



# AUCTIONS

**BIGWOOD**

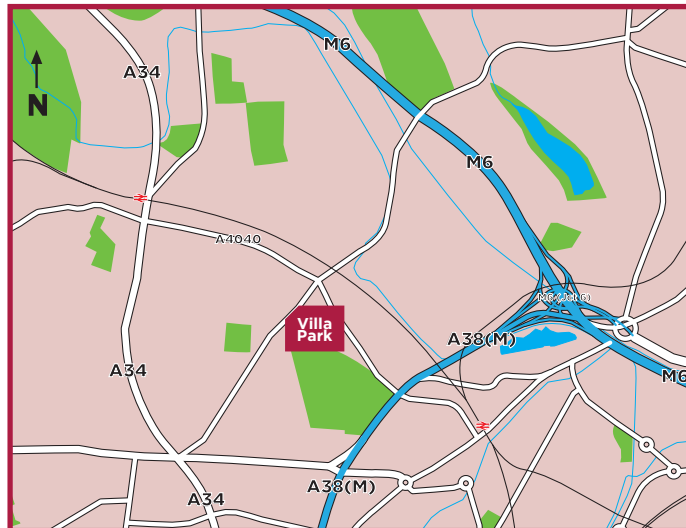
## **BIRMINGHAM AUCTION**

Wednesday **18th July** 2018 at **10.30am**  
Holte Suite, Aston Villa FC, Birmingham, B6 6HE

**0121 233 5046**

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

## AUCTION VENUE



# Wednesday 18th July 2018

(Registration desk opens at 9.30am) Commencing 10.30am

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

**Call the team on 0121 233 5046  
for further information**

## UPCOMING AUCTIONS

**SDL AUCTIONS**

— NORTH WEST —

**North West auction: Monday 23rd July 2018**

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

**SDL AUCTIONS**

— GRAHAM PENNY —

**Derby auction: Thursday 26th July 2018**

**Venue:** Pride Park Stadium, Pride Park, Derby DE24 8XL

**SDL AUCTIONS**

— GRAHAM PENNY —

**Leicester auction: Thursday 9th August 2018**

**Venue:** Leicester City F.C, King Power Stadium, Filbert Way, Leicester LE2 7FL

**SDL AUCTIONS**

— GRAHAM PENNY —

**Nottingham auction: Tuesday 4th September 2018**

**Venue:** Nottingham Racecourse, Colwick Park, Nottingham NG2 4BE

**SDL AUCTIONS**

— CHESHIRE &  
NORTH WALES —

**Cheshire & North Wales auction: Tuesday 11th September 2018**

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

## MESSAGE FROM THE AUCTIONEER

### Rory Daly

Chief Executive Officer & Auctioneer  
at SDL Auctions



## Welcome to our Birmingham catalogue

We have an exciting range of 145 lots ready to go under the hammer this month at our auction at the Aston Villa Football Ground on Wednesday 18th July.

One of our most notable properties is **210 Little Sutton Lane in Sutton Coldfield (LOT 11)** with a guide price\* of in excess of £500,000 (plus fees). Previously used as a care facility, this four bedroomed bungalow may be suitable for redevelopment, subject to obtaining the necessary planning consents.

For those looking for a renovation project, **3 Warden Road in Boldmere (LOT 138)** is the perfect property for auction. This three bedroomed semi-detached property is in need of full refurbishment and has a guide price of in excess of £100,000 (plus fees).

Other lots featuring in this auction include:

- **70 Lyndon Road (LOT 12)** – a three bedroomed semi-detached in need of modernisation works throughout, with a guide price of in excess of £150,000 (plus fees).
- **33 Wood Lane (LOT 43)** – a three bedroomed semi-detached property in Willenhall with a guide price of £29,000-£34,000 (plus fees).

- **207 Chantrey Crescent (LOT 137)** – a two bedroomed extended semi-detached property in Great Barr with a guide price of in excess of £70,000 (plus fees).

If you're interested in any of the lots in this catalogue, please visit our website to download the legal packs and view further property details. If you're not able to make it to the auction room on Wednesday 18th July then you can submit a Proxy, Telephone and Online Bidding Form – found on page 127 of this catalogue – or you can watch the auction live from our website.

**We're already inviting entries to our next Birmingham auction on Thursday 6th September, so if you'd like to arrange a free no obligation appraisal see our team in the auction room or call us on 0121 233 5046.**

We have 40 auctions across the country in our 2018 calendar including two more this July in Manchester on Monday 23rd July at the AJ Bell Stadium and Derby on Thursday 26th July at Pride Park Stadium. For more dates, check the back of this catalogue or visit [www.sdlauctions.co.uk](http://www.sdlauctions.co.uk)



## COMMERCIAL PROPERTY MESSAGE



### Ian Tudor

Director & Head of Commercial Auctions

Once again, we're excited to offer a range of lots to our buyers this month including a selection of noteworthy investment opportunities such as:

- **826 Bristol Road South (LOT 29)** – currently trading as a well-established local opticians, this property has a guide price of in excess of £75,000 (plus fees).
- **137 Stratford Road in Shirley (LOT 80)** – situated within a popular suburban shopping district, let to Pizza Hut and producing a rental income of £18,250 per annum. Guide price in excess of £200,000 (plus fees).

In Blackheath, we have a Former Bank Premises considered

suitable for a variety of alternative uses subject to planning permission. **162 High Street (LOT 18)** has a guide price of in excess of £200,000 (plus fees).

Also going under the hammer this auction is a **Former Sprintz Health & Fitness Club (LOT 47)** in Wednesbury. Considered suitable for continuation of its most recent use or alternative uses, this spacious property has a guide price of in excess of £275,000 (plus fees).

If you have a commercial property, land or development site you are considering selling we would be more than happy to provide an appraisal, advise on its suitability for auction and likely sale price, so give us a call on 0121 233 5046.

# MEET THE SDL AUCTIONS TEAM

## The Auctioneers & Directors



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# IMPORTANT NOTICES TO BE READ BY ALL BIDDERS

## 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](http://www.sdlauctions.co.uk) and look out for any additional materials available on the day of the auction, in order to stay fully informed with the up to date information.
2. Prospective purchasers are advised that sales are subject to (a) the Common Auction Conditions of Sale printed in the catalogue; (b) Special Conditions of Sale which are available for inspection at the office of the Vendors Solicitors, the office of the Auctioneers, in the auction room and online from our website; (c) any addendums or alterations made available for inspection; (d) any late amendments distributed in the room or made by the auctioneers from the rostrum.
- 2A. Prospective purchasers should always check the addendum sheet on the day of the sale to see if there are any alterations or amendments to the particulars or special conditions on the property that they are interested in bidding for. The catalogue has been prepared on the basis of information provided. In some cases, for whatever reason, verification has not been possible prior to printing. Consequently amendments may be made and the purchaser deemed to have full knowledge of them.
3. Prospective purchasers shall be deemed to have inspected the relevant property and made all usual and necessary searches and enquiries with all relevant authorities and other bodies. It is advisable to arrange for a survey of the property prior to the auction.
4. As soon as the Auctioneer's gavel falls on a bid, the successful bidder is under a binding contract to purchase the relevant property. The purchaser is immediately at risk in relation to the property and should therefore have confirmed bank or building society finance arranged (if required) and will also be deemed to have made prior arrangements for any insurance cover that is required. (See footnote).
- 4A. Each bidder will be deemed to be personally liable on making an accepted bid even though he/she purports to act as an agent for the principal purchaser or purports to sign the Memorandum of Sale in a respective capacity.
5. On the fall of the gavel, the successful bidder must immediately present to the Auctioneers Clerk his name and address and if appropriate, the name and address of the person or company on whose behalf he has been bidding. All successful bidders are required to sign and exchange unconditional contracts, or a reservation contract if applicable, with the Auctioneers prior to leaving the room and pay to the Auctioneers a deposit of 10% (or 5% for an unconditional reservation fee sale) of the purchase price (subject to a minimum of £5,000) with completion on or before 20 business days unless an alternative date has been specified for a given property within the Contract and/ or within our Vendors Special Conditions of Sale. All Birmingham City Council properties must have deposits paid by Banker's Draft made payable to SDL Auctions Ltd, all other Lots (unless specified in the Contract/Special Conditions) can be paid by Bank/Building Society draft or Visa debit card. Bank/Building Society drafts made payable to SDL Auctions Ltd. Please contact the relevant auction office for advice about acceptable payments. In default of any of the above, the Auctioneer shall be entitled as Agent for the Vendor, to treat the failure or default as a repudiation and rescind the Contract. Thereafter the Auctioneer shall be entitled to re-submit the property for sale and if a successful bidder does not pay a deposit and/or complete the memorandum, the Vendor reserves the right to claim any loss he suffers as a result.
6. All purchasers whether buying prior, during or post Auction are required to pay a buyers administration fee of £1074 inc VAT (unless stated otherwise), except lots 1 - 6, whereby the administration fee is £1194 inc VAT, 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 and debit or credit card for retention by the auctioneers until such time as the memorandum of sale is completed.
8. The Vendor has a right to sell before auction or withdraw the lot and neither the Auctioneer nor the Vendor is responsible for any abortive costs, loss or damages of a prospective purchaser. Information as to pre-sale or withdrawal of a lot can be obtained from enquiry of the Auctioneers at any time prior to the auction but valid only up to the time of enquiry.
9. Prospective purchasers are strongly advised to check these particulars as to measurements, areas and all other matters to which the properties are expressed to be subject or have the benefit of and in respect of any contents, fixtures and fittings expressed to be included in the sale by making an inspection of the property and all the necessary enquiries with SDL Auctions, the Vendor, the Vendor's professional advisors and all other appropriate authorities. All measurements and areas referred to in these particulars are approximate only.
10. The dimensions and/or areas shown in this catalogue are intended to be accurate to within + 5% of the figure shown. If greater accuracy is required we advise intending purchasers to carry out check measuring.
11. All location plans published in the particulars of sale are copyright and are to enable prospective purchasers to locate the property only. The plans are photographically reproduced and therefore not to scale and are not intended to depict the interest to be sold but are for identification purposes only. The boundary lines and numbers on the photographs are again only to enable prospective purchasers to locate the property and are not intended to depict the interest to be sold. Purchasers are advised to view the special conditions in respect of the precise interest to be conveyed.
12. Any guide prices issued or any estimates or values mentioned in negotiations or discussion with the Auctioneers or any of their representatives cannot be relied upon by a prospective purchaser as representing professional valuations for any purpose in accordance with the requirements or guidance notes of relevant professional bodies or other authorities. In all respects prospective purchasers are deemed to have relied upon their own knowledge or the advice of their own professional or other advisors.
13. Inspection of investment properties is by courtesy of the tenant. Inspection of properties with vacant possession only by arrangement with the Auctioneers. Interested parties should refer to the viewing schedule in the front of the catalogue or alternatively contact the Auctioneers. All viewings are undertaken at your own risk and no responsibility will be taken for any damage or injuries occurred during viewing of any properties in our catalogue whether mentioned in the particulars or not.
14. Purchasers should be aware that they will not be entitled to the keys or access to the property (except by special arrangement) until completion date of the sale.
15. The Auctioneers announcements at the commencement of the sale are an important part of the proceedings. Thereafter the Auction will proceed without delay and the Auctioneer will not describe the properties in detail nor read out the special conditions or amendments.
16. The services, kitchen and sanitary ware, electrical appliances and fittings, plumbing and heating installations (if any) have NOT been tested by the Selling Agents. Prospective purchasers should therefore undertake their own investigations/survey to clarify the suitability of such services to meet their particular requirements.
17. We are advised by the Vendor, where appropriate, that an EPC (Energy Performance Certificate) has been commissioned and will be available within the legal pack.
18. The plans provided in this catalogue are for identification purposes only and their accuracy is

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

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

## PROPERTY INSURANCE

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

## DEFINITION OF GUIDE PRICES

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

## AUCTION FEES

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

## 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. Any lots being offered on behalf of the Birmingham City Council must have deposits paid by a bank/building society draft (despite this being the case for many years, many bidders still ask this question!). Bank Drafts should be made payable to "SDL Auctions". With any other lots the deposits can be paid by Bank/Building Society Draft 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 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 administration 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 [birminghamoffers@sdlauctions.co.uk](mailto:birminghamoffers@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 or £1194 inc VAT (See Important Notices in this 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%, or 4.2% for London properties, inc VAT (subject to a minimum fee of £6000 inc VAT) is payable (unless stated otherwise). 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 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](http://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](mailto:marketing@sdlauctions.co.uk). It is essential that you see the addendum prior to bidding.

## Q. Can I go on the permanent mailing list to receive future auction catalogues?

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

**BIDDERS NO:**

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

## BIDDER DETAILS

**First Name:**

**Surname:**

**Company:**

**Address:**   
  
 **Postcode:**

**Telephone:**

**Email:**

## BUYERS DETAILS

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

**First Name:**

**Surname:**

**Company:**

**Address:**   
  
 **Postcode:**

**Telephone:**

**Email:**

## MEANS OF IDENTIFICATION

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

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

**Other:**

## MEANS OF DEPOSIT PAYMENT

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

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

### Privacy Notice: SDL Auctions Registration of Bidders

SDL Auctions is part of the SDL Group ([www.sdlgroup.co.uk](http://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](mailto:compliance@sdlgroup.co.uk).

**SIGNATURE:** \_\_\_\_\_ **DATE:** \_\_\_\_\_

# Natalie Price

Auction Negotiator at SDL Auctions Bigwood



I started my career in property at Bond Wolfe Auctioneers as a Receptionist/Administrator over ten years ago. From there, I went on to become a Commercial Agency Administrator for CP Bigwood. This was a brilliant opportunity for me which then advanced my knowledge before transitioning back into the auctions world with SDL Auctions.



### What is your business motto?

My motto would definitely be "Calm is key". Working in such a fast-paced environment can be stressful at times so taking a deep breath while staying calm and collected makes for a better working day.

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

I think we always strive to help both sellers and purchasers have a smooth, stress-free experience when it comes to the auction process. We have a fantastic reputation for helping our customers get the best results possible which makes all the difference when they consider their future property needs.

### What is office life like for you and your team?

What's nice about being part of the SDL Auctions team is that everyone always sticks together, and with so many different characters in our Birmingham family every day is always a laugh.

### What is your approach to work / life balance?

I try to keep work and personal life as separate as possible as I feel it's easier to both maintain and enjoy the individual areas better. By being able to draw a line between the two, it leads to a healthier mind.

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

By making yourself as approachable as possible, I find people are more likely to keep that contact. It's always nice when people feel they can get in touch for help or advice because of a nice chat or friendly service.

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

The whole team inspire me in different ways but there are a few I'm particularly encouraged by. Aimee is so passionate in what she does, she always works hard to help the team and make sure the auctions run smoothly. Kylie is always there to help you no matter what, she dives right in and Gurpreet is a massive supporter to all the team – it really makes you want to do your best for them.

### What is your proudest achievement in business?

I haven't got a specific moment, however I am proud of the knowledge I've gained from my role in Commercial Agency. It's always beneficial to know as much as you can about property when working in this area, however it makes me proud that I can advise people with confidence about commercial lots.

### What drives and motivates you?

My daughter; I want her to be the best she can be in whatever she wants to do, and I'm determined to set that example for her.

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

I've always been into beauty and I'm even a qualified nail technician. If I'd have chosen a different path then I would have liked to study the different practices to become a Beauty Therapist.

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

I think first thing in the morning is when I'm at my best. I like to get up, get into work and get cracking!

### Do you use Facebook, Twitter or other social media?

I'm only really on Instagram and even then it's only really to follow my favourite celebs to get a bit of fashion ideas... and to put up the latest selfies!

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

100% has to be Anthony Joshua – he's a bit of me for sure! Also, it'd have to be a cup of tea or a nice hot chocolate, I may need a ladder to pass Anthony his though.

### How do you relax outside of work?

Most importantly, I love spending my time with my partner and our beautiful daughter Sophia. She's on the go all the while so there's not a lot of time to relax but when a chance does come up, I like a tippie so I enjoy relaxing with a glass of wine or two.

# ORDER OF SALE

<b>LOT 1.</b>	Brook House, 30 Berners Street, Lozells, Birmingham	Commercial Vacant
<b>LOT 2.</b>	Land Adj. 57 Boulton Road, Handsworth, Birmingham	Development/Land
<b>LOT 3.</b>	Land Adj. 180 Garretts Green Lane, Stechford, Birmingham	Development/Land
<b>LOT 4.</b>	Land Adj. to 5 Montague Street, Aston, Birmingham	Development/Land
<b>LOT 5.</b>	Land Adj. to 81 Pitfield Road, Shard End, Birmingham	Development/Land
<b>LOT 6.</b>	Land Adj. 97 Sedgemere Road, Yardley, Birmingham	Development/Land
<b>LOT 7.</b>	Garage Site Adjoining 14 Genge Avenue, Springvale, Wolverhampton	Development/Land
<b>LOT 8.</b>	Former Depot Site off Walter Road, Bilston	<b>NOT OFFERED</b>
<b>LOT 9.</b>	Former Windmill Centre, 54 Windmill Lane, Wolverhampton	Commercial Vacant
<b>LOT 10.</b>	Ground Rent 54 Leopold Avenue, Handsworth, Birmingham	Ground Rent
<b>LOT 11.</b>	210 Little Sutton Lane, Sutton Coldfield, West Midlands	Residential Vacant
<b>LOT 12.</b>	70 Lyndon Road, Olton, Solihull	Residential Vacant
<b>LOT 13.</b>	1087 Bristol Road, Selly Oak, Birmingham	Residential Vacant
<b>LOT 14.</b>	26 Showell Road, Wolverhampton	Residential Vacant
<b>LOT 15.</b>	1 Leacroft Avenue, Low Hill, Wolverhampton	Residential Vacant
<b>LOT 16.</b>	2 Wells Road, Worcester	Residential Vacant
<b>LOT 17.</b>	Tunlaw, Bridge Street, Kineton	Residential Vacant
<b>LOT 18.</b>	Former Bank Premises, 162 High Street, Blackheath, Rowley Regis	Commercial Vacant/Part Investment
<b>LOT 19.</b>	9 Tigley Avenue, Bartley Green, Birmingham	Residential Vacant
<b>LOT 20.</b>	7 The Parade, Wall Heath, Kingswinford	Residential Vacant
<b>LOT 21.</b>	94 Holford Drive, Perry Barr, Birmingham	Residential Vacant
<b>LOT 22.</b>	8 Dorsett Road, Darlaston, Wednesbury	Residential Vacant
<b>LOT 23.</b>	75 Abbotts Street, Walsall	Residential Vacant
<b>LOT 24.</b>	30 Bankfield Road, Tipton	Residential Vacant
<b>LOT 25.</b>	7 Yew Street, Wolverhampton	Residential Vacant
<b>LOT 26.</b>	19 Newport Street, Wolverhampton	Residential Vacant
<b>LOT 27.</b>	12 South Street, Wolverhampton	Residential Vacant
<b>LOT 28.</b>	92 Louise Street, Lower Gornal, Dudley	Residential Vacant
<b>LOT 29.</b>	826 Bristol Road South, Northfield, Birmingham	Commercial Investment
<b>LOT 30.</b>	282 Crankhall Lane, Wednesbury	Residential Vacant
<b>LOT 30a.</b>	6 Selborne Road, Dudley	Residential Vacant
<b>LOT 31.</b>	327 Crankhall Lane, Wednesbury	Residential Vacant
<b>LOT 32.</b>	Ivanhoe, 8 Prestwood Road West, Wednesfield	Residential Vacant
<b>LOT 33.</b>	10 Sandwell Road, Wolverhampton	Residential Vacant
<b>LOT 34.</b>	12 Stratton Street, Wolverhampton	Residential Vacant
<b>LOT 35.</b>	24 Jones Road, Willenhall	Residential Vacant
<b>LOT 36.</b>	15 & 17 Coton Lane, Erdington, Birmingham	Commercial Investment
<b>LOT 37.</b>	12 Beacon Road, Kingstanding, Birmingham	Residential Vacant
<b>LOT 38.</b>	166 Stafford Road, Wolverhampton	Residential Vacant
<b>LOT 39.</b>	19 Meyrick Road, Newark, Nottingham	Residential Vacant
<b>LOT 40.</b>	147 Chantry Avenue, Walsall	Residential Vacant
<b>LOT 40a.</b>	9 Jackson Street, Warley, Oldbury	Residential Vacant
<b>LOT 41.</b>	22 St Andrews Street, Droitwich, Worcestershire	Commercial Vacant
<b>LOT 42.</b>	Flats 1-6, 1251 & Flats 1-3, 1253 Bristol Road South, Northfield, Birmingham	Residential Investment
<b>LOT 43.</b>	33 Wood Lane, Willenhall	Residential Vacant
<b>LOT 44.</b>	15-19 Spring Head, Wednesbury	Commercial Investment
<b>LOT 45.</b>	167 Willenhall Road, Wolverhampton	Residential Vacant
<b>LOT 46.</b>	20 Fenmere Close, Wolverhampton, West Midlands	Residential Vacant

# ORDER OF SALE

<b>LOT 47.</b>	Former Sprintz Health & Fitness Club, Cramp Hill, Wednesbury	Commercial Vacant
<b>LOT 48.</b>	3 Ash Road, Wednesbury	Residential Vacant
<b>LOT 49.</b>	4 Regal Court, Park Avenue, Whitchurch	Residential Vacant
<b>LOT 50.</b>	Flat 9 Bridge Lofts, 3 Leicester Street, Walsall	Residential Investment
<b>LOT 50a.</b>	10 Countess Road, Nuneaton	Residential Vacant
<b>LOT 51.</b>	66 Silverthorne Avenue, Tipton	Residential Vacant
<b>LOT 52.</b>	74 Park Street, Lye, Stourbridge	Residential Vacant
<b>LOT 53.</b>	Land at 5 Inchbrook Road (Plot A), Kenilworth	Development/Land
<b>LOT 54.</b>	Land at 5 Inchbrook Road (Plot B), Kenilworth	Development/Land
<b>LOT 55.</b>	Land at 5 Inchbrook Road (Plot C), Kenilworth	Development/Land
<b>LOT 56.</b>	12-14 Lower Brook Street, Rugeley	Commercial Investment
<b>LOT 57.</b>	6 Bridge Street, Wednesbury	Commercial Investment
<b>LOT 58.</b>	92 Beckett Street, Bilston	Residential Vacant
<b>LOT 59.</b>	15 Churchfields Road, Wednesbury	Residential Vacant
<b>LOT 60.</b>	32 Vicarage Street, Leominster	Residential Vacant
<b>LOT 60a.</b>	13 Synkere Close, Keresley, Coventry	Residential Vacant
<b>LOT 61.</b>	15 The Flats, Farleigh Road, Pershore	Residential Vacant
<b>LOT 62.</b>	17 Lawley Road, Bilston	Residential Vacant
<b>LOT 63.</b>	151 St Annes Road, Wolverhampton	Residential Vacant
<b>LOT 64.</b>	92 Baxter Avenue, Kidderminster	Residential Vacant
<b>LOT 65.</b>	Flat 4 The Oaklands, Corner of Oakland Road & Lea Road, Wolverhampton	Residential Vacant
<b>LOT 66.</b>	47 Sangwin Road, Bilston	Residential Vacant
<b>LOT 67.</b>	58-60 Piccadilly, Stoke on Trent	Commercial Vacant
<b>LOT 68.</b>	39 Paget Road, Wolverhampton	Residential Investment
<b>LOT 69.</b>	154 Nuneaton Road, Bulkington, Bedworth	Residential Vacant

<b>LOT 70.</b>	Land at Bromford Walk, Great Barr, Birmingham	Land
<b>LOT 70a.</b>	2 St Martins Close, Wolverhampton	Residential Vacant
<b>LOT 71.</b>	38 Astwood Road, Worcester	Commercial/Residential Investment
<b>LOT 72.</b>	36 Gleneagles Road, Birmingham	Residential Vacant
<b>LOT 73.</b>	Land Between 28 & 30 Hinckley Road, Walsgrave on Sowe, Coventry	Development/Land
<b>LOT 74.</b>	143 Piccadilly Close, Chelmsley Wood	Residential Vacant
<b>LOT 75.</b>	16 Oak Close, Tipton	Residential Investment
<b>LOT 76.</b>	41 Woodhill Road, Highley, Bridgnorth	Residential Vacant
<b>LOT 77.</b>	Land off The Beeches and R/O 3-21 Lower Vauxhall, Wolverhampton	Development/Land
<b>LOT 78.</b>	55 Wood Street, Kidderminster	Residential Vacant
<b>LOT 79.</b>	84 High Road, Willenhall	Residential Vacant
<b>LOT 80.</b>	137 Stratford Road, Shirley, Solihull	Commercial Investment
<b>LOT 81.</b>	1 Baynton Road, Willenhall	Residential Vacant
<b>LOT 82.</b>	50 Salop Street, Bilston	Residential Vacant
<b>LOT 83.</b>	Wayside, 116A Clark Road, Wolverhampton	Residential Vacant
<b>LOT 84.</b>	25 Riley Drive, Birmingham	Residential Vacant
<b>LOT 85.</b>	11 Lake Street, Lower Gornal	Commercial/Residential Vacant
<b>LOT 86.</b>	117 Meldon Drive, Bilston	Residential Investment
<b>LOT 87.</b>	125 Dovedale Road, Wolverhampton	Residential Vacant
<b>LOT 88.</b>	16 High Street, Clayhanger, Walsall	Residential Vacant
<b>LOT 89.</b>	Land to the rear of 80, 82 & 84 Manor Rise, Stone, Staffordshire	Development/Land
<b>LOT 90.</b>	Former Grendon Methodist Church, Boot Hill, Grendon, Atherstone	Commercial Vacant/Development Opportunity
<b>LOT 91.</b>	Garage 151 Off Lordswood Road, Harborne, Birmingham	Ground Rent
<b>LOT 92.</b>	248 Portland Road, Edgbaston, Birmingham	Residential Vacant



# ORDER OF SALE

<b>LOT 93.</b>	1224 Bristol Road South, Northfield, Birmingham	Residential Vacant
<b>LOT 94.</b>	76 Highfield Road, Tipton	Residential Vacant
<b>LOT 95.</b>	30 Clandon Close, Kings Norton, Birmingham	Residential Vacant
<b>LOT 96.</b>	181 Glenavon Road, Kings Heath, Birmingham	Residential Vacant
<b>LOT 97.</b>	29-35 Bilston Lane, Wolverhampton	Commercial Vacant
<b>LOT 98.</b>	33 The Lindens, Newbridge Crescent, Wolverhampton	Residential Vacant
<b>LOT 99.</b>	71 The Lindens, Newbridge Crescent, Wolverhampton	Residential Vacant
<b>LOT 100.</b>	14 Victoria Institute, Sansome Walk, Worcester	Residential Vacant
<b>LOT 101.</b>	24-26 Enville Street, Stourbridge	Residential Investment
<b>LOT 102.</b>	81 Stafford Street, Willenhall	Commercial/Residential Investment
<b>LOT 103.</b>	3 Shortley Road, Coventry	Residential Investment
<b>LOT 104.</b>	748 Warwick Road, Tyseley, Birmingham	Residential Vacant
<b>LOT 105.</b>	120 Moseley Road, Bilston	Residential Vacant
<b>LOT 106.</b>	42 Birch Street, Hanley, Stoke on Trent	Residential Vacant
<b>LOT 107.</b>	62 St Aidans Street, Tunstall, Stoke on Trent	Residential Vacant
<b>LOT 108.</b>	170 Birmingham New Road, Wolverhampton	Residential Vacant
<b>LOT 109.</b>	Land adjacent The Old Oak Inn, 150 Walsall Road, Willenhall	Land
<b>LOT 110.</b>	122 Hawthorn Road, Kingstanding	Commercial/Residential Investment
<b>LOT 111.</b>	23 Congreve Way, Stratford upon Avon, Warwickshire	Residential Vacant
<b>LOT 112.</b>	Convenience Store, Station Road, Baschurch	Commercial/Residential Vacant
<b>LOT 113.</b>	69 Churchill Road, Bordesley Green, Birmingham	Residential Vacant
<b>LOT 114.</b>	8 Yems Croft, Lichfield Road, Walsall	Residential Vacant
<b>LOT 115.</b>	2 Waite Road, Willenhall	Residential Investment
<b>LOT 116.</b>	14 North Western Terrace, Hockley, Birmingham	Residential Investment

