

**AUCTION
HOUSE**

**BIRMINGHAM &
BLACK COUNTRY**

**AUCTION
HOUSE**

**STAFFORDSHIRE
& SHROPSHIRE**

Wednesday 5th June 2019

7.00pm

Stoke City Football Club

bet365 Stadium

Stanley Matthews Way

Stoke-on-Trent ST4 4EG

Thursday 13th June 2019

6.00pm

Banks's Stadium

Walsall Football Club

Bescot Crescent

Walsall WS1 4SA



AUCTION VENUE

STAFFORDSHIRE

**Wednesday 5th June 2019
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Stoke City Football Club
bet365 Stadium
Stanley Matthews Way
Stoke-on-Trent
ST4 4EG



BIRMINGHAM

**Thursday 13th June 2019
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Banks's Stadium
Walsall Football Club
Bescot Crescent
Walsall
WS1 4SA



INTRODUCER AGENTS



auctionhouse.co.uk/staffordshire
auctionhouse.co.uk/birmingham



AUCTIONEERS



Chris Edwards

Managing Director/Auctioneer
AH Birmingham & Black Country



Cheryl Lewis

Director/Auction Manager
AH Birmingham & Black Country



Danny

Director
AH Staffordshire & Shropshire



James

Director
AH Staffordshire & Shropshire



Liz

Auction Manager
AH Staffordshire & Shropshire



Chris

Finance Manager
AH Staffordshire & Shropshire

A wide range of property types sell well at auction

There are many different types of property that sell well at Auction, and if you have one that falls into any of these categories you certainly should consider the Auction route.

Properties for Improvement • Tenanted Properties • Residential Investments • Building Land/Development • Propositions Mixed Use Properties • Commercial Investments • Unique Properties Paddock, Arable and Amenity Land

If it is property or land that is surplus to requirements, the likelihood is that we could find a buyer at Auction. If it has a value, and is worth marketing, it is worth considering a disposal by Auction.

Contact the Auction Team to discuss any aspect of buying/selling property or land at auction

TEL: Birmingham: 0121 289 3838 or

Staffordshire & Shropshire: 01782 790058

NEXT AUCTION DATES

24th July 2019 (Staffordshire) • 15th August 2019 (Birmingham)
11th September 2019 (Staffordshire) • 10th October 2019 (Birmingham)

ORDER OF SALE

Wednesday 5th June 2019 7.00pm

Stoke City Football Club, bet365 Stadium, Stanley Matthews Way, Stoke-on-Trent ST4 4EG

LOT	ADDRESS	*GUIDE PRICE	LOT TYPE
1	28 Knowle Street, Stoke, Stoke-On-Trent, Staffordshire	£30,000+	Residential for Improvement
2	34 First Avenue, Ketley Bank, Telford, Shropshire	£98,000+	Residential for Improvement
3	5A Church Street, Newcastle, Staffordshire	£125,000+	Mixed Use
4	8 Laurel Lane, Rock Bank, Telford, Shropshire	£42,000+	Residential for Improvement
5	50 Hadley Park Road, Hadley, Telford, Shropshire	£105,000+	Residential for Improvement
6	42 Hartshill Avenue, Oakengates, Telford, Shropshire	£95,000+	Residential for Improvement
7	Gracelands, Ellesmere Road, Whittington, Oswestry, Shropshire	£310,000+	Residential for Improvement
8	64 Fletcher Street, Ripley, Derbyshire	£75,000+	Residential for Improvement
9	26 Bakewell Close, Shrewsbury, Shropshire	£120,000+	Residential for Improvement
10	44 The Incline, Ketley, Telford, Shropshire	£100,000+	Residential for Improvement
11	140 Hurleybrook Way, Leegomery, Telford, Shropshire	£65,000+	Residential for Improvement
12	4 The Hay, The Rock, Telford, Shropshire	£190,000+	Residential for Improvement
13	28 Chockleys Meadow, Leegomery, Telford, Shropshire	£90,000+	Residential
14	13 Grove Road, Overdale, Telford, Shropshire	£90,000+	Residential
15	34 Old Road, Barlaston, Stoke-On-Trent, Staffordshire	£100,000+	Residential for Improvement
16	44 Booth Street, Chesterton, Newcastle under Lyme	£45,000+	Residential for Improvement

Thursday 13th June 2019 6.00pm

Banks's Stadium, Walsall Football Club, Bescot Crescent, Walsall WS1 4SA

LOT	ADDRESS	*GUIDE PRICE	LOT TYPE
1	11 Upper Sneyd Road, Essington, Wolverhampton, West Midlands	£75,000+	Residential
2	31 Arundel Street, Walsall, West Midlands	£69,000+	Residential for Improvement
3	130 Miner Street, Walsall, West Midlands	£65,000+	Residential
4	2 Fircroft Close, Cannock, West Midlands	£79,000+	Residential
5	7 Tudor Court, Tipton, West Midlands	£28,000+	Residential Investment
6	Flat 8, Unett Court, St. Matthews Road, Smethwick, West Midlands	£30,000+	Residential
7	111 Tudor Court, Tipton, West Midlands	£28,000+	Residential Investment
8	114 Old Heath Road, Wolverhampton, West Midlands	£79,000+	Residential for Improvement
9	8 Hislop Road, Rugeley, West Midlands	£79,000+	Residential
10	Flat 12, Cotterell Court, Butts Road, Walsall, West Midlands	£35,000+	Residential Investment
11	Flat 5, Saldavian Court, Slaney Road, Walsall, West Midlands	£42,000+	Residential Investment
12	3 Neath Road, Walsall, West Midlands	£72,000+	Residential for Improvement
12a	3 Bush Road, Tipton, West Midlands	£79,000+	Residential for Improvement
13	Land adjacent to 4 Foley Street, Kinver, West Midlands	£200,000+	Plots/Building Land
14	18 Dalton Road, Walsall, West Midlands	£99,000+	Residential
15	139 West Bromwich Road, Walsall, West Midlands	£75,000+	Residential
16	2 Carver Court, Wake Green Road, Tipton, West Midlands	£33,000+	Residential Investment
17	110 Tudor Court, Tipton, West Midlands	£28,000+	Residential Investment
18	Flat 9, Unett Court, St. Matthews Road, Smethwick, West Midlands	£35,000+	Residential Investment
19	12 Odell Crescent, Walsall, West Midlands	£89,000+	Residential
20	30 Station Road, Rushall, Walsall, West Midlands	£105,000+	Residential
21	45 Davenport Road, Wednesfield, Wolverhampton, West Midlands	£82,000+	Residential Investment
22	5 Blair Grove, Birmingham, West Midlands	£100,000+	Residential
23	8 Phoenix Rise, Wednesbury, West Midlands	£35,000+	Residential Investment
24	Flat 4, Avonmore Court, Raleigh Street, Walsall, West Midlands	£85,000+	Residential
25	109 Tudor Court, Tipton, West Midlands	£28,000+	Residential Investment
26	9 Cedar Road, Dudley	£80,000+	Residential
27	78A and 78B Kettlebrook Road, Tamworth, Staffordshire	£95,000+	Residential Investment
28	Land Adjacent 76, Birmingham Road, Dudley, West Midlands	£78,500+	Plots/Building Land
29	Flat 11, Avonmore Court, Raleigh Street, Walsall, West Midlands	£95,000+	Residential
30	132/134 Darlaston Road, Kings Hill, Wednesbury, West Midlands	£88,000+	Commercial Investment
31	Apartment 21, 40 Ryland Street, Birmingham, West Midlands	£176,000+	Residential
32	96 Ryle Street, Walsall, West Midlands	£72,000+	Residential for Improvement
33	78 Birmingham Road, Great Barr, Birmingham, West Midlands	£75,000+	Residential Investment
34	56 Glebe Street, Walsall, West Midlands	£130,000+	Residential
35	107 Tudor Court, Tipton, West Midlands	£28,000+	Residential Investment
36	22 Warren Close, Tipton, West Midlands	£40,000+	Residential Investment
37	99 Tudor Court, Tipton, West Midlands	£28,000+	Residential Investment
38	38 Birmingham Road, Great Barr, Birmingham, West Midlands	£200,000+	Residential for Improvement
39	18 and 18a Stamford Road, Birmingham, West Midlands	£220,000+	Residential Investment
40	44 Trafalgar Court, Tividale, Oldbury, West Midlands	£22,000+	Residential for Improvement
41	Flat 2, Melvyn House, Cradley Road, Dudley	£33,000+	Residential Investment
42	119 Thunderbolt Way, Tipton, West Midlands	£50,000+	Residential Investment
43	98 Tudor Court, Tipton, West Midlands	£28,000+	Residential Investment
44	108 Wensleydale Road, Birmingham, West Midlands	£110,000+	Residential
45	171 The Crescent, Walsall, West Midlands	£250,000+	Residential for Improvement
46	54 Blake Lane, Birmingham, West Midlands	£30,000 - £40,000	Residential for Improvement

*Description on Auction Information page

RESULTS

Tuesday 30th April 2019 7.00pm

Stoke City Football Club, bet365 Stadium, Stanley Matthews Way, Stoke-on-Trent ST4 4EG

LOT	ADDRESS	*GUIDE PRICE	RESULTS
1	10 Kirk Street, Smallthorne, Stoke-On-Trent, Staffordshire	£25,000+	SOLD FOR £37,000
2	Loomer Road Industrial Estate, Unit 18, Loomer Road, Newcastle	£180,000+	SOLD AFTER
3	Land Adj 81-83, Mill Street, Leek, Staffordshire	£50,000+	SOLD STC
4	46 Pike Close, Stafford, Staffordshire	£55,000+	UNSOLD
5	14 Smith Crescent, Wrockwardine Wood, Telford, Shropshire	£100,000+	SOLD FOR £100,000
6	Imperial Cottage, Bentlawnt, Minsterley, Shrewsbury, Shropshire	£300,000+	UNSOLD
7	5 Firbeck Gardens, Crewe, Cheshire	£48,000+	SOLD AFTER
8	105 Buxton Street, Sneyd Green, Stoke-On-Trent, Staffordshire	£90,000+	SOLD FOR £87,500
9	Beech House, Swan Meadow, Much Wenlock, Shropshire	£180,000+	SOLD PRIOR
10	23 Markham Crescent, Nottingham, Nottinghamshire	£90,000+	SOLD FOR £95,000
11	134 Mount Pleasant Road, Castle Gresley, Swadlincote, Derbyshire	£75,000+	SOLD AFTER
12	Land Rear Of 315 - 319 West Street, Crewe, Cheshire	£35,000+	SOLD FOR £38,000
13	88 Weston Road, Meir, Stoke-On-Trent, Staffordshire	£35,000+	SOLD FOR £40,000
14	Upper Floors, 5 Derby Street & 11 Market Place, Leek, Staffordshire	£35,000+	SOLD AFTER
15	34 Old Road, Barlaston, Stoke-On-Trent, Staffordshire	£100,000+	POSTPONED

Thursday 11th April 2019 6.00pm

Banks's Stadium, Walsall Football Club, Bescot Crescent, Walsall WS1 4SA

LOT	ADDRESS	*GUIDE PRICE	RESULTS
1	54 Borneo Street, Walsall, West Midlands	£110,000+	SOLD FOR £132,000
2	63 Orchard Road, Birmingham, West Midlands	£200,000+	SOLD FOR £286,000
2a	Apartment 503, Derwent Foundry, 5 Mary Ann Street, Birmingham, West Midlands	£120,000+	POSTPONED
3	369 St. Benedicts Road, Birmingham, West Midlands	£110,000+	SOLD FOR £120,000
6	22 Goldstar Way, Birmingham, West Midlands	£40,000+	SOLD FOR £45,000
8	Flat 14, Stockton Court, Mason Street, Bilston, West Midlands	£25,000+	POSTPONED
9	115 Dora Street, Walsall, West Midlands	£70,000+	SOLD FOR £85,000
10	64 Weybourne Road, Birmingham, West Midlands	£110,000+	SOLD FOR £130,000
11	7 Leopold Avenue, Birmingham, West Midlands	£220,000+	SOLD PRIOR
11a	16/16A Bloxwich Road South, Willenhall, West Midlands	£90,000+	SOLD FOR £98,000
12	64 Burnaston Road, Birmingham, West Midlands	£192,500+	SOLD FOR £210,000
13	64 Streets Lane, Cheslyn Hay, Walsall, West Midlands	£138,000+	SOLD FOR £154,000
14	810 Walsall Road, Great Barr, Birmingham, West Midlands	£370,000+	SOLD FOR £453,000
15	Nusery Annexe (Commercial Building) 812 C, First Floor Flat, 812 B and	£170,000+	SOLD FOR £239,000
19	Flat 4, Cotterell Court, Butts Road, Walsall, West Midlands	£35,000+	SOLD FOR £42,000
20	112 Wiltshire Way, West Bromwich, West Midlands	£55,000+	SOLD FOR £60,000
24	Flat 2, 28 The Centre Way, Birmingham	£50,000+	WITHDRAWN
25	56 Glendon Road, Erdington, Birmingham, West Midlands	£75,000+	SOLD FOR £80,000
26	454 Sutton Road, Walsall, West Midlands	£450,000+	SOLD PRIOR
29	13 Moreton Road, Wolverhampton, West Midlands	£98,000+	SOLD POST FOR £103,000
30	Estate House, 1 Darwall Street, Walsall, West Midlands	£80,000+	SOLD FOR £180,000
31	90 Whitehorse Road, Brownhills, Walsall, West Midlands	£92,000+	SOLD FOR £127,000
32	17 Corbridge Avenue, Great Barr, Birmingham, West Midlands	£89,000+	SOLD FOR £115,000
33	197 Frogmill Road, Rubery, Rednal, Birmingham, West Midlands	£85,000+	SOLD FOR £89,000
34	40 Holly Hill Road, Rubery, Rednal, Birmingham, West Midlands	£125,000+	SOLD FOR £140,000

***Description on Auction Information page**

VIEWING SCHEDULE

Wednesday 5th June 2019 7.00pm

Stoke City Football Club, bet365 Stadium, Stanley Matthews Way, Stoke-on-Trent ST4 4EG

Telford

Friday 17th, Wednesday 22nd May & Saturday 1st June

Address	TIME
28 Chockleys Meadow, Leegomery, Telford	10.00 – 10.20am
140 Hurleybrook Way, Leegomery, Telford	10.30 – 10.50am
50 Hadley Park Road, Hadley, Telford	11.00 – 11.20am
44 The Incline, Ketley, Telford	11.30 – 11.50am
13 Grove Road, Overdale, Telford	12.00 – 12.20pm
8 Laurel Lane, Rock Bank, Telford	12.30 – 12.50pm
4 The Hay, The Rock, Telford	1.00 – 1.20pm
34 First Avenue, Ketley Bank, Telford	1.30 – 1.50pm
42 Hartshill Avenue, Oakengates, Telford	2.00 – 2.20pm
26 Bakewell Close, Shrewsbury	3.00 – 3.20pm

LEGAL PACKS



We remind all prospective buyers that prior to auction day, the legal documents can be viewed at our offices, or online for free, thus making the process of purchasing at auction much easier and open to everyone.

We also offer a service for non attending bids by way of telephone or proxy if you cannot make the auction day. Non Attending Bid Forms are included to the rear of this Catalogue.

**AUCTION
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AUCTION INFORMATION



Administration Charge Purchasers will be required to pay by cheque or credit/debit card, an administration charge of **Birmingham** £995.00 (£829.17 +VAT) / **Staffordshire** £780.00 (£650.00 +VAT) or the fixed figure as stated in the property details, in addition to the deposit. A VAT receipt will be issued after the auction.



Attending the Auction It is always wise to allow sufficient time to get to the auction. Legal packs for most of the properties will be available for inspection. It is important you read these and the final addendum/amendment sheet which will also be available as any purchase will be subject to these.



Bidding Each property will be offered individually by the Auctioneer. Ensure that your bids are clear and noticed by the Auctioneer. If you are successful in bidding for the property you will be approached by a member of Auction House staff who will request your personal information and identification. You will then be guided to our administration area and then the cashier desk for payment of the deposit.



Bidding by Proxy or Telephone If you are unable to attend the auction you are invited to contact us to discuss special arrangements for bidding by proxy or telephone. A Non-Attending Bid or Telephone Bid form and conditions are included in auction catalogues or can be downloaded from the Bidding Form links on our website.



Buyers Premium Purchasers of some lots will be required to pay a Buyers Premium to the auctioneer in addition to the deposit – see individual property details.



Deposit When you buy a property you will be approached by a member of Auction House staff and asked to go to the cashiers desk to sign the Memorandum of Sale. You will be asked to pay a deposit of 10% of the purchase price subject to a minimum deposit of £3,000. Deposits can only be paid by bankers draft, building society cheque or credit/debit card. Cash payments will not be accepted. Please note, should the cheque have to be represented, a processing charge of £60.00 (£50.00 + VAT) will be charged by deduction from the deposit.



Disbursements Some disbursements may become payable by the purchaser on completion, these will be detailed in the Special Conditions of Sale within the property's Legal Pack.



Disclaimer Particulars on the website and within our catalogue are believed to be correct but their accuracy is not guaranteed. Information relating to Rating matters has been obtained by verbal enquiry only. Prospective purchasers are advised to make their own enquiries of the appropriate Authority. All measurements, areas and distances are approximate only. Potential purchasers are advised to check them.



Energy Performance Certificates (EPCs) Where required we include EPC ratings within Full Details and on the lot page within our catalogue. When available EPC Graphs can be viewed online at auctionhouse.co.uk.



General Data Protection Regulations (GDPR) This defines new customer rights and company obligations introduced on 25th May 2018. For full details please refer to the Privacy Policy showing on our websites www.auctionhouse.co.uk/birmingham.



***Guide Prices** Guide prices quoted online and in the catalogue are provided as an indication of each seller's minimum expectation. They are not necessarily figures which a property will sell for and may change at any time prior to the auction. The sale price will be dependent on bidding in the auction room and on the Vendors' instructions.



Insurance On some properties the seller will continue to insure through to completion. Others will need to be insured by the purchaser, and auctioneers advice to all purchasers is that they should consider insuring from the date of exchange.



Plans, Maps and Photographs The plans, floorplans, maps, photograph's and video tours published on our website and in the catalogue are to aid identification of the property only. The plans are not to scale.



