesley Ensor, Atherstone	£47,500+
LOT 47.	37a, 37b, 37c Front Street West, Wingate, County Durham	£38,000+	LOT 63.	53 Wilton Road, Erdington, Birmingham	£91,000+
LOT 48.	129 Green Lanes, Bilston	£185,000+	LOT 64.	270A Soho Road, Birmingham	£410,000+
LOT 49.	Land off Rowney Croft, Hall Green, Birmingham	£10,000	LOT 65.	31 Eastleigh Croft, Walmley, Sutton Coldfield	£182,000+
LOT 50.	75A High Street, Harborne, Birmingham	£80,000+			

UNCONDITIONAL & CONDITIONAL AUCTIONS EXPLAINED

All lots will be sold as unconditional lots unless otherwise stated within the lot description

UNCONDITIONAL

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

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

Please note all lots in this catalogue are being sold subject to unconditional terms unless otherwise stated.

UNCONDITIONAL RESERVATION FEE

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

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

CONDITIONAL RESERVATION FEE

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

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

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

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

Please note ALL fees and deposits are non-refundable



DEPOSITS

Important Information

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

Deposits can be paid by debit card or bankers draft.

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

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

NO LONGER ACCEPTING CHEQUES

All deposits must be paid by:-



**Bank/Building
Society Draft**



Debit Card

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

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

**All Birmingham City Council lots must still be paid
by Bankers Draft, the property cannot be sold to
you if you do not have this with you at the auction.**

www.sdlauctions.co.uk

A GUIDE TO ADDITIONAL FEES

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

BUYERS ADMINISTRATION FEE

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

ADDITIONAL FEES, COSTS AND CHARGES

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

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

FOR FURTHER INFORMATION

If you have any questions about a lot you would like to bid on, please contact the team on

Birmingham: 0121 233 5046 birmingham@sdlauctions.co.uk



A FREEHOLD FORMER COMMUNITY CENTRE AND ANCILLARY LAND.

PROPERTY DESCRIPTION:

A two storey former community centre and nursery with ancillary land offering amenity space and off road parking for some 30 plus vehicles. The property has a GIA of 1,276 sq m (13,735 sq ft) or thereabouts.

ACCOMMODATION:

Ground Floor: Entrance hall, store, three wcs, three offices, hall, sports hall, catering kitchen, two refectorys, class room, offices, store, basement, former nursery, play area, office, kitchen, wc, boiler room & store, second playroom, store, kitchen.

First Floor: Landing, four classrooms, two offices, store, wc.

Outside: Communal grounds and parking.

ENERGY EFFICIENCY RATING: C

SITE AREA:

We understand the site extends to some 3,653 sq m (4369 sq yards) or thereabouts.

PLANNING:

The property may be suitable for a variety of uses including residential, religious or educational subject to obtaining the necessary planning consents. All initial enquiries can be made to Robert King 0121 303 4775, Stephen Manners 0121 303 4775 or Neil Middenas 0121 303 3958 at Birmingham City Council.

TENURE:

We understand that the property is freehold and being sold subject to all rights of way whether documented or otherwise across the land. Purchasers are advised that the seller will be reserving full rights of egress/regress together with the benefit of service connections in and across the land coloured in brown on the sale plan for the benefit of itself and occupiers of its adjoining land. Vacant possession will be given upon completion.

AUCTIONEERS NOTE:

1. Please note that no offers will be accepted prior or post to the Auction.
2. **The property will be sold on the understanding that the 10% deposit must be paid by a Banker's Draft made payable to SDL Auctions Ltd. No other means of payment will be accepted and failure to do so will result in the property being re-offered for sale.**
3. In addition to the purchase price, the purchaser will be required to pay the Council's professional fees of £2,250.

***GUIDE PRICE in excess of £450,000 (plus fees)**



For identification purposes only. Not to scale.

VIEWINGS:

The property will be available to view at the following times:

- 24th January: 10:30 to 11:30 am
- 29th January: 10:30 to 11:30 am
- 31st January: 10:30 to 11:30 am
- 5th February: 10:30 to 11:30 am
- 7th February: 10:30 to 11:30 am
- 11th February: 10:30 to 11:30 am





A FORMER COMMUNITY CENTRE FOR RESIDENTIAL REDEVELOPMENT

PROPERTY DESCRIPTION:

A detached former day centre fronting Oak Road and situated within half a mile of West Bromwich town centre with bus and metro links to Wolverhampton and Birmingham.

ACCOMMODATION:

Ground Floor: Entrance lobby, female wc, male wc, kitchen, main hall, small hall, boiler room, three store rooms.

TENURE: We understand that the property is Freehold and vacant possession will be given upon completion. The contract will contain a user restriction limiting the use for residential purposes only.

PLANNING: The site is only considered suitable for development within planning Use Class C3 (dwelling houses) which would require planning permission as a change of use. Sandwell Metropolitan Borough Council have issued a planning statement which suggests that the site may accommodate, subject to obtaining the requisite planning permission, two large detached or two semi-detached dwellings. The planning statement can be inspected either online within the legal pack or alternatively at the Auctioneers offices. It must be emphasised however that these schemes are only indicative and other options in accordance with the design principles would be considered on their merits. For any planning enquiries please contact Ceri Phillips at Sandwell Metropolitan Borough Council on 0121 569 4128.

SERVICES: Mains services are understood to be available in the vicinity of the property, but prospective purchasers should make their own independent enquiries as to the suitability of services for their particular requirements.

PLANS: Any plans provided with these particulars are for identification purposes only and their accuracy is not guaranteed.

ENERGY EFFICIENCY RATING: Awaited

***GUIDE PRICE £80,000+ (plus fees)**



GROUND CONDITIONS & CONTAMINATION

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

AUCTIONEERS NOTES:

1. No offers will be accepted prior to the Auction.
2. The property is to be used for no other use other than Use Class C3 (dwelling houses). See Legal Pack for further details.
3. In addition to the purchase price the purchaser will be required to pay the Council's legal fees. (Please refer to the Legal Pack for further details).

VIEWINGS: The property will be available to view at the following times:

29th January: 12.30 - 1.30pm

31st January: 12.30 - 1.30pm

5th February: 12.30 - 1.30pm

7th February: 12.30 - 1.30pm

11th February: 12.30 - 1.30pm

LOT OFFERED ON BEHALF OF:



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*Other fees and charges apply and are variable based on the loan amount.
0.49% pm is applicable for the duration of the loan. 12 months as standard.
No exit fee applies. Standard construction only. 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.

together.



A PAIR OF EXTENDED SEMI DETACHED PROPERTIES

PROPERTY DESCRIPTION:

A pair of freehold properties previously used as YWCA offices which benefit from planning permission for residential use (Use Class C3) conversion to two single dwellings. The property has the benefit of gas central heating and the majority of the property is double glazed.

ACCOMMODATION:

19 Middleway Green Ground Floor: Office, hall, large office, rear hall, single storey L-shaped extension, wc.

First Floor: Landing, four rooms, wc.

20 Middleway Green Ground Floor: Hall, disabled wc, office, further hallway, staff room/kitchen.

First Floor: Landing, four rooms, wc.

Outside: Tarmacadamed front and side gardens. 19 Middleway Green has gated side driveway to garden. 20 Middleway Green has side gated entry and garden.



AUCTIONEERS NOTE: In addition to the purchase price the purchaser will be required to pay the Council's professional fees of 1% plus VAT of the purchase price.

ENERGY EFFICIENCY RATING: D

TENURE: Freehold

VACANT POSSESSION UPON COMPLETION

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

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

**CITY OF
WOLVERHAMPTON
COUNCIL**

**SUBSTANTIAL PERIOD DETACHED PROPERTY WITH POTENTIAL FOR RESIDENTIAL USE (STPC).****PROPERTY DESCRIPTION:**

A unique opportunity to acquire this substantial detached period dwelling, which offers potential for conversion to a substantial five bedroomed residential property with extensive garden to rear with development potential subject to obtaining the appropriate planning consents. The property has gas central heating and double glazing.

ACCOMMODATION:

Ground Floor: Entrance porch, hallway, inner hallway, wc, four rooms/offices, kitchen, access to cellar.

First Floor: Five rooms/offices, wc, kitchen.

Outside: Large rear garden.

ENERGY EFFICIENCY RATING: D**TENURE:** Freehold**VACANT POSSESSION UPON COMPLETION****AUCTIONEERS NOTE:**

In addition to the purchase price the purchaser will be required to pay the Councils professional fees of 1% of the purchase price.

VIEWING:

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



CITY OF
WOLVERHAMPTON
COUNCIL

***GUIDE PRICE £210,000+ (plus fees)**

LOT 5

214 HAMSTEAD ROAD, HANDSWORTH WOOD, BIRMINGHAM B20 2RE

A SUBSTANTIAL SEVEN BEDROOMED SEMI-DETACHED PROPERTY

PROPERTY DESCRIPTION:

A vacant seven bedroomed, three storey semi-detached residence situated in the highly regarded location of Handsworth Wood. The property has been subjected to fire damage and is in a very poor state of repair and condition. Please note no offers will be considered prior to the auction.

ACCOMMODATION:

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

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

First Floor: Four bedrooms, bathroom.

Second Floor: Three bedrooms, bathroom.

Outside: Large rear garden.

TENURE: Freehold

VACANT POSSESSION UPON COMPLETION

VIEWING:

External viewings only.

***GUIDE PRICE £60,000+ (plus fees)**



ADDITIONAL COSTS

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

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

SDL AUCTIONS

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LOT 6

238 BIRDBROOK ROAD, GREAT BARR, BIRMINGHAM B44 9TS

A VACANT FREEHOLD SEMI-DETACHED PROPERTY

PROPERTY DESCRIPTION:

A freehold two bedroomed semi-detached house set back from the road behind and a fore and side garden, with footpath approach. The property is in need of extensive modernisation and refurbishment throughout.

ACCOMMODATION:

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

First Floor: Landing, two bedrooms, bathroom.

Outside: Front, rear and side gardens.

ENERGY EFFICIENCY RATING: F

TENURE: Freehold **VACANT POSSESSION UPON COMPLETION**

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

***GUIDE PRICE £25,000 - £30,000 (plus fees)**



LOT 7

129 CORONATION ROAD, WEDNESBURY WS10 0TW

A VACANT FREEHOLD SEMI-DETACHED PROPERTY

PROPERTY DESCRIPTION:

The property benefits from having a gas fired central heating system and the majority of the windows are UPVC double glazed units.

ACCOMMODATION:

Ground Floor: Hall, two reception rooms, kitchen, rear lobby.

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

Outside: Gardens, shared driveway and rear garage.

ENERGY EFFICIENCY RATING: D

TENURE: Freehold

VACANT POSSESSION UPON COMPLETION

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

***GUIDE PRICE £75,000+ (plus fees)**



LOT 8

116 WILLENHALL STREET, WEDNESBURY WS10 8HW

RESIDENTIAL INVESTMENT OPPORTUNITY - A THREE BEDROOMED SEMI-DETACHED HOUSE. CURRENT RENTAL INCOME £7,200 PER ANNUM.

PROPERTY DESCRIPTION:

A three bedroomed semi-detached house currently let on an assured shorthold tenancy producing a rental income of £600 per calendar month, totaling £7,200 per annum. The property benefits from gas central heating and UPVC double glazing.

ACCOMMODATION:

Ground Floor: Lounge, kitchen, bathroom.

First Floor: Landing, three bedrooms.

Outside: Fore garden with off road parking for several vehicles. Rear garden.

ENERGY EFFICIENCY RATING: TBC

TENURE: Freehold **SUBJECT TO TENANCY**

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

***GUIDE PRICE £80,000+ (plus fees)**



LOT 9

44 HAWBUSH ROAD, WALSALL WS3 1AG

A FREEHOLD SEMI-DETACHED PROPERTY

PROPERTY DESCRIPTION:

A freehold three bedroomed semi-detached property set back from the road behind a fore-garden with driveway and off-road parking. The property has the benefit of gas fired central heating, and the majority of windows are UPVC double glazed.

ACCOMMODATION:

Ground Floor: Entrance porch, hall, under stairs utility store, lounge, kitchen, dining area, sitting room, rear lobby, wc, utility room.

First Floor: Landing, three bedrooms, bathroom.

Outside: Front garden, off road parking, rear garden.

ENERGY EFFICIENCY RATING: D

TENURE: Freehold

VACANT POSSESSION UPON COMPLETION

VIEWING:

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

***GUIDE PRICE £69,000+ (plus fees)**



LOT 9A

FORMER WINDMILL CENTRE, 54 WINDMILL LANE, WOLVERHAMPTON, WV3 8HG

A FREEHOLD VACANT DETACHED FORMER CHILDREN'S RESIDENTIAL CENTRE

PROPERTY DESCRIPTION:

A former children's residential centre, standing back from the road behind a fore garden with parking for some ten vehicles.

ACCOMMODATION:

Ground Floor: Porch entrance to hall, office, bathroom & wc, bedroom, computer room, play room, lounge, store room, dining room with serving hatch to kitchen and pantry. Rear access hall and laundry.

First Floor: Landing with access to fire escape, seven bedrooms, two bathrooms, two wc's and an office.

Outside: Front & rear gardens, play area, former double garage now utilitised as store rooms.

SITE AREA: We understand that the site extends to some 0.21 hectares (0.53 acres) or thereabouts.

PLANNING: The property may be suitable for continuance of its existing use or for a number of alternative uses, including that of residential development, subject to obtaining any necessary planning consents.

ENERGY EFFICIENCY RATING: C

TENURE: Freehold VACANT POSSESSION UPON COMPLETION

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

***GUIDE PRICE £450,000+ (plus fees)**



LOT 10

104 COALWAY ROAD, WALSALL WS3 2PS

THREE BEDROOMED MID-TERRACE HOUSE

PROPERTY DESCRIPTION:

Situated in a convenient location close to a range of amenities. Requiring some improvement. Ideal investment opportunity.

ACCOMMODATION:

Ground Floor: Porch, entrance hall, lounge, dining kitchen, pantry, rear entrance hall, cloakroom/wc.

First Floor: Landing, three bedrooms, shower room.

Outside: Lawned fore-garden, paved rear yard and garden with various sheds, large car port with gates vehicular access to a rear service road.

ENERGY EFFICIENCY RATING: D

TENURE: Freehold

VACANT POSSESSION UPON COMPLETION

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

***GUIDE PRICE £50,000+ (plus fees)**



LOT 11

12 WEYHILL CLOSE, WOLVERHAMPTON WV9 5RA

FIRST FLOOR STUDIO APARTMENT - SUITABLE INVESTMENT OR FIRST TIME PURCHASE

PROPERTY DESCRIPTION:

The property benefits from double glazing, central heating, communal parking and gardens.

ACCOMMODATION:

First Floor: Lounge/bedroom, kitchen, shower room, inner lobby.

ENERGY EFFICIENCY RATING: TBC

TENURE: Leasehold

VACANT POSSESSION UPON COMPLETION

VIEWING:

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

***GUIDE PRICE £30,000+ (plus fees)**



Any lots which don't sell in the auction room are marketed for a further 4 weeks after the auction.

Visit our website at
www.sdlauctions.co.uk
to view our unsold lots.

SDL AUCTIONS

LOT 12

66 ESSEX AVENUE, WEST BROMWICH B71 1HY

RESIDENTIAL INVESTMENT OPPORTUNITY - A THREE BEDROOMED SEMI-DETACHED PROPERTY. CURRENT RENTAL INCOME £8,400 PER ANNUM.

PROPERTY DESCRIPTION:

A three bedroomed semi-detached house situated within this popular residential location. The property occupies a large corner plot which may have development potential subject to the appropriate planning consents. It also has the benefit of being close to local amenities, schools and transport links. We believe the property is currently let on an Assured Shorthold Tenancy producing £700 pcm (£8,400 per annum). Superb investment opportunity.

ACCOMMODATION:

Ground Floor: Entrance hall, lounge, dining room, kitchen, utility room, cloakroom, conservatory.

First Floor: Three bedrooms, bathroom.

Outside: Extensive plot. Garage to the side of the property.

ENERGY EFFICIENCY RATING: D

TENURE: Freehold

SUBJECT TO TENANCY

VIEWING:

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

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



LOT 13

153 TURNBERRY ROAD, GREAT BARR, BIRMINGHAM B42 2HS

A THREE BEDROOMED SEMI-DETACHED HOUSE

PROPERTY DESCRIPTION:

A traditional three bedroomed semi-detached family home situated in a convenient residential location, close to all local amenities including schools and excellent transport links.

ACCOMMODATION:

Ground Floor: Hallway, through lounge, kitchen, bathroom.

First Floor: Three bedrooms, shower room.

Outside: Driveway providing off road parking, spacious rear garden.

ENERGY EFFICIENCY RATING: E

TENURE: Freehold

VACANT POSSESSION UPON COMPLETION

VIEWING:

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

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



LOT 14

14 UFFCULME ROAD, BIRMINGHAM B30 2TR

A FREEHOLD VACANT THREE BEDROOMED SEMI-DETACHED HOUSE

PROPERTY DESCRIPTION:

A three bedroomed semi-detached house situated within this highly popular residential location close to a wide range of amenities, local schools, Highbury Park and Kings Heath High Street. The property requires full upgrading, modernisation and improvement, however benefits from partial double glazing and gas central heating.

ACCOMMODATION:

Ground Floor: Entrance porch, lounge, sitting room, kitchen, walk-in shower room, lean-to conservatory.

First Floor: Three bedrooms.

Outside: Off road parking, garage, sizeable rear garden.

ENERGY EFFICIENCY RATING: TBC

TENURE: Freehold

VACANT POSSESSION UPON COMPLETION

VIEWING:

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



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

LOT 15

FLAT 6, 78 PERSEHOUSE STREET, WALSALL WS1 2AR

A LEASEHOLD RESIDENTIAL INVESTMENT PROPERTY - CURRENT GROSS INCOME: £4,500 PA

PROPERTY DESCRIPTION:

A one bedroomed self-contained apartment, which is set back from the road behind a fore-garden with footpath approach. The property is let on an Assured Shorthold Tenancy from 26th July 2018 to the 28th April 2019, producing £375 pcm (£4,500 per annum).

