



AUCTIONS

NORTH WEST CATALOGUE



CHESHIRE & NORTH WALES AUCTION

**Thursday
21st February 2019
at 11.30am**

Chester Racecourse
New Crane Street
Chester
CH1 2LY

01244 433 422



MANCHESTER AUCTION

**Thursday
21st February 2019
at 6.30pm**

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

0161 774 7333

www.sdlauctions.co.uk

AUCTION VENUES

CHESHIRE & NORTH WALES

Thursday

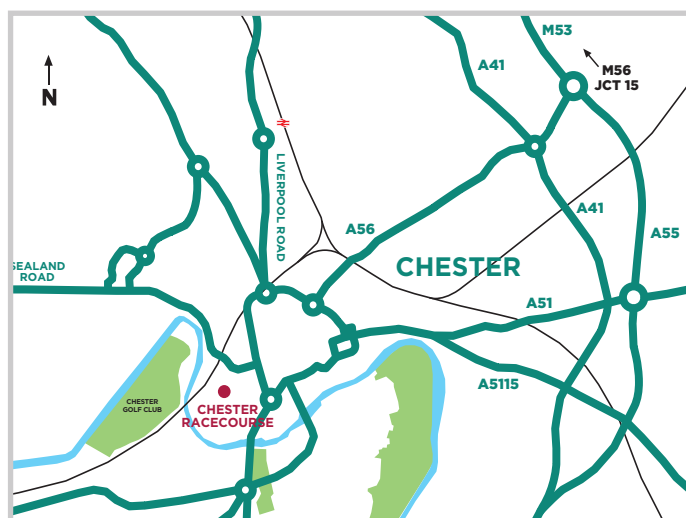
21st February 2019

**Chester Racecourse, New Crane Street,
Chester CH1 2LY**

Registration desk opens at 10.30am
Auction commences at 11.30am

15 lots

Pages 14 - 23



MANCHESTER

Thursday

21st February 2019

**AJ Bell Stadium, 1 Stadium Way
Salford, Manchester M30 7EY**

Registration desk opens at 5.30pm
Auction commences at 6.30pm

19 lots

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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 North West auction catalogue

It's our first two-venue North West auction of the year at Chester Racecourse and the AJ Bell Stadium in Manchester and we're pleased to launch this catalogue filled with 34 lots.

We are set for a busy day, with 15 lots set to be sold under the hammer in Chester, 19 lots being offered in Manchester, as well as 69 online lots which are available to bid on now.

We have a variety of properties from across the North West and the rest of the UK, including residential lots suitable for landlords looking to add to their property portfolio, properties in need of renovation and commercial lots.

In Bangor, **2 Railway Cottages (CHESTER LOT 5)**, is a three bedroomed semi-detached cottage requiring complete renovation throughout. With a *guide price of £100,000+ (plus fees), the property comes with large gardens and off road parking.

If you're an investor looking to add to your property portfolio, **5 Victoria Road in Wrexham (CHESTER LOT 15)** could be ideal for you. A mid-terrace five bedroomed HMO located close to a wide range of local amenities and transport links to Chester, currently producing a rental income of £18,820 per annum, however once fully let, this could increase to £22,200 per annum. It has a guide price of £140,000+ (plus fees).

29 Sandy Lane in Prestatyn (CHESTER LOT 8), is a three bedroomed semi-detached property located close to the centre of Prestatyn. With a great range of local amenities and transport links, the property would make an ideal family home or investment opportunity. It has a guide price of £110,000+ (plus fees).

A star lot comes with, **Penthouse 2, Glyn Garth in Menai Bridge (CHESTER LOT 1)**. A three bedroomed penthouse apartment, situated on the shoreline and benefits from beautiful views, including the highest peaks of Snowdonia. With a guide price of £325,000+ (plus fees), the interior of the penthouse is spacious and benefits from double glazing and electric storage heating.

A substantial ground floor retail property comes at **South Prior House, St Peters Square in Ruthin (CHESTER LOT 6)**. The lot comprises a ground floor retail unit which we believe is currently let. In a prominent corner position in the centre of Ruthin, it has a guide price of £60,000+ (plus fees).

162 Beverley Road in Bolton (MANCHESTER LOT 16), is an ideal buy to let opportunity. A two bedroomed mid-terrace property in need of modernisation and is within close proximity to Bolton town centre. Benefiting from gas central

heating and uPVC double glazing, the property has a guide price of £41,000+ (plus fees).

A development opportunity comes with the **Old Yorkshire Bank, 18-20 Market Street in Bacup (MANCHESTER LOT 12)**. A prominently positioned, Grade II listed former bank, currently arranged as seven flats with potential to develop further, subject to obtaining necessary planning consents. It comes with a guide price of £185,000+ (plus fees).

If you're looking for a family home or first-time buy, **117 Vine Street in Abbey Hey (MANCHESTER LOT 9)** could interest you. A deceptively large, three double bedroomed property with gas central heating and double glazing. The property does require improvement work throughout and comes with a guide price of £80,000+ (plus fees).

A well located two bedroomed semi-detached house comes at **51 Whetstone Hill Lane in Oldham (MANCHESTER LOT 1)**. Set on a generous plot with gardens to the front, side and rear and excellently located close to schools and local amenities, this house would make an ideal family home. Benefiting from gas central heating and double glazing, the property has a guide price of £59,000+ (plus fees).

Flat 16 in Boleyn Court, Blackpool (MANCHESTER LOT 11), is an ideal investment opportunity. A first floor studio apartment benefiting from allocated parking, double glazing and economy seven heating. Located in a sought after area of Blackpool, it is close to local amenities, Blackpool hospital and transport links. It has a guide price of £35,000 - £40,000+ (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 Chester or Manchester auction, then you can submit a Proxy, Telephone and Online Bidding Form – found on page 65 of this catalogue – or you can watch all the auctions live from our website.

We're already inviting entries to our next two-venue North West auction on Thursday 4th April, so if you'd like to arrange a free no obligation appraisal see our team in the auction room or complete a valuation form on our website – www.sdlauctions.co.uk.

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.

MEET THE NORTH WEST TEAM



Rory Daly

Chief Executive Officer & Auctioneer
rory.daly@sdlauctions.co.uk



Andrew Parker

Managing Director & Auctioneer
andrew.parker@sdlauctions.co.uk



Debs Latham

Head of Residential Auctions
(Cheshire & North Wales)
deborah.latham@sdlauctions.co.uk



Andy Thompson

Head of Residential Auctions
(North West)
andy.thompson@sdlauctions.co.uk



Joanna Bradford

Valuer
joanna.bradford@sdlauctions.co.uk



Emily Waterland

North West & Cheshire & North
Wales Property Manager
emily.waterland@sdlauctions.co.uk



Ally Rowell

Administrator
ally.rowell@sdlauctions.co.uk



Alex Senior

Administrator
alex.senior@sdlauctions.co.uk



Louise Jefferies

Director of Business Development
louise.jefferies@sdlauctions.co.uk



Jason Lee

National Sales Manager
jason.lee@sdlauctions.co.uk



Kate Hutton

Corporate Account Manager
kate.hutton@sdlauctions.co.uk



Martin Bond

Business Development Manager
martin.bond@sdlauctions.co.uk



David Wedge

Business Development Manager
david.wedge@sdlauctions.co.uk



Sylvia Jones

Auction Expert
sylvia.jones@sdlauctions.co.uk



Abigail Selwood

Operations Manager
abigail.selwood@sdlauctions.co.uk

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 Vendor's Special Conditions of Sale. All properties must have deposits paid by Bank/Building Society Draft or Visa debit card. Please contact the relevant auction office for advice about acceptable payments. In default of any of the above, the Auctioneer shall be entitled as Agent for the Vendor, to treat the failure or default as a repudiation and rescind the Contract. Thereafter the Auctioneer shall be entitled to re-submit the property for sale and if a successful bidder does not pay a deposit and/or complete the memorandum, the Vendor reserves the right to claim any loss he suffers as a result.
6. All purchasers whether buying prior, during or post Auction are required to pay a buyers administration fee of £1074 inc VAT (unless stated otherwise), this fee is to be added to the deposit, irrespective what costs may be included within the Contract or Special Conditions. A buyers administration fee does not apply where a reservation fee is payable. The reservation fee will be 4.8% inc VAT or 4.2% inc VAT in London of the purchase price, subject to a minimum of £6,000 inc VAT, unless stated otherwise. The reservation fee does not contribute towards the purchase price.

