



# AUCTIONS

**BIGWOOD**

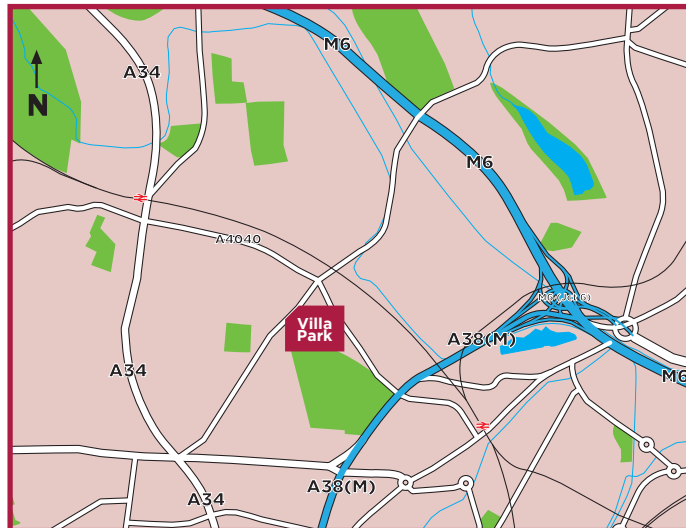
**BIRMINGHAM AUCTION**

Wednesday **24th October** 2018 at **10.30am**  
Holte Suite, Aston Villa FC, Birmingham, B6 6HE

**0121 233 5046**

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

## AUCTION VENUE



# Wednesday 24th October 2018

(Registration desk opens at 9.30am) Commencing 10.30am

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

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

## UPCOMING AUCTIONS

**SDL AUCTIONS**

— GRAHAM PENNY —

**Nottingham auction: Thursday 25th October 2018**

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

**SDL AUCTIONS**

— NORTH WEST —

**North West auction: Tuesday 30th October 2018**

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

**SDL AUCTIONS**

— CHESHIRE &  
NORTH WALES —

**Cheshire & North Wales auction: Tuesday 30th October 2018**

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

**SDL AUCTIONS**

— GRAHAM PENNY —

**Derby auction: Thursday 1st November 2018**

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

**SDL AUCTIONS**

— GRAHAM PENNY —

**Leicester auction: Thursday 29th November 2018**

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

# MESSAGE FROM THE AUCTIONEER

## Gurpreet Bassi

Director & Head of Residential Auctions  
at SDL Auctions



## Welcome to our October Birmingham auction catalogue

We're at Villa Park for another busy auction day in Birmingham on Wednesday 24th October. With 153 residential and commercial lots going under the hammer, including a significant investment opportunity in Smethwick, residential houses, apartments and bungalows and mixed use buildings. Many lots are ideal for investment and development purposes and there are lots suitable for adding to an existing portfolio or as a first time purchase.



Kicking off the auction is **Former Neighbourhood Office 134 Church Lane in Aston (LOT 1)**. Offered on behalf of Birmingham City Council, the single storey former neighbourhood office with land and parking may be suitable for a number of alternative uses including residential development subject to planning consents. It comes with a \*guide price in excess of £400,000 (plus fees).

A star lot in the auction is **105-111 & 113-114 Three Shires Oak Road in Smethwick (LOT 10)**. A freehold mixed use investment opportunity comprising five retail units, two restaurants/bars and six residential apartments. It comes with a \*guide price of offers in excess of £1.1m (plus fees).

If you're on the lookout for a property ideal for buy-to-let, **229 Rednal Road in Kings Norton (LOT 16)** could be for you. A vacant freehold four bedroomed semi-detached property standing back from the road behind a driveway and fore garden. It comes with a guide price in excess of £50,000 (plus fees).

**40 Coleshill Road in Drayton Bassett (LOT 17)**, is a vacant freehold semi detached property which could be ideal for someone looking for a development project. Within walking distance of Drayton Manor Theme Park, it comes with a guide price in excess of £50,000 (plus fees).

Are you looking to add to your portfolio of properties?

**12 Genge Avenue in Wolverhampton (LOT 58)** is a vacant freehold, three bedroomed semi-detached property in need of modernisation and ideal for a buy-to-let investment opportunity. It comes with a guide price of £29,000 - £34,000 (plus fees).

A definite star lot in the catalogue is **21 Sladefield Road in Alum Rock (LOT 89)**. With a guide price in excess of £20,000 (plus fees), this three bedroomed mid terraced property is suitable for an investor looking for a buy-to-let opportunity or a first time buyer.

**36 Windsor Close in Frankley (LOT 5)**, is a vacant leasehold two bedroomed bungalow in need of complete modernisation and refurbishment. Set back from the road behind a foregarden with side drive to garage. It has a guide price in excess of £50,000 (plus fees).

Other lots which we expect to be popular with developers are three former care homes. Firstly, **9 Radnor Road in Handsworth (LOT 92)** is a substantial thirteen bedroomed former care home which may be suitable for a variety of uses subject to obtaining the necessary planning consents. The guide price is in excess of £495,000 (plus fees).

**75-77 Lansdowne Road in Handsworth (LOT 93)** is a vacant freehold twelve bedroomed pair of mid terraced properties, with a guide price in excess of £395,000 (plus fees). Finally, **98 Beeches Road in West Bromwich (LOT 105)** is a vacant freehold eight bedroomed mid terrace, also used as a former care home. It comes with a guide price in excess of £225,000 (plus fees).

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

**We're already inviting entries to our next Birmingham auction on Wednesday 12th December so if you'd like to arrange a free no obligation appraisal see our team in the auction room or call us on 0121 233 5046.**