Pre Auction Sales Offers made on property included in this auction may be accepted by the Vendor prior to the auction. If you are intending to bid at the auction for a specific lot, we recommend that you keep in contact with the Auctioneer's office.

The Auctioneers or Vendors cannot be held responsible for costs incurred in respect of any lot which is withdrawn or sold prior to auction.



Post Auction Sales If a property you are interested in is not sold during the auction please speak to the Auctioneer and make an offer at, above or below the Guide. Your offer will be put forward to the Vendor and if accepted, you will be able to proceed with your purchase under auction rules.



Proof of Identification In order to comply with Anti-Money Laundering regulations we ask that all prospective purchasers provide Proof of Identity and Residence. Please bring your passport or photographic UK driving licence and a recent utility bill, bank statement or council tax bill to the auction. If purchasing on behalf of a company you will also need a letter of authority on company letterhead. We will carry out Electronic AML checks on successful buyers and remote bidders. It will include a search with Experian who may check the details you supply against any particulars on any database (public or otherwise) to which they have access. They may also use your details in the future to assist other companies for verification purposes. A record of the search will be retained.



Reserve Price Each property will be offered subject to a reserve price which we expect will be set within the guide price range or no more than 10% above a single figure guide. This is a confidential figure set between the Vendor and the Auctioneer just prior to the auction. It is a figure below which the Auctioneer cannot sell the property during the auction. After the auction offers will be sought and considered on Unsold Lots at prices below the reserves.



Solicitors Details The name, address and telephone number of the solicitor who will be acting for you in any purchase will be required before you leave the auction room.



The Catalogue Details of the property and land to be sold are set out in our catalogue and on our website auctionhouse.co.uk All lots are sold subject to Special Conditions of Sale. It is important that prospective purchasers satisfy themselves as to the location, boundaries, condition and state of the lots before the auction.



The Contract The Memorandum of Sale will be signed in duplicate. One copy will be given to you, which you must give to your solicitor. The second copy will be retained by the Vendors' solicitor. Completion usually takes place after 28 days but this date can vary. The legal pack of each property will state the completion date due. The date may also be announced immediately prior to the commencement of bidding of each lot.



The Legal Aspect Buying at auction is a contractual commitment. Before making an offer prior to auction or bidding at the auction or post auction, it is advisable to consult a solicitor regarding the General and Special Conditions of Sale, the local authority search and other legal documentation.



Viewing Due to the nature and condition of auction properties we highlight the potential risk that viewing such properties carries and advise all to proceed with caution and take necessary requirements to ensure their own safety whilst viewing any lot in this catalogue. Viewings are conducted entirely at your own risk, these properties are not owned or controlled by Auction House and we cannot be held liable for loss or injury caused while viewing or accessing any Lot.

Due to the nature of some auction properties, electricity may not be turned on therefore viewing times are restricted. Viewers will also have to bring their own lighting/ladders if wanting to inspect cupboards, cellars and roof spaces.

DAY 1

Wednesday 5th June 2019 7.00pm

**AUCTION
HOUSE**
STAFFORDSHIRE
& SHROPSHIRE

16 lots for sale by auction

(unless previously sold or withdrawn)

Stoke City Football Club
bet365 Stadium
Stanley Matthews Way
Stoke-on-Trent
ST4 4EG





Tenure: Freehold
Local Authority: Stoke on Trent City Council
Solicitors: TLT, 1 Redcliff Street, Bristol, BS1 6TP. Tel: 0333 006 0461.
Viewing: 17th May 09:30 – 10:00. 23rd May 09:30 – 10:00. 29th May 09:30 – 10:00. 1st June 11:00 – 11:30. 4th June 09:30 – 10:00.
Energy Performance Certificate (EPC): Current Rating G

Residential for Improvement

1

28 Knowle Street, Stoke, Stoke-On-Trent, Staffordshire ST4 7RU

***GUIDE PRICE:**
£30,000 PLUS (plus fees)

Residential for Improvement

Investor opportunity a two bedroom End Terrace House requiring refurbishment. The property is located on the fringe of Stoke town centre, close to Staffordshire University and local amenities. Excellent commuter links via the A50 and A500. EPC G

Description:

Ground Floor

Reception room (3m x 3m), Kitchen (3.4m x 4.1m)

First Floor

Bedroom one, Bedroom two, Bathroom

Outside

Yard

Additional Fees

Buyer's Premium: £1140 inc VAT payable on exchange of contracts.

Administration Charge: £780 inc VAT payable on exchange of contracts.

Disbursements: Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.

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[*Description on Auction Information page](#)



Tenure: Freehold
Local Authority: Telford and Wrekin Borough Council
Legal Representative: Penny Mincher, The Wrekin Housing Group Limited, Colliers Way, Old Park, Telford, TF3 4AW. Tel: 01952 217057.
Viewing: 17th May 13:30 – 13:50. 22nd May 13:30 – 13:50. 1st June 13:30 – 13:50.
Energy Performance Certificate (EPC): Current Rating C

Residential for Improvement

2

34 First Avenue, Ketley Bank, Telford, Shropshire TF2 0AJ

***GUIDE PRICE:**
£98,000 PLUS (plus fees)

Residential for Improvement

A three bedroom Semi Detached House requiring modernisation situated in the establish residential are of Ketley Bank being well placed for local schools, commuter links and amenities

Description:

Semi Detached House

Three bedrooms

In need of modernisation

Freehold

The Seller: The seller is a registered provider and is therefore prohibited from selling a property to anyone who is an employee or director of the seller, or was in the last 12 months an employee or director, or is a close relative of such a person or an agent on their behalf. The seller also prohibits sales to any person listed on the sellers excluded purchasers list.

Additional Fees

Administration Charge: £780 inc VAT payable on exchange of contracts.

Disbursements: Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.

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[*Description on Auction Information page](#)



Mixed Use

5A Church Street, Newcastle, Staffordshire ST5 1QS

***GUIDE PRICE:**

£125,000 PLUS (plus fees)

Restaurant

A fantastic opportunity to acquire a prominently, prime located and popular large commercial building/restaurant situated in the centre of the popular market town of Newcastle under Lyme. Excellent road links to the M6 motorway

Description:

With a net internal area of approximately 2,431 sq ft the property briefly comprises an open plan ground floor dining/seating area with 70 covers and working kitchens and residential accommodation to the first floor. This building could stay as a going concern or has the potential for redevelopment/change of use subject to planning.



Tenure: Freehold

Local Authority: Newcastle under Lyme Borough Council

Solicitors: Whitehead Solicitors, 6, Water Street, Newcastle under Lyme, ST5 1HR. Tel: 01782 615278. Ref: Jim Murphy.

Viewing: 23rd May 10:30 – 11:00. 29th May 10:30 – 11:00. 4th June 10:30 – 11:00.

Energy Performance Certificate (EPC): Current Rating D

Additional Fees

Administration Charge: £780 inc VAT payable on exchange of contracts.

Disbursements: Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.

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*Description on Auction Information page



Residential for improvement

8 Laurel Lane, Rock Bank, Telford, Shropshire TF3 5BS

***GUIDE PRICE:**

£42,000 PLUS (plus fees)

Residential for Improvement

Excellent FTB /Investor opportunity a one bedroom Ground Floor Flat property requiring modernisation, situated in a popular established location and conveniently located for access to Telford and Wellington town centres.

Description:

Ground Floor Flat

One bedrooms

In need of modernisation

Leasehold

99 year lease from completion

Ground Rent £10 per annum

The Seller: The seller is a registered provider and is therefore prohibited from selling a property to anyone who is an employee or director of the seller, or was in the last 12 months an employee or director, or is a close relative of such a person or an agent on their behalf. The seller also prohibits sales to any person listed on the sellers excluded purchasers list.

Additional Fees

Administration Charge: £780 inc VAT payable on exchange of contracts.

Disbursements: Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.

Tenure: Leasehold

Local Authority: Telford and Wrekin Borough Council

Legal Representative: Penny Mincher, The Wrekin Housing Group Limited, Colliers Way, Old Park, Telford, TF3 4AW. Tel: 01952 217057.

Viewing: 17th May 12:30 – 12:50. 22nd May 12:30 – 12:50. 1st June 12:30 – 12:50.

Energy Performance Certificate (EPC): Current Rating C

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*Description on Auction Information page



Tenure: Freehold

Local Authority: Telford and Wrekin Borough Council

Legal Representative: Penny Mincher, The Wrekin Housing Trust Limited, Colliers Way, Old Park, Telford, TF3 4AW. Tel: 01952 217057.

Viewing: 17th May 11:00 – 11:20. 22nd May 11:00 – 11:20. 1st June 11:00 – 11:20.

Energy Performance Certificate (EPC): Current Rating C

Residential for improvement

5

**50 Hadley Park Road, Hadley,
Telford, Shropshire TF1 6PS**

***GUIDE PRICE:**

£105,000 PLUS (plus fees)

Residential for Improvement

Ideal Investment opportunity a three bedroom Semi Detached House in need of modernisation, The property is located in a popular established location of Hadley and is ideally located to take advantage of all local amenities.

Description:

Semi Detached House

Three bedrooms

In need of modernisation

Freehold

The Seller: The seller is a registered social landlord and is therefore prohibited from selling a property to anyone who is an employee or director of the seller, or was in the last 12 months an employee or director, or is a close relative of such a person or an agent on their behalf. The seller also prohibits sales to any person listed on the sellers excluded purchasers list.

Additional Fees

Administration Charge: £780 inc VAT payable on exchange of contracts.

Disbursements: Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.

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[*Description on Auction Information page](#)



Tenure: Freehold

Local Authority: Telford and Wrekin Borough Council

Legal Representative: Penny Mincher, The Wrekin Housing Group Limited, Colliers Way, Old Park, Telford, TF3 4AW. Tel: 01952 217057.

Viewing: 17th May 14:00 – 14:20. 22nd May 14:00 – 14:20. 1st June 14:00 – 14:20.

Energy Performance Certificate (EPC): Current Rating C

Residential for improvement

6

**42 Hartshill Avenue, Oakengates,
Telford, Shropshire TF2 6AS**

***GUIDE PRICE:**

£95,000 PLUS (plus fees)

Residential for Improvement

A Two bedroom Semi Detached House in need of modernisation, situated in a established residential locality, with excellent road network to all parts of Telford

Description:

Mid Terraced House

Two bedrooms

In need of modernisation

Freehold

The Seller: The seller is a registered provider and is therefore prohibited from selling a property to anyone who is an employee or director of the seller, or was in the last 12 months an employee or director, or is a close relative of such a person or an agent on their behalf. The seller also prohibits sales to any person listed on the sellers excluded purchasers list.

Additional Fees

Administration Charge: £780 inc VAT payable on exchange of contracts.

Disbursements: Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.

auctionhouse.co.uk/staffordshire

[*Description on Auction Information page](#)



Tenure: Freehold

Local Authority: Shropshire County Council

Solicitors: Ansons Solicitors, Commerce House, Ridings Park, Eastern Way,, Cannock, WS11 7FJ. Ref: Jonathan Rowley.

Energy Performance Certificate (EPC): Current Rating D

Residential for improvement

7

Gracelands, Ellesmere Road, Whittington, Oswestry, Shropshire SY11 4DJ

***GUIDE PRICE:**

£310,000 PLUS (plus fees)

Residential for improvement

Gracelands comprises of a detached vacant building arranged over ground and first floor levels and was formally used as a care home. Currently arranged as 7 bedrooms and a series of livingrooms, bathrooms, office and dining room. There is a commercial kitchen facility. The property which suit a variety of uses including conversion as a children's home, supported living or rehabilitation unit or, alternatively, redevelopment for residential usage could be considered, subject to obtaining planning consent

Description:

Ground Floor: Entrance hall, Lounge, Dining Room, Activity Room, Kitchen, Office, Laundry, Bedroom, Bathroom

First Floor: There are six bedrooms, shower room and a bathroom.

Location: Located within the unique village of Whittington, Shropshire. Close to local amenities including a Church, Post Office/ convenience store, school and local pubs. Whittington benefits from being located c.5.3km east of Oswestry, a large market town with thriving town centre and traditional indoor market.

Additional Fees

Buyer's Premium: £900 inc VAT payable on exchange of contracts.

Administration Charge: £780 inc VAT payable on exchange of contracts.

Disbursements: Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.

auctionhouse.co.uk/staffordshire

[*Description on Auction Information page](#)



Tenure: Freehold

Local Authority: Amber Valley Borough Council

Solicitors: Wilsons Solicitors, 20 The Grove, Ilkley, Leeds, LS29 9EG. Tel: 01943 602 998.

Viewing: 16th May 11:00 - 11:30. 23rd May 11:00 - 11:30. 1st June 09:30 - 10:00.

Energy Performance Certificate (EPC): Current Rating D

Residential for improvement

8

64 Fletcher Street, Ripley, Derbyshire DE5 3LP

***GUIDE PRICE:**

£75,000 PLUS (plus fees)

Residential for Improvement

Ideal investment opportunity this three bedroom semi detached house conveniently located for ease of access to local amenities and major destinations via the A38/A610 & M1.

Description:

Ground Floor: Entrance Hall, Lounge (3.8m x 4.0m), Kitchen (3.0m x 4.0m), Cloaks

First Floor: Bedroom One (3.6m x 3.0m), Bedroom Two (2.9m x 3.0m), Bedroom Three (2.4m x 2.4m), Bathroom

Externally: Gardens to the front and rear.

Additional Fees

Buyer's Premium: £1140 inc VAT payable on exchange of contracts.

Administration Charge: £780 inc VAT payable on exchange of contracts.

Disbursements: Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.

auctionhouse.co.uk/staffordshire

[*Description on Auction Information page](#)



Tenure: Freehold

Local Authority: Telford and Wrekin Borough Council

Legal Representative: Penny Mincher, The Wrekin Housing Group Limited, Colliers Way, Old Park, Telford, TF3 4AW. Tel: 01952 217057.

Viewing: 17th May 15:00 – 15:20. 22nd May 15:00 – 15:20. 1st June 15:00 – 15:20.

Energy Performance Certificate (EPC): Current Rating C

Residential for improvement

9

26 Bakewell Close, Shrewsbury, Shropshire SY1 3RL

***GUIDE PRICE:**

£120,000 PLUS (plus fees)

Residential for Improvement

This property will be an ideal purchase for a number of prospective purchasers including first time buyers/ investors. A three bedroom Semi Detached House with Garage, conveniently located close to local amenities, Shrewsbury town centre and the local bypass which links up to the M54 motorway network.

Description:

Semi Detached House
Three bedrooms
In need of modernisation
Freehold

The Seller: The seller is a registered provider and is therefore prohibited from selling a property to anyone who is an employee or director of the seller, or was in the last 12 months an employee or director, or is a close relative of such a person or an agent on their behalf. The seller also prohibits sales to any person listed on the sellers excluded purchasers list.

Additional Fees

Administration Charge: £780 inc VAT payable on exchange of contracts.

Disbursements: Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.

auctionhouse.co.uk/staffordshire

[*Description on Auction Information page](#)



Tenure: Freehold

Local Authority: Telford and Wrekin Borough Council

Legal Representative: Penny Mincher, The Wrekin Housing Group Limited, Colliers Way, Old Park, Telford, TF3 4AW. Tel: 01952 217057.

Viewing: 17th May 11:30 – 11:50. 22nd May 11:30 – 11:50. 1st June 11:30 – 11:50.

Energy Performance Certificate (EPC): Current Rating C

Residential for improvement

10

44 The Incline, Ketley, Telford, Shropshire TF1 5HZ

***GUIDE PRICE:**

£100,000 PLUS (plus fees)

Residential for Improvement

A three bedroom Semi Detached House ideal for a Buy to Let investor or owner occupier. Situated in the established residential locality of Ketley close to local shops amenities and local schools. Excellent links to the main road network and the M54.

Description:

Semi Detached House
Three bedrooms
In need of modernisation
Freehold

The Seller: The seller is a registered provider and is therefore prohibited from selling a property to anyone who is an employee or director of the seller, or was in the last 12 months an employee or director, or is a close relative of such a person or an agent on their behalf. The seller also prohibits sales to any person listed on the sellers excluded purchasers list.

Additional Fees

Administration Charge: £780 inc VAT payable on exchange of contracts.

Disbursements: Please see the legal pack for any disbursements listed that may

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[*Description on Auction Information page](#)



Tenure: Freehold

Local Authority: Telford and Wrekin Borough Council

Legal Representative: Penny Mincher, The Wrekin Housing Group Limited, Colliers Way, Old Park, Telford, TF3 4AW. Tel: 01952 217057.

Viewing: 17th May 10:30 – 10:50. 22nd May 10:30 – 10:50. 1st June 10:30 – 10:50.

Energy Performance Certificate (EPC): Current Rating C

Residential for improvement

11

140 Hurleybrook Way, Leegomery, Telford, Shropshire TF1 6UA

***GUIDE PRICE:**

£65,000 PLUS (plus fees)

Residential for Improvement

Buy to Let Investor opportunity, a two bedroom Mid Terrace House in need of modernisation, having good access to Wellington and all major arteries in and out of North Telford

Description:

Mid Terrace House

Two bedrooms

In need of modernisation

Freehold

The Seller: The seller is a registered provider and is therefore prohibited from selling a property to anyone who is an employee or director of the seller, or was in the last 12 months an employee or director, or is a close relative of such a person or an agent on their behalf. The seller also prohibits sales to any person listed on the sellers excluded purchasers list.

Additional Fees

Administration Charge: £780 inc VAT payable on exchange of contracts.

Disbursements: Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.

auctionhouse.co.uk/staffordshire

[*Description on Auction Information page](#)



Tenure: Freehold

Local Authority: Telford and Wrekin Borough Council

Solicitors: Shoosmiths LLP, The Lakes, Northampton, NN4 7SH. Ref: Eleanor Bartoli.

Viewing: 17th May 13:00 – 13:20. 22nd May 13:00 – 13:20. 1st June 13:00 – 13:20.

Energy Performance Certificate (EPC): Current Rating D

Residential for improvement

12

4 The Hay, The Rock, Telford, Shropshire TF3 5DP

***GUIDE PRICE:**

£190,000 PLUS (plus fees)

Residential For Improvement

Located in the established and modern family area of The Rock. This extended family is ideal for families and property developers conveniently located close Telford town centre with a range of recreational and shopping facilities, including the New Southwater development, the M54 motorway and the town's central railway station.