<b>LOT 117.</b>	Silver Birches, Flat 7, 7 St Gregorys Road, Stratford upon Avon	Residential Vacant
<b>LOT 118.</b>	42 Westmore Way, Wednesbury	Residential Vacant
<b>LOT 119.</b>	232 Westwood Road, Sutton Coldfield	Residential Vacant
<b>LOT 120.</b>	138 Park Road, Netherton, Dudley	Residential Vacant
<b>LOT 121.</b>	71 Harvington Road, Weoley Castle, Birmingham	Residential Vacant
<b>LOT 122.</b>	72 Hunton Road, Erdington, Birmingham	Residential Vacant
<b>LOT 123.</b>	23 Ward Street, Coseley, Wolverhampton	Residential Vacant
<b>LOT 124.</b>	Halfway Lock Cottage, Lock 40 Upper Gambolds Lane, Stoke Prior, Bromsgrove	Residential Investment
<b>LOT 125.</b>	35 Cecil Road, Erdington, Birmingham	Residential Vacant
<b>LOT 126.</b>	41 Princes Gate, West Bromwich	Residential Vacant
<b>LOT 127.</b>	49 & 50 Thorntree Gill, Peterlee, County Durham	Residential Investment
<b>LOT 128.</b>	5 Richmond Street, Hartlepool	Residential Vacant
<b>LOT 129.</b>	43 Norton Crescent, Birmingham	Residential Investment
<b>LOT 130.</b>	5 Garages to the rear of 1 Nottingham Drive, Wolverhampton	Garages
<b>LOT 131.</b>	31 Ivyfield Road, Erdington, Birmingham	Residential Vacant
<b>LOT 132.</b>	92 Lewis Avenue, Deansfield, Wolverhampton	Residential Vacant
<b>LOT 133.</b>	20 Brigfield Road, Billesley, Birmingham	Commercial Vacant
<b>LOT 134.</b>	41 Westcott Road, Sheldon, Birmingham	Residential Vacant
<b>LOT 135.</b>	63 Wallace Road, Bilston	Residential Investment
<b>LOT 136.</b>	473 Birmingham New Road, Bilston	Residential Vacant
<b>LOT 137.</b>	207 Chantrey Crescent, Great Barr, Birmingham	Residential Vacant
<b>LOT 138.</b>	3 Warden Road, Boldmere, Sutton Coldfield	Residential Vacant
<b>LOT 139.</b>	6 Mill Close, Aldermans Green, Coventry	<b>SOLD PRIOR</b>
<b>LOT 140.</b>	39 Shardlow Road, Wednesfield	<b>SOLD PRIOR</b>

# VIEWING SCHEDULE

LOT	PROPERTY	MON 02/07	TUES 03/07	WED 04/07	THURS 05/07	FRI 06/07	SAT 07/07	MON 09/07	TUES 10/07	WED 11/07	THURS 12/07	FRI 13/07	SAT 14/07	MON 16/07	TUES 17/07
23	75 Abbotts Street, Walsall		11.30		14.30				11.30		14.30		10.30		11.30
48	3 Ash Road, Wednesbury		12.00		13.15				12.00		13.15				12.00
24	30 Bankfield Road, Tipton		15.15		10.00				15.15		10.00				15.15
64	92 Baxter Avenue, Kidderminster		10.00		16.45				10.00		16.45				10.00
81	1 Baynton Road, Willenhall					10.45		15.15		10.45		10.00	13.15	15.15	
37	12 Beacon Road, Kingstanding			12.45		12.45		12.30		12.45				12.30	
58	92 Beckett Street, Bilston					10.00		16.00		10.00		10.00	10.00	16.00	
1	Brook House, 30 Berners Street, Birmingham		11.00		11.00				13.30		13.30			11.00	
97	29-35 Bilston Lane, Wolverhampton		14.30		11.30				14.30		11.30				14.30
108	170 Birmingham New Road, Wolverhampton	14.45		11.30				14.45		11.30				14.45	
136	473 Birmingham New Road, Bilston	15.15		11.00				15.15		11.00				15.15	
17	Tunlaw, Bridge Street, Kineton		11.45		15.00				11.45		15.00				11.45
93	1224 Bristol Road South, Northfield		16.45		10.00				16.45		10.00				16.45
13	1087 Bristol Road, Selly Oak		16.00		10.45				16.00		10.45		17.15		16.00
125	35 Cecil Road, Erdington		10.30		16.00				10.30		16.00				10.30
40	147 Chantry Avenue, Walsall		12.00		14.00				12.00		14.00				12.00
137	207 Chantrey Crescent, Great Barr			13.15		13.15		12.00		13.15				12.00	
59	15 Churchfields Road, Wednesbury		11.30		13.45				11.30		13.45				11.30
113	69 Churchill Road, Bordesley Green		14.00		12.30				14.00		12.30				14.00
95	30 Clandon Close, Kings Norton		15.15		11.30				15.15		11.30				15.15
83	Wayside, 116A Clark Road, Wolverhampton					14.30		11.30		14.30		14.30	11.15	11.30	
111	23 Congreve Way, Stratford upon Avon		10.45		16.00				10.45		16.00				10.45
50A	10 Countess Road, Nuneaton		14.00		14.00				14.00		14.00			14.00	
30	282 Crankhall Lane, Wednesbury		10.30		14.45				10.30		14.45				10.30
31	327 Crankhall Lane, Wednesbury		11.00		14.15				11.00		14.15		09.30		11.00
22	8 Dorsett Road, Darlaston, Wednesbury		12.45		12.30				12.45		12.30				12.45
87	125 Dovedale Road, Wolverhampton	13.15		13.00				13.15		13.00				13.15	
46	20 Fenmere Close, Wolverhampton	14.15		12.00				14.15		12.00				14.15	
96	181 Glenavon Road, Birmingham		14.30		12.15				14.30		12.15				14.30
72	36 Gleneagles Road, Birmingham		13.15		13.15				13.15		13.15				13.15
121	71 Harvington Road, Weoley Castle				11.30				15.00		11.30				15.00
94	76 Highfield Road, Tipton		15.15		10.45				15.15		10.45				15.15
79	84 High Road, Willenhall		13.45		12.15				13.45		12.15				13.45
88	16 High Street, Clayhanger, Walsall		10.45		15.15				10.45		15.15				10.45
122	72 Hunton Road, Erdington		10.00		16.30				10.00		16.30				10.00
131	31 Ivyfield Road, Erdington			10.00		10.00		15.15		10.00				15.15	
40A	9 Jackson Street, Oldbury	16.15		10.00				16.15		10.00				16.15	
35	24 Jones Road, Willenhall		12.45		13.15				12.45		13.15				12.45
62	17 Lawley Road, Bilston		13.45		11.30				13.45		11.30		14.15		13.45
15	1 Leacroft Avenue, Low Hill, Wolverhampton	12.15		14.00				12.15		14.00				12.15	
132	92 Lewis Avenue, Deansfield, Wolverhampton	10.30		15.45				10.30		15.45				10.30	
11	210 Little Sutton Lane, Sutton Coldfield			11.30		11.30		13.45		11.30				13.45	
28	92 Louise Street, Lower Gornal, Dudley	11.30		14.30				11.30		14.30				11.30	
12	70 Lyndon Road, Olton, Solihull		13.00		13.45				13.00		13.45				13.00
39	19 Meyrick Road, Newark		15.00		11.00					15.00		11.00		16.00	
105	120 Moseley Road, Bilston		13.15		12.00				13.15		12.00				13.15
26	19 Newport Street, Wolverhampton	11.00		15.15				11.00		15.15			12.00	11.00	
116	14 North Western Terrace, Hockley			14.45		14.45		10.30		14.45				10.30	
69	154 Nuneaton Road, Bulkington, Bedworth		13.15		13.15				13.15		13.15			13.15	
120	138 Park Road, Netherton, Dudley	10.00		16.15				10.00		16.15				10.00	
52	74 Park Street, Stourbridge		12.15		14.30				12.15		14.30				12.15
74	143 Piccadilly Close, Chelmsley Wood		12.00		14.30				12.00		14.30				12.00
32	Ivanhoe, 8 Prestwood Road West, Wednesfield					11.30		14.30		11.30		11.30	12.30	14.30	

# VIEWING SCHEDULE

LOT	PROPERTY	MON 02/07	TUES 03/07	WED 04/07	THURS 05/07	FRI 06/07	SAT 07/07	MON 09/07	TUES 10/07	WED 11/07	THURS 12/07	FRI 13/07	SAT 14/07	MON 16/07	TUES 17/07
92	248 Portland Road, Edgbaston		16.30		10.00				16.30		10.00				16.30
126	41 Princes Gate, West Bromwich			14.00		14.00		11.15		14.00				11.15	
49	4 Regal Court, Park Avenue, Whitchurch		10.00	15.00					10.00	15.00	10.00				
84	25 Riley Drive, Birmingham		11.15		15.15				11.15		15.15				11.15
63	151 St Annes Road, Wolverhampton						11.00	12.45		13.15		13.15	13.30	12.45	
117	Silver Birches, Flat 7, 7 St Gregorys Road, Stratford upon Avon		10.00		16.45				10.00		16.45				10.00
70A	2 St Martins close, Wolverhampton	13.45		12.30				13.45		12.30				13.45	
82	50 Salop Street, Bilston		14.30		10.45				14.30		10.45				14.30
33	10 Sandwell Road, Wolverhampton					12.45		13.15		12.45		12.45	13.00	13.15	
66	47 Sangwin Road, Bilston					16.00		10.00		16.00		16.00	15.00	10.00	
30A	6 Selbourne Road, Dudley		16.00		10.00				16.00		10.00				16.00
14	26 Showell Road, Wolverhampton					12.00		14.00		12.00		12.00	12.00	14.00	
51	66 Silverthorne Avenue, Tipton	12.15		13.45				12.15		13.45			15.30	12.15	
27	12 South Street, Wolverhampton	13.00		13.15				13.00		13.15				13.00	
38	166 Stafford Road, Wolverhampton					13.45		12.15		13.45		13.45	12.30	12.15	
34	12 Stratton Street, Wolverhampton	11.30		14.45				11.30		14.45				11.30	
60A	13 Synkere Close, Coventry		12.30		12.30				12.30		12.30			12.30	
61	15 The Flats, Farleigh Road, Pershore		11.45		11.45				11.45		11.45				11.45
99	71 The Lindens, Newbridge Crescent, Wolverhampton	13.45		12.30				13.45		12.30				13.45	
65	Flat 4, The Oaklands, Oakland Road, Wolverhampton	15.30		10.45				15.30		10.45				15.30	
20	7 The Parade, Kingswinford	10.45		15.15				10.45		15.15				10.45	
19	9 Tigley Avenue, Bartley Green, Birmingham		15.45		10.45				15.45		10.45		16.30		15.45
60	32 Vicarage Street, Leominster		13.45		13.45				13.45		13.45				13.45
100	14 Victoria Institute, Sansome Walk, Worcester		10.00		10.00				10.00		10.00				10.00
123	23 Ward Street, Coseley, Wolverhampton	16.15		10.00				16.15		10.00				16.15	
138	3 Warden Road, Boldmere, Sutton Coldfield			10.45		10.45		14.30		10.45				14.30	
104	748 Warwick Road, Tyseley, Birmingham		13.45		13.00				13.45		13.00				13.45
16	2 Wells Road, Worcester		10.30		10.30				10.30		10.30				10.30
134	41 Westcott Road, Sheldon		12.45		13.45				12.45		13.45				12.45
118	42 Westmore Way, Wednesbury		10.00		15.15				10.00		15.15				10.00
119	232 Westwood Road, Sutton Coldfield			12.15		12.15		13.00		12.15				13.00	
45	167 Willenhall Road, Wolverhampton	10.00		16.15				10.00		16.15				10.00	
9	Former Windmill Centre, 54 Windmill Lane, Wolverhampton	14.30		11.30				14.30		11.30				14.30	
43	33 Wood Lane, Willenhall		13.15		12.45				13.15		12.45		11.15		13.15
78	55 Wood Street, Kidderminster		09.30		17.15				09.30		17.15				09.30
76	41 Woodhill Road, Highley, Bridgnorth		11.00		15.45				11.00		15.45				11.00
114	8 Yems Croft, Lichfield Road, Walsall		10.00		16.00				10.00		16.00				10.00
25	7 Yew Street, Wolverhampton					15.00		11.00		15.00		15.00	10.45	11.00	

Please arrive promptly for viewings, as the allotted times are usually limited to 20 minutes only.

The viewing schedule is correct at the time of going to press. We cannot accept any responsibility for any changes which occur due to a property being withdrawn/sold prior or cancelled for any reason. It is recommended that anyone attending viewings should bring with them a torch, as not all properties have electricity. It is further recommended that appropriate clothing is worn.

For viewings on any other properties contact the Auction Department on 0121 233 5046

All viewings are undertaken at your own risk and no responsibility will be taken for any damage or injuries occurred during viewing of any properties in our catalogue whether mentioned in the particulars or not.

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**9 BIRCH TREE GROVE, SOLIHULL, B91 1HD**

**A VACANT FREEHOLD DETACHED RESIDENCE WITHIN  
WALKING DISTANCE OF SOLIHULL TOWN CENTRE**



**GUIDE PRICE: In excess of £750,000 (plus fees)**  
**VIEWINGS: Strictly by arrangement with the Auctioneers.**





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# **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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Society Draft**



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

**All Birmingham City Council lots must still be paid  
by Bankers Draft, the property cannot be sold to  
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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](http://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 0121 233 5046 or email at [birmingham@sdlauctions.co.uk](mailto:birmingham@sdlauctions.co.uk)



## A VACANT FREEHOLD FORMER RESIDENTIAL CARE HOME

### PROPERTY DESCRIPTION:

A former purpose built residential care facility of twenty bedrooms and ancillary accommodation. Set back from the road behind fore, side and rear gardens with driveway approach and car parking.

### ACCOMMODATION:

**Ground Floor:** Entrance Porch, Hall, Reception Office, Two Stores, Disabled WC, Office, Staff Room, Laundry, Four Store Rooms, Rear Access, Kitchen, Pantry, Dining Room, Living Room, Kitchenette, Bathroom with Shower and WC, Additional WC, Eight Bedrooms, Lobby with Exit and Stairs, Medical Room, Lift, Two WC's and Sitting Room.

**First Floor:** Landing, Twelve Bedrooms, Two Disabled WC's, Two WC's, Two Sluice Rooms, Two Bathrooms with Shower and WC, Sitting Area, Linen Cupboard, Self-contained Flat with Hall, Kitchen, Shower Room and WC, Store and Two Bedrooms. Lift, Kitchen, Sitting Area.

**Outside:** Front, Rear and Side Gardens with Tarmac Drive and Parking Area.



### ENERGY EFFICIENCY RATING: D

### TENURE:

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

### PLANNING:

The property may be suitable for redevelopment or conversion to a number of alternative uses subject to obtaining the necessary planning consents. All initial enquiries can be made to Stephen Manners or Robert King at Birmingham City Council on 0121 303 3928.

### AUCTIONEERS NOTE:

1. Please note that no offers will be accepted prior or post to the Auction.

**2. The property will be sold on the understanding that the 10% deposit must be paid by a Banker's Draft made payable to SDL Auctions Ltd. No other means of payment will be accepted and failure to do so will result in the property being re-offered for sale.**

3. In addition to the purchase price, the purchaser will be required to pay the Council's professional fees of £1,750.



### VIEWINGS:

See viewing schedule.



**\*GUIDE PRICE £400,000 (plus fees)**

**A FREEHOLD DEVELOPMENT OPPORTUNITY****PROPERTY DESCRIPTION:**

A rectangular parcel of land situated on the corner of Boulton Road and Haseley Road which may be suitable for redevelopment.

**TENURE:**

We understand that the land is Freehold and is being sold subject to all existing rights of way documented or otherwise across the land. Vacant possession will be given upon completion.

**SITE AREA:**

We understand that the site extends to some 627 sq.m. (750 sq.yds.) or thereabouts.

**PLANNING:**

The land may be considered suitable for a number of redevelopment uses including residential development subject to obtaining the necessary planning consents. All initial enquiries can be made to Stephen Manners or Robert King at Birmingham City Council on 0121 303 3928.

**SERVICES:**

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

**GROUND CONDITIONS & CONTAMINATION:**

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

**PLANS:**

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

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

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

**AUCTIONEERS NOTE:**

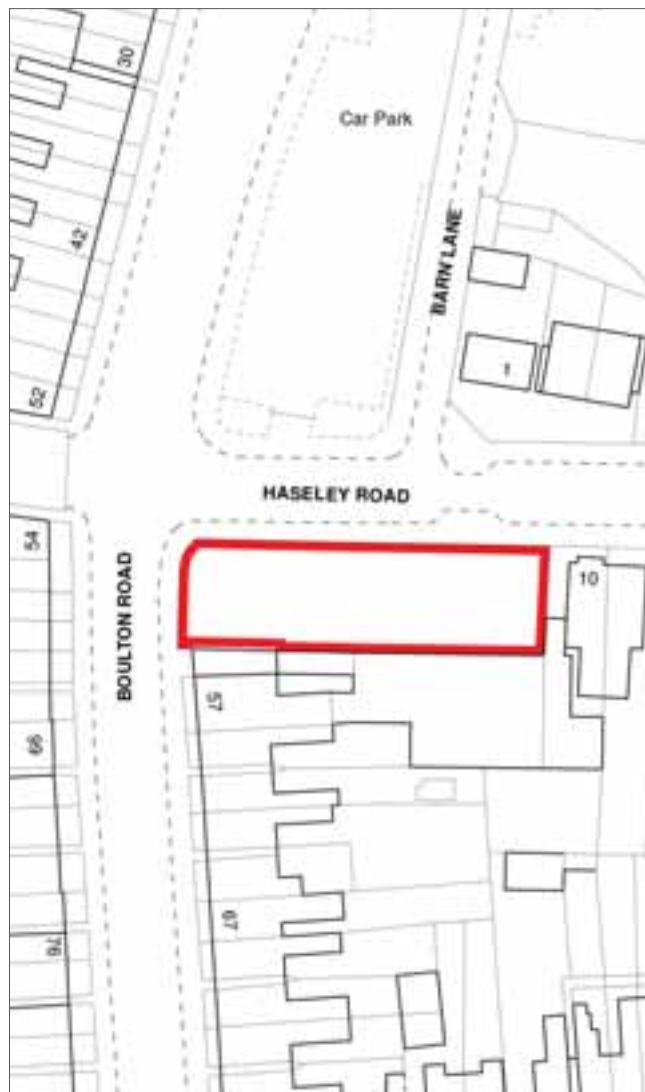
1. Please note that no offers will be accepted prior or post to the Auction.

**2. The property will be sold on the understanding that the 10% deposit must be paid by a Banker's Draft made payable to SDL Auctions Ltd. No other means of payment will be accepted and failure to do so will result in the property being re-offered for sale.**

3. In addition to the purchase price, the purchaser will be required to pay the Council's professional fees of £1,250.

**VIEWINGS:**

The site is open for viewings.



**\*GUIDE PRICE £85,000 (plus fees)**



**A FREEHOLD DEVELOPMENT OPPORTUNITY****PROPERTY DESCRIPTION:**

A vacant parcel of land fronting Garretts Green Lane with a walkway to the side. The land may be suitable for a number of planning uses subject to obtaining the necessary planning consents.

**SITE AREA:**

The site extends to some 1,001 sq.m. (1,197 sq.yds.) or thereabouts.

**TENURE:**

We understand the land is Freehold and is being sold subject to all existing rights of way documented or otherwise across the land. The Freehold is subject to a substation Lease for 75 years from the 29th September 1958 at £6 per annum.

**PLANNING:**

The land may be considered suitable for a number of alternative uses including residential development subject to obtaining the necessary planning consents. All initial enquiries can be made to Stephen Manners or Robert King at Birmingham City Council on 0121 303 3928.

**SERVICES:**

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

**GROUND CONDITIONS & CONTAMINATION:**

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

**PLANS:**

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

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

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

**AUCTIONEERS NOTE:**

1. Please note that no offers will be accepted prior or post to the Auction.

**2. The property will be sold on the understanding that the 10% deposit must be paid by a Banker's Draft made payable to SDL Auctions Ltd. No other means of payment will be accepted and failure to do so will result in the property being re-offered for sale.**

3. In addition to the purchase price, the purchaser will be required to pay the Council's professional fees of £1,250.

**VIEWINGS:**

The site is open for viewings.



**\*GUIDE PRICE £40,000 (plus fees)**



## A VACANT FREEHOLD PARCEL OF LAND

### PROPERTY DESCRIPTION:

A Freehold parcel of land which may be suitable for a number of uses.

### TENURE:

We understand that the land is Freehold and being sold subject to all existing rights of way documented or otherwise across the land. Vacant possession will be given upon completion.

### SITE AREA:

We understand that the site extends to some 81 sq.m. (96 sq.yards) or thereabouts.

### GROUND CONDITIONS & CONTAMINATION:

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

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

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

### PLANS:

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

### AUCTIONEERS NOTES:

1. Please note that no offers will be accepted prior or post to the Auction.

**2. The property will be sold on the understanding that the 10% deposit must be paid by a Banker's Draft made payable to SDL Bigwood. No other means of payment will be accepted and failure to do so will result in the property being re-offered for sale.**

3. In addition to the purchase price, the purchaser will be required to pay the Council's professional fees of £1,250.

### VIEWINGS:

The site is open for viewings.



**\*GUIDE PRICE £5,000 (plus fees)**



### A VACANT FREEHOLD PARCEL OF LAND

#### PROPERTY DESCRIPTION:

A Freehold parcel of land which may be suitable for a number of alternative uses.

#### TENURE:

We understand that the land is Freehold and being sold subject to all existing rights of way documented or otherwise across the land. Vacant Possession will be given upon completion.

#### SITE AREA:

We understand that the site extends to some 119 sq. m. (142 sq. yds.) or thereabouts.

#### GROUND CONDITIONS & CONTAMINATION:

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

#### PLANS:

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

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

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

#### AUCTIONEERS NOTE:

1. Please note that no offers will be accepted prior or post to the auction.

**2. The property will be sold on the understanding that the 10% deposit must be paid by Bankers Draft made payable to SDL Bigwood. No other means of payment will be accepted and failure to do so will result in the property being re-offered for sale.**

3. In addition to the purchase price, the purchaser will be required to pay the Council's professional fees of £1,250.

#### VIEWINGS:

The site is open for viewings.



**\*GUIDE PRICE £5,000 (plus fees)**



## **A FREEHOLD SMALL PARCEL OF LAND**

### **PROPERTY DESCRIPTION:**

A small parcel of land which may be suitable for a number of alternative uses, subject to obtaining any necessary planning consents.

### **TENURE:**

We understand the land is Freehold and being sold subject to all existing rights of way documented or otherwise across the land, including the land edged brown. Vacant possession will be given upon completion

### **SITE AREA:**

We understand that the site extends to some 105 sq.m. (126 sq.yards) or thereabouts.

### **SERVICES:**

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

### **GROUND CONDITIONS & CONTAMINATION:**

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

### **PLANS:**

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

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

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

### **AUCTIONEERS NOTE:**

1. Please note that no offers will be accepted prior or post to the Auction.

**2. The property will be sold on the understanding that the 10% deposit must be paid by a Banker's Draft made payable to SDL Auctions Ltd. No other means of payment will be accepted and failure to do so will result in the property being re-offered for sale.**

3. In addition to the purchase price, the purchaser will be required to pay the Council's professional fees of £1,250.

### **VIEWINGS:**

The site is open for viewings.



**\*GUIDE PRICE £5,000 (plus fees)**





## **A FREEHOLD RESIDENTIAL DEVELOPMENT SITE**

### **PROPERTY DESCRIPTION:**

A former garage site, which has outline planning permission for the erection of three dwellings.

### **TENURE:**

We understand that the land is Freehold and vacant possession will be given upon completion.

### **SITE AREA:**

We understand that the site extends to some 0.25 hectares or thereabouts.

### **PLANNING:**

The land has the benefit of outline planning permission for residential development of up to three dwellings, under application 18/00092/OUT dated 21st March 2018 from Wolverhampton City Council Planning Department.

### **SERVICES:**

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

### **GROUND CONDITIONS & CONTAMINATION:**

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

### **PLANS:**

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

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

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

### **AUCTIONEERS NOTES:**

1. Please note that no offers will be accepted prior or post to the Auction.
2. In addition to the purchase price, the purchaser will be required to pay the Council's professional fees of £1,250.

### **VIEWINGS:**

The site is open for viewings.

**CITY OF  
WOLVERHAMPTON  
COUNCIL**

**\*GUIDE PRICE £60,000 (plus fees)**



## A VACANT FREEHOLD PARCEL OF DEVELOPMENT LAND

### PROPERTY DESCRIPTION:

A rectangular parcel of land, situated off a right of way access adjacent to 44 Walter Road. The land may be suitable for residential development of two units and a planning application for this has been submitted to Wolverhampton City Council Planning Department.

### SITE AREA:

We understand that the site extends to some 0.11 hectares (0.27 acres) or thereabouts.

### TENURE:

We understand that the land is Freehold and vacant possession will be given upon completion. The land is being sold with an easement for access granted over the land coloured brown, shown on the site plan.

### PLANNING:

The land may be suitable for the erection of two dwellings and planning application 18/00587/OUT has been submitted to Wolverhampton City Council Planning Department and approval is expected prior to the Auction.

### GROUND CONDITIONS & CONTAMINATION:

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

### PLANS:

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

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

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

### AUCTIONEERS NOTES:

1. Please note that no offers will be accepted prior or post to the Auction.
2. In addition to the purchase price, the purchaser will be required to pay the Council's professional fees of £1,250.

### VIEWINGS:

The site is open for viewings.

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**\*GUIDE PRICE £40,000 (plus fees)**

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## A FREEHOLD VACANT DETACHED FORMER CHILDREN'S RESIDENTIAL CENTRE

### PROPERTY DESCRIPTION:

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

### ACCOMMODATION:

**Ground Floor:** Porch Entrance to Hall, Office, Bathroom & WC, Bedroom, Computer Room, Play Room, Lounge, Store Room, Dining Room with Serving Hatch to Kitchen and Pantry. Rear Access Hall and Laundry.

**First Floor:** Landing with Access to Fire Escape. Seven Bedrooms, Two Bathrooms, Two WCs and an Office.

**Outside:** Front & Rear Gardens, Play Area, Former Double Garage now utilised as Store Rooms.

### ENERGY EFFICIENCY RATING: C.

### TENURE:

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

### SITE AREA:

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

### PLANNING:

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

### AUCTIONEERS NOTE:

1. Please note that no offers will be accepted prior or post to the Auction.
2. In addition to the purchase price, the purchaser will be required to pay the Council's professional fees of £1,250.

### VIEWINGS:

See viewing schedule.

**CITY OF  
WOLVERHAMPTON  
COUNCIL**





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

## LOT 10

**GROUND RENT 54 LEOPOLD AVENUE, HANDSWORTH, BIRMINGHAM, B20 1ES**

### **A FREEHOLD GROUND RENT SECURED ON A PRIVATE DWELLING**

**PROPERTY DESCRIPTION:**

A freehold ground rent investment secured on a semi detached property.

**LOCATION:**

Leopold Avenue runs between Elmbank Grove/Hamstead Hall Avenue and Vernon Avenue, which in turn runs off Hamstead Hill (B4124).

**LEASE DETAILS:**

Subject to a term of 99 years from March 1934 (approx. 15 years unexpired), subject to a ground rent of £7 per annum.

**JOINT AGENTS:**



**\*GUIDE PRICE £32,000-£36,000 (plus fees)**



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**A VACANT FREEHOLD DETACHED BUNGALOW WHICH MAY BE SUITABLE FOR REDEVELOPMENT, SUBJECT TO OBTAINING THE NECESSARY PLANNING CONSENTS**

**PROPERTY DESCRIPTION:**

A detached bungalow, standing back from the road behind a driveway and foregarden, which has previously been used as a care facility.

**ACCOMMODATION:**

**Ground Floor:** Hall, Store, L Shaped Reception Room, Dining Room, Kitchen, Office, Boiler Cupboard, Four Bedrooms (all with wash hand basins), Bathroom/WC, Shower Room/WC, Laundry Room.

**Outside:** Driveway, Double Garage, Gardens.

The property benefits from having a gas fired central heating system, fire doors, smoke alarms, emergency lighting and the majority of the windows are UPVC double glazed units.

**ENERGY EFFICIENCY RATING:** D

**TENURE:**

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

**VIEWINGS:**

See viewing schedule.



**\*GUIDE PRICE In excess of £500,000 (plus fees)**



## LOT 12

70 LYNDON ROAD, OLTON, SOLIHULL, B92 7RQ

### A VACANT FREEHOLD SEMI DETACHED PROPERTY

#### PROPERTY DESCRIPTION:

A semi detached property standing back from the road behind a driveway and foregarden.

#### ACCOMMODATION:

**Ground Floor:** Porch, Hall, Two Reception Rooms, Kitchen.

**First Floor:** Landing, Three Bedrooms, Bathroom, WC.

**Outside:** Driveway, Side Garage, Front and Rear Gardens.

The property benefits from having a gas fired central heating system and the majority of the windows are UPVC double glazed units, however it is in need of modernisation works throughout.

**ENERGY EFFICIENCY RATING:** D.

#### TENURE:

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

#### AUCTIONEERS NOTE:

Please note that the completion period for this property is 6 weeks (42 days).

#### VIEWINGS:

See viewing schedule.

**\*GUIDE PRICE in excess of £150,000 (plus fees)**



## LOT 13

1087 BRISTOL ROAD, SELLY OAK, BIRMINGHAM, B29 6LX

### A VACANT FREEHOLD MID TERRACED PROPERTY

#### PROPERTY DESCRIPTION:

A mid terraced property, standing back from the road behind a driveway and foregarden.

#### ACCOMMODATION:

**Ground Floor:** Porch, Hall, Through Reception Room, Kitchen, Bathroom/WC with Shower.

**First Floor:** Landing, Three Bedrooms.

**Outside:** Driveway and Gardens.

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

**ENERGY EFFICIENCY RATING:** E.

#### LOCATION:

The property is situated within the Bournville Village Trust Estate, within a 2 mile radius of the University of Birmingham and within a 2.5 mile radius of the Queen Elizabeth Hospital.