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

# MEET THE SDL AUCTIONS TEAM

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# IMPORTANT NOTICES TO BE READ BY ALL BIDDERS

## BUYING AT AUCTION

1. This catalogue contains details about properties being sold at auction. Those details are subject to change up to and including the day of the auction. Please check our website regularly at: [www.sdlauctions.co.uk](http://www.sdlauctions.co.uk) and look out for any additional materials available on the day of the auction, in order to stay fully informed with the up to date information.
2. Prospective purchasers are advised that sales are subject to (a) the Common Auction Conditions of Sale printed in the catalogue; (b) Special Conditions of Sale which are available for inspection at the office of the Vendors Solicitors, the office of the Auctioneers, in the auction room and online from our website; (c) any addendums or alterations made available for inspection; (d) any late amendments distributed in the room or made by the auctioneers from the rostrum.
- 2A. Prospective purchasers should always check the addendum sheet on the day of the sale to see if there are any alterations or amendments to the particulars or special conditions on the property that they are interested in bidding for. The catalogue has been prepared on the basis of information provided. In some cases, for whatever reason, verification has not been possible prior to printing. Consequently amendments may be made and the purchaser deemed to have full knowledge of them.
3. Prospective purchasers shall be deemed to have inspected the relevant property and made all usual and necessary searches and enquiries with all relevant authorities and other bodies. It is advisable to arrange for a survey of the property prior to the auction.
4. As soon as the Auctioneer's gavel falls on a bid, the successful bidder is under a binding contract to purchase the relevant property. The purchaser is immediately at risk in relation to the property and should therefore have confirmed bank or building society finance arranged (if required) and will also be deemed to have made prior arrangements for any insurance cover that is required. (See footnote).
- 4A. Each bidder will be deemed to be personally liable on making an accepted bid even though he/she purports to act as an agent for the principal purchaser or purports to sign the Memorandum of Sale in a respective capacity.
5. On the fall of the gavel, the successful bidder must immediately present to the Auctioneers Clerk his name and address and if appropriate, the name and address of the person or company on whose behalf he has been bidding. All successful bidders are required to sign and exchange unconditional contracts, or a reservation contract if applicable, with the Auctioneers prior to leaving the room and pay to the Auctioneers a deposit of 10% (or 5% for an unconditional reservation fee sale) of the purchase price (subject to a minimum of £5,000) with completion on or before 20 business days unless an alternative date has been specified for a given property within the Contract and/ or within our Vendors Special Conditions of Sale. All Birmingham City Council properties must have deposits paid by Banker's Draft made payable to SDL Auctions Ltd, all other Lots (unless specified in the Contract/Special Conditions) can be paid by Bank/Building Society draft or Visa debit card. Bank/Building Society drafts made payable to SDL Auctions Ltd. Please contact the relevant auction office for advice about acceptable payments. In default of any of the above, the Auctioneer shall be entitled as Agent for the Vendor, to treat the failure or default as a repudiation and rescind the Contract. Thereafter the Auctioneer shall be entitled to re-submit the property for sale and if a successful bidder does not pay a deposit and/or complete the memorandum, the Vendor reserves the right to claim any loss he suffers as a result.
6. All purchasers whether buying prior, during or post Auction are required to pay a buyers administration fee of £1074 inc VAT (unless stated otherwise), except lots 1 - 9, whereby the administration fee is £1194 inc VAT, this fee is to be added to the deposit, irrespective what costs may be included within the Contract or Special Conditions. A buyers administration fee does not apply where a reservation fee is payable. The reservation fee will be 4.8% inc VAT or 4.2% inc VAT in London of the purchase price, subject to a minimum of £6,000 inc VAT, unless stated otherwise. The reservation fee does not contribute towards the purchase price.
7. If a successful purchaser wishes to remain in the sale room and bid for later lots before transferring to the contracts area, he/she shall be required to surrender to the Auctioneers clerk one form of identity and debit or credit card for retention by the auctioneers until such time as the memorandum of sale is completed.
8. The Vendor has a right to sell before auction or withdraw the lot and neither the Auctioneer nor the Vendor is responsible for any abortive costs, loss or damages of a prospective purchaser. Information as to pre-sale or withdrawal of a lot can be obtained from enquiry of the Auctioneers at any time prior to the auction but valid only up to the time of enquiry.
9. Prospective purchasers are strongly advised to check these particulars as to measurements, areas and all other matters to which the properties are expressed to be subject or have the benefit of and in respect of any contents, fixtures and fittings expressed to be included in the sale by making an inspection of the property and all the necessary enquiries with SDL Auctions, the Vendor, the Vendor's professional advisors and all other appropriate authorities. All measurements and areas referred to in these particulars are approximate only.
10. The dimensions and/or areas shown in this catalogue are intended to be accurate to within + 5% of the figure shown. If greater accuracy is required we advise intending purchasers to carry out check measuring.
11. All location plans published in the particulars of sale are copyright and are to enable prospective purchasers to locate the property only. The plans are photographically reproduced and therefore not to scale and are not intended to depict the interest to be sold but are for identification purposes only. The boundary lines and numbers on the photographs are again only to enable prospective purchasers to locate the property and are not intended to depict the interest to be sold. Purchasers are advised to view the special conditions in respect of the precise interest to be conveyed.
12. Any guide prices issued or any estimates or values mentioned in negotiations or discussion with the Auctioneers or any of their representatives cannot be relied upon by a prospective purchaser as representing professional valuations for any purpose in accordance with the requirements or guidance notes of relevant professional bodies or other authorities. In all respects prospective purchasers are deemed to have relied upon their own knowledge or the advice of their own professional or other advisors.
13. Inspection of investment properties is by courtesy of the tenant. Inspection of properties with vacant possession only by arrangement with the Auctioneers. Interested parties should refer to the viewing schedule in the front of the catalogue or alternatively contact the Auctioneers. All viewings are undertaken at your own risk and no responsibility will be taken for any damage or injuries occurred during viewing of any properties in our catalogue whether mentioned in the particulars or not.
14. Purchasers should be aware that they will not be entitled to the keys or access to the property (except by special arrangement) until completion date of the sale.
15. The Auctioneers announcements at the commencement of the sale are an important part of the proceedings. Thereafter the Auction will proceed without delay and the Auctioneer will not describe the properties in detail nor read out the special conditions or amendments.
16. The services, kitchen and sanitary ware, electrical appliances and fittings, plumbing and heating installations (if any) have NOT been tested by the Selling Agents. Prospective purchasers should therefore undertake their own investigations/survey to clarify the suitability of such services to meet their particular requirements.
17. We are advised by the Vendor, where appropriate, that an EPC (Energy Performance Certificate) has been commissioned and will be available within the legal pack.
18. The plans provided in this catalogue are for identification purposes only and their accuracy is

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

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

## PROPERTY INSURANCE

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

## DEFINITION OF GUIDE PRICES

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

## AUCTION FEES

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

## DEFINITION OF RESERVE PRICE

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

## CONDITION OF SALE

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

## PROPERTY MISREPRESENTATION

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

# FREQUENTLY ASKED QUESTIONS

## Q. What order will the lots be offered in?

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

## Q. Can I view the properties before the Auction?

A. Yes, please see the viewing schedule at the front of the catalogue or if the lot states viewings by arrangement, then please contact the office.

## Q. What is a reserve price?

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

## Q. Is the guide price the same as the reserve price?

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

## Q. How do I register to bid at the auction?

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

## Q. How long does it take to offer each lot?

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

## Q. If I am a successful bidder how much deposit do I have to pay?

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

## Q. How is the deposit payable?

A. Any lots being offered on behalf of the Birmingham City Council must have deposits paid by a bank/building society draft (despite this being the case for many years, many bidders still ask this question!). Bank Drafts should be made payable to "SDL Auctions". With any other lots the deposits can be paid by Bank/Building Society Draft or debit card.