Description:

Ground Floor: Entrance Hall, Lounge (4.2m x 4.4m), Dinin Room (3.3m x 3.0m), Sitting Room (4.4m x 3.6m), Conservatory (3.2m x 2.9m), Kitchen (3.4m x 3.2m), Utility, Cloaks

First Floor: Master Bedroom (3.7m x 3.2m), En suite, Bedroom Two (3.6m x 3.0m), Bedroom Three (3.8m x 2.5m), Bedroom Four (3.6m x 3.0), Bathroom

Externally: Sitting on a corner plot with off road parking leading to an integral garage, beautiful garden to the rear.

Additional Fees

Buyer's Premium: £1140 inc VAT payable on exchange of contracts.

Administration Charge: £780 inc VAT payable on exchange of contracts.

Disbursements: Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.

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[*Description on Auction Information page](#)



Tenure: Freehold

Local Authority: Telford and Wrekin Borough Council

Legal Representative: Penny Mincher, The Wrekin Housing Group Limited, Colliers Way, Old Park, Telford, TF3 4AW. Tel: 01952 217057.

Viewing: 17th May 10:00 – 10:20. 1st June 10:00 – 10:20. 1st June 10:00 – 10:20.

Energy Performance Certificate (EPC): Current Rating C

Residential

13

28 Chockleys Meadow, Leegomery, Telford, Shropshire TF1 6TL

***GUIDE PRICE:**

£90,000 PLUS (plus fees)

Residential for Improvement

Ideal Investment opportunity a three bedroom Mid Terrace House in need of modernisation, The property is located in a popular established location of Leegomery and is ideally located to take advantage of all local amenities.

Description:

Mid Terraced House

Three bedrooms

In need of modernisation

Freehold

The Seller: The seller is a registered provider and is therefore prohibited from selling a property to anyone who is an employee or director of the seller, or was in the last 12 months an employee or director, or is a close relative of such a person or an agent on their behalf. The seller also prohibits sales to any person listed on the sellers excluded purchasers list.

Additional Fees

Administration Charge: £780 inc VAT payable on exchange of contracts.

Disbursements: Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.

auctionhouse.co.uk/staffordshire

[*Description on Auction Information page](#)



Tenure: Freehold

Local Authority: Telford and Wrekin Borough Council

Legal Representative: Penny Mincher, The Wrekin Housing Group Limited, Colliers Way, Old Park, Telford, TF3 4AW. Tel: 01952 217057.

Viewing: 17th May 12:00 – 12:20. 22nd May 12:00 – 12:20. 1st June 12:00 – 12:20.

Energy Performance Certificate (EPC): Current Rating C

Residential

14

13 Grove Road, Overdale, Telford, Shropshire TF3 5AW

***GUIDE PRICE:**

£90,000 PLUS (plus fees)

Residential for Improvement

Ideal Investment opportunity a three bedroom Semi Detached House in need of modernisation, situated in the established residential area of Telford approximately a mile from the main shopping centre, train station and M54 motorway.

Description:

Semi Detached House

Three bedrooms

In need of modernisation

Freehold

The Seller: The seller is a registered provider and is therefore prohibited from selling a property to anyone who is an employee or director of the seller, or was in the last 12 months an employee or director, or is a close relative of such a person or an agent on their behalf. The seller also prohibits sales to any person listed on the sellers excluded purchasers list.

Additional Fees

Administration Charge: £780 inc VAT payable on exchange of contracts.

Disbursements: Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.

auctionhouse.co.uk/staffordshire

[*Description on Auction Information page](#)



Tenure: Freehold

Local Authority: Stafford Borough Council

Solicitors: Woollicrofts Solicitors, 51 High Street, Stone, Staffordshire, ST15 8AF. Tel: 01785 413302. Ref: Caroline Carnes.

Viewing: 11th April 11:00 – 11:30. 16th April 11:00 – 11:30. 27th April 11:00 – 11:30.

Energy Performance Certificate: D

Residential For Improvement

15

34 Old Road, Barlaston, Stoke-On-Trent, Staffordshire ST12 9EQ

***GUIDE PRICE:**

£100,000 PLUS (plus fees)

Residential For Improvement

A three bedroom Semi Detached House situated in the village of Barlaston with good local shops and excellent transport links to the towns of Derby, Stafford and Stone and the A50 with its M1 and M6 connections. The property comprises

Description:

Ground Floor: Entrance hall, Lounge (4.6m x 3.9m), Kitchen (2.8m x 5.18m)

First Floor: Bedroom One (3.9m x 3.9m), Bedroom Two (2.8m x 3.7m), Bedroom Three (1.6m x 1.7m), Bathroom

Outside: To the front is off road parking and a drive leading to a detached garage. To the rear is a large garden predominantly laid to lawn.

Additional Fees

Administration Charge: £780 inc VAT payable on exchange of contracts.

Disbursements: Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.

auctionhouse.co.uk/staffordshire

[*Description on Auction Information page](#)



Tenure: Freehold

Local Authority: Newcastle under Lyme Borough Council

Solicitors: Wilsons Solicitors, 20 The Grove, Ilkley, Leeds, LS29 9EG. Tel: 01943 602 998.

Viewing: 23rd May 11:30 – 12:00. 29th May 11:30 – 12:00. 4th June 11:30 – 12:00.

Residential for improvement

16

44 Booth Street, Chesterton, Newcastle under Lyme, ST5 7PU

***GUIDE PRICE:**

£45,000 PLUS (plus fees)

Residential for Improvement

A Mid Terrace House situated in Chesterton on the outskirts of the popular market town of Newcastle under Lyme. Excellent road links to the M6 motorway and surrounding towns. The accommodation comprises:

Description:

Ground Floor

Lounge (3.6m x 3.4m), Dining room (3.8m x 3.6m), Kitchen (3.1m x 1.8m)

First Floor

Bedroom one (3.6m x 3.4m), Bedroom two (3.8m x 3.7m), Bathroom 3.2m x 1.8m)

Rear yard

Additional Fees

Buyer's Premium: £1140 inc VAT payable on exchange of contracts.

Administration Charge: £780 inc VAT payable on exchange of contracts.

Disbursements: Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.

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[*Description on Auction Information page](#)

NON-ATTENDING BID OR TELEPHONE BID

Please also sign and return the reverse side of this form



AUTHORISATION FOR BIDDING BY PROXY OR TELEPHONE

Full Name (s):

Name of Company (if applicable):

Home or Company (address): Postcode:

Tel: Mobile:

Email:

Hereby authorise Auction House to bid on my behalf by proxy / telephone (delete as applicable) bid for the property detailed below.

I confirm that I have read and understood the General Conditions of Sale and signed the Conditions of Bidding by Proxy or Telephone set out overleaf.

PROPERTY AND BID DETAILS

Lot No.: Property Address:

My maximum bid (proxy bids only) will be: £

(amount in words):

DEPOSIT (tick as applicable)

☐

I attach a cheque for 10% of my proxy bid or £3,000, whichever is the greater, plus £780.00 (£650.00 + VAT Administration Charge) plus Buyers Premium if applicable.

OR

☐

I attach a blank cheque to be completed by the Auctioneer if my bid is successful, within which he will include £780.00 (£650.00 + VAT Administration Charge) plus Buyers Premium if applicable.

My cheque of £ payable to KEYS INDEPENDENT ESTATE AGENTS
(amount if applicable)

I hereby authorise Auction House to undertake Proof of Identification checks using the information provided.

Date of Birth Period living at current address NI Number

Passport Number

Driving Licence Number

Previous address if less than 6 months

SOLICITORS

My solicitors are:

Of (address):

Postcode:

Tel: Person Acting:

If my bid is successful, I authorise the Auctioneer to sign the Memorandum of Sale on my behalf and recognise that I will be the legally bound purchaser of the property referred to above and must complete the purchase of the property within the time specified in the General/Special Conditions of Sale.

Signed: Date:

PLEASE MARK THE ENVELOPE EITHER PROXY OR TELEPHONE BID

TERMS AND CONDITIONS FOR TELEPHONE BIDS AND BIDDING BY LETTER

Anyone not able to attend the auction and wishing to make a bid for any property,
do so on the following terms and conditions:

1. The bidder must complete a separate authority form for each Lot involved, and provide a bankers draft, solicitor's client's account cheque or personal cheque for 10% of the maximum amount of the bid for each Lot. Please note the minimum deposit for any bid is £3,000 PER LOT.
2. The bidder must upload Proof of Identity in the form of a scan of a driving licence or passport, and a scan of a utility bill to the Auctions Passport Service that accesses the property's Legal Pack. Also you authorise Auction House to undertake a search with Experian for the purpose 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. They may also use your details in the future to assist other companies for verification purposes. A record of the search will be retained.
3. The form must be sent to, or delivered to: Written & Telephone Bids, Auction House Staffordshire, 5 Ridgehouse Drive, Festival Park, Hanley, Stoke on Trent, Staffordshire ST1 5TL to arrive before 6pm two working days prior to the start of the auction. It is the bidders responsibility to check that the form is received by Auction House and this can be done by telephoning the office.
4. In the case of a telephone bid the prospective purchaser should provide a blank cheque in the name of the purchaser which the Auctioneer will complete on behalf of the prospective purchaser if the prospective purchaser is successful in purchasing the relevant property for 10% of the purchase price, plus the administration charge or in accordance with the General or Special Conditions of Sale relating to the lot.
5. The bidder shall be deemed to have read the "Important Notice to be read by all bidders"; the particulars of the relevant Lot in the catalogue 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 of any amendments relating to the relevant Lot. Announcements can and should be checked by bidders on the day before the auction. However, the Auctioneers will advise the bidders of any announcements as soon as possible prior to the Auction.
6. In the case of a written bid, Auction House staff will compete in the bidding up to the maximum of the authorisation. If no maximum is inserted, Auction House reserve the right not to bid.
7. Auction House reserve the right not to bid on behalf of written bidders, in the event of any error, doubt, omission, uncertainty as to the bid, any failure to validate Proof of Identification, 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.
8. In the event that the written or telephone bid is successful, the Auctioneer will sign the Memorandum of the Contract on behalf of the bidder (a Contract would have been formed on the fall of the hammer).
9. In the event of a Contract, the deposit monies will be applied so far as necessary to meet the requirement for a 10% deposit (minimum £3,000) and the balance of the deposit (if any) will be held by the vendors solicitor pending completion. An Administration charge of £780.00 (£650.00 +VAT) should be added to the deposit cheque or a separate cheque should be made payable to Keys Independent Estate Agents.
10. In the event that the bidder is unsuccessful in gaining the Contract, the deposit monies shall be returned to the bidder promptly.
11. The Auctioneer will make no charge to a prospective purchaser for this service and will accept no liability whatsoever for any bid not being made on behalf of the prospective purchaser whether through lack of clarity of instructions or for any other reason whatsoever. Prospective telephone purchasers will not hold Auction House liable for any loss or claims relating to the telephone bidding system. The prospective purchaser will be advised if the relevant lot has been successfully purchased on his behalf as soon as possible after the auction. Where the lot has not been purchased the prospective purchaser will be notified by post and the deposit returned as soon as reasonably possible.
12. Once delivered to the Auctioneers, the authority to bid is binding on the bidder 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.
13. The authority can only be withdrawn by notification in writing delivered to Auction House at their office two hours before the start of the auction on the day the relevant Lot is scheduled to be auctioned, or by delivery into the hands of the Auctioneer in the auction room half-an-hour before the start of that day's auction. It is the bidders 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, any successful Contract is binding on the bidder.
14. 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 Auction House staff as empowered under the written authority. Auction House will have no liability whatsoever if the price achieved is the result only of this competition in bidding without intervention from other bidders.
15. Prospective purchasers are advised in respect of telephone bids should they become disconnected during bidding or are unobtainable, Auction House will not be held responsible or liable for any loss suffered in respect thereof. I hereby confirm that I have read and understood the above terms and conditions to bid by letter.

Signed: Date:

Please sign this page and ensure the form overleaf is completed

MEMORANDUM OF SALE



Property Address:

Lot No.

Price:

The Vendor:

The Purchaser:

Post Code:

Tel:

It is agreed that the Vendor sells and the Purchaser buys the property described in the accompanying particulars and *conditions of sale subject to their provisions and the terms and stipulations in them at the price above mentioned.

Purchase Price:

£

Less Deposit:

£

Balance:

£

Dated:

Completion Date:

Signed:

Authorised Agent for Vendor

As Agents for the Vendor we acknowledge receipt of the deposit in the form

of:

Dated:

Signed:

The Purchaser

Purchasers Solicitor:

Post Code:

Tel:

Vendors Solicitor:

Post Code:

Tel:

* For the purpose of this contract, the conditions of sale include the three sections of the RICS Common Auction Conditions, the Glossary, Conduct of the Auction and the General Conditions.

In addition and at the same time, the purchaser is required to pay by cheque to the Auctioneer an Administration Charge of £780.00 (£650.00 +VAT). plus Buyers Premium if applicable.

DAY 2

Thursday 13th June 2019 6.00pm

**AUCTION
HOUSE**

**BIRMINGHAM &
BLACK COUNTRY**

47 lots for sale by auction

(unless previously sold or withdrawn)

Banks's Stadium
Walsall Football Club
Bescot Crescent
Walsall
WS1 4SA





Tenure: See Legal Pack

Local Authority: Walsall Metropolitan Borough Council

Solicitors: Jennings Perks - Tim Perks, 3 High Street, Aldridge, Walsall, WS9 8LX. Tel: 01922 459000.

Energy Performance Certificate (EPC): Current Rating TBC

Residential

1

11 Upper Sneyd Road, Essington, Wolverhampton, WV11 2DS

***GUIDE PRICE:**

£75,000 PLUS (plus fees)

Residential

Situated in a popular residential area within Essington this two bedroom end terraced is ideally suited towards either a potential home owner or investor. The property is in need of modernisation and with all amenities close at hand comprises:

Description:

Ground Floor: Lounge (3.6m x 3.5m), Reception Room one (3.6m x 3.6m), Reception Room two (2.7m x 2.1m), Kitchen (3.3m x 1.5m),

First Floor: Bedroom One (Front) (3.7m x 3.6m), Bedroom Two (2.7m x 3.6m), Bathroom (3m x 2.1m)

Outside : Small Garden to the rear.

Viewings: 8th May 9:30am, 15th May 4:30pm, 18th May 12pm, 24th May 4:30pm, 30th May 4:30pm, 7th June 4:30pm

Additional Fees

Administration Charge: £995 inc VAT payable on exchange of contracts.

Disbursements: Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.

auctionhouse.co.uk/birmingham

[*Description on Auction Information page](#)



Tenure: See Legal Pack

Local Authority: Walsall Metropolitan Borough Council

Solicitors: Adnan Mohammed, ESN Solicitors, 267-271 High Street, Erdington, Birmingham, B23 6SR. Tel: 0121 377 7773.

Energy Performance Certificate (EPC): Current Rating D

Residential for improvement

2

31 Arundel Street, Walsall, West Midlands WS1 4BY

***GUIDE PRICE:**

£69,000 PLUS (plus fees)

Residential For Improvement

Situated in a very popular residential area within Walsall this spacious three bedroom terraced property is ideal for a potential home owner or investor. The property is in need of modernisation and with all amenities close at hand it comprises:

Description:

Ground Floor: Reception One (3.4m x 3.7m), Reception Two (4.6m x 3.7m), Kitchen (5.9m x 2.5m), W.C. (1.6m x 1m), Bathroom (3.5m x 2.5m x 1.6m)

First Floor: Bedroom One (4.6m x 3.7m), Bedroom Two (3.6m x 3.7m), Bedroom Three (3.1m x 2.6m).

Outside: At the rear of the property there is a garden.

Viewings: 7th May 12:15pm, 13th May 12:15pm, 18th May 11:15am, 22nd May 12:15pm, 29th May 12:15pm, 5th June 12:15pm

Additional Fees

Administration Charge: £995 inc VAT payable on exchange of contracts.

Disbursements: Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.

auctionhouse.co.uk/birmingham

[*Description on Auction Information page](#)



Tenure: See Legal Pack

Local Authority: Walsall Metropolitan Borough Council

Solicitors: Jeremy Lawrence Pearman Smith, 35 Lichfield Street, Walsall, WS1 1TJ. Tel: 01922 624164.

Energy Performance Certificate (EPC): Current Rating E

3

Residential

130 Miner Street, Walsall, West Midlands WS2 8QL

***GUIDE PRICE:**

£65,000 PLUS (plus fees)

This traditionally styled Victorian terraced property has undergone considerable improvements and benefits from gas central heating and double glazing making it an ideal buy to let. Situated not far from Walsall town centre the property has new carpets and comprises

Description:

Ground Floor: Dining Room 3.3m x 3.9m, Lounge 3.77m x 3.3m, Fitted Kitchen 3.8m x 1.6m with range of units and gas central heating boiler, Lobby with access to outside. Shower Room with Shower, W.C and wash hand basin.

First Floor: Landing to Bedroom 1 (Rear) 3.8m x 3.3m, Bedroom 2 (Front) 3.57m x 3.8m, Bedroom 3 (Front) 2.9m x 1.8m

Outside: Rear yard and Garden

Viewings: 17th May 4pm, 22nd May 12:45pm, 29th May 12:45pm, 1st June 11am, 5th June 12:45pm

Buyers Premium: A Buyers Premium of £600 inc V.A.T. is applicable on this lot. (£500 Plus V.A.T.)

Additional Fees

Administration Charge: £995 inc VAT payable on exchange of contracts.

Disbursements: Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.

auctionhouse.co.uk/birmingham

[*Description on Auction Information page](#)



Tenure: Freehold

Local Authority: Cannock Chase District Council

Solicitors: Mr Ranjit Bhogal, HCB Hadens, 20 Lichfield Street, Walsall, WS1 1TJ, Tel: 01922 720000

EPC: D

4

Residential

2 Fircroft Close, Cannock, West Midlands WS11 6DQ

***GUIDE PRICE:**

£79,000 PLUS (plus fees)

This three bedroom semi detached property is in need of modernisation throughout. The property is ideally situated in a popular residential area within Cannock. This property would be ideally suited towards either a potential home owner or Investor. With all amenities close at hand the property comprises:

Description:

Ground Floor: Lounge 3.2m X 5.7m, Kitchen 3.8m X 3.1m and W.C.