7. If a successful purchaser wishes to remain in the sale room and bid for later lots before transferring to the contracts area, he/she shall be required to surrender to the Auctioneers clerk one form of identity for retention by the auctioneers until such time as the memorandum of sale is completed.
8. The Vendor has a right to sell before auction or withdraw the lot and neither the Auctioneer nor the Vendor is responsible for any abortive costs, loss or damages of a prospective purchaser. Information as to pre-sale or withdrawal of a lot can be obtained from enquiry of the Auctioneers at any time prior to the auction but valid only up to the time of enquiry.
9. Prospective purchasers are strongly advised to check these particulars as to measurements, areas and all other matters to which the properties are expressed to be subject or have the benefit of and in respect of any contents, fixtures and fittings expressed to be included in the sale by making an inspection of the property and all the necessary enquiries with SDL Auctions, the Vendor, the Vendor's professional advisors and all other appropriate authorities. All measurements and areas referred to in these particulars are approximate only.
10. The dimensions and/or areas shown in this catalogue are intended to be accurate to within + 5% of the figure shown. If greater accuracy is required we advise intending purchasers to carry out check measuring.
11. All location plans published in the particulars of sale are copyright and are to enable prospective purchasers to locate the property only. The plans are photographically reproduced and therefore not to scale and are not intended to depict the interest to be sold but are for identification purposes only. The boundary lines and numbers on the photographs are again only to enable prospective purchasers to locate the property and are not intended to depict the interest to be sold. Purchasers are advised to view the special conditions in respect of the precise interest to be conveyed.
12. Any guide prices issued or any estimates or values mentioned in negotiations or discussion with the Auctioneers or any of their representatives cannot be relied upon by a prospective purchaser as representing professional valuations for any purpose in accordance with the requirements or guidance notes of relevant professional bodies or other authorities. In all respects prospective purchasers are deemed to have relied upon their own knowledge or the advice of their own professional or other advisors.
13. Inspection of investment properties is by courtesy of the tenant. Inspection of properties with vacant possession only by arrangement with the Auctioneers. Interested parties should refer to the viewing schedule in the front of the catalogue or alternatively contact the Auctioneers.
14. Purchasers should be aware that they will not be entitled to the keys or access to the property (except by special arrangement) until completion date of the sale.
15. The Auctioneers announcements at the commencement of the sale are an important part of the proceedings. Thereafter the Auction will proceed without delay and the Auctioneer will not describe the properties in detail nor read out the special conditions or amendments.
16. The services, kitchen and sanitary ware, electrical appliances and fittings, plumbing and heating installations (if any) have NOT been tested by the Selling Agents. Prospective purchasers should therefore undertake their own investigations/survey to clarify the suitability of such services to meet their particular requirements.
17. We are advised by the Vendor, where appropriate, that an EPC (Energy Performance Certificate) has been commissioned and will be available within the legal pack.
18. The plans provided in this catalogue are for identification purposes only and their accuracy is not guaranteed. All Ordnance Survey maps are reproduced with the sanction of the Controller of HM Stationery Office (Crown Copyright Reserved Licence No. 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 here. Any additional fees will be confirmed in the legal pack which can be downloaded from our website, www.sdlauctions.co.uk or to find out more about any additional fees associated with any property please call SDL Auctions on Chester 01244 433 422 or Manchester 0161 774 7333. 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 chester@sdlauctions.co.uk or northwest@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 (Chester 01244 433 422 or Manchester 0161 774 7333) 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

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

Bankers Draft: ☐

Debit Card: ☐

Building Society
Draft: ☐

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: _____

A COFFEE WITH...

Joanna Bradford

Valuer at SDL Auctions Cheshire & North Wales



I have lived in Cheshire almost my entire life and have worked within the property industry for over 20 years, in several different roles. I really enjoy working at SDL Auctions, the team are great and it's always good helping someone to achieve a great sale on their property.



What is your business motto?

Treat customers and colleagues how you would wish to be treated. It is important to be honest and sometimes we have to say things people may not wish to hear, but being professional, friendly and taking the time to listen shows that we are always here to help and there is a solution for everything. Putting a person's needs is at the heart of what we do.

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

Customer service. Taking that time with every customer whether they are selling or buying a property. Our excellent customer service shines through every time.

What is office life like for you and your team?

I work on the road and at home a lot, but at home my office is quiet where I can get on with what needs to be done without interruption. I also have the added bonus of being able to nip over to the Manchester office to discuss the day to day business needs with Andy and Alex who are always on hand to offer advice and help if needed. It's also a massive benefit having Debs around the corner from me, so we spend a lot of time together helping our customers through the auction process.

What is your approach to work / life balance?

I like to keep busy during the day. Having variety really spurs me on to be the best I can be. After work is when I can relax and unwind, although I do have a habit of making to do lists for the next day.

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

I enjoy speaking to people – everyone I meet is a potential business contact for me. Building contacts locally is a great way to have those face to face meetings and spread the word about the great work we do.

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

Definitely my parents. They have always worked hard and instilled in us to do the same, something which I have passed on to my two sons who also have a great work ethic. You can achieve anything you set out to do if you focus and work hard.

What is your proudest achievement in business?

There have been quite a few over the years, but I have to say that my proudest moment comes every time I have the pleasure of helping someone when they think all hope is lost. The feeling you have when you help a customer through what can be one of the most stressful times for them is fantastic. Their thanks every time makes me hugely proud of what I do every day.

What drives and motivates you?

Being able to help people achieve what they have set out to do, in the easiest way for them. I have a genuine interest in people and property and will always try to advise and guide someone in the best way possible and will always put their needs first.

If you hadn't been a valuer, what would you do instead?

Now that's a hard one! When I was younger I always wanted to be a district nurse, caring for people in their own homes but now I have to say I have a secret yearning to be a QVC presenter! (Not so secret anymore!)

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

I am at my best in the morning, I much prefer to just get on with the day. I'm too impatient to wait around!

Do you use Facebook, Twitter or other social media?

I do use social media as I think it can be a massive help in our business when used in the right way.

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

I'd have a Latte with the Queen. I imagine she would have lots of interesting stories to tell!

How do you relax outside of work?

Outside of work I love to spend time catching up with family and friends over a gin and tonic or two.

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.**

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**To benefit all purchasers there will be
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A GUIDE TO ADDITIONAL FEES

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

BUYERS ADMINISTRATION FEE

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

ADDITIONAL FEES, COSTS AND CHARGES

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

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

FOR FURTHER INFORMATION

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

Chester: **01244 433 422** **chester@sdlauctions.co.uk**
Manchester: **0161 774 7333** **northwest@sdlauctions.co.uk**

CHESHIRE & NORTH WALES ORDER OF SALE

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

LOT 1.	Penthouse 2, Glyn Garth, Menai Bridge, Gwynedd County	£325,000+
LOT 2.	55 Meredith Street, Crewe, Cheshire	£72,000+
LOT 3.	Land adjacent to 49 Hodge Bower, Ironbridge, Telford, Shropshire	£60,000+
LOT 4.	Livingstone House, Llewellyn Avenue, Llandudno	£135,000+
LOT 5.	2 Railway Cottages, Felin Hen, Bangor	£100,000+
LOT 6.	Ground Floor Retail Unit, South Prior House, St. Peters Square, Ruthin, Denbighshire	£60,000+
LOT 7.	2 Water Street, Denbigh	£77,000+
LOT 8.	29 Sandy Lane, Prestatyn	£110,000+
LOT 9.	14a Mill Lane, Buckley	£175,000+
LOT 10.	Development Site at 32-36 Bridge Street, Wrexham	£150,000+
LOT 11.	11a Derby Road, Wrexham	£140,000+
LOT 12.	24 Ruabon Road, Wrexham	£128,000+
LOT 13.	27 Stansty Road, Wrexham	£140,000+
LOT 14.	4 Erw Fair, Garth Road, Bangor, Gwynedd County	£180,000+
LOT 15.	5 Victoria Road, Wrexham	£140,000+



A SIZEABLE THREE BEDROOMED PENTHOUSE APARTMENT WITH SPECTACULAR VIEWS

PROPERTY DESCRIPTION:

A sizeable three bedroomed penthouse apartment situated within Glyn Garth Court, commanding a truly spectacular sweeping vista - situated on the shoreline, its south easterly aspect takes in the Great Orme and most of the highest peaks of Snowdonia. The interior of the penthouse is spacious, purposely light and bright, and benefits from double glazing (a mixture of timber and uPVC) and electric storage heating.