## Q. How much should I make my bank draft for?

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

## Q. If I am a successful purchaser when do I have to complete the purchase and pay the balance monies?

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

## Q. How can I view the legal pack and contract before the auction?

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

## Q. If I am unable to attend the auction can I bid by proxy, telephone or internet?

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

## Q. If I am unable to attend the Auction, can someone bid on my behalf?

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

## Q. Can I make an offer prior to the Auction?

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

## Q. How can I make this offer?

A. Offers must be made in writing or by email to [birminghamoffers@sdlauctions.co.uk](mailto:birminghamoffers@sdlauctions.co.uk). Verbal offers will not be accepted. Offers may not be acknowledged, but you will be contacted within 7 days if your offer is accepted.

## Q. Can I have the property surveyed before the auction?

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

## Q. Do some lots not sell?

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

## Q. Are there any further costs to pay in addition to the sale price?

A. A buyers administration fee of £1074 inc VAT or £1194 inc VAT (See Important Notices in this catalogue) is payable on exchange to SDL Auctions if the lot is sold unconditionally. If a property is an unconditional reservation fee lot or conditional reservation fee lot then a reservation fee of 4.8%, or 4.2% for London properties, inc VAT (subject to a minimum fee of £6000 inc VAT) is payable (unless stated otherwise). Any further additional costs, which are payable in addition to the purchase price will be included within the Special Conditions that are attached to the Contract. Therefore all prospective purchasers must inspect the legal packs and we strongly advise that all prospective purchasers request a legal representative to go through the pack for every lot that you may wish to bid on, in order to be made fully aware of any additional costs, if applicable.

## Q. Why is a reservation fee payable on some lots?

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

## Q. If I do not complete the sale are there any penalties?

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

## Q. Will I be able to get a mortgage on the property?

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

## Q. How do I know whether the details given in the catalogue change or a property is withdrawn or sold prior?

A. An addendum is available on our website ([www.sdlauctions.co.uk](http://www.sdlauctions.co.uk)) at all times and is updated regularly and is also available at the auction. Alternatively, you can register for our email alert service by emailing us on [marketing@sdlauctions.co.uk](mailto:marketing@sdlauctions.co.uk). It is essential that you see the addendum prior to bidding.

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

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

# PROOF OF IDENTITY & ADDRESS

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

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

## PHOTOGRAPHIC ID

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

## EVIDENCE OF ADDRESS

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

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

## WHAT ELSE DO I NEED TO BRING...

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

# REGISTRATION OF BIDDERS

**BIDDERS NO:**

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

## BIDDER DETAILS

**First Name:**

**Surname:**

**Company:**

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

**Telephone:**

**Email:**

## BUYERS DETAILS

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

**First Name:**

**Surname:**

**Company:**

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

**Telephone:**

**Email:**

## MEANS OF IDENTIFICATION

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

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

**Other:**

## MEANS OF DEPOSIT PAYMENT

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

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

### Privacy Notice: SDL Auctions Registration of Bidders

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

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

## A COFFEE WITH...

# Teresa Allen

Accounts Manager at SDL Auctions Bigwood



I started working life at the age of 17 at Leeson Son & Hackett, doing filing, taking repairs and then I finally progressed to the accounts department. The company merged with Bigwood where I continued to work in the property management department alongside being the office manager. My career continued through various mergers with me finally joining the auction department in 2014.



### What is your business motto?

I like to think if a job is worth doing it's worth doing well.

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

The best quality of SDL Auctions is the people; we are friendly, approachable and we make the auction experience stress-free. With this attitude we create amazing results for both sellers and purchasers.

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

It is like being part of another family. We look after each other, we always stick together when the going gets tough. Even when we are busy and under pressure we still make time to have fun and get the job done.

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

I try to have an equal balance with work and social life. I work hard when I'm at work and relax and enjoy myself as much as possible outside of work.

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

As I am office-based I do not have the opportunity to create working relationships however in my line of work I have a good rapport with clients and I am key to maintaining working relationships within the department.

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

Both in personal and business life it would have to be my Mom. Growing up I have watched her work hard, she has taught me you get nothing in this life without working for it and to get on with whatever life throws at you.

### What is your proudest achievement in business?

After working in many different departments within the company throughout the years, I feel my proudest achievement was becoming an Auction Accounts Manager. This has built up my confidence and has made me feel appreciated within the business.

### What drives and motivates you?

I think it's important to keep exceeding your goals and I think it's important to make every auction better than the last. It's good to look for improvements, so we can do the best job we can.

### If you hadn't been an Accounts Manager, what would you do instead?

I would love to work with children, I enjoy spending time with my great niece and nephews and can think of nothing better than having a job that involves working with children.

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

I am a morning person, if I have a job to do I like to get up early and get on with it.

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

No, social media isn't for me. I like to meet up with friends and have a good chat face to face.

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

It would have to be Daniel Craig and Peter Kay, together they would make the perfect man. So if Daniel Craig or Peter Kay are out there, I'm your Miss Money Penny and I'll have an Americano shaken not stirred.

### How do you relax outside of work?

I enjoy going to the theatre, meeting up with friends for dinner, gardening and going out for a good dance.



**WE'RE DELIGHTED TO BE  
DOUBLE SHORTLISTED IN THE  
2018 NEGOTIATOR AWARDS**

Residential Auction Service of the Year &  
Supplier of the Year - Products and Services (Marketing)



# ORDER OF SALE

<b>LOT 1.</b>	Former Neighbourhood Office 134 Church Lane, Aston, Birmingham	Commercial Vacant
<b>LOT 2.</b>	Former Neighbourhood Office Monmouth Road, Bartley Green, Birmingham	Commercial Vacant
<b>LOT 3.</b>	Land fronting Lea Hall Road, Lea Hall, Birmingham	Land
<b>LOT 4.</b>	Land off Dayhouse Bank, Romsley, Worcestershire	Land
<b>LOT 5.</b>	36 Windsor Close, Frankley, Birmingham	Residential Vacant
<b>LOT 6.</b>	Land Adjacent 56 Runcorn Road, Sparkbrook, Birmingham	Land
<b>LOT 7.</b>	Land fronting Herbert Road, Small Heath, Birmingham	Land
<b>LOT 8.</b>	Land adjacent 30 Kelsall Croft, Ladywood, Birmingham	Land
<b>LOT 9.</b>	Land to the rear of 51-54 Brynmwar Road, Spring Vale, Wolverhampton	Land
<b>LOT 10.</b>	105-111 & 113-114 Three Shires Oak Road, Smethwick, Birmingham	Commercial/Residential Investment
<b>LOT 11.</b>	Ground Rents at 1, 3, 5, 7, 9, 11, 15, 17 & 19 Ambury Way, Great Barr, Birmingham	Ground Rents
<b>LOT 12.</b>	Ground Rents at 21, 23, 25, 27, 29, 31, 33, 35 & 37 Ambury Way, Great Barr, Birmingham	Ground Rents
<b>LOT 13.</b>	Ground Rents at 39, 41, 43, 45, 47, 49, 51, 53 & 55 Ambury Way, Great Barr, Birmingham	Ground Rents
<b>LOT 14.</b>	Grounds at 33, 35, 37, 39, 41 & 43 Dunbar Grove, Great Barr, Birmingham	Ground Rents
<b>LOT 15.</b>	Grounds at 45, 47, 49, 51, 53 & 55 Dunbar Grove, Great Barr, Birmingham	Ground Rents
<b>LOT 16.</b>	229 Rednal Road, Kings Norton, Birmingham	Residential Vacant
<b>LOT 17.</b>	40 Coleshill Road, Drayton Bassett, Tamworth	Residential Vacant
<b>LOT 18.</b>	8 Powis Avenue, Tipton	Residential Vacant
<b>LOT 19.</b>	549 Parkfield Road, Wolverhampton	Residential Vacant
<b>LOT 20.</b>	91 St Matthews Road, Donnington, Telford	Residential Vacant
<b>LOT 21.</b>	181 Tallants Road, Coventry	Residential Vacant
<b>LOT 22.</b>	The Cottage, 317 Bedworth Road, Coventry	Residential Vacant
<b>LOT 22a.</b>	7 Sandown Avenue, Coventry	Residential Vacant
<b>LOT 23.</b>	Factory on North Side of Peartree Lane, Dudley	Commercial Vacant
<b>LOT 24.</b>	87 Long Lane, Halesowen	Residential Vacant
<b>LOT 25.</b>	404 Ombersley Road, Worcester	Residential Vacant