First Floor: Bathroom 1.6 X 2.4m, Bedroom 1 3.2m X 3.2m, Bedroom 2 3.2m X 3.3m, Bedroom 3 2.2m X 2.9m

Outside: At the front of the property there is a driveway with garage. To the rear of the property there is a well maintained garden.

Viewings: By appointment through the auctioneers - 0121 289 3838

Additional Fees

Administration Charge: £995 inc VAT payable on exchange of contracts.

Disbursements: Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.

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[*Description on Auction Information page](#)



Market Leading Development Finance

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£25k up to £2m for:**

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- ☒ Permitted development rights schemes
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Residential Investments

7 Tudor Court, Tipton, West Midlands DY4 8UU

5

***GUIDE PRICE:**

£28,000 PLUS (plus fees)

Situated in a popular residential area of Tipton this one bedroom flat is ideally suited towards an investor. We are informed the property is currently tenanted at £345 PCM. The auctioneer has not inspected the property however we believe the accommodation comprises:

Description:

Accommodation : Lounge, Kitchen, Bathroom, Bedroom One.

Outside: At the front of the property there is a shared garden.

Tenure: Leasehold. 99 years from 1974. Ground Rent £20.00 per annum rising to £100.00

Viewing : There will be no viewings for this property.

Tenure: Leasehold

Local Authority: Sandwell Metropolitan Borough Council

Solicitors: Mr Roger Nana, Vicarage Court Solicitors, 5 Vicarage Road, Birmingham, B15 3ES. Tel: 0121 452.

EPC: TBC

Additional Fees

Administration Charge: £995 inc VAT payable on exchange of contracts.

Disbursements: Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.

auctionhouse.co.uk/birmingham

[*Description on Auction Information page](#)



Residential

Flat 8, Unett Court, St. Matthews Road, Smethwick, West Midlands B66 3TN

6

***GUIDE PRICE:**

£30,000 PLUS (plus fees)

Residential Ideally suited to the first time buyer or investor, this purpose built studio apartment is conveniently located. Set in a popular location, the property has not been inspected by the Auctioneers but we are advised that it comprises:-

Description: **Accommodation:** Living Room/Bedroom, Kitchen, Bathroom. **Outside:** Communal Parking and Grounds

Lease Details: 125 years from 1st January 2007. We are advised the Ground Rent is £125.00 per annum with an approximate Service Charge of £770.00. **Buyers Premium:** A Buyers Premium of £1140.00 will be charged for this lot in addition to our usual administration fee.

Tenure: Leasehold

Local Authority: Birmingham City Council

Solicitors: Walker Morris LLP, Kings Court, 12 King Street, Leeds, LS1 2HL. Tel: 0113 457 0300.

Energy Performance Certificate (EPC): Current Rating C

Additional Fees

Administration Charge: £995 inc VAT payable on exchange of contracts.

Disbursements: Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.

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[*Description on Auction Information page](#)



Residential Investments

111 Tudor Court, Tipton, West Midlands DY4 8UW

7

***GUIDE PRICE:**

£28,000 PLUS (plus fees)

Situated in a popular residential area of Tipton this one bedroom flat is ideally suited towards an investor. The property is currently tenanted at £345 PCM. The auctioneer has not inspected the property however we believe the accommodation comprises:

Description:

Accommodation: Lounge, Kitchen, Bathroom, Bedroom One.

Outside : At the front of the property there is a shared garden.

Tenure: Leasehold. 99 years from 1974. Ground Rent £20.00 per annum rising to £100.00

Viewing: There will be no viewings for this property.

Tenure: Leasehold

Local Authority: Sandwell Metropolitan Borough Council

Solicitors: Mr Roger Nana, Vicarage Court Solicitors, 5 Vicarage Road, Birmingham, B15 3ES. Tel: 0121 452.

Energy Performance Certificate (EPC): Current Rating E

Additional Fees

Administration Charge: £995 inc VAT payable on exchange of contracts.

Disbursements: Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.

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[*Description on Auction Information page](#)



Tenure: Freehold

Local Authority: Wolverhampton City Council

Solicitors: Mr Ranjit Bhogal, HCB Hadens, 20 Lichfield Street, Walsall, WS1 1TJ. Tel: 01922 720000.

Energy Performance Certificate (EPC): Current Rating F

Residential for improvement

8

114 Old Heath Road, Wolverhampton, WV1 2SA

***GUIDE PRICE:**

£79,000 PLUS (plus fees)

Set on a good size plot with off road parking this three bedroom semi detached residence is situated in a popular residential location close to all amenities. The property requires modernisation and briefly comprises:-

Description:

Ground Floor: Porch, Hall, Lounge/Diner 7.18m x 3.93m max, Kitchen 3.05m x 1.52m, Utility, Lean to, W.C.

First Floor: Bedroom One (front) 3.9m x 3m, Bedroom Two 3m x 3m, Bedroom Three 2.2m x 1.8m, Bathroom 2.3m x 1.8m

Outside: To the front there is a garden with driveway and off road parking, Garage. To the rear there is a gardens with storage sheds.

Viewing: 8th May at 10.30 am, 15th May at 3.30 pm, 24th May at 3.30 pm, 30th May at 3.30 pm, 1st June at 10.00 am, 7th June at 3.30 pm

Additional Fees

Administration Charge: £995 inc VAT payable on exchange of contracts.

Disbursements: Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.

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[*Description on Auction Information page](#)



Residential

9

8 Hislop Road, Rugeley, West Midlands WS15 1LS

***GUIDE PRICE:**

£79,000 PLUS (plus fees)

Residential

Situated in a popular residential area within Rugeley this three bedroom semi detached property is in need of modernisation. The property is ideally suited towards either a potential home owner or investor. With all amenities close at hand the property comprises:

Description:

Ground Floor: Lounge (6m x 3.7m), Kitchen (2.7m x 3.1m),

First Floor: Bedroom One (4m x 2.7m), Bedroom Two (2.7m x 3.8m), Bedroom Three (2.4m x 2.6m), Bathroom (2.6m x 1.4m)

Outside: At the rear of the property there is a large well maintained garden.

Viewings: By appointment through the auctioneers - 0121 289 3838

Additional Fees

Administration Charge: £995 inc VAT payable on exchange of contracts.

Disbursements: Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.

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[*Description on Auction Information page](#)



Residential Investments

Flat 12, Cotterell Court, Butts Road, Walsall, West Midlands WS4 2BA

10

*GUIDE PRICE:

£35,000 PLUS (plus fees)

Residential Investment

Situated in a popular residential area within Walsall this one bedroom flat is ideal for an investor. We have been advised that the property is currently tenanted at £400 PCM. The auctioneer has not inspected the property however we believe the accommodation comprises:

Description:

Accommodation: Lounge, Bedroom, Kitchen and Bathroom

Viewings: By appointment through Auctioneers on 0121 289 3838

Tenure: Leasehold

Local Authority: Walsall Metropolitan Borough Council

EPC: TBC

Solicitors: Mr Roger Nana, Vicarage Court Solicitors, 5 Vicarage Road, Birmingham, B15 3ES TEL: 0121 452 4995

Additional Fees

Administration Charge: £995 inc VAT payable on exchange of contracts.

Disbursements: Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.

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[*Description on Auction Information page](#)



Residential Investments

Flat 5, Saldavian Court, Slaney Road, Walsall, West Midlands WS2 9AG

11

*GUIDE PRICE:

£42,000 PLUS (plus fees)

Residential Investment

This purpose built second floor two bedroom flat is ideal for an investor. The property is ideally situated within a popular residential area. The auctioneer has not inspected the property however we believe the accommodation comprises:

Description:

Accommodation: Hall, Kitchen, Reception Room, Two Bedrooms, Bathroom/WC.

Tenancy Details : The property is let on an Assured Short hold Tenancy, at a rental figure of £550 per calendar month – £6,600 per annum.

Tenure: See Legal Pack

Local Authority: Walsall Metropolitan Borough Council

Solicitors: Mr Roger Nana, Vicarage Court Solicitors, 5 Vicarage Road, Birmingham, B15 3ES, Tel: 0121 452 4955

EPC: F

Additional Fees

Administration Charge: £995 inc VAT payable on exchange of contracts.

Disbursements: Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.

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[*Description on Auction Information page](#)



Residential for improvement

3 Neath Road, Walsall, West Midlands WS3 2QZ

12

*GUIDE PRICE:

£72,000 PLUS (plus fees)

This three bedroom semi detached property is in need of total modernisation throughout. The property is situated in an ideal residential location and with all amenities close at hand comprises (Prospective buyers are advised to check the mining report):

Description:

Ground Floor: Lounge 4.3m X 3.8m, Kitchen 3.2m X 2.7m **First Floor:** Bed 1 3.8m X 3.2m, Bed 2 3.9m X 2.6m, Bed 3 2m X 3.1m, Bath 2.1m X 1.7m **Disclaimer:** The seller is a charity and is therefore prohibited from selling a property to anyone who is an employee or board member of the seller, or is the spouse/civil partner or close relative of a board member, the spouse/ civil partner of an employee, a donor of land to the seller, an agent on their behalf or institutions or companies controlled by such people.

Tenure: Freehold

Local Authority: Walsall Metropolitan Borough Council

Solicitors: Mr Stewart Freeman, Shakespeare Martineau, Bridgeway House, Bridgeway, Stratford Upon Avon, CV37 6YX. Tel: 01789 416 400. Ref: Shakespeare Martineau.

Energy Performance Certificate (EPC): Current Rating TBC

Viewings: 17th May 5pm, 22nd May 1:45pm, 29th May 1:45pm, 1st June 12pm, 5th June 1:45pm

Additional Fees

Administration Charge: £995 inc VAT payable on exchange of contracts.

Disbursements: Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.

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[*Description on Auction Information page](#)



12a

Residential for improvement

3 Bush Road, Tipton, West Midlands DY4 8LB

***GUIDE PRICE:**

£79,000 PLUS (plus fees)

Residential for Improvement

Situated in a popular location, this traditionally styled semi detached property offers well planned accommodation and is conveniently located for all amenities. Set back behind driveway with off street parking, the property has a good size enclosed rear garden and comprises of the following:-

Description:

Ground Floor: Entrance Hall, Lounge 4.11m x 4.11m, Dining Room 4.11m x 2.56m, Kitchen 5.00m x 2.49m, Downstairs Cloakroom.

First Floor: Bedroom One (front) 4m x 3m, Bedroom Two (Rear) 3.28m x 2.54m, Bedroom Three (front) 2.79m x 2m, Bathroom

Outside : Fore and Rear Gardens, Garage

Viewing : By appointment through Auctioneers on 0121 289 3838



Tenure: Freehold

Local Authority: Sandwell Metropolitan Borough Council

Solicitors: Mr Ranjit Bhogal, HCB Hadens, 20 Lichfield Street, Walsall, WS1 1TJ. Tel: 01922 720000.

Additional Fees

Administration Charge: £995 inc VAT payable on exchange of contracts.

Disbursements: Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.

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[*Description on Auction Information page](#)



13

Plots/Building Land

Land adjacent to 4 Foley Street, Kinver, West Midlands DY7 6EP

***GUIDE PRICE:**

£200,000 PLUS (plus fees)

Plots/Building Land

Land with Planning Permission Granted in a sought after location.

Description:

Description : Situated in the delightful South Staffordshire village of Kinver this Freehold building plot has Planning Permission Granted for the erection of a four bedroom detached residence with integral garage. South Staffordshire Council Planning Application (subject to conditions) 18/00190/FUL

Buyers Premium : Administration Fee - £1,200 inc VAT, payable on exchange of contracts.

Buyers Premium - £2,200 inc VAT, payable on exchange of contracts.

Viewing : The site is open for inspection.



Tenure: See Legal Pack

Local Authority: South Staffordshire Council

Solicitors: Butterworths Solicitors, 3 Walker Terrace, Gateshead, Tyne & Wear, NE8 1EB. Tel: 0191 482 1152.

Energy Performance Certificate (EPC): Current Rating N/A

Additional Fees

Administration Charge: £995 inc VAT payable on exchange of contracts.

Disbursements: Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.

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[*Description on Auction Information page](#)



Tenure: Freehold

Local Authority: Walsall Metropolitan Borough Council

Solicitors: Mr Ranjit Bhogal, HCB Hadens, 20 Lichfield Street, Walsall, WS1 1TJ, Tel: 01922 720000

EPC: C

Residential

14

18 Dalton Road, Walsall, West Midlands WS2 8UD

***GUIDE PRICE:**

£99,000 PLUS (plus fees)

Situated in the popular residential area of Reedswood this three bedroom semi detached property is ideally suited towards either a potential home owner or investor. Prospective buyers are advised to check the mining report. The property which already includes central heating and double glazing comprises:

Description: **Ground Floor:** Lounge (4.6m X 2.47m) including gas fire with brick surround, decorative beams to walls and ceiling, two UPVC double glazed windows to the front. Kitchen/diner (4.6m x 2.47m) including a range of wall and base units, tiled splash backs, stainless steel sink with mixer tap over, chimney extractor, two ceiling light points, UPVC double glazed window and door to the rear garden, built in storage cupboard and radiator. **First Floor:** Bedroom 1 (3.36m x 2.46m) Bedroom 2 (2.74m x 2.74m) Bedroom 3 (2.4m x 1.85m) Bathroom Having suite comprising panel bath, pedestal wash hand basin, low level W.C., ceiling light point, UPVC double glazed window and radiator. **Outside:** At the front of the property there is a garden as well as a driveway providing off road parking

Viewings: Tue 28 May 11:00–11:15, Tue 4 Jun 11:00–11:15, Fri 7 Jun 11:00–11:15, Tue 11 Jun 11:00–11:15

Additional Fees

Administration Charge: £995 inc VAT payable on exchange of contracts.

Disbursements: Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.

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[*Description on Auction Information page](#)



Tenure: See Legal Pack

Local Authority: Walsall Metropolitan Borough Council

Solicitors: Mrs Clare Wentworth, Enoch Evans Solicitors, St Paul's Chambers, 6–9 Hatherton Road, Walsall, WS1 1XS. Tel: 01922 720333.

Energy Performance Certificate (EPC): Current Rating E

Residential

15

139 West Bromwich Road, Walsall, West Midlands WS1 3HP

***GUIDE PRICE:**

£75,000 PLUS (plus fees)

Situated in a popular residential area within Walsall this two bedroom end terraced property has recently been modernised. The property is ideally suited towards either a potential home owner or investor. With double glazing and central heating already fitted this property comprises:

Description:

Ground Floor: Reception Room One (3.5m X 3.1m), Reception Room Two (3.4m X 3.4) Kitchen (1.8m X 3.2m) Rear room (2.2m X 1.6m)

First Floor: Bedroom One front (3.2m X 3.5m), Bedroom Two (3.4m X 2.5m)

Bathroom (3.2m X 1.8m)

Outside: At the rear of the property there is a garden.

Viewings: 7th May 11:45am, 13th May 11:45am, 18th May 10:45am, 22nd May 11:45am, 29th May 11:45am, 5th June 11:45am

Additional Fees

Administration Charge: £995 inc VAT payable on exchange of contracts.

Disbursements: Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.

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[*Description on Auction Information page](#)



Residential Investments

2 Carver Court, Wake Green Road, Tipton, West Midlands DY4 0AT

16

***GUIDE PRICE:**

£33,000 PLUS (plus fees)

Situated in a popular residential area within Tipton this first floor maisonette is ideally suited towards an investor. The auctioneer has not inspected the property however we believe the accommodation comprises:

Description:

Accommodation: Open-plan Kitchen/Living Room, Bedroom, Bathroom/WC.

Outside: Communal Grounds.

Tenancy Details: The property is let on an Assured Shorthold Tenancy at £86 per week – £4,472 per annum.

Tenure: See Legal Pack

Local Authority: Sandwell Metropolitan Borough Council

Solicitors: Mr Roger Nana, Vicarage Court Solicitors, 5 Vicarage Road, Birmingham, B15 3ES, Tel: 0121 452 4955

Energy Performance Certificate (EPC): Current Rating F

Additional Fees

Administration Charge: £995 inc VAT payable on exchange of contracts.

Disbursements: Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.

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[*Description on Auction Information page](#)



Residential Investments

110 Tudor Court, Tipton, West Midlands DY4 8UW

17

***GUIDE PRICE:**

£28,000 PLUS (plus fees)

Situated in a popular residential area of Tipton this one bedroom flat is ideally suited towards an investor. The property is currently tenanted at £345 PCM. The auctioneer has not inspected the property however we believe the accommodation comprises:

Description:

Accommodation : Lounge, Kitchen, Bathroom, Bedroom One.

Outside: At the front of the property there is a shared garden.

Tenure: Leasehold. 99 years from 1974. Ground Rent £20.00 per annum rising to £100.00

Viewing: There will be no viewings for this property.

Tenure: Leasehold

Local Authority: Sandwell Metropolitan Borough Council

Solicitors: Mr Roger Nana, Vicarage Court Solicitors, 5 Vicarage Road, Birmingham, B15 3ES. Tel: 0121 452.

Energy Performance Certificate (EPC): Current Rating E

Additional Fees

Administration Charge: £995 inc VAT payable on exchange of contracts.

Disbursements: Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.

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[*Description on Auction Information page](#)



Residential Investments

Flat 9, Unett Court, St. Matthews Road, Smethwick, West Midlands B66 3TN

18

***GUIDE PRICE:**

£35,000 PLUS (plus fees)

Residential Investments

Situated in a popular residential area within Smethwick this one bedroom ground floor flat is ideal for an investor. The property is currently let on a shorthold tenancy agreement from 30th August 2017 at £325 PCM. The auctioneer has not inspected the property however we believe the accommodation comprises:

Description:

Accommodation: Lounge, Bedroom, Kitchen and Bathroom **Outside:** Gated car park with designated parking space.. **Viewing:** Strictly by appointment through Auctioneer on 0121 289 3838

Tenure: Leasehold

Local Authority: Birmingham City Council

Solicitors: Mr Roger Nana, Vicarage Court Solicitors, 5 Vicarage Road, Birmingham, B15 3ES TEL: 0121 452 4995

EPC: F

Additional Fees

Administration Charge: £995 inc VAT payable on exchange of contracts.

Disbursements: Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.