ACCOMMODATION:

Ground Floor: Communal entrance with lift system to all floors.

Penthouse: Lobby, utility room, open plan living room, cupboard/store, dining room, kitchen, hall, master bedroom with en-suite, two further bedrooms, shower room.

Outside: Balcony, sun terrace, communal gardens and allocated parking.

ENERGY EFFICIENCY RATING: F

TENURE: Leasehold

VACANT POSSESSION UPON COMPLETION

AUCTION TYPE: Unconditional with reservation fee

VIEWING:

By arrangement with the joint agents:
Dafydd Hardy, Bangor - 01248 371212

***GUIDE PRICE £325,000+ (plus fees)**



**LOT OFFERED IN
PARTNERSHIP WITH:**
DAFYDD HARDY

LOT 2

55 MEREDITH STREET, CREWE, CHESHIRE CW1 2PW

AN IDEAL BUY TO LET OPPORTUNITY OR FIRST TIME PURCHASE

PROPERTY DESCRIPTION:

A two bedroomed mid-terrace property situated close to amenities and transport links. The property has been modernised and benefits from gas central heating and UPVC double glazing.

ACCOMMODATION:

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

First Floor: Two bedrooms, bathroom.

Outside: Rear courtyard.

ENERGY EFFICIENCY RATING: E

TENURE: Freehold

VACANT POSSESSION UPON COMPLETION

VIEWING:

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



***GUIDE PRICE £72,000+ (plus fees)**

LOT 3

LAND ADJACENT TO 49 HODGE BOWER, IRONBRIDGE, TELFORD, SHROPSHIRE TF8 7QH

A GREAT OPPORTUNITY TO ACQUIRE A FREEHOLD PLOT OF LAND IN A WORLD HERITAGE SITE SET WITHIN THE HEART OF THE IRONBRIDGE

DESCRIPTION:

Perfect location for walks in and around Ironbridge Gorge. The plot may be suitable for a variety of different uses, subject to gaining the relevant permissions. Planning permission was previously granted in 2001 for the erection of a dwelling, but has since expired. Interested parties are to rely on own enquiries with the local authority for future planning potential. The auctioneers have not inspected the land.

TENURE: Freehold

VACANT POSSESSION UPON COMPLETION

VIEWING:

Direct on site.



***GUIDE PRICE £60,000+ (plus fees)**

LOT 4

LIVINGSTONE HOUSE, LLEWELLYN AVENUE, LLANDUDNO LL30 2ER

A PERIOD END OF TERRACE PROPERTY, CURRENTLY USED AS OFFICES WITH DEVELOPMENT POTENTIAL STPC.

PROPERTY DESCRIPTION:

An end of terrace commercial property of traditional brick built construction with pebble dash elevation under a slate roof with accommodation set over three storeys, located close to Mostyn Street main shopping district and within walking distance to Llandudno Promenade. The property is currently laid out as office accommodation and is classed as A2 usage for Financial and professional services. In our opinion the property may have future development potential for change of use to residential, or a House of Multiple Occupation, subject to gaining the necessary planning consents.

ACCOMMODATION:

Ground Floor: Reception area, private offices, kitchen, wc. Access to basement used for storage.

First Floor: Three offices, two store rooms.

Second Floor: Office, store room, wc.

Outside: Three parking spaces to the rear (accessed via Masonic Street).

ENERGY EFFICIENCY RATING: D

TENURE: Leasehold

VACANT POSSESSION UPON COMPLETION

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

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



LOT 5

2 RAILWAY COTTAGES, FELIN HEN, BANGOR LL57 4BE

A FREEHOLD VACANT TWO BEDROOMED SEMI-DETACHED COTTAGE WITH STUDY

PROPERTY DESCRIPTION:

A two bedroomed semi-detached cottage with study. Benefiting from large gardens and off road parking, situated in this sought after location. The property requires a complete renovation and would make an ideal investment or family home on completion of the required works.

ACCOMMODATION:

Ground Floor: Entrance hall, lounge, sitting room, kitchen/breakfast room, wc, rear porch.

First Floor: Two bedrooms, study, bathroom.

Outside: Ample off road parking and large rear garden.

ENERGY EFFICIENCY RATING: F

TENURE: Freehold

VACANT POSSESSION UPON COMPLETION

VIEWING:

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

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on a mortgage or any other debt secured on it.

together.

LOT 6

GROUND FLOOR RETAIL UNIT, SOUTH PRIOR HOUSE, ST. PETERS SQUARE, RUTHIN, DENBIGHSHIRE LL15 1DH

INVESTMENT OPPORTUNITY - A GROUND FLOOR RETAIL PROPERTY IN A PROMINENT CORNER POSITION.

PROPERTY DESCRIPTION:

A substantial retail property in a prominent corner position in the centre of Ruthin on St Peter's Square. Ruthin has a range of local amenities including a leisure centre, local shops, primary and secondary schools, and has good transport links for commuting to Mold and Chester.

The lot comprises a ground floor retail unit which we understand is currently let, however, we are currently awaiting tenancy information. Interested parties are advised to check the legal pack for further information.

ACCOMMODATION:

Ground Floor: Retail Unit.

Outside: Communal rear yard.

ENERGY EFFICIENCY RATING: Awaited

TENURE: Leasehold

SUBJECT TO TENANCY

VIEWING:

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

***GUIDE PRICE £60,000+ (plus fees)**



LOT 7

2 WATER STREET, DENBIGH LL16 3YR

A TWO BEDROOMED MID-TERRACE PROPERTY

PROPERTY DESCRIPTION:

A two bedroomed mid terrace property located within walking distance of Denbigh town centre, schools and transport links. Ideal buy to let investment or first-time purchase. We are informed the property has been recently let at £450 pcm, but is sold with vacant possession. The accommodation benefits from gas central heating and double glazing.

ACCOMMODATION:

Ground Floor: Entrance hall, living room, kitchen.

First Floor: Two bedrooms, bathroom.

Outside: Enclosed 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 £77,000+ (plus fees)**





AN EXCELLENT FAMILY HOME OR IDEAL BUY TO LET INVESTMENT OPPORTUNITY

PROPERTY DESCRIPTION:

A three bedroomed semi-detached property located just a couple of minutes' walk from the heart of Prestatyn, with a great range of amenities and transport links, including the train station just a 2 minute walk away. The town is within easy reach of the A55 Expressway for commuting to Chester, Manchester and further afield. The accommodation benefits from gas central heating and double glazing.

ACCOMMODATION:

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

Ground Floor: Entrance hallway, living room, open plan kitchen/diner, wc, rear lobby.

First Floor: Landing with loft access, three bedrooms, bathroom.

Outside: Paved large front garden for off-road parking, enclosed rear garden with storage building.

ENERGY EFFICIENCY RATING: D

TENURE: Freehold

VACANT POSSESSION UPON COMPLETION

VIEWING:

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

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



LOT 9

14A MILL LANE, BUCKLEY CH7 3HB

A DECEPTIVELY SPACIOUS COMMERCIAL PROPERTY

PROPERTY DESCRIPTION:

Having previously been used as a restaurant for many years this freehold vacant property has accommodation set over two floors with plenty of parking to the rear. The property may be suitable for conversion to residential subject to obtaining the necessary planning consents.

ACCOMMODATION:

Ground Floor: Entrance area, dining/bar area, rear dining room, rear entrance/hallway.

First Floor: Function room, four rooms, two bathrooms, bar/kitchen area.

Outside: Car park to the rear.

LOCATION:

The property is set in the small town of Buckley in Flintshire 2 miles from the county town of Mold and contiguous with the villages of Ewloe, Alltarni and Mynydd Isa. It is on the A549 road, with the larger A55 road passing nearby.