ACCOMMODATION:

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

Ground Floor: Common entrance hall with stairs to second floor.

Second Floor: Lounge/ kitchenette, bedroom, shower room/wc.

ENERGY EFFICIENCY RATING: F

TENURE: Leasehold

SUBJECT TO TENANCY

VIEWING:

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



***GUIDE PRICE £30,000+ (plus fees)**

LOT 16

448 GILLOTT ROAD, EDGBASTON, BIRMINGHAM B16 9LR

AN EXCELLENT INVESTMENT OPPORTUNITY TO ACQUIRE AN END-TERRACE PROPERTY WHICH HAS BEEN FULLY REFURBISHED TO A HIGH STANDARD AND OFFERS SIX EN-SUITE ROOMS.

PROPERTY DESCRIPTION:

The property is set over three floors and is conveniently located in the highly regarded location of Edgbaston, situated within close proximity to Hagley Road, within easy reach of the city centre and public transport links. The property benefits from a spacious kitchen to the ground floor, gas central heating and double glazing. Fully integrated fire/smoke alarm system with control panel and emergency exit lights throughout the property. Independent electrical meters, independent fuse boxes and intercoms per room. We have been informed by the vendor that the property has previously generated £30k per annum on a single AST.

ACCOMMODATION:

Ground Floor: Entrance porch, entrance hallway, two en-suite rooms, spacious kitchen, utility room, downstairs wc, access to cellar.

First Floor: Landing, three en-suite rooms.

Second Floor: One en-suite room with scope to build another room in to the attic eaves.

Outside: Rear courtyard style garden.

ENERGY EFFICIENCY RATING: E

TENURE: Freehold **VACANT POSSESSION UPON COMPLETION**

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

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



NO LONGER ACCEPTING CHEQUES

All deposits must be paid by:-



Bank/Building
Society Draft



Debit Card

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

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

All Birmingham City Council lots must still be paid by Bankers Draft, the property
cannot be sold to you if you do not have this with you at the auction.

SDL AUCTIONS

www.sdlauctions.co.uk

LOT 17

35 ST. MARYS ROAD, SMETHWICK B67 5DH

TRADITIONAL TWO DOUBLE BEDROOMED MID-TERRACED HOUSE REQUIRING UPGRADING

PROPERTY DESCRIPTION:

A traditional vacant two double bedroomed mid-terraced house, being conveniently situated close to local amenities and bus stops. The property requires upgrading, however benefits from UPVC double glazing.

ACCOMMODATION:

Ground Floor: Entrance porch, lounge, sitting room, rear lobby, bathroom.

First Floor: Two double bedrooms.

Outside: Enclosed rear garden.

ENERGY EFFICIENCY RATING: TBC

TENURE: Freehold

VACANT POSSESSION UPON COMPLETION

VIEWING:

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



***GUIDE PRICE £90,000+ (plus fees)**

LEGAL PACKS

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

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

They are also available to read in the auction room.

SDL AUCTIONS

www.sdlauctions.co.uk

LOT 18

78 GREENBANK ROAD, STOKE-ON-TRENT ST6 7EY

A VACANT FREEHOLD SEMI-DETACHED PROPERTY

PROPERTY DESCRIPTION:

Set back from the road behind a fore-garden with ample space for off-road parking. The property has the benefit of being mostly UPVC double glazed but does require further modernisation.

ACCOMMODATION:

Ground Floor: Entrance hall, lounge, dining kitchen

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

Outside: Front and rear garden with off-road parking.

ENERGY EFFICIENCY RATING: E

TENURE: Freehold

VACANT POSSESSION UPON COMPLETION

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

***GUIDE PRICE £60,000+ (plus fees)**



LOT 19

3 LAMMERMOOR AVENUE, GREAT BARR, BIRMINGHAM B43 6ET

A FREEHOLD VACANT TWO BEDROOMED SEMI-DETACHED BUNGALOW

PROPERTY DESCRIPTION:

A two bedroomed semi-detached bungalow situated within this much sought after location of Great Barr. The property requires upgrading and improvement however benefits from gas central heating.

ACCOMMODATION:

Ground Floor: Hallway, lounge, sitting room, kitchen, bathroom, separate wc, two bedrooms.

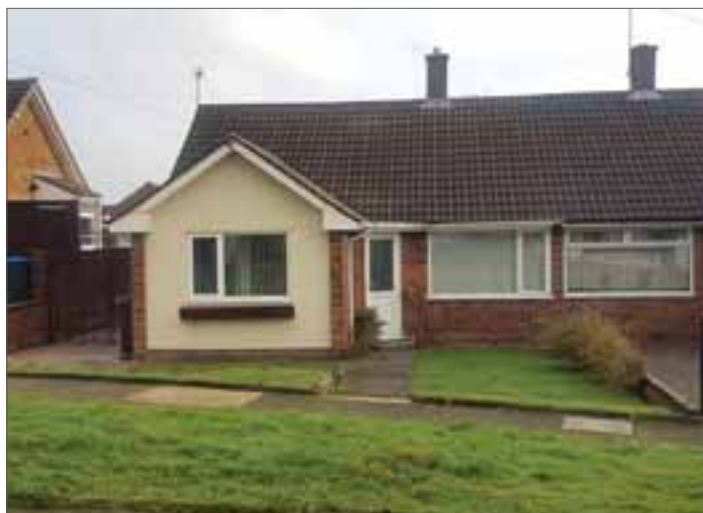
Outside: Driveway, garage, front and rear gardens.

ENERGY EFFICIENCY RATING: TBC

TENURE: Freehold **VACANT POSSESSION UPON COMPLETION**

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

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



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LOT 20

211 GEORGE ROAD, ERDINGTON, BIRMINGHAM B23 7SD

A FREEHOLD VACANT FOUR BEDROOMED MID-TERRACE HOUSE

PROPERTY DESCRIPTION:

A deceptively spacious four bedroomed mid-terrace house situated in one of the most sought after areas in Erdington facing Brookvale Lake. An ideal purchase for a first time buyer or investor with great potential for excellent capital returns.

ACCOMMODATION:

Ground Floor: Entrance hall, front reception room, living room, kitchen, bathroom.

First Floor: Landing, four bedrooms, bathroom.

Outside: Front and rear gardens.

ENERGY EFFICIENCY RATING: G

TENURE: Freehold

VACANT POSSESSION UPON COMPLETION

VIEWING:

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



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

LOT 21

23 PROSPECT ROAD, GORNAL WOOD, DUDLEY DY3 2TP

AN EXTENDED TWO BEDROOMED SEMI-DETACHED RESIDENTIAL INVESTMENT LOCATED WITHIN GORNAL WOOD

PROPERTY DESCRIPTION:

Finished to a reasonable standard with a side extension situated on a good size plot. Currently let on a twelve month Assured Shorthold Tenancy agreement commencing 14/01/2019 with an income of £525 per calendar month.

ACCOMMODATION:

Ground Floor: Kitchen, two reception rooms, bathroom.

First Floor: Landing, two bedrooms, box room.

Outside: Good size front garden, side garden.

ENERGY EFFICIENCY RATING: E

TENURE:

We understand the property is freehold, subject to the following tenancy. Currently let on a twelve month Assured Shorthold Tenancy agreement commencing 14/01/2019 with an income of £525 per calendar month.

VIEWING:

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



For identification purposes only. Not to scale.

***GUIDE PRICE £90,000+ (plus fees)**



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RESIDENTIAL DEVELOPMENT OPPORTUNITY

PROPERTY DESCRIPTION:

A superb development opportunity for the erection of four semi-detached houses, comprising two x 3 beds and two x 2 beds, with a Gross Development Value of £930k once built (2x £215k and 2x £250k). The plots are set in the popular village location of South Littleton on the Warwickshire/Worcestershire Border. South Littleton boasts a wide range of local amenities and primary school, incredibly close to the peaceful countryside. An excellent investment purchase.

PLANNING DETAILS:

Full planning permission has been approved by Wychavon District Council dated 18 January 2019 for the erection of four dwellings. Planning Reference 18/01999/FUL.

TENURE: Freehold

VACANT POSSESSION UPON COMPLETION

VIEWING:

Direct on site or enquiries to the Auctioneers - 0121 233 5046.

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



For identification purposes only. Not to scale.



For identification purposes only. Not to scale.

LOT 23

64 STAVELY STREET, DONCASTER DN12 1BP

A THREE BEDROOMED MID-TERRACED PROPERTY CURRENTLY LET PRODUCING £95.00 PER WEEK

PROPERTY DESCRIPTION:

The property is situated within a popular location close to shops, schools and other amenities and giving easy access to the motorway network.

ACCOMMODATION:

Ground Floor: Entrance hall, kitchen, two reception rooms, bathroom.

First Floor: Three bedrooms.

Outside: Small walled garden to the front and enclosed rear garden.

ENERGY EFFICIENCY RATING: E

TENURE: Freehold **SUBJECT TO TENANCY**

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



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**A FREEHOLD PARCEL OF LAND WITH OUTLINE PLANNING
PERMISSION FOR THE ERECTION OF 2 NO HOUSES**

PROPERTY DESCRIPTION:

The site comprises a parcel of land adjacent to the Priory Public House for which outline planning permission has been granted for the erection of two No houses

LOCATION:

The property is situated fronting onto Abbots Road adjacent to the Priory Public House about 0.75 miles from Leek town centre.

TENURE:

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

TOWN PLANNING

We understand that Outline Planning Permission for 'outline planning application with some matters reserved for construction of 2No. houses' was granted on appeal (Ref APP/B3438/W/17/3178673), further to the previous refusal of Planning Application (ref SMD/2016/0706), on 20th December 2017 subject to conditions.

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

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

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

SERVICES:

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

GROUND CONDITIONS & CONTAMINATION:

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

PLANS & AERIAL PHOTOGRAPHS:

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

VALUE ADDED TAX:

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

VIEWINGS:

External Viewings Only

***GUIDE PRICE £60,000 (plus fees)**

LOT 25

THE FORMER OLD NEW INN, 17 HIGH ST, BRIERLEY HILL, DUDLEY DY5 3AB

A FREEHOLD FORMER PUBLIC HOUSE LOCATED IN A PRIME POSITION ALONG HIGH STREET, BRIERLEY HILL WITH SCOPE FOR REDEVELOPMENT TO RESIDENTIAL, SUBJECT TO OBTAINING THE APPROPRIATE PLANNING PERMISSIONS

PROPERTY DESCRIPTION:

The property comprises a two story brick built former public house with ancillary storage to the rear along with the former beer garden located on the corner of Bell Street South and High Street.

LOCATION:

The property is situated along High Street on the corner of Bell Street South, Brierly Hill and within close proximity to residential and commercial properties.

VALUE ADDED TAX:

We understand that VAT will not be chargeable on this transaction.

ENERGY EFFICIENCY RATING: F

TENURE: Freehold

VACANT POSSESSION UPON COMPLETION

VIEWING:

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



For identification purposes only. Not to scale.

***GUIDE PRICE £75,000+ (plus fees)**

ADDITIONAL COSTS

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

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

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RARE INVESTMENT OPPORTUNITY TO ACQUIRE TWO DECEPTIVELY SPECIOUS VERSATILE END AND MID-TERRACE VICTORIAN PROPERTIES, ARRANGED OVER THREE FLOORS.

PROPERTY DESCRIPTION:

This unique property is situated in the town centre within a short walk from the railway station. These individual properties benefit from ground floor commercial planning consent, and were previously run as a children's nursery. Currently joined by a very large conservatory shared rear garden and sharing one title deed. Ideal buy to let investment, family home or two large four bedroomed properties. There is planning permission approved by Tamworth Borough Council for change of use to two Houses of Multiple Occupation, dated 6/12/2018 reference 0475/2018.

ACCOMMODATION:

Ground Floor: Three reception rooms, sitting room, lounge, family room, conservatory, wc, kitchen.

First Floor: Snug, living room, utility, separate wc, TV room, games room, utility.

Second Floor: Office, canteen, four storage rooms.

Outside: Low maintenance rear garden used as a childrens play area with soft flooring and astro turf, decking and various wooden outbuildings.

ENERGY EFFICIENCY RATING: TBC

TENURE: Freehold **VACANT POSSESSION UPON COMPLETION**

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

***GUIDE PRICE £395,000+ (plus fees)**





A FREEHOLD INVESTMENT OF SIX RESIDENTIAL UNITS AND ONE COMMERCIAL UNIT. CURRENT GROSS RENTAL INCOME OF £39,000 PER ANNUM. POTENTIAL GROSS RENTAL INCOME ONCE FULLY LET OF £43,500 PER ANNUM.

PROPERTY DESCRIPTION:

The property comprises a two storey mid terraced building of brick construction surmounted by a pitched roof. The building occupies a prominent position along the busy Worcester Road, with a vibrant mix of local retailers popular with both locals and tourists. National retailers such as Dominos Pizza, HSBC Bank and the Post Office are also close by.

ACCOMMODATION:

Ground Floor: Commercial unit accessed from the Worcester Road side, currently operated as a cafe and measures approx. 450 sq ft (40 sq m).

Residential Accommodation: Accessed from Merton Road to the rear which provides on street parking, comprising six self contained apartments over ground, first and second floors, each with kitchen and bathroom facilities and decorated to a high standard.

VALUE ADDED TAX: We are advised VAT will not be applicable on this transaction

ENERGY EFFICIENCY RATING: D, E, E, F, C, D & E

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

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

***GUIDE PRICE £375,000 - £385,000 (plus fees)**



Ground Floor- 247-249 Worcester Road	Let to London House Cafe on a 5 year lease commencing July 2016 at a rent of £15,000 per annum
First Floor- Flat 1, 247 Worcester Road	A two/three bedroomed flat let on a rolling basis for £475 per calendar month.
Ground Floor- Flat 2, 247 Worcester Road	A one bedroomed flat currently vacant.
Flat 3, 247 Worcester Road	A one bedroomed flat let on a rolling basis for £325 per calendar month.
Ground Floor- Flat 1, 249 Worcester Road	A one bedroomed flat let on a 12 month term commencing September 2018 at £375 per calendar month.
First Floor- Flat 2, 249 Worcester Road	A one bedroomed flat let on a rolling basis at £400 per calendar month.
Second Floor- Flat 3, 249 Worcester Road	A one bedroomed flat on a rolling basis at £425 per calendar month.

LOT 28

20 HIGH STREET, BROMYARD, HEREFORDSHIRE HR7 4AA

**INVESTMENT PROPERTY IN PROMINENT LOCATION.
CURRENT INCOME £7,750 PER ANNUM**

PROPERTY DESCRIPTION:

A town centre shop located on the main shopping street of Bromyard with access by a shared path from Rowberry Street to a small courtyard to the rear of the shop. The shop is approximately 595 sq ft with a frontage of 18ft, and benefits from two store rooms measuring approximately 270 sq ft and a cloakroom.

ACCOMMODATION:

Ground Floor: Retail shop, two store rooms, cloakroom.

Outside: Rear path.

TENANCY DETAILS:

The ground floor shop is let on a 15 year lease from 1st March 2017 (no breaks) at £7,500 p.a. The sale includes the freehold of the flat above which generates £250 p.a ground rent.

ENERGY EFFICIENCY RATING: F

TENURE: Freehold

SUBJECT TO TENANCY

VIEWING:

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



***GUIDE PRICE £75,000+ (plus fees)**

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A THREE STORY MID-TERRACE COMMERCIAL PROPERTY IN A HIGHLY PROMINENT POSITION LOCATED ALONG THE BUSY PRINCESS PARADE HIGH STREET, WEST BROMWICH WITH THE BENEFIT OF CURRENT A1/A2 RETAIL USE AND CONSENT GRANTED FOR A3/A5 USE.

PROPERTY DESCRIPTION:

The property comprises a three storey retail unit of brick construction and part flat roof, located in a highly prominent position along the Princess parade, currently benefiting from A1/A2 retail use and with consent granted for A3/A5 use. The property has recently had new floor joists installed and benefits from a cellar accessible from the ground floor. We feel that the property would lend itself well to a takeaway/delivery type operation owing to the secure compound and easy rear access. We would also consider the first and second floor suitable for conversion into residential use subject to obtaining the appropriate planning permission. Total floor area extends to approximately 1686 sq ft.

ACCOMMODATION:

Ground Floor: A substantial retail unit previously occupied by an off-licence benefiting from an electric roller shutter and extending approximately 1,000 sq ft (93 sq. meters). To the rear of the unit is a partitioned off area with kitchen and wc facilities.
First Floor: Accessed from the High Street or rear service road via an internal staircase and comprises landing, two double rooms, under stairs storage and wc.
Second Floor: Accessed from the first floor and comprises landing and two double rooms.
Outside: Rear courtyard providing secure parking for multiple residential or delivery vehicles (292sqft / 27.20)sqm.

LOCATION: The property occupies a highly prominent position fronting Princess Parade, High Street, West Bromwich. The area comprises predominantly commercial and mixed-use accommodation with the local area having undergone regeneration in recent years. The property is accessible by vehicle via a service road to the rear, and lies approximately 5 miles from Birmingham city centre, and a mile from the M5 motorway.

VALUE ADDED TAX: We understand that VAT WILL be applicable on this transaction.

ENERGY EFFICIENCY RATING: C

TENURE: Freehold **VACANT POSSESSION UPON COMPLETION**

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

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

**David
Coleman
and Company Ltd**

LOT 30

9 YORK AVENUE, WILLENHALL WV13 1JJ

A FREEHOLD SEMI DETACHED RESIDENTIAL INVESTMENT WITH A GROSS INCOME OF £8,400 PER ANNUM

PROPERTY DESCRIPTION:

A semi detached investment property, standing back from the road behind a driveway with a gross income of £8,400 per annum.

ACCOMMODATION:

Ground Floor: Porch, hall, two reception rooms, kitchen.

First Floor: Landing, three bedrooms, bathroom.

Outside: Driveway and gardens.