#### TENURE:

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

#### VIEWINGS:

See viewing schedule.

**\*GUIDE PRICE in excess of £50,000 (plus fees)**





## LOT 14

26 SHOWELL ROAD, WOLVERHAMPTON, WV10 9LT

### A VACANT FREEHOLD END TERRACED PROPERTY

#### PROPERTY DESCRIPTION:

An end terraced property, standing back from the road behind a foregarden.

#### ACCOMMODATION:

**Ground Floor:** Two Reception Rooms, Understairs Cupboard, Kitchen, Bathroom/WC.

**First Floor:** Landing, Two Bedrooms.

**Outside:** Gardens.

The property benefits from having a gas fired central heating system, majority of the windows are UPVC double glazed units, however is in need of certain improvement works.

**ENERGY EFFICIENCY RATING:** E.

#### TENURE:

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

#### VIEWINGS:

See viewing schedule.

**\*GUIDE PRICE £19,000 - £24,000 (plus fees)**



## LOT 15

1 LEACROFT AVENUE, LOW HILL, WOLVERHAMPTON, WV10 9BE

### A VACANT FREEHOLD SEMI DETACHED PROPERTY WHICH MAY BE SUITABLE FOR DEVELOPMENT TO THE SIDE, SUBJECT TO OBTAINING THE NECESSARY PLANNING CONSENTS

#### PROPERTY DESCRIPTION:

A semi detached property, standing back from the road behind a driveway and foregarden.

#### ACCOMMODATION:

**Ground Floor:** Hall, Reception Room, Kitchen with Pantry.

**First Floor:** Landing, Two Bedrooms, Bathroom/WC.

**Outside:** Driveway and Gardens.

The majority of the windows are UPVC double glazed units, however the property is in need of modernisation works throughout.

**ENERGY EFFICIENCY RATING:** See legal pack.

#### TENURE:

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

#### VIEWINGS:

See viewing schedule.

**\*GUIDE PRICE in excess of £50,000 (plus fees)**



## LOT 16

2 WELLS ROAD, WORCESTER, WR5 1NR

**A VACANT FREEHOLD SEMI DETACHED PROPERTY, WHICH MAY BE SUITABLE FOR DEVELOPMENT, SUBJECT TO OBTAINING THE NECESSARY PLANNING CONSENTS**

**PROPERTY DESCRIPTION:**

A semi detached property, standing back from the road behind a foregarden, situated on a corner plot.

**ACCOMMODATION:**

**Ground Floor:** Two Reception Rooms, Kitchen, Side Lean-to.

**First Floor:** Landing, Two Bedrooms, Bathroom/WC.

**Outside:** Gardens.

The property is in need of refurbishment works throughout.

**ENERGY EFFICIENCY RATING:** G

**TENURE:**

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

**AUCTIONEERS NOTE:**

Please note that the completion period for this property is 6 weeks (42 days).

**VIEWINGS:**

See viewing schedule.

**\*GUIDE PRICE in excess of £45,000 (plus fees)**



## LEGAL PACKS

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

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

They are also available to read in the auction room.

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## A VACANT FREEHOLD SEMI DETACHED PROPERTY

**PROPERTY DESCRIPTION:**

**PROPERTY DESCRIPTION:**  
A semi detached property, standing back from the road behind a foregarden.

**ACCOMMODATION:**

**Ground Floor:** Hall with Store, Utility/WC, Two Reception Rooms, Kitchen, Rear Lobby with WC.

**First Floor:** Landing, Three Bedrooms, Bathroom/WC.

**Outside:** Gardens and Off-Road Parking to rear via shared access off Manor Lane.

The majority of the windows are UPVC double glazed units, however the property is in need of improvement works throughout.

**ENERGY EFFICIENCY RATING:** See legal pack.

**TENURE:**

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

**VIEWINGS:**

See viewing schedule.



**\*GUIDE PRICE in excess of £150,000 (plus fees)**





**A FREEHOLD FORMER BANK PREMISES, OCCUPYING A MAIN HIGH STREET LOCATION, CONSIDERED SUITABLE FOR A VARIETY OF ALTERNATIVE USES, INCLUDING RETAIL/ LEISURE ON THE GROUND FLOOR AND OFFICES ON THE FIRST FLOOR, SUBJECT TO OBTAINING ANY APPROPRIATE PLANNING PERMISSION**

**PROPERTY DESCRIPTION:**

The property comprises a two storey mid terraced former bank premises of brick construction under a flat roof. The ground floor comprises a former banking hall, interview rooms and office accommodation and has been extended to the rear to provide a strong room, male and female WCs, ancillary stores and boiler room. The first floor which benefits from a separate front door access and can also be accessed from the rear via an external fire escape was previously used as office and meeting rooms, and is currently used by a tutoring company.

**ENERGY EFFICIENCY RATING:** E & G

**LOCATION:**

The property benefits from a central position in Blackheath's main retail pitch on the High Street, between Bell Street and Short Street junctions. The majority of occupiers in Blackheath are a mix of local independent retailers, however there is national and regional representation with William Hill, Iceland, Greggs, The Card Factory and the West Bromwich Building Society all within the general vicinity.

Blackheath is a Black Country suburban town located approximately 7 miles to the west of Birmingham City Centre.

**TENURE:**

We understand the property is Freehold and vacant possession will be given upon completion, of the ground floor.

The first floor is let to a tutoring company at £7,500 per annum, the Lease expires on the 27th September 2018 and is contracted outside the Landlord & Tenant Act.

**ACCOMMODATION:**

Ground Floor: 2,297 sq.ft. (213.36 sq.m.)

First Floor: 1,483 sq.ft. (137.81 sq.m.)

**Total NIA: 3,780 sq.ft. (351.17 sq.m.)**

**VALUE ADDED TAX:**

We understand that VAT is not chargeable on this transaction.

**VIEWINGS:**

Strictly by arrangement with the Auctioneers.

**IN PARTNERSHIP WITH:**



**\*GUIDE PRICE in excess of £200,000 (plus fees)**



## LOT 19

9 TIGLEY AVENUE, BARTLEY GREEN, BIRMINGHAM, B32 3HH

### A VACANT FREEHOLD SEMI DETACHED PROPERTY

#### PROPERTY DESCRIPTION:

A semi detached property, standing back from the road behind a foregarden.

#### ACCOMMODATION:

**Ground Floor:** Hall, Through Reception/Dining Room, Kitchen, Side Utility Room.

**First Floor:** Landing, Two Bedrooms, Bathroom/WC.

**Outside:** Gardens.

The property benefits from having a gas fired central heating system and the majority of the windows are UPVC double glazed units, however it is in need of modernisation works throughout.

**ENERGY EFFICIENCY RATING:** D.

#### TENURE:

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

#### VIEWINGS:

See viewing schedule.

**\*GUIDE PRICE £24,000 - £29,000 (plus fees)**



## LOT 20

7 THE PARADE, WALL HEATH, KINGSWINFORD, DY6 9AX

### A VACANT FREEHOLD SEMI DETACHED PROPERTY

#### PROPERTY DESCRIPTION:

A semi detached property, standing back from the road behind a driveway and foregarden.

#### ACCOMMODATION:

**Ground Floor:** Porch, Hall, Large Reception Room, Dining Room, Kitchen, Rear Lobby, Store.

**First Floor:** Landing, Three Bedrooms, Bathroom/WC.

**Outside:** Driveway, Gardens and Garage.

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

**ENERGY EFFICIENCY RATING:** D

#### TENURE:

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

#### VIEWINGS:

See viewing schedule.

**\*GUIDE PRICE in excess of £95,000 (plus fees)**



## LOT 21

**94 HOLFORD DRIVE, PERRY BARR, BIRMINGHAM, B42 2TU**

### A VACANT FREEHOLD FIRE DAMAGED SEMI DETACHED PROPERTY

#### PROPERTY DESCRIPTION:

A semi detached property, standing back from the road behind a driveway and foregarden, which has suffered fire damage and internal viewings are not available.

#### ACCOMMODATION:

**Ground Floor:** Hall, Reception Room, Kitchen (no fittings).

**First Floor:** Landing, Two Bedrooms, Bathroom/WC (no fittings).

**Outside:** Gardens, Driveway Parking and Side Garage.

The property is subject to fire damage and extensive works are required.

**ENERGY EFFICIENCY RATING:** See legal pack.

#### TENURE:

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

#### VIEWINGS:

External viewings only.



**\*GUIDE PRICE in excess of £25,000 (plus fees)**

## LOT 22

**8 DORSETT ROAD, DARLASTON, WEDNESBURY, WS10 8TW**

### A VACANT FREEHOLD END TERRACED PROPERTY

#### PROPERTY DESCRIPTION:

An end terraced property standing back from the road behind a foregarden.

#### ACCOMMODATION:

**Ground Floor:** Two Reception Rooms, Kitchen, Bathroom/WC.

**First Floor:** Landing, Three Bedrooms.

**Outside:** Gardens.

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

**ENERGY EFFICIENCY RATING:** E

#### TENURE:

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

#### AUCTIONEERS NOTE:

Please note that the completion period for this property is 6 weeks (42 days).

#### VIEWINGS:

See viewing schedule.



**\*GUIDE PRICE in excess of £40,000 (plus fees)**

## LOT 23

75 ABBOTTS STREET, WALSALL, WS3 3AY

### A VACANT FREEHOLD SEMI DETACHED PROPERTY

#### PROPERTY DESCRIPTION:

A semi detached property standing back from the road behind a foregarden.

#### ACCOMMODATION:

**Ground Floor:** Hall, Reception Room, Understairs Cupboard, Kitchen, Rear Lobby, Bathroom, WC.

**First Floor:** Landing, Three Bedrooms.

**Outside:** Gardens.

The majority of the windows are UPVC double glazed units, however the property is in need of refurbishment works throughout.

#### ENERGY EFFICIENCY RATING: G

#### TENURE:

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

#### VIEWINGS:

See viewing schedule.

**\*GUIDE PRICE in excess of £20,000 (plus fees)**



## LOT 24

30 BANKFIELD ROAD, TIPTON, DY4 0EY

### A VACANT FREEHOLD SEMI DETACHED PROPERTY

#### PROPERTY DESCRIPTION:

A semi detached property, standing back from the road behind a driveway and foregarden.

#### ACCOMMODATION:

**Ground Floor:** Storm Porch, Hall, Understairs Cupboard, Two Reception Rooms, Kitchen.

**First Floor:** Landing, Three Bedrooms, Bathroom/WC.

**Outside:** Driveway and Gardens.

The property benefits from having a gas fired central heating system and the majority of the windows are UPVC double glazed units, however it is in need of modernisation works throughout.

#### ENERGY EFFICIENCY RATING: E

#### TENURE:

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

#### VIEWINGS:

See viewing schedule.

**\*GUIDE PRICE in excess £75,000 (plus fees)**





## LOT 25

7 YEW STREET, WOLVERHAMPTON, WV3 0DB

### A VACANT FREEHOLD SEMI DETACHED PROPERTY

#### PROPERTY DESCRIPTION:

A semi detached property, standing back from the road behind driveway and foregarden.

#### ACCOMMODATION:

**Ground Floor:** Porch, Hall with Understairs Store, Reception Room, Dining Kitchen.

**First Floor:** Landing, Three Bedrooms, Bathroom/WC.

**Outside:** Gardens and Driveway Parking.

The property benefits from having a gas fired central heating system and partial UPVC double glazing.

**ENERGY EFFICIENCY RATING:** D.

#### TENURE:

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

#### VIEWINGS:

See viewing schedule.



**\*GUIDE PRICE £39,000 - £44,000 (plus fees)**

## LOT 26

19 NEWPORT STREET, WOLVERHAMPTON, WV10 9AQ

### A VACANT FREEHOLD MID TERRACED PROPERTY

#### PROPERTY DESCRIPTION:

A mid terraced property flush to the pavement.

#### ACCOMMODATION:

**Ground Floor:** Two Reception Rooms, Kitchen, Lobby, Bathroom/WC.

**First Floor:** Landing, Three Bedrooms.

**Outside:** Rear Garden.

The property has the benefit of gas fired central heating and the majority of the windows are UPVC double glazed units.

**ENERGY EFFICIENCY RATING:** D

#### TENURE:

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

#### VIEWINGS:

See viewing schedule.



**\*GUIDE PRICE £14,000 - £19,000 (plus fees)**



## LOT 27

12 SOUTH STREET, WOLVERHAMPTON, WV10 6JH

### A VACANT FREEHOLD END TERRACED PROPERTY

#### PROPERTY DESCRIPTION:

An end terraced property standing flush to the pavement.

#### ACCOMMODATION:

**Ground Floor:** Two Reception Rooms, Kitchen, Bathroom.

**First Floor:** Landing, Three Bedrooms.

**Outside:** Rear Garden.

The property is in need of refurbishment works throughout.

**ENERGY EFFICIENCY RATING:** E.

#### TENURE:

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

#### AUCTIONEERS NOTE:

Please note that the completion period for this property is 6 weeks (42 days).

#### VIEWINGS:

See viewing schedule.

**\*GUIDE PRICE in excess of £30,000 (plus fees)**



## LOT 28

92 LOUISE STREET, LOWER GORNAL, DUDLEY, DY3 2UB

### A VACANT FREEHOLD DETACHED PROPERTY WHICH HAS BEEN CONVERTED INTO TWO SELF-CONTAINED APARTMENTS WHICH MAY BE SUITABLE FOR REDEVELOPMENT SUBJECT TO THE NECESSARY PLANNING CONSENTS

#### PROPERTY DESCRIPTION:

A detached property standing back from the road behind a foregarden which has been converted into two self-contained apartments.

The site area extends to approximately 652.59 sq.m. (7,024 sq.ft).

#### ACCOMMODATION:

**Ground Floor: Flat 1 (92a)** - Living Room with Dining Area, Kitchen, Utility Area, Bedroom, Wet Room, WC.

**First Floor: Flat 2 (92b - Duplex Apartment accessed via separate external staircase)** - Living Room with Dining Area, Kitchen, Bedroom, Bathroom/WC.

**Second Floor:** Landing, Bedroom.

The property benefits from having an economy 7 heating system and double glazing.

**Outside:** Driveway, Large Rear Garden, Car Port and Out House Building/Storage Sheds to rear.

The site may be suitable for redevelopment subject to obtaining the necessary planning consents.

#### TENURE:

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

**\*GUIDE PRICE in excess of £100,000 (plus fees)**



**ENERGY EFFICIENCY RATING:** Flat 92a - E & Flat 92b - F

#### VIEWINGS:

See viewing schedule.



**A PROMINENT FREEHOLD RETAIL INVESTMENT WITHIN A WELL ESTABLISHED SUBURBAN SHOPPING PARADE**

**CURRENT RENT PASSING: £7,900 PA.**

**PROPERTY DESCRIPTION:**

The property comprises a two storey mid terrace of brick construction, surmounted by a pitched roof. The property which trades as a well established local opticians provides a main retail and office on the ground floor, with two further rooms and a kitchen on the first floor.

**ENERGY EFFICIENCY RATING:** See legal pack.

**LOCATION:**

The property occupies a prominent position fronting the southern side of Bristol Road South, within the main retail pitch of Northfield, within the immediate vicinity there is a mix of local and regional retailers and national operators including Aldi, KFC, Argos, Lloyds and Halifax.

**TENURE:**

We understand the property is Freehold, subject to a Lease to Viridi and Pepall Ltd, for a term of 5 years with effect from 24th April 2015, at a rent of £7,900 per annum.

The tenant is well established within this location and has been in occupation of the premises for in excess of 10 years.

A copy of the Lease will be available for inspection within the legal pack.

**VALUE ADDED TAX:**

We understand that VAT is not chargeable on this transaction.

**VIEWINGS:**

Strictly by arrangement with the Auctioneers.

**\*GUIDE PRICE In excess of £75,000 (plus fees)**

## LOT 30

**282 CRANKHALL LANE, WEDNESBURY, WS10 0DZ**

### A VACANT FREEHOLD THREE STOREY SEMI DETACHED PROPERTY

#### PROPERTY DESCRIPTION:

A three storey semi detached property standing back from the road behind a driveway and foregarden.

#### ACCOMMODATION:

**Ground Floor:** Hall, Two Reception Rooms, Inner Hall, Kitchen, Pantry, Utility Room.

**First Floor:** Landing, Three Bedrooms, Bathroom/WC with separate Shower Cubicle.

**Second Floor:** Bedroom.

**Outside:** Driveway, Garage and Gardens.

The property benefits from having a gas fired central heating system and double glazing.

**ENERGY EFFICIENCY RATING:** F

#### TENURE:

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

#### AUCTIONEERS NOTE:

Please note that the completion period for this property is 6 weeks (42 days).

#### VIEWINGS:

See viewing schedule.

**\*GUIDE PRICE in excess of £90,000 (plus fees)**



## LOT 30A

**6 SELBORNE ROAD, DUDLEY, DY2 8LA**

### A VACANT FREEHOLD SEMI DETACHED PROPERTY

#### PROPERTY DESCRIPTION:

A semi detached property, standing back from the road behind a driveway and foregarden.

#### ACCOMMODATION:

**Ground Floor:** Hall, Reception Room, Kitchen.

**First Floor:** Landing, Three Bedrooms, Bathroom/WC.

**Outside:** Driveway, Garage and Gardens.

The property benefits from having a gas fired central heating system and double glazing, however is in need of modernisation.

**ENERGY EFFICIENCY RATING:** See legal pack.

#### TENURE:

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

#### VIEWINGS:

See viewing schedule.



**\*GUIDE PRICE in excess of £65,000 (plus fees)**



**LOT 31**

**327 CRANKHALL LANE, WEDNESBURY, WS10 0QQ**

**A VACANT FREEHOLD SEMI DETACHED PROPERTY**

**PROPERTY DESCRIPTION:**

A semi detached property standing back from the road behind a foregarden.

**ACCOMMODATION:**

**Ground Floor:** Hall, Two Reception Rooms, Kitchen.

**First Floor:** Landing, Three Bedrooms, Bathroom/WC.

**Outside:** Shared Driveway, Gardens, Rear Garage and Outbuildings.

The property benefits from having a gas fired central heating system and the majority of the windows are UPVC double glazed units, however it is in need of modernisation works throughout.

**ENERGY EFFICIENCY RATING: D**

**TENURE:**

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

**VIEWINGS:**

See viewing schedule.



**\*GUIDE PRICE in excess of £50,000 (plus fees)**

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## LOT 32

**IVANHOE, 8 PRESTWOOD ROAD WEST, WEDNESFIELD, WV11 1RJ**

### A VACANT FREEHOLD SEMI DETACHED PROPERTY

#### PROPERTY DESCRIPTION:

A semi detached property, standing back from the road behind a driveway and foregarden.

#### ACCOMMODATION:

**Ground Floor:** Porch, Hall, Through Reception Room, Dining Kitchen, Conservatory.

**First Floor:** Landing, Three Bedrooms, Shower Room/WC.

**Outside:** Gardens, Driveway Parking and Side Garage.

The property benefits from having a gas fired central heating system, the majority of the windows are UPVC double glazed units, however the property is in need of improvement works throughout.

**ENERGY EFFICIENCY RATING:** E.

#### TENURE:

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

#### VIEWINGS:

See viewing schedule.



**\*GUIDE PRICE in excess of £50,000 (plus fees)**

## LOT 33

**10 SANDWELL ROAD, WOLVERHAMPTON, WV10 6SJ**

### A VACANT FREEHOLD END TERRACED PROPERTY, WHICH MAY BE SUITABLE FOR DEVELOPMENT, SUBJECT TO OBTAINING THE NECESSARY PLANNING CONSENTS

#### PROPERTY DESCRIPTION:

An end terraced property, standing back from the road behind a driveway and foregarden.

#### ACCOMMODATION:

**Ground Floor:** Hall, Reception Room, Kitchen, Rear Conservatory.

**First Floor:** Landing, Three Bedrooms, Bathroom/WC.

**Outside:** Driveway and Gardens.

The majority of the windows are UPVC double glazed units, however the property is in need of modernisation works throughout.

**ENERGY EFFICIENCY RATING:** G.

#### TENURE:

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

#### VIEWINGS:

See viewing schedule.



**\*GUIDE PRICE £19,000 - £24,000 (plus fees)**

## LOT 34

12 STRATTON STREET, WOLVERHAMPTON, WV10 9AJ

### A VACANT FREEHOLD MID TERRACED PROPERTY

#### PROPERTY DESCRIPTION:

A mid terraced property standing flush to the pavement.

#### ACCOMMODATION:

**Ground Floor:** Two Reception Rooms, Kitchen.

**First Floor:** Landing, Two Bedrooms, Bathroom/WC.

**Outside:** Rear Yard.

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

**ENERGY EFFICIENCY RATING:** C.

#### TENURE:

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

#### AUCTIONEERS NOTE:

Please note that the completion period for this property is 6 weeks (42 days).

#### VIEWINGS:

See viewing schedule.

**\*GUIDE PRICE in excess of £30,000 (plus fees)**



## LOT 35

24 JONES ROAD, WILLENHALL, WV12 5EY

### A VACANT FREEHOLD SEMI DETACHED PROPERTY

#### PROPERTY DESCRIPTION:

A semi detached property, situated on a corner plot, standing back from the road behind a foregarden.

#### ACCOMMODATION:

**Ground Floor:** Hall, Understairs Cupboard, Reception Room, Dining Kitchen, Rear Lobby, WC.

**First Floor:** Landing, Three Bedrooms, Bathroom/WC with Shower.

**Outside:** Gardens.

The property requires complete refurbishment works throughout.

**ENERGY EFFICIENCY RATING:** E

#### TENURE:

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

#### VIEWINGS:

See viewing schedule.

**\*GUIDE PRICE in excess of £65,000 (plus fees)**



**A FREEHOLD INVESTMENT COMPRISING TWO RETAIL UNITS AND A FLAT****CURRENT RENT PASSING: £21,800 PA.****RENTAL PASSING WITH EFFECT FROM AUGUST 2018: £23,100 PA.****PROPERTY DESCRIPTION:**

The property comprises of both 15 and 17 Cotton Lane, a mid and end terrace, both of two storey brick construction and surmounted by a pitched roof.

No. 15 trades as Gaura Beauty and comprises a well presented retail area, with a rear lobby having WC off and a door to the rear surfaced and gated parking space. On the first floor there is a single room used as storage.

No. 17 trades as Phone Junkies and comprises a well presented retail area with a workshop/repair area beyond. There is a self-contained flat which forms part of the Lease to No. 17 at first floor level and is configured of both No. 17 and part of No. 15. We have not had access to the living accommodation.

**ENERGY EFFICIENCY RATING: B****LOCATION:**

The property lies within a busy shopping street, which runs between the main Erdington High Street and the A5127 Sutton New Road, a main arterial route linking Birmingham City Centre with Sutton Coldfield.

The property is considered to offer a good potential catchment for trade from both local and passing trade for both the current tenants.

**TENURE:**

We understand the property is Freehold, subject to the following tenancies:-

**No. 15** - Let by way of a five year Lease with effect from 4th January 2018, on a full repairing and insuring basis. The rent in year 1 is £8,800 per annum, year 2 £9,000 per annum and year 3 £9,500 per annum until Lease expiry on 3rd January 2023. There is a break option on 4th January 2020.

**No. 17** - Currently let by way of a five year Lease with effect from 20th August 2013, expiring on 19th August 2018, at a rent of £13,000 per annum. The existing tenant wishes to remain in occupation and a new Lease for a further term of 5 years has been agreed and signed and completed and will commence on 20th August 2018, at a rent of £14,300 per annum.

Copies of the Lease documentation will be available for inspection within the legal pack.

**VALUE ADDED TAX:**

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

**VIEWINGS:**

Strictly by arrangement with the Auctioneers.

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



## LOT 37

12 BEACON ROAD, KINGSTANDING, BIRMINGHAM, B44 9RL

### A VACANT FREEHOLD SEMI DETACHED PROPERTY

#### PROPERTY DESCRIPTION:

A semi detached property standing back from the road behind a driveway and foregarden.

#### ACCOMMODATION:

**Ground Floor:** Hall, Two Reception Rooms, Kitchen.

**First Floor:** Landing, Three Bedrooms, Bathroom.

**Outside:** Driveway, Side Garage, Front and Rear Gardens.

The property benefits from having a gas fired central heating system and double glazing, however it is in need of modernisation works throughout.

#### ENERGY EFFICIENCY RATING: F

#### TENURE:

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

#### AUCTIONEERS NOTE:

Please note that the completion period for this property is 6 weeks (42 days).

#### VIEWINGS:

See viewing schedule.

**\*GUIDE PRICE in excess of £100,000 (plus fees)**



## LOT 38

166 STAFFORD ROAD, WOLVERHAMPTON, WV10 6JT

### A VACANT FREEHOLD SEMI DETACHED PROPERTY

#### PROPERTY DESCRIPTION:

A semi detached property standing back from the road behind a driveway and foregarden.

#### ACCOMMODATION:

**Ground Floor:** Hall, Two Reception Rooms, Kitchen.

**First Floor:** Landing, Three Bedrooms, Bathroom/WC.

**Outside:** Driveway and Gardens.

The property benefits from having a gas fired central heating system and the majority of the windows are UPVC double glazed units, however it is in need of refurbishment works throughout.

#### ENERGY EFFICIENCY RATING: D.

#### TENURE:

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

#### VIEWINGS:

See viewing schedule.

**\*GUIDE PRICE in excess of £25,000 (plus fees)**





## LOT 39

19 MEYRICK ROAD, NEWARK, NOTTINGHAM, NG24 1HH

### A VACANT FREEHOLD END TERRACED PROPERTY

#### PROPERTY DESCRIPTION:

An end terraced property standing flush to the pavement.

#### ACCOMMODATION:

**Ground Floor:** Reception Room, Cellar Access, Dining Kitchen, Rear Lobby, Bathroom.

**First Floor:** Landing, Two Bedrooms.

**Second Floor:** Bedroom.

**Outside:** Rear Yard.

The property is in need of modernisation works throughout.

#### ENERGY EFFICIENCY RATING: G

#### TENURE:

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

#### AUCTIONEERS NOTE:

Please note that the completion period for this property is 6 weeks (42 days).

#### VIEWINGS:

See viewing schedule.

**\*GUIDE PRICE in excess of £40,000 (plus fees)**



## LOT 40

147 CHANTRY AVENUE, WALSALL, WS3 1HZ

### A VACANT FREEHOLD END TERRACED PROPERTY

#### PROPERTY DESCRIPTION:

An end terraced property standing back from the road behind a driveway and foregarden.

#### ACCOMMODATION:

**Ground Floor:** Hall, Reception Room, Kitchen, WC.

**First Floor:** Landing, Three Bedrooms, Bathroom/WC.

**Outside:** Driveway and Gardens.

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

#### ENERGY EFFICIENCY RATING: C

#### TENURE:

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

#### AUCTIONEERS NOTE:

Please note that the completion period for this property is 6 weeks (42 days).

#### VIEWINGS:

See viewing schedule.

**\*GUIDE PRICE in excess of £45,000 (plus fees)**



**LOT 40A**

**9 JACKSON STREET, WARLEY, OLDBURY, B68 8QG**

**A VACANT FREEHOLD MID TERRACED PROPERTY**

**PROPERTY DESCRIPTION:**

A mid terraced property, standing back from the road behind a foregarden.

**ACCOMMODATION:**

**Ground Floor:** Two Reception Rooms, Understairs Cupboard, Rear Lobby, Kitchen.

**First Floor:** Landing, Three Bedrooms, Shower Room/WC.

**Outside:** Gardens and WC.

The property benefits from partial double glazing, however is in need of modernisation works throughout.

**ENERGY EFFICIENCY RATING:** G.

**TENURE:**

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

**AUCTIONEERS NOTE:**

Please note that the completion period for this property is 6 weeks (42 days).

**VIEWINGS:**

See viewing schedule.

**\*GUIDE PRICE in excess of £30,000 (plus fees)**



## ADDITIONAL COSTS

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

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

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**A FREEHOLD FORMER BANK PREMISES OCCUPYING A MAIN TOWN CENTRE POSITION, CONSIDERED SUITABLE FOR A VARIETY OF RETAIL/LEISURE OR OFFICE USES, SUBJECT TO OBTAINING ANY APPROPRIATE PLANNING PERMISSION.**

**PROPERTY DESCRIPTION:**

The property comprises of a two storey former bank premises of brick construction under a pitched roof, having a former banking hall, together with office/meeting rooms, staff accommodation, ancillary stores and further benefiting from two/three car parking spaces to the rear.

**ENERGY EFFICIENCY RATING:** C

**LOCATION:**

The premises are well located within Droitwich Town Centre, directly opposite St Andrews Shopping Centre and close to a Ladbrokes, Acorns and the Salvation Army charity shops.

**TENURE:**

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

**ACCOMMODATION:**

Gross Ground Floor Area: 1,165 sq.ft. (108 sq.m.)

Gross First Floor Area: 1,150 sq.ft. (107 sq.m.)

Total Gross Floor Area: 2,315 sq.ft. (215 sq.m.)

**VALUE ADDED TAX:**

We understand that VAT is not chargeable on this transaction.

**VIEWINGS:**

Strictly by arrangement with the Auctioneers.