ENERGY EFFICIENCY RATING: Awaited

TENURE: Freehold

VACANT POSSESSION UPON COMPLETION

VIEWING:

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

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



LOT 10

DEVELOPMENT SITE AT 32-36 BRIDGE STREET, WREXHAM LL13 7HP

SITE WITH PLANNING PERMISSION FOR A MIXED USE DEVELOPMENT

DESCRIPTION:

The site fronts onto Bridge Street close to its intersection with Brook Street in Wrexham Town Centre, within walking distance to local amenities and facilities.

Planning permission was granted on 12th December 2014 for the construction of a mixed use development comprising ground floor commercial unit, four x one bed apartments to the first floor, five x one bedroom apartments to the second floor and a two bedroom penthouse apartment to the third floor. Planning Ref P2004/0116

TENURE: Freehold

VACANT POSSESSION UPON COMPLETION

VIEWING:

Direct on site



For identification purposes only. Not to scale.



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

LOT 11

11A DERBY ROAD, WREXHAM LL13 8EA

RESIDENTIAL INVESTMENT OPPORTUNITY - A FOUR BEDROOMED MID-TERRACE TOWN HOUSE. CURRENT RENTAL INCOME £8,340 PER ANNUM.

PROPERTY DESCRIPTION:

A four bedroomed mid-terrace town house benefiting from gas central heating and uPVC windows throughout. The property is currently let producing a rental income of £160.38 per week, totaling £8,340 per annum. The auctioneers have not had sight of the tenancy agreements and further information will be provided within the legal pack.

ACCOMMODATION:

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

Ground Floor: Two reception rooms, kitchen/diner.

First Floor: Four bedrooms, bathroom.

Outside: Front and rear gardens.

ENERGY EFFICIENCY RATING: D

TENURE: Freehold **SUBJECT TO TENANCY**

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

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



LOT 12

24 RUABON ROAD, WREXHAM LL13 7PB

MIXED USE COMMERCIAL UNIT WITH SEPARATE RESIDENTIAL ACCOMMODATION

PROPERTY DESCRIPTION:

A mixed use commercial unit with separate residential accommodation above. The one bedroomed flat benefits from separate access to the front and rear of the property. Situated on a busy high street within an established parade close to local amenities. We have been informed the property is currently tenanted.

ACCOMMODATION:

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

Ground Floor: Retail Unit

First Floor: Lounge, Kitchen, Bedroom, Bathroom

Outside: Rear Yard

ENERGY EFFICIENCY RATING: D & C

TENURE: Freehold

SUBJECT TO TENANCY

VIEWING:

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

***GUIDE PRICE £128,000+ (plus fees)**



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LOT 13

27 STANSTY ROAD, WREXHAM LL11 2HR

THREE BEDROOMED SEMI DETACHED PROPERTY

PROPERTY DESCRIPTION:

Situated close to local amenities and schools. The property benefits from three bedrooms, two bathrooms, large gardens to the front and rear with ample private parking. With transport links to local areas and road networks. We have been informed that the property is currently tenanted.

ACCOMMODATION:

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

Ground Floor: Entrance Hallway, Lounge, Kitchen, Wc

First Floor: Three Bedrooms, Bathroom

Outside: Front Garden with Parking, Rear Garden

ENERGY EFFICIENCY RATING: F

TENURE: Freehold

SUBJECT TO TENANCY

VIEWING:

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



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

LOT 14

4 ERW FAIR, GARTH ROAD, BANGOR LL57 2RT

RESIDENTIAL INVESTMENT OPPORTUNITY - A THREE STOREY GRADE II LISTED MID TERRACE HOUSE OF MULTIPLE OCCUPATION. CURRENT RENTAL INCOME £33,020 PER ANNUM.

PROPERTY DESCRIPTION:

A registered seven bedroomed HMO benefiting from UPVC double glazing to the rear elevation and mains gas central heating. The property is located minutes from Bangor city centre with its range of amenities, University and transport links. The property is currently let producing a rental income of £635 per week, totalling £33,020 per annum. The auctioneers have not yet had sight of the tenancy agreements and further information will be provided within the legal pack.

ACCOMMODATION:

Ground Floor: Entrance hall, access to spacious basement area, lounge, kitchen, two bedrooms, wc, two showers.

First Floor: Three bedrooms, bathroom, wc.

Second Floor: Two bedrooms.

Outside: Raised forecourt garden, rear yard and store, garden.

ENERGY EFFICIENCY RATING: E

TENURE: Freehold

SUBJECT TO TENANCY

VIEWING: By arrangement with the joint agents:
Dafydd Hardy, Bangor - 01248 371212

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



LOT OFFERED IN
PARTNERSHIP WITH:



LOT 15

5 VICTORIA ROAD, WREXHAM LL13 7SA

A FIVE BEDROOMED HOUSE OF MULTIPLE OCCUPATION CURRENTLY LET PRODUCING CIRCA £18,820 PER ANNUM. POTENTIAL INCOME ONCE FULLY LET CIRCA £22,200.

PROPERTY DESCRIPTION:

Situated close to a wide range of amenities and schools in Wrexham, and close to excellent transport links to Chester and North Wales. The accommodation benefits from gas central heating and UPVC double glazing.

ACCOMMODATION:

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

Accommodation laid out over two floors including five bedrooms, two reception rooms, kitchen/diner and a bathroom.

Outside: Front and rear gardens.

ENERGY EFFICIENCY RATING: E

TENURE: Freehold

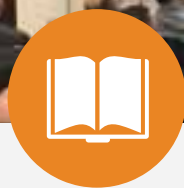
SUBJECT TO TENANCY

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

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

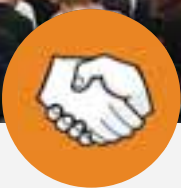


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MANCHESTER ORDER OF SALE

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

LOT 1.	51 Whetstone Hill Lane, Oldham	£59,000+
LOT 2.	1 Abbey Street, Leigh	£39,000+
LOT 3.	Portfolio of over 300 x Ground Rents, Greater Manchester	£20,000+
LOT 4.	Flats 1, 2, 3, 4, 6, 7, 8, 9 ,10 & 11, 10 Seaview Road, Wallasey, Merseyside	SOLD PRIOR
LOT 5.	198 Manchester Road, Huddersfield	£28,000+
LOT 6.	1 Wareham Street, Manchester	£75,000+
LOT 7.	105 Linthorpe Road, Middlesbrough	£137,000+
LOT 8.	107 - 109 Linthorpe Road, Middlesbrough	£228,000+
LOT 9.	117 Vine Street, Abbey Hey, Manchester	£80,000+
LOT 10.	Warehouse rear of 202-204 Clipsley Lane, Haydock, St. Helens	£65,000+
LOT 11.	Flat 16 Boleyn Court, Dalkeith Avenue, Blackpool, Lancashire	£35,000 - £40,000
LOT 12.	Old Yorkshire Bank, 18-20 Market Street, Bacup	£185,000+
LOT 13.	13 Priory Road, Stoke on Trent, Staffordshire	£68,000+
LOT 14.	22 St. Andrews Avenue, Droylsden, Manchester	£100,000+
LOT 15.	54 Granville Street, Ashton-Under-Lyne	£64,000+
LOT 16.	162 Beverley Road, Bolton	£41,000+
LOT 17.	4 Brampton, Luddendenfoot, Halifax	£54,000+
LOT 18.	78 Victoria Road, Dukinfield, Greater Manchester	£73,000+
LOT 19.	26 Hill Street, Dukinfield, Greater Manchester	£48,000+

LOT 1

51 WHETSTONE HILL LANE, OLDHAM OL1 4NB

A WELL LOCATED TWO BEDROOMED SEMI-DETACHED HOUSE SET ON A GENEROUS PLOT

PROPERTY DESCRIPTION:

The property is excellently located close to numerous schools as well as the popular Stoneleigh Park within just a few minutes walk, offering an ideal opportunity for local landlords or home buyers looking to get on the property ladder in 2019. The accommodation benefits from gas central heating and double glazing.

ACCOMMODATION:

Ground Floor: Lounge, kitchen.

First Floor: Two bedrooms, bathroom

Outside: Front, side and rear gardens.