<b>LOT 26.</b>	36 Upper Villiers Street, Wolverhampton	Residential Vacant
<b>LOT 27.</b>	13 Lonsdale Road, Smethwick	Residential Vacant
<b>LOT 28.</b>	26 Norton Lane, Great Wyrley, Walsall	Residential Vacant
<b>LOT 29.</b>	62 Holly Lane, Great Wyrley, Walsall	Residential Vacant
<b>LOT 30.</b>	57 Canterbury Road, West Bromwich	Residential Vacant
<b>LOT 31.</b>	145 New John Street, Halesowen	Residential Vacant
<b>LOT 32.</b>	122 & 122a Hawthorn Road, Birmingham	Commercial Investment
<b>LOT 33.</b>	118 Cresswell Crescent, Walsall	Residential Vacant
<b>LOT 34.</b>	74 Churchill Road, Walsall	Residential Vacant
<b>LOT 35.</b>	205 St Johns Road, Cannock	Residential Vacant
<b>LOT 35a.</b>	587 Willenhall Road, Willenhall	Residential Vacant
<b>LOT 36.</b>	166 Glastonbury Crescent, Bloxwich, Walsall	Residential Vacant
<b>LOT 37.</b>	123 Abingdon Road, Perry Common, Birmingham	Residential Vacant
<b>LOT 38.</b>	76 Hilston Avenue, Penn, Wolverhampton	Residential Vacant
<b>LOT 39.</b>	2 High Street, Uttoxeter	Commercial Vacant
<b>LOT 40.</b>	Ground Rents at 4, 12, 14, 18, 20, 42 Buckingham Road, Rowley Regis	Ground Rents
<b>LOT 41.</b>	Ground Rents at 53, 54, 61, 82 & 158 Buckingham Road, Rowley Regis	Ground Rents
<b>LOT 42.</b>	Ground Rents 14-25, 28-38 Hope Street, Halesowen	Ground Rents
<b>LOT 43.</b>	Ground Rents Nos. 34, 36, 38, 40, 46, 48, 50, 52, 54 & 56 Leafield Gardens, Halesowen	Ground Rents
<b>LOT 44.</b>	Ground Rents at 22, 28, 55, 58 & 62 Redwood Road, Kings Norton, Birmingham	Ground Rents
<b>LOT 45.</b>	169 Bloxwich Lane, Walsall	Residential Vacant
<b>LOT 46.</b>	65 Dibble Road, Smethwick	Residential Vacant
<b>LOT 47.</b>	13 Ash Street, Highley, Nr Bridgnorth, Shropshire	Residential Vacant
<b>LOT 48.</b>	56 Valley Road, Walsall	Residential Vacant
<b>LOT 49.</b>	78 Capehill, Smethwick	Commercial Vacant
<b>LOT 50.</b>	2 Mendip Close, Worcester	Residential Vacant