**IN PARTNERSHIP WITH:**



**\*GUIDE PRICE in excess of £200,000 (plus fees)**





**A RESIDENTIAL INVESTMENT PROPERTY COMPRISING 2 THREE STOREY BLOCKS OF 9 SELF-CONTAINED FLATS, 5 OF WHICH HAVE BEEN SOLD OFF ON LONG LEASES**

**CURRENT GROSS INCOME: £24,203.92**

**PROPERTY DESCRIPTION:**

The property comprises a detached block of 9 flats with two entrances, 1251 Bristol Road South comprises 6 flats (2 on each floor) and 1253 comprises 3 flats (1 on each floor). To the rear of the block there are communal grounds and a block of 9 garages. 4 of the garages have been sold on Long Leases and 5 garages are currently vacant.

**ACCOMMODATION:**

**1251 Bristol Road South - Ground Floor:** Flat 1 - Not applicable, Long Leasehold.

Flat 2 - Hall, Reception Room, Kitchen, Two Bedrooms, Bathroom/WC.

**First Floor:** Flat 3 - Hall, Reception Room, Kitchen, Two Bedrooms, Bathroom/WC.

Flat 4 - Hall, Reception Room, Kitchen, Two Bedrooms, Bathroom/WC.

**Second Floor:** Flat 5 - Hall, Reception Room, Kitchen, Two Bedrooms, Bathroom/WC.

Flat 6 - Not applicable, Long Leasehold.

**1253 Bristol Road South - Ground Floor:** Flat 1 - Not applicable, Long Leasehold.

**First Floor:** Flat 2 - Not applicable, Long Leasehold.

**Second Floor:** Flat 3 - Not applicable, Long Leasehold.

**Outside:** 9 Garages.

**ENERGY EFFICIENCY RATING:** D, E, D, C, C, D, E.

**TENURE:**

We understand the property is Freehold and is being sold subject to the existing tenancies.

**TENANCY DETAILS:**

**1251 Bristol Road South:**

Flat 1 - The property is subject to a Lease for a term of 150 years from 19th December 1989, subject to a peppercorn ground rent. Included within the Lease is garage no. 2.

Flat 2 - Let on an Assured Shorthold Tenancy, at a rental figure of £550 per calendar month exclusive - £6,600 per annum.

Flat 3 - Let on an Assured Shorthold Tenancy, at a rental figure of £525 per calendar month exclusive - £6,300 per annum.

Flat 4 - Let on an Assured Shorthold Tenancy, at a rental figure of £535 per calendar month exclusive - £6,420 per annum.

Flat 5 - Let subject to a Regulated Tenancy, at a rental figure of £398.66 per calendar month exclusive - £4,783.92 per annum.

Flat 6 - The property is subject to a Lease for a term of 100 years from 29th September 2010, subject to a ground rent of £100 per annum, escalating every 25 years.

**1253 Bristol Road South:**

Flats 1, 2 & 3 - These properties are each subject to a Lease for a term of 150 years from 19th December 1989, subject to a peppercorn ground rent. Garage 4 is included with Flat 1, garage 8 is included with Flat 2 and garage 1 is included with Flat 3.

**VIEWINGS:**

External viewings only.

**\*GUIDE PRICE in excess of £200,000 (plus fees)**



## LOT 43

33 WOOD LANE, WILLENHALL, WV12 5NE

### A VACANT FREEHOLD SEMI DETACHED PROPERTY

#### PROPERTY DESCRIPTION:

A semi detached property standing back from the road behind a driveway and foregarden.

#### ACCOMMODATION:

**Ground Floor:** Porch, Hall, Two Reception Rooms, Kitchen, WC.

**First Floor:** Landing, Three Bedrooms, Bathroom.

**Outside:** Driveway, Garage and Gardens.

The majority of the windows are UPVC double glazed units.

**ENERGY EFFICIENCY RATING:** E.

#### TENURE:

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

#### VIEWINGS:

See viewing schedule.



**\*GUIDE PRICE £29,000 - £34,000 (plus fees)**

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## A FREEHOLD INVESTMENT COMPRISING FIVE COMMERCIAL UNITS AND NINE RESIDENTIAL DWELLINGS

**CURRENT RENTAL INCOME: £71,140 PA**

### PROPERTY DESCRIPTION:

The property comprises of a former Mill converted into five commercial and nine residential units. The three storey detached building is of brick construction with a pitched tiled roof and is situated in a prominent position benefiting from parking to the rear and separate access for residential units.

### ACCOMMODATION:

The commercial units front onto Spring Head. The units are fitted with roller shutters and benefit from WC wash facilities along with rear access.

Units 15a, 17, 18 and 19 are split into two sections with a partition wall, giving approximate dimensions of 279 sq.ft. for the front trading area and 208,72 sq.ft. for the rear storage area.

Unit 16 - The Cafe extends to approximately 487 sq.ft.

The residential units have a separate entrance, 15b Spring Head which leads to a hallway and stairs to the first floor giving access to eight duplex, one bedroom apartments finished to a high standard and benefiting from electric heating and one, two bedroom duplex apartment.

Externally there is parking to the rear of the property for approximately 10 vehicles.

**ENERGY EFFICIENCY RATING:** See Legal Pack.

### LOCATION:

Situated on Spring Head the property is located in a prominent position close to the centre of Wednesbury benefiting from a large amount of passing trade.

In the immediate vicinity are small retailers and a Connells Estate Agency. The locality benefits from a Post Office, a number of high street banks along with restaurants and bars.

### TENURE:

We understand the property is Freehold and is being sold subject to the existing tenancies.

### TENANCY DETAILS:

Unit	Tenancy	From	Rent
<b>Ground Floor</b>			
15a	Let to a Hair Salon on a 6 year Lease	1st April 2013	£4,360 pa.
16	Let to a Cafe on a 6 year Lease	2nd February 2016	£5,200 pa.
17	Let to a Restaurant on a 3 year Lease	1st March 2012	£3,120 pa.
18	Let to a Florist on a 6 year Lease	1st November 2014	£5,200 pa.
19	Let to a Clothes Shop on a 3 year Lease	1st July 2018	£4,500 pa.
<b>First Floor</b>			
Flat 1	Assured Shorthold Tenancy	1st December 2017	£460 pcm.
Flat 2	Assured Shorthold Tenancy	25th June 2016	£450 pcm.
Flat 3	Assured Shorthold Tenancy	23rd January 2014	£440 pcm.
Flat 4	Assured Shorthold Tenancy	2nd November 2017	£460 pcm.
Flat 5	Assured Shorthold Tenancy	13th March 2015	£450 pcm.
Flat 6	Assured Shorthold Tenancy	7th June 2016	£440 pcm.
Flat 7	Assured Shorthold Tenancy	2nd December 2013	£440 pcm.
Flat 8	Assured Shorthold Tenancy	4th October 2013	£440 pcm.
Flat 9	Assured Shorthold Tenancy	4th October 2013	£500 pcm.
<b>Total:</b>			<b>£71,140 per annum</b>

### VALUE ADDED TAX:

We are advised that VAT will be chargeable on the commercial element, all interested parties should refer to the legal pack for full details and satisfy themselves as to the proportional split.

### VIEWINGS:

Strictly by arrangement with the Auctioneers.

**\*GUIDE PRICE £600,000 - £625,000 (plus fees)**

## LOT 45

167 WILLENHALL ROAD, WOLVERHAMPTON, WV1 2HU

### A VACANT FREEHOLD MID TERRACED PROPERTY

#### PROPERTY DESCRIPTION:

A mid terraced property standing back from the road behind a foregarden.

#### ACCOMMODATION:

**Ground Floor:** Two Reception Rooms, Kitchen, Rear Lobby, Utility Room.

**First Floor:** Landing, Two Bedrooms, Bathroom/WC.

**Outside:** Gardens.

The property benefits from having a gas fired central heating system and double glazing.

#### ENERGY EFFICIENCY RATING: F

#### TENURE:

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

#### AUCTIONEERS NOTE:

Please note that the completion period for this property is 6 weeks (42 days).

#### VIEWINGS:

See viewing schedule.

**\*GUIDE PRICE in excess of £30,000 (plus fees)**



## LOT 46

20 FENMERE CLOSE, WOLVERHAMPTON, WEST MIDLANDS WV4 5EN

### A VACANT FREEHOLD FOUR BEDROOMED SEMI DETACHED PROPERTY

#### PROPERTY DESCRIPTION:

A semi detached property, standing back from the road behind a foregarden with driveway approach.

#### ACCOMMODATION:

**Ground Floor:** Side Entrance Hall, Lounge, Fitted Kitchen including split level cooker and built in refrigerator, Dining Room, Shower Room & WC, Fourth Bedroom, Side Garage.

**First Floor:** Landing, Three Bedrooms, Bathroom/WC.

**Outside:** Front & Rear Gardens with Driveway Approach for off-road parking and access to Side Garage.

The property has the benefit of gas fired central heating and the majority of the windows are UPVC double glazed units.

#### ENERGY EFFICIENCY RATING: D

#### TENURE:

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

#### VIEWINGS:

See viewing schedule.

**\*GUIDE PRICE in excess of £130,000 (plus fees)**







**A SPACIOUS FREEHOLD FORMER HEALTH CLUB, CONSIDERED SUITABLE FOR A WIDE VARIETY OF ALTERNATIVE LEISURE/HOSPITALITY USES OR A CONTINUATION OF ITS MOST RECENT USE AS A HEALTH, FITNESS AND SQUASH CLUB**

**PROPERTY DESCRIPTION:**

The property comprises a spacious detached purpose built health and fitness club, originally providing six squash courts with ancillary facilities. In more recent years the club has been adapted to provide a main reception area with former bar, kitchen area and games room and a series of fitness suites for free weights, dance, aerobic and spin classes. There are separate ladies and men's changing and shower facilities and a number of rooms that have been recently used for sauna, steam and tanning. Two of the original squash courts remain and are operational.

The property benefits from intruder and fire alarms, CCTV, air conditioning to part of the first floor. Whilst we have not undertaken a full measured survey of the premises, we understand that the property extends to approximately 8,528 sq.ft. (792.31 sq.m.). All interested parties are advised to seek their own verification as to floor areas and dimensions and that the property is suitable for their proposed future use.

**ENERGY EFFICIENCY RATING: C**

**LOCATION:**

The property occupies a prominent corner position, fronting Cramp Hill and Bilston Street within a well established mixed residential and commercial neighbourhood.

The property is considered to occupy a good potential catchment area for future trade for a variety of leisure, hospitality, meeting room and religious type uses, subject to obtaining any necessary planning permission.

**TENURE:**

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

**VALUE ADDED TAX:**

We understand that VAT is not chargeable on this transaction.

**VIEWINGS:**

Strictly by arrangement with the Auctioneers.

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



## LOT 48

3 ASH ROAD, WEDNESBURY, WS10 9NJ

### A VACANT FREEHOLD SEMI DETACHED PROPERTY

#### PROPERTY DESCRIPTION:

A semi detached property, standing back from the road behind a driveway and foregarden.

#### ACCOMMODATION:

**Ground Floor:** Hall, Understairs Cupboard, Reception Room, Kitchen, Sun Room.

**First Floor:** Landing, Three Bedrooms, Bathroom/WC.

**Outside:** Driveway and Gardens.

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

**ENERGY EFFICIENCY RATING:** D

#### TENURE:

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

#### VIEWINGS:

See viewing schedule.



**\*GUIDE PRICE in excess £65,000 (plus fees)**

## LOT 49

4 REGAL COURT, PARK AVENUE, WHITCHURCH, SY13 1BW

### A LONG LEASEHOLD TWO BEDROOMED FIRST FLOOR APARTMENT

#### PROPERTY DESCRIPTION:

A purpose built first floor apartment with communal grounds and parking.

#### ACCOMMODATION:

**Ground Floor:** Communal Entrance with Intercom Entry System and Stairs to:-

**First Floor:** Landing

Apartment 4 - Hall, Living Room, Kitchen, Two Bedrooms with En-Suite Shower Room/WC, Family Bathroom/WC.

**Outside:** Communal Grounds and Parking.

This purpose built apartment has the benefit of UPVC double glazing and electric heating.

**ENERGY EFFICIENCY RATING:** D

#### TENURE:

We understand the property is Leasehold for 125 years from 1st January 2005, subject to a ground rent of £50 per annum (see legal pack for Lease details). Vacant possession will be given upon completion.



#### AUCTIONEERS NOTE:

This property is being offered for sale by an employee of SDL Auctions Ltd.

#### VIEWINGS:

See viewing schedule.

**\*GUIDE PRICE in excess of £50,000 (plus fees)**

## LOT 50

### FLAT 9 BRIDGE LOFTS, 3 LEICESTER STREET, WALSALL, WS1 1PT

#### A LEASEHOLD INVESTMENT APARTMENT CURRENT GROSS INCOME: £5,940 PA.

##### PROPERTY DESCRIPTION:

A two bedroomed top floor town centre apartment situated in Walsall town centre close to all amenities including Restaurants, Shops and Public Transport facilities.

##### ACCOMMODATION:

**Ground Floor:** Common Entrance with Intercom System to Hall and Stairs leading to top floor.

**Top Floor:** Landing.

Flat 9:- Hall, Lounge, Open-plan Kitchen with fitted split level cooker, Fridge and Freezer. Two Bedrooms, Shower Room and WC.

The property has double glazing and is all electric.

##### ENERGY EFFICIENCY RATING: F

##### TENURE:

We understand that the property is Leasehold and being sold subject to the existing tenancy.

##### TENANCY DETAILS:

The property is let on Assured Shorthold Tenancy at £495 per calendar month - £5,940 per annum (full Lease details will be available within the Legal Pack).



##### VIEWINGS:

Strictly by arrangement with the Auctioneers.

**\*GUIDE PRICE £44,000 - £48,000 (plus fees)**

## LOT 50A

### 10 COUNTESS ROAD, NUNEATON, CV11 5HN

#### A VACANT FREEHOLD MID TERRACED PROPERTY

##### PROPERTY DESCRIPTION:

A mid terraced property, standing back from the road behind a foregarden.

##### ACCOMMODATION:

**Ground Floor:** Reception Room, Open Plan Kitchen/Reception Room, Bathroom/WC.

**First Floor:** Landing, Three Bedrooms.

**Outside:** Gardens.

The property benefits from having a gas fired central heating system and double glazing, however is in need of renovation works throughout.

##### ENERGY EFFICIENCY RATING: G.

##### TENURE:

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

##### AUCTIONEERS NOTE:

Please note that the completion period for this property is 6 weeks (42 days).

##### VIEWINGS:

See viewing schedule.

**\*GUIDE PRICE in excess of £40,000 (plus fees)**



## LOT 51

66 SILVERTHORNE AVENUE, TIPTON, DY4 8AQ

### A VACANT FREEHOLD SEMI DETACHED PROPERTY

#### PROPERTY DESCRIPTION:

A semi detached property, standing back from the road behind a driveway and foregarden.

#### ACCOMMODATION:

**Ground Floor:** Porch, Hall, Reception Room, Kitchen.

**First Floor:** Landing, Two Bedrooms, Shower Room/WC.

**Outside:** Driveway, Garage and Gardens.

The property benefits from having a gas fired central heating system and double glazing, however it is in need of modernisation works throughout.

**ENERGY EFFICIENCY RATING:** D.

#### TENURE:

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

#### VIEWINGS:

See viewing schedule.

**\*GUIDE PRICE £19,000 - £24,000 (plus fees)**



## LOT 52

74 PARK STREET, LYE, STOURBRIDGE, DY9 8SS

### A VACANT FREEHOLD SEMI DETACHED PROPERTY

#### PROPERTY DESCRIPTION:

A semi detached property standing flush to the pavement.

#### ACCOMMODATION:

**Ground Floor:** Reception Room, Kitchen, Understairs Cupboard.

**First Floor:** Landing, Two Bedrooms, Bathroom/WC with Shower.

**Outside:** Rear Garden.

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

**ENERGY EFFICIENCY RATING:** E

#### TENURE:

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

#### AUCTIONEERS NOTE:

Please note that the completion period for this property is 6 weeks (42 days).

#### VIEWINGS:

See viewing schedule.

**\*GUIDE PRICE in excess of £40,000 (plus fees)**







**3 NO. BUILDING PLOTS, EACH WITH PLANNING PERMISSION FOR A FOUR BEDROOM, FOUR BATHROOM DETACHED DWELLING, WHICH ARE TO BE SOLD AS INDIVIDUAL PLOTS. UNLESS SOLD PRIOR.**

**PROPERTY DESCRIPTION:**

The plots comprise of cleared land situated within a desirable and popular residential position about 2 miles to the north east of Kenilworth Town Centre.

**TENURE:**

We understand that the plots are Freehold. In particular we would note that the lots are to be sold subject to various rights and obligations relative to the shared access/servicing area into the site from Inchbrook Road. For further information in respect of tenure and access right/servicing area please refer to the legal packs.

**LOCATION:**

The plots are situated about 2 miles from Kenilworth Town Centre with Leamington Spa Town Centre about 6.5 miles and Coventry City Centre about 6 miles. The property is also conveniently situated to access the national motorway with Junction 15 of the M40 Motorway being about 10 miles whilst rail services are available from Kenilworth Railway Station which is about 1.5 miles.

**TOWN PLANNING:**

The plots are situated in Kenilworth and any planning enquiries should be directed to Local Planning Authority, Warwick District Council.

We understand that Outline Planning Permission Ref No. W/16/0775 for 'Outline Planning Permission for the demolition of number 5 Inchbrook Road and the construction of 3 new dwellings, with access, all other matters reserved' was granted by subject to conditions by Warwick District Council on 19th August 2016 and that subsequent Reserved Matters Ref No. W/18/0272 for 'Application for approval of reserved

matters (appearance of the buildings, landscaping of the site, layout, scale of the buildings) following Outline permission W/16/0775 (erection of three dwellings)' were granted on 29th March 2018.

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

**SERVICES:**

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

**GROUND CONDITIONS & CONTAMINATION:**

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

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

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

**PLANS OR AERIAL PHOTOGRAPHS:**

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





**VALUE ADDED TAX:**

We are informed that VAT will not be charged on the purchase prices but for clarification please refer to the Legal Pack.

**VIEWINGS:**

External viewings only.

**JOINT AGENTS:**



**LOT 53**

**LAND AT 5 INCHBROOK ROAD (PLOT A), KENILWORTH, CV8 2EW**

A FREEHOLD BUILDING PLOT WITH PLANNING PERMISSION FOR THE DEVELOPMENT OF 1 NO. FOUR BEDROOM HOUSE.

**\*GUIDE PRICE £195,000 - £225,000 (plus fees)**

**LOT 54**

**LAND AT 5 INCHBROOK ROAD (PLOT B), KENILWORTH, CV8 2EW**

A FREEHOLD BUILDING PLOT WITH PLANNING PERMISSION FOR THE DEVELOPMENT OF 1 NO. FOUR BEDROOM HOUSE.

**\*GUIDE PRICE £195,000 - £225,000 (plus fees)**

**LOT 55**

**LAND AT 5 INCHBROOK ROAD (PLOT C), KENILWORTH, CV8 2EW**

A FREEHOLD BUILDING PLOT WITH PLANNING PERMISSION FOR THE DEVELOPMENT OF 1 NO. FOUR BEDROOM HOUSE.

**\*GUIDE PRICE £195,000 - £225,000 (plus fees)**



**A FREEHOLD TWO STOREY WELL LET RETAIL INVESTMENT LOCATED IN A PROMINENT POSITION**

**CURRENT GROSS INCOME: £26,500 PA.**

**PROPERTY DESCRIPTION:**

The property comprises a two storey mid terraced retail unit of brick construction with a pitched roof, currently let to Done Brothers trading as Betfred.

The ground floor comprises of a retail unit occupying a trading area of approximately 1,400 sq.ft. (130 sq.m.), along with ancillary office, WC and kitchen facilities extending approximately 360 sq.ft. (33 sq.m.).

The first floor accommodation is accessed via an internal staircase leading to a landing area off which six separate rooms of various sizes configured for office use, extending the footprint of the ground floor accommodation.

**ENERGY EFFICIENCY RATING: C**

**LOCATION:**

The property occupies a prominent position within a well established parade fronting Lower Brook Street within the heart of Rugeley Town Centre shopping district. There are a number of national retailers with New Look, Costa Coffee, Clinton Cards and Peacocks all within the immediately vicinity.

Rugeley is a market town close to Lichfield, which lies between the towns of Stafford and Cannock.

**TENURE:**

We understand that the property is Freehold, subject to a Lease to Done Brothers, trading as Betfred, on a FRI basis, commencing 4th January 2011, for a term of 15 years at a current rent of £26,500 per annum. Full Lease details and a copy of the Lease will be available for inspection within the legal pack.

**VALUE ADDED TAX:**

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

**VIEWINGS:**

Strictly by arrangement with the Auctioneers.

**\*GUIDE PRICE £260,000 - £280,000 (plus fees)**



**A FREEHOLD COMMERCIAL INVESTMENT WITHIN AN ESTABLISHED INDUSTRIAL LOCATION  
CURRENT RENT PASSING: £6,825 PA.**

**PROPERTY DESCRIPTION:**

The property comprises a single storey building of brick construction surmounted by a pitched roof, the windows and doors have security shutters and opposite is a small brick built WC/kitchen block with flat felt roof. The property also includes a concrete surfaced yard and parking area. The property benefits from having two vehicular access points, one from Bridge Street and the other via the adjoining private road.

**ACCOMMODATION:**

<b>Offices</b>	240 sq.ft. (22.3 sq.m.)
<b>Stores</b>	361 sq.ft. (33.5 sq.m.)
<b>Toilet/Kitchen Block</b>	26 sq.ft. (2.4 sq.m.)
<b>Total (Gross Internal):</b>	<b>627 sq.ft. (58.2 sq.m.)</b>

**ENERGY EFFICIENCY RATING: G**

**LOCATION:**

The property fronts the main A4196 Bridge Street at its junction with Potters Lane. The A4196 is a busy route linking Wednesbury and West Bromwich.

The property forms part of a well established industrial area which lies within a quarter of a mile of Wednesbury town centre.

**TENURE:**

We understand the property is Freehold subject to a Licence Agreement for a term of 3 years with effect from 15th January 2016 at a rental of £6,825 per annum.

The Licencee is responsible for the maintenance of the property both inside and out and we understand there are Guarantors.

A copy of the Licence Agreement will form part of the Legal Pack.

**VALUE ADDED TAX:**

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

**VIEWINGS:**

Strictly by arrangement with the Joint Agents.

**JOINT AGENT:**



**Tel:** 01384 456789

**Email:** matthewpearcey@sellers-surveyors.co.uk

**\*GUIDE PRICE £40,000 (plus fees)**



## LOT 58

**92 BECKETT STREET, BILSTON, WV14 7EX**

### A VACANT FREEHOLD MID TERRACED PROPERTY

#### PROPERTY DESCRIPTION:

A mid terraced property, standing back from the road behind a foregarden.

#### ACCOMMODATION:

**Ground Floor:** Two Reception Rooms, Cellar, Kitchen.

**First Floor:** Landing, Two Bedrooms, Bathroom/WC with Separate Shower Cubicle.

**Outside:** Gardens.

The majority of the windows are UPVC double glazed units.

**ENERGY EFFICIENCY RATING:** E

#### TENURE:

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

#### VIEWINGS:

See viewing schedule.



**\*GUIDE PRICE £19,000 - £24,000 (plus fees)**

## LOT 59

**15 CHURCHFIELDS ROAD, WEDNESBURY, WS10 9DX**

### A VACANT FREEHOLD SEMI DETACHED PROPERTY

#### PROPERTY DESCRIPTION:

A semi detached property standing back from the road behind a driveway and foregarden.

#### ACCOMMODATION:

**Ground Floor:** Hall, Storage Cupboard, Two Reception Rooms, Kitchen.

**First Floor:** Landing, Three Bedrooms, Bathroom, WC.

**Outside:** Driveway, Garage, Front and Rear Gardens.

The property is in need of modernisation works throughout, however it does benefit from having double glazing.

**ENERGY EFFICIENCY RATING:** F.

#### TENURE:

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

#### AUCTIONEERS:

Please note that the completion period for this property is 6 weeks (42 days).

#### VIEWINGS:

See viewing schedule.



**\*GUIDE PRICE in excess of £45,000 (plus fees)**



## LOT 60

### 32 VICARAGE STREET, LEOMINSTER, HR6 8DS

**A VACANT FREEHOLD MID TERRACED PROPERTY, TOGETHER WITH LAND ADJACENT TO 34 VICARAGE STREET, WHICH MAY BE SUITABLE FOR DEVELOPMENT, SUBJECT TO OBTAINING THE NECESSARY PLANNING CONSENTS**

**PROPERTY DESCRIPTION:**

A mid terraced property, standing flush to the pavement, together with large parcel of land, with a combined size area of approximately 0.05 acres (0.02 hectares)

**ACCOMMODATION:**

**Ground Floor:** Two Reception Rooms, Kitchen.

**First Floor:** Two Bedrooms, Bathroom/WC.

**Outside:** Rear Garden & Land.

**ENERGY EFFICIENCY RATING:** See legal pack.

**TENURE:**

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

**AUCTIONEERS NOTE:**

Please note that the completion period for this property is 6 weeks (42 days).

**VIEWINGS:**

See viewing schedule.

**\*GUIDE PRICE in excess of £35,000 (plus fees)**



## LOT 60A

### 13 SYNKERE CLOSE, KERESLEY, COVENTRY, CV7 8LY

**A VACANT FREEHOLD SEMI DETACHED PROPERTY**

**PROPERTY DESCRIPTION:**

A semi detached property, standing back from the road behind a foregarden.

**ACCOMMODATION:**

**Ground Floor:** Hall, WC, Reception Room, Kitchen, Utility Area.

**First Floor:** Landing, Four Bedrooms, Bathroom/WC.

**Outside:** Gardens.

The property benefits from having a gas fired central heating system and double glazing, however is in need of modernisation.

**ENERGY EFFICIENCY RATING:** D.

**TENURE:**

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

**AUCTIONEERS NOTE:**

Please note that the completion period for this property is 6 weeks (42 days).

**VIEWINGS:**

See viewing schedule.

**\*GUIDE PRICE in excess of £50,000 (plus fees)**



## LOT 61

### 15 THE FLATS, FARLEIGH ROAD, PERSHORE, WR10 1LA

#### A VACANT LEASEHOLD PURPOSE BUILT FIRST FLOOR FLAT

**PROPERTY DESCRIPTION:**

A first floor flat in a three storey block standing in communal grounds

**ACCOMMODATION:**

**Ground Floor:** Communal Entrance with stairs leading to

**First Floor:** Communal Landing

Flat 15 - Hall, Reception Room, Kitchen, Three Bedrooms, Bathroom/W.C.

**Outside:** Communal Grounds.

The property is in need of improvement works throughout.

**ENERGY EFFICIENCY RATING:** E.

**TENURE:**

We understand the property is Leasehold (see legal pack for Lease details) and vacant possession will be given upon completion.

**VIEWINGS:**

See viewing schedule.

**\*GUIDE PRICE in excess of £45,000 (plus fees)**



## LOT 62

### 17 LAWLEY ROAD, BILSTON, WV14 0NB

#### A VACANT FREEHOLD SEMI DETACHED PROPERTY

**PROPERTY DESCRIPTION:**

A semi detached property, standing back from the road behind a foregarden.

**ACCOMMODATION:**

**Ground Floor:** Hall, Reception Room, Understairs Cupboard, Dining Kitchen, Garden/Sun Room, WC, Store.

**First Floor:** Landing with Store Cupboard off, Two Bedrooms, Bathroom/WC.

**Outside:** Gardens.

The property benefits from having a gas fired central heating system and double glazing.

**ENERGY EFFICIENCY RATING:** D.

**TENURE:**

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

**VIEWINGS:**

See viewing schedule.

**\*GUIDE PRICE £24,000 - £29,000 (plus fees)**





## LOT 63

151 ST ANNES ROAD, WOLVERHAMPTON, WV10 6SL

### A VACANT FREEHOLD END TERRACED PROPERTY

#### PROPERTY DESCRIPTION:

An end terraced property, standing back from the road behind a foregarden.

#### ACCOMMODATION:

**Ground Floor:** Porch, Hall, Reception Room, Kitchen, Rear Lobby, WC.

**First Floor:** Landing, Two Bedrooms, Wet Room/WC.

**Outside:** Gardens.

The property benefits from having a gas fired central heating system and the majority of the windows are UPVC double glazed units, however it is in need of modernisation works throughout.

#### ENERGY EFFICIENCY RATING: D.

#### TENURE:

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

#### VIEWINGS:

See viewing schedule.

**\*GUIDE PRICE £19,000 - £24,000 (plus fees)**



## LOT 64

92 BAXTER AVENUE, KIDDERMINSTER, DY10 2HB

### A VACANT FREEHOLD DETACHED PROPERTY

#### PROPERTY DESCRIPTION:

A detached property standing back from the road behind a driveway and foregarden.

#### ACCOMMODATION:

**Ground Floor:** Storm Porch, Hall, Reception Room, Dining Kitchen, Rear Veranda/Sun Room with WC off.

**First Floor:** Landing, Three Bedrooms, Bathroom/WC.

**Outside:** Driveway, Gardens and Rear Garage.

The property benefits from having a gas fired central heating system and the majority of the windows are UPVC double glazed units, however it is in need of modernisation works throughout.

#### ENERGY EFFICIENCY RATING: F

#### TENURE:

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

#### AUCTIONEERS NOTE:

Please note that the completion period for this property is 6 weeks (42 days).

#### VIEWINGS:

See viewing schedule.