ENERGY EFFICIENCY RATING: F

TENURE: Freehold **SUBJECT TO TENANCY**

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

***GUIDE PRICE £85,000+ (plus fees)**



LOT 31

FLAT 2, 64 EBURY ROAD, NOTTINGHAM NG5 1BB

A TWO BEDROOMED FIRST FLOOR FLAT. CURRENTLY TENANTED BELIEVED TO BE ACHIEVING £550 PER CALENDAR MONTH

PROPERTY DESCRIPTION:

Situated within close proximity of Nottingham city centre with a range of public transport links. We have been informed that the property has been recently refurbished throughout.

ACCOMMODATION:

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

First Floor Flat: Lounge, kitchen, two bedrooms, bathroom.

ENERGY EFFICIENCY RATING: F

TENURE: Leasehold

SUBJECT TO TENANCY

VIEWING:

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

***GUIDE PRICE £45,000+ (plus fees)**



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LOT 32

169 GREENLAWNS, ST. MARKS ROAD, TIPTON, DY4 0SU

ONE BEDROOMED FIRST FLOOR FLAT

PROPERTY DESCRIPTION:

With gas central heating and and part double glazing. The flat is subject to service charge of £800 per calendar month and ground rent of £80 per calendar month and was previously let at £5,200 per annum.

ACCOMMODATION:

First Floor: Living Room, Kitchen, Shower Room, Bedroom
Outside: Communal Gardens, Parking

TENURE: Leasehold

VACANT POSSESSION UPON COMPLETION

VIEWING:

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***GUIDE PRICE £18,000+ (plus fees)**



LOT 33

62 PARKES STREET, WILLENHALL WV13 2LP

A FREEHOLD VACANT THREE BEDROOMED SEMI-DETACHED HOUSE

PROPERTY DESCRIPTION:

A three bedroomed semi-detached house situated in this popular residential location, previously let at £600 pcm (£7,200 per annum) but sold with vacant possession. The property benefits from gas central heating and part double glazing.

ACCOMMODATION:

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

First Floor: Landing, three bedrooms.

Outside: Front and rear gardens.

ENERGY EFFICIENCY RATING: D

TENURE: Freehold **VACANT POSSESSION UPON COMPLETION**

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

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LOT 34

21 ST MATTHEWS ROAD, SMETHWICK, WEST MIDLANDS B66 3TP

A FREEHOLD INVESTMENT SEMI-DETACHED PROPERTY SEPARATED INTO THREE HOUSES

PROPERTY DESCRIPTION:

Freehold semi-detached triple fronted property separated into three separate houses, close to all local amenities, transport and a minutes walk from the new Midland Metropolitan Hospital. We have been informed by the vendor that the property has been generating between £26,000 - £33,000 previously and when fully let. Double glazing throughout, off street parking, gas central heating, conservatory and garden. Fully integrated fire/smoke alarm system with control panel throughout the house with emergency exit lights. We understand the main house is vacant, the second house is let at £550 pcm and the third studio house is let at £450 pcm.

ACCOMMODATION:

Main House: Five bedrooms, two reception rooms/bedrooms, kitchen diner, upstairs shower room and ground floor shower room, conservatory, fitted kitchen diner, spacious cellar and drive for off street parking.

Second House: Private entrance from side, one bedroom, reception/bedroom, fitted kitchen diner, upstairs bathroom with integrated shower.

Third House: Fully detached studio flat with own private entrance from side, bedroom, kitchenette and large shower room.



ENERGY EFFICIENCY RATING: E

TENURE: Freehold

PART LET/PART VACANT

VIEWING:

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

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

ADDITIONAL COSTS

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

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

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A FREEHOLD RETAIL PREMISES LOCATED IN A PROMINENT POSITION ON HAGLEY ROAD WITH PLANNING CONSENT FOR AN EIGHT BEDROOMED HMO (SANDWELL COUNCIL REF: DC/18/61618).

PROPERTY DESCRIPTION:

The property comprises a three storey building of brick construction surmounted by a pitched roof.

ACCOMMODATION:

Ground Floor: Entrance hallway leading to reception room one of approx. 340 sq ft (32 sq m), reception room two measuring 210 sq ft (20 sq m), ancillary storage, access to rear.

First Floor: Six rooms configured as massage rooms containing wash facilities along with separate wc.

Second Floor: Two rooms.

Outside: Rear courtyard.

LOCATION:

The property is located on the north side of Hagley Road approximately 2 miles from Birmingham city centre, close to its junction with Lordwood Road and opposite the Kings Head Public House. The local area comprises a mix of residential dwellings, hotels and commercial units.

TENURE:

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

PLANNING:

Planning consent for conversion into an eight bedroomed HMO has been granted by Sandwell Council dated 13th November 2018 under reference DC/18/61618.

VALUE ADDED TAX:

We understand that VAT will not be applicable on this transaction.

ENERGY EFFICIENCY RATING: G

VIEWINGS:

Strictly by arrangements with the Auctioneers.

***GUIDE PRICE £235,000 - £245,000 (plus fees)**





A FREEHOLD PARCEL OF LAND WITH OUTLINE PLANNING PERMISSION FOR THE ERECTION OF 8 NO APARTMENTS.

PROPERTY DESCRIPTION:

The site comprises a parcel of land adjacent to the Golden Cross Public House for which outline planning permission has been granted for the erection of eight new apartments.

LOCATION:

The property is situated fronting onto Hewell Road adjacent to the Golden Cross Public House in Redditch town centre and adjacent to Redditch Railway Station.

TENURE:

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

TOWN PLANNING:

We understand that that Outline Planning Permission for Erection of 8 apartments in a single block (matters of vehicle access and layout to be considered under application) (ref: 17/000749/OUT) was granted by Redditch Borough Council on 18th December 2017 subject to conditions and a Section 106 Agreement.

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

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

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

SERVICES:

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

GROUND CONDITION & CONTAMINATION:

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

PLANS & AERIAL PHOTOGRAPHS:

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

VALUE ADDED TAX:

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

VIEWINGS:

External Viewings Only

***GUIDE PRICE £155,000 (plus fees)**



A FREEHOLD PARCEL OF LAND WITH OUTLINE PLANNING PERMISSION FOR THE ERECTION OF 2 NO TWO BEDROOM DWELLINGS.

PROPERTY DESCRIPTION:

The site comprises a parcel of land adjacent to the Drum & Monkey Public House for which outline planning permission has been granted for the erection of two new Two bedroom dwellings.

LOCATION:

The property is situated fronting onto Station Street adjacent to the Drum and Monkey Public House, in Castle Gresley, about 1.5 miles to the south west of Swadlincote town centre.

TENURE:

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

TOWN PLANNING:

We understand that that Outline Planning Permission for 'Outline Application (all matters to be reserved) for the erection of 2 Two-bedroom dwellings at the Drum and Monkey Castle Road Castle Gresley Swadlincote' (Ref: 9/2016/0137) was granted by South Derbyshire District Council on 20th June 2016 subject to conditions.

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

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

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

SERVICES:

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

GROUND CONDITIONS & CONTAMINATION:

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

PLANS & AERIAL PHOTOGRAPHS:

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

VALUE ADDED TAX:

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

VIEWINGS:

External Viewings Only

***GUIDE PRICE £40,000 (plus fees)**

LOT 38

231 CANNOCK ROAD, CANNOCK, STAFFORDSHIRE WS11 5DD

A FREEHOLD MIXED-USE INVESTMENT OPPORTUNITY. CURRENT RENTAL INCOME £9,720 PER ANNUM.

PROPERTY DESCRIPTION:

A freehold mixed-use investment opportunity comprising a ground floor retail shop with separate office and wc. To the first floor there is a one bedroomed self-contained flat. Currently the ground floor retail unit is let at £450 pcm. The flat above is let at £360 pcm, therefore overall producing a rental income of £9,720 per annum when fully let. Outside there is an additional outbuilding which could generate more rental revenue, and a rear garden. The property is conveniently located between Cannock and Hednesford town centres, providing easy access to local transport networks, amenities, recreational space and Cannock Chase.

ACCOMMODATION:

Ground Floor: Ground floor retail with separate office and wc.

First Floor: One bedroomed self-contained flat.

Outside: Outbuilding and rear garden.

ENERGY EFFICIENCY RATING: Awaited

TENURE: Freehold

SUBJECT TO TENANCY

VIEWING:

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



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A FREEHOLD DEVELOPMENT SITE WITH PLANNING PERMISSION FOR THREE RETAIL UNITS AND THREE x ONE BEDROOMED FLATS

PROPERTY DESCRIPTION:

A development site with planning approval for three retail units and three x one bedroomed flats situated on the main High Street of Brownhills.

PLANNING:

Planning Approval for the development of three retail units and three flats was granted under application no. 17/1629 on 3rd August 2018 by Walsall Council Planning Department, subject to conditions. The development will necessitate moving the footpath NDA152 from High Street to Short Street to the rear of the site.

SERVICES:

Mains services are understood to be available in the vicinity of the property, but prospective purchasers should make their own independent enquiries as to the suitability of services for their particular requirements.

GROUND CONDITIONS & CONTAMINATION:

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

PLANS:

Any plans provided with these particulars are for

***GUIDE PRICE £90,000+ (plus fees)**

identification purposes only and their accuracy is not guaranteed.

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

The property is sold subject to, or with the benefit of any rights of way, wayleaves, easements, restrictive covenants etc. which may exist whether mentioned in these particulars or not.

TENURE: Freehold

VACANT POSSESSION UPON COMPLETION

VIEWINGS:

The site is open for viewings.



For identification purposes only. Not to scale.



A FREEHOLD FORMER DOCTORS SURGERY SITUATED IN A PROMINENT POSITION ON THE CORNER OF TENLANDS ROAD AND HIGH FARM ROAD, HALESOWEN.

PROPERTY DESCRIPTION:

An extended semi-detached former Doctors Surgery of brick construction under a pitched roof. With the benefit of a good sized car park to the front elevation and a rear garden, the property lends itself well to conversion into a residential dwelling, subject to obtaining the appropriate planning permission.

ACCOMMODATION:

Ground Floor: Entrance porch, hallway, waiting room, reception area, conservatory, three treatment rooms, kitchen, storage room, wc.

First Floor: Three treatment rooms, shower room.

Outside: Car park, rear garden.

LOCATION: The property is situated within a residential area approximately half a mile from Halesowen town centre, seven miles to the east of Birmingham and two miles from the M5 Junction 3a. The area is well served by bus connections to Birmingham and nearby Stourbridge.

VALUE ADDED TAX: We understand that VAT will not be chargeable on this transaction. All interested parties are advised to refer to the special conditions of sale within the legal pack for their own verification.



ENERGY EFFICIENCY RATING: D

TENURE: Freehold

VACANT POSSESSION UPON COMPLETION

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

***GUIDE PRICE £180,000+ (plus fees)**

LOT 41

21 COBHAM ROAD, KIDDERMINSTER, WORCESTERSHIRE DY10 1LF

A THREE BEDROOMED SEMI-DETACHED PROPERTY IN NEED OF MODERNISATION AND IMPROVEMENT

PROPERTY DESCRIPTION:

A three bedroomed semi-detached property situated in a quiet cul-de-sac, in a popular residential location. The accommodation requires a scheme of modernisation and improvement, however benefits already from gas central heating and part UPVC double glazing.

ACCOMMODATION:

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

Ground Floor: Entrance hallway, lounge, kitchen.

First Floor: Landing, three bedrooms, bathroom.

Outside: Front and rear gardens.

ENERGY EFFICIENCY RATING: E

TENURE: Freehold

VACANT POSSESSION UPON COMPLETION

VIEWING:

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



***GUIDE PRICE £68,000+ (plus fees)**

LOT 42

FLAT 14, 118A HEADLY HOUSE, HOLYHEAD ROAD, COVENTRY CV1 3AE

A VACANT TWO BEDROOMED SECOND FLOOR APARTMENT

PROPERTY DESCRIPTION:

A two bedroomed second floor apartment situated just a short walk from the Alvis Retail Park and Coventry city centre, with local amenities including shops, restaurants and leisure facilities as well as Coventry University. The accommodation benefits from gas central heating and double glazing. There is a video phone entry system from the front entrance and electronic gates guard the entrance to the car parking area. An ideal opportunity for a first-time buyer or an investor looking to add to their portfolio.

ACCOMMODATION:

Ground Floor: Communal entrance area, stairway leading to second floor.

Second Floor: Open plan kitchen/living/dining area, master bedroom with en-suite, further bedroom, family bathroom.

Outside: Allocated parking space.

ENERGY EFFICIENCY RATING: C

TENURE: Leasehold

VACANT POSSESSION UPON COMPLETION

VIEWING:

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



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

LOT 43

APARTMENTS 13-19 ST. GEORGES MILL, 13 HUMBERSTONE ROAD, LEICESTER LE5 3GW

A RARE OPPORTUNITY TO PURCHASE A GROUND FLOOR INVESTMENT COMPRISING OF 7 SELF-CONTAINED APARTMENTS LOCATED WITHIN LEICESTER CITY CENTRE. CURRENT RENTAL INCOME £47,000 PER ANNUM.

PROPERTY DESCRIPTION:

The unit has its own private access fronting Humberstone Road which in turn gives access to all seven apartments. There are a total of six large studio flats and a one bedroom apartment. The apartments are just being completed and are finished to a high standard throughout. They are situated in a part of the city which is undergoing redevelopment and in a popular letting location. It is well placed for all amenities of the city centre and in a popular area for student letting. The development is going to be offered fully let with a total income of £47,000 per annum giving a return of over 10%. A great investment which requires no further capital spending and with a great income from day one.

ACCOMMODATION:

Ground Floor: Communal Reception, Flat 13, Flat 14, Flat 15, Flat 16, Flat 17, Flat 18, Flat 19, Bin/Store Room.

ENERGY EFFICIENCY RATING: TBC

TENURE: Leasehold

SUBJECT TO TENANCY

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

***GUIDE PRICE £575,000+ (plus fees)**



For identification purposes only. Not to scale.

LOT 44

44 CLAY LANE, OLDBURY B69 4SY

A THREE BEDROOMED END TOWN HOUSE.

PROPERTY DESCRIPTION:

The accommodation benefits from gas central heating and double glazing, however does require upgrading and improvement. Ideal investment opportunity.

ACCOMMODATION:

Ground Floor: Entrance hallway, kitchen, cloakroom, lounge.

First Floor: Landing, three bedrooms, bathroom.

Outside: Driveway, front and rear gardens.

ENERGY EFFICIENCY RATING: C

TENURE: Freehold

VACANT POSSESSION UPON COMPLETION

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

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



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LOT 45

15 PRETORIA STREET, HULL HU3 5PB

A VACANT END TERRACE PROPERTY

PROPERTY DESCRIPTION:

An end terraced property with two double bedrooms, close to local amenities and transport links in to the city.

ACCOMMODATION:

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

First Floor: Two double bedrooms, family bathroom.

Outside: Rear garden.

ENERGY EFFICIENCY RATING: Awaited

TENURE: Freehold

VACANT POSSESSION UPON COMPLETION

VIEWING:

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



***GUIDE PRICE £33,000+ (plus fees)**

LOT 46

4 PETCH STREET, STOCKTON ON TEES TS18 1PD

RESIDENTIAL INVESTMENT OPPORTUNITY - A TRADITIONAL TERRACED RESIDENCE SPLIT INTO TWO APARTMENTS, BOTH LET PRODUCING AN INCOME OF CIRCA £8,040 P.A.

PROPERTY DESCRIPTION:

The auctioneers have not inspected the property but believe it to comprise a traditional terraced residence split into two self contained one bedroomed apartments. Both apartments are currently let providing a potential total yearly income of circa £8,040 per annum. Each apartment has electric heating. Superb investment opportunity.

ACCOMMODATION:

Apartment One: Bedroom, lounge, kitchen, bathroom with shower cubicle.

Apartment Two: Bedroom, lounge, kitchen, bathroom with shower cubicle.

ENERGY EFFICIENCY RATING: F & D

TENURE: Freehold

SUBJECT TO TENANCY

VIEWING:

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



***GUIDE PRICE £45,000+ (plus fees)**

LOT 47

37A, 37B, 37C FRONT STREET WEST, WINGATE, CO DURHAM TS28 5AA

A FREEHOLD DETACHED INVESTMENT PROPERTY PART LET/ PART VACANT WITH A RENTAL INCOME OF £6,240 PER ANNUM WITH SCOPE TO INCREASE.

PROPERTY DESCRIPTION:

A detached freehold property which has been converted into three separate flats.

TENANCY DETAILS:

Two of the three flats are on a rolling contract at £260 per calendar month, the third is currently vacant. Full details will be available in the legal pack.

AUCTIONEERS NOTES:

At the time of going to print the auctioneers had not had an opportunity to inspect the property and therefore the accommodation details should not be relied upon.

ENERGY EFFICIENCY RATINGS: G, F & G

TENURE: Freehold

PART LET; PART VACANT

VIEWING:

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



***GUIDE PRICE £38,000+ (plus fees)**

LOT 48

129 GREEN LANES, BILSTON WV14 6BZ

RESIDENTIAL DEVELOPMENT OPPORTUNITY - A THREE BEDROOMED DETACHED HOUSE WITH APPROVED PLANNING PERMISSION FOR THE CONVERSION TO SIX APARTMENTS.

PROPERTY DESCRIPTION:

A three bedroomed detached house which has been cleared in readiness for renovation. It has planning permission to convert the existing dwelling to three x two bedroomed and three x one bedroomed apartments (Application Number 17/01055/FUL). There is substantial land available on the plot with scope for development of a further block of six x one bedroomed apartments, subject to appropriate planning permissions. Great investment opportunity.

ENERGY EFFICIENCY RATING: E

TENURE: Freehold

VACANT POSSESSION UPON COMPLETION

VIEWING:

Direct on site.



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

**A FREEHOLD PARCEL OF LAND****PROPERTY DESCRIPTION:**

A freehold parcel of irregular shaped land having a site area of approximately 0.06 Acres (0.02 Hectares) or thereabouts, which may have potential for alternative uses subject to obtaining any necessary planning permission and any other necessary consents. The sale also includes the road and pathway, maintainable at public expense, please refer to the legal pack.