# ORDER OF SALE

<b>LOT 51.</b>	121 Willenhall Street, Wednesbury	Residential Vacant
<b>LOT 52.</b>	Land Between 75 & 85 High Street, Brownhills	Development/ Redevelopment & Land
<b>LOT 53.</b>	49 Aspen Way, Wolverhampton	Residential Vacant
<b>LOT 54.</b>	38 Shale Street, Bilston	Residential Vacant
<b>LOT 55.</b>	65 Victoria Avenue, Walsall	Residential Vacant
<b>LOT 56.</b>	54 Kimberley Street, Wolverhampton	Residential Vacant
<b>LOT 57.</b>	2 Endwood Court, 1 Handsworth Wood Road, Handsworth, Birmingham	Residential Vacant
<b>LOT 58.</b>	12 Genge Avenue, Wolverhampton	Residential Vacant
<b>LOT 59.</b>	1116 Stratford Road, Hall Green, Birmingham	Commercial Investment
<b>LOT 60.</b>	250 Cedar Road, Nuneaton	Residential Vacant
<b>LOT 60a.</b>	67 Queensway, Rugeley	Residential Vacant
<b>LOT 61.</b>	39 Littleton Road, Willenhall	Residential Vacant
<b>LOT 62.</b>	3 Ash Road, Wednesbury	Residential Vacant
<b>LOT 63.</b>	7 Oatmill Close, Wednesbury	Residential Investment
<b>LOT 64.</b>	12 Tudor Court, Tipton	Residential Investment
<b>LOT 65.</b>	27 Tudor Court, Tipton	Residential Investment
<b>LOT 66.</b>	55 Tudor Court, Tipton	Residential Investment
<b>LOT 67.</b>	74 Tudor Court, Tipton	Residential Investment
<b>LOT 68.</b>	14 Bradley Lane, Bilston	Residential Vacant
<b>LOT 69.</b>	53 Prosser Street, Wolverhampton	Residential Vacant
<b>LOT 70.</b>	Ashfield Court, 17 Ashfield Road, Birmingham	Ground Rents
<b>LOT 71.</b>	Units 1-7 Chestnut Road, Birmingham	Ground Rents
<b>LOT 72.</b>	9 Strensham Hill, Birmingham	Ground Rents
<b>LOT 73.</b>	54 Owen Road, Wolverhampton	Residential Vacant
<b>LOT 74.</b>	10 Moss Pit, Stafford	Residential Vacant
<b>LOT 75.</b>	72 Napier Road, Wolverhampton	Residential Vacant
<b>LOT 76.</b>	10 Victoria Street, Wolverhampton	Commercial Vacant
<b>LOT 77.</b>	14 Cressett Lane, Brierley Hill	Residential Vacant
<b>LOT 78.</b>	Felsteads Yard, Canal Bank, Loughborough	Land
<b>LOT 79.</b>	103 Oval Road, Tipton	Residential Vacant
<b>LOT 80.</b>	1 Ryders Green Road, West Bromwich	Commercial Investment
<b>LOT 81.</b>	40-43 Berry Street & 40 Princess Alley, Wolverhampton	Commercial Investment
<b>LOT 82.</b>	1143 Stratford Road, Hall Green, Birmingham	Residential Vacant/ Redevelopment /Development
<b>LOT 83.</b>	22 Gammage Street, Dudley	Residential Vacant
<b>LOT 84.</b>	89 Easemore Road, Redditch	Residential Vacant
<b>LOT 85.</b>	9 Larcombe Drive, Wolverhampton	Residential Vacant
<b>LOT 86.</b>	Flats 1 & 2, 183 Heathfield Road, Handsworth, Birmingham	Residential Vacant
<b>LOT 87.</b>	Land at Phoenix Rise, Darlaston, Walsall	Development/ Redevelopment & Land
<b>LOT 88.</b>	118 Bunkers Hill Lane, Bilston	Residential Vacant
<b>LOT 89.</b>	21 Sladefield Road, Alum Rock, Birmingham	Residential Vacant
<b>LOT 90.</b>	113 Halesowen Road, Dudley	Commercial Investment
<b>LOT 91.</b>	50-52 High Street, Bilston	Commercial Vacant
<b>LOT 92.</b>	9 Radnor Road, Handsworth, Birmingham	Residential Vacant
<b>LOT 93.</b>	75-77 Lansdowne Road, Handsworth, Birmingham	Residential Vacant
<b>LOT 94.</b>	The Rear of 1110 Coventry Road, Yardley, Birmingham	Commercial Vacant
<b>LOT 95.</b>	101 Beatrice Street, Walsall	Residential Vacant
<b>LOT 96.</b>	15 Sheep Street, Rugby, Warwickshire	Commercial Vacant
<b>LOT 97.</b>	61 Bilston Lane, Willenhall	Residential Vacant
<b>LOT 98.</b>	51 Wrexham Avenue, Walsall	Residential Vacant
<b>LOT 99.</b>	59 Corser Street, Dudley	Residential Vacant
<b>LOT 100.</b>	27 Park Lane, Halesowen	Residential Vacant

# ORDER OF SALE

<b>LOT 101.</b>	50 Oaklands, Curdworth, Nr Sutton Coldfield	Residential Vacant
<b>LOT 102.</b>	50 Pooles Lane, Willenhall	Residential Vacant
<b>LOT 103.</b>	14 Wrekin View, Waterloo Road, Wolverhampton	Residential Investment
<b>LOT 104.</b>	Flat 26 Bromford Close, 152 Church Lane, Handsworth Wood, Birmingham	Residential Vacant
<b>LOT 105.</b>	98 Beeches Road, West Bromwich	Residential Vacant
<b>LOT 106.</b>	6 Regal Court, Park Avenue, Whitchurch	Residential Vacant
<b>LOT 107.</b>	12 Elgin Court, Perton, Wolverhampton	Residential Vacant
<b>LOT 108.</b>	78 Harrow Street, Wolverhampton	Residential Vacant
<b>LOT 109.</b>	2, 2b, 3 & 3a Waterside, Evesham	Commercial Investment
<b>LOT 110.</b>	45 Parkfield Road, Coleshill	Residential Vacant
<b>LOT 111.</b>	79 Stroud Road, Shirley, Solihull	Residential Vacant
<b>LOT 112.</b>	646 Parkfield Road, Wolverhampton	Residential Vacant
<b>LOT 113.</b>	172 Merridale Street West, Wolverhampton	Residential Vacant
<b>LOT 114.</b>	14 Little Moor Hill, Smethwick	Residential Vacant
<b>LOT 115.</b>	42 Westmore Way, Wednesbury	Residential Vacant
<b>LOT 116.</b>	14 Lindens Drive, Sutton Coldfield	Residential Vacant
<b>LOT 117.</b>	75 Summer Lane, Lower Gornal, Dudley	Residential Vacant
<b>LOT 118.</b>	Carlton House, Cable Street, Wolverhampton	Commercial Vacant
<b>LOT 119.</b>	75 Brook Street, Lower Gornal, Dudley	Residential Vacant
<b>LOT 120.</b>	Land at Bromford Walk, Great Barr, Birmingham	Land
<b>LOT 121.</b>	Land Adjacent Queens Court, Queens Road, Oswestry, Shropshire	Land
<b>LOT 122.</b>	Land at Back Lane, Presteigne, Powys	Land
<b>LOT 123.</b>	200 Birmingham Road, West Bromwich	Residential Vacant
<b>LOT 124.</b>	18 Portland Terrace, Gainsborough, Lincolnshire	Residential Vacant
<b>LOT 125.</b>	35 Loxley Road, Bearwood	Residential Vacant
<b>LOT 126.</b>	38 Katherine Road, Bearwood	Residential Vacant
<b>LOT 127.</b>	13 Littleworth Avenue, Dudley	Residential Vacant
<b>LOT 128.</b>	398 Belchers Lane, Bordesley Green, Birmingham	Residential Vacant
<b>LOT 129.</b>	78 Greenbank Road, Tunstall, Stoke on Trent	Residential Vacant
<b>LOT 130.</b>	43 Daley Road, Bilston	Residential Vacant
<b>LOT 131.</b>	95 Horseley Road, Tipton	Residential Vacant
<b>LOT 132.</b>	433 Barrows Lane, Sheldon, Birmingham	Residential Vacant
<b>LOT 133.</b>	293 High Street, Solihull Lodge, Shirley, Solihull	Residential Investment
<b>LOT 134.</b>	18 Easington Street, Peterlee	Residential Vacant
<b>LOT 135.</b>	18 Manor Road, Aston, Birmingham	Commercial Vacant
<b>LOT 136.</b>	33 Luke Terrace, Wheatley Hill, Co Durham	Residential Vacant
<b>LOT 137.</b>	96 Parkeston Crescent, Kingstanding, Birmingham	Residential Vacant
<b>LOT 138.</b>	83 Brades Road, Oldbury	Commercial Vacant
<b>LOT 139.</b>	25 Potters Brook, Tipton	Residential Investment
<b>LOT 140.</b>	79a Cornwall Road, Handsworth Wood, Birmingham	Commercial Vacant
<b>LOT 141.</b>	35 Frodesley Road, Sheldon, Birmingham	Residential Vacant
<b>LOT 142.</b>	25 Parkway Road, Dudley	Residential Vacant
<b>LOT 143.</b>	21 Preston Road, Winson Green, Birmingham	Residential Vacant
<b>LOT 144.</b>	The Old Pump House, Wood Lane, Wolverhampton	Commercial Vacant
<b>LOT 145.</b>	38 Lowesmoor Road, Sheldon, Birmingham	Residential Vacant
<b>LOT 146.</b>	9 Birch Tree Grove, Solihull	<b>SOLD PRIOR</b>
<b>LOT 147.</b>	17 Barratts Road, Kings Norton, Birmingham	<b>SOLD PRIOR</b>
<b>LOT 148.</b>	14 Victoria Institute, Sansome Walk, Worcester	<b>SOLD PRIOR</b>
<b>LOT 149.</b>	282 Crankhall Lane, Wednesbury	<b>SOLD PRIOR</b>
<b>LOT 150.</b>	25 Riversley Road, Nuneaton	<b>SOLD PRIOR</b>