**\*GUIDE PRICE in excess of £85,000 (plus fees)**





## LOT 65

### FLAT 4 THE OAKLANDS, CORNER OF OAKLAND ROAD & LEA ROAD, WOLVERHAMPTON, WV3 0LZ

#### A VACANT LEASEHOLD TWO BEDROOMED APARTMENT

##### PROPERTY DESCRIPTION:

A Leasehold second floor purpose built apartment set in communal grounds with garage.

##### ACCOMMODATION:

**Ground Floor:** Common Entrance with Intercom Entry System and Stairs to Second Floor.

**Second Floor:** Landing, Flat 4:- Hall, Lounge/Kitchen with Fitted Units, Washing Machine, Cooker and Store Cupboards, Two Bedrooms, Shower Room and WC.

**Outside:** Communal Gardens and Garage.

The property has the benefit of UPVC double glazing and electric heating.

**ENERGY EFFICIENCY RATING:** D

##### TENURE:

We understand that the property is Leasehold (see Legal Pack for further details) and vacant possession will be given upon completion.

##### VIEWINGS:

See viewing schedule.



**\*GUIDE PRICE £48,000 - £53,000 (plus fees)**

## LOT 66

### 47 SANGWIN ROAD, BILSTON, WV14 9EQ

#### A VACANT FREEHOLD SEMI DETACHED PROPERTY

##### PROPERTY DESCRIPTION:

A semi detached property, standing back from the road behind a driveway and foregarden.

##### ACCOMMODATION:

**Ground Floor:** Hall with WC off, Through Reception Room, Dining Kitchen.

**First Floor:** Landing, Two Bedrooms, Bathroom, WC.

**Outside:** Driveway and Gardens.

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

**ENERGY EFFICIENCY RATING:** D.

##### TENURE:

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

##### VIEWINGS:

See viewing schedule.



**\*GUIDE PRICE in excess of £20,000 (plus fees)**

**LOT 67**

**58-60 PICCADILLY, STOKE ON TRENT, ST1 1EG**

**A VACANT FREEHOLD CORNER TOWN CENTRE RESTAURANT PREMISES**

**PROPERTY DESCRIPTION:**

A end terraced corner property, previously used as a restaurant and situated in the centre of Town, close to the Theatre and other bars and restaurants.

**ACCOMMODATION:**

**Ground Floor:** Corner Restaurant for up to 50 Covers. Electricity Services Cupboard, Kitchen and Served, Preparation Room, Rear Lobby, Male, Female and Disabled WCs.

**Basement:** Kitchen and Preparation Room, Rear Exit.

**First Floor:** Restaurant/Function Room for 32 Covers, Store Area, Office, Gas Central Heating Boiler and WC.

**Second Floor:** Open Area in need of repair which may be suitable for restaurant expansion or living accommodation, subject to obtaining the necessary planning consents.

The property has the benefit of gas fired central heating, three phase electric and air conditioning to the ground floor.

**ENERGY EFFICIENCY RATING:** E

**TENURE:**

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

**VIEWINGS:**

Strictly by arrangement with the Auctioneers.

**\*GUIDE PRICE in excess of £110,000 (plus fees)**



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## A FREEHOLD RESIDENTIAL INVESTMENT PROPERTY

**CURRENT GROSS INCOME: £20,100 PA.**

### PROPERTY DESCRIPTION:

A large semi detached property, standing back from the road behind a foregarden and approached by a front entrance giving access to five self-contained flats. The property is situated in a popular residential part of Wolverhampton, being close to the Adult Educational College and Tettenhall Road, giving access to Wolverhampton City Centre.

### ACCOMMODATION:

**Ground Floor:** Entrance Porch and Hall giving access to:-

Flat 1 - Lounge/Kitchenette, Bedroom and En-Suite Shower Room.

Flat 2 - Lounge/Kitchenette, Bedroom and Shower Room.

**First Floor:** Landing leading to:-

Flat 3 - Lounge/Kitchenette, Bedroom and Shower Room.

Flat 4 - Hall, Lounge/Kitchenette, Bedroom and Shower Room.

**Second Floor:** Flat 5 - Lounge/Kitchenette, Bedroom and En-Suite Shower Room.

**Outside:** Front and Rear Gardens. The rear garden having the benefit of rear vehicular access.

**ENERGY EFFICIENCY RATING:** E

### TENURE:

We understand the property is Freehold and is being sold subject to existing tenancies.

### TENANCY DETAILS:

Flat 1:	Assured Shorthold Tenancy for six months from 21st March 2018, at a rental of £350 per calendar month.
Flat 2:	Assured Shorthold Tenancy for six months from 5th April 2018, at a rental of £325 per calendar month.
Flat 3:	Assured Shorthold Tenancy for six months from 11th June 2018, at a rental of £375 per calendar month.
Flat 4:	Assured Shorthold Tenancy for six months from 7th March 2018, at a rental of £335 per calendar month.
Flat 5:	Assured Shorthold Tenancy for six months from 16th July 2018, at a rental of £300 per calendar month.
<b>Total income:</b>	<b>£1,675 pcm - £20,100 per annum</b>

### VIEWINGS:

Strictly by arrangement with the Auctioneers.

**\*GUIDE PRICE in excess of £185,000 (plus fees)**



## LOT 69

**154 NUNEATON ROAD, BULKINGTON, BEDWORTH, CV12 9QL**

### A VACANT FREEHOLD SEMI DETACHED PROPERTY

#### PROPERTY DESCRIPTION:

A semi detached property, standing back from the road behind a driveway and foregarden.

#### ACCOMMODATION:

**Ground Floor:** Hall, Reception Room, Dining Kitchen, Rear Sun Room.

**First Floor:** Landing, Three Bedrooms, Bathroom/WC.

**Outside:** Gardens and Driveway Parking.

The property benefits from having a gas fired central heating system, the majority of the windows are UPVC double glazed units, however the property is in need of refurbishment works throughout.

#### TENURE:

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

#### VIEWINGS:

See viewing schedule.



**\*GUIDE PRICE in excess of £160,000 (plus fees)**

## LOT 70

**LAND AT BROMFORD WALK, GREAT BARR, BIRMINGHAM, B43 6BJ**

### A SMALL PARCEL OF FREEHOLD LAND PROVIDING 9 PARKING SPACES

#### PROPERTY DESCRIPTION:

A linear parcel of land off Newton Road, close to the Scott Arms Shopping Centre in Great Barr. The land has been divided to provide 9 parking spaces. The parking is by permit only and managed by a Private Parking Company, who also police the site and issue parking fines for any illegal parking.

#### TENURE:

We understand that the land is Freehold and is being sold subject to an agreement with the Parking Provider.

#### TENANCY DETAILS:

The parking provider will pay to the owner £10 for every fine issued and paid on the site parking. Full details will be available within the legal pack.

#### VIEWINGS:

The site is open for viewings.



**\*GUIDE PRICE £5,000 - £5,500 (plus fees)**

**LOT 70A**

**2 ST MARTINS CLOSE, WOLVERHAMPTON, WV2 2BQ**

**A VACANT FREEHOLD MID TERRACED PROPERTY**

**PROPERTY DESCRIPTION:**

A mid terraced property, standing back from the road behind a foregarden. The property is situated in a cul-de-sac.

**ACCOMMODATION:**

**Ground Floor:** Hall, Reception Room, Kitchen.

**First Floor:** Landing, Two Bedrooms, Bathroom, WC.

**Outside:** Gardens.

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

**ENERGY EFFICIENCY RATING:** D.

**TENURE:**

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

**VIEWINGS:**

See viewing schedule.

**\*GUIDE PRICE in excess of £50,000 (plus fees)**



## LEGAL PACKS

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

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

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**A FREEHOLD MIXED RETAIL & RESIDENTIAL INVESTMENT PROPERTY****CURRENT GROSS INCOME: £12,600 PA.****PROPERTY DESCRIPTION:**

The property comprises a three storey mid terraced mixed use building, located in a neighbourhood shopping parade on Astwood Road, with a retail ground floor premises currently occupied by an established Barbers shop business with residential accommodation on the upper floors.

**ENERGY EFFICIENCY RATING:** D**LOCATION:**

The property is located in a prominent position, fronting Astwood Road, which is a main route leading into Worcester City Centre.

Worcester is a major West Midlands City located 30 miles south west of Birmingham, 25 miles to the north of Cheltenham and 26 miles to the north east of Hereford. Motorway access to the City is via junction 7 of the M5 motorway, which is approximately 3 miles from the City Centre, giving direct access to the midland and national motorway networks.

**TENURE:**

We understand that the property is Freehold, the ground floor is let by way of a 10 year Lease with effect from 8th May 2018 at a rental of £6,000 per annum, there is a provision for a rent review at 9th May 2023.

The flat on the upper floors is let by way of Assured Shorthold Tenancy Agreement, at a rental of £550 per calendar month, inclusive of electricity (£6,600 per annum).

Copies of these agreements will be available for inspection within the Legal Pack.

**ACCOMMODATION:**

Ground Floor Front Waiting Room - 111 sq.ft. (10.32 sq.m.)

Retail Area - 161 sq.ft. (14.99 sq.m.)

Rear Store - 91 sq.ft. (8.50 sq.m.)

Flat above comprises Entrance, First Floor - Kitchen/Dining Area, Living Room, Bathroom.

Second Floor - Bedroom.

**VALUE ADDED TAX:**

Please refer to the Legal Pack.

**VIEWINGS:**

Strictly by arrangement with the Auctioneers.

**JOINT AGENTS:****\*GUIDE PRICE £150,000 (plus fees)**



**LOT 72**

**36 GLENEAGLES ROAD, YARDLEY, BIRMINGHAM, B26 2HT**

**A VACANT FREEHOLD DETACHED PROPERTY**

**PROPERTY DESCRIPTION:**

A detached property standing back from the road behind a driveway and foregarden.

**ACCOMMODATION:**

**Ground Floor:** Storm Porch, Hall, Through Reception Room/Dining Room, Kitchen, Side Store/Outbuilding.

**First Floor:** Landing, Three Bedrooms, Bathroom/WC.

**Outside:** Driveway and Gardens.

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

**ENERGY EFFICIENCY RATING:** E

**TENURE:**

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

**AUCTIONEERS NOTE:**

Please note that the completion period for this property is 6 weeks (42 days).

**VIEWINGS:**

See viewing schedule.

**\*GUIDE PRICE in excess of £99,000 (plus fees)**



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## **A FREEHOLD RESIDENTIAL DEVELOPMENT OPPORTUNITY WITH PLANNING PERMISSION FOR THE ERECTION OF 2 NO. THREE BEDROOM SEMI-DETACHED DWELLINGS**

### **PROPERTY DESCRIPTION:**

The site comprises a broadly rectangular shaped parcel of land, extending to an area of about 0.08 Acres (0.03 Hectares) or thereabouts situated off Hinkley Road in Walsgrave-on-Sowe, Coventry for which planning permission has been granted for the erection of two dwellings with parking space and creation of vehicular access.

### **TENURE:**

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

### **LOCATION:**

The property is situated off Hinkley Road in Walsgrave-on-Sowe about 3.5 miles north east of Coventry City Centre and about 0.5 miles from University Hospital. Other centres such as Rugby and Nuneaton about 11 and 9 miles respectively whilst the Motorway network can be accessed via Junction 2 of the M6 Motorway which is about a mile.

### **SERVICES:**

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

### **GROUND CONDITIONS & CONTAMINATION:**

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

### **PLANS & AERIAL PHOTOGRAPHS:**

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

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

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



### **TOWN PLANNING:**

The property is situated in Coventry and any planning enquiries should be directed to Local Planning Authority, Coventry City Council.

We understand that Planning Permission Ref. FUL/2017/1770 for 'Erection of two dwellings with parking space and creation of vehicular access' was granted by Coventry City Council on 6th September 2017 subject to conditions. Interested parties must make their own enquiries of the Local Planning Authority (Coventry City Council) in respect of planning and independently satisfy themselves as to the suitability of the site for any development or use they may propose.

### **VALUE ADDED TAX:**

We are informed that VAT will not be chargeable on this purchase price, however for clarification in this regard, please refer to the legal pack.

### **VIEWINGS:**

External viewings only.

**\*GUIDE PRICE £60,000 - £70,000 (plus fees)**

**LOT 74****143 PICCADILLY CLOSE, CHELMSLEY WOOD, BIRMINGHAM, B37 7LF****A VACANT FREEHOLD MID TERRACED TOWN HOUSE****PROPERTY DESCRIPTION:**

A mid terraced town house, standing back from the road behind a foregarden.

**ACCOMMODATION:**

**Ground Floor:** Hall, Reception Room, Dining Kitchen.

**First Floor:** Landing, Three Bedrooms, Bathroom with Separate Shower Cubicle, Separate WC.

**Outside:** Gardens.

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

**ENERGY EFFICIENCY RATING: C****TENURE:**

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

**VIEWINGS:**

See viewing schedule.

**\*GUIDE PRICE in excess of £90,000 (plus fees)**

**LOT 75****16 OAK CLOSE, TIPTON, DY4 0AY****A RESIDENTIAL INVESTMENT PROPERTY  
CURRENT GROSS INCOME: £6,180 PA****PROPERTY DESCRIPTION:**

A purpose built first floor flat standing in communal grounds.

**ACCOMMODATION:**

**Ground Floor:** Entrance.

**First Floor:** Hall, Lounge, newly fitted Kitchen, Bedroom, Bathroom, WC.

**Outside:** Communal Gardens and Garage.

The property benefits from having double glazing.

**ENERGY EFFICIENCY RATING: E****TENURE:**

We understand that the property is Leasehold (see Legal Pack for further details) and is being sold subject to the existing tenancy.

**TENANCY DETAILS:**

The property is let on an Assured Shorthold Tenancy at a rental figure of £515 per calendar month - £6,180 per annum.

**VIEWINGS:**

External viewings only.

**\*GUIDE PRICE in excess of £45,000 (plus fees)**





## LOT 76

41 WOODHILL ROAD, HIGHLEY, BRIDGNORTH, WV16 6HU

### A VACANT FREEHOLD END TERRACED PROPERTY

#### PROPERTY DESCRIPTION:

An end terraced property standing back from the road behind a foregarden.

#### ACCOMMODATION:

**Ground Floor:** Hall, Reception Room, 'L' Shaped Dining Kitchen, Rear Lean-to.

**First Floor:** Landing, Two Bedrooms, Bathroom/WC.

**Outside:** Gardens, Rear Vehicular Access, Rear Garage, Rear Store and Outside WC.

The majority of the windows are UPVC double glazed units.

#### ENERGY EFFICIENCY RATING: F

#### TENURE:

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

#### VIEWINGS:

See viewing schedule.



**\*GUIDE PRICE In excess of £40,000 (plus fees)**

## ADDITIONAL COSTS

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

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

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## **A FREEHOLD RESIDENTIAL DEVELOPMENT OPPORTUNITY WITH PLANNING PERMISSION FOR ERECTION OF A 2 NO. DETACHED DWELLINGS**

### **PROPERTY DESCRIPTION:**

The property comprises a broadly rectangular shaped parcel of land extending to approximately 0.1 acres (0.04 hectares) or thereabouts for which planning permission has been granted for the erection of 2 No. detached dwellings.

### **LOCATION:**

The site is situated off The Beeches and to the rear of 3-23 Lower Vauxhall close to the Tettenhall Road (A41) and about a mile to the west of Wolverhampton City Centre.

### **TENURE:**

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

### **TOWN PLANNING:**

The property is situated in Wolverhampton and any planning enquiries should be addressed to the Local Planning Authority, Wolverhampton City Council.

We are informed that planning permission reference (Ref 05/0835/FP/R) for the development of the site was originally granted by Wolverhampton City Council on 15th August 2005 and that works necessary to implement the planning permission for the cottage permitted within this scheme were undertaken within the required time limits. A subsequent planning permission (Ref 15/00727/FUL) for the development of a detached dwelling to the rear of the proposed cottage was granted by Wolverhampton City Council on 1st October 2015.

Interested parties must make their own enquiries of the Local Planning Authority in respect of planning and independently satisfy themselves both with regard to the satisfactory implementation of Planning Permission ref 05/0835/FP/R and as to the suitability of the property and site for any use or development they may propose.

---

**SERVICES:**

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

**GROUND CONDITIONS & CONTAMINATION:**

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

**PLANS & AERIAL PHOTOGRAPHS:**

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

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

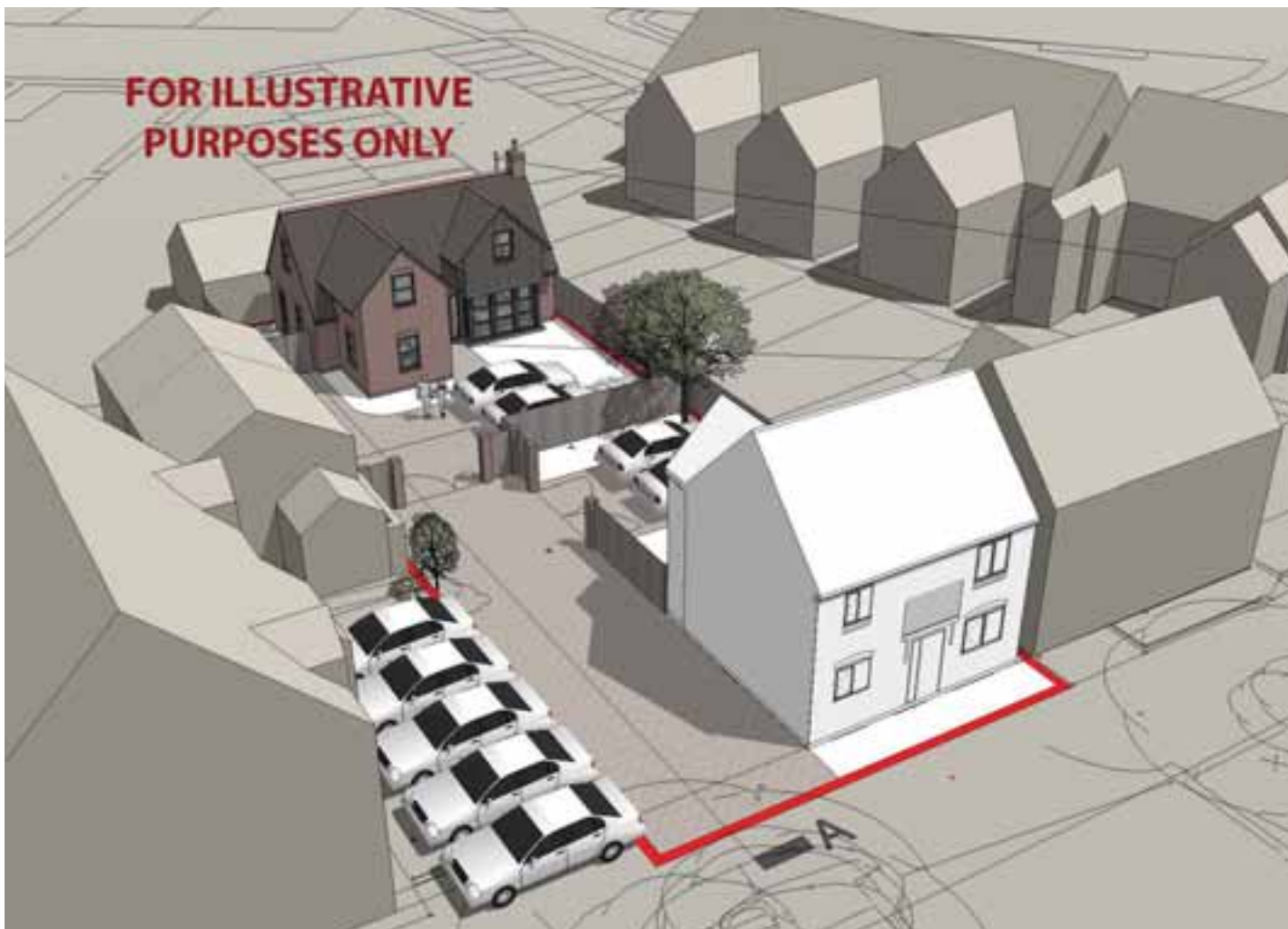
The property is sold subject to or with the benefit of any Rights of Way, Wayleaves, Easements, Restrictive Covenants etc. which may exist whether mentioned in these particulars or not. We would however note that an adjoining property has certain rights over a limited element of the site in order to access certain car parking. For further information in this regard please refer to the legal pack.

**VALUE ADDED TAX:**

We are informed that VAT will not be chargeable on the purchase price but for confirmation in this regard please refer to the Legal Pack.

**VIEWINGS:**

External viewings only.



**\*GUIDE PRICE £90,000 (plus fees)**



## LOT 78

55 WOOD STREET, KIDDERMINSTER, DY11 6UB

### A VACANT FREEHOLD END TERRACED PROPERTY

**PROPERTY DESCRIPTION:**

An end terraced property standing flush to the pavement.

**ACCOMMODATION:**

**Ground Floor:** Open-plan Living Room and Kitchen, Bathroom/WC.

**First Floor:** Landing, Two Bedrooms.

**Outside:** Yard.

The property benefits from having a gas fired central heating system and the majority of the windows are UPVC double glazed units, however it is in need of refurbishment works throughout.

**ENERGY EFFICIENCY RATING:** F

**TENURE:**

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

**AUCTIONEERS NOTE:**

Please note that the completion period for this property is 6 weeks (42 days).

**VIEWINGS:**

See viewing schedule.

**\*GUIDE PRICE in excess of £35,000 (plus fees)**



## LOT 79

84 HIGH ROAD, WILLENHALL, WV12 4JQ

### A VACANT FREEHOLD SEMI DETACHED PROPERTY

**PROPERTY DESCRIPTION:**

A semi detached property standing back from the road behind a driveway and foregarden.

**ACCOMMODATION:**

**Ground Floor:** Porch, Hall, Two Reception Rooms, Kitchen.

**First Floor:** Landing, Three Bedrooms, Bathroom, WC.

**Outside:** Driveway, Garage and Gardens.

The property benefits from having a gas fired central heating system and double glazing, however it is in need of modernisation works throughout.

**ENERGY EFFICIENCY RATING:** E

**TENURE:**

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

**AUCTIONEERS NOTE:**

Please note that the completion period for this property is 6 weeks (42 days).

**VIEWINGS:**

See viewing schedule.

**\*GUIDE PRICE in excess of £50,000 (plus fees)**





**A FREEHOLD RETAIL INVESTMENT OCCUPYING A MAIN ROAD POSITION WITHIN A POPULAR SUBURBAN SHOPPING DISTRICT**  
**CURRENT RENT PASSING: £18,250 PA.**

**PROPERTY DESCRIPTION:**

The property comprises a two storey end terrace, of brick construction, surmounted by a pitched roof. The property which trades as a Pizza Hut Takeaway, provides a retail area, office and kitchen on the ground floor and two further rooms on the first floor. There are two car parking spaces to the rear.

**ENERGY EFFICIENCY RATING:** See Legal Pack

**LOCATION:**

The property occupies a prominent position, fronting the main A34 Stratford Road within the heart of the popular retail pitch within the suburb of Shirley, Solihull.

Located just south of the junction with Haslucks Green Road, the property lies diagonally opposite the recently developed Park Gate Retail and Leisure Development, including a new Asda Superstore.

**TENURE:**

We understand the property is Freehold and is subject to a Lease for 20 years to Pizza Hut (UK) Ltd, with effect from 1st February 2006, at a current rent of £18,250 per annum. There is a provision for a rent review every five years.

In 2013 Pizza Hut (UK) Ltd received Landlord's consent to assign their Lease to their franchisee Yum III (UK) Ltd.

We have not had sight of the Lease or other legal documentation, however this will be available for inspection within the legal pack.

**VALUE ADDED TAX:**

VAT may be chargeable on this transaction and all interested parties should seek their own verification by reference to the Special Conditions of Sale within the legal pack.

**VIEWINGS:**

Strictly by arrangement with the Auctioneers.

**\*GUIDE PRICE in excess of £200,000 (plus fees)**

**LOT 81**

**1 BAYNTON ROAD, WILLENHALL, WV12 5AY**

**A VACANT FREEHOLD SEMI DETACHED PROPERTY ON A CORNER PLOT WHICH HAS DEVELOPMENT POTENTIAL TO THE SIDE SUBJECT TO PLANNING**

**PROPERTY DESCRIPTION:**

A semi detached property which stands back from the road behind a driveway and foregarden.

**ACCOMMODATION:**

**Ground Floor:** Lobby Hall, Inner Reception Hallway, Reception Room, Kitchen.

**First Floor:** Landing, Three Bedrooms, Bathroom/WC with Shower.

**Outside:** Front, Rear and Side Gardens, Integral Garage and Driveway Parking.

The property benefits from having a gas fired central heating system and partial UPVC double glazed units.

**ENERGY EFFICIENCY RATING:** D

**TENURE:**

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

**VIEWINGS:**

See viewing schedule.

**\*GUIDE PRICE in excess of £50,000 (plus fees)**



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**LOT 82**

**50 SALOP STREET, BILSTON, WV14 0TQ**

**A VACANT FREEHOLD MID TERRACED PROPERTY**

**PROPERTY DESCRIPTION:**

A mid terraced property standing back from the road behind a driveway and foregarden.

**ACCOMMODATION:**

**Ground Floor:** Hall, Through Reception Room, Kitchen, Pantry, Side Lobby, WC, Stores.

**First Floor:** Landing, Storage Cupboard, Three Bedrooms, Bathroom/ WC.

**Outside:** Driveway, Front and Rear Gardens.

The property is in need of modernisation works throughout.

**ENERGY EFFICIENCY RATING:** G

**TENURE:**

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

**AUCTIONEERS NOTE:**

Please note that the completion period for this property is 6 weeks (42 days).

**VIEWINGS:**

See viewing schedule.

**\*GUIDE PRICE in excess of £40,000 (plus fees)**



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## LOT 83

**WAYSIDE, 116A CLARK ROAD, WOLVERHAMPTON, WV3 9PD**

### A VACANT FREEHOLD LINKED DETACHED BUNGALOW

**PROPERTY DESCRIPTION:**

A linked detached bungalow, standing back from the road behind a driveway and foregarden.

**ACCOMMODATION:**

**Ground Floor Only:** Hall with Store, Reception Room, Kitchen, Inner Hall with Airing Cupboard, Two Bedrooms, Bathroom/WC.

**Outside:** Gardens, Driveway Parking and Side Garage.

The property benefits from having a gas fired central heating system and partial UPVC double glazing.

**ENERGY EFFICIENCY RATING:** D.

**TENURE:**

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

**VIEWINGS:**

See viewing schedule.



**\*GUIDE PRICE in excess of £50,000 (plus fees)**

## LOT 84

**25 RILEY DRIVE, BIRMINGHAM, B36 9NP**

### A VACANT FREEHOLD MID TERRACED PROPERTY

**PROPERTY DESCRIPTION:**

A mid terraced property behind a foregarden, accessed via a pedestrian walkway.

**ACCOMMODATION:**

**Ground Floor:** Porch, Reception Room, Kitchen, WC.

**First Floor:** Landing, Three Bedrooms, Bathroom/WC.

**Outside:** Gardens.

The property benefits from having gas fired central heating system and double glazing.

**ENERGY EFFICIENCY RATING:** C

**TENURE:**

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

**AUCTIONEERS NOTE:**

Please note that the completion period for this property is 6 weeks (42 days).

**VIEWINGS:**

See viewing schedule.



**\*GUIDE PRICE in excess of £50,000 (plus fees)**



**A THREE STOREY END TERRACED MIXED USE PROPERTY SITUATED WITHIN A POPULAR NEIGHBOURHOOD LOCATION WITH PLANNING PERMISSION GRANTED FOR CONVERSION TO A RESIDENTIAL DWELLING**

**PROPERTY DESCRIPTION:**

The property comprises of a Victorian three storey dwelling of brick construction and a pitch slate roof. The property is accessed from Lake Street and benefits from a roller shutter door.

The accommodation is currently configured to provide a retail area of approximately 25 sq.m. (215 sq.ft.) with ancillary storage to the rear containing kitchen facilities.

The first floor access has been removed and was previously via an external staircase to the side of the property. The accommodation above comprises of a kitchen and lounge with a central staircase leading to the second floor which contains a bedroom. Please note we have not been able to internally inspect the first and second floor accommodation.

**ENERGY EFFICIENCY RATING:** See Legal Pack.

**LOCATION:**

The property occupies a position on Lake Street in Lower Gornal near to the Fiveways island giving access to Robert Street, Church Street, Summer Lane and Ruiton Street.

In the immediate vicinity is a DVLA Test Centre and a Church is situated opposite. Development within the immediate vicinity is predominantly residential nature with a mix of local retailers.

The unit is considered to occupy a good trading position and is also considered suitable for conversion to sole residential use. Planning Permission has been granted for this change of use under Application No. CP17/0161.

**TENURE:**

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

**VALUE ADDED TAX:**

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

**VIEWINGS:**

Strictly by arrangement with the Auctioneers.

**\*GUIDE PRICE in excess of £60,000 (plus fees)**



## LOT 86

117 MELDON DRIVE, BILSTON, WV14 8BE

### A LEASEHOLD RESIDENTIAL INVESTMENT PROPERTY

**CURRENT GROSS INCOME: £6,240 PA.**

#### PROPERTY DESCRIPTION:

A first floor flat, situated in a purpose built block.