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[*Description on Auction Information page](#)



Tenure: See Legal Pack

Local Authority: Walsall Metropolitan Borough Council

Solicitors: TBC

EPC: TBC

19

Residential

12 Odell Crescent, Walsall, West Midlands WS3 2EF

***GUIDE PRICE:**

£89,000 PLUS (plus fees)

Situated in a popular location this traditionally styled gas centrally heated and double glazed 3 bedroom semi detached property, would make an ideal purchase for either a first time buyer or investor. Requiring some remedial attention the property needs to be viewed to be appreciated and comprises the following

Description:

Ground Floor: Fully enclosed Porch leading into Kitchen 4.94m x 3m with range of base and wall units and gas central heating boiler. Doors lead off to Lounge 4.3m x 3.8m with patio doors leading into upvc Conservatory. Utility Room 3.8m x 1.5m, Side Verandah provides access to both front and rear.

First Floor: Landing provides access to Bedroom1 (Rear) 3.8m x 3.2m, Bedroom 2 (Front) 3.18m x 2m, Bedroom 3 (Rear) 3.2m x 2.6m, Bathroom with bath and wash hand basin, Separate W.C.

Outside: Fore garden, rear Garden with lawn and 2 outbuildings.

Viewings: Wed 22nd May 3pm, Wed 29 May 3pm, Wed 5 June 3pm, 12th June 9:30am

Buyers Premium: A buyers premium of £600 inc V.A.T. is applicable on this lot. (£500 Plus V.A.T.)

Additional Fees

Administration Charge: £995 inc VAT payable on exchange of contracts.

Disbursements: Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.

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[*Description on Auction Information page](#)



Tenure: See Legal Pack

Local Authority: Walsall Metropolitan Borough Council

Solicitors: Mr Ranjit Bhogal, HCB Hadens, 20 Lichfield Street, Walsall, WS1 1TJ. Tel: 01922 720000.

Energy Performance Certificate (EPC): Current Rating D

20

Residential

30 Station Road, Rushall, Walsall, West Midlands WS4 1ER

***GUIDE PRICE:**

£105,000 PLUS (plus fees)

Residential

Situated in a popular residential area within Rushall is this three bedroom semi detached property. The property is in very good condition and with all amenities close at hand comprises:

Description:

Ground Floor: Lounge (3.62m x 3.75m), Kitchen/Diner (4.78m x 2m)

First Floor: Bedroom One (3.68m x 2.88m), Bedroom Two (3.27m x 2.77m), Bedroom Three (3.11m x 1.91m) and Bathroom

Outside: At the front of the property there is space for off road parking and at the rear of the property there is a well maintained garden.

Viewings: 17th May 3:30pm, 22nd May 2:30pm, 29th May 2:30pm, 5th June 2:30pm, 12th June 10am

Additional Fees

Administration Charge: £995 inc VAT payable on exchange of contracts.

Disbursements: Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.

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[*Description on Auction Information page](#)

21

Residential

45 Davenport Road, Wednesfield, Wolverhampton, West Midlands WV11 3BX

*GUIDE PRICE:

£82,000 PLUS (plus fees)

Residential Two bedroom semi detached is ideally situated on the popular Moathouse Estate. The Property is in good condition making it an ideal opportunity for a potential home owner or investor. With all amenities close at hand it comprises:

Description: **Ground Floor:** Entrance hall, Lounge 3.35m x 3.04m into recess, window to front, gas fireplace with a marble hearth and surround and radiator. Dining Room 5.18m x 3.65m Two windows to rear, radiator, under stairs store cupboard and fireplace. Kitchen 5.4m x 1.8m Window to side, window to rear, a range of wall and base units, stainless steel sink and drainer, space for an electric cooker and plumbing for washing machine, doors to front and garden. **First Floor:** Bedroom One 4.2m x 3m Two windows to front, radiator, built in wardrobe containing a wall mounted boiler. Bedroom Two 3m x 3m max window to rear, radiator, built in wardrobe. Wet Room, window to rear, electric shower, w/c, pedestal wash basin, extractor fan, radiator and fully tiled walls. **Outside:** To the front, lawn with flower and shrub borders. Panel enclosed rear garden with a lawn, flower and shrub borders, a paved patio and a cold water point. **Viewings:** Thu 23 May 14:00-14:30, Mon 27 May 10:30-11:00, Sat 1 Jun 11:00-11:30, Fri 7 Jun 14:00-14:30, Tue 11 Jun 12:00-12:30 **Buyers Premium:** Administration Fee - £1,200 inc VAT, payable on exchange of contracts. Buyers Premium - £2,200 inc VAT, payable on exchange of contracts.



Tenure: See Legal Pack

Local Authority: Wolverhampton City Council

Solicitors: Butterworths Solicitors, 3 Walker Terrace, Gateshead, Tyne & Wear, NE8 1EB. Tel: 0191 482 1152.

Viewing: 23rd May 14:00 - 14:30. 27th May 10:30 - 11:00. 1st June 11:00 - 11:30. 7th June 14:00 - 14:30. 11th June 12:00 - 12:30.

Energy Performance Certificate (EPC): Current Rating D

Additional Fees

Administration Charge: £995 inc VAT payable on exchange of contracts.

Disbursements: Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.

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*Description on Auction Information page

22

Residential

5 Blair Grove, Birmingham, West Midlands B37 7SY

*GUIDE PRICE:

£100,000 PLUS (plus fees)

Residential

Ideal for a buy to let project, this end terraced property is set on a corner plot with off street parking. In need of improvement throughout the property is conveniently located for all amenities and transport links. The accommodation comprises:

Description:

Ground Floor: Enclosed Porch leading into Kitchen 6.05m x 2.89m with range of units and double glazed window to front. Stairs to first floor off. Lounge 6.08m x 3.16 with door to rear Gardens.

First Floor: Bedroom 1 (Front) 3.6m x 3m, Bedroom 2 (Rear) 3.57m x 3.4m, Bedroom 3 (Rear) 2.45m x 2.4m, Bathroom.

Outside: Driveway and foregarden, side gated access to rear Garden.

Viewings: By appointment through the auctioneers - 0121 289 3838

Buyers Premium: A buyers premium of £1080.00 inc V.A.T. is applicable on this property in addition to our usual administration fee.



Tenure: See Legal Pack

Local Authority: Solihull Metropolitan Borough Council

Solicitors: Optima Legal, Hepworth House, Claypit Lane, Leeds, LS2 8AE, Tel: 0344 571 3834

EPC: F

Additional Fees

Administration Charge: £995 inc VAT payable on exchange of contracts.

Disbursements: Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.

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Residential Investments

8 Phoenix Rise, Wednesbury, West Midlands WS10 7SL

23

***GUIDE PRICE:**

£35,000 PLUS (plus fees)

Residential Investment

This purpose built one bedroom ground floor maisonette is ideally situated in a popular residential area within Wednesbury. The property is currently tenanted on a assured shorthold tenancy from 2nd November 2016 at £395 PCM. The auctioneer has not inspected the property however we believe the accommodation comprises:

Description:

Accommodation: Lounge, Bedroom, Kitchen and Bathroom **Outside:** At the front and rear of the property there is a small garden. Viewing: By appointment through Auctioneers on 0121 289 3838

Tenure: Leasehold

Local Authority: Walsall Metropolitan Borough Council

Solicitors: Mr Roger Nana, Vicarage Court Solicitors, 5 Vicarage Road, Birmingham, B15 3ES TEL: 0121 452 4995

EPC: D

Additional Fees

Administration Charge: £995 inc VAT payable on exchange of contracts.

Disbursements: Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.

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[*Description on Auction Information page](#)



Residential

Flat 4, Avonmore Court, Raleigh Street, Walsall, West Midlands WS2 8AL

24

***GUIDE PRICE:**

£85,000 PLUS (plus fees)

Residential Situated just off Raleigh Street, this ground floor apartment enjoys uPVC double glazing and would make an ideal purchase for a first time buyer or investor. Set amongst communal gardens with off street parking, the property comprises:- **Description:** **Accommodation:** Reception Hall with Airing Cupboard, Open Plan Lounge/Kitchen 5.3m x 4m with range of units and built in oven and hob, double glazed patio doors overlook gardens. Bedroom One 3.5m x 3.4m with double glazed window to front, Bathroom with matching white suite. **Buyers Premium:** A Buyers Premium of £900.00 inc vat will be charged for this lot in addition to our usual Administration Fee. **Viewing** : By appointment through Auctioneers on 0121 289 3838

Tenure: Leasehold

Local Authority: Walsall Metropolitan Borough Council

Energy Performance Certificate (EPC): Current Rating C

Solicitors: TBA

Additional Fees

Administration Charge: £995 inc VAT payable on exchange of contracts.

Disbursements: Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.

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[*Description on Auction Information page](#)



Residential Investments

109 Tudor Court, Tipton, West Midlands DY4 8UW

25

***GUIDE PRICE:**

£28,000 PLUS (plus fees)

Residential Investment

Situated in a popular residential area of Tipton this one bedroom flat is ideally suited towards an investor. The property is currently tenanted at £345 PCM. The auctioneer has not inspected the property however we believe the accommodation comprises:

Description:

Accommodation : Lounge, Kitchen, Bathroom, Bedroom One.

Outside: At the front of the property there is a shared garden.

Tenure: Leasehold. 99 years from 1974. Ground Rent £20.00 per annum rising to £100.00

Tenure: Leasehold

Local Authority: Sandwell Metropolitan Borough Council

Solicitors: Mr Roger Nana, Vicarage Court Solicitors, 5 Vicarage Road, Birmingham, B15 3ES. Tel: 0121 452.

Energy Performance Certificate (EPC): Current Rating E

Additional Fees

Administration Charge: £995 inc VAT payable on exchange of contracts.

Disbursements: Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.

auctionhouse.co.uk/birmingham

[*Description on Auction Information page](#)



Tenure: See Legal Pack

Local Authority: Dudley Metropolitan Borough Council

Solicitors: Ansons Sols, Commerce House, Ridings Park, Eastern Way,, Cannock, WS11 7FJ. Ref: Mr Rowley.

EPC: TBC

26

Residential

9, Cedar Road, Dudley, DY1 4HN

***GUIDE PRICE:**

£80,000 PLUS (plus fees)

Set on a prominent corner plot, this traditionally styled semi detached property, is in need of some modernisation whilst at the same time offers tremendous scope for development. The internal accommodation comprises

Description:

Ground Floor: Reception Hall with stairs off and access to Bathroom with panelled bath, low level W.C and wash hand basin, Lounge 4.1m x 3.67m with bay to front, Kitchen/Diner 5.64m x 2.5m with range of units, door leads to Utility/Store 3.2m x 1.7m.

First Floor: Landing provides access to Bedroom 1 (Front) 3.55m x 2.96m, Bedroom 2 (Rear) 3.5m x 3.5m, Bedroom 3 (Rear) 2.1m x 2.5m, Shower Room with shower, W.C and hand basin.

Outside: Fore, side and rear Gardens, there is a dropped curb which could provide access to off street parking.

Buyers Premium: A buyers premium of £900 inc V.A.T. is applicable on this property. (£750 plus vat)

Viewings: By appointment through the auctioneers - 0121 289 3838

Additional Fees

Administration Charge: £995 inc VAT payable on exchange of contracts.

Disbursements: Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.

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[*Description on Auction Information page](#)



Tenure: Freehold

Local Authority: Staffordshire County Council

Solicitors: Ms Hayley McGill, Garner Canning, 11 Aldergate, Tamworth, Staffs, B79 7DL. Tel: 01827 314004.

Energy Performance Certificate (EPC): Current Rating D and C

27

Residential Investments

78A and 78B Kettlebrook Road, Tamworth, Staffordshire B77 1AE

***GUIDE PRICE:**

£95,000 PLUS (plus fees)

Situated in the heart of Tamworth City Center this semi detached property has been converted into two one bedroom flats. The first floor flat is tenanted on Assured Shorthold Tenancy at £405 PCM which the auctioneers have not inspected. This property is ideally suited towards an investor and with all amenities close at hand it comprises:

Description:

Ground Floor: Lounge with bay window to front 3.5m X 4.1m, Bedroom 2.7m X 3.6m, Shower room 1.9m X 1.3m, Kitchen 2.6m X 1.3m.

First Floor: The auctioneer has not inspected this floor but has been advised it comprises Living room, Bedroom, Kitchen and Bathroom

Outside: At the rear of the property there is a small communal garden and 2 parking spaces providing off road parking.

Viewings: By appointment through the auctioneers - 0121 289 3838

Additional Fees

Administration Charge: £995 inc VAT payable on exchange of contracts.

Disbursements: Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.

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Plots/Building Land

Land Adjacent 76, Birmingham Road, Dudley, West Midlands DY1 4RF

***GUIDE PRICE:**

£78,500 PLUS (plus fees)

Plots/Building Land

Situated within a short distance of Dudley Town Centre with good transportation links, the Freehold Building Plot is offered with Planning Permission (Application No: P17/0749) for the erection of a three storey block of six flats (subject to conditions). On site viewing is available at viewer's own risk. Further details relating to the application can be found in the Legal Pack.

Tenure: Freehold

Local Authority: Dudley Metropolitan Borough Council

Solicitors: Mr Mark Hodgson, The Wilkes Partnership, 41 Church Street, Birmingham, B3 2RT. Tel: 0121 710 5848.

Energy Performance Certificate (EPC): Current Rating N/A

Additional Fees

Administration Charge: £995 inc VAT payable on exchange of contracts.

Disbursements: Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.

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[*Description on Auction Information page](#)



Residential

Flat 11, Avonmore Court, Raleigh Street, Walsall, West Midlands WS2 8AL

***GUIDE PRICE:**

£95,000 PLUS (plus fees)

Residential

Situated in this new residential development just off Raleigh Street, this ground floor apartment enjoys uPVC double glazing and would make an ideal purchase for a first time buyer or investor. Set amongst communal gardens with off street parking, the property comprises:-

Description:

Accommodation: Reception Hall with Airing Cupboard and window to rear, Open Plan Lounge/ Kitchen 4.9 x 3.8m with range of units and built in oven and hob, double glazed patio doors overlook gardens. Bedroom One 3.8m x 3.11m with double glazed window to front, Bedroom Two 3.9m x 2.84m with window to rear. Bathroom with matching white suite, panelled bath, wash hand basin and w.c.

Buyers Premium : A Buyers Premium of £900.00 inc vat will be charged for this lot in addition to our usual Administration Fee.

Viewing : By appointment through Auctioneers on 0121 289 3838

Tenure: Leasehold

Local Authority: Walsall Metropolitan Borough Council

Energy Performance Certificate (EPC): Current Rating C

Solicitors: TBA

Additional Fees

Administration Charge: £995 inc VAT payable on exchange of contracts.

Disbursements: Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.

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[*Description on Auction Information page](#)



Tenure: Freehold

Local Authority: Walsall Metropolitan Borough Council

Solicitors: TBC

Energy Performance Certificate (EPC): Current Rating TBC

30

Commercial Investments

132/134 Darlaston Road, Kings Hill, Wednesbury, WS10 7TA

***GUIDE PRICE:**

£88,000 PLUS (plus fees)

Situated on the main Darlaston Road close to Darlaston Town Centre, this mixed use commercial investment offers the following:-

Description:

132-134 (Ground Floor) : A ground floor retail shop, let on a 10 year lease from 16th March 2007 producing an income of £7,280.00 per annum. It represents a double fronted shop unit, retail area 5.3m x 8.1m plus 5.02m x 4.1m. Door leads to Rear Store Room with W.C. off.

134a: Accessed from the rear, this residential investment occupies two floors and is let on a Periodic Tenancy at £500.00 PCM (we await sight of the Tenancy Agreement). The property has not been inspected by the Auctioneer. But we believe it comprises: Ground Floor: Dining Room and Kitchen, First Floor: Lounge, Three Bedrooms, Bathroom. We understand the property benefits from gas central heating and double glazing. We also understand there is an additional studio apartment currently used for storage.

Buyers Premium: A Buyers Premium of £900.00 inc VAT in addition to our usual administration fee will be charged for this lot.

Viewings: There will be no viewings for this lot.

Additional Fees

Administration Charge: £995 inc VAT payable on exchange of contracts.

Disbursements: Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.

auctionhouse.co.uk/birmingham

*Description on Auction Information page



Tenure: See Legal Pack

Local Authority: Birmingham City Council

Solicitors: TBC

EPC: C

31

Residential

Apartment 21, 40 Ryland Street, Birmingham, B16 8BS

***GUIDE PRICE:**

£176,000 PLUS (plus fees)

Residential

Situated in a very popular residential area within Birmingham City Center this two bedroom apartment is in good condition and would make an ideal purchase for either a potential home owner or investor. With all amenities close at hand the property comprises:

Description:

Accommodation: Open Living Space 6.8m X 5.8m, Bathroom 4m X 2.1m, Bed 1 5.1m X 4m Bed 2 3.9m X 2.8m En suite 1.1m X 2.1m

Viewings: By appointment through the auctioneers - 0121 289 3838

Buyers Premium: A buyers premium of £900 inc V.A.T. is applicable on this lot. (£750 Plus V.A.T.)

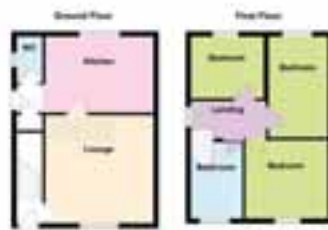
Additional Fees

Administration Charge: £995 inc VAT payable on exchange of contracts.

Disbursements: Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.

auctionhouse.co.uk/birmingham

*Description on Auction Information page



Tenure: Freehold

Local Authority: Walsall Metropolitan Borough Council

Solicitors: Mr Stewart Freeman, Shakespeare Martineau, Bridgeway House, Bridgeway, Stratford Upon Avon, CV37 6YX. Tel: 01789 416 400. Ref: Shakespeare Martineau.

Energy Performance Certificate (EPC): Current Rating D

Residential for improvement

32

96 Ryle Street, Walsall, West Midlands WS3 3AR

***GUIDE PRICE:**

£72,000 PLUS (plus fees)

Situated in a popular residential area within Bloxwich this three bedroom semi detached property is in need of modernisation throughout. This property is ideally suited towards an investor and with all amenities close at hand comprises:

Description:

Ground Floor: Lounge 4.2m X 4.2m, Kitchen 3m X 4.3m, W.C. and door to the rear.