# VIEWING SCHEDULE

LOT	PROPERTY	MON 08/10	TUES 09/10	WED 10/10	THURS 11/10	FRI 12/10	SAT 13/10	MON 15/10	TUES 16/10	WED 17/10	THURS 18/10	FRI 19/10	SAT 20/10	MON 22/10	TUES 23/10
37	123 Abingdon Road, Perry Common, Birmingham		14.00		11.30				14.00		11.30				14.00
62	3 Ash Road, Wednesbury					15.45		10.00		10.00		15.45		10.00	
47	13 Ash Street, Highley, Birdgnorth					16.30		10.00		10.00		16.30		10.00	
53	49 Aspen Way, Wolverhampton					13.30		12.45		12.45		13.30	14.30	12.45	
132	433 Barrows Lane, Sheldon					13.30		12.15		12.15		13.30		12.15	
95	101 Beatrice Street, Walsall		10.30		15.00				10.30		15.00				10.30
22	The Cottage, 317 Bedworth Road, Coventry					15.00		15.00			11.30	15.00		15.00	
105	98 Beeches Road, West Bromwich					13.15		12.30		12.30		13.15		12.30	
128	398 Belchers Lane, Bordesley Green					11.45		14.00		14.00		11.45		14.00	
97	61 Bilston Lane, Willenhall		10.15		15.30				10.15		15.30		11.45		10.15
123	200 Birmingham Road, West Bromwich					12.45		13.00		13.00		12.45		13.00	
45	169 Bloxwich Lane, Walsall		10.00		15.30				10.00		15.30		10.30		10.00
68	14 Bradley Lane, Bilston		11.45		14.00				11.45		14.00				11.45
104	Flat 26 Bromford Close, 152 Church Lane, Handsworth Wood		12.45		12.45				12.45		12.45				12.45
119	75 Brook Street, Lower Gornal					14.15		12.15		12.15		14.15		12.15	
88	118 Bunkers Hill Lane, Bilston		12.30		13.15				12.30		13.15				12.30
30	57 Canterbury Road, West Bromwich					14.15		11.30		11.30		14.15	09.45	11.30	
60	250 Cedar Road, Nuneaton					14.00		14.00			10.30	14.00		14.00	
34	74 Churchill Road, Walsall		14.00		11.30				14.00		11.30				14.00
104	Former Neighbourhood Office 134 Church Lane, Aston		14.15			14.15			14.15		14.15			14.15	
17	40 Coleshill Road, Tamworth					12.00		12.00		12.00		12.00	16.30	12.00	
99	59 Corser Street, Dudley					13.00		13.30		13.30		13.00		13.30	
77	14 Cressett Lane, Brierley Hill					15.00		11.30		11.30		15.00		11.30	
33	118 Cresswell Crescent, Walsall		12.15		13.15				12.15		13.15				12.15
130	43 Daley Road, Bilston					15.30		10.00		10.00		15.30		10.00	
46	65 Dibble Road, Smethwick					11.30	11.15	14.15		14.15		11.30	11.30	14.15	
84	89 Easemore Road, Redditch		15.30		10.00				15.30		10.00				15.30
107	12 Elgin Court, Wolverhampton		14.45		11.00				14.45		11.00				14.45
57	2 Endwood Court, 1 Handsworth Wood Road, Handsworth		13.15		12.15				13.15		12.15				13.15
141	35 Frodesley Road, Sheldon					12.30		13.15		13.15		12.30		13.15	
83	22 Gammage Street, Dudley					12.00		14.30		14.30		12.00		14.30	
58	12 Genge Avenue, Wolverhampton					15.15	14.30	11.00		11.00		15.15	11.45	11.00	
36	166 Glastonbury Crescent, Bloxwich					11.45	11.30	14.30		14.30		11.45	14.45	14.30	
129	78 Greenbank Road, Tunstall, Stoke on Trent		10.45		15.00				10.45		15.00				10.45
108	78 Harrow Street, Wolverhampton		14.00		11.45				14.00		11.45				14.00
86	Flats 1 & 2, 183 Heathfield Road, Handsworth					10.45	10.30	15.30		15.30		10.45	15.45	15.30	
38	76 Hilston Avenue, Wolverhampton					12.30		13.00		13.00		12.30	13.45	13.00	
29	62 Holly Lane, Great Wyrley		15.00		10.45				15.00		10.45				15.00
131	95 Horseley Road, Tipton					10.00		15.30		15.30		10.00		15.30	
126	38 Katherine Road, Bearwood					10.30		15.15		15.15		10.30		15.15	
56	54 Kimberley Street, Wolverhampton		15.30		10.15				15.30		10.15				15.30
93	75-77 Lansdowne Road, Handsworth		11.15		14.15				11.15		14.15				11.15
85	9 Larcombe Drive, Wolverhampton					14.00		11.30		11.30		14.00	12.30	11.30	
116	14 Lindens Drive, Sutton Coldfield		15.30		10.00				15.30		10.00				15.30
114	14 Little Moor Hill, Smethwick					11.00		14.45		14.45		11.00		14.45	
61	39 Littleton Road, Willenhall		13.15		12.15				13.15		12.15		11.00		13.15
127	13 Littleworth Avenue, Dudley					11.45		13.45		13.45		11.45		13.45	
24	87 Long Lane, Halesowen					11.15	10.30	15.15		15.15		11.15	12.15	15.15	
27	13 Lonsdale Road, Smethwick					12.00	11.45	13.45		13.45		12.00	11.00	13.45	
145	38 Lowesmoor Road, Sheldon					13.00		12.45		12.45		13.00		12.45	
125	35 Loxley Road, Bearwood					10.00		15.45		15.45		10.00		15.45	
50	2 Mendip Close, Worcester		09.45		09.45				09.45		09.45				09.45
113	172 Merridale Street West, Wolverhampton		16.00		09.45				16.00		09.45				16.00