LOCATION:

The property is situated off Rowney Croft, a residential cul de sac, approximately 6 miles to the south east of Birmingham city centre and about 2 miles from Hall Green Centre.

TENURE:

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

TOWN PLANNING:

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

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

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

SERVICES:

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

GROUND CONDITIONS & CONTAMINATION:

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

PLANS & AERIAL PHOTOGRAPHS:

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

VALUE ADDED TAX:

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

VIEWING:

External Viewings Only

***GUIDE PRICE £10,000 (plus fees)**

LOT 50

75A HIGH STREET, HARBORNE, BIRMINGHAM B17 9NS

A LEASEHOLD RESIDENTIAL INVESTMENT FLAT

PROPERTY DESCRIPTION:

A first floor duplex flat, situated above a retail shop unit in a highly regarded location. The property benefits from having a gas fired central heating system and double glazing.

ACCOMMODATION:

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

First Floor: Hall, lounge, kitchen, bedroom, study, bathroom/wc.

ENERGY EFFICIENCY RATING: D

TENURE: Leasehold

VACANT POSSESSION UPON COMPLETION

VIEWING:

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

***GUIDE PRICE £80,000+ (plus fees)**



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For identification purposes only. Not to scale.

A RANGE OF NINE RECENTLY CONVERTED, ONE AND TWO BEDROOMED APARTMENTS. POTENTIAL INCOME ONCE FULLY LET CIRCA £75,000 PER ANNUM.

PROPERTY DESCRIPTION:

The property was formally an office building, recently converted, whilst carried out to an incredibly high standard and specification, comprising of eight, one bedroomed and one, two bedroomed prestigious apartments that are situated close to a wide range of amenities with easy access to Solihull town centre and Birmingham city centre.

All the spacious apartments benefit from a fully equipped fitted kitchen with integrated appliances, shower room, living room, good size living and bedroom areas, whilst the apartments have private intercom systems and assigned car parking spaces.

Excellent investment opportunity when fully let producing circa £75,000 per annum on Assured Shorthold tenancies. Full tenancy details will be provided within the legal pack.

ENERGY EFFICIENCY RATING: Awaited

TENURE: See Legal Pack

PART LET; PART VACANT

VIEWING:

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

***GUIDE PRICE £700,000+ (plus fees)**





A VACANT FOUR BEDROOMED MIXED-USE COMMERCIAL PROPERTY LOCATED IN A PROMINENT POSITION FRONTING CRANES PARK ROAD, SHELDON, WITH SEPARATE RESIDENTIAL ACCESS AND PARKING.

PROPERTY DESCRIPTION:

The property comprises a mid-terrace three story brick built building surmounted by a pitched tiled roof fronting Cranes Park Road, Sheldon. The ground floor retail unit formally operated as a Children's party shop and benefits from UPVC double glazed entrance leading to a trading area of approx. 260 square foot (25 square meters).

To the rear of the property is an external storage area providing a further 300 sq ft (28 square meters) with wc and separate access which could potentially be let separately. The first floor is currently configured as residential accommodation which we feel would be suitable for room lets subject to obtaining any appropriate planning permission.

ACCOMMODATION:

Ground Floor: Retail unit, office, kitchen, wc.

First Floor: Accessed via a separate entrance with door leading to an entrance hallway and stairs leading to landing, large kitchen, lounge, bathroom, bedroom.

Second Floor: Landing, three bedrooms.

LOCATION:

The property is located in Sheldon within a parade of mixed use units and benefits from a highly prominent position with an off licence and hairdressers in the immediate vicinity. The local area comprises predominantly residential dwellings. Sheldon is located approximately two miles from Birmingham, international airport and exhibition centre and approximately 6 miles from Birmingham city centre.

ENERGY EFFICIENCY RATING: E & D

TENURE: Freehold

VACANT POSSESSION UPON COMPLETION

VALUE ADDED TAX:

We understand that VAT will not be chargeable on this transaction

VIEWINGS:

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

***GUIDE PRICE £165,000 - £175,000 (plus fees)**



A FREEHOLD MIXED USE INVESTMENT LOCATED IN A PROMINENT POSITION ALONG LOUISE STREET WITH A CURRENT GROSS INCOME OF £14,100 PER ANNUM.

PROPERTY DESCRIPTION:

The property comprises a two story semi-detached building of brick built construction surmounted by a pitched roof. The property occupies a prominent position close to Gornal Wood and lies approximately 2.5 miles to the west of Dudley, and approximately 10 miles from Birmingham city centre.

ACCOMMODATION:

21 Louise Street: The ground floor accommodation comprises of a retail unit occupied by a Florist and consists of a flat trading area of approximately 395 sq ft (37sq m) benefiting from a roller shutter. To the rear of the unit is a storage area of approximately 170 sq ft (16 sq m) along with separate kitchen and w.c facilities and access to the rear courtyard.

21a Louise Street: The first floor is accessed through a separate entrance to the side. The accommodation comprises entrance hall with storage, two double bedrooms, kitchen and bathroom. With gas central heating (not tested) and is finished to a high standard.

Outside: Parking for the retail and residential accommodation.

ENERGY EFFICIENCY RATINGS: 21 Louise Street: Awaited; 21a Louise Street: D

TENURE: We understand that the property is freehold subject to the following tenancy. Let on a seven year lease to the 'Flower Fairy' expiring 30th September 2021 at a rent passing of £8,100 per annum. The accommodation above is let on a assured shorthold agreement commencing November 2018 at a rent passing of £500 per calendar month. We have not had sight of the lease documentation, a copy will be available for inspection within the legal pack.

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

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

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





A FREEHOLD COMMERCIAL INVESTMENT LOCATED IN A PROMINENT POSITION ON LOUISE STREET WITH A GROSS INCOME OF £8,700 P.A

PROPERTY DESCRIPTION:

A two story semi-detached building with scope for redevelopment to a ground floor retail unit with living accommodation above (stpc). The property occupies a prominent position on Louise Street close to a range of amenities such as a florist, hair dressers, restaurants, post office and convenience store. Gornal Wood lies approximately 2.5 miles to the west of Dudley and approximately 10 miles from Birmingham city centre.

ACCOMMODATION:

Ground Floor: Retail shop, two storage rooms. Combined internal area approximately 386 sq. ft.

First Floor: Internal staircase to two storage rooms both having gross internal areas of approximately 225 sq. ft., bathroom/wc.

Outside: Good sized car park with access to Louise Street.

LEASE DETAILS: We understand the property is let to J W Flooring Ltd on a 3 year lease with effect from 01/05/2016 to 30/04/2019 with a current rental income of £8,700 per annum. We have not had sight of the lease documentation, a copy will be available for inspection within the legal pack.

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

ENERGY EFFICIENCY RATING: D

TENURE: Freehold **SUBJECT TO TENANCY**

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

***GUIDE PRICE £90,000+ (plus fees)**



For identification purposes only. Not to scale.

LOT 55

13 GRESWOLD ROAD, BIRMINGHAM B11 4DJ

A THREE BEDROOMED MID-TERRACED PROPERTY

PROPERTY DESCRIPTION:

A three bedroomed mid-terraced property with UPVC double glazing and gas central heating. Buy to let investment opportunity or ideal for a first time buyer.

ACCOMMODATION:

Ground Floor: Entrance porch, hall, two reception rooms, kitchen, bathroom, wc.

First Floor: Landing, three bedrooms.

Outside: Front and rear gardens.

ENERGY EFFICIENCY RATING: E

TENURE: Freehold

VACANT POSSESSION UPON COMPLETION

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

***GUIDE PRICE £95,000+ (plus fees)**



LOT 56

6 REGAL COURT, PARK AVENUE, WHITCHURCH SY13 1BW

A VACANT LONG LEASEHOLD FIRST FLOOR APARTMENT

PROPERTY DESCRIPTION:

A purpose built first floor apartment with communal grounds and parking. The apartment is all electric and the majority of the windows are UPVC double glazed units.

ACCOMMODATION:

First Floor: Landing. Apartment 6:- Hall, living room, kitchen, two bedrooms with en-suite shower room and wc, family bathroom and wc.

ENERGY EFFICIENCY RATING: C

TENURE: Leasehold

VACANT POSSESSION UPON COMPLETION

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

***GUIDE PRICE £55,000+ (plus fees)**



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LOT 57

6 SOMERVILLE COURT, BRAEMAR ROAD, SUTTON COLDFIELD B73 6LU

INVESTMENT OPPORTUNITY - A WELL PRESENTED ONE BEDROOM FIRST FLOOR FLAT. CURRENT RENTAL INCOME £6,000 PER ANNUM.

PROPERTY DESCRIPTION:

Situated within a popular residential location, convenient to local amenities including Sutton Coldfield shopping parade and Sutton Park. The flat is currently let on a Assured Shorthold Tenancy at £500 per calendar month.

ACCOMMODATION:

Ground Floor: Communal entrance.

First Floor Flat: Hallway, lounge, kitchen, bathroom, double bedroom.

Outside: Communal parking, single garage.

ENERGY EFFICIENCY RATING: D

TENURE: Leasehold. It is believed there is approximately 50 years remaining on the lease. Further information will be provided within the legal pack.

SUBJECT TO TENANCY

VIEWING:

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

***GUIDE PRICE £60,000+ (plus fees)**



LOT 58

2 BARNARD ROAD, SUTTON COLDFIELD B75 6AP

A SUPERBLY PRESENTED, FULLY REFURBISHED FOUR BEDROOMED DETACHED DORMER BUNGALOW.

PROPERTY DESCRIPTION:

A superbly presented, fully refurbished four bedroomed detached dormer bungalow situated within this highly regarded and much sought after residential location of Sutton Coldfield. The accommodation benefits from gas central heating and double glazing.

ACCOMMODATION:

Ground Floor: Lounge/dining room, kitchen, dining area, laundry room, guest wc, two bedrooms, shower room.

First Floor: Master bedroom, fourth bedroom, bathroom.

Outside: A generous corner plot with driveway providing ample off road parking. Rear garden.

ENERGY EFFICIENCY RATING: C

TENURE: Freehold

VACANT POSSESSION UPON COMPLETION

VIEWING:

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

***GUIDE PRICE £430,000+ (plus fees)**



LOT 59

60 LYTTTELTON ROAD, STECHFORD, BIRMINGHAM B33 8BJ

AN EXTENDED THREE BEDROOMED SEMI-DETACHED HOUSE

PROPERTY DESCRIPTION:

The property is situated in a highly popular residential location, close to a wide range of amenities including shops, schools and travel links. There is gas central heating, double glazing and off road parking.

ACCOMMODATION:

Ground Floor: Porch, entrance hall, two reception rooms, kitchen, bathroom.

First Floor: Three bedrooms, shower room.

Outside: Driveway to front and rear garden.

ENERGY EFFICIENCY RATING: D

TENURE: Freehold **VACANT POSSESSION UPON COMPLETION**

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

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



LOT 60

84 SPOUTHOUSE LANE, BIRMINGHAM B43 5QA

A FREEHOLD VACANT TWO BEDROOMED END TOWN HOUSE

PROPERTY DESCRIPTION:

A spacious double fronted extended end-town house benefiting from central heating and double glazing. An ideal first home with potential to extend to the rear to add more bedrooms subject to appropriate planning permissions.

ACCOMMODATION:

Ground Floor: Large living room with breakfast extension, dining room, kitchen.

First Floor: Two double bedrooms, shower room.

Outside: Rear garden and garage.

ENERGY EFFICIENCY RATING: D

TENURE: Freehold

VACANT POSSESSION UPON COMPLETION

VIEWING:

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

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



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A PROMINENT FREEHOLD COMMERCIAL PROPERTY CONSIDERED SUITABLE FOR CONVERSION TO A MIXED USE SUBJECT TO OBTAINING THE NECESSARY PLANNING PERMISSIONS

PROPERTY DESCRIPTION:

Fitted to a high standard the property comprises a three story end terrace of brick construction surmounted by a pitched roof. The ground floor units would be suitable for businesses such as a Barbers, Salon or storage. The first and second floor accommodation is accessed through a separate entrance comprising six offices split over the two floors with UPVC double glazing.

ACCOMMODATION:

Ground Floor: Two units both with roller door shutters.

First Floor: Four offices, kitchen, wc.

Second Floor: Two offices, shower room, wc.

Outside: Off road parking space for approx. six vehicles.

LOCATION:

The property is prominently located on the corner of Newton Road (A4041) and Bowstoke Road within a popular residential location with a range of local amenities.

VALUE ADDED TAX:

We understand that VAT will not be chargeable on this transaction.

ENERGY EFFICIENCY RATING: D

TENURE: Freehold VACANT POSSESSION UPON COMPLETION

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

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



LOT 62

YEW TREE COTTAGE, NEWLANDS ROAD, BADDESLEY ENSOR, ATERSTONE CV9 2BZ

DETACHED COTTAGE SITUATED ON LARGE PLOT

PROPERTY DESCRIPTION:

A detached cottage requiring a full scheme of modernisation and improvement for which there is ample scope offering excellent potential to add value. The property occupies a substantial plot which could offer development potential subject to obtaining the necessary planning consents.

ACCOMMODATION:

Ground Floor: Lounge, kitchen, wc.

First Floor: Two bedrooms.

Outside: Two brick stores, large garden.

ENERGY EFFICIENCY RATING: N/A

TENURE: Freehold

VACANT POSSESSION UPON COMPLETION

VIEWING:

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



For identification purposes only. Not to scale.

***GUIDE PRICE £47,500+ (plus fees)**

LOT 63

53 WILTON ROAD, ERDINGTON, BIRMINGHAM B23 6UA

TWO BEDROOMED MID-TERRACE HOUSE

PROPERTY DESCRIPTION:

A period mid-terraced house requiring modernisation, situated in a convenient central location close to Erdington town centre with a range of amenities and public transport on hand, including Erdington railway station being a short distance away and road network providing easy access into Birmingham City centre.

ACCOMMODATION:

Ground Floor: Two reception rooms, kitchen.

First Floor: Landing, two bedrooms, bathroom.

Outside: Enclosed rear garden with gated access.

ENERGY EFFICIENCY RATING: E

TENURE: Freehold

VACANT POSSESSION UPON COMPLETION

AUCTION TYPE: Unconditional with reservation fee

VIEWING:

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



***GUIDE PRICE £91,000+ (plus fees)**

LOT 64

270A SOHO ROAD, BIRMINGHAM B21 9LX

LAND EXTENDING TO APPROX. 3,200 SQ. FT. WITH DEVELOPMENT POTENTIAL SUBJECT TO PLANNING PERMISSION.

PROPERTY DESCRIPTION:

A prime piece of land is now available on Soho Road, Handsworth. This is one of only two pieces of vacant land that is available on Soho road. The other being next door to ICICI Bank.

The land has previously had planning permission for a three story building, comprising a retail space on the ground floor, office space on the first floor and residential on the second floor. The permission expired in 2015, and interested parties are to direct all enquiries with regard to future planning potential to the local authority.

The measurement of the site is approximately 3,200sq. ft.

TENURE: Freehold

VACANT POSSESSION UPON COMPLETION

AUCTION TYPE: Unconditional with reservation fee

VIEWING:

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

***GUIDE PRICE £410,000+ (plus fees)**



For identification purposes only. Not to scale.

LOT 65

31 EASTLEIGH CROFT, WALMLEY, SUTTON COLDFIELD B76 1JF

AN EXTENDED THREE BEDROOMED TRADITIONAL SEMI-DETACHED PROPERTY

PROPERTY DESCRIPTION:

An extended three bedroomed traditional semi-detached property located in a cul-de-sac within a third of a mile of Walmley Infant & Junior school. The property does require a scheme of modernisation but once complete it would make a lovely family home.

ACCOMMODATION:

Ground Floor: Entrance porch & hallway, two reception rooms, extended kitchen.

First Floor: Three bedrooms, bathroom.

Outside: Lean-to, garage, driveway parking, rear garden.

ENERGY EFFICIENCY RATING: G

TENURE: Freehold

VACANT POSSESSION UPON COMPLETION

AUCTION TYPE: Unconditional with reservation fee

VIEWING:

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

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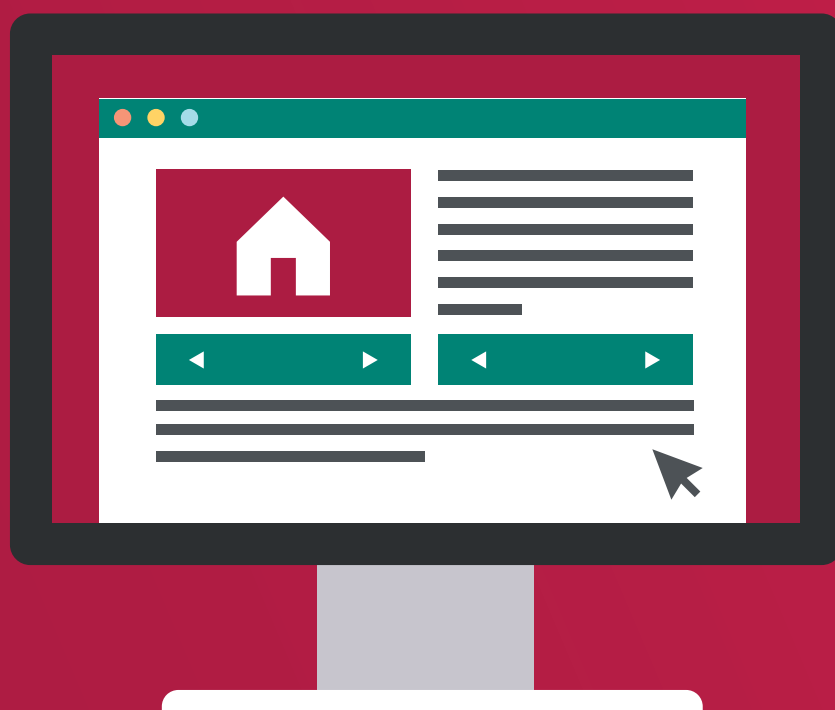
AUCTIONS

ONLINE AUCTIONS

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UNCONDITIONAL & CONDITIONAL AUCTIONS EXPLAINED

All lots will be sold as unconditional lots unless otherwise stated within the lot description

UNCONDITIONAL

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

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

Please note all lots in this catalogue are being sold subject to unconditional terms unless otherwise stated.