#### ACCOMMODATION:

**Ground Floor:** Communal Entrance.

**First Floor:** Landing.

**Flat 117 -** Hall, Living Room, Kitchen, Two Bedrooms, Bathroom/WC.

**Outside:** Communal Grounds and Allocated Parking.

The property benefits from having a gas fired central heating system, double glazing and an intercom door entry system.

**ENERGY EFFICIENCY RATING:** See Legal Pack.

#### TENURE:

We understand the property is Leasehold (see legal pack for Lease details) and is being sold subject to existing tenancy.

#### TENANCY DETAILS:

The property is let on an Assured Shorthold Tenancy, at a rental figure of £120 per week - £6,240 per annum.



#### AUCTIONEERS NOTE:

1. At the time of going to print, the Auctioneers were unable to internally inspect the property and therefore the accommodation should not be relied upon.
2. At the time of going to print the Auctioneers have not had sight of the tenancy agreement.

#### VIEWINGS:

Strictly by arrangement with the Auctioneers.

**\*GUIDE PRICE £58,000 - £63,000 (plus fees)**

## LOT 87

125 DOVEDALE ROAD, WOLVERHAMPTON, WV4 6RE

### A VACANT FREEHOLD SEMI DETACHED PROPERTY

#### PROPERTY DESCRIPTION:

A semi detached property standing back from the road behind a driveway and foregarden.

#### ACCOMMODATION:

**Ground Floor:** Porch, Hall, Two Reception Rooms, Kitchen.

**First Floor:** Landing, Three Bedrooms, Bathroom/WC.

**Outside:** Driveway, Garage and Gardens.

The property benefits from having a gas fired central heating system and the majority of the windows are UPVC double glazed units, however it is in need of modernisation works throughout.

**ENERGY EFFICIENCY RATING:** E

#### TENURE:

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

#### AUCTIONEERS NOTE:

Please note that the completion period for this property is 6 weeks (42 days).

#### VIEWINGS:

See viewing schedule.

**\*GUIDE PRICE in excess of £70,000 (plus fees)**



**LOT 88**

**16 HIGH STREET, CLAYHANGER, WALSALL, WS8 7EA**

**A VACANT FREEHOLD SEMI DETACHED PROPERTY**

**PROPERTY DESCRIPTION:**

A semi detached property standing back from the road behind a driveway.

**ACCOMMODATION:**

**Ground Floor:** Porch, Hall, Reception Room, Inner Hall, Kitchen, Shower Room/WC, Sun Room.

**First Floor:** Landing, Three Bedrooms, WC.

**Outside:** Driveway and Rear Gardens.

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

**ENERGY EFFICIENCY RATING:** E.

**TENURE:**

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

**AUCTIONEERS NOTE:**

Please note that the completion period for this property is 6 weeks (42 days).

**VIEWINGS:**

See viewing schedule.

**\*GUIDE PRICE in excess of £45,000 (plus fees)**



## LEGAL PACKS

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

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

They are also available to read in the auction room.

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**FREEHOLD RESIDENTIAL DEVELOPMENT SITES WITH OUTLINE PLANNING PERMISSION FOR THE DEVELOPMENT OF 1 NO. DETACHED HOUSE AND A PAIR OF SEMI-DETACHED HOUSES TO BE OFFERED AS ONE LOT**

**PROPERTY DESCRIPTION:**

The property comprises two irregular shaped parcels of land accessed from Manor Rise, and to the rear of 80, 82 & 84 Manor Rise with a combined site area, excluding the shared accessway over which the land to be sold is understood to have certain access rights, of the order about 0.2 Acres (0.08 Hectares) or thereabouts.

**TENURE:**

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

**LOCATION:**

The property is situated off Manor Rise, in a predominantly residential locality about a mile from Stone town centre. Other centres such as Stafford, Stoke on Trent and Uttoxeter are about 7.5, 8.5 & 14.5 miles respectively whilst Stone Railway Station is about 1.5 miles.

**SERVICES:**

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

**GROUND CONDITIONS & CONTAMINATION:**

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

**PLANS & AERIAL PHOTOGRAPHS:**

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

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

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

We would note in particular that we are informed that the access is shared with other properties, with the land to be sold benefiting from certain rights of way there over and that there is a public footpath across this land. For confirmation in this regard to refer to the legal pack.



### TOWN PLANNING:

The property is situated in Stone and any planning enquiries should be directed to Local Planning Authority, Stafford Borough Council.

We understand that Outline Planning Permission No. 16/24436/OUT for the development of a pair of semi-detached houses on land to the rear of 82 and 84 Manor Rise was granted by Stafford Borough Council on 14th September 2016 and that Outline Planning Permission No. 16/23313/OUT for the development of 1 No. detached house on land to the rear of 80 Manor Rise was granted by Stafford Borough Council on 10th March 2016.

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

### VALUE ADDED TAX:

We are informed that VAT will not be applicable on this transaction.

### VIEWINGS:

External viewings only

### JOINT AGENTS:



**\*GUIDE PRICE in excess of £110,000 (plus fees)**



**A FREEHOLD FORMER CHAPEL WHICH MAY HAVE POTENTIAL FOR ALTERNATIVE USES  
SUBJECT TO OBTAINING PLANNING PERMISSION AND ANY OTHER NECESSARY CONSENTS.**

**PROPERTY DESCRIPTION:**

The property comprises a former Chapel, which is understood to originally date from circa 1885, fronting onto Boot Hill in the village of Grendon. It is situated on a site extending to about 0.13 Acres (0.05 Hectares) or thereabouts and may have potential for alternative uses subject to obtaining any necessary Planning Permission and any other necessary consents.

**TENURE:**

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

**LOCATION:**

The property, which fronts onto Boot Hill, is situated in a predominantly residential location in the village of Grendon, about 2.5 miles to the north west of Atherstone town centre and close to the A5. Other centres such as Tamworth, Sutton Coldfield and Nuneaton are about 6, 12.5 and 8.5 miles respectively whilst the national motorway network can be accessed via Junction 10 of the M42 Motorway which is approximately 2.5 miles distant.

**TOWN PLANNING:**

The property has previously been used as a chapel and may have potential for alternative uses subject to obtaining any necessary planning permission and any other necessary consents.

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

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**SERVICES:**

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

**GROUND CONDITIONS & CONTAMINATION:**

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

**PLANS & AERIAL PHOTOGRAPHS:**

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

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

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

**VALUE ADDED TAX:**

For information in respect of VAT please refer to the Legal Pack.

**VIEWINGS:**

Strictly by appointment with the Auctioneers



**\*GUIDE PRICE £40,000 (plus fees)**



## LOT 91

**GARAGE 151 OFF LORDSWOOD ROAD, HARBORNE, BIRMINGHAM, B17 9BL**

### **A FREEHOLD GROUND RENT INVESTMENT SECURED ON A SINGLE STOREY LOCK-UP GARAGE**

**PROPERTY DESCRIPTION:**

A ground rent investment secured on a single storey lock-up garage.

**LOCATION:**

Lordswood Road (A4040) runs off the main A456 Hagley Road and the ground rent is situated between Carless Avenue and Wentworth Road.

**LEASE DETAILS:**

The garage is subject to a 99 year Lease from March 1972 (approx. 53 years unexpired), subject to a ground rent of £75 per annum, escalating every 33 years.

**\*GUIDE PRICE NIL (plus fees)**



## LOT 92

**248 PORTLAND ROAD, EDGBASTON, BIRMINGHAM, B17 8LR**

### **A VACANT FREEHOLD SEMI DETACHED PROPERTY**

**PROPERTY DESCRIPTION:**

A semi detached property standing back from the road behind a driveway and foregarden.

**ACCOMMODATION:**

**Ground Floor:** Porch, Hall with Understairs Store, Through Reception Room, Kitchen, Rear Lean-to.

**First Floor:** Landing, Three Bedrooms, Bathroom/WC with Shower.

**Outside:** Gardens and Driveway Parking.

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

**ENERGY EFFICIENCY RATING:** E

**TENURE:**

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

**VIEWINGS:**

See viewing schedule.

**\*GUIDE PRICE in excess of £150,000 (plus fees)**



If you can't make the auction room, you can bid on the telephone,  
by proxy or online.

See the form at the back of this catalogue.

## LOT 93

1224 BRISTOL ROAD SOUTH, NORTHFIELD, BIRMINGHAM, B31 2TH

### A VACANT LEASEHOLD EXTENDED SEMI DETACHED PROPERTY

#### PROPERTY DESCRIPTION:

An extended semi detached property, standing back from the road behind a driveway and foregarden.

#### ACCOMMODATION:

**Ground Floor:** Storm Porch, Hall, Through Reception Room, Kitchen.

**First Floor:** Landing, Three Bedrooms, Bathroom/WC.

**Outside:** Driveway, Rear Garden & Garage.

The property benefits from having a gas fired central heating system and the majority of the windows are UPVC double glazed units, however it is in need of refurbishment works throughout.

**ENERGY EFFICIENCY RATING:** D.

#### TENURE:

We understand that the property is Leasehold (see legal pack for Lease details) and vacant possession will be given upon completion.

#### VIEWINGS:

See viewing schedule.

**\*GUIDE PRICE in excess of £85,000 (plus fees)**



## LOT 94

76 HIGHFIELD ROAD, TIPTON, DY4 0QX

### A VACANT FREEHOLD SEMI DETACHED PROPERTY

#### PROPERTY DESCRIPTION:

A semi detached property, standing back from the road behind a corner fore and side garden with driveway for off-road parking.

#### ACCOMMODATION:

**Ground Floor:** Porch, Hall, Lounge, Kitchen, Bathroom and Store Room to the Front.

**First Floor:** Small Landing, Three Bedrooms one having En-Suite WC.

**Outside:** Front & Rear Gardens with Ample Off-Road Parking.

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

**ENERGY EFFICIENCY RATING:** G

#### TENURE:

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

#### VIEWINGS:

See viewing schedule.

**\*GUIDE PRICE £88,000 - £93,000 (plus fees)**



## LOT 95

30 CLANDON CLOSE, KINGS NORTON, BIRMINGHAM, B14 5QL

### A VACANT FREEHOLD SEMI DETACHED PROPERTY

#### PROPERTY DESCRIPTION:

A semi detached property, which has recently undergone an extensive refurbishment program, standing back from the road behind a foregarden with driveway approach for off-road parking.

#### ACCOMMODATION:

**Ground Floor:** Entrance Hall, Lounge with access to garden and stairs, Dining Room, WC, Newly Fitted Kitchen including split level cooker and dishwasher.

**First Floor:** Three Bedrooms and a Newly Fitted Bathroom.

**Outside:** Front & Rear Gardens with Driveway for off-road parking.

The property has the benefit of being recently refurbished and modernised and includes gas fired central heating and the majority of windows are UPVC double glazed.

**ENERGY EFFICIENCY RATING:** C.

#### TENURE:

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

#### VIEWINGS:

See viewing schedule.

**\*GUIDE PRICE in excess of £135,000 (plus fees)**



## LOT 96

181 GLENAVON ROAD, KINGS HEATH, BIRMINGHAM, B14 5BT

### A VACANT LEASEHOLD FIRST FLOOR DUPLEX FLAT

#### PROPERTY DESCRIPTION:

A first floor duplex flat standing in communal grounds, previously let at £6,600 per annum.

#### ACCOMMODATION:

**Ground Floor:** Communal Entrance.

**First Floor:** Communal Landing.

No. 181: Hall, Living Room (with balcony off), Kitchen.

**Second Floor:** Landing, Three Bedrooms, Bathroom/WC.

**Outside:** Communal Grounds.

The majority of the windows are UPVC double glazed units.

**ENERGY EFFICIENCY RATING:** D

#### TENURE:

We understand the property is Leasehold for a term of 125 years from 2nd March 1992 (approx. 99 years unexpired - see legal pack for further Lease details). Vacant possession will be given upon completion.

#### VIEWINGS:

See viewing schedule.

**\*GUIDE PRICE in excess of £47,000 (plus fees)**



**JOINT AGENTS:**

**BOND WOLFE**





## A FREEHOLD FORMER CAR REPAIR GARAGE, YARD, DETACHED OFFICE PREMISES AND ADDITIONAL SEMI DETACHED OFFICE ACCOMMODATION

### PROPERTY DESCRIPTION:

A Freehold former car repair garage and yard which has been used as a transport yard previously. In addition it is linked to a detached office premises and semi detached office premises which may be suitable for residential accommodation subject to any planning consents required.

### ACCOMMODATION:

#### No. 29 (Detached Property)

**Ground Floor:** Roller Shuttered Reception Office/Retail Area, Rear Office, Rear Lobby and Entrance, Staff Room, Kitchen and WC.

**First Floor:** Landing, Two Offices and WC.

**Garage:** Car Repair Garage, Full Height Roller Shutter, Pedestrian Door, Inspection Pit, Yard and additional Secured Yard.

#### No. 35 (Semi Detached Property)

**Ground Floor:** Porch Entrance, Hall, Two Reception Offices, Rear Office, Kitchen and WC.

**First Floor:** Landing, Two Offices, Former Kitchen, Bathroom.

**Outside:** Rear Yard, Store and access to Secured Yard with Office, WC, Diesel Tank.

#### Two Storey Annex

**Ground Floor:** Repair Garage

**First Floor:** Storage/Play Room.

The property is in need of modernisation and repair or redevelopment.

**ENERGY EFFICIENCY RATING:** F & G.

### TENURE:

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

### VIEWINGS:

See viewing schedule.

**\*GUIDE PRICE £225,000 - £250,000 (plus fees)**



## LOT 98

**33 THE LINDENS, NEWBRIDGE CRESCENT, WOLVERHAMPTON, WV6 0LR**

### A VACANT LEASEHOLD SECOND FLOOR APARTMENT

#### PROPERTY DESCRIPTION:

A purpose built second floor apartment, forming part of the popular The Lindens development in Newbridge.

#### ACCOMMODATION:

**Ground Floor:** Communal Entrance Stairs to:-

**Second Floor:** Landing.

Apartment 33 - Hall, Lounge, Fitted including split level cooker, Two Bedrooms, Bathroom and WC.

**Outside:** Communal Grounds and Garage.

The property benefits from electric heating and majority of the windows are UPVC double glazed units.

**ENERGY EFFICIENCY RATING:** E.

#### TENURE:

We understand the property is Leasehold (see legal pack for Lease details) and vacant possession will be given upon completion.

#### VIEWINGS:

Strictly by arrangement with the Auctioneers.



**\*GUIDE PRICE £48,000 - £53,000 (plus fees)**

## LOT 99

**71 THE LINDENS, NEWBRIDGE CRESCENT, WOLVERHAMPTON, WV1 2RT**

### A VACANT LEASEHOLD FIRST FLOOR APARTMENT

#### PROPERTY DESCRIPTION:

A purpose built first floor apartment, forming part of the popular Lindens development in Newbridge, standing in communal grounds with garage close by.

#### ACCOMMODATION:

**Ground Floor:** Approached via Stairs from a Communal Hallway with Intercom System.

**First Floor:** Communal Landing.

Apartment 71 - Entrance Hall, Lounge, Fitted Kitchen including split level cooker, Two Bedrooms with built-in wardrobes, Bathroom and WC.

**Outside:** Communal Gardens and Garage in a separate block.

The property has the benefit of UPVC double glazing and electric heating.

**ENERGY EFFICIENCY RATING:** D

#### TENURE:

We understand the property is Leasehold (see legal pack for Lease details) and vacant possession will be given upon completion.



#### VIEWINGS:

See viewing schedule.

**\*GUIDE PRICE £48,000 - £53,000 (plus fees)**

**LOT 100**

**14 VICTORIA INSTITUTE, SANSOME WALK, WORCESTER, WR1 1DF**

**A VACANT LEASEHOLD GROUND FLOOR  
DUPLEX APARTMENT**

**PROPERTY DESCRIPTION:**

A ground floor duplex apartment.

**ACCOMMODATION:**

**Ground Floor:** Communal Entrance Hall.

**Apartment 14** - Entrance Hall, Open Plan Living/Kitchen, Bathroom/WC.

**First Floor:** Landing, Mezzanine Bedroom.

**Outside:** Allocated Secure Parking Space.

The property benefits from having a gas fired central heating system and intercom door entry system.

**ENERGY EFFICIENCY RATING:** C

**LOCATION:**

The property is conveniently located within walking distance of Worcester City Centre, within a 2 mile radius of the University of Worcester St Johns Campus and within 0.1 mile of Worcester Foregate Street Station.

**TENURE:**

We understand the property is Leasehold (see legal pack for Lease details) and vacant possession will be given upon completion.



**VIEWINGS:**

See viewing schedule.

**\*GUIDE PRICE in excess of £130,000 (plus fees)**

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## A FREEHOLD 14 ROOM HMO & 1 SELF CONTAINED FLAT INVESTMENT

**CURRENT GROSS RENTAL: £54,528 PA.**

### PROPERTY DESCRIPTION:

A large detached property, situated off the Stourbridge Ringroad, which has been converted into a Licenced HMO of 14 rooms with one additional self-contained flat, standing back from the road behind a short foregarden with rear driveway entrance to parking area. The rear garden may offer further development potential, subject to obtaining the necessary planning permissions.

### ACCOMMODATION:

**No. 24 - Ground Floor:** Hall, Store Room, Shared Bathroom and WC.

Flat 2a - Bedsitting Room with Kitchenette.

Flat 2b - Bedsitting Room, Kitchen/Breakfast Room.

**First Floor:** Landing.

Flat 3 - Hall, Bedroom, Lounge, Breakfast Kitchen and Bathroom.

**Second Floor:** Landing, Shared Bathroom and WC.

Flat 4 - Bedsitting Room and Kitchenette.

Flat 5 - Living Room/Kitchenette, Bedroom.

**Basement:** Hall, Shared Bathroom and WC.

Flat 1a - Bedsitting Room and Kitchen.

Flat 1b - Lounge, Kitchen and Bedroom.

**No. 26 - Ground Floor:** Shared Bathroom and WC.

Flat 2a - Lounge, Kitchenette and Bedroom.

Flat 2b - Bedsitting Room and Kitchenette.

**First Floor:** Landing, Shared Bathroom and WC.

Flat 3a - Bedsitting Room and Kitchenette

**Basement:** Shared Bathroom and WC.

Flat 1a - Bedsitting Room and Kitchen.

Flat 1b - Lounge, Kitchen and Bedroom.

**Outside:** Rear Garden with vehicular access.

The property has electric heating and gas for cooking.

**ENERGY EFFICIENCY RATING:** F & E.

### TENURE:

We understand the property is Freehold and is being sold subject to existing tenancies.

### VIEWINGS:

Strictly by arrangement with the Auctioneers.

**TENANCY DETAILS:**

All tenancies are Assured Shorthold Tenancies of various lengths (see legal pack for full details).

No. 24		No. 26	
Fiat 1a:	Let on an Assured Shorthold Tenancy, at a rental of £295 pcm.	Fiat 1a:	Let on an Assured Shorthold Tenancy, at a rental of £310 pcm.
Fiat 1b:	Let on an Assured Shorthold Tenancy, at a rental of £260 pcm.	Fiat 1b:	Let on an Assured Shorthold Tenancy, at a rental of £295 pcm.
Fiat 2a:	Let on an Assured Shorthold Tenancy, at a rental of £300 pcm.	Fiat 2a:	Let on an Assured Shorthold Tenancy, at a rental of £285 pcm.
Fiat 2b:	Let on an Assured Shorthold Tenancy, at a rental of £294 pcm.	Fiat 2b:	Let on an Assured Shorthold Tenancy, at a rental of £300 pcm.
Fiat 3:	Let on an Assured Shorthold Tenancy, at a rental of £385 pcm.	Fiat 3a:	Let on an Assured Shorthold Tenancy, at a rental of £300 pcm.
Fiat 4:	Let on an Assured Shorthold Tenancy, at a rental of £225 pcm.	Fiat 3b:	Let on an Assured Shorthold Tenancy, at a rental of £325 pcm.
Fiat 5:	Let on an Assured Shorthold Tenancy, at a rental of £325 pcm.	Fiat 4:	Let on an Assured Shorthold Tenancy, at a rental of £350 pcm.
		Fiat 5:	Let on an Assured Shorthold Tenancy, at a rental of £295 pcm.
Total Income: £4,554 pcm - £54,258 pa.			



**\*GUIDE PRICE in excess of £455,000 (plus fees)**





**A FREEHOLD COMMERCIAL AND PART RESIDENTIAL INVESTMENT PROPERTY**  
**CURRENT GROSS INCOME: £16,490 PA.**

**PROPERTY DESCRIPTION:**

A Freehold mid terraced property with Hairdressing Salon to the ground floor with two, one bedroomed residential apartments to the first and second floors. The property is situated within the town centre of Willenhall.

**ACCOMMODATION:**

**Ground Floor:** Hair Dressing Salon:- Staff Room, Staff & Customer WC's, Store Room. A separate external entrance and stairs to First Floor.

**First Floor:** Landing, **Flat 81a:-** Hall, Lounge/Kitchen, Bedroom, Ensuite Shower and WC. Double glazing and electric heating.

**Second Floor: Flat 81b:-** Lounge, Kitchen, Bedroom, Bathroom and WC. Double glazing and electric heating.

**ENERGY EFFICIENCY RATING:** Flat A - F / Flat B - E / Shop - D

**TENURE:**

We understand that the property is Freehold and being sold subject to the existing tenancies.

**TENANCY DETAILS:**

**Ground Floor Hair Dressers** - Let on a 4 year Lease at £604.17 per calendar month - £7,250 per annum.

**Flat 81a** - Let on an Assured Shorthold Tenancy at £395 per calendar month - £4,740 per annum.

**Flat 81b** - Currently Vacant but potential to let at £375 per calendar month - £4,500 per annum.

**Current Rental Income:** £16,490 per annum.

**VIEWINGS:**

Strictly by arrangement with the Auctioneers.

**\*GUIDE PRICE £128,000 - £133,000 (plus fees)**





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**LOT 103****3 SHORTLEY ROAD, COVENTRY, CV3 4AE****A FREEHOLD RESIDENTIAL INVESTMENT PROPERTY****CURRENT GROSS INCOME: £5,040 PA.****PROPERTY DESCRIPTION:**

A mid terraced property, standing back from the road behind a foregarden.

**ACCOMMODATION:**

At the time of going to print, we were unable to internally inspect the property and the accommodation details are not available. Details may be available on the Addendum.

**ENERGY EFFICIENCY RATING: G****TENURE:**

We understand the property is Freehold and is being sold subject to existing tenancy.

**TENANCY DETAILS:**

We understand that the property is let subject to an Assured Tenancy, at a rental figure of £420 per calendar month - £5,040 per annum.

**VIEWINGS:**

External viewings only.

**\*GUIDE PRICE in excess of £90,000 (plus fees)****LOT 104****748 WARWICK ROAD, TYSELEY, BIRMINGHAM, B11 2HG****A VACANT FREEHOLD MID TERRACED PROPERTY****PROPERTY DESCRIPTION:**

A mid terraced property, standing back from the road behind a foregarden.

**ACCOMMODATION:**

**Ground Floor:** Vestibule, Hall with Under stairs Store, Two Reception Rooms, Kitchen, Lobby, Bathroom/WC.

**First Floor:** Landing with Store, Three Bedrooms.

**Second Floor:** Attic Room.

**Outside:** Front and Rear Gardens.

The property is in need of improvement works throughout.

**ENERGY EFFICIENCY RATING: See legal pack.****TENURE:**

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

**AUCTIONEERS NOTE:**

We understand that there is rear access from Wharfdale Road (see legal pack for further details).

**VIEWINGS:**

See viewing schedule.

**\*GUIDE PRICE in excess of £50,000 (plus fees)**

## LOT 105

120 MOSELEY ROAD, BILSTON, WV14 6JF

### A VACANT FREEHOLD SEMI DETACHED PROPERTY

#### PROPERTY DESCRIPTION:

A semi detached property, standing back from the road behind a foregarden with driveway approach.

#### ACCOMMODATION:

**Ground Floor:** Entrance Porch, Hall, Front Reception Room, 'L' Shaped Extended Dining Room and Kitchen with Fitted Units having split level cooker, Shower Room and WC.

**First Floor:** Landing, Three Bedrooms, Bathroom and WC.

**Outside:** Front Garden, Rear Garden with Shed and Driveway Side Entrance.

The property has the benefit of gas fired central heating and the majority of the windows are UPVC double glazed units.

**ENERGY EFFICIENCY RATING:** D.

#### TENURE:

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

#### VIEWINGS:

See viewing schedule.



**\*GUIDE PRICE £84,000 - £88,000 (plus fees)**

## LOT 106

42 BIRCH STREET, HANLEY, STOKE ON TRENT, ST1 6PZ

### A VACANT FREEHOLD END TERRACED PROPERTY

#### PROPERTY DESCRIPTION:

An end terraced property standing flush to the pavement.

#### ACCOMMODATION:

**Ground Floor:** Two Reception Rooms, Kitchen.

**First Floor:** Landing, Two Bedrooms, Bathroom/WC.

**Outside:** Rear Yard.

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

**ENERGY EFFICIENCY RATING:** E

#### TENURE:

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

#### AUCTIONEERS NOTE:

We have been informed that Japanese Knotweed may be present within the boundary of the property.

#### VIEWINGS:

Strictly by arrangement with the Auctioneers.



**\*GUIDE PRICE in excess of £41,000 (plus fees)**



**LOT 107****62 ST AIDANS STREET, TUNSTALL, STOKE ON TRENT, ST6 5HH****A VACANT FREEHOLD MID TERRACED PROPERTY****PROPERTY DESCRIPTION:**

A mid terraced property standing flush to the pavement.

**ACCOMMODATION:**

**Ground Floor:** Two Reception Rooms, Kitchen.

**First Floor:** Landing, Two Bedrooms, Bathroom/WC.

**Outside:** Rear Yard.

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

**ENERGY EFFICIENCY RATING:** D

**TENURE:**

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

**VIEWINGS:**

Strictly by arrangement with the Auctioneers.

**\*GUIDE PRICE in excess of £39,000 (plus fees)**

**LOT 108****170 BIRMINGHAM NEW ROAD, WOLVERHAMPTON, WV4 6NY****A FREEHOLD VACANT SEMI DETACHED PROPERTY****PROPERTY DESCRIPTION:**

A semi detached property, standing back from the road behind a foregarden with driveway approach for off-road parking.

**ACCOMMODATION:**

**Ground Floor:** Entrance Porch, Hall, Front Reception Room, Wet Room with Shower & WC, Large Open Plan Dining Room and Kitchen with fitted units incorporating split level cooker.

**First Floor:** Landing, Three Bedrooms, Bathroom & WC.

**Outside:** Front & Rear Gardens with Driveway for off-road parking.

The property has the benefit of gas fired central heating, the majority of the windows are UPVC double glazed units, however the property would benefit from some refurbishment.

**TENURE:**

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

**VIEWINGS:**

See viewing schedule.

**\*GUIDE PRICE in excess of £125,000 (plus fees)**



## A VACANT FREEHOLD PARCEL OF LAND

### PROPERTY DESCRIPTION:

A Freehold parcel of land fronting Walsall Road with rear access to the rear of the Old Oak Inn. The land may be suitable for alternative uses including that of residential development subject to obtaining the necessary planning consents.

### TENURE:

We understand that the land is Freehold and vacant possession will be given upon completion.

### SERVICES:

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

### GROUND CONDITIONS & CONTAMINATION:

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

### PLANS:

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



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

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

### VIEWINGS:

External viewings only.

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

# ADDITIONAL COSTS

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

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

**LOT 110****122 HAWTHORN ROAD, KINGSTANDING, BIRMINGHAM, B44 8PX**

**A FREEHOLD COMMERCIAL AND PART  
RESIDENTIAL INVESTMENT PROPERTY  
CURRENT GROSS INCOME: £31,680 PA.**

**PROPERTY DESCRIPTION:**

A Freehold mid terraced shop premises with basement and a two bedroom first floor flat.

**ACCOMMODATION:**

**Ground Floor:** Takeaway/Cafe with Served, Catering Kitchen and Preparation Room.

Rear Basement Storage.

**First Floor:** Lounge, Fitted Kitchen, Two Bedrooms, Bathroom.

The property benefits from a fire alarm, central heating and double glazing.

**Outside:** Solar Panel Installation.

**ENERGY EFFICIENCY RATING: C**

**TENURE:**

We understand the property is Freehold and is being sold subject to the existing tenancies.

**TENANCY DETAILS:**

Ground Floor Shop let on a Lease at £1,180 pcm - £14,160 pa

Basement let at £500 pcm - £6,000 pa

Flat let on an Assured Shorthold Tenancy at £510 pcm - £6,120 pa

Average Income from Solar Renewable Energy £450 pcm - £5,400 pa

**Total Rental Income:** £2,640 pcm - £31,680 pa

**AUCTIONEERS NOTE:**

1. The Auctioneers were unable to inspect the property internally and therefore the accommodation should not be relied upon.
2. At the time of going to print, the Auctioneers have not had sight of the tenancy agreements.

**VIEWINGS:**

Strictly by arrangement with the Auctioneers.

**\*GUIDE PRICE in excess of £275,000 (plus fees)**



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**LOT 111****23 CONGREVE WAY, STRATFORD UPON AVON, WARWICKSHIRE, CV37 7JX****A VACANT FREEHOLD END TERRACED PROPERTY****PROPERTY DESCRIPTION:**

A three storey end terraced property standing back from the road behind a driveway and foregarden.