# VIEWING SCHEDULE

LOT	PROPERTY	MON 08/10	TUES 09/10	WED 10/10	THURS 11/10	FRI 12/10	SAT 13/10	MON 15/10	TUES 16/10	WED 17/10	THURS 18/10	FRI 19/10	SAT 20/10	MON 22/10	TUES 23/10
2	Former Neighbourhood Office Monmouth Road, Bartley Green		12.15			12.15			12.15		12.15			12.15	
74	10 Moss Pit, Stafford		12.00		13.45				12.00		13.45			12.00	
75	72 Napier Road, Wolverhampton					14.30	13.45	11.45		11.45		14.30	12.30	11.45	
31	145 New John Street, Halesowen					10.45	10.00	15.45		15.45		10.45	12.45	15.45	
28	26 Norton Lane, Great Wyrley		14.30		11.15				14.30		11.15				14.30
101	50 Oaklands, Curdworth, Sutton Coldfield					10.00		15.45		15.45		10.00		15.45	
25	404 Ombersley Road, Worcester		10.30		10.30				10.30		10.30				10.30
79	103 Oval Road, Tipton					11.00	12.45	14.30		14.30		11.00	10.00	14.30	
73	54 Owen Road, Wolverhampton					14.00	13.15	12.15		12.15		14.00	13.00	12.15	
142	25 Parkway Road, Dudley					12.30		14.00		14.00		12.30		14.00	
100	27 Park Lane, Halesowen					10.00		16.30		16.30		10.00		16.30	
137	96 Parkeston Crescent, Kingstanding		14.45		10.45				14.45		10.45				14.45
110	45 Parkfield Road, Coleshill					10.45		15.00		15.00		10.45		15.00	
112	646 Parkfield Road, Wolverhampton					14.45		10.45		10.45		14.45		10.45	
102	50 Pooles Lane, Willenhall		12.45		12.45				12.45		12.45				12.45
18	8 Powis Avenue, Tipton					10.30		15.00		15.00		10.30		15.00	
143	21 Preston Road, Winson Green		10.45		15.00				10.45		15.00				10.45
69	53 Prosser Street, Wolverhampton					12.45	12.30	13.30		13.30		12.45	13.45	13.30	
60A	67 Queensway, Rugeley				12.45				13.00		12.45				13.00
92	9 Radnor Road, Handsworth		12.00		13.30				12.00		13.30				12.00
16	229 Rednal Road, Kings Norton					15.45	16.30	10.00		10.00		15.45	09.45	10.00	
22A	7 Sandown Avenue, Coventry					15.30		15.30			12.00	15.30		15.30	
35	205 St Johns Road, Cannock		13.45		12.00				13.45		12.00		15.30		13.45
20	91 St Matthews Road, Telford					14.00		14.00		14.00		14.00	14.00	14.00	
54	38 Shale Street, Bilston					16.00	15.15	10.15		10.15		16.00	11.00	10.15	
89	21 Sladefield Road, Alum Rock					10.00	09.45	16.15		16.15		10.00	16.30	16.15	
82	1143 Stratford Road, Hall Green					14.15		11.30		11.30		14.15		11.30	
111	79 Stroud Road, Shirley					15.00		10.45		10.45		15.00		10.45	
117	75 Summer Lane, Lower Gornal					13.45		12.45		12.45		13.45		12.45	
21	181 Tallants Road, Courthouse Green, Coventry					16.00		16.00			12.30	16.00		16.00	
26	36 Upper Villiers Street, Wolverhampton					13.15		12.15		12.15		13.15	13.00	12.15	
48	56 Valley Road, Walsall		11.00		14.30				11.00		14.30				11.00
55	65 Victoria Avenue, Walsall		11.30		14.00				11.30		14.00				11.30
115	42 Westmore Way, Wednesbury					15.00		10.45		10.45		15.00		10.45	
35A	587 Willenhall Road, Willenhall				12.45				13.00		12.45				13.00
51	121 Willenhall Street, Wednesbury		10.45		15.00				10.45		15.00				10.45
5	36 Windsor Close, Frankley		11.00			11.00			11.00		11.00			11.00	
98	51 Wrexham Avenue, Walsall		09.45		16.00				09.45		16.00				09.45

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

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

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

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

**SDL AUCTIONS**

— BIGWOOD —

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

# UNCONDITIONAL & CONDITIONAL AUCTIONS EXPLAINED

## U Unconditional

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

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

**Please note all lots in this catalogue are being sold subject to unconditional terms unless otherwise stated (and showing the UR or CR icon).**

## UR Unconditional Reservation Fee

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

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

## CR Conditional Reservation Fee

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

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

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

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

**Please note ALL fees and deposits are non-refundable**

**SDL AUCTIONS**



**SDLAUCTIONS**

— **BIGWOOD** —

# **DEPOSITS**

## **Important Information**

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

**Deposits can be paid by debit card or bankers draft.**

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

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

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# **NO LONGER ACCEPTING CHEQUES**

**All deposits must be paid by:-**



**Bank/Building  
Society Draft**



**Debit Card**

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

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

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

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

# A GUIDE TO ADDITIONAL FEES

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

### BUYERS ADMINISTRATION FEE

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

### ADDITIONAL FEES, COSTS AND CHARGES

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

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

### FOR FURTHER INFORMATION

If you have any questions about a lot you would like to bid on, please contact the team on 0121 233 5046 or email at [birmingham@sdlauctions.co.uk](mailto:birmingham@sdlauctions.co.uk)



## **A FREEHOLD FORMER NEIGHBOURHOOD OFFICE AND ANCILLARY LAND**

### **PROPERTY DESCRIPTION:**

A former single storey neighbourhood office with land and parking which may be suitable for a number of alternative uses including residential development subject to obtaining the necessary planning consents.

### **ACCOMMODATION:**

**Ground Floor:** Entrance Hall, Male & Female Toilets, Kitchen, open-plan central office and a number of smaller offices.

The property has an NIA of 171 sq.m. (1,840 sq.ft.) or thereabouts.

**Outside:** Grounds and Car Parking.

### **SITE AREA:**

We understand that the site extends to some 4,004 sq.m. (4,789 sq.yds.) or thereabouts.



### **PLANNING:**

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

### **TENURE:**

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

### **AUCTIONEERS NOTE:**

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

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

3. In addition to the purchase price, the purchaser will be required to pay the Council's professional fees of £2,000.

### **VIEWINGS:**

See viewing schedule.



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



## A VACANT FREEHOLD FORMER NEIGHBOURHOOD OFFICE

### PROPERTY DESCRIPTION:

A single storey former Neighbourhood Office which may be suitable for a number of alternative uses subject to obtaining the necessary planning consents. Set back from the road with a tarmacadam driveway approach and parking area.