ENERGY EFFICIENCY RATING: Awaited

TENURE: Freehold

VACANT POSSESSION UPON COMPLETION

VIEWING:

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



***GUIDE PRICE £59,000+ (plus fees)**

LOT 2

1 ABBEY STREET, LEIGH WN7 1EU

A TWO BEDROOMED MID-TERRACE PROPERTY REQUIRING A SCHEME OF COSMETIC UPGRADING.

PROPERTY DESCRIPTION:

A two bedroomed mid-terrace property situated within close proximity to Leigh town centre, close to all local amenities including a wide range of shops, restaurants and leisure facilities, and transport links providing easy access into Warrington, Liverpool and Manchester. The accommodation benefits from gas central heating and double glazing throughout, although now requires a scheme of cosmetic upgrading. Please note one upstairs window is smashed. An ideal investment opportunity for rental or resale purposes.

ACCOMMODATION:

Ground Floor: Lounge, kitchen/diner.

First Floor: Two bedrooms, bathroom.

Outside: Rear yard.

ENERGY EFFICIENCY RATING: Awaited

TENURE: Leasehold

VACANT POSSESSION UPON COMPLETION

VIEWING:

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



***GUIDE PRICE £39,000+ (plus fees)**

LOT 3

PORTFOLIO OF OVER 300 X GROUND RENTS, GREATER MANCHESTER

A PORTFOLIO OF OVER 300 GROUND RENTS ACROSS GREATER MANCHESTER, PRODUCING AN ANNUAL INCOME OF CIRCA £2,337 PER ANNUM

DESCRIPTION:

A commercial investment opportunity. Interested parties are advised to refer to the legal pack for a full schedule and further information.

TENURE: Freehold

SEE LEGAL PACK FOR LEASE DETAILS

300+ GROUND RENTS across the following locations (full list in legal pack)			
Abbey Hills Road, Oldham	Belgrave Road, Oldham	Belmont Avenue, Denton	Cardwell Street, Oldham
Clydesdale Street, Oldham	Deepdale Avenue, Royton	Ennerdale Avenue, Royton	First Avenue, Tottington
Grange Avenue, Oldham	Grisedale Avenue, Royton	Grobby Street, Oldham	Grosvenor Street, Denton
Hawthorn Road, Denton	Kenyon Avenue, Denton	Lacrosse Avenue, Oldham	Leaford Avenue, Denton
Lindale Avenue, Royton	Lorne Street, Oldham	Loughrigg Avenue, Royton	Lowther Avenue, Royton
Mirfield Avenue, Royton	Netherhey Street, Oldham	Oldham Grange, Oldham	Prior Street, Oldham
Ralstone Avenue, Oldham	Richmond Avenue, Tottington	Seymour Street, Denton	Stanley Road, Denton
Urmston Street, Oldham	Wellbank Street, Tottington	Worsley Street, Oldham	Wyndale Road, Oldham

***GUIDE PRICE £20,000+ (plus fees)**

LOT 4

FLATS 1, 2, 3, 4, 6, 7, 8, 9, 10 & 11, 10 SEAVIEW ROAD, WALLASEY, MERSEYSIDE CH45 4LA

EXCELLENT INVESTMENT OPPORTUNITY - TEN SELF-CONTAINED APARTMENTS. CURRENT RENTAL INCOME £32,500 P.A.

PROPERTY DESCRIPTION:

Ten self-contained apartments, majority let, currently producing £32,500 per annum. Located on Seaview Road in Wallasey, this mix of one and two bedroomed properties benefit from numerous local amenities and would suit an experienced property investor. We understand that some of the previous work carried out on the property has not been done with building regulation approval and all interested parties are advised to make their own enquiries. Please note the auctioneers have only inspected flat 8.

ACCOMMODATION:

First Floor: Flat 1: Two bedrooms. Flat 2: One bedroom. Flat 3: One bedroom. Flat 4: One bedroom. Flat 6: One bedroom. Flat 7: One bedroom. Flat 8: One bedroom. Flat 9: Two bedrooms. Flat 10: Two bedrooms. Flat 11: Two bedrooms.

ENERGY EFFICIENCY RATING: Flats 1, 2, 3, 4, 6, 7, 8, 9, 10 & 11 - Ratings G

TENURE: Freehold

PART LET/PART VACANT

VIEWING:

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

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



LOT 5

198 MANCHESTER ROAD, HUDDERSFIELD HD1 3JB

A FREEHOLD VACANT COMMERCIAL UNIT

PROPERTY DESCRIPTION:

A ground floor commercial unit, located on a busy street on the outskirts of Huddersfield town centre. Ideally located close to a number of shops and small businesses, the property would suit a variety of uses such as office space, retail unit or a beauty salon etc.

ACCOMMODATION:

Ground Floor: Open plan retail unit, cellar.

ENERGY EFFICIENCY RATING: C

TENURE: Freehold

VACANT POSSESSION UPON COMPLETION

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

***GUIDE PRICE £28,000+ (plus fees)**



LOT 6

1 WAREHAM STREET, MANCHESTER M8 5RA

A FREEHOLD VACANT TWO BEDROOMED TERRACE PROPERTY

PROPERTY DESCRIPTION:

Located in a popular part of Crumpsall, North Manchester, surrounded by various amenities including North Manchester General Hospital, local shops and is just a short walk to Crumpsall Park. Excellent transport links with Crumpsall tram stop only a short distance away, as well as a number of regular bus routes into Manchester city centre.

ACCOMMODATION:

Ground Floor: Lounge, dining room, kitchen.

First Floor: Two bedrooms, bathroom.

Outside: Rear yard.

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)**



SDL AUCTIONS



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LOT 7

105 LINTHORPE ROAD, MIDDLESBROUGH TS1 5DD

AN EXCELLENT OPPORTUNITY TO ACQUIRE A VACANT THREE STOREY PROPERTY SET WITHIN THE HEART OF MIDDLESBROUGH TOWN CENTRE.

PROPERTY DESCRIPTION:

A vacant three storey property with retail on the ground floor and two floors of ancillary space above. The property would suit an owner occupier or investor with a commercial property portfolio. The premises may suit conversion to residential subject to the obtaining the necessary planning consents.

LOCATION:

Middlesbrough is the major town within the Teesside conurbation. The town is located 40 miles south of Newcastle upon Tyne, 50 miles north of York and 64 miles north of Leeds. The A19 provides access to Junction 60 of the A1(M), 16 miles to the north-west, and the A66 provides access to Junction 57 of the A1(M), 19 miles to the west. The property is located on the west side of Linthorpe Road in Middlesbrough town centre and within close proximity to the Cleveland Shopping Centre. The A66 and Middlesbrough Rail Station both lie some 0.4 miles north of the property.

ACCOMMODATION:

Ground Floor: 67.8 sq m (730 sq ft)

First Floor: 31.45 sq m (338 sq ft)

Second Floor: 24.45 sq m (263 sq ft)



ENERGY EFFICIENCY RATING: C

TENURE: Freehold

VACANT POSSESSION UPON COMPLETION

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

***GUIDE PRICE £137,000+ (plus fees)**

LOT 8

107 - 109 LINTHORPE ROAD, MIDDLESBROUGH TS1 5DH

AN EXCELLENT INVESTMENT OPPORTUNITY TO ACQUIRE THREE STOREY DOUBLE RETAIL UNIT WITHIN THE HEART OF MIDDLESBROUGH TOWN CENTRE - RENTAL INCOME £57,000 PER ANNUM.

PROPERTY DESCRIPTION:

A three storey property with retail on the ground floor and two floors of ancillary space above. Although the former tenants (Thomas Cook) have vacated the property their lease does not expire until December 25th 2019, paying £57,000 p.a. The property would suit an owner occupier or investor with a commercial property portfolio. The premises may suit conversion to residential subject to the obtaining the necessary planning consents.

LOCATION:

Middlesbrough is the major town within the Teesside conurbation. The town is located 40 miles south of Newcastle upon Tyne, 50 miles north of York and 64 miles north of Leeds. The A19 provides access to Junction 60 of the A1(M), 16 miles to the north-west, and the A66 provides access to Junction 57 of the A1(M), 19 miles to the west. The property is located on the west side of Linthorpe Road in Middlesbrough town centre and within close proximity to the Cleveland Shopping Centre. The A66 and Middlesbrough Rail Station both lie some 0.4 miles north of the property.