**ACCOMMODATION:**

**Ground Floor:** Hall with Cloak Room/WC, Fitted Kitchen with Integrated Appliances, Living Room/Dining Room.

**First Floor:** Landing, Two Bedrooms, Bathroom/WC with Shower.

**Second Floor:** Landing, Two Bedrooms (Master with EnSuite), Shower/WC.

**Outside:** Gardens with Mature Fruit Tree, Bin Store, Side Gated Entrance and Driveway Parking.

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

**ENERGY EFFICIENCY RATING: D****TENURE:**

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

**AUCTIONEERS NOTE:**

We understand that the property has been previously let as a house share at a rental figure of £1,195 per calendar month exclusive.

**VIEWINGS:**

See viewing schedule.

**\*GUIDE PRICE in excess of £245,000 (plus fees)**

**LOT 112****CONVENIENCE STORE, STATION ROAD, BASCHURCH, SHROPSHIRE, SY4 2BB****A FREEHOLD FORMER DETACHED SHOP WITH FIVE BEDROOMED ACCOMMODATION****PROPERTY DESCRIPTION:**

A Freehold former shop premises and off-licence with five bedroomed accommodation, gardens, parking and three garages. Situated in the village of Baschurch in Shropshire just north of Shrewsbury, the property may be suitable for continuing with its existing use or converting totally to residential use subject to obtaining the necessary planning permissions.

**ACCOMMODATION:**

**Ground Floor:** Retail Shop, Large Storage Area, Kitchen, WC, Side Entrance to Living Accommodation, Porch, Hall, access to Cellar, Lounge/Dining Room, Kitchen, Lobby, WC and Store with Gas Boiler.

**First Floor:** Landing, Five Bedrooms, Bathroom and separate WC.

**Outside:** Side and Rear Garden, Side Driveway to Shop Delivery Bay, additional Driveway with access to Three Garages and Rear Garden.

The property has the benefit of gas fired central heating and the majority of windows are UPVC double glazed.

**ENERGY EFFICIENCY RATING: C****TENURE:**

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

**VIEWINGS:**

Strictly by arrangement with the Auctioneers.

**\*GUIDE PRICE in excess of £275,000 (plus fees)**



**LOT 113****69 CHURCHILL ROAD, BORDLESLEY GREEN, BIRMINGHAM, B9 5NY****A VACANT FREEHOLD MID TERRACED PROPERTY****PROPERTY DESCRIPTION:**

A mid terraced property, standing back from the road behind a foregarden.

**ACCOMMODATION:**

**Ground Floor:** Two Reception Rooms, Understairs Store, Kitchen, Lobby, Bathroom/WC.

**First Floor:** Landing, Three Bedrooms.

**Outside:** Gardens.

The property benefits from having a gas fired central heating system, the majority of the windows are UPVC double glazed units, however the property is in need of complete renovations throughout.

**ENERGY EFFICIENCY RATING:** D.

**TENURE:**

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

**VIEWINGS:**

See viewing schedule.

**\*GUIDE PRICE in excess of £75,000 (plus fees)**

**LOT 114****8 YEMSCROFT, LICHFIELD ROAD, WALSALL, WS4 1EE****A LEASEHOLD GROUND FLOOR APARTMENT****PROPERTY DESCRIPTION:**

A ground floor purpose built two bed roomed apartment and garage set in communal grounds.

**ACCOMMODATION:**

**Ground Floor:** Communal Entrance to the rear of the block.

Apartment 8:- Hall, Lounge, Kitchen, Two Bedrooms, Bathroom and WC.

**Outside:** Communal Grounds with Car Parking and Garage to rear.

The property has the benefit of majority UPVC double glazed units, but is in need of some upgrading and redecoration.

**ENERGY EFFICIENCY RATING:** F

**TENURE:**

We understand the property is Leasehold (see legal pack for Lease details) and vacant possession will be given upon completion.

**VIEWINGS:**

See viewing schedule.

**\*GUIDE PRICE £44,000 - £48,000 (plus fees)**



**LOT 115****2 WAITE ROAD, WILLENHALL, WV13 3HA****A FREEHOLD SEMI DETACHED INVESTMENT PROPERTY****CURRENT GROSS RENTAL: £7,800 PA.****PROPERTY DESCRIPTION:**

An extended semi detached property set back from the road behind a driveway and parking area.

**ACCOMMODATION:**

**Ground Floor:** Canopy Porch Entrance, Hall, Lounge, 'L' Shaped Extended Kitchen Diner, Utility Room.

**First Floor:** Landing, Three Bedrooms, Bathroom and WC.

**Outside:** Front and Rear Gardens with off-road Parking and scope to extend the property further to the side and rear.

The property benefits from having gas fired central heating and the majority of the windows are UPVC double glazed units, however would benefit from decorative upgrading.

**ENERGY EFFICIENCY RATING:** D

**TENURE:**

We understand the property is Freehold and is being sold subject to existing tenancy.

**TENANCY DETAILS:**

The property is let on an Assured Shorthold Tenancy at £650 per calendar month - £7,800 per annum (please see Legal Pack for details).

**\*GUIDE PRICE £78,000 - £83,000 (plus fees)**

**VIEWINGS:**

Strictly by arrangement with the Auctioneers.

**LOT 116****14 NORTH WESTERN TERRACE, HOCKLEY, BIRMINGHAM, B18 5JZ****A FREEHOLD RESIDENTIAL INVESTMENT PROPERTY****CURRENT GROSS INCOME: £6,900 PA.****PROPERTY DESCRIPTION:**

A mid terraced property, standing flush to the pavement.

**ACCOMMODATION:**

**Ground Floor:** Reception Room, Dining Kitchen, Bathroom/WC.

**First Floor:** Landing, Three Bedrooms.

**Outside:** Rear Garden.

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

**ENERGY EFFICIENCY RATING:** See legal pack.

**TENURE:**

We understand the property is Freehold and is being sold subject to existing tenancy.

**TENANCY DETAILS:**

The property is let on an Assured Shorthold Tenancy, at a rental figure of £575 per calendar month - £6,900 per annum.

**VIEWINGS:**

Strictly by arrangement with the Auctioneers.

**\*GUIDE PRICE in excess of £69,000 (plus fees)**





## LOT 117

**SILVER BIRCHES, FLAT 7, 7 ST GREGORYS ROAD, STRATFORD UPON AVON, CV37 6UH**

### A VACANT LEASEHOLD GROUND FLOOR APARTMENT

#### PROPERTY DESCRIPTION:

A ground floor apartment situated in an impressive period property, situated close to Stratford upon Avon Town Centre.

#### ACCOMMODATION:

**Ground Floor Only:** Reception Room, Bedroom, Inner Hall with Store, Kitchen, Bathroom, Separate WC.

**Outside:** Communal Grounds.

The property is in need of improvement works throughout.

**ENERGY EFFICIENCY RATING:** E

#### TENURE:

We understand the property is Leasehold (see legal pack for Lease details) and vacant possession will be given upon completion.

#### VIEWINGS:

See viewing schedule.

**\*GUIDE PRICE In excess of £100,000 (plus fees)**



## LOT 118

**42 WESTMORE WAY, WEDNESBURY, WS10 0TR**

### A VACANT FREEHOLD DETACHED PROPERTY

#### PROPERTY DESCRIPTION:

A detached property, standing back from the road behind a driveway, foregarden and side garage.

#### ACCOMMODATION:

**Ground Floor:** Hall, Lounge, Dining Kitchen, Utility Room and Conservatory.

**First Floor:** Landing with Boiler Cupboard, Three Bedrooms, Bathroom/WC.

**Outside:** Driveway, Gardens and Side Garage.

The property benefits from having a gas fired central heating system and the majority of the windows are UPVC double glazed units, however it is in need of further modernisation and refurbishment.

**ENERGY EFFICIENCY RATING:** D

#### TENURE:

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

#### VIEWINGS:

See viewings schedule.

**\*GUIDE PRICE in excess of £120,000 (plus fees)**



**LOT 119**

**232 WESTWOOD ROAD, SUTTON COLDFIELD, B73 6UQ**

**A VACANT FREEHOLD SEMI DETACHED  
PROPERTY IN NEED OF MODERNISATION**

**PROPERTY DESCRIPTION:**

A semi detached property which stands back from the road behind a driveway and foregarden.

**ACCOMMODATION:**

**Ground Floor:** Hall with Understairs Cupboard, Two Reception Rooms, Kitchen.

**First Floor:** Landing, Three Bedrooms, Bathroom/WC.

**Outside:** Gardens and Driveway Parking.

The property is in need of refurbishment works throughout.

**ENERGY EFFICIENCY RATING: F**

**TENURE:**

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

**VIEWINGS:**

See viewing schedule.



**\*GUIDE PRICE in excess of £165,000 (plus fees)**

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**LOT 120****138 PARK ROAD, NETHERTON, DUDLEY, DY2 9DD****A VACANT FREEHOLD MID TERRACED PROPERTY****PROPERTY DESCRIPTION:**

A mid terraced property, standing back from the road behind a short foregarden.

**ACCOMMODATION:**

**Ground Floor:** Front Reception Room, Rear Reception Room, Lobby, Access to Cellar, Fitted Kitchen, Shower Room and WC.

**First Floor:** Landing, Three Bedrooms.

**Outside:** Front and Rear Gardens with a Shared Tunnel Pedestrian Entry.

The property has electric heating and the majority of windows are UPVC double glazed units, however the property is in need of extensive repair and refurbishment throughout.

**ENERGY EFFICIENCY RATING:** See legal pack.

**TENURE:**

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

**VIEWINGS:**

See viewing schedule.

**\*GUIDE PRICE £48,000 - £53,000 (plus fees)**

**LOT 121****71 HARVINGTON ROAD, WEOLEY CASTLE, BIRMINGHAM, B29 5EP****A VACANT FREEHOLD MID TERRACED PROPERTY****PROPERTY DESCRIPTION:**

A mid terraced property, standing back from the road behind a foregarden.

**ACCOMMODATION:**

**Ground Floor:** Porch, Hall, Reception Room, Kitchen.

**First Floor:** Landing, Two Bedrooms, Bathroom.

**Outside:** Gardens.

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

**ENERGY EFFICIENCY RATING:** C.

**TENURE:**

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

**VIEWINGS:**

See viewing schedule.

**\*GUIDE PRICE in excess of £70,000 (plus fees)**





**LOT 122****72 HUNTON ROAD, ERDINGTON, BIRMINGHAM, B23 6AH****A VACANT FREEHOLD SEMI DETACHED PROPERTY****PROPERTY DESCRIPTION:**

A semi detached property, standing back from the road behind a foregarden.

**ACCOMMODATION:**

**Ground Floor:** Porch, Hall, Through Reception Room, Dining Room, Kitchen.

**First Floor:** Landing, Three Bedrooms, Bathroom/WC.

**Outside:** Gardens.

The property is in need of refurbishment works throughout.

**ENERGY EFFICIENCY RATING:** E

**TENURE:**

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

**VIEWINGS:**

See viewing schedule.



**\*GUIDE PRICE in excess of £85,000 (plus fees)**

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**LOT 123****23 WARD STREET, COSELEY, WOLVERHAMPTON, WV14 9LQ****A VACANT FREEHOLD COTTAGE STYLE RESIDENCE****PROPERTY DESCRIPTION:**

A cottage style residence, standing flush to the pavement with side driveway and in need of extensive modernisation and repair throughout.

**ACCOMMODATION:**

**Ground Floor:** Two Reception Rooms, Access to Cellar, Lobby, Sitting Room, Lobby Area, Kitchen, Utility Room and WC.

**First Floor:** Small Landing, Three Bedrooms and Box Room.

**Outside:** Rear Garden with narrow side Driveway, which may afford some off-road parking.

The property is in need of extensive modernisation and repair throughout.

**TENURE:**

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

**VIEWINGS:**

See viewings schedule.



**\*GUIDE PRICE £54,000 - £58,000 (plus fees)**

**LOT 124****HALFWAY LOCK COTTAGE, LOCK 40 UPPER GAMBOLDS LANE, STOKE PRIOR, BROMSGROVE, B60 3HB****A RESIDENTIAL INVESTMENT LOCK SIDE COTTAGE****CURRENT GROSS INCOME - £3,312.00****PROPERTY DESCRIPTION:**

A canal fronting detached cottage.

**ACCOMMODATION:**

**Ground Floor:** Two Reception Rooms, Dining Kitchen

**First Floor:** Two Bedrooms, Bathroom/WC,

**Outside:** Garden & Store

**ENERGY EFFICIENCY RATING: F****TENURE:**

We understand the property is Freehold and is being sold subject to the existing tenancy.

**TENANCY DETAILS:**

The property is let subject to a Regulated Tenancy, at a rental figure of £276.00 per calendar month - £3,312.00 per annum.

**VIEWINGS:**

External viewings only.



**\*GUIDE PRICE in excess of £135,000 (plus fees)**

## LOT 125

**35 CECIL ROAD, ERDINGTON, BIRMINGHAM, B24 8AU**

### A VACANT FREEHOLD THREE STOREY SEMI DETACHED PROPERTY

#### PROPERTY DESCRIPTION:

A three storey semi detached property, standing back from the road behind a driveway and foregarden.

#### ACCOMMODATION:

**Ground Floor:** Porch, Hall, Understairs Cupboard, Three Reception Rooms, Kitchen.

**First Floor:** Landing, Three Bedrooms (one with kitchenette), Bathroom, WC.

**Second Floor:** Bedroom with wash hand basin and dressing area.

**Outside:** Driveway, Gardens, WC and Stores to rear.

The property is in need of refurbishment works throughout.

**ENERGY EFFICIENCY RATING:** See legal pack.

#### TENURE:

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

#### VIEWINGS:

See viewing schedule.

**\*GUIDE PRICE in excess of £110,000 (plus fees)**



## LOT 126

**41 PRINCES GATE, WEST BROMWICH, B70 6HU**

### A VACANT LEASEHOLD GROUND FLOOR PURPOSE BUILT APARTMENT

#### PROPERTY DESCRIPTION:

A ground floor purpose built apartment, situated in a three storey block standing in communal grounds.

#### ACCOMMODATION:

**Ground Floor:** Communal Entrance.

**Apartment 41 -** Hall with Store and Airing Cupboard, Reception Room, Fully Fitted Kitchen, Pantry, Bedroom, Bathroom/WC with Shower.

**Outside:** Communal Grounds and Allocated Parking.

The property benefits from having electric heating and the majority of the windows are UPVC double glazed units.

**ENERGY EFFICIENCY RATING:** C

#### TENURE:

We understand that the property is Leasehold with over 100 years remaining (see legal pack for further Lease details) and is being sold with vacant possession.

#### AUCTIONEERS NOTE:

Princes Gate is a development of apartments situated off Beeches Road and Beeches Road is approached off Birmingham Road.

**\*GUIDE PRICE in excess of £50,000 (plus fees)**



#### VIEWINGS:

See viewing schedule.



**LOT 127****49 & 50 THORNTREE GILL, PETERLEE, COUNTY DURHAM, SR8 4SR****A FREEHOLD RESIDENTIAL INVESTMENT  
CURRENT GROSS INCOME: £8,400 PA.****PROPERTY DESCRIPTION:**

A ground and first floor pair of flats with a large yard/garden, which may have potential for further development, subject to obtaining the necessary planning permissions.

**ACCOMMODATION:**

**Ground Floor: Flat 2** - Open Plan Living Room/Kitchen, Bedroom and Bathroom.

**First Floor:** Separate Entrance with Access to Garage.

**Flat 1** - Living Room, Dining Kitchen, Three Bedrooms, Bathroom.

**Outside:** Large Rear Yard and Garden with Two Separate Entrances and Basement Garage.

**ENERGY EFFICIENCY RATING:** E & C.

**TENURE:**

We understand the property is Freehold and is being sold subject to existing tenancies.

**TENANCY DETAILS:**

Both tenancies are let on Assured Shorthold Tenancies.

Flat 1 - Let for the sum of £400 per calendar month - £4,800 pa.

Flat 2 - Let for the sum of £300 per calendar month - £3,600 pa.

Current Gross Rental Income: £8,400 pa.

**AUCTIONEERS NOTE:**

1. The hairdressers shop does not form part of the sale.
2. The Auctioneers have not had the opportunity to inspect the property prior to going to print and therefore the accommodation details should not be relied upon.

**VIEWINGS:**

External viewings only.

**\*GUIDE PRICE £75,000 (plus fees)**

**LOT 128****5 RICHMOND STREET, HARTLEPOOL, TS25 5SH****A FREEHOLD MID TERRACED PROPERTY****PROPERTY DESCRIPTION:**

A mid terraced property flush to the pavement.

**ACCOMMODATION:**

**Ground Floor:** Vestibule, Lounge, Kitchen, Rear Lobby, Bathroom.

**First Floor:** Landing, Two Bedrooms.

**Outside:** Rear Yard.

**ENERGY EFFICIENCY RATING:** E

**TENURE:**

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

**AUCTIONEERS NOTE:**

The Auctioneers have not had the opportunity to inspect the property prior to going to print and therefore the accommodation details should not be relied upon.

**VIEWINGS:**

External viewings only.



**\*GUIDE PRICE in excess of £14,000 (plus fees)**

**LOT 129****43 NORTON CRESCENT, BIRMINGHAM, B9 5TB****A FREEHOLD RESIDENTIAL INVESTMENT PROPERTY****CURRENT GROSS INCOME: £7,800 PA.****PROPERTY DESCRIPTION:**

A mid terraced property standing back from the road behind a driveway and foregarden.

**ACCOMMODATION:**

**Ground Floor:** Hall, Reception Room, Kitchen.

**First Floor:** Landing, Two Bedrooms, Bathroom/WC.

**Outside:** Driveway and Gardens.

The majority of the windows are UPVC double glazed units.

**TENURE:**

We understand the property is Freehold and is being sold subject to existing tenancy.

**TENANCY DETAILS:**

We understand that the property is let on an Assured Shorthold Tenancy at a rental figure of £650 per calendar month - £7,800 per annum.

**AUCTIONEERS NOTE:**

1. At the time of going to print the Auctioneers were unable to internally inspect the property and therefore the accommodation should not be relied upon.
2. At the time of going to print the Auctioneers have not had sight of the Tenancy Agreement.

**\*GUIDE PRICE £80,000 (plus fees)****ENERGY EFFICIENCY RATING:** See Legal Pack.**VIEWINGS:**

External viewings only.

**LOT 130****5 GARAGES TO THE REAR OF 1 NOTTINGHAM DRIVE, WOLVERHAMPTON, WV12****A FREEHOLD PART VACANT, PART INVESTMENT OF FIVE GARAGES LOCATED IN WILLENHALL****PROPERTY DESCRIPTION:**

A Freehold investment of five garages accessed from Nottingham Drive, the Garages offered are numbered 2, 4, 7, 10 & 12.

**TENURE:**

We understand that the Garages are Freehold and Garage No. 2 is subject to an existing verbal agreement achieving a rental income of £35 per calendar month, with garages 4, 7, 10 and 12 being vacant.

**LOCATION:**

The Garages are located to the rear of 1 Nottingham Drive close to its junction with Buckingham Drive and are accessed via a driveway to the left of 1 Nottingham Drive.

The area consists of mainly residential housing.

**VIEWINGS:**

External viewings only.

**\*GUIDE PRICE £8,000 - £10,000 (plus fees)**

## LOT 131

**31 IVYFIELD ROAD, ERDINGTON, BIRMINGHAM, B23 7HJ**

### A VACANT FREEHOLD SEMI DETACHED PROPERTY

#### PROPERTY DESCRIPTION:

A semi detached property, standing back from the road behind a driveway and foregarden.

#### ACCOMMODATION:

**Ground Floor:** Porch, Hall, Two Reception Rooms, Kitchen.

**First Floor:** Landing, Three Bedrooms, Bathroom/WC with Shower.

**Outside:** Gardens, Rear Brick Store and Rear Garage.

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

#### TENURE:

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

#### VIEWINGS:

See viewing schedule.

**\*GUIDE PRICE in excess of £115,000 (plus fees)**



## LOT 132

**92 LEWIS AVENUE, DEANSFIELD, WOLVERHAMPTON, WV1 2AR**

### A VACANT FREEHOLD SEMI DETACHED PROPERTY

#### PROPERTY DESCRIPTION:

A semi detached property, standing back from the road behind a foregarden.

#### ACCOMMODATION:

**Ground Floor:** Canopy Porch, Hall, Through Lounge, Kitchen, Utility Room & Store.

**First Floor:** Landing, Two Bedrooms, Bathroom and Separate WC.

**Outside:** Front & Rear Gardens.

The property is in need of extensive modernisation and refurbishment throughout.

**ENERGY EFFICIENCY RATING:** See legal pack.

#### TENURE:

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

#### VIEWINGS:

See viewing schedule

**\*GUIDE PRICE £38,000 - £43,000 (plus fees)**







## **A VACANT FREEHOLD RETAIL UNIT SITUATED IN A POPULAR RESIDENTIAL NEIGHBOURHOOD BENEFITING FROM REFURBISHMENT**

### **PROPERTY DESCRIPTION:**

The property comprises a semi detached single storey brick built Unit with a flat roof, previously used as a salon. The property benefits from a roller shutter, storage area and rear courtyard and has recently been refurbished to a high standard internally. The Unit also benefits from on-street parking along Brigfield Road.

### **ACCOMMODATION:**

The Unit comprises a Retail Area with separate WC and Kitchen facilities leading to a Storage Area giving access to the rear Courtyard.

The shop could potentially be reconfigured to give a larger trading area by utilising the storage area.

**Retail Unit** - 316 sq.ft. (29.37 sq.m.) approx.

**Storage Area** - 142.08 sq.ft. (13.2 sq.m.) approx.

### **ENERGY EFFICIENCY RATING: G**

### **LOCATION:**

The property is located in Billesley fronting onto Brigfield Road which is close to the busy Yardley Wood Road with its bus connections to and from Birmingham and the nearby areas of Kings Heath and Moseley.

The property is considered to benefit from a good immediate catchment area for trade and may be suitable for other retail uses subject to obtaining any appropriate planning permission.

### **TENURE:**

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

### **VALUE ADDED TAX:**

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

### **VIEWINGS:**

Strictly by arrangement with the Auctioneers.

**\*GUIDE PRICE in excess of £65,000 (plus fees)**

**LOT 134****41 WESTCOTT ROAD, SHELDON, BIRMINGHAM, B26 2EX****A VACANT LEASEHOLD MID TERRACED PROPERTY****PROPERTY DESCRIPTION:**

A mid terraced property which stands back from the road behind a foregarden.

**ACCOMMODATION:**

**Ground Floor:** Hall, Two Reception Rooms, Kitchen.

**First Floor:** Landing, Three Bedrooms, Bathroom/WC with Shower.

**Outside:** Gardens.

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

**ENERGY EFFICIENCY RATING: G****TENURE:**

We understand the property is Leasehold with approximately 83 years remaining (see legal pack for further details) and vacant possession will be given upon completion.

**VIEWINGS:**

See viewing schedule.

**\*GUIDE PRICE in excess of £65,000 (plus fees)**

**LOT 135****63 WALLACE ROAD, BILSTON, WV14 8BW****A FREEHOLD SEMI DETACHED INVESTMENT PROPERTY**

**CURRENT GROSS INCOME: £7,800 PA.**

**PROPERTY DESCRIPTION:**

A Freehold semi detached property set back from the road behind a foregarden with driveway approach.

**ACCOMMODATION:**

**Ground Floor:** Entrance Hall, Through Lounge, Kitchen, Bathroom and WC.

**First Floor:** Landing, Three Bedrooms and WC.

**Outside:** Front and Rear Gardens with off-road parking.

The property has the benefit of gas fired central heating and the majority of the windows are UPVC double glazed units.

**ENERGY EFFICIENCY RATING: D****TENURE:**

We understand the property is Freehold and is being sold subject to existing tenancy.

**TENANCY DETAILS:**

The property is let on an Assured Shorthold Tenancy at £650 per calendar month - £7,800 per annum (full details will be available within the Legal Pack).

**\*GUIDE PRICE £68,000 - £73,000 (plus fees)**

**VIEWINGS:**

Strictly by arrangement with the Auctioneers.

**LOT 136****473 BIRMINGHAM NEW ROAD, BILSTON, WV14 9PJ****A VACANT FREEHOLD END TERRACED PROPERTY****PROPERTY DESCRIPTION:**

An end terraced property, standing back from the road behind a foregarden.

**ACCOMMODATION:**

**Ground Floor:** Hall, Lounge, Dining Room, Kitchen (no fittings).

**First Floor:** Landing, Two Bedrooms, Bathroom (no fittings/walls).

**Outside:** Gardens.

The property benefits from partial UPVC double glazing, however it is in need of complete refurbishment and modernisation throughout.

**ENERGY EFFICIENCY RATING:** D.

**TENURE:**

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

**VIEWINGS:**

See viewing schedule.

**\*GUIDE PRICE in excess of £30,000 (plus fees)**

**LOT 137****207 CHANTREY CRESCENT, GREAT BARR, BIRMINGHAM, B43 7PG****A VACANT LEASEHOLD EXTENDED SEMI DETACHED PROPERTY****PROPERTY DESCRIPTION:**

An extended semi detached property standing back from the road behind a driveway and foregarden.

**ACCOMMODATION:**

**Ground Floor:** 'L' Shaped Porch, Hall, Reception Room, Kitchen, Utility Room, Work Shop, Sun Room, Conservatory.

**First Floor:** Landing, Two Bedrooms (previously Three Bedrooms), Bathroom/WC.

**Outside:** Driveway and Gardens.

The property benefits from having a gas fired central heating system and the majority of the windows are UPVC double glazed units, however it is in need of refurbishment works throughout.

**ENERGY EFFICIENCY RATING:** See Legal Pack.

**TENURE:**

We understand the property is Leasehold (see legal pack for Lease details) and vacant possession will be given upon completion.

**VIEWINGS:**

See viewing schedule.

**\*GUIDE PRICE in excess of £70,000 (plus fees)**





**LOT 138****3 WARDEN ROAD, BOLDMERE, SUTTON COLDFIELD, B73 5SB****A VACANT FREEHOLD SEMI DETACHED PROPERTY IN NEED OF FULL REFURBISHMENT****PROPERTY DESCRIPTION:**

A semi detached property standing back from the road behind a driveway and foregarden.

**ACCOMMODATION:**

**Ground Floor:** Hall with Shower Room/WC off, Two Reception Rooms, Conservatory, Kitchen.

**First Floor:** Landing, Three Bedrooms, Bathroom (no fittings), separate WC (no fittings).

**Outside:** Gardens and Driveway Parking.

The property is in need of complete renovation throughout.

**ENERGY EFFICIENCY RATING:** See Legal Pack.

**TENURE:**

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

**VIEWINGS:**

See viewing schedule.

**\*GUIDE PRICE in excess of £100,000 (plus fees)**

**LOT 139****6 MILL CLOSE, ALDERMANS GREEN, COVENTRY, CV2 1SH****A VACANT FREEHOLD MID TERRACED PROPERTY****PROPERTY DESCRIPTION:**

A mid terraced property standing back from the road behind a foregarden.

**ACCOMMODATION:**

**Ground Floor:** Hall, Reception Room, Kitchen.

**First Floor:** Landing, Two Bedrooms, Bathroom/WC.

**Outside:** Front Garden and Rear Yard.

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

**ENERGY EFFICIENCY RATING:****LOCATION:**

The property is situated within a 3 mile radius of University Hospital Coventry & Warwickshire and within a 4 mile radius of Coventry University and Coventry city centre.

**TENURE:**

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

**VIEWINGS:**

See viewing schedule.

**\*GUIDE PRICE in excess of £90,000 (plus fees)**



**LOT 140**

**39 SHARDLOW ROAD, WEDNESFIELD, WV11 3AZ**

**A VACANT FREEHOLD SEMI DETACHED PROPERTY**

**PROPERTY DESCRIPTION:**

A semi detached property, in a sought after location, standing back from the road behind a foregarden with driveway for off-road parking and access to side garage.

**ACCOMMODATION:**

**Ground Floor:** Porch Entrance, Hall, Through Lounge, Kitchen, Lobby, Utility Area and Access to Garage.

**First Floor:** Landing, Three Bedrooms, Bathroom and WC.

**Outside:** Front & Rear Gardens, Driveway, Off-Road Parking and Garage.

The property has the benefit of a gas fired central heating system, partial UPVC double glazing however would benefit from further refurbishment.

**ENERGY EFFICIENCY RATING:**

**TENURE:**

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

**VIEWINGS:**

See viewing schedule.

**\*GUIDE PRICE in excess of £125,000 (plus fees)**



## LEGAL PACKS

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

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

They are also available to read in the auction room.

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# PROXY, TELEPHONE & INTERNET BIDDING FORM

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

<input type="checkbox"/> Telephone	<input type="checkbox"/> Proxy	<input type="checkbox"/> Internet	Lot No <input type="text"/>	Date of Auction <input type="text"/>
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I hereby instruct and authorise the relevant auctioneers 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:	<input type="text"/>	Postcode:	<input type="text"/>
Max Bid Price: £	<input type="text"/>		
Price in Words:	<input type="text"/>		

All successful purchasers are required to pay a buyers administration fee of £1074 inc VAT (unless otherwise stated in the Important Notices) per property purchased and this is to be added to the deposit amount (see general condition 8). Deposits should be paid by Banker's Draft, Building Society Draft or Debit Card. Drafts to be made out for 10% of the maximum proposed purchase price or £5,000 minimum where the bid is below £50,000.