UNCONDITIONAL RESERVATION FEE

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

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

CONDITIONAL RESERVATION FEE

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

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

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

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

Please note ALL fees and deposits are non-refundable

ONLINE**48 BATTLEDEAN ROAD, HIGHBURY, LONDON, GREATER LONDON N5 1UZ****FIVE BEDROOM TERRACE HOUSE****PROPERTY DESCRIPTION:**

This is a substantial period family house which presents itself as an ideal opportunity to completely remodel and modernise to provide a wonderful home, having been in the family for over 50 years and is conveniently located for Highbury & Islington Station.

TENURE: See Legal Pack

VACANT POSSESSION UPON COMPLETION

ENERGY EFFICIENCY RATING: D

VIEWING: Viewings by arrangement with Joint Agent, Century 21 - Islington, Tel: 02072781710

AUCTION TYPE: Conditional with Reservation Fee

***GUIDE PRICE £1,350,000 (plus fees)**

**ONLINE****1,3,5 & 7 ST JOHN STREET, PEMBERTON, WIGAN, LANCASHIRE WN5 0DT****HMO INVESTMENT OPPORTUNITY****PROPERTY DESCRIPTION:**

The Green' is a unique development of four traditionally built properties presented as HMO's with a potential income of £8,150 pcm (9.8% gross yield).

TENURE: See Legal Pack

VACANT POSSESSION UPON COMPLETION

ENERGY EFFICIENCY RATING: B

VIEWING:

Viewings by arrangement with Joint Agent, Rutter Green, Tel: 01942 367915

AUCTION TYPE: Conditional with Reservation Fee

***GUIDE PRICE £750,000 (plus fees)**

**ONLINE****2A LANDSDOWNE ROAD, TOTTENHAM, GREATER LONDON N17 9XE****COMMERCIAL PROPERTY****PROPERTY DESCRIPTION:**

Great opportunity has arisen at the heart of Tottenham. This freehold commercial unit is situated walking distance from the newly renovated Tottenham Hotspur football stadium, public transport, and shops. Currently encumbered by a lease with just less than 5 years remaining and currently producing income of circa £21,000pa.

TENURE: See Legal Pack

SUBJECT TO TENANCY

ENERGY EFFICIENCY RATING: E

VIEWING:

Viewings by arrangement with Joint Agent, Century 21 - Tottenham, Tel: 02037275500

AUCTION TYPE: Conditional with Reservation Fee

***GUIDE PRICE £620,000 (plus fees)**



ONLINE

WOODLANDS, NIPE LANE, PIMBO, SKELMERSDALE, LANCASHIRE WN8 9PY

EQUESTRIAN FACILITIES

PROPERTY DESCRIPTION:

Situated in Pimbo this equestrian property with living accommodation attached occupies a private setting of approximately 10 acres. The living accommodation looks out over the land and the surrounding farmers' fields. The property is ideally located close to the motorway network and the surrounding villages of Upholland, Crawford and Rainford.

TENURE: See Legal Pack

VACANT POSSESSION UPON COMPLETION

ENERGY EFFICIENCY RATING: D

VIEWING:

Viewings by arrangement with Joint Agent, Rutter Green, Tel: 01942 367915

AUCTION TYPE: Unconditional with Reservation fee

***GUIDE PRICE £550,000 (plus fees)**



ONLINE

FITZWILLIAM HOUSE, STATION ROAD, IRTHLINGBOROUGH, NORTHAMPTONSHIRE NN9 5QF

THREE BEDROOM DETACHED HOUSE

PROPERTY DESCRIPTION:

The property with so much to offer

This detached family home is situated in a quiet area of Irthlingborough. The property has a unique history, with plenty to offer. The plot consists off several generous units and a detached property consisting off a garage and a converted upstairs space.

TENURE: See Legal Pack

VACANT POSSESSION UPON COMPLETION

ENERGY EFFICIENCY RATING: E

VIEWING:

Viewings by arrangement with Joint Agent, Woodhead & Co - Irthlingborough, Tel: 01933 654254

AUCTION TYPE: Conditional with Reservation Fee

***GUIDE PRICE £465,000 (plus fees)**



ONLINE

FLAT 12, 2 FISHER CLOSE, LONDON, GREATER LONDON SE16 5AE

TWO BEDROOM APARTMENT

PROPERTY DESCRIPTION:

A bright two bedroom apartment situated on the third floor of a modern residential development. The property is in excellent condition and there is bike storage, visitor parking spaces, a communal playground and the development is surrounded by a large green space

TENURE: See Legal Pack

SUBJECT TO TENANCY. CAN BE SOLD VACANT POSSESSION SUBJECT TO NOTICE

ENERGY EFFICIENCY RATING: B

VIEWING:

Viewings by arrangement with Joint Agent, Chestertons - Tower Bridge, Tel: 020 7357 7999

AUCTION TYPE: Conditional with Reservation Fee

***GUIDE PRICE £400,000 (plus fees)**



ONLINE**8 THE HEDGEROWS, WILNECOTE, STAFFORDSHIRE B77 2NN****FOUR BEDROOM DETACHED HOUSE****PROPERTY DESCRIPTION:**

Substantial EXECUTIVE family home on the secluded development of The Hedgerows in Tamworth, located at the end of a quiet cul-de-sac.

Tenancy - The property is sold subject to an existing tenancy on a term of 12 months from November 2018 with the tenants paying £1,400pcm

TENURE: See Legal Pack

SUBJECT TO TENANCY

ENERGY EFFICIENCY RATING: C

VIEWING:

Viewings by arrangement with Joint Agent, Green & Company - Sutton Coldfield Lettings, Tel: 0121 240 8844

AUCTION TYPE: Conditional with Reservation Fee

***GUIDE PRICE £335,000 (plus fees)**

**ONLINE****PLAS BACH HOUSE, BROOKHOUSE, DENBIGH, DENBIGHSHIRE LL16 4RD****FOUR BEDROOM COTTAGE****PROPERTY DESCRIPTION:**

Situated in a popular and sought after village location is this charming stone built farmhouse which has a wealth of character and retains many original features. Situated in a popular and sought after location with easy access to the town centre facilities and the main road network.

TENURE: See Legal Pack

VACANT POSSESSION UPON COMPLETION

ENERGY EFFICIENCY RATING: G

VIEWING:

Viewings by arrangement with Joint Agent, Molyneux - Holywell, Tel: 01352712271

AUCTION TYPE: Conditional with Reservation Fee

***GUIDE PRICE £275,000 (plus fees)**

**ONLINE****HOUSE 1 BROADHEAD COTTAGE, THE EDGE, EDGORTH, BOLTON, GREATER MANCHESTER BL7 0JD****THREE BEDROOM MEWS HOUSE****PROPERTY DESCRIPTION:**

The development at The Edge offers many different types of property all individually designed and this plot is no exception. Our stone mews houses are truly unique and amazing. They have been designed to maximise the views of the spectacular surrounding countryside.

TENURE: See Legal Pack

VACANT POSSESSION UPON COMPLETION

ENERGY EFFICIENCY RATING: TBC

VIEWING:

Viewings by arrangement with Joint Agent, Miller Metcalfe - Bury, Tel: 01617102168

AUCTION TYPE: Conditional

***GUIDE PRICE £275,000 (plus fees)**



ONLINE

HOUSE 2 BROADHEAD COTTAGE, THE EDGE, EDGORTH, BOLTON, GREATER MANCHESTER BL7 0JD

THREE BEDROOM MEWS HOUSE

PROPERTY DESCRIPTION:

The development at The Edge offers many different types of property all individually designed and this plot is no exception. Our stone mews houses are truly unique and amazing. They have been designed to maximise the views of the spectacular surrounding countryside.

TENURE: See Legal Pack

VACANT POSSESSION UPON COMPLETION

ENERGY EFFICIENCY RATING: TBC

VIEWING:

Viewings by arrangement with Joint Agent, Miller Metcalfe - Harwood,
Tel: 01204275079

AUCTION TYPE: Conditional with Reservation Fee

***GUIDE PRICE £275,000 (plus fees)**



ONLINE

LIME TREE STORES, MILNTHORPE ROAD, HOLME, CUMBRIA LA6 1PS

MIXED USE PROPERTY

PROPERTY DESCRIPTION:

In the centre of the village is the wonderful traditional stone built detached property. This property is currently split into a first floor maisonette whilst on the ground floor is a very successful tenanted convenience store.

TENURE: See Legal Pack

VACANT POSSESSION UPON COMPLETION

ENERGY EFFICIENCY RATING: E

VIEWING:

Viewings by arrangement with Joint Agent, Waterhouse Estates -
Milnthorpe, Tel: 01524 760048

AUCTION TYPE: Conditional with Reservation Fee

***GUIDE PRICE £255,000 (plus fees)**



ONLINE

18 LAWN HEADS AVENUE, LITTLEOVER, DERBY, DERBYSHIRE DE23 6DQ

THREE BEDROOM DETACHED HOUSE

PROPERTY DESCRIPTION:

No Upward Chain. A spacious period property of character with modern upgrades throughout within the renowned Littleover Community School catchment area. Viewing is essential to appreciate the location and spacious accommodation on offer.

TENURE: See Legal Pack

VACANT POSSESSION UPON COMPLETION

ENERGY EFFICIENCY RATING: D

VIEWING:

Viewings by arrangement with Joint Agent, Scofield Stone - Mickleover,
Tel: 01332511000

AUCTION TYPE: Conditional with Reservation Fee

***GUIDE PRICE £250,000 (plus fees)**



ONLINE

BOAT HOUSE, COACH ROAD, GOLDEN VALLEY, ALFRETON, DERBYSHIRE DE55 4ES

FOUR BEDROOM DETACHED HOUSE

PROPERTY DESCRIPTION:

RF O are delighted to market this beautifully presented, double fronted character property.

The property is located in the heart of Derbyshire at Golden Valley, between the villages of Codnor and Riddings.

This beautiful and spacious family home offers a variety of features including high ceilings, well proportioned reception rooms, and is presented with a light, airy and bright feel throughout.

TENURE: See Legal Pack

ENERGY EFFICIENCY RATING: E

VIEWING:

Viewings by arrangement with Joint Agent, RF&O

AUCTION TYPE: Conditional with Reservation Fee

***GUIDE PRICE £235,000 (plus fees)**



ONLINE

47 HELSTON ROAD, PARK HALL, WALSALL, WEST MIDLANDS WS5 3HX

FOUR BEDROOM DETACHED HOUSE

PROPERTY DESCRIPTION:

Goodchilds Estate Agents are delighted to offer this extended four bedroom detached property with excellent potential to create a spacious family home. The property is located in a desirable area of Walsall close to Park Hall school and Queen Mary's Grammar, within easy reach of Walsall town centre and the M6 motorway at Junction 7.

TENURE: See Legal Pack

VACANT POSSESSION UPON COMPLETION

ENERGY EFFICIENCY RATING: TBC

VIEWING:

Viewings by arrangement with Joint Agent, Goodchilds - Bloxwich

AUCTION TYPE: Conditional with Reservation Fee

***GUIDE PRICE £228,000 (plus fees)**



ONLINE

45, 45A AND 45B REGENT STREET, HINCKLEY, LEICESTERSHIRE LE10 0BA

INVESTMENT OPPORTUNITY

PROPERTY DESCRIPTION:

The subject property is situated fronting Regent Street in the Town Centre, close to the junction of Coventry road and the Crescent shopping centre. Hinckley is a market Town with a population in the order of 55,000 (Local Authority 87,000) lying approximately 13 miles to the south west of Leicester.

TENURE: See Legal Pack

SUBJECT TO TENANCY

ENERGY EFFICIENCY RATING: D

VIEWING:

Viewings by arrangement with Joint Agent, Ward Surveyors

AUCTION TYPE: Conditional with Reservation Fee

***GUIDE PRICE £225,000 (plus fees)**



ONLINE

THE OLD POST OFFICE, GLANRAFON, CORWEN, DENBIGHSHIRE LL21 0HB

FIVE BEDROOM COTTAGE

PROPERTY DESCRIPTION:

This large, detached property is located in the small village of Glan Yr Afon, or Glanrafon, near Bala in the heart of North Wales, close to the beautiful Bala Lake. It features a games room with a pool table, as well as two sitting rooms, making it an ideal place for families to visit. The cottage is set over two floors with five bedrooms, including three with en-suites.

TENURE: See Legal Pack

ENERGY EFFICIENCY RATING: TBC

VIEWING:

Viewings by arrangement with Joint Agent, Murray Sutherland, Tel: 01490412729

AUCTION TYPE: Conditional with Reservation Fee

***GUIDE PRICE £225,000 (plus fees)**



ONLINE

6 TAILBY AVENUE, KETTERING, NORTHAMPTONSHIRE NN16 9FT

FOUR BEDROOM LINK DETACHED HOUSE

PROPERTY DESCRIPTION:

A spacious modern link detached property offering excellent family accommodation in a popular North End location one mile north of the town centre and main line train station. Easy access to the northern bypass and A14

TENURE: See Legal Pack

VACANT POSSESSION UPON COMPLETION

ENERGY EFFICIENCY RATING: C

VIEWING:

Viewings by arrangement with Joint Agent, Sell It - Kettering, Tel: 01536 514990

AUCTION TYPE: Conditional with Reservation Fee

***GUIDE PRICE £199,000 (plus fees)**



ONLINE

2 PLAS BACH COTTAGE, 1 BROOKHOUSE, DENBIGH, DENBIGHSHIRE LL16 4RD

THREE BEDROOM COTTAGE

PROPERTY DESCRIPTION:

Situated in a popular leafy location is this spacious 3/4 bedroom stone built cottage which is convenient for the town centre of Denbigh.

TENURE: See Legal Pack

VACANT POSSESSION UPON COMPLETION

ENERGY EFFICIENCY RATING: D

VIEWING:

Viewings by arrangement with Joint Agent, Molyneux - Holywell, Tel: 01352712271

AUCTION TYPE: Conditional with Reservation Fee

***GUIDE PRICE £185,000 (plus fees)**



ONLINE

79 WOODLANDS ROAD, CRUMPSALL, MANCHESTER, GREATER MANCHESTER M8 0WQ

FOUR BEDROOM SEMI DETACHED

PROPERTY DESCRIPTION:

Substantial and extended semi detached. Spacious diner kitchen, Dining room, extended lounge, Modern bath/wc, 4 bedrooms on the first floor plus additional loft room with en suite. uPVC double glazing. Gas c/h. Gardens. Drive. No chain. TO BE SOLD BY ONLINE UN-CONDITIONAL AUCTION.

TENURE: See Legal Pack

VACANT POSSESSION UPON COMPLETION

ENERGY EFFICIENCY RATING: D

VIEWING:

Viewings by arrangement with Joint Agent, Aubrey Lee & Company, Tel: 0161 720 8108

AUCTION TYPE: Unconditional with Reservation fee

***GUIDE PRICE £175,000 (plus fees)**



ONLINE

2 DERWENT ROAD, MORECAMBE, LANCASHIRE LA4 5PT

FOUR BEDROOM DETACHED HOUSE

PROPERTY DESCRIPTION:

Fisher Wrathall are delighted to have this spacious 4 bedroomed detached property available for sale. Sitting on a good sized corner plot, the property has lots to offer. The garden wraps round the property with garages and a driveway for parking.

TENURE: See Legal Pack

VACANT POSSESSION UPON COMPLETION

ENERGY EFFICIENCY RATING: E

VIEWING:

Viewings by arrangement with Joint Agent, Fisher Wrathall, Tel: 01524 590490

AUCTION TYPE: Conditional with Reservation Fee

***GUIDE PRICE £170,000 (plus fees)**



ONLINE

233 HARBOROUGH ROAD, KINGSTHORPE, NORTHAMPTON, NORTHAMPTONSHIRE NN2 8DW

THREE BEDROOM SEMI DETACHED HOUSE

PROPERTY DESCRIPTION:

Richard Civil Estate Agents are delighted to be able to offer this three bedroom semi-detached property situated in an enviable position within the popular area of Kingsthorpe. The accommodation briefly comprises entrance hall, lounge, dining room, kitchen and converted outbuildings with an ensuite.

TENURE: See Legal Pack

VACANT POSSESSION UPON COMPLETION

ENERGY EFFICIENCY RATING: TBC

VIEWING:

Viewings by arrangement with Joint Agent, Richard Civil Estate Agents - Desborough, Tel: 01536 763600

AUCTION TYPE: Conditional with Reservation Fee

***GUIDE PRICE £165,000 (plus fees)**



ONLINE**6-10A CHURCH STREET, HIBALDSTOW, LINCOLNSHIRE DN20 9ED****WORKSHOP AND THREE FLATS FOR SALE****PROPERTY DESCRIPTION:**

Centrally situated in the village of Hibaldstow the property includes 56'9" Workshop area with stores and wc which could be suited to a variety of uses subject to the necessary permissions. There is also 3 one bedroom flats which are all currently occupied and generating and annual rental income of £12,540. There is also forecourt parking.

TENURE: See Legal Pack

PART LET/PART VACANT

ENERGY EFFICIENCY RATING: C

VIEWING:

Viewings by arrangement with Joint Agent, Newton Fallowell - Brigg,
Tel: 01652783030

AUCTION TYPE: Conditional with Reservation Fee

***GUIDE PRICE £160,000 (plus fees)**

**ONLINE****THE GARIBALDI, 161 LEES STREET, MANCHESTER, GREATER MANCHESTER M18 8QL****PUBILC HOUSE****PROPERTY DESCRIPTION:**

FORMER RESTAURANT & BAR (SUIT VARIETY OF USES) Over many years this freehold building has traded as a nightclub, wine bar, and restaurant and has always been licensed. It is a two-story detached building with working cellars. It is organized so that beyond the foyer there is a bar and seating area with a ground floor restaurant adjacent.