ACCOMMODATION:

Ground Floor: 137.3 sq m (1478 sq ft)

First Floor: 105.1 sq m (1131 sq ft)

Second Floor: 113.1 sq m (1217 sq ft)



ENERGY EFFICIENCY RATING: D

TENURE: Freehold

SUBJECT TO TENANCY

VIEWING:

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

***GUIDE PRICE £228,000+ (plus fees)**


A FREEHOLD VACANT THREE BEDROOMED MID-TERRACE PROPERTY
PROPERTY DESCRIPTION:

A deceptively large, three double bed roomed property with gas central heating and UPVC double glazing. Whilst needing some improvements, the property could make an ideal family home or a high yielding HMO, subject to necessary licenses. Pre-auction offers may be considered on this property and therefore an early viewing is advised. The accommodation benefits from gas central heating and double glazing throughout.

ACCOMMODATION:

Ground Floor: Hallway, lounge, reception/dining room, kitchen.

First Floor: Three bedrooms, bathroom.

Outside: Front and rear yard.

ENERGY EFFICIENCY RATING: D
TENURE: Freehold

VACANT POSSESSION UPON COMPLETION
VIEWING:

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

***GUIDE PRICE £80,000+ (plus fees)**



LOT 10

WAREHOUSE REAR OF 202-204 CLIPSLEY LANE, HAYDOCK, ST. HELENS WA11 0HU

SUBSTANTIAL INDUSTRIAL WAREHOUSE AND LAND

PROPERTY DESCRIPTION:

Situated in a predominantly residential area, close to St Helens town centre and with easy reach of both Manchester and Liverpool via the A580. This is an opportunity to acquire a substantial industrial warehouse and land, measuring approximately 0.19 acres in total. The site also includes numerous shipping containers, located in a secured yard and will be offered with vacant possession. Any enquiries relating to the possible development or change of use of the site should be made directly with the Planning Department of St Helens Council.

ENERGY EFFICIENCY RATING: Awaited

TENURE: Freehold

VACANT POSSESSION UPON COMPLETION

VIEWING:

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



***GUIDE PRICE £65,000+ (plus fees)**

LOT 11

FLAT 16 BOLEYN COURT, DALKEITH AVENUE, BLACKPOOL FY3 9SA

A FIRST FLOOR STUDIO APARTMENT

PROPERTY DESCRIPTION:

Benefiting from allocated parking, double glazing and Economy 7 heating. The property is located in a much sought after area of Blackpool close to local shops & amenities, Stanley Park, Blackpool Hospital & transport networks.

ACCOMMODATION:

First Floor: Lounge/bedroom, kitchen, 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 £35,000-£40,000 (plus fees)**



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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.

LOT 12

OLD YORKSHIRE BANK, 18-20 MARKET STREET, BACUP OL13 8EZ

GRADE II LISTED BLOCK OF FLATS

PROPERTY DESCRIPTION:

A prominently positioned, Grade II listed, former bank in the heart of Bacup, Lancashire. Currently arranged as seven flats with potential to develop further, subject to necessary planning consents.

ACCOMMODATION:

Ground Floor: Entrance hall, flat one (studio), cellar.

First Floor: Flat two (studio), flat three (studio), flat four.

Second Floor: Flat five (studio), flat six (studio), flat seven (studio).

ENERGY EFFICIENCY RATING: F, F, E, G, F, F, G

TENURE: Freehold

VACANT POSSESSION UPON COMPLETION

VIEWING:

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



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

LOT 13

13 PRIORY ROAD, STOKE ON TRENT, STAFFORDSHIRE ST2 8HQ

A SEMI-DETACHED FORMER COMMUNITY CENTRE OCCUPYING A CORNER PLOT

PROPERTY DESCRIPTION:

A semi-detached former community centre situated in a convenient residential location occupying a corner plot. The accommodation benefits from double glazing and gas central heating throughout. The property may be suitable for residential conversion or development, subject to gaining the necessary planning consents. Interested parties must rely on their own enquiries.

ACCOMMODATION:

Ground Floor: Entrance hall, open plan office/kitchen area, bathroom, storage cupboard.

First Floor: Three office rooms.

Outside: Front and rear gardens, hard standing space for off road parking.

ENERGY EFFICIENCY RATING: D

TENURE: Freehold

VACANT POSSESSION UPON COMPLETION

VIEWING:

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



***GUIDE PRICE £68,000+ (plus fees)**

LOT 14

22 ST. ANDREWS AVENUE, DROYLSDEN, MANCHESTER M43 6BQ

RESIDENTIAL INVESTMENT OPPORTUNITY - A THREE BEDROOMED MID TERRACE PROPERTY. CURRENT RENTAL INCOME £8,100 PER ANNUM.

PROPERTY DESCRIPTION:

A three bedroomed mid terrace property with the benefit of additional loft space located in the much sought after location of Droylsden. The accommodation benefits from gas central heating (not tested) and UPVC double glazed windows. Currently let on an AST at £8,100 per annum.

ACCOMMODATION:

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

Ground Floor: Hallway, lounge, dining room, kitchen.

First Floor: Three bedrooms, bathroom/wc.

Second Floor: Attic room.

Outside: Rear yard.

ENERGY EFFICIENCY RATING: E

TENURE: Leasehold

SUBJECT TO TENANCY

AUCTION TYPE: Unconditional with reservation fee

VIEWING:

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

LOT OFFERED IN
PARTNERSHIP WITH:



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

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LOT 15

54 GRANVILLE STREET, ASHTON-UNDER-LYNE OL6 6TS

A FREEHOLD TWO BEDROOMED MID-TERRACE PROPERTY. CURRENT RENTAL INCOME £5,400 PER ANNUM.

PROPERTY DESCRIPTION:

A two bedroomed mid terrace property currently let at £450pcm. The accommodation benefits from gas central heating and uPVC double glazing.

ACCOMMODATION:

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

Ground Floor: Hallway, lounge/dining room, kitchen.

First Floor: Two bedrooms, bathroom/wc.

Outside: Rear yard.

ENERGY EFFICIENCY RATING: Awaited

TENURE: Freehold

SUBJECT TO TENANCY

AUCTION TYPE: Unconditional with reservation fee

VIEWING:

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



**LOT OFFERED IN
PARTNERSHIP WITH:**



***GUIDE PRICE £64,000+ (plus fees)**

LOT 16

162 BEVERLEY ROAD, BOLTON BL1 4DY

A TWO BEDROOMED MID TERRACE PROPERTY REQUIRING A SCHEME OF UPGRADING AND IMPROVEMENT

PROPERTY DESCRIPTION:

A two bedroomed mid terrace property conveniently located close to all local amenities in Heaton and within close proximity to Bolton town centre. The property has gas central heating and uPVC double glazing.

ACCOMMODATION:

Ground Floor: Entrance vestibule, lounge, kitchen/diner, storage cupboard.

First Floor: Two bedrooms, bathroom.

Outside: Front and rear yard.

ENERGY EFFICIENCY RATING: D

TENURE: Leasehold

VACANT POSSESSION UPON COMPLETION

AUCTION TYPE: Unconditional with reservation fee

VIEWING:

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

**LOT OFFERED IN
PARTNERSHIP WITH:**



***GUIDE PRICE £41,000+ (plus fees)**



LOT 17

4 BRAMPTON, LUDDENDENFOOT, HALIFAX HX2 6HR

A TWO BEDROOMED MID TERRACE PROPERTY

PROPERTY DESCRIPTION:

A two bedroomed terraced property situated in this popular residential location, within easy access to local amenities in Mytholmroyd and Luddendenfoot. The property requires a full scheme of modernisation and improvement.

ACCOMMODATION:

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

Ground Floor: Lounge, kitchen, store room, shower room.

First Floor: Bedroom.

Second Floor: Bedroom.

Outside: Small garden area to the front with gated access.

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

LOT OFFERED IN
PARTNERSHIP WITH:

First Floor Property Ltd



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LOT 18

78 VICTORIA ROAD, DUKINFIELD, GREATER MANCHESTER SK16 4UN

A MID TERRACE PROPERTY CURRENTLY ARRANGED AS FIVE LETTABLE ROOMS.