Payment for 10% Deposit and Buyers Administration Fee  £ (is enclosed herewith)

## PURCHASER DETAILS

Name:	<input type="text"/>
Company:	<input type="text"/>
Address:	<input type="text"/>
	Postcode: <input type="text"/>
Tel. no to contact on the day:	Additional tel no: <input type="text"/>
Email:	<input type="text"/>

## BIDDER DETAILS

Name:	<input type="text"/>
Company:	<input type="text"/>
Address:	<input type="text"/>
	Postcode: <input type="text"/>
Tel. no to contact on the day:	Additional tel no: <input type="text"/>
Email:	<input type="text"/>

## SOLICITORS DETAILS

Name:	<input type="text"/>
Company:	<input type="text"/>
Address:	<input type="text"/>
	Postcode: <input type="text"/>
Telephone:	Mobile: <input type="text"/>
Email:	<input type="text"/>

Please see overleaf for Payment Details



## PAYMENT DETAILS

I enclose a Bank/Building Society Draft payable to SDL Bigwood or debit card details for the 10% deposit (subject to a minimum of £5,000) plus the Buyers Administration Fee of £1074 inc VAT (unless otherwise stated in the Important Notices)

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 and/or debit card details 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 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) for 10% of the maximum amount of the bid for each Lot subject to a minimum of £5,000 per Lot, plus the buyers administration fee of £1074 inc VAT (unless otherwise stated in the Important Notices).
- The form must be hand delivered, posted or emailed to the relevant auction office to arrive 48 hours prior to the auction day for telephone and internet bids and 24 hours for proxy bids. It is the Bidder's responsibility to check that the form is received by SDL Auctions and this can be done by telephoning the office.
- Due to money laundering obligations we require two forms of identity, 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 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](http://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 up to the maximum of the amount authorised in the completed authority form. The Bidder accepts that such contact is at the Bidder's risk and in the event that the telephone 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.
- 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 bid is successful the Auctioneer will sign the Memorandum of 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% deposit subject to a minimum of £5,000 per Lot, plus the buyers administration fee of £1074 inc VAT (unless specified differently on the Important Notices clause 6), however if monies are received over 10%, this will result in the purchaser paying a lesser sum on completion.
- In the event that the Bidder is unsuccessful in gaining the Contract the deposit monies shall be returned to the Bidder promptly. However, if paid by debit card or bank transfer, these monies may take up to 10 working days to refund.
- 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.

**NOTE: Visit our website [www.sdlauctions.co.uk](http://www.sdlauctions.co.uk) to print further copies of the Authority Form.**

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.

**IMPORTANT NOTICE TO ALL TELEPHONE BIDDERS:**

A member of staff will attempt to contact the bidder by telephone prior to the lot concerned being offered for sale. If contact is made then the bidder may compete in the bidding through the Auctioneer's staff. 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.

**Once you have completed this form please send it to SDL Auctions together with your draft for the 10% deposit and buyers administration fee and also your identification documents in accordance with the money laundering legislation detailed in this catalogue.**

SDL Auctions may send you details of future auctions. Please tick here if you do not wish to receive further communication from us. ☐

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<b>Bartrams</b>	132 Walsall Road, West Bromwich B71 3HP	<b>0121 601 9370</b>
<b>Black Country Homes</b>	58 Birmingham Street, Oldbury B69 4DS	<b>0121 439 7127</b>
<b>Bond Wolfe</b>	West Plaza, 144 High Street, West Bromwich B70 6JJ	<b>0121 525 0600</b>
<b>Bowater Drennan</b>	13 Church Street, Wolverhampton WV11 1SR	<b>01902 727 555</b>
<b>Chris Foster &amp; Daughter</b>	6-8 Leighswood Road, Aldridge, Walsall WS9 8AA	<b>01922 454 404</b>
<b>Clarks Residential</b>	49a Station Road, Knowle B93 0HN	<b>01564 773 200</b>
<b>Clark Brookes Turner Cary</b>	2 Lombard Street West, West Bromwich B70 8EH	<b>0121 553 2576</b>
<b>Cornerstone</b>	301 Witton Road, Witton B6 6NT	<b>0121 320 2008</b>
<b>Dwellings</b>	291 Birchfield Road, City Centre, Birmingham B20 3DD	<b>0121 344 4442</b>
<b>Forward Estates</b>	154 Soho Road, Birmingham B21 9LN	<b>0121 551 4611</b>
<b>Fraser Wood</b>	15-16 Lichfield Street, Walsall WS1 1TS	<b>01922 627 686</b>
<b>Harveys</b>	3B Mere Green Road, Sutton Coldfield B75 5BL	<b>0121 308 0221</b>
<b>Henley Charles</b>	306 Rookery Road, Birmingham B21 9QG	<b>0121 551 4001</b>
<b>Higgs &amp; Sons</b>	3 Waterfront Business Park, Brierley Hill DY5 1LX	<b>0345 1115050</b>
<b>Initial Property</b>	23 Strathdene Road, Birmingham B29 6QL	<b>0121 472 0202</b>
<b>John Emms</b>	5 Stone Street, Dudley DY1 1NS	<b>01384 257 284</b>
<b>Knightsbridge</b>	464 Bearwood Road, Bearwood B66 4HA	<b>0121 429 4812</b>
<b>Mann &amp; Co</b>	90 Edgbaston Road, Smethwick B66 4LB	<b>0121 555 7000</b>
<b>Midland Homes</b>	Midland Homes Estate Agents, 11B Well Street, Birmingham B19 3BG	<b>0121 551 6077</b>
<b>Midland Residential</b>	923 Walsall Road B42 1TN	<b>0121 347 7002</b>
<b>Miller Briggs &amp; Co</b>	Clinton House, High Street, Coleshill, Birmingham B46 3BP	<b>01675 462 355</b>
<b>Nicholls Brimble Solicitors</b>	409 Bearwood Road, Smethwick B66 4DJ	<b>0121 429 8041</b>
<b>Nick Hall</b>	Austin House, First Floor, 83-83a High Street DY8 1ED	<b>01384 370 600</b>
<b>Oliver Ling</b>	78 Blackhalve Lane, Wednesfield WV11 1BH	<b>01902 305599</b>
<b>Peter Estates</b>	83a High Street, Stourbridge DY8 1ED	<b>01384 393888</b>
<b>Paul Estates</b>	625 Bearwood Road, Smethwick B66 4BL	<b>0121 429 6700</b>
<b>Robert Powell &amp; Co</b>	7 Church Road, Edgbaston B15 3SH	<b>0121 454 3322</b>
<b>Royal Estates</b>	464 Bearwood Road, Birmingham, West Midlands B66 4HA	<b>0121 429 2030</b>
<b>Sanders, Wright &amp; Freeman</b>	13 Waterloo Road, Wolverhampton, West Midlands WV1 4DJ	<b>01902 575 555</b>
<b>Sats 7 Estates</b>	16 Alcester Road S, Birmingham B14 7PU	<b>0121 777 2888</b>
<b>Seymour Luke Ltd</b>	Seymour House, 15a Frederick Road, Edgbaston B15 1JD	<b>0121 456 3696</b>
<b>Sheikhspeare</b>	306 Ladypool Road, Sparkbrook B12 8JY	<b>0121 449 2727</b>
<b>Taylors</b>	2A Dudley Street, Dudley DY3 1SB	<b>01902 880 888</b>
<b>Taylors</b>	19-21 Hagley Road, Halesowen B63 4PU	<b>0121 550 3978</b>
<b>Taylors</b>	84-86 High Street, Brierley Hill DY5 3AW	<b>01384 395555</b>
<b>Taylors</b>	85 High Street, Stourbridge DY8 1ED	<b>01384 395555</b>
<b>Taylors</b>	818 High Street, Kingswinford DY6 8AA	<b>01384 737023</b>
<b>The Intelligent Move</b>	113a High Street, West Bromwich, West Midlands B70 6NY	<b>0121 500 6012</b>
<b>The Letting Shop</b>	452 High Street, West Bromwich, Birmingham B70 9LD	<b>0121 553 2277</b>
<b>Tom Giles</b>	11 Church Street, Oldbury B69 3AD	<b>0121 552 6171</b>
<b>Waller Farnworth</b>	2 York Road, Birmingham B23 6TE	<b>0121 386 3330</b>
<b>Walton &amp; Hipkiss</b>	Hagley Road, Stourbridge DY8 1QH	<b>01384 392371</b>
<b>Waters &amp; Co</b>	81 High Street, Coleshill B46 3AG	<b>01675 463855</b>



# 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:

- a) the date specified in the SPECIAL CONDITIONS; or
- b) 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

When 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:

- a) the date of the SALE MEMORANDUM signed by both the SELLER and BUYER; or
- b) 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 (a) prepare the CATALOGUE from information supplied by or on behalf of each SELLER;

- (b) offer each LOT for sale;
- (c) sell each LOT;
- (d) receive and hold deposits;
- (e) sign each SALE MEMORANDUM; and
- (f) 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.

A3.4 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.

A3.5 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

A4.1 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.

A4.2 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.

A4.4 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

A5.1 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.

A5.2 YOU are obliged to buy the LOT on the terms of the SALE MEMORANDUM at the PRICE YOU bid (plus VAT, if applicable).

A5.3 YOU must before leaving the AUCTION

- (a) 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);
- (b) sign the completed SALE MEMORANDUM; and
- (c) pay the deposit.

A5.4 If YOU do not WE may either

- (a) 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
- (b) sign the SALE MEMORANDUM on YOUR behalf.

A5.5 The deposit

- (a) 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);
- (b) 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;
- (c) is to be held by US (or, at OUR option, the SELLER'S conveyancer); and
- (d) 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.

A5.6 WE may retain the SALE MEMORANDUM signed by or on behalf of the SELLER until the deposit has been received in cleared funds.

A5.7 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.

A5.8 If the BUYER does not comply with its obligations under the CONTRACT then

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

A5.9 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

A6.1 Despite any CONDITION to the contrary:

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

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

A6.2 WE may refuse admittance to any person attending the AUCTION. WE do not have to explain why.

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

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

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

### G1 THE LOT

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

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

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

	from the BUYER at COMPLETION for the period starting on the AGREED COMPLETION DATE and ending on the ACTUAL COMPLETION DATE.		the SELLER to a liability that the SELLER would not otherwise have, in which case the SELLER may act reasonably in such a way as to avoid that liability;		connection with the BUYER's claim for capital allowances.
G10.2	Subject to CONDITION G11 the SELLER is not obliged to apportion or account for any sum at COMPLETION unless the SELLER has received that sum in cleared funds. The SELLER must promptly pay to the BUYER after COMPLETION any sum to which the BUYER is entitled that the SELLER subsequently receives in cleared funds.		(b) if the SELLER gives the BUYER notice of the SELLER's intended act and the BUYER does not object within five BUSINESS DAYS giving reasons for the objection the SELLER may act as the SELLER intends; and	G16.3	The value to be attributed to those items on which capital allowances may be claimed is set out in the SPECIAL CONDITIONS.
G10.3	Income and outgoings are to be apportioned at the ACTUAL COMPLETION DATE unless: (a) the BUYER is liable to pay interest; and (b) the SELLER has given notice to the BUYER at any time up to COMPLETION requiring apportionment on the date from which interest becomes payable by the BUYER;		(c) the BUYER is to indemnify the SELLER against all loss or liability the SELLER incurs through acting as the BUYER requires, or by reason of delay caused by the BUYER.	G16.4	The SELLER and BUYER agree: (a) to make an election on COMPLETION under Section 198 of the Capital Allowances Act 2001 to give effect to this CONDITION G16; and (b) to submit the value specified in the SPECIAL CONDITIONS to HM Revenue and Customs for the purposes of their respective capital allowance computations.
G10.4	Apportionments are to be calculated on the basis that: (a) the SELLER receives income and is liable for outgoings for the whole of the day on which apportionment is to be made; (b) annual income and expenditure accrues at an equal daily rate assuming 365 days in a year (or 366 in a leap year), and income and expenditure relating to some other period accrues at an equal daily rate during the period to which it relates; and (c) where the amount to be apportioned is not known at COMPLETION apportionment is to be made by reference to a reasonable estimate and further payment is to be made by SELLER or BUYER as appropriate within five BUSINESS DAYS of the date when the amount is known.	<b>G13 RENT DEPOSITS</b> 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.		<b>G17 MAINTENANCE AGREEMENTS</b> G17.1 The SELLER agrees to use reasonable endeavours to TRANSFER to the BUYER, at the BUYER's cost, the benefit of the maintenance agreements specified in the SPECIAL CONDITIONS.	
G10.5	If a payment due from the BUYER to the SELLER on or after COMPLETION is not paid by the due date, the BUYER is to pay interest to the SELLER at the INTEREST RATE on that payment from the due date up to and including the date of payment.	G13.2 The remainder of this CONDITION G13 applies where the SELLER is holding or otherwise entitled to money by way of rent deposit in respect of a TENANCY. In this CONDITION G13 "rent deposit deed" means the deed or other DOCUMENT under which the rent deposit is held.		G17.2 The BUYER must assume, and indemnify the SELLER in respect of, all liability under such agreements from the ACTUAL COMPLETION DATE.	
<b>G11. ARREARS</b> <i>Part 1 – Current rent</i> G11.1 "Current rent" means, in respect of each of the TENANCIES subject to which the LOT is sold, the instalment of rent and other sums payable by the tenant on the most recent rent payment date on or within four months preceding COMPLETION.		G13.3 If the rent deposit is not assignable the SELLER must on COMPLETION hold the rent deposit on trust for the BUYER and, subject to the terms of the rent deposit deed, comply at the cost of the BUYER with the BUYER's lawful instructions.		<b>G18 LANDLORD AND TENANT ACT 1987</b> G18.1 This CONDITION G18 applies where the sale is a relevant disposal for the purposes of part I of the Landlord and Tenant Act 1987	
G11.2 If on COMPLETION there are any ARREARS of current rent the BUYER must pay them, whether or not details of those ARREARS are given in the SPECIAL CONDITIONS.		G13.4 Otherwise the SELLER must on COMPLETION pay and assign its interest in the rent deposit to the BUYER under an assignment in which the BUYER covenants with the SELLER to: (a) observe and perform the SELLER's covenants and conditions in the rent deposit deed and indemnify the SELLER in respect of any breach; (b) give notice of assignment to the tenant; and (c) give such direct covenant to the tenant as may be required by the rent deposit deed.		G18.2 The SELLER warrants that the SELLER has complied with sections 5B and 7 of that Act and that the requisite majority of qualifying tenants has not accepted the offer.	
G11.3 Parts 2 and 3 of this CONDITION G11 do not apply to ARREARS of current rent.		<b>G14 VAT</b> 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.		<b>G19 SALE BY PRACTITIONER</b> G19.1 This CONDITION G19 applies where the sale is by a PRACTITIONER either as SELLER or as agent of the SELLER.	
<i>Part 2 – BUYER to pay for ARREARS</i> G11.4 Part 2 of this CONDITION G11 applies where the SPECIAL CONDITIONS give details of ARREARS.		G14.2 Where the SPECIAL CONDITIONS state that no VAT OPTION has been made the SELLER confirms that none has been made by it or by any company in the same VAT group nor will be prior to COMPLETION.		G19.2 The PRACTITIONER has been duly appointed and is empowered to sell the LOT.	
G11.5 The BUYER is on COMPLETION to pay, in addition to any other money then due, an amount equal to all ARREARS of which details are set out in the SPECIAL CONDITIONS.		<b>G15 TRANSFER AS A GOING CONCERN</b> G15.1 Where the SPECIAL CONDITIONS so state: (a) the SELLER and the BUYER intend, and will take all practicable steps (short of an appeal) to procure, that the sale is treated as a TRANSFER of a going concern; and (b) this CONDITION G15 applies.		G19.3 Neither the PRACTITIONER nor the firm or any member of the firm to which the PRACTITIONER belongs has any personal liability in connection with the sale or the performance of the SELLER's obligations. The TRANSFER is to include a declaration excluding that personal liability.	
G11.6 If those ARREARS are not OLD ARREARS the SELLER is to assign to the BUYER all rights that the SELLER has to recover those ARREARS.		G15.2 The SELLER confirms that the SELLER: (a) is registered for VAT, either in the SELLER's name or as a member of the same VAT group; and (b) has (unless the sale is a standard-rated supply) made in relation to the LOT a VAT OPTION that remains valid and will not be revoked before COMPLETION.		G19.4 The LOT is sold (a) in its condition at COMPLETION; (b) for such title as the SELLER may have; and (c) with no title guarantee; and the BUYER has no right to terminate the CONTRACT or any other remedy if information provided about the LOT is inaccurate, incomplete or missing.	
<i>Part 3 – BUYER not to pay for ARREARS</i> G11.7 Part 3 of this CONDITION G11 applies where the SPECIAL CONDITIONS (a) so state; or (b) give no details of any ARREARS.		G15.3 The BUYER confirms that (a) it is registered for VAT, either in the BUYER'S name or as a member of a VAT group; (b) it has made, or will make before COMPLETION, a VAT OPTION in relation to the LOT and will not revoke it before or within three months after COMPLETION; (c) article 5(2B) of the Value Added Tax (Special Provisions) Order 1995 does not apply to it; and (d) it is not buying the LOT as a nominee for another person.		G19.5 Where relevant: (a) the DOCUMENTS must include certified copies of those under which the PRACTITIONER is appointed, the DOCUMENT of appointment and the PRACTITIONER'S acceptance of appointment; and (b) the SELLER may require the TRANSFER to be by the lender exercising its power of sale under the Law of Property Act 1925.	
G11.8 While any ARREARS due to the SELLER remain unpaid the BUYER must: (a) try to collect them in the ordinary course of management but need not take legal proceedings or forfeit the TENANCY; (b) pay them to the SELLER within five BUSINESS DAYS of receipt in cleared funds (plus interest at the INTEREST RATE calculated on a daily basis for each subsequent day's delay in payment); (c) on request, at the cost of the SELLER, assign to the SELLER or as the SELLER may direct the right to demand and sue for OLD ARREARS, such assignment to be in such form as the SELLER'S conveyancer may reasonably require; (d) if reasonably required, allow the SELLER'S conveyancer to have on loan the counterpart of any TENANCY against an undertaking to hold it to the BUYER's order; (e) not without the consent of the SELLER release any tenant or surety from liability to pay ARREARS or accept a surrender of or forfeit any TENANCY under which ARREARS are due; and (f) if the BUYER disposes of the LOT prior to recovery of all ARREARS obtain from the BUYER'S successor in title a covenant in favour of the SELLER in similar form to part 3 of this CONDITION G11.		G15.4 The BUYER is to give to the SELLER as early as possible before the AGREED COMPLETION DATE evidence (a) of the BUYER'S VAT registration; (b) that the BUYER has made a VAT OPTION; and (c) that the VAT OPTION has been notified in writing to HM Revenue and Customs; and if it does not produce the relevant evidence at least two BUSINESS DAYS before the AGREED COMPLETION DATE, CONDITION G14.1 applies at COMPLETION.		G19.6 The BUYER understands this CONDITION G19 and agrees that it is fair in the circumstances of a sale by a PRACTITIONER.	
G11.9 Where the SELLER has the right to recover ARREARS it must not without the BUYER'S written consent bring insolvency proceedings against a tenant or seek the removal of goods from the LOT.		G15.5 The BUYER confirms that after COMPLETION the BUYER intends to (a) retain and manage the LOT for the BUYER'S own benefit as a continuing business as a going concern subject to and with the benefit of the TENANCIES; and (b) collect the rents payable under the TENANCIES and charge VAT on them.		<b>G20 TUPE</b> G20.1 If the SPECIAL CONDITIONS state "there are no employees to which TUPE applies", this is a warranty by the SELLER to this effect.	
<b>G12 MANAGEMENT</b> G12.1 This CONDITION G12 applies where the LOT is sold subject to TENANCIES.		G15.6 If, after COMPLETION, it is found that the sale of the LOT is not a TRANSFER of a going concern then: (a) the SELLER's conveyancer is to notify the BUYER's conveyancer of that finding and provide a VAT invoice in respect of the sale of the LOT; (b) the BUYER must within five BUSINESS DAYS of receipt of the VAT invoice pay to the SELLER the VAT due; and (c) if VAT is payable because the BUYER has not complied with this CONDITION G15, the BUYER must pay and indemnify the SELLER against all costs, interest, penalties or surcharges that the SELLER incurs as a result.		G20.2 If the SPECIAL CONDITIONS do not state "there are no employees to which TUPE applies" the following paragraphs apply: (a) The SELLER must notify the BUYER of those employees whose CONTRACTS of employment will TRANSFER to the BUYER on COMPLETION (the "Transferring Employees"). This notification must be given to the BUYER not less than 14 days before COMPLETION. (b) The BUYER confirms that it will comply with its obligations under TUPE and any SPECIAL CONDITIONS in respect of the TRANSFERRing Employees. (c) The BUYER and the SELLER acknowledge that pursuant and subject to TUPE, the CONTRACTS of employment between the TRANSFERRing Employees and the SELLER will TRANSFER to the BUYER on COMPLETION. (d) The BUYER is to keep the SELLER indemnified against all liability for the TRANSFERRing Employees after COMPLETION.	
G12.2 The SELLER is to manage the LOT in accordance with its standard management policies pending COMPLETION.		<b>G16 CAPITAL ALLOWANCES</b> G16.1 This CONDITION G16 applies where the SPECIAL CONDITIONS state that there are capital allowances available in respect of the LOT.		<b>G21 ENVIRONMENTAL</b> G21.1 This CONDITION G21 only applies where the SPECIAL CONDITIONS so provide.	
G12.3 The SELLER must consult the BUYER on all management issues that would affect the BUYER after COMPLETION (such as, but not limited to, an application for licence; a rent review; a variation, surrender, agreement to surrender or proposed forfeiture of a TENANCY; or a new TENANCY or agreement to grant a new TENANCY) and: (a) the SELLER must comply with the BUYER's reasonable requirements unless to do so would (but for the indemnity in paragraph (c)) expose		G16.2 The SELLER is promptly to supply to the BUYER all information reasonably required by the BUYER in		G21.2 The SELLER has made available such reports as the SELLER has as to the environmental condition of the LOT and has given the BUYER the opportunity to carry out investigations (whether or not the BUYER has read those reports or carried out any investigation) and the BUYER admits that the PRICE takes into account the environmental condition of the LOT	
				G21.3 The BUYER agrees to indemnify the SELLER in respect of all liability for or resulting from the environmental condition of the LOT.	
				<b>G22 SERVICE CHARGE</b> G22.1 This CONDITION G22 applies where the LOT is sold subject to TENANCIES that include service charge provisions.	
				G22.2 No apportionment is to be made at COMPLETION in respect of service charges.	
				G22.3 Within two months after COMPLETION the SELLER must provide to the BUYER a detailed service charge account for the service charge year current on COMPLETION showing: (a) service charge expenditure attributable to each TENANCY; (b) payments on account of service charge received from each tenant; (c) any amounts due from a tenant that have not	



	been received;				
	(d) any service charge expenditure that is not attributable to any TENANCY and is for that reason irrecoverable.				
G22.4	In respect of each TENANCY, if the service charge account shows:				
	(a) that payments that the tenant has made on account exceed attributable service charge expenditure, the SELLER must pay to the BUYER an amount equal to that excess when it provides the service charge account; or				
	(b) that attributable service charge expenditure exceeds payments made on account, the BUYER must use all reasonable endeavours to recover the shortfall from the tenant as soon as practicable and promptly pay the amount so recovered to the SELLER;				
	but in respect of payments on account that are still due from a tenant CONDITION G11 (ARREARS) applies.				
G22.5	In respect of service charge expenditure that is not attributable to any TENANCY the SELLER must pay the expenditure incurred in respect of the period before ACTUAL COMPLETION DATE and the BUYER must pay the expenditure incurred in respect of the period after ACTUAL COMPLETION DATE. Any necessary monetary adjustment is to be made within five BUSINESS DAYS of the SELLER providing the service charge account to the BUYER.				
G22.6	If the SELLER holds any reserve or sinking fund on account of future service charge expenditure or a depreciation fund:				
	(a) the SELLER must pay it (including any interest earned on it) to the BUYER on COMPLETION; and				
	(b) the BUYER must covenant with the SELLER to hold it in accordance with the terms of the TENANCIES and to indemnify the SELLER if it does not do so.				
<b>G23</b>	<b>RENT REVIEWS</b>				
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.				
<b>G24</b>	<b>TENANCY RENEWALS</b>				
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.				
<b>G25</b>	<b>WARRANTIES</b>				
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.				
<b>G26</b>	<b>NO ASSIGNMENT</b>				
	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.				
<b>G27</b>	<b>REGISTRATION AT THE LAND REGISTRY</b>				
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.				
<b>G28</b>	<b>NOTICES AND OTHER COMMUNICATIONS</b>				
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.				
<b>G29</b>	<b>CONTRACTS (RIGHTS OF THIRD PARTIES) ACT 1999</b>				
	No one is intended to have any benefit under the CONTRACT pursuant to the CONTRACTS (Rights of Third Parties) Act 1999.				
<b>G30</b>	<b>EXTRA GENERAL CONDITIONS</b>				
G30.1	DEPOSIT GENERAL CONDITION G2 shall be deemed to be deleted in its entirety and shall be replaced by the following:				
<b>G2</b>	<b>DEPOSIT</b>				
G2.1	The amount of the deposit is the greater of:				
	(a) any minimum deposit stated in the AUCTION CONDUCT CONDITIONS (or the total PRICE if this is less than that minimum); and				
	(b) 10% of the PRICE (exclusive of any VAT on the PRICE)				
G2.2	The deposit:				
	(a) must be paid to the AUCTIONEERS in pounds sterling by debit card or banker's draft drawn on an APPROVED FINANCIAL INSTITUTION (or by any other means that the AUCTIONEERS may accept) and				
	(b) is to be held as agent for the SELLER unless the SPECIAL CONDITIONS expressly state otherwise. Provided That where VAT would be chargeable on the deposit were it to be held as agent for the SELLER, the deposit will be held as stakeholder despite any contrary provision in any CONDITION				
G2.3	Where the AUCTIONEERS hold the deposit as stakeholder, then:				
	(a) they are entitled with the consent and irrevocable authority of the BUYER (which the BUYER hereby acknowledges and grants) to release such deposit to the SELLER'S solicitors upon receipt by the AUCTIONEERS of written confirmation from the SELLER'S solicitors that COMPLETION has taken place and, for the avoidance of doubt, upon the AUCTIONEERS releasing the deposit, their liability as stakeholder shall be discharged				
	(b) if COMPLETION does not take place, the AUCTIONEERS are authorised (and the SELLER and the BUYER acknowledge and irrevocably confirm their agreement to such authority) to				
	release it to the person entitled to it under the SALE CONDITIONS				
G2.4	If a cheque for all or part of the deposit is not cleared on first presentation the SELLER may treat the CONTRACT as at an end and bring a claim against the BUYER for breach of contract"				
<b>G30.2</b>	<b>LANDLORD AND TENANT ACT 1987</b>				
	The following provisions shall apply in addition to those set out in GENERAL CONDITION 18:				
18.3	Where the provisions of the Landlord and Tenant Act 1987 and/or the Housing Act 1996 ("the Acts") apply to the sale of the LOT and the qualifying tenants have served all relevant notices in accordance with the Acts and have appointed a nominee with the intention of acquiring the SELLER'S interest in the LOT, the SELLER will inform the BUYER of this as soon as possible after the date of the CONTRACT and of whether the nominee elects to accept the terms of and take over the benefit and burden of the CONTRACT and purchase the LOT.				
18.4	If the nominee does elect to purchase the LOT in accordance with the Acts and pays a deposit to the SELLER or the AUCTIONEERS in accordance with the CONTRACT:				
	(a) the SELLER will repay any deposit paid in accordance with the CONTRACT to the BUYER but without any additional payment relating to interest				
	(b) the CONTRACT shall have effect as if the nominee had entered into it and the agreement with the BUYER shall be null and void and of no further effect but without prejudice to the rights of the SELLER in respect of any previous breach by the BUYER				
	(c) the BUYER shall take all necessary steps to cancel any registrations at Land Registry or Land Charges Registry entered in respect of the agreement for the sale of the LOT to the BUYER				
	(d) completion of the sale of the LOT to the nominee shall take place 22 BUSINESS DAYS after the day on which the nominee complies with the provisions of the Acts and takes over the CONTRACT				
	(e) the nominee shall immediately pay to the AUCTIONEERS the buyer's fee referred to in the Auctioneers' Pre-Sale Announcements printed towards the front of the CATALOGUE				
18.5	If the nominee does not comply with the provisions of the Acts COMPLETION shall be 30 BUSINESS DAYS after the date of the SALE MEMORANDUM or (if earlier) a date (not earlier than 10 BUSINESS DAYS after the date of the SALE MEMORANDUM) which is 10 BUSINESS DAYS after the SELLER notifies the BUYER in writing that the nominee has served or is deemed to have served notice of withdrawal under the Acts.				
<b>G30.3</b>	<b>RELEASE OF SELLER FROM COVENANTS IN LEASES</b>				
	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				
<b>G30.4</b>	<b>BUYER'S FEE</b>				
	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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