TENURE: See Legal Pack

ENERGY EFFICIENCY RATING: TBC

VACANT POSSESSION UPON COMPLETION

VIEWING:

Viewings by arrangement with Joint Agent, Easy Homes - Levershulme,
Tel: 0161 442 0606

AUCTION TYPE: Conditional with Reservation Fee

***GUIDE PRICE £150,000 (plus fees)**

**ONLINE****20 LODGE WAY, IRTHLINGBOROUGH, NORTHAMPTONSHIRE NN9 5YJ****THREE BEDROOM TERRACE****PROPERTY DESCRIPTION:**

A modern 3-bedroom mid-terrace house with a good sized garden and set back from the road on this nice cul-de-sac in Irthlingborough Town. This house offers generous accommodation, with gas central heating, double-glazing and off-road parking this house represents a practical family home in a popular location close to nearby countryside walks

TENURE: See Legal Pack

VACANT POSSESSION UPON COMPLETION

ENERGY EFFICIENCY RATING: C

VIEWING:

Viewings by arrangement with Joint Agent, Charles Orlebar - Rushden,
Tel: 01933 313600

AUCTION TYPE: Conditional with Reservation Fee

***GUIDE PRICE £150,000 (plus fees)**



ONLINE**40 KERESLEY ROAD, COVENTRY, WEST MIDLANDS CV6 2JD****THREE BEDROOM MID TERRACE HOUSE****PROPERTY DESCRIPTION:**

Ripe for refurbishment. Belvoir are delighted to offer to the market this bay fronted mid terraced home, situated in the much sought after area of Keresley in Coventry, this property is ideally situated for access to a number of sought after amenities including local schools, shops, bus routes and the main motorway network.

TENURE: See Legal Pack**VACANT POSSESSION UPON COMPLETION****ENERGY EFFICIENCY RATING:** TBC**VIEWING:**

Viewings by arrangement with Joint Agent, Belvoir

AUCTION TYPE: Conditional with Reservation Fee***GUIDE PRICE £141,000 (plus fees)****ONLINE****5A DELVES BANK ROAD, SWANWICK, DERBYSHIRE DE55 1HA****THREE BEDROOM BUNGALOW****PROPERTY DESCRIPTION:**

Spacious detached bungalow with THREE BEDROOMS, located in the MUCH SOUGHT AFTER VILLAGE OF SWANWICK and ideally placed for Ripley and Alfreton town centres, PEAK DISTRICT NATIONAL PARK, the A38 and M1 Motorway. The property also benefits from a SPACIOUS KITCHEN and OFF ROAD PARKING.

TENURE: See Legal Pack**VACANT POSSESSION UPON COMPLETION****ENERGY EFFICIENCY RATING:** D**VIEWING:**

Viewings by arrangement with Joint Agent, Century 21 - Derby, Tel: 01332 242 923

AUCTION TYPE: Conditional with Reservation Fee***GUIDE PRICE £141,000 (plus fees)****ONLINE****APARTMENT 2, STYCHE HALL, MARKET DRAYTON, SHROPSHIRE TF9 3RB****THREE BEDROOM APARTMENT****PROPERTY DESCRIPTION:**

Styche Hall was the Georgian built home of Sir Robert Clive of India's parents, designed by Sir William Chambers. This three bedroom apartment nestled on the first floor of benefits from all of the characterful charm that you would expect in such a building.

TENURE: See Legal Pack**VACANT POSSESSION UPON COMPLETION****ENERGY EFFICIENCY RATING:** G**VIEWING:**

Viewings by arrangement with Joint Agent, James Du Pavey - Eccleshall, Tel: 01785851886

AUCTION TYPE: Conditional with Reservation Fee***GUIDE PRICE £140,000 (plus fees)**

ONLINE**1 GRANGE AVENUE, WEST DERBY, LIVERPOOL, MERSEYSIDE L12 9JR****THREE BEDROOM DETACHED HOUSE****PROPERTY DESCRIPTION:**

Keybanks Estates are delighted to bring to the market this three bedroom semi detached property on Grange Avenue situated in the much sought after area of West Derby. With a little TLC this home could be the perfect family forever home.

TENURE: See Legal Pack

VACANT POSSESSION UPON COMPLETION

ENERGY EFFICIENCY RATING: D

VIEWING:

Viewings by arrangement with Joint Agent, Keybanks Estates - Liverpool, Tel: 0151 226 8443

AUCTION TYPE: Conditional with Reservation Fee

***GUIDE PRICE £140,000 (plus fees)**

**ONLINE****28 SPENCER STREET, ROTHWELL, NORTHAMPTONSHIRE NN14 6HD****THREE BEDROOM SEMI DETACHED HOUSE****PROPERTY DESCRIPTION:**

Offered for sale by conditional online auction is this three bedroom semi-detached house which in brief comprises of Entrance Hall, family Bathroom, lounge, kitchen/diner, three bedrooms and benefits from gas central heating and PVC double glazing. The property is located North of Rothwell and well positions for local schools and amenities.

TENURE: See Legal Pack

VACANT POSSESSION UPON COMPLETION

ENERGY EFFICIENCY RATING: D

VIEWING:

Viewings by arrangement with Joint Agent, Woodhead & Co - Irthlingborough, Tel: 01933 654254

AUCTION TYPE: Conditional with Reservation Fee

***GUIDE PRICE £132,000 (plus fees)**

**ONLINE****110 REGENT STREET, KETTERING, NORTHANTS, NORTHAMPTONSHIRE NN16 8QQ****THREE BEDROOM TERRACE****PROPERTY DESCRIPTION:**

Situated a short distance from the town centre is this spacious well presented three double bedroom terrace home. The property is offered to the market in good order throughout having recently been redecorated.

TENURE: See Legal Pack

VACANT POSSESSION UPON COMPLETION

ENERGY EFFICIENCY RATING: D

VIEWING:

Viewings by arrangement with Joint Agent, Carter Williams Estate & Letting Agent- Burton Latimer, Tel: 01536 723561

AUCTION TYPE: Conditional with Reservation Fee

***GUIDE PRICE £128,000 (plus fees)**



ONLINE**40 COLEGRAVE STREET, LINCOLN, LINCOLNSHIRE LN5 8DR****THREE BEDROOM TERRACE HOUSE****PROPERTY DESCRIPTION:**

This is a good sized 3 bedroom mid terrace house, located within the St Catherine's area of the city, offering good access to the city centre. The property further benefits from gas central heating, double glazing, large rear garden with outbuilding, on street parking.

TENURE: See Legal Pack

SUBJECT TO TENANCY

ENERGY EFFICIENCY RATING: D

VIEWING:

Viewings by arrangement with Joint Agent, Bervoir - Lincoln,
Tel: 01522544999

AUCTION TYPE: Conditional with Reservation Fee

***GUIDE PRICE £126,000 (plus fees)**

**ONLINE****30 BOUNDARY DRIVE, BOLTON, GREATER MANCHESTER BL2 6RU****TWO BEDROOM SEMI DETACHED HOUSE****PROPERTY DESCRIPTION:**

A modern semi detached family home, The property is located on a modern development with accommodation briefly comprising entrance porch, lounge, fitted dining kitchen, conservatory, two double bedrooms and a modern three piece bathroom suite. The property has gardens to the front and rear with a driveway.

TENURE: See Legal Pack

VACANT POSSESSION UPON COMPLETION

ENERGY EFFICIENCY RATING: D

VIEWING:

Viewings by arrangement with Joint Agent, Miller Metcalfe - Bolton,
Tel: 01204535353

AUCTION TYPE: Conditional with Reservation Fee

***GUIDE PRICE £125,000 (plus fees)**

**ONLINE****20 CWM ROAD, DYSEARTH, RHYL, NORTH WALES LL18 6BB****FOUR BEDROOM SEMI DETACHED****PROPERTY DESCRIPTION:**

Located on Cwm Road within the rural side of Dyserth. The accommodation briefly afford the entrance porch, hallway, lounge, family room, breakfast room, separate toilet plus four bedrooms. Having double glazing, oil heating, driveway, garage and a good sized rear enclosed garden.

TENURE: See Legal Pack

VACANT POSSESSION UPON COMPLETION

ENERGY EFFICIENCY RATING: E

VIEWING:

Viewings by arrangement with Joint Agent, Williams Estates - Rhyl,
Tel: 01745 369444

AUCTION TYPE: Unconditional with Reservation fee

***GUIDE PRICE £120,000 (plus fees)**



ONLINE**1 CASTLEBANK, NORTHWICH, CHESHIRE CW8 1BL****TWO BEDROOM DETACHED HOUSE****PROPERTY DESCRIPTION:**

Offer for sale this two double bedroom detached home situated in Northwich. Well presented throughout this home offers spacious and light accommodation with attractive gardens and parking. This property also benefits from a cellar. Viewing is highly recommended.

TENURE: See Legal Pack

VACANT POSSESSION UPON COMPLETION

ENERGY EFFICIENCY RATING: E

VIEWING:

Viewings by arrangement with Joint Agent, Hinchliffe Holmes - Northwich, Tel: 01606 330 303

AUCTION TYPE: Unconditional with Reservation fee

***GUIDE PRICE £120,000 (plus fees)**

**ONLINE****136 SPITAL LANE, CHESTERFIELD, DERBYSHIRE S41 0HN****TWO BEDROOM SEMI DETACHED HOUSE****PROPERTY DESCRIPTION:**

Enjoying an elevated plot with far reaching views is a two double bedroomed semi-detached house requiring upgrading and improvement and interestingly could potentially be converted into three bedroomed accommodation (subject to usual building regulations).

TENURE: Freehold

VACANT POSSESSION UPON COMPLETION

ENERGY EFFICIENCY RATING: D

VIEWING:

AUCTION TYPE: Unconditional with Buyers Fee

BUY IT NOW FOR £113,500 (plus fees)

**ONLINE****8 THE STRAND, BROMSGROVE, WEST MIDLANDS B61 8AB****TWO BEDROOM FLAT****PROPERTY DESCRIPTION:**

A unique and spacious two bedroom, two storey flat, offered with good sized rooms, storage area and impressive top floor with large vaulted ceiling and exposed beams and brickwork, situated in a private and quiet area of The Strand in Bromsgrove town centre.

TENURE: See Legal Pack

VACANT POSSESSION UPON COMPLETION

ENERGY EFFICIENCY RATING: D

VIEWING:

Viewings by arrangement with Joint Agent, Arden Estates, Tel: 01527872479

AUCTION TYPE: Conditional with Reservation Fee

***GUIDE PRICE £110,000 (plus fees)**



ONLINE

18 CHORLEY NEW ROAD, HORWICH, GREATER MANCHESTER BL6 7QH

TWO BEDROOM COTTAGE

PROPERTY DESCRIPTION:

Newton & Co are delighted to offer this stunning stone cottage to the market with no onward chain. The property offers spacious living accommodation throughout in the sought after area of Horwich

TENURE: See Legal Pack

VACANT POSSESSION UPON COMPLETION

ENERGY EFFICIENCY RATING: C

VIEWING:

Viewings by arrangement with Joint Agent, Newton & Co - Bolton,
Tel: 01204 329975

AUCTION TYPE: Conditional with Reservation Fee

***GUIDE PRICE £105,000 (plus fees)**



ONLINE

53 CLIPS MOOR, LAWLEY VILLAGE, TELFORD, SHROPSHIRE TF4 2FL

TWO BEDROOM APARTMENT

PROPERTY DESCRIPTION:

Fantastic TWO BEDROOM first floor apartment in the popular location of Lawley Village, Telford. Offering spacious accommodation ideal for those looking to take their first steps onto the property ladder.

TENURE: See Legal Pack

VACANT POSSESSION UPON COMPLETION

ENERGY EFFICIENCY RATING: C

VIEWING:

Viewings by arrangement with Joint Agent, Goodchilds - Telford,
Tel: 01952701019

AUCTION TYPE: Conditional with Reservation Fee

***GUIDE PRICE £91,000 (plus fees)**



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SDL AUCTIONS

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ONLINE**37 WORDSWORTH AVENUE, SINFIN, DERBY, DERBYSHIRE DE24 9HQ****THREE BEDROOM SEMI DETACHED HOUSE****PROPERTY DESCRIPTION:**

** Traditional 3 bedroom SEMI DETACHED family home in need of some modernisation **. GARAGE, DRIVEWAY, NO CHAIN. VIEWING WITH CENTURY 21 DERBY Conditional Online Auction In Partnership With SDL Auctions!

TENURE: See Legal Pack

VACANT POSSESSION UPON COMPLETION

ENERGY EFFICIENCY RATING: TBC

VIEWING:

Viewings by arrangement with Joint Agent, Century 21 - Derby, Tel: 01332 242 923

AUCTION TYPE: Conditional with Reservation Fee

***GUIDE PRICE £90,000 (plus fees)**

**ONLINE****2 WALTON TERRACE, ABERANGELL, MACHYNLLETH, POWYS, SY20 9NE****TWO BEDROOM TERRACE****PROPERTY DESCRIPTION:**

A two bedroomed mid terrace house of timber-frame construction. The property is set in the picturesque village of Aberangell, alongside the river Dyfi, a short distance from the market town of Machynlleth. The accommodation benefits from UPVC double glazed windows, all except one window.

TENURE: Freehold

VACANT POSSESSION UPON COMPLETION

ENERGY EFFICIENCY RATING: F

VIEWING:

AUCTION TYPE: Unconditional with Reservation Fee

***GUIDE PRICE £90,000+ (plus fees)**

**ONLINE****3 SUTTON LANE, MIDDLEWICH, CHESHIRE CW10 0AD****TWO BEDROOM SEMI DETACHED****PROPERTY DESCRIPTION:**

A traditional, semi-detached two bedroom cottage extending to 56.30 sq. m (606 sq. ft) in need of selective modernisation with off-street parking for two cars and a spacious enclosed garden.

TENURE: See Legal Pack

ENERGY EFFICIENCY RATING: D

VIEWING:

Viewings by arrangement with Joint Agent, Hammond Chartered Surveyors, Tel: 07957 994 057 / 01782 659 905

AUCTION TYPE: Conditional with Reservation Fee

***GUIDE PRICE £90,000 (plus fees)**



ONLINE

DINORWIC HOUSE, BRYNREFAIL, CAERNARFON, GWYNEDD COUNTY LL55 3NR

THREE BEDROOM DETACHED HOUSE

PROPERTY DESCRIPTION:

Here's a great opportunity for someone to put their own stamp on this traditional stone built house that's in need of some upgrading. Located in the quiet village of Brynrefail, this 3 Bedroom Detached Home offers plenty of room for a growing family

TENURE: See Legal Pack

VACANT POSSESSION UPON COMPLETION

ENERGY EFFICIENCY RATING: D

VIEWING:

Viewings by arrangement with Joint Agent, Dafydd Hardy - Caernarfon, Tel: 01286677774

AUCTION TYPE: Unconditional with Reservation fee

***GUIDE PRICE £90,000 (plus fees)**



ONLINE

121 RAKE LANE, WALLASEY, MERSEYSIDE CH45 5DH

THREE BEDROOM DETACHED HOUSE

PROPERTY DESCRIPTION:

*** NOT TO BE MISSED *** 3 BEDROOM DETACHED HOUSE ***
EXCELLENT LOCATION *** Looking for a property to put your own stamp on? Investor looking for a property to refurbish and add to your portfolio or resell. Then look no further than this three-bedroom detached house that is ready for its next owner.

TENURE: See Legal Pack

VACANT POSSESSION UPON COMPLETION

ENERGY EFFICIENCY RATING: F

VIEWING:

Viewings by arrangement with Joint Agent, Wirral Residential Buyers, Tel: 01516525289

AUCTION TYPE: Conditional with Reservation Fee

***GUIDE PRICE £87,000 (plus fees)**



ONLINE

58 HAWBUSH ROAD, WALSALL, WEST MIDLANDS WS3 1AG

THREE BEDROOM SEMI DETACHED HOUSE

PROPERTY DESCRIPTION:

Belvoir are pleased to announce to market this three bedroom semi-detached house in Leamore, Walsall. This property is ideal for any investor looking to extend their property portfolio.

TENURE: See Legal Pack

VACANT POSSESSION UPON COMPLETION

ENERGY EFFICIENCY RATING: G

VIEWING:

Viewings by arrangement with Joint Agent, Belvoir - Cannock, Tel: 01543 886582

AUCTION TYPE: Conditional with Reservation Fee

***GUIDE PRICE £87,000 (plus fees)**



ONLINE**6 LILMORE AVENUE, MANCHESTER, GREATER MANCHESTER M40 1EY****TWO BEDROOM SEMI DETACHED HOUSE****PROPERTY DESCRIPTION:**

Offered for sale this 2/3 bedroom semi detached family home briefly comprises of: entrance hall, open plan lounge/kitchen/diner and utility room. to the first floor there are two/three bedrooms and family bathroom. the property also benefits from UPVC double glazing, gas central heating, off road parking and an enclosed rear garden. No onward chain.

TENURE: See Legal Pack**VACANT POSSESSION UPON COMPLETION****ENERGY EFFICIENCY RATING:** E**VIEWING:**

Viewings by arrangement with Joint Agent, Martin & Co - Prestwich

AUCTION TYPE: Conditional with Reservation Fee***GUIDE PRICE £85,000 (plus fees)****ONLINE****6 SALVIA WAY, KIRKBY, MERSEYSIDE L33 1SU****THREE BEDROOM SEMI DETACHED HOUSE****PROPERTY DESCRIPTION:**

Three-bedroom semidetached house situated in a pleasant part of Kirby, close to numerous local amenities including the popular schools, Tower Hill Primary and Ravenscroft community. The property itself has recently been through probate and requires modernising throughout, making this a fantastic investment opportunity for a property developer and landlord.

TENURE: See Legal Pack**VACANT POSSESSION UPON COMPLETION****ENERGY EFFICIENCY RATING:** D**VIEWING:**

Viewings by arrangement with Joint Agent, SDL Auctions - North West, Tel: 0161 774 7333

AUCTION TYPE: Conditional with Reservation Fee***GUIDE PRICE £80,000 (plus fees)****ONLINE****121 CARLTON AVENUE, STOKE ON TRENT, STAFFORDSHIRE ST6 7HF****THREE BEDROOM SEMI DETACHED****PROPERTY DESCRIPTION:**

CHAIN FREE Ideal INVESTMENT PROPERTY or suitable for a FIRST TIME BUYER looking to get creative. A 3 BEDROOM, semi-detached property in the residential area of Little Chell.