PROPERTY DESCRIPTION:

Mid terrace property current arranged as five lettable rooms, currently let to multiple occupants. The property benefits from an additional loft room. Located close to local amenities with good transport links to the surrounding areas and ease of access to the M60 Motorway.

ACCOMMODATION:

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

Ground Floor: Living room/bedroom, kitchen diner.

First Floor: Three bedrooms, bathroom.

Second Floor: Attic room.

ENERGY EFFICIENCY RATING: Awaited

TENURE: Freehold

SUBJECT TO TENANCY

AUCTION TYPE: Unconditional with reservation fee

VIEWING:

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



**LOT OFFERED IN
PARTNERSHIP WITH:**



***GUIDE PRICE £73,000+ (plus fees)**

LOT 19

26 HILL STREET, DUKINFIELD, GREATER MANCHESTER SK16 4JS

RESIDENTIAL INVESTMENT OPPORTUNITY - CURRENT RENTAL INCOME £6,000 PER ANNUM.

PROPERTY DESCRIPTION:

A two bedroomed mid-terrace property currently let and producing a rental income of £500 pcm (£6,000 per annum). The accommodation benefits from gas central heating and double glazing. This is an excellent opportunity for a landlord to expand their property portfolio in the popular area of Dukinfield, Tameside, with the property itself benefiting from numerous local amenities and schools.

ACCOMMODATION:

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

Ground Floor: Lounge, kitchen/diner.

First Floor: Two bedrooms, bathroom/wc.

ENERGY EFFICIENCY RATING: D

TENURE: Freehold

SUBJECT TO TENANCY

AUCTION TYPE: Unconditional with reservation fee

VIEWING:

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



**LOT OFFERED IN
PARTNERSHIP WITH:**



***GUIDE PRICE £48,000+ (plus fees)**



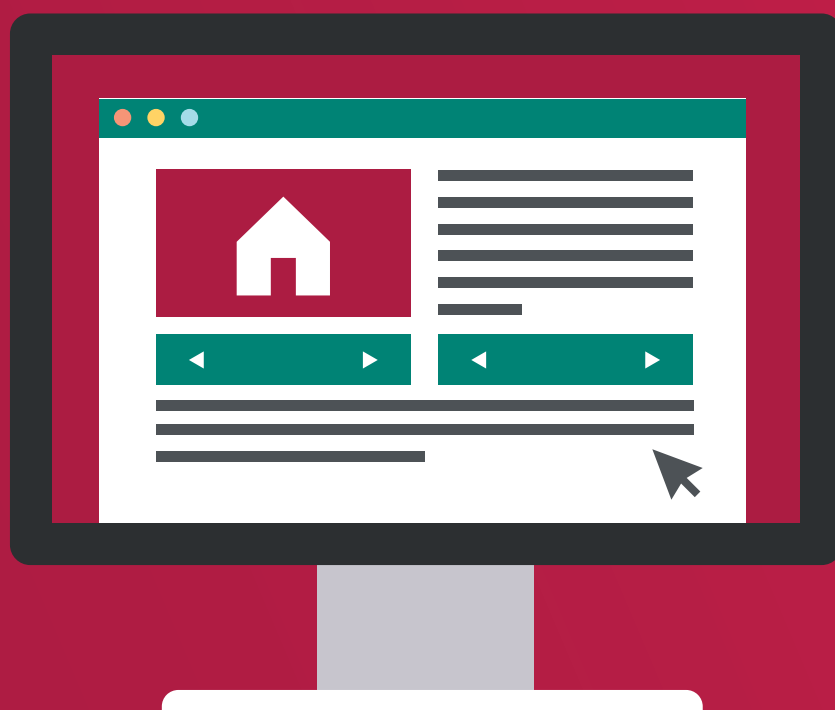
AUCTIONS

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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:

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****PUBLIC 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, Hinchcliffe Holmes - Northwich, Tel: 01606 511133

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 325 045

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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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, Darydd Hardy - Caernarfon, Tel: 01286677774

AUCTION TYPE: Unclassified 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

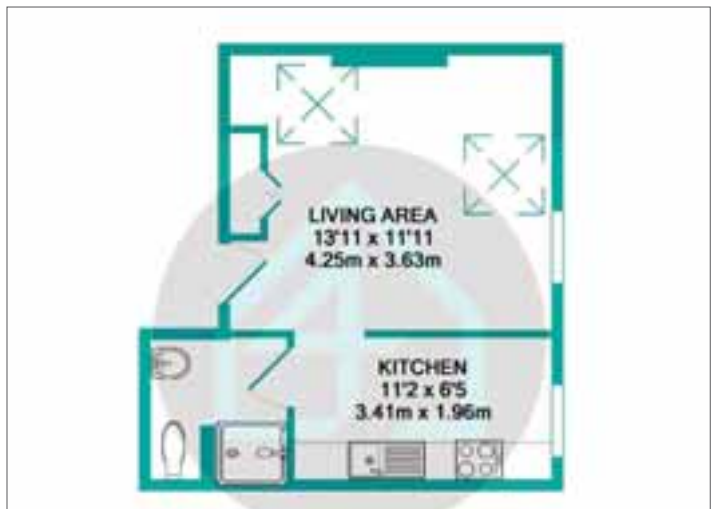
ENERGY EFFICIENCY RATING: D

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.

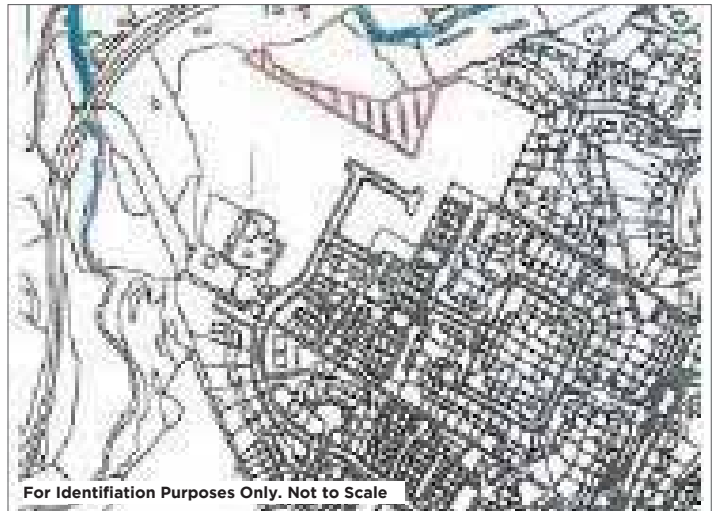
TENURE: See Legal Pack

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 8447

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, Key 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)**



For identification purposes only. Not to scale.



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fall through rate

PURCHASER PAYS

a reservation fee to secure the property

EXCHANGE FIXED

and completion dates, certainty of sale giving your clients





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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

PROXY, TELEPHONE & INTERNET BIDDING FORM

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

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

LOT DETAILS

Lot Address:

Postcode:

Max Bid Price: £

Price in Words:

PURCHASER DETAILS

Title: Name:

Company:

Address:

Postcode:

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

Email:

BIDDER DETAILS

Title: Name:

Company:

Address:

Postcode:

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

Email:

SOLICITOR DETAILS

Name:

Company:

Address:

Postcode:

Telephone: Mobile:

Email:

PAYMENT REQUIREMENTS

ALL SUCCESSFUL PURCHASERS ARE REQUIRED TO PAY EITHER:

METHOD OF SALE:	NOTES:
U Unconditional Lots: 10% deposit and buyers administration fee.	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). 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. It will state in the auction catalogue/on the website which method of sale is applicable to the lot.
UR Unconditional Lots with reservation fees: 5% deposit and reservation fee.	
CR Conditional reservation fee lots: reservation fee.	

Please see overleaf for Payment Details

PAYMENT DETAILS

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

Card Number:

Valid from: Expires End: Issue: CSC:

Name (as it appears on card):

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

TERMS & CONDITIONS FOR PROXY, TELEPHONE & INTERNET BIDDING

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

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

Signature of prospective purchaser

Date of Signature

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

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

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

Privacy notice: 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.

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).