First Floor: Bed 1 3.2m X 3.3m, Bed 2 3.9m 2.7m, Bed 3 rear 3m X 2.4m, Bath 1.7m X 1.9m

Outside: At the front of the property there is a garden with footpath and to the rear there is a large garden.

Viewings: 17th May 4:30pm, 22nd May 1:15pm, 29th May 1:15pm, 1st June 11:30am, 5th June 1:15pm

Disclaimer: The seller is a charity and is therefore prohibited from selling a property to anyone who is an employee or board member of the seller, or is the spouse/civil partner or close relative of a board member, the spouse/civil partner of an employee, a donor of land to the seller, an agent on their behalf or institutions or companies controlled by such people.

Additional Fees

Administration Charge: £995 inc VAT payable on exchange of contracts.

Disbursements: Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.

auctionhouse.co.uk/birmingham

[*Description on Auction Information page](#)



Tenure: See Legal Pack

Local Authority: Sandwell Metropolitan Borough Council

Solicitors: Mr Roger Nana, Vicarage Court Solicitors, 5 Vicarage Road, Birmingham, B15 3ES. Tel: 0121 452.

Energy Performance Certificate (EPC): Current Rating E

Residential Investments

33

78 Birmingham Road, Great Barr, Birmingham, B43 6NT

***GUIDE PRICE:**

£75,000 PLUS (plus fees)

An end terraced property of brick construction surmounted by a tiled clad roof set back from the road behind a walled foregarden. The property benefits from well laid out accommodation, UPVC double glazed windows and gas fired central heating the property further benefits from having the potential for off road parking via the rear accessed via a right of way and service road. The property is located close to Junction 7 of the M6 Motorway and approximately half a miles distance from Great Barr Park. Birmingham Road (A34) itself also provides direct access to Walsall Town Centre and Birmingham City Centres. The property is currently let on an Assured Shorthold Tenancy Agreement producing a rental of £475 per calendar month (£5,700 per annum). The property has not been inspected by the Auctioneer but are informed the property comprises of the following:-

Description:

Ground Floor: Lounge, Dining Room, Kitchen, Inner Lobby and Bathroom having panelled bath, wash basin and WC **First Floor:** Landing, Bedroom 1, Bedroom 2 (intercommunicating with) Bedroom 3 **Outside:** Front Walled foregarden. Rear Garden and the potential for off road parking accessed via a right of way and service road **Viewing:** There will be no viewings at this property.

Additional Fees

Administration Charge: £995 inc VAT payable on exchange of contracts.

Disbursements: Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.

auctionhouse.co.uk/birmingham

[*Description on Auction Information page](#)



Tenure: Freehold

Local Authority: Walsall Metropolitan Borough Council

Solicitors: Ms J Crane, Woodhouse & Co, Oculus House, Mill Street, Sutton Coldfield, B72 1TJ, Tel: 0121 355 5601

EPC: E

Residential

34

56 Glebe Street, Walsall, West Midlands WS1 3NX

***GUIDE PRICE:**

£130,000 PLUS (plus fees)

Residential

A particularly spacious Villa type residence in this convenient and popular residential location for which internal viewing is essential in order to appreciate the space and appeal withing. Having mostly upvc double glazing and gas fired central heating the accommodation includes:

Description:

Ground Floor: Hall, Impressive Through Lounge/ Dining Room, Inner Hallway, Downstairs W.C, Cellar, Superb Dining Kitchen,

First Floor: Four Excellent Bedrooms including Loft Bedroom, Master with En-suite Shower Room, Family Bathroom

Outside: Large Rear Garden

Viewings: By appointment through the auctioneers - 0121 289 3838

Additional Fees

Administration Charge: £995 inc VAT payable on exchange of contracts.

Disbursements: Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.

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[*Description on Auction Information page](#)



Residential Investments

107 Tudor Court, Tipton, West Midlands DY4 8UW

***GUIDE PRICE:**

£28,000 PLUS (plus fees)

Situated in a popular residential area of Tipton this one bedroom flat is ideally suited towards an investor. The property is currently tenanted at £345 PCM. The auctioneer has not inspected the property however we believe the accommodation comprises:

Description:

Accommodation: Lounge, Kitchen, Bathroom, Bedroom One.

Outside : At the front of the property there is a shared garden.

Tenure: Leasehold. 99 years from 1974. Ground Rent £20.00 per annum rising to £100.00

Viewing : There will be no viewings for this property.

Tenure: Leasehold

Local Authority: Sandwell Metropolitan Borough Council

Solicitors: Mr Roger Nana, Vicarage Court Solicitors, 5 Vicarage Road, Birmingham, B15 3ES. Tel: 0121 452.

Energy Performance Certificate (EPC): Current Rating D

Additional Fees

Administration Charge: £995 inc VAT payable on exchange of contracts.

Disbursements: Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.

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[*Description on Auction Information page](#)

**AUCTION
HOUSE**
BIRMINGHAM &
BLACK COUNTRY

Birmingham - 0121 289 3838
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**AUCTION
HOUSE**
STAFFORDSHIRE
& SHROPSHIRE



Residential Investment

22 Warren Close, Tipton, West Midlands DY4 9PG

***GUIDE PRICE:**

£40,000 PLUS (plus fees)

Residential Investments

This maisonette is situated in a popular residential cul-de-sac location close to local schools, amenities and road links and bus links and is an excellent opportunity for an investor. The property is currently tenant at £425 PCM. The auctioneer has not inspected the property however we believe the accommodation comprises: **Description: Accommodation:** Lounge 3.93m x 7.93m, Kitchen 2.94m x 2.40m, Bedroom One 3.95m x 2.74m, Bedroom Two 2.91m x 2.05m, Bathroom. **Outside:** Gate giving rear access to a path and lawned area to rear, lawned frontage and allocated parking. **Viewings:** Viewing By appointment through the Auctioneers – 0121 289 3838

Tenure: Leasehold

Local Authority: Dudley Metropolitan Borough Council

Solicitors: Mr Roger Nana, Vicarage Court Solicitors, 5 Vicarage Road, Birmingham, B15 3ES TEL: 0121 452 4995

EPC: C

Additional Fees

Administration Charge: £995 inc VAT payable on exchange of contracts.

Disbursements: Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.

36

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*Description on Auction Information page



Residential Investments

99 Tudor Court, Tipton, West Midlands DY4 8UW

***GUIDE PRICE:**

£28,000 PLUS (plus fees)

Residential Investment

Situated in a popular residential area of Tipton this two bedroom flat is ideally suited towards an investor. The property is currently tenanted at £375 PCM. The auctioneer has not inspected the property however we believe the accommodation comprises:

Description:

Accommodation: Lounge, Kitchen, Bathroom, Bedroom One and Bedroom Two

Outside: At the front of the property there is a shared garden.

Viewing: Strictly by appointment through Auctioneers on 0121 289 3838

Tenure: See Legal Pack

Local Authority: Dudley Metropolitan Borough Council

Solicitors: Mr Roger Nana, Vicarage Court Solicitors, 5 Vicarage Road, Birmingham, B15 3ES TEL: 0121 452 4995

EPC: E

Additional Fees

Administration Charge: £995 inc VAT payable on exchange of contracts.

Disbursements: Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.

37

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*Description on Auction Information page

**AUCTION
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BLACK COUNTRY

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Birmingham – Thursday 15th August 2019 6.00pm
Staffordshire – Wednesday 24th July 2019 – 7.00pm

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Email scott@edwardsmoore.co.uk

CATHERINE MCKELT SENIOR SALES PROGRESSOR

Since joining the company in 1999 Catherine has covered all aspects of estate agency and has worked in both buoyant and challenging markets. Catherine works closely with the sales and management team and deals with the entire sales progression for Edwards Moore. Her demanding role involves liaising with purchasers, vendors, solicitors, surveyors as well as other estate agents involved in the chain. Catherine says "Since joining Edwards Moore there has been an immense amount of time spent on training and developing my skills. My team are extremely focused and together we are looking forward to developing the business and helping customers to discuss their property needs.

Email catherine@edwardsmoore.co.uk



SIAN EDWARDS SALES NEGOTIATOR

Sian joined the company at the beginning of 2018. Sian brings with her a wealth of experience having worked for a leading Willenhall estate agent and has lived in Walsall all life this enables her to provide expert advice for anybody wishing to buy or sell their home. Sian has in a short space of time demonstrated that through hard work and determination a high degree of property and auction sales can be achieved. She is keen to establish a professional career in the industry and she strives to be the best.

Email sian@edwardsmoore.co.uk

ROBERT PERFIT SALES NEGOTIATOR

Robert joined the company in 2017 as a sales negotiator and possesses a great deal of experience in management of sales departments and support administration staff. His role is arranging property valuations, viewings and overseeing a large portfolio of properties. Robert has a meticulous approach to estate agency and ensures the highest level of customer service are always been delivered. He has an infectious personality which allows him to deal with customers on all levels which is essential in estate agency.

Email robert@edwardsmoore.co.uk



INDEPENDENT ESTATE AGENCY AT IT'S BEST



Residential for improvement

38 Birmingham Road, Great Barr, Birmingham, West Midlands B43 6NS

***GUIDE PRICE:**

£200,000 PLUS (plus fees)

Residential For Improvement

A five bedroom semi-detached home in need of modernisation. Within easy access to Scott Arms shopping centre and the Midlands motorway network, the property comprises:-

Description: **Ground Floor:** Porch leading to front door into Entrance Hall with radiator and stairs to first floor landing, Lounge/Dining Room 8.43m x 3.58m Double glazed door to rear garden, bay window to front elevation and two radiators. Kitchen: 3.05m x 4.34m Kitchen comprises a selection of base units. There is an integrated oven and hob and plumbing for washing machine. Doors to garage and rear garden, two double glazed windows to rear. **First Floor:** Landing with loft access, Bedroom One 4.39m x 3.07m into recess, double glazed bay window to front and radiator. Bedroom Two 3.91m x 3.55m Double glazed window to rear and radiator. Bedroom Three 2.11m x 3.68m Single glazed window to front, radiator. Bedroom Four 2.39m x 2.44m Double glazed window to front, radiator. Bedroom Five 1.62m x 3.07m Double glazed window to rear. Bathroom Suite comprising bath and basin. Double glazed window to rear. Upstairs WC. comprising low level WC. **Outside:** Fore and Rear Gardens. Garage. **Buyers Premium:** Administration Fee - £1,200 inc VAT, payable on exchange of contracts. Buyers Premium - £2,200 inc VAT, payable on exchange of contracts. **Viewing:** Thu 23 May 17:00-18:00, Sat 1 Jun 10:00-11:00 Sat 8 Jun 10:00-11:00

Tenure: See Legal Pack

Local Authority: Birmingham City Council

Solicitors: Butterworths Solicitors, 3 Walker Terrace, Gateshead, Tyne & Wear, NE8 1EB. Tel: 0191 482 1152.

Viewing: 23rd May 17:00 - 18:00. 1st June 10:00 - 11:00. 8th June 10:00 - 11:00.

Energy Performance Certificate (EPC): Current Rating F

Additional Fees

Administration Charge: £995 inc VAT payable on exchange of contracts.

Disbursements: Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.

auctionhouse.co.uk/birmingham

[*Description on Auction Information page](#)



Residential Investments

18 and 18a Stamford Road, Birmingham, B20 3PJ

***GUIDE PRICE:**

£220,000 PLUS (plus fees)

Huge, outstanding double fronted semi-detached property currently split into two self-contained flats, ground floor x 3 bedrooms & first floor x 4 bedrooms representing an excellent investment opportunity while also providing unique possibilities to convert back into a grand, single residential dwelling!

Description:

Ground Floor 18 Stamford Road: Kitchen (3.02m x 3.01m), Living Room (4.56m x 4.19m), Family Bathroom (4.20m x 1.93m), Bedroom One (4.16m x 4.08m), Bedroom Two (3.95m x 3.48m), Bedroom Three (3.96m x 2.60m)

First Floor 18a Stamford Road: Living Room (5.51m x 3.18m), Bedroom One (3.97m x 2.62m), Bedroom Two (3.94m x 2.60m), Bedroom Three (4.18m x 1.99m), Bedroom Four (3.07m x 2.13m), Breakfast Kitchen (4.37m x 2.24m) Family Bathroom (3.08m x 3.02m), Separate W.C. (2.00m x 1.02m)

Viewings: Thursday 23rd May at 5:00pm, Saturday 25th May at 12:00pm, Thursday 30th May at 5:00 pm, Saturday 1st June at 12:00 pm, Thursday 6th June at 5:00pm, Saturday 8th June at 12:00pm.

Additional Fees

Administration Charge: £995 inc VAT payable on exchange of contracts.

Disbursements: Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.

Tenure: See Legal Pack

Local Authority: Birmingham City Council

Solicitors: Mr Jeremy Lawrence, Pearman Smith Solicitors, 35 Lichfield Street, Walsall, WS1 1TJ. Tel: 01922 624164.

Energy Performance Certificate (EPC): Current Rating D

auctionhouse.co.uk/birmingham

[*Description on Auction Information page](#)



Residential for improvement

44 Trafalgar Court, Tividale, Oldbury, West Midlands B69 2JD

40

***GUIDE PRICE:**

£22,000 PLUS (plus fees)

Offering an ideal investment opportunity this purpose built first floor maisonette is conveniently located and comprises of the following:-

Description:

Accommodation: Reception Hall leading into Open Plan Lounge/Kitchen 6.05m x 4.2m with double glazed window to front, range of kitchen units, pantry, Bedroom One 3.3m x 3.3m, Bathroom with matching suite.

Tenure: Leasehold. 99 years from 1974.

Buyers Premium : A Buyers Premium of £1140.00 will be charged for this lot in addition to our usual Administration Fee.

Viewing : By appointment through Auctioneers on 0121 289 3838

Tenure: Leasehold

Local Authority: Sandwell Metropolitan Borough Council

Solicitors: TBC

Energy Performance Certificate (EPC): Current Rating F

Additional Fees

Administration Charge: £995 inc VAT payable on exchange of contracts.

Disbursements: Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.

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[*Description on Auction Information page](#)



Residential Investments

Flat 2, Melvyn House, Cradley Road, Dudley, DY2 9RJ

41

***GUIDE PRICE:**

£33,000 PLUS (plus fees)

Residential Investments

This one bedroom ground floor maisonette is ideally situated in a popular residential area within Dudley. The property is currently tenanted at £450 PCM. The auctioneer has not inspected the property however we believe the accommodation comprises:

Description:

Accommodation: Lounge, Bedroom, Kitchen and Bathroom

Outside: At the front of the property there is a communal garden.

Viewing: Strictly by appointment through Auctioneers on 0121 289 3838

Tenure: Leasehold

Local Authority: Dudley Metropolitan Borough Council

Solicitors: Mr Roger Nana, Vicarage Court Solicitors, 5 Vicarage Road, Birmingham, B15 3ES TEL: 0121 452 4995

EPC: TBC

Additional Fees

Administration Charge: £995 inc VAT payable on exchange of contracts.

Disbursements: Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.

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[*Description on Auction Information page](#)



Residential Investments

119 Thunderbolt Way, Tipton, West Midlands DY4 9SG

42

***GUIDE PRICE:**

£50,000 PLUS (plus fees)

Residential Investments

Situated in a popular residential area within Tipton this one bedroom second floor flat is ideal for an investor. The property is currently let at £400 PCM. The auctioneer has not inspected the property however we believe the accommodation comprises:

Description:

Accommodation: Lounge 4.60m x 3.94m, Kitchen, Bedroom 2.57m x 2.57m and Shower Room

Outside: One allocated parking space and communal grounds.

Viewings : By appointment through the auctioneers - 0121 289 3838

Tenure: Leasehold

Local Authority: Dudley Metropolitan Borough Council

Solicitors: Mr Roger Nana, Vicarage Court Solicitors, 5 Vicarage Road, Birmingham, B15 3ES TEL: 0121 452 4995

EPC: D

Additional Fees

Administration Charge: £995 inc VAT payable on exchange of contracts.

Disbursements: Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.

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[*Description on Auction Information page](#)

43

Residential Investments

98 Tudor Court, Tipton, West Midlands DY4 8UW

*GUIDE PRICE:

£28,000 PLUS (plus fees)

Residential Investment

Situated in a popular residential area of Tipton this one bedroom flat is ideally suited towards an investor. The property is currently tenanted at £345 PCM. The auctioneer has not inspected the property however we believe the accommodation comprises:

Description:

Accommodation: Lounge, Kitchen, Bathroom, Bedroom One.

Outside: At the front of the property there is a shared garden.

Viewing: Strictly by appointment through Auctioneers on 0121 289 3838

Additional Fees

Administration Charge: £995 inc VAT payable on exchange of contracts.

Disbursements: Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.



Tenure: See Legal Pack

Local Authority: Dudley Metropolitan Borough Council

Solicitors: Mr Roger Nana, Vicarage Court Solicitors, 5 Vicarage Road, Birmingham, B15 3ES TEL: 0121 452 4995

EPC: E

auctionhouse.co.uk/birmingham

[*Description on Auction Information page](#)

44

Residential

108 Wensleydale Road, Birmingham, B42 1PL

*GUIDE PRICE:

£110,000 PLUS (plus fees)

This three bedroom semi detached property is in need of modernisation. The property is ideally situated in the popular residential area of Great Barr and with all amenities close at hand comprises:

Description:

Ground Floor: Entrance Hall Front door into entrance hall with stairs to first floor landing. Lounge/Dining Room 7m x 2.92m, Kitchen 1.5m x 2.86m Side Entry With doors to front and rear gardens and plumbing for washing machine. **First Floor:** Bedroom One 3.71m x 2.83m Bedroom Two 3.6m x 2.83m. Bedroom Three 2.1m x 1.57m Double glazed window to front elevation. Bathroom Suite comprising panelled bath with shower over, low level WC and basin. Part tiled walls and double glazed window to rear elevation. **Outside:** Rear garden Laid to lawn with a paved patio area and well established shrubs. Enclosed by perimeter fencing. **Viewings:** Monday 3rd June 12pm, Thursday 6th June 5pm, Saturday 8th June 1pm, Monday 10th June 10am, Thursday 13th June 10am

Buyers Premium: Administration Fee - £1,200 inc VAT, payable on exchange of contracts. Buyers Premium - £2,200 inc VAT, payable on exchange of contracts.