TENURE: See Legal Pack**VACANT POSSESSION UPON COMPLETION****ENERGY EFFICIENCY RATING:** D**VIEWING:**

Viewings by arrangement with Joint Agent, Belvoir - Stoke, Tel: 01782478444

AUCTION TYPE: Conditional with Reservation Fee***GUIDE PRICE £78,000 (plus fees)**

ONLINE

**28 THE PAVILLION, 3 RUSSELL ROAD, FOREST FIELDS, NOTTINGHAM,
NOTTINGHAMSHIRE NG7 6GB**

TWO BEDROOM APARTMENT

PROPERTY DESCRIPTION:

This 2 bedroom apartment is situated within a short distance of Nottingham City Centre, it is within walking distance to Nottingham Trent University and is extremely close to the Tram Stop and other transport links.

TENURE: See Legal Pack

VACANT POSSESSION UPON COMPLETION

ENERGY EFFICIENCY RATING: C

VIEWING:

Viewings by arrangement with Joint Agent, Belvoir - Nottingham,
Tel: 01159859259

AUCTION TYPE: Conditional with Reservation Fee

***GUIDE PRICE £78,000 (plus fees)**



ONLINE

40A PEN STREET, BOSTON, LINCOLNSHIRE PE21 6TF

TWO BEDROOM FLAT

PROPERTY DESCRIPTION:

A first floor flat within a short walking distance to Boston Town Centre. Having accommodation comprising: entrance lobby to first floor landing with kitchen, bathroom and lounge. Stairs up to the second floor accommodation with two bedrooms.

TENURE: See Legal Pack

VACANT POSSESSION UPON COMPLETION

ENERGY EFFICIENCY RATING: TBC

VIEWING:

Viewings by arrangement with Joint Agent, Newton Fallowell - Boston,
Tel: 01205353100

AUCTION TYPE: Conditional with Reservation Fee

***GUIDE PRICE £75,000 (plus fees)**



ONLINE

FLAT 3, 21 TIVOLI PLACE, ILKLEY, LS29 8SU

STUDIO FLAT

PROPERTY DESCRIPTION:

This second floor studio is an ideal investment property and has been rented out for the past seven years. Currently the property is let on a six-month AST due to expire on the 26th March 2019 and at a current rental figure of £395. With some modernisation this property has the potential to achieve rental figures of up to £495 pcm.

TENURE: See Legal Pack

SUBJECT TO TENANCY

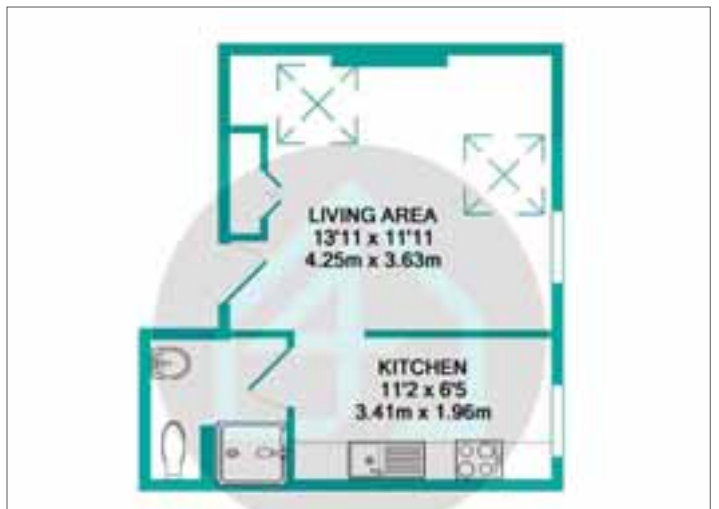
ENERGY EFFICIENCY RATING: D

VIEWING:

Viewings by arrangement with Joint Agent, Keller Williams - Harrogate,
Tel: 01423 529250

AUCTION TYPE: Unconditional with Reservation fee

***GUIDE PRICE £73,000 (plus fees)**



ONLINE**81 TRINITY STREET, HANLEY, STOKE ON TRENT, STAFFORDSHIRE ST1 5NA****FORMER NIGHTCLUB****PROPERTY DESCRIPTION:**

The property comprises former licensed club premises extending to approximately 308 sq. m. (3,315 sq. ft.) over two floors. The building is arranged with an inner reception area beyond which there is an air-conditioned bar and seating area and behind this, offices, toilets and a changing area.

TENURE: See Legal Pack

VACANT POSSESSION UPON COMPLETION

ENERGY EFFICIENCY RATING: D

VIEWING:

Viewings by arrangement with Joint Agent, Hammond Chartered Surveyors, Tel: 07957 994 057 / 01782 659 905

AUCTION TYPE: Conditional with Reservation Fee

***GUIDE PRICE £70,000 (plus fees)**

**ONLINE****FLAT 5, GROVE HOUSE, GROVE STREET WEST, BOSTON, LINCOLNSHIRE PE21 0BZ****ONE BEDROOM APARTMENT****PROPERTY DESCRIPTION:**

INVESTORS!!!! ARE YOU LOOKING FOR A GREAT OPPORTUNITY TO PURCHASE A BUY TO LET WITH TENANT ALREADY IN SITU? THIS WILL NOT BREAK THE BANK!
Newly built spacious and very airy 1 bedroom first floor apartment in completely renovated former warehouse. Town centre location.

TENURE: See Legal Pack

SUBJECT TO TENANCY

ENERGY EFFICIENCY RATING: TBC

VIEWING:

Viewings by arrangement with Joint Agent, Belvoir - Boston, Tel: 01205357070

AUCTION TYPE: Conditional with Reservation Fee

***GUIDE PRICE £68,000 (plus fees)**

**ONLINE****10 DAYLANDS AVENUE, DONCASTER, SOUTH YORKSHIRE DN12 2NH****THREE BEDROOM TERRACE****PROPERTY DESCRIPTION:**

This property offers the best of both worlds by being on a nice quiet street yet very near plenty of local amenities, shops and restaurants and so forth. The house benefits from a large kitchen/diner with direct access to the paved courtyard garden at the back.

TENURE: See Legal Pack

VACANT POSSESSION UPON COMPLETION

ENERGY EFFICIENCY RATING: C

VIEWING:

Viewings by arrangement with Joint Agent, Century 21 - Greenwich, Tel: 02088580040

AUCTION TYPE: Conditional with Reservation Fee

***GUIDE PRICE £67,000 (plus fees)**



ONLINE

2 WHALEY COMMON, LANGWITH, MANSFIELD, NOTTINGHAMSHIRE NG20 9HY

THREE BEDROOM TERRACE HOUSE

PROPERTY DESCRIPTION:

****AUCTION**** New to the market is this three bedroom property ideal for investors or someone looking for a project. The property has beautiful open views to the rear overlooking fields and is in an ideal country setting. With a realistic guide price this property is sure to be snapped up so call today to arrange a viewing!

TENURE: See Legal Pack

VACANT POSSESSION UPON COMPLETION

ENERGY EFFICIENCY RATING: E

VIEWING:

Viewings by arrangement with Joint Agent, Belvoir - Mansfield, Tel: 01623 422 7777

AUCTION TYPE: Conditional with Reservation Fee

***GUIDE PRICE £65,000 (plus fees)**



ONLINE

14 PLYMOUTH CLOSE, MURDISHAW, RUNCORN, CHESHIRE WA7 6JB

TWO BEDROOM TERRACE HOUSE

PROPERTY DESCRIPTION:

This is a very well presented mid terrace property having recently been refurbished throughout. The ground floor comprises of entrance hall, kitchen, lounge and a larger than average storage area which could be adapted and offers a variety of uses.

TENURE: See Legal Pack

VACANT POSSESSION UPON COMPLETION

ENERGY EFFICIENCY RATING: D

VIEWING:

Viewings by arrangement with Joint Agent, Belvoir - Wrexham, Tel: 01978 340 030

AUCTION TYPE: Conditional with Reservation Fee

***GUIDE PRICE £64,000 (plus fees)**



ONLINE

9 ASHFIELD ROAD NORTH, ELLESMERE PORT, CHESHIRE CH65 8BB

TWO BEDROOM TERRACE

PROPERTY DESCRIPTION:

Oakfield Property are pleased to offer For Sale this Two Bedroom Mid terraced property located along Ashfield Road North, Ellesmere Port. OFFERED WITH NO ONGOING CHAIN and Ideal for first time buyers and investors this property is conveniently located.

TENURE: See Legal Pack

VACANT POSSESSION UPON COMPLETION

ENERGY EFFICIENCY RATING: D

VIEWING:

Viewings by arrangement with Joint Agent, Oakfield Property - Buckley, Tel: 01244 548182

AUCTION TYPE: Conditional with Reservation Fee

***GUIDE PRICE £64,000 (plus fees)**



ONLINE**26 BROADWAY, LANCASTER, LANCASHIRE LA1 2BU****TWO BEDROOM TERRACE HOUSE****PROPERTY DESCRIPTION:**

Located North of the river but within easy walking distance to the city centre, and close to local schools and amenities.

This would be perfect for a first time buyer or an ideal investment opportunity, with an estimated rental income of £475 p.c.m.

TENURE: See Legal Pack

VACANT POSSESSION UPON COMPLETION

ENERGY EFFICIENCY RATING: D

VIEWING:

Viewings by arrangement with Joint Agent, Northwood - Lancaster, Tel: 01524 590490

AUCTION TYPE: Conditional with Reservation Fee

***GUIDE PRICE £62,000 (plus fees)**

**ONLINE****201 HIGH STREET, BANGOR, GWYNEDD COUNTY LL57 1NU****RETAIL UNIT WITH ACCOMMODATION ABOVE****PROPERTY DESCRIPTION:**

Grade II Listed property on High Street, in need of complete internal renovation works. ground floor retail, 1st & 2nd floor former living accommodation with. Attic and Cellar.

TENURE: See Legal Pack

VACANT POSSESSION UPON COMPLETION

ENERGY EFFICIENCY RATING: TBC

VIEWING:

Viewings by arrangement with Joint Agent, Dafydd Hardy - Commercial, Tel: 01286676760

AUCTION TYPE: Conditional with Reservation Fee

***GUIDE PRICE £60,000 (plus fees)**

**ONLINE****8 BANKBURN ROAD, LIVERPOOL, MERSEYSIDE L13 8BL****THREE BEDROOM TERRACE HOUSE****PROPERTY DESCRIPTION:**

Keybanks Estates are delighted to bring to the market this fantastic Investment opportunity on Bankburn Road situated in Tuebrook Liverpool. This spacious three bedroom mid terraced property is ideal for Investors or First Time Buyers looking for a project. The property briefly comprises of two reception rooms, kitchen, three bedrooms, bathroom and further benefits from gas central heating, double glazing and rear yard

TENURE: See Legal Pack

ENERGY EFFICIENCY RATING: TBC

VIEWING:

Viewings by arrangement with Joint Agent, Keybanks Estates - Liverpool, Tel: 0151 226 8443

AUCTION TYPE: Conditional with Reservation Fee

***GUIDE PRICE £56,000 (plus fees)**



ONLINE

LAND AT PEN DERWYDD, ISLE OF ANGLESEY LL77 7QE

LAND FOR SALE

PROPERTY DESCRIPTION:

This unique parcel of land adjoins The Dingle which has recently been enhanced through community involvement, working in partnership, and by grant aid. These enhancements include a wooden boardwalk that winds its way along the Cefni, which allows access to all to many parts of the reserve, three new bridges, sculptures, sculpted benches and picnic tables. A planning application has previously been submitted and subsequently withdrawn for the erection of 11 affordable dwellings.

TENURE: See Legal Pack

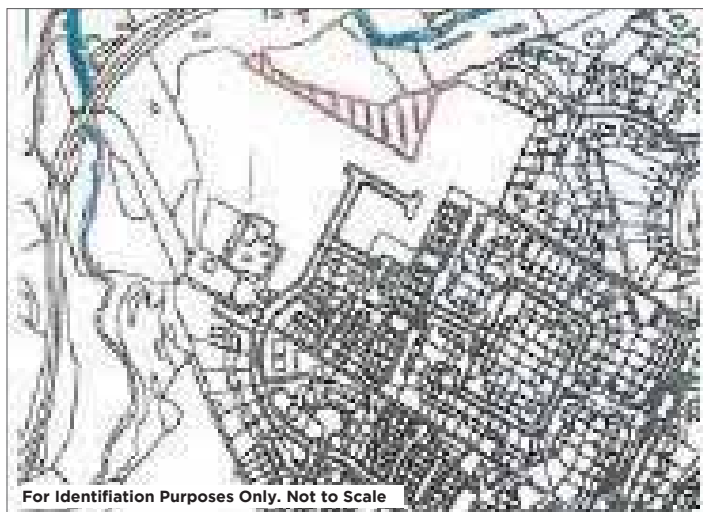
VACANT POSSESSION UPON COMPLETION

VIEWING:

Viewings by arrangement with Joint Agent, Dafydd Hardy - Llangefni, Tel: 01248723322

AUCTION TYPE: Unconditional with Reservation fee

***GUIDE PRICE £50,000 (plus fees)**



ONLINE

8 LORNE STREET, BURSLEM, STOKE-ON-TRENT, STAFFORDSHIRE ST6 1AR

TWO BEDROOM TERRACE HOUSE

PROPERTY DESCRIPTION:

2 bedroom, mid-terraced property in the popular residential area of Burslem Town centre, near Port Vale Football Club and Burslem Park. 1 large reception room, 2 double bedrooms and rear yard with garage. Refurbishment and updating required. Gas central heating. Would suit families or investors

TENURE: See Legal Pack

VACANT POSSESSION UPON COMPLETION

ENERGY EFFICIENCY RATING: F

VIEWING:

Viewings by arrangement with Joint Agent, Belvoir - Stoke, Tel: 01782478444

AUCTION TYPE: Conditional with Reservation Fee

***GUIDE PRICE £49,000 (plus fees)**



ONLINE

33 JULY ROAD, LIVERPOOL, MERSEYSIDE L6 4BS

TWO BEDROOM TERRACE

PROPERTY DESCRIPTION:

Keybanks Estates are delighted to bring to the market this two bedroom, terraced home in July Road, Tuebrook. The property briefly comprises of two reception rooms, kitchen, two bedrooms, bathroom and further benefits from central heating and rear yard.

TENURE: See Legal Pack

VACANT POSSESSION UPON COMPLETION

ENERGY EFFICIENCY RATING: D

VIEWING:

Viewings by arrangement with Joint Agent, Keybanks Estates - Liverpool, Tel: 0151 226 8443

AUCTION TYPE: Conditional with Reservation Fee

***GUIDE PRICE £46,000 (plus fees)**



ONLINE**16 DEWSBURY ROAD, ANFIELD, LIVERPOOL, MERSEYSIDE L4 2XG****TWO BEDROOM TERRACE****PROPERTY DESCRIPTION:**

This two bedroom terraced property The property briefly comprises of entrance hallway, lounge, dining room, kitchen, two bedrooms, bathroom and further benefits from double glazing and gas central heating.

TENURE: See Legal Pack

VACANT POSSESSION UPON COMPLETION

ENERGY EFFICIENCY RATING: D

VIEWING:

Viewings by arrangement with Joint Agent, Keybanks Estates - Liverpool, Tel: 0151 226 8443

AUCTION TYPE: Conditional with Reservation Fee

***GUIDE PRICE £41,000 (plus fees)**

**ONLINE****44 EVESHAM AVENUE, GRIMSBY, LINCOLNSHIRE DN34 5RT****THREE BEDROOM END OF TERRACE****PROPERTY DESCRIPTION:**

This 3 bedroom end of terrace property is situated on Evesham Avenue in Grimsby. The property is a corner plot and benefits from off street parking. The property comprises of a hallway, to the left is the lounge, leading through to a kitchen/ diner. There is also a conservatory to the rear.

TENURE: See Legal Pack

VACANT POSSESSION UPON COMPLETION

ENERGY EFFICIENCY RATING: D

VIEWING:

Viewings by arrangement with Joint Agent, Aston Estates

AUCTION TYPE: Conditional with Reservation Fee

***GUIDE PRICE £32,000 (plus fees)**

**ONLINE****34 CANDIA TOWERS, JASEN STREET, LIVERPOOL, MERSEYSIDE L5 5EN****THREE BEDROOM APARTMENT****PROPERTY DESCRIPTION:**

Hunters are delighted to bring to the market, this substantial three-bedroom apartment for sale via public auction. Commanding a potential rental income of around £325 providing a gross yield of 11.8% this apartment is not one to overlooked. The apartment situated on the third floor is available now with no chain.

TENURE: See Legal Pack

VACANT POSSESSION UPON COMPLETION

ENERGY EFFICIENCY RATING: TBC

VIEWING:

Viewings by arrangement with Joint Agent, Hunters - Liverpool, Tel: 01517077777

AUCTION TYPE: Conditional with Reservation Fee

***GUIDE PRICE £28,000 (plus fees)**



ONLINE**APT 12, 158 EARL ROAD, LIVERPOOL, MERSEYSIDE L7 6HH****STUDIO APARTMENT****PROPERTY DESCRIPTION:**

Belvoir are delighted to offer a self-contained studio apartment in the popular area of Wavertree. This Studio flat is top floor providing views over the city of Liverpool, consist of a bedroom/diner area and small bathroom with a shower. Recommended to View property.