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 <i>Part 1 – Current rent</i>		G13.3	If the rent deposit is not assignable the SELLER must on COMPLETION hold the rent deposit on trust for the BUYER and, subject to the terms of the rent deposit deed, comply at the cost of the BUYER with the BUYER's lawful instructions.	G18.1	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.
G11.1	"Current rent" means, in respect of each of the TENANCIES subject to which the LOT is sold, the instalment of rent and other sums payable by the tenant on the most recent rent payment date on or within four months preceding COMPLETION.	G13.4	Otherwise the SELLER must on COMPLETION pay and assign its interest in the rent deposit to the BUYER under an assignment in which the BUYER covenants with the SELLER to: (a) observe and perform the SELLER's covenants and conditions in the rent deposit deed and indemnify the SELLER in respect of any breach; (b) give notice of assignment to the tenant; and (c) give such direct covenant to the tenant as may be required by the rent deposit deed.	G19 SALE BY PRACTITIONER	This CONDITION G19 applies where the sale is by a PRACTITIONER either as SELLER or as agent of the SELLER.
G11.2	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.			G19.1	The PRACTITIONER has been duly appointed and is empowered to sell the LOT.
G11.3	Parts 2 and 3 of this CONDITION G11 do not apply to ARREARS of current rent.	G14 VAT		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.
<i>Part 2 – BUYER to pay for ARREARS</i>		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.	G19.3	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.
G11.4	Part 2 of this CONDITION G11 applies where the SPECIAL CONDITIONS give details of ARREARS.	G14.2	Where the SPECIAL CONDITIONS state that no VAT OPTION has been made the SELLER confirms that none has been made by it or by any company in the same VAT group nor will be prior to COMPLETION.	G19.4	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.
G11.5	The BUYER is on COMPLETION to pay, in addition to any other money then due, an amount equal to all ARREARS of which details are set out in the SPECIAL CONDITIONS.	G15 TRANSFER AS A GOING CONCERN		G19.5	The BUYER understands this CONDITION G19 and agrees that it is fair in the circumstances of a sale by a PRACTITIONER.
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.	G15.1	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.	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.
<i>Part 3 – BUYER not to pay for ARREARS</i>		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.	G20.1	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. (b) The BUYER confirms that it will comply with its obligations under TUPE and any SPECIAL CONDITIONS in respect of the TRANSFERRing Employees. (c) The BUYER and the SELLER acknowledge that pursuant and subject to TUPE, the CONTRACTS of employment between the TRANSFERRing Employees and the SELLER will TRANSFER to the BUYER on COMPLETION. (d) The BUYER is to keep the SELLER indemnified against all liability for the TRANSFERRing Employees after COMPLETION.
G11.7	Part 3 of this CONDITION G11 applies where the SPECIAL CONDITIONS (a) so state; or (b) give no details of any ARREARS.	G15.3	The BUYER confirms that (a) it is registered for VAT, either in the BUYER'S name or as a member of a VAT group; (b) it has made, or will make before COMPLETION, a VAT OPTION in relation to the LOT and will not revoke it before or within three months after COMPLETION; (c) article 5(2B) of the Value Added Tax (Special Provisions) Order 1995 does not apply to it; and (d) it is not buying the LOT as a nominee for another person.	G20.2	
G11.8	While any ARREARS due to the SELLER remain unpaid the BUYER must: (a) try to collect them in the ordinary course of management but need not take legal proceedings or forfeit the TENANCY; (b) pay them to the SELLER within five BUSINESS DAYS of receipt in cleared funds (plus interest at the INTEREST RATE calculated on a daily basis for each subsequent day's delay in payment); (c) on request, at the cost of the SELLER, assign to the SELLER or as the SELLER may direct the right to demand and sue for OLD ARREARS, such assignment to be in such form as the SELLER'S conveyancer may reasonably require; (d) if reasonably required, allow the SELLER'S conveyancer to have on loan the counterpart of any TENANCY against an undertaking to hold it to the BUYER's order; (e) not without the consent of the SELLER release any tenant or surety from liability to pay ARREARS or accept a surrender of or forfeit any TENANCY under which ARREARS are due; and (f) if the BUYER disposes of the LOT prior to recovery of all ARREARS obtain from the BUYER'S successor in title a covenant in favour of the SELLER in similar form to part 3 of this CONDITION G11.	G15.4	The BUYER is to give to the SELLER as early as possible before the AGREED COMPLETION DATE evidence (a) of the BUYER'S VAT registration; (b) that the BUYER has made a VAT OPTION; and (c) that the VAT OPTION has been notified in writing to HM Revenue and Customs; and if it does not produce the relevant evidence at least two BUSINESS DAYS before the AGREED COMPLETION DATE, CONDITION G14.1 applies at COMPLETION.	G21 ENVIRONMENTAL	This CONDITION G21 only applies where the SPECIAL CONDITIONS so provide.
G11.9	Where the SELLER has the right to recover ARREARS it must not without the BUYER'S written consent bring insolvency proceedings against a tenant or seek the removal of goods from the LOT.	G15.5	The BUYER confirms that after COMPLETION the BUYER intends to (a) retain and manage the LOT for the BUYER'S own benefit as a continuing business as a going concern subject to and with the benefit of the TENANCIES; and (b) collect the rents payable under the TENANCIES and charge VAT on them.	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 MANAGEMENT		G15.6	If, after COMPLETION, it is found that the sale of the LOT is not a TRANSFER of a going concern then: (a) the SELLER's conveyancer is to notify the BUYER's conveyancer of that finding and provide a VAT invoice in respect of the sale of the LOT; (b) the BUYER must within five BUSINESS DAYS of receipt of the VAT invoice pay to the SELLER the VAT due; and (c) if VAT is payable because the BUYER has not complied with this CONDITION G15, the BUYER must pay and indemnify the SELLER against all costs, interest, penalties or surcharges that the SELLER incurs as a result.	G21.2	The BUYER agrees to indemnify the SELLER in respect of all liability for or resulting from the environmental condition of the LOT.
G12.1	This CONDITION G12 applies where the LOT is sold subject to TENANCIES.	G16 CAPITAL ALLOWANCES		G22 SERVICE CHARGE	This CONDITION G22 applies where the LOT is sold subject to TENANCIES that include service charge provisions.
G12.2	The SELLER is to manage the LOT in accordance with its standard management policies pending COMPLETION.	G16.1	This CONDITION G16 applies where the SPECIAL CONDITIONS state that there are capital allowances available in respect of the LOT.	G22.1	No apportionment is to be made at COMPLETION in respect of service charges.
G12.3	The SELLER must consult the BUYER on all management issues that would affect the BUYER after COMPLETION (such as, but not limited to, an application for licence; a rent review; a variation, surrender, agreement to surrender or proposed forfeiture of a TENANCY; or a new TENANCY or agreement to grant a new TENANCY) and: (a) the SELLER must comply with the BUYER's reasonable requirements unless to do so would (but for the indemnity in paragraph (c)) expose	G16.2	The SELLER is promptly to supply to the BUYER all information reasonably required by the BUYER in	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: DEPOSIT The amount of the deposit is the greater of: (a) any minimum deposit stated in the AUCTION CONDUCT CONDITIONS (or the total PRICE if this is less than that minimum); and (b) 10% of the PRICE (exclusive of any VAT on the PRICE)		
G2.2	The deposit: (a) must be paid to the AUCTIONEERS in pounds sterling by debit card or banker's draft drawn on an APPROVED FINANCIAL INSTITUTION (or by any other means that the AUCTIONEERS may accept) and (b) is to be held as agent for the SELLER unless the SPECIAL CONDITIONS expressly state otherwise. Provided that where VAT would be chargeable on the deposit were it to be held as agent for the SELLER, the deposit will be held as stakeholder despite any contrary provision in any CONDITION		
G2.3	Where the AUCTIONEERS hold the deposit as stakeholder, then: (a) they are entitled with the consent and irrevocable authority of the BUYER (which the BUYER hereby acknowledges and grants) to release such deposit to the SELLER's solicitors upon receipt by the AUCTIONEERS of written confirmation from the SELLER's solicitors that COMPLETION has taken place and, for the avoidance of doubt, upon the AUCTIONEERS releasing the deposit, their liability as stakeholder shall be discharged (b) if COMPLETION does not take place, the AUCTIONEERS are authorised (and the SELLER and the BUYER acknowledge and irrevocably confirm their agreement to such authority) to		
	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: 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.		
18.3	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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