Additional Fees

Administration Charge: £995 inc VAT payable on exchange of contracts.

Disbursements: Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.



Tenure: See Legal Pack

Local Authority: Birmingham City Council

Solicitors: Butterworths Solicitors, 3 Walker Terrace, Gateshead, Tyne & Wear, NE8 1EB, Tel: 0191 482 1152

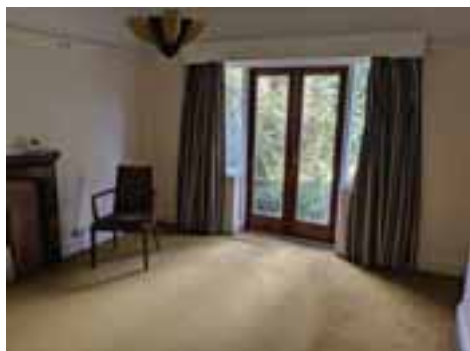
EPC: TBC

auctionhouse.co.uk/birmingham

[*Description on Auction Information page](#)

171 The Crescent, Walsall, West Midlands WS1 2DD

***GUIDE PRICE: £250,000 PLUS** (plus fees)



Residential for Improvement

Situated in a very popular residential area within Walsall this three bedroom detached property offers great potential for either investment or a home owner. The property is in need of modernisation throughout and with all amenities close at hand comprises:

Description:

Ground Floor: Reception One (4.3m x 3.6m), Reception Two (4.2m x 3.6m), Kitchen (3.1m x 3m), Lean To (3.1m x 3.5m), Garage (5.1m x 2.2m)

First Floor: Bedroom One (4.2m x 3.6m), Bedroom Two (4.2m x 3.6m), Bedroom Three (3m x 3m) Bathroom (2.2m x 1.9m)

Outside: At the front of the property there is a large well maintained garden and to the rear there is also a large well maintained garden,

Viewings: 7th May 11am, 13th May 11am, 18th May 10am, 22nd May 11am, 29th May 11am, 5th June 11am



Tenure: See Legal Pack

Local Authority: Walsall Metropolitan Borough Council

Solicitors: Mr Jeremy Lawrence, Pearman Smith, 35 Lichfield Street, Walsall, WS1 1TJ. Tel: 01922 624164.

Energy Performance Certificate (EPC): Current Rating TBC

Additional Fees

Administration Charge: £995 inc VAT payable on exchange of contracts.

Disbursements: Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.



Residential for improvement

54 Blake Lane, Birmingham, West Midlands B9 5QY

***GUIDE PRICE:**

£30,000 - £40,000 (plus fees)

Residential For Improvement

Situated near the heart of Bordesley Green, this Victorian mid terraced property has been used as a cannabis factory, the property has suffered severe fire damage, resulting in there being no roof on the rear of the property, whilst the front roof has suffered damage. The original accommodation comprises:

Description:

Ground Floor: Hallway, Lounge 3.35m x 3.4m, Rear Living Room 3.35m x 3.7m, Kitchen 2.8m x 1.8m, Lobby with access to outside, Bathroom.

First Floor : Bedroom 1 (Front) 3.35m x 3.4m, Bedroom 2 (Rear) 2.35m x 3.7m, Bedroom 3 (Rear) 2.8m x 1.8m.

Outside: Small fore garden, rear yard and garden

Viewings: 10th May 1pm, 17th May 1pm, 24th May 1pm, 30th May 1pm, 6th June 1pm

Buyers Premium : A Buyers Premium of £900.00 inc vat will be charged for this lot

Tenure: Freehold

Local Authority: Birmingham City Council

Solicitors: Mr Jeremy Lawrence, Pearman Smith Solicitors, 35 Lichfield Street, Walsall, WS1 1TJ. Tel: 01922 624164.

Energy Performance Certificate (EPC): Current Rating TBC

Additional Fees

Administration Charge: £995 inc VAT payable on exchange of contracts.

Disbursements: Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.

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[*Description on Auction Information page](#)

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Visit auctionhouse.co.uk/alerts.aspx to register

**AUCTION
HOUSE**

auctionhouse.co.uk

NON-ATTENDING BID OR TELEPHONE BID

Please also sign and return the reverse side of this form



AUTHORISATION FOR BIDDING BY PROXY OR TELEPHONE

Full Name (s):

Name of Company (if applicable):

Home or Company (address): Postcode:

Tel: Mobile:

Email:

Hereby authorise Auction House to bid on my behalf by proxy / telephone (delete as applicable) bid for the property detailed below.

I confirm that I have read and understood the General Conditions of Sale and signed the Conditions of Bidding by Proxy or Telephone set out overleaf.

PROPERTY AND BID DETAILS

Lot No.: Property Address:

My maximum bid (proxy bids only) will be: £

(amount in words):

DEPOSIT (tick as applicable)

☐

I attach a cheque for 10% of my proxy bid or £3000, whichever is the greater, plus £995.00 (£829.17 + VAT Administration Charge) plus Buyers Premium if applicable.

OR

☐

I attach a blank cheque to be completed by the Auctioneer if my bid is successful, within which he will include £995.00 (£829.17 + VAT Administration Charge) plus Buyers Premium if applicable.

My cheque of £ payable to EDWARDS MOORE (amount if applicable)

I hereby authorise Auction House to undertake Proof of Identification checks using the information provided.

Date of Birth Period living at current address NI Number

Passport Number

Driving Licence Number

Previous address if less than 6 months

SOLICITORS

My solicitors are:

Of (address):

Postcode:

Tel: Person Acting:

If my bid is successful, I authorise the Auctioneer to sign the Memorandum of Sale on my behalf and recognise that I will be the legally bound purchaser of the property referred to above and must complete the purchase of the property within the time specified in the General/Special Conditions of Sale.

Signed: Date:

PLEASE MARK THE ENVELOPE EITHER PROXY OR TELEPHONE BID

TERMS AND CONDITIONS FOR TELEPHONE BIDS AND BIDDING BY LETTER

Anyone not able to attend the auction and wishing to make a bid for any property,
do so on the following terms and conditions:

1. The bidder must complete a separate authority form for each Lot involved, and provide a bankers draft, solicitor's client's account cheque or personal cheque for 10% of the maximum amount of the bid for each Lot. Please note the minimum deposit for any bid is £3,000 PER LOT.
2. The bidder must upload Proof of Identity in the form of a scan of a driving licence or passport, and a scan of a utility bill to the Auctions Passport Service that accesses the property's Legal Pack. Also you authorise Auction House to undertake a search with Experian for the purpose 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. They may also use your details in the future to assist other companies for verification purposes. A record of the search will be retained.
3. The form must be sent to, or delivered to: Written & Telephone Bids, Auction House, Edwards Moore, 49A Anchor Road, Aldridge WS9 8PT to arrive before 6pm two working days prior to the start of the auction. It is the bidders responsibility to check that the form is received by Auction House and this can be done by telephoning the office.
4. In the case of a telephone bid the prospective purchaser should provide a blank cheque in the name of the purchaser which the Auctioneer will complete on behalf of the prospective purchaser if the prospective purchaser is successful in purchasing the relevant property for 10% of the purchase price, plus the administration charge or in accordance with the General or Special Conditions of Sale relating to the lot.
5. The bidder shall be deemed to have read the "Important Notice to be read by all bidders"; the particulars of the relevant Lot in the catalogue 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 of any amendments relating to the relevant Lot. Announcements can and should be checked by bidders on the day before the auction. However, the Auctioneers will advise the bidders of any announcements as soon as possible prior to the Auction.
6. In the case of a written bid, Auction House staff will compete in the bidding up to the maximum of the authorisation. If no maximum is inserted, Auction House reserve the right not to bid.
7. Auction House reserve the right not to bid on behalf of written bidders, in the event of any error, doubt, omission, uncertainty as to the bid, any failure to validate Proof of Identification, 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.
8. In the event that the written or telephone bid is successful, the Auctioneer will sign the Memorandum of the Contract on behalf of the bidder (a Contract would have been formed on the fall of the hammer).
9. In the event of a Contract, the deposit monies will be applied so far as necessary to meet the requirement for a 10% deposit (minimum £3,000) and the balance of the deposit (if any) will be held by the vendors solicitor pending completion. An Administration charge of £995.00 (£829.17 +VAT) should be added to the deposit cheque or a separate cheque should be made payable to Edwards Moore.
10. In the event that the bidder is unsuccessful in gaining the Contract, the deposit monies shall be returned to the bidder promptly.
11. The Auctioneer will make no charge to a prospective purchaser for this service and will accept no liability whatsoever for any bid not being made on behalf of the prospective purchaser whether through lack of clarity of instructions or for any other reason whatsoever. Prospective telephone purchasers will not hold Auction House liable for any loss or claims relating to the telephone bidding system. The prospective purchaser will be advised if the relevant lot has been successfully purchased on his behalf as soon as possible after the auction. Where the lot has not been purchased the prospective purchaser will be notified by post and the deposit returned as soon as reasonably possible.
12. Once delivered to the Auctioneers, the authority to bid is binding on the bidder 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.
13. The authority can only be withdrawn by notification in writing delivered to Auction House at their office two hours before the start of the auction on the day the relevant Lot is scheduled to be auctioned, or by delivery into the hands of the Auctioneer in the auction room half-an-hour before the start of that day's auction. It is the bidders 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, any successful Contract is binding on the bidder.
14. 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 Auction House staff as empowered under the written authority. Auction House will have no liability whatsoever if the price achieved is the result only of this competition in bidding without intervention from other bidders.
15. Prospective purchasers are advised in respect of telephone bids should they become disconnected during bidding or are unobtainable, Auction House will not be held responsible or liable for any loss suffered in respect thereof. I hereby confirm that I have read and understood the above terms and conditions to bid by letter.

Signed: Date:

Please sign this page and ensure the form overleaf is completed

MEMORANDUM OF SALE



Property Address:

Lot No.

The Vendor:

The Purchaser:

Post Code:

Tel:

It is agreed that the Vendor sells and the Purchaser buys the property described in the accompanying particulars and *conditions of sale subject to their provisions and the terms and stipulations in them at the price above mentioned.

Purchase Price:

£

Less Deposit:

£

Balance:

£

Dated:

Completion Date:

Signed:

Authorised Agent for Vendor

As Agents for the Vendor we acknowledge receipt of the deposit in the form

of:

Dated:

Signed:

The Purchaser

Purchasers Solicitor:

Post Code:

Tel:

Vendors Solicitor:

Post Code:

Tel:

* For the purpose of this contract, the conditions of sale include the three sections of the RICS Common Auction Conditions, the Glossary, Conduct of the Auction and the General Conditions.

In addition and at the same time, the purchaser is required to pay by cheque to the Auctioneer an Administration Charge of £995.00 (£829.17 +VAT). plus Buyers Premium if applicable.

COMMON AUCTION CONDITIONS (EDITION 3)

REPRODUCED WITH THE CONSENT OF THE RICS

INTRODUCTION

The Common Auction Conditions have been produced for real estate auctions in England and Wales to set a common standard across the industry. They are in three sections:

GLOSSARY

The glossary gives special meanings to certain words used in both sets of conditions..

AUCTION CONDUCT CONDITIONS

The Auction Conduct Conditions govern the relationship between the auctioneer and anyone who has a catalogue, or who attends or bids at the auction. They cannot be changed without the auctioneer's agreement.

SALE CONDITIONS

The Sale Conditions govern the agreement between each seller and buyer. They include general conditions of sale and template forms of special conditions of sale, tenancy and arrears schedules and a sale memorandum.

IMPORTANT NOTICE

A prudent buyer will, before bidding for a lot at an auction:

- take professional advice from a conveyancer and, in appropriate cases, a chartered surveyor and an accountant;
- read the conditions;
- inspect the lot;
- carry out usual searches and make usual enquiries;
- check the content of all available leases and other documents relating to the lot;
- check that what is said about the lot in the catalogue is accurate;
- have finance available for the deposit and purchase price;
- check whether VAT registration and election is advisable;

The conditions assume that the buyer has acted like a prudent buyer.

If you choose to buy a lot without taking these normal precautions you do so at your own risk.

GLOSSARY

This glossary applies to the auction conduct conditions and the sale conditions.

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 are printed in bold type 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 has signed up to the Banking Code or Business Banking Code 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) a Saturday or a Sunday; (b) a bank holiday in England and Wales; or (c) Good Friday or Christmas Day.

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 to which the conditions refer including any supplement to it.

Completion

Unless otherwise agreed between seller and buyer (or their conveyancers) the occasion when both seller and buyer have complied with their obligations under the contract and the balance of the price is unconditionally received in the seller's conveyancer's client account.

Condition

One of the auction conduct conditions or sales 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 not sold at 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.

Financial charge

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

General conditions

That part of the sale conditions so headed, including any extra general conditions.

Interest rate

If not specified in the special conditions, 4% above the base rate from time to time of Barclays Bank plc. (The interest rate will also apply to judgment debts, if applicable.)

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, any similar official).

Price

The price 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 tenancy schedule (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 a copy of the catalogue or who attends or bids at the auction, whether or not a buyer.

AUCTION CONDUCT CONDITIONS

A1 INTRODUCTION

A1.1 Words in bold type have special meanings, which are defined in the Glossary.

A1.2 The catalogue is issued only on the basis that you accept these auction conduct conditions. They govern our relationship with you and cannot be disappplied or varied by the sale conditions (even by a condition purporting to replace the whole of the Common Auction Conditions). They can be varied only if we agree.

A2 OUR ROLE

A2.1 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.

A2.2 Our decision on the conduct of the auction is final.

A2.3 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.

A2.4 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.

A3 BIDDING AND RESERVE PRICES

A3.1 All bids are to be made in pounds sterling exclusive of any applicable VAT.

A3.2 We may refuse to accept a bid. We do not have to explain why.

A3.3 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.

A3.6 Where a guide price (or range of prices) is given that guide is the minimum price at which, or range of prices within which, the seller might be prepared to sell at the date of the guide price. But guide prices may change. The last published guide price will normally be at or above any reserve price, but not always – as the seller may fix the final reserve price just before bidding commences

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.

COMMON AUCTION CONDITIONS (EDITION 3)

REPRODUCED WITH THE CONSENT OF THE RICS

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.

A4.3 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, provided by others **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** 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) 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 stated in the **sale conditions**; and
- (b) must be paid in pounds sterling by cheque or by bankers' draft made payable to **us** on an **approved financial institution**. The extra auction conduct conditions may state if **we** accept any other form of payment.

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 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.

A5.8 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 **special condition** to the contrary the minimum deposit **we** accept is £3,000 (or the total **price**, if less). A **special condition** may, however, require a higher minimum deposit.

GENERAL CONDITIONS OF SALE

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

G1. THE LOT

G1.1 The **lot** (including any rights to be granted or reserved, and any exclusions from it) is described in the **special conditions**, or if not so described the **lot** is that referred to in the **sale memorandum**.

G1.2 The **lot** is sold subject to any **tenancies** disclosed by the **special conditions**, but otherwise with vacant possession on **completion**.

G1.3 The **lot** is sold subject to all matters contained or referred to in the **documents**, but excluding any **financial charges**: these the **seller** must discharge on or before **completion**.

G1.4 The **lot** is also sold subject to such of the following as may affect it, whether they arise before or after the **contract date** and whether or not they are disclosed by the **seller** or are apparent from inspection of the **lot** or from the **documents**:

- (a) matters registered or capable of registration as local land charges;
- (b) matters registered or capable of registration by any competent authority or under the provisions of any statute;
- (c) notices, orders, demands, proposals and requirements of any competent authority;
- (d) charges, notices, orders, restrictions, agreements and other matters relating to town and country planning, highways or public health;
- (e) rights, easements, quasi-easements, and wayleaves;
- (f) outgoing and other liabilities;
- (g) any interest which overrides, within the meaning of the Land Registration Act 2002;
- (h) matters that ought to be disclosed by the searches and enquiries a prudent buyer would make, whether or not the **buyer** has made them; and
- (i) anything the **seller** does not and could not reasonably know about.

G1.5 Where anything subject to which the **lot** is sold would expose the **seller** to liability the **buyer** is to comply with it and indemnify the **seller** against that liability.

G1.6 The **seller** must notify the **buyer** of any notices, orders, demands, proposals and requirements of any competent authority of which it learns after the **contract date** but the **buyer** must comply with them and keep the **seller** indemnified.

G1.7 The **lot** does not include any tenant's or trade fixtures or fittings.

G1.8 Where chattels are included in the **lot** the **buyer** takes them as they are at **completion** and the **seller** is not liable if they are not fit for use.

G1.9 The **buyer** buys with full knowledge of:

- (a) the **documents**, whether or not the **buyer** has read them; and
- (b) the physical condition of the **lot** and what could reasonably be discovered on inspection of it, whether or not the **buyer** has inspected it.

G1.10 The **buyer** is not to rely on the information contained in the **particulars** but may rely on the **seller's** conveyancer's written replies to preliminary enquiries to the extent stated in those replies.

G2. DEPOSIT

G2.1 The amount of the deposit is the greater of:

- (a) any minimum deposit stated in the **auction conduct conditions** (or the total **price**, if this is less than that minimum); and
- (b) 10% of the **price** (exclusive of any **VAT** on the **price**).

G2.2 The deposit

- (a) must be paid in pounds sterling by cheque or banker's draft drawn on an **approved financial institution** (or by any other means of payment that the **auctioneers** may accept); and
- (b) is to be held as stakeholder unless the **auction conduct conditions** provide that it is to be held as agent for the **seller**.

G2.3 Where the **auctioneers** hold the deposit as stakeholder they are authorised to release it (and interest on it if applicable) to the **seller** on **completion** or, if **completion** does not take place, to the person entitled to it under the **sale conditions**.

G2.4 If a cheque for all or part of the deposit is not cleared on first presentation the **seller** may treat

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

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

G3. BETWEEN CONTRACT AND COMPLETION

G3.1 Unless the **special conditions** state otherwise, the **seller** is to insure the **lot** from and including the **contract date** to **completion** and:

- (a) produce to the **buyer** on request all relevant insurance details;
 - (b) pay the premiums when due;
 - (c) if the **buyer** so requests, and pays any additional premium, use reasonable endeavours to increase the sum insured or make other changes to the policy;
 - (d) at the request of the **buyer** use reasonable endeavours to have the **buyer's** interest noted on the policy if it does not cover a contracting purchaser;
 - (e) unless otherwise agreed, cancel the insurance at **completion**, apply for a refund of premium and (subject to the rights of any tenant or other third party) pay that refund to the **buyer**; and
 - (f) (subject to the rights of any tenant or other third party) hold on trust for the **buyer** any insurance payments that the **seller** receives in respect of loss or damage arising after the **contract date** or assign to the **buyer** the benefit of any claim;
- and the **buyer** must on **completion** reimburse to the **seller** the cost of that insurance (to the extent not already paid by the **buyer** or a tenant or other third party) for the period from and including the **contract date** to **completion**.