TENURE: See Legal Pack

VACANT POSSESSION UPON COMPLETION

ENERGY EFFICIENCY RATING: D

VIEWING:

Viewings by arrangement with Joint Agent, Belvoir - Liverpool South, Tel: 0151 203 2192

AUCTION TYPE: Conditional with Reservation Fee

***GUIDE PRICE £19,000 (plus fees)**

**ONLINE****22 HUMBLETON DRIVE, MACKWORTH, DERBY, DERBYSHIRE DE22 4AT****TWO BEDROOM MAISONETTE****PROPERTY DESCRIPTION:**

** ENTRANCE FROM THE PAVEMENT TO FIRST FLOOR, TWO BEDROOM MAISONETTE OVER TWO STOREY'S **

TENURE: See Legal Pack

VACANT POSSESSION UPON COMPLETION

ENERGY EFFICIENCY RATING: TBC

VIEWING:

Viewings by arrangement with Joint Agent, Century 21 - Derby, Tel: 01332 242 923

AUCTION TYPE: Unconditional with Reservation fee

***GUIDE PRICE £15,000 (plus fees)**

**ONLINE****PLOT 13, SANDRIDGEBURY LANE, ST ALBANS, HEREFORDSHIRE AL3 6JB****LAND FOR SALE****PROPERTY DESCRIPTION:**

A parcel of land suitable for a variety of uses (subject to planning consent). The plot forms part of a larger site located off Sandridgebury Lane, situated on the edge of the thriving and popular village of Sandridge; a traditional and attractive Hertfordshire village, which provides good amenities including a village shop, three public houses and church. More comprehensive facilities are available in the nearby historic town of St Albans (2 miles south) and in Harpenden (5 miles west).

TENURE: See Legal Pack

VACANT POSSESSION UPON COMPLETION

VIEWING: Direct on Site

AUCTION TYPE: Unconditional with Reservation fee

***GUIDE PRICE £13,000 (plus fees)**



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

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

LOT DETAILS

Lot Address:

Postcode:

Max Bid Price: £

Price in Words:

PURCHASER DETAILS

Title: Name:

Company:

Address:

Postcode:

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

Email:

BIDDER DETAILS

Title: Name:

Company:

Address:

Postcode:

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

Email:

SOLICITOR DETAILS

Name:

Company:

Address:

Postcode:

Telephone: Mobile:

Email:

PAYMENT REQUIREMENTS

ALL SUCCESSFUL PURCHASERS ARE REQUIRED TO PAY EITHER:

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

Please see overleaf for Payment Details

PAYMENT DETAILS

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

Card Number:

Valid from: Expires End: Issue: CSC:

Name (as it appears on card):

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

TERMS & CONDITIONS FOR PROXY, TELEPHONE & INTERNET BIDDING

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

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

Signature of prospective purchaser

Date of Signature

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

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

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

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

SDL Auctions may send you details of future auctions. Please tick here if you do not wish to receive further communication from us. ☐
(Please note, your details will not be shared with any third party, but may be shared within the SDL Group).



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£170 million
of auction
property sales
in 2017



30,000
Properties under
management



4,000
active
tenancies
in PRS



550
mortgage
advisers



**Arranged over
£6 billion of
lending in 2017**



170,000
valuations
completed
in 2017

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 **PURE PROTECT**

CENTURY 21
United Kingdom

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

Common Auction Conditions (Edition 4 June 2018)

Reproduced with the consent of the RICS

GLOSSARY

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

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

Wherever it makes sense:

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

ACTUAL COMPLETION DATE

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

ADDENDUM

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

AGREED COMPLETION DATE

Subject to CONDITION G9.3:

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

APPROVED FINANCIAL INSTITUTION

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

ARREARS

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

ARREARS SCHEDULE

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

AUCTION

The AUCTION advertised in the CATALOGUE.

AUCTION CONDUCT CONDITIONS

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

AUCTIONEERS

The AUCTIONEERS at the AUCTION.

BUSINESS DAY

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

BUYER

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

CATALOGUE

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

COMPLETION

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

CONDITION

One of the AUCTION CONDUCT CONDITIONS or SALE CONDITIONS.

CONTRACT

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

CONTRACT DATE

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

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

DOCUMENTS

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

EXTRA GENERAL CONDITIONS

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

FINANCIAL CHARGE

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

GENERAL CONDITIONS

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

INTEREST RATE

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

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

LOT

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

OLD ARREARS

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

PARTICULARS

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

PRACTITIONER

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

PRICE

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

READY TO COMPLETE

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

SALE CONDITIONS

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

SALE MEMORANDUM

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

SELLER

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

SPECIAL CONDITIONS

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

TENANCIES

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

TENANCY SCHEDULE

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

TRANSFER

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

TUPE

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

VAT

Value Added Tax or other tax of a similar nature.

VAT OPTION

An option to tax.

WE (AND US AND OUR)

The AUCTIONEERS.

YOU (AND YOUR)

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

AUCTION CONDUCT CONDITIONS

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

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

A1 INTRODUCTION

The AUCTION CONDUCT CONDITIONS apply wherever the LOT is located.

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

A2 OUR ROLE

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

OUR decision on the conduct of the AUCTION is final.

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

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

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

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

A3 BIDDING AND RESERVE PRICES

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

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

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

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

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

A4 THE PARTICULARS AND OTHER INFORMATION

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

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

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

A5 THE CONTRACT

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

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

YOU must before leaving the AUCTION

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

If YOU do not WE may either

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

The deposit

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

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

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

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

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

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

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

A6 EXTRA AUCTION CONDUCT CONDITIONS

Despite any CONDITION to the contrary:

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

"(d) is to be held as agent for the SELLER unless expressly stated otherwise in the SPECIAL CONDITIONS. Provided That where VAT would be chargeable on the deposit were it to be held as agent for the SELLER, the deposit will be held as stakeholder despite any contrary provision in any CONDITION; and"
- where the deposit is paid to US to be held as stakeholder, WE may if WE choose transfer all or part of it to the SELLER'S conveyancer for them to hold as stakeholder in OUR place. Any part of the deposit not so transferred will be held by US as stakeholder.

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

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

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

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

G1 THE LOT

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

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

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

	from the BUYER at COMPLETION for the period starting on the AGREED COMPLETION DATE and ending on the ACTUAL COMPLETION DATE.		the SELLER to a liability that the SELLER would not otherwise have, in which case the SELLER may act reasonably in such a way as to avoid that liability;	G16.3	connection with the BUYER's claim for capital allowances.
G10.2	Subject to CONDITION G11 the SELLER is not obliged to apportion or account for any sum at COMPLETION unless the SELLER has received that sum in cleared funds. The SELLER must promptly pay to the BUYER after COMPLETION any sum to which the BUYER is entitled that the SELLER subsequently receives in cleared funds.		(b) if the SELLER gives the BUYER notice of the SELLER's intended act and the BUYER does not object within five BUSINESS DAYS giving reasons for the objection the SELLER may act as the SELLER intends; and	G16.4	The value to be attributed to those items on which capital allowances may be claimed is set out in the SPECIAL CONDITIONS. The SELLER and BUYER agree: (a) to make an election on COMPLETION under Section 198 of the Capital Allowances Act 2001 to give effect to this CONDITION G16; and (b) to submit the value specified in the SPECIAL CONDITIONS to HM Revenue and Customs for the purposes of their respective capital allowance computations.
G10.3	Income and outgoings are to be apportioned at the ACTUAL COMPLETION DATE unless: (a) the BUYER is liable to pay interest; and (b) the SELLER has given notice to the BUYER at any time up to COMPLETION requiring apportionment on the date from which interest becomes payable by the BUYER;	G13 RENT DEPOSITS	(c) the BUYER is to indemnify the SELLER against all loss or liability the SELLER incurs through acting as the BUYER requires, or by reason of delay caused by the BUYER.	G17 MAINTENANCE AGREEMENTS	The SELLER agrees to use reasonable endeavours to TRANSFER to the BUYER, at the BUYER's cost, the benefit of the maintenance agreements specified in the SPECIAL CONDITIONS.
G10.4	Apportionments are to be calculated on the basis that: (a) the SELLER receives income and is liable for outgoings for the whole of the day on which apportionment is to be made; (b) annual income and expenditure accrues at an equal daily rate assuming 365 days in a year (or 366 in a leap year), and income and expenditure relating to some other period accrues at an equal daily rate during the period to which it relates; and (c) where the amount to be apportioned is not known at COMPLETION apportionment is to be made by reference to a reasonable estimate and further payment is to be made by SELLER or BUYER as appropriate within five BUSINESS DAYS of the date when the amount is known.	G13.1	Where any TENANCY is an assured shorthold TENANCY, the SELLER and the BUYER are to comply with their respective statutory duties in relation to the protection of tenants' deposits, and to demonstrate in writing to the other (before COMPLETION, so far as practicable) that they have complied.	G17.1	The BUYER must assume, and indemnify the SELLER in respect of, all liability under such agreements from the ACTUAL COMPLETION DATE.
G10.5	If a payment due from the BUYER to the SELLER on or after COMPLETION is not paid by the due date, the BUYER is to pay interest to the SELLER at the INTEREST RATE on that payment from the due date up to and including the date of payment.	G13.2	The remainder of this CONDITION G13 applies where the SELLER is holding or otherwise entitled to money by way of rent deposit in respect of a TENANCY. In this CONDITION G13 "rent deposit deed" means the deed or other DOCUMENT under which the rent deposit is held.	G18 LANDLORD AND TENANT ACT 1987	This CONDITION G18 applies where the sale is a relevant disposal for the purposes of part I of the Landlord and Tenant Act 1987
G11. ARREARS		G13.3	If the rent deposit is not assignable the SELLER must on COMPLETION hold the rent deposit on trust for the BUYER and, subject to the terms of the rent deposit deed, comply at the cost of the BUYER with the BUYER's lawful instructions.	G18.1	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.
<i>Part 1 – Current rent</i>		G13.4	Otherwise the SELLER must on COMPLETION pay and assign its interest in the rent deposit to the BUYER under an assignment in which the BUYER covenants with the SELLER to: (a) observe and perform the SELLER's covenants and conditions in the rent deposit deed and indemnify the SELLER in respect of any breach; (b) give notice of assignment to the tenant; and (c) give such direct covenant to the tenant as may be required by the rent deposit deed.	G19 SALE BY PRACTITIONER	This CONDITION G19 applies where the sale is by a PRACTITIONER either as SELLER or as agent of the SELLER.
G11.1	"Current rent" means, in respect of each of the TENANCIES subject to which the LOT is sold, the instalment of rent and other sums payable by the tenant on the most recent rent payment date on or within four months preceding COMPLETION.	G14 VAT		G19.1	The PRACTITIONER has been duly appointed and is empowered to sell the LOT.
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.	G14.1	Where a SALE CONDITION requires money to be paid or other consideration to be given, the payer must also pay any VAT that is chargeable on that money or consideration, but only if given a valid VAT invoice.	G19.2	Neither the PRACTITIONER nor the firm or any member of the firm to which the PRACTITIONER belongs has any personal liability in connection with the sale or the performance of the SELLER's obligations. The TRANSFER is to include a declaration excluding that personal liability.
G11.3	Parts 2 and 3 of this CONDITION G11 do not apply to ARREARS of current rent.	G14.2	Where the SPECIAL CONDITIONS state that no VAT OPTION has been made the SELLER confirms that none has been made by it or by any company in the same VAT group nor will be prior to COMPLETION.	G19.3	The LOT is sold (a) in its condition at COMPLETION; (b) for such title as the SELLER may have; and (c) with no title guarantee; and the BUYER has no right to terminate the CONTRACT or any other remedy if information provided about the LOT is inaccurate, incomplete or missing.
<i>Part 2 – BUYER to pay for ARREARS</i>		G15 TRANSFER AS A GOING CONCERN		G19.4	Where relevant: (a) the DOCUMENTS must include certified copies of those under which the PRACTITIONER is appointed, the DOCUMENT of appointment and the PRACTITIONER'S acceptance of appointment; and (b) the SELLER may require the TRANSFER to be by the lender exercising its power of sale under the Law of Property Act 1925.
G11.4	Part 2 of this CONDITION G11 applies where the SPECIAL CONDITIONS give details of ARREARS.	G15.1	Where the SPECIAL CONDITIONS so state: (a) the SELLER and the BUYER intend, and will take all practicable steps (short of an appeal) to procure, that the sale is treated as a TRANSFER of a going concern; and (b) this CONDITION G15 applies.	G19.5	The BUYER understands this CONDITION G19 and agrees that it is fair in the circumstances of a sale by a PRACTITIONER.
G11.5	The BUYER is on COMPLETION to pay, in addition to any other money then due, an amount equal to all ARREARS of which details are set out in the SPECIAL CONDITIONS.	G15.2	The SELLER confirms that the SELLER: (a) is registered for VAT, either in the SELLER'S name or as a member of the same VAT group; and (b) has (unless the sale is a standard-rated supply) made in relation to the LOT a VAT OPTION that remains valid and will not be revoked before COMPLETION.	G20 TUPE	If the SPECIAL CONDITIONS state "there are no employees to which TUPE applies", this is a warranty by the SELLER to this effect.
G11.6	If those ARREARS are not OLD ARREARS the SELLER is to assign to the BUYER all rights that the SELLER has to recover those ARREARS.	G15.3	The BUYER confirms that (a) it is registered for VAT, either in the BUYER'S name or as a member of a VAT group; (b) it has made, or will make before COMPLETION, a VAT OPTION in relation to the LOT and will not revoke it before or within three months after COMPLETION; (c) article 5(2B) of the Value Added Tax (Special Provisions) Order 1995 does not apply to it; and (d) it is not buying the LOT as a nominee for another person.	G20.1	If the SPECIAL CONDITIONS do not state "there are no employees to which TUPE applies" the following paragraphs apply: (a) The SELLER must notify the BUYER of those employees whose CONTRACTS of employment will TRANSFER to the BUYER on COMPLETION (the "Transferring Employees"). This notification must be given to the BUYER not less than 14 days before COMPLETION.
<i>Part 3 – BUYER not to pay for ARREARS</i>		G15.4	The BUYER is to give to the SELLER as early as possible before the AGREED COMPLETION DATE evidence (a) of the BUYER'S VAT registration; (b) that the BUYER has made a VAT OPTION; and (c) that the VAT OPTION has been notified in writing to HM Revenue and Customs; and if it does not produce the relevant evidence at least two BUSINESS DAYS before the AGREED COMPLETION DATE, CONDITION G14.1 applies at COMPLETION.	G20.2	The BUYER confirms that it will comply with its obligations under TUPE and any SPECIAL CONDITIONS in respect of the TRANSFERRing Employees.
G11.7	Part 3 of this CONDITION G11 applies where the SPECIAL CONDITIONS (a) so state; or (b) give no details of any ARREARS.	G15.5	The BUYER confirms that after COMPLETION the BUYER intends to (a) retain and manage the LOT for the BUYER'S own benefit as a continuing business as a going concern subject to and with the benefit of the TENANCIES; and (b) collect the rents payable under the TENANCIES and charge VAT on them.		(c) The BUYER and the SELLER acknowledge that pursuant and subject to TUPE, the CONTRACTS of employment between the TRANSFERRing Employees and the SELLER will TRANSFER to the BUYER on COMPLETION.
G11.8	While any ARREARS due to the SELLER remain unpaid the BUYER must: (a) try to collect them in the ordinary course of management but need not take legal proceedings or forfeit the TENANCY; (b) pay them to the SELLER within five BUSINESS DAYS of receipt in cleared funds (plus interest at the INTEREST RATE calculated on a daily basis for each subsequent day's delay in payment); (c) on request, at the cost of the SELLER, assign to the SELLER or as the SELLER may direct the right to demand and sue for OLD ARREARS, such assignment to be in such form as the SELLER'S conveyancer may reasonably require; (d) if reasonably required, allow the SELLER'S conveyancer to have on loan the counterpart of any TENANCY against an undertaking to hold it to the BUYER's order; (e) not without the consent of the SELLER release any tenant or surety from liability to pay ARREARS or accept a surrender of or forfeit any TENANCY under which ARREARS are due; and (f) if the BUYER disposes of the LOT prior to recovery of all ARREARS obtain from the BUYER'S successor in title a covenant in favour of the SELLER in similar form to part 3 of this CONDITION G11.	G15.6	If, after COMPLETION, it is found that the sale of the LOT is not a TRANSFER of a going concern then: (a) the SELLER's conveyancer is to notify the BUYER's conveyancer of that finding and provide a VAT invoice in respect of the sale of the LOT; (b) the BUYER must within five BUSINESS DAYS of receipt of the VAT invoice pay to the SELLER the VAT due; and (c) if VAT is payable because the BUYER has not complied with this CONDITION G15, the BUYER must pay and indemnify the SELLER against all costs, interest, penalties or surcharges that the SELLER incurs as a result.		(d) The BUYER is to keep the SELLER indemnified against all liability for the TRANSFERRing Employees after COMPLETION.
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.	G16 CAPITAL ALLOWANCES		G21 ENVIRONMENTAL	This CONDITION G21 only applies where the SPECIAL CONDITIONS so provide.
G12 MANAGEMENT		G16.1	This CONDITION G16 applies where the SPECIAL CONDITIONS state that there are capital allowances available in respect of the LOT.	G21.1	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
G12.1	This CONDITION G12 applies where the LOT is sold subject to TENANCIES.	G16.2	The SELLER is promptly to supply to the BUYER all information reasonably required by the BUYER in	G21.2	The BUYER agrees to indemnify the SELLER in respect of all liability for or resulting from the environmental condition of the LOT.
G12.2	The SELLER is to manage the LOT in accordance with its standard management policies pending COMPLETION.			G22 SERVICE CHARGE	This CONDITION G22 applies where the LOT is sold subject to TENANCIES that include service charge provisions.
G12.3	The SELLER must consult the BUYER on all management issues that would affect the BUYER after COMPLETION (such as, but not limited to, an application for licence; a rent review; a variation, surrender, agreement to surrender or proposed forfeiture of a TENANCY; or a new TENANCY or agreement to grant a new TENANCY) and: (a) the SELLER must comply with the BUYER's reasonable requirements unless to do so would (but for the indemnity in paragraph (c)) expose			G22.1	No apportionment is to be made at COMPLETION in respect of service charges.
				G22.2	Within two months after COMPLETION the SELLER must provide to the BUYER a detailed service charge account for the service charge year current on COMPLETION showing: (a) service charge expenditure attributable to each TENANCY; (b) payments on account of service charge received from each tenant; (c) any amounts due from a tenant that have not

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

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