G3.2 No damage to or destruction of the **lot** nor any deterioration in its condition, however caused, entitles the **buyer** to any reduction in **price**, or to delay **completion**, or to refuse to complete.

G3.3 Section 47 of the Law of Property Act 1925 does not apply.

G3.4 Unless the **buyer** is already lawfully in occupation of the **lot** the **buyer** has no right to enter into occupation prior to **completion**.

G4. TITLE AND IDENTITY

G4.1 Unless **condition** G4.2 applies, the **buyer** accepts the title of the **seller** to the **lot** as at the **contract date** and may raise no requisition or objection except in relation to any matter that occurs after the **contract date**.

G4.2 If any of the **documents** is not made available before the **auction** the following provisions apply:

- (a) The **buyer** may raise no requisition on or objection to any of the **documents** that is made available before the **auction**.
- (b) If the **lot** is registered land the **seller** is to give to the **buyer** within five **business days** of the **contract date** an official copy of the entries on the register and title plan and, where noted on the register, of all documents subject to which the **lot** is being sold.
- (c) If the **lot** is not registered land the **seller** is to give to the **buyer** within five **business days** an abstract or epitome of title starting from the root of title mentioned in the **special conditions** (or, if none is mentioned, a good root of title more than fifteen years old) and must produce to the **buyer** the original or an examined copy of every relevant document.
- (d) If title is in the course of registration, title is to consist of certified copies of:
 - (i) the application for registration of title made to the land registry;
 - (ii) the **documents** accompanying that application;
 - (iii) evidence that all applicable stamp duty land tax relating to that application has been paid; and
 - (iv) a letter under which the **seller** or its conveyancer agrees to use all reasonable endeavours to answer any requisitions raised by the land registry and to instruct the land registry to send the completed registration documents to the **buyer**.
- (e) The **buyer** has no right to object to or make requisitions on any title information more than seven **business days** after that information has been given to the **buyer**.

G4.3 Unless otherwise stated in the **special conditions** the **seller** sells with full title guarantee except that (and the **transfer** shall so provide):

- (a) the covenant set out in section 3 of the Law of Property (Miscellaneous Provisions) Act 1994 shall not extend to matters recorded in registers open to public inspection; these are to be treated as within the actual knowledge of the **buyer**; and
- (b) the covenant set out in section 4 of the Law of Property (Miscellaneous Provisions) Act 1994 shall not extend to any condition or tenant's obligation relating to the state or condition of the **lot** where the **lot** is leasehold property.

G4.4 The **transfer** is to have effect as if expressly subject to all matters subject to which the **lot** is sold under the **contract**.

G4.5 The **seller** does not have to produce, nor may the **buyer** object to or make a requisition in relation to, any prior or superior title even if it is referred to in the **documents**.

G4.6 The **seller** (and, if relevant, the **buyer**) must produce to each other such confirmation of, or evidence of, their identity and that of their mortgagees and attorneys (if any) as is necessary for the other to be able to comply with applicable Land Registry Rules when making application for registration of the transaction to which the **conditions** apply.

G5. TRANSFER

G5.1 Unless a form of **transfer** is prescribed by the **special conditions**:

- (a) the **buyer** must supply a draft **transfer** to the **seller** at least ten **business days** before the **agreed completion date** and the engrossment (signed as a deed by the **buyer** if **condition** G5.2 applies) five **business days** before that date or (if later) two **business days** after the draft has been approved by the **seller**; and
- (b) the **seller** must approve or revise the draft **transfer** within five **business days** of receiving it from the **buyer**.

G5.2 If the **seller** remains liable in any respect in relation to the **lot** (or a **tenancy**) following **completion** the **buyer** is specifically to covenant in the **transfer** to indemnify the **seller** against that liability.

G5.3 The **seller** cannot be required to **transfer** the **lot** to anyone other than the **buyer**, or by more than one **transfer**.

G6. COMPLETION

G6.1 **Completion** is to take place at the offices of the **seller's** conveyancer, or where the **seller** may reasonably require, on the **agreed completion date**. The **seller** can only be required to complete on a **business day** and between the hours of 0930 and 1700.

G6.2 The amount payable on **completion** is the balance of the **price** adjusted to take account of apportionments plus (if applicable) **VAT** and interest.

G6.3 Payment is to be made in pounds sterling and only by:

- (a) direct transfer to the **seller's** conveyancer's client account; and
- (b) the release of any deposit held by a stakeholder.

G6.4 Unless the **seller** and the **buyer** otherwise agree, **completion** cannot take place until both have complied with their obligations under the **contract** and the balance of the **price** is unconditionally received in the **seller's** conveyancer's client account.

G6.5 If **completion** takes place after 1400 hours for a reason other than the **seller's** default it is to be treated, for the purposes of apportionment and calculating interest, as if it had taken place on the next **business day**.

G6.6 Where applicable the **contract** remains in force following **completion**.

COMMON AUCTION CONDITIONS (EDITION 3)

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G7. NOTICE TO COMPLETE

G7.1 The seller or the buyer may on or after the agreed completion date but before completion give the other notice to complete within ten business days (excluding the date on which the notice is given) making time of the essence.

G7.2 The person giving the notice must be ready to complete.

G7.3 If the buyer fails to comply with a notice to complete the seller may, without affecting any other remedy the seller has:

- (a) terminate the contract;
- (b) claim the deposit and any interest on it if held by a stakeholder;
- (c) forfeit the deposit and any interest on it;
- (d) resell the lot; and
- (e) claim damages from the buyer.

G7.4 If the seller fails to comply with a notice to complete the buyer may, without affecting any other remedy the buyer has:

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

G8. IF THE CONTRACT IS BROUGHT TO AN END

If the contract is lawfully brought to an end:

- (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 is required this condition G9 applies.

G9.2 The contract is conditional on that licence being obtained, by way of formal licence if that is what the landlord lawfully requires.

G9.3 The agreed completion date is not to be earlier than the date five business days after the seller has given notice to the buyer that licence has been obtained.

G9.4 The seller must:

- (a) use all reasonable endeavours to obtain the licence at the seller's expense; and
- (b) enter into any authorised guarantee agreement properly required.

G9.5 The buyer must:

- (a) promptly 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 licence has not been obtained the seller or the buyer may (if not then in breach of any obligation under this condition G9) by notice to the other terminate the contract at any time before licence is obtained. That termination is without prejudice to the claims of either seller or buyer for breach of this condition G9.

G10. INTEREST AND APPORTIONMENTS

G10.1 If the actual completion date is after the agreed completion date for any reason other than the seller's default the buyer must pay interest at the interest rate on the price (less any deposit paid) from the agreed completion date up to and including the actual completion date.

G10.2 Subject to condition G11 the seller is not obliged to apportion or account for any sum at completion unless the seller has received that sum in cleared funds. The seller must pay to the buyer after completion any sum to which the buyer is entitled that the seller subsequently receives in cleared funds.

G10.3 Income and outgoings are to be apportioned at actual completion date unless:

- (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;
- in which event income and outgoings are to be apportioned on the date from which interest becomes payable by the buyer.

G10.4 Apportionments are to be calculated on the basis that:

- (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, 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.

G11. ARREARS

Part 1 Current rent

G11.1 "Current rent" means, in respect of each of the tenancies subject to which the lot is sold, the instalment of rent and other sums payable by the tenant in advance on the most recent rent payment date on or within four months preceding completion.

G11.2 If on completion there are any arrears of current rent the buyer must pay them, whether or not details of those arrears are given in the special conditions.

G11.3 Parts 2 and 3 of this condition G11 do not apply to arrears of current rent.

Part 2 Buyer to pay for arrears

G11.4 Part 2 of this condition G11 applies where the special conditions give details of arrears.

G11.5 The buyer is on completion to pay, in addition to any other money then due, an amount equal to all arrears of which details are set out in the special conditions.

G11.6 If those arrears are not old arrears the seller is to assign to the buyer all rights that the seller has to recover those arrears.

Part 3 Buyer not to pay for arrears

G11.7 Part 3 of this condition G11 applies where the special conditions:

- (a) so state; or
- (b) give no details of any arrears.

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.

G11.9 Where the seller has the right to recover arrears it must not without the buyer's written consent bring insolvency proceedings against a tenant or seek the removal of goods from the lot.

G12. MANAGEMENT

G12.1 This condition G12 applies where the lot is sold subject to tenancies.

G12.2 The seller is to manage the lot in accordance with its standard management policies pending completion.

G12.3 The seller must consult the buyer on all management issues that would affect the buyer after completion (such as, but not limited to, an application for licence; a rent review; a variation, surrender, agreement to surrender or proposed forfeiture of a tenancy; or a new tenancy or agreement to grant a new tenancy) and:

- (a) the seller must comply with the buyer's reasonable requirements unless to do so would (but for the indemnity in paragraph (c)) expose the seller to a liability that the seller would not otherwise have, in which case the seller may act reasonably in such a way as to avoid that liability;
- (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
- (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.

G13. RENT DEPOSITS

G13.1 This condition G13 applies where the seller is holding or otherwise entitled to money by way of rent deposit in respect of a tenancy. In this condition G13 "rent deposit deed" means the deed or other document under which the rent deposit is held.

G13.2 If the rent deposit is not assignable the seller must on completion hold the rent deposit on trust for the buyer and, subject to the terms of the rent deposit deed, comply at the cost of the buyer with the buyer's lawful instructions.

G13.3 Otherwise the seller must on completion pay and assign its interest in the rent deposit to the buyer under an assignment in which the buyer covenants with the seller to:

- (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.

G14. VAT

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

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

G15. TRANSFER AS A GOING CONCERN

G15.1 Where the special conditions so state:

- (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.

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.

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.

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.

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

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.

G16. CAPITAL ALLOWANCES

G16.1 This condition G16 applies where the special conditions state that there are capital allowances available in respect of the lot.

G16.2 The seller is promptly to supply to the buyer all information reasonably required by the buyer in connection with the buyer's claim for capital allowances.

G16.3 The value to be attributed to those items on which capital allowances may be claimed is set out in the special conditions.

G16.4 The seller and buyer agree:

- (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.

G17. MAINTENANCE AGREEMENTS

G17.1 The seller agrees to use reasonable endeavours to transfer to the buyer, at the buyer's cost, the benefit of the maintenance agreements specified in the special conditions.

G17.2 The buyer must assume, and indemnify the seller in respect of, all liability under such contracts from the actual completion date.

COMMON AUCTION CONDITIONS (EDITION 3)

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G18. LANDLORD AND TENANT ACT 1987

G18.1 This condition G18 applies where the sale is a relevant disposal for the purposes of part I of the Landlord and Tenant Act 1987.

G18.2 The seller warrants that the seller has complied with sections 5B and 7 of that Act and that the requisite majority of qualifying tenants has not accepted the offer.

G19. SALE BY PRACTITIONER

G19.1 This condition G19 applies where the sale is by a practitioner either as seller or as agent of the seller.

G19.2 The practitioner has been duly appointed and is empowered to sell the lot.

G19.3 Neither the practitioner nor the firm or any member of the firm to which the practitioner belongs has any personal liability in connection with the sale or the performance of the seller's obligations. The transfer is to include a declaration excluding that personal liability.

G19.4 The lot is sold:

- (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.

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.

G19.6 The buyer understands this condition G19 and agrees that it is fair in the circumstances of a sale by a practitioner.

G20. TUPE

G20.1 If the special conditions state "There are no employees to which TUPE applies", this is a warranty by the seller to this effect.

G20.2 If the special conditions do not state "There are no employees to which TUPE applies" the following paragraphs apply:

- (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.

G21. ENVIRONMENTAL

G21.1 This condition G21 only applies where the special conditions so provide.

G21.2 The seller has made available such reports as the seller has as to the environmental condition of the lot and has given the buyer the opportunity to carry out investigations (whether or not the buyer has read those reports or carried out any investigation) and the buyer admits that the price takes into account the environmental condition of the lot.

G21.3 The buyer agrees to indemnify the seller in respect of all liability for or resulting from the environmental condition of the lot.

G22. SERVICE CHARGE

G22.1 This condition G22 applies where the lot is sold subject to tenancies that include service charge provisions.

G22.2 No apportionment is to be made at completion in respect of service charges.

G22.3 Within two months after completion the seller must provide to the buyer a detailed service charge account for the service charge year current on completion showing:

- (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 that:

- (a) payments on account (whether received or still then due from a tenant) exceed attributable service charge expenditure, the seller must pay to the buyer an amount equal to the excess when it provides the service charge account;
 - (b) attributable service charge expenditure exceeds payments on account (whether those payments have been received or are still then due), the buyer must use all reasonable endeavours to recover the shortfall from the tenant at the next service charge reconciliation date and pay the amount so recovered to the seller within five business days of receipt in cleared funds;
- but in respect of payments on account that are still due from a tenant condition G11 (arrears) applies.

G22.5 In respect of service charge expenditure that is not attributable to any tenancy the seller must pay the expenditure incurred in respect of the period before actual completion date and the buyer must pay the expenditure incurred in respect of the period after actual completion date. Any necessary monetary adjustment is to be made within five business days of the seller providing the service charge account to the buyer.

G22.6 If the seller holds any reserve or sinking fund on account of future service charge expenditure or a depreciation fund:

- (a) the seller must pay it (including any interest earned on it) to the buyer on completion; and
- (b) the buyer must covenant with the seller to hold it in accordance with the terms of the tenancies and to indemnify the seller if it does not do so.

G23. RENT REVIEWS

G23.1 This condition G23 applies where the lot is sold subject to a tenancy under which a rent review due on or before the actual completion date has not been agreed or determined.

G23.2 The seller may continue negotiations or rent review proceedings up to the actual completion date but may not agree the level of the revised rent or commence rent review proceedings without the written consent of the buyer, such consent not to be unreasonably withheld or delayed.

G23.3 Following completion the buyer must complete rent review negotiations or proceedings as soon as reasonably practicable but may not agree the level of the revised rent without the written consent of the seller, such consent not to be unreasonably withheld or delayed.

G23.4 The seller must promptly:

- (a) give to the buyer full details of all rent review negotiations and proceedings, including copies of all correspondence and other papers; and
- (b) use all reasonable endeavours to substitute the buyer for the seller in any rent review proceedings.

G23.5 The seller and the buyer are to keep each other informed of the progress of the rent review and have regard to any proposals the other makes in relation to it.

G23.6 When the rent review has been agreed or determined the buyer must account to the seller for any increased rent and interest recovered from the tenant that relates to the seller's period of ownership within five business days of receipt of cleared funds.

G23.7 If a rent review is agreed or determined before completion but the increased rent and any interest recoverable from the tenant has not been received by completion the increased rent and any interest recoverable is to be treated as arrears.

G23.8 The seller and the buyer are to bear their own costs in relation to rent review negotiations and proceedings.

G24. TENANCY RENEWALS

G24.1 This condition G24 applies where the tenant under a tenancy has the right to remain in occupation under part II of the Landlord and Tenant Act 1954 (as amended) and references to notices and proceedings are to notices and proceedings under that Act.

G24.2 Where practicable, without exposing the seller to liability or penalty, the seller must not without the written consent of the buyer (which the buyer must not unreasonably withhold or delay) serve or respond to any notice or begin or continue any proceedings.

G24.3 If the seller receives a notice the seller must send a copy to the buyer within five business days and act as the buyer reasonably directs in relation to it.

G24.4 Following completion the buyer must:

- (a) with the co-operation of the seller take immediate steps to substitute itself as a party to any proceedings;
- (b) use all reasonable endeavours to conclude any proceedings or negotiations for the renewal of the tenancy and the determination of any interim rent as soon as reasonably practicable at the best rent or rents reasonably obtainable; and
- (c) if any increased rent is recovered from the tenant (whether as interim rent or under the renewed tenancy) account to the seller for the part of that increase that relates to the seller's period of ownership of the lot within five business days of receipt of cleared funds.

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

G25. WARRANTIES

G25.1 Available warranties are listed in the special conditions.

G25.2 Where a warranty is assignable the seller must:

- (a) on completion assign it to the buyer and give notice of assignment to the person who gave the warranty; and
- (b) apply for (and the seller and the buyer must use all reasonable endeavours to obtain) any consent to assign that is required. If consent has not been obtained by completion the warranty must be assigned within five business days after the consent has been obtained.

G25.3 If a warranty is not assignable the seller must after completion:

- (a) hold the warranty on trust for the buyer; and
- (b) at the buyer's cost comply with such of the lawful instructions of the buyer in relation to the warranty as do not place the seller in breach of its terms or expose the seller to any liability or penalty.

G26. NO ASSIGNMENT

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

G27. REGISTRATION AT THE LAND REGISTRY

G27.1 This condition G27.1 applies where the lot is leasehold and its sale either triggers first registration or is a registrable disposition. The buyer must at its own expense and as soon as practicable:

- (a) procure that it becomes registered at 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 Land Registry relating to the application.

G28. NOTICES AND OTHER COMMUNICATIONS

G28.1 All communications, including notices, must be in writing. Communication to or by the seller or the buyer may be given to or by their conveyancers.

G28.2 A communication may be relied on if:

- (a) delivered by hand; or
- (b) made electronically and personally acknowledged (automatic acknowledgement does not count); or
- (c) there is proof that it was sent to the address of the person to whom it is to be given (as specified in the sale memorandum) by a postal service that offers normally to deliver mail the next following business day.

G28.3 A communication is to be treated as received:

- (a) when delivered, if delivered by hand; or
- (b) when personally acknowledged, if made electronically; but if delivered or made after 1700 hours on a business day a communication is to be treated as received on the next business day.

G28.4 A communication sent by a postal service that offers normally to deliver mail the next following business day will be treated as received on the second business day after it has been posted.

G29. CONTRACTS (RIGHTS OF THIRD PARTIES) ACT 1999

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

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