### ACCOMMODATION:

**Ground Floor:** Rear Hall, Sluice Room, Kitchen, Store Room, Boiler Room, Male and Female WC's, large open-plan Office, Two further Offices, Reception Area with Roller Shutter Entrances Front and Rear. Hall, Two Offices, L Shaped Large Office with Kitchenette and Three Single Offices.

**Outside:** Grounds and Car Parking.

### MEASUREMENTS:

The building has an NIA of 417 sq.m. (4,4800 sq.ft.) or thereabouts. The site area extends to some 2,504 sq.m. (2,995 sq.yds.) or thereabouts.

### PLANNING:

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

### TENURE:

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

### AUCTIONEERS NOTE:

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

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

3. In addition to the purchase price, the purchaser will be required to pay the Council's professional fees of £2,000.

### VIEWINGS:

See viewing schedule.



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



## **A FREEHOLD PARCEL OF LAND**

### **PROPERTY DESCRIPTION:**

A Freehold linear parcel of land which may be suitable for a number of alternative uses subject to obtaining the necessary planning consents.

### **TENURE:**

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

### **SITE AREA:**

We understand that the site extends to some 811 sq.m. (970 sq.yds.) or thereabouts.

### **SERVICES:**

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

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

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

### **PLANS:**

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

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

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

### **AUCTIONEERS NOTE:**

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

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

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

### **VIEWINGS:**

The site is open for viewings.



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



## **A FREEHOLD GRASS PADDOCK**

### **PROPERTY DESCRIPTION:**

A Freehold vacant grass paddock which may be suitable for a variety of uses subject to obtaining the necessary planning consents.

### **TENURE:**

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

### **SITE AREA:**

We understand the site extends to some 913 sq.m. (1,092 sq.yds.) or thereabouts.

### **SERVICES:**

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

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

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

### **PLANS:**

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

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

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

### **AUCTIONEERS NOTE:**

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

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

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

### **VIEWINGS:**

The site is open for viewings.



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



## A VACANT LEASEHOLD TWO BEDROOM BUNGALOW

### PROPERTY DESCRIPTION:

A two bedroom bungalow in need of complete modernisation and refurbishment. Set back from the road behind a foregarden with side driveway to garage.

### ACCOMMODATION:

**Ground Floor:** Hall, Lounge, Kitchen, Two Bedrooms, Bathroom and WC.

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

The property is in need of complete modernisation and refurbishment throughout.

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

### TENURE:

The property is being sold with the benefit of a new 125 year Lease subject to a peppercorn ground rent. The Lease will include a specific requirement for the purchaser to bring the property back into a beneficial residential occupation within 12 months of purchase. Vacant possession will be given upon completion.

### AUCTIONEERS NOTE:

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

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

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



### VIEWINGS:

See viewing schedule.



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

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

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

**TENURE:**

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

**SITE AREA:**

We understand that the site extends to some 121 sq.m. (145 sq.yds.) or thereabouts.

**SERVICES:**

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

**GROUND CONDITIONS & CONTAMINATION:**

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

**PLANS:**

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

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

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

**AUCTIONEERS NOTE:**

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

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

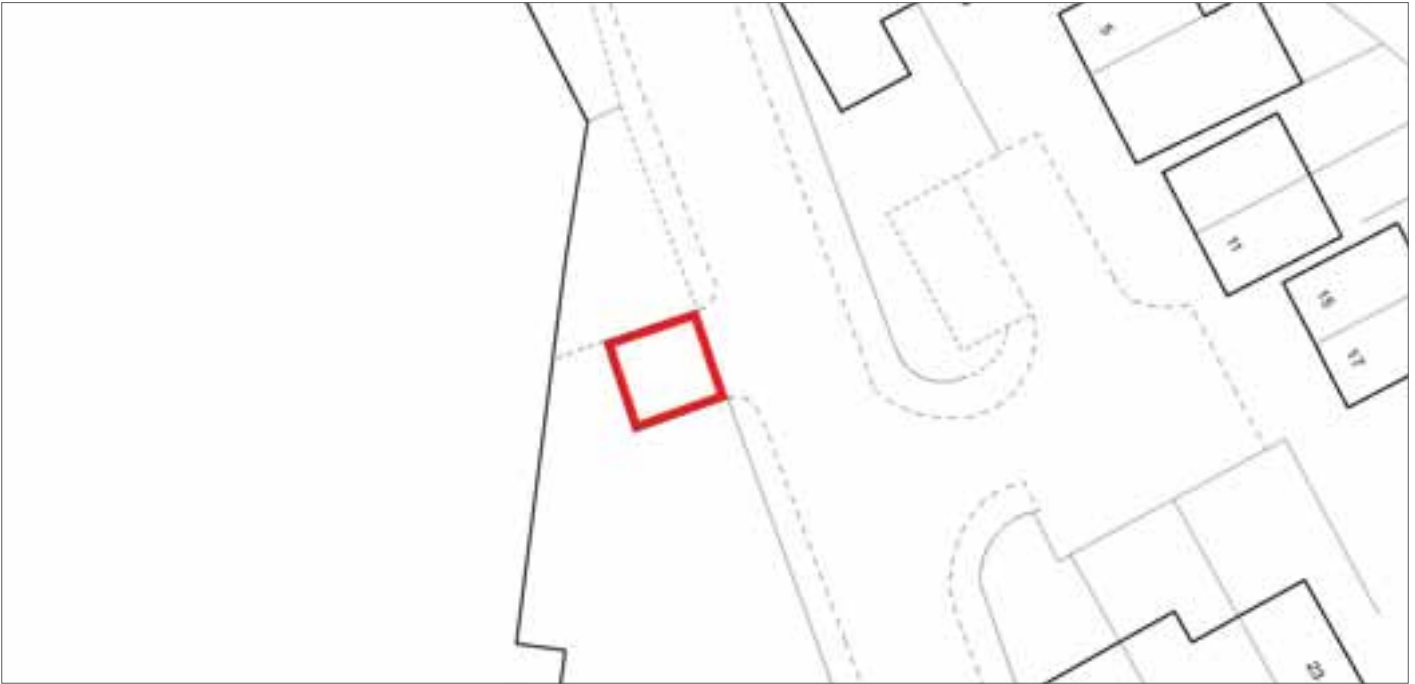
3. In addition to the purchase price, the purchaser will be required to pay the Council's professional fees of £1,750.

**VIEWINGS:**

The site is open for viewings.



**\*GUIDE PRICE in excess of £7,500 (plus fees)**



## **A SMALL FREEHOLD PARCEL OF LAND FOR PARKING OF UP TO TWO VEHICLES**

### **PROPERTY DESCRIPTION:**

A Freehold parcel of vacant land capable of providing secure off-street parking for up to two vehicles. The site is located within a short walk of Birmingham City Football Club's St Andrews Stadium.

### **SITE AREA:**

We understand that the site extends to some 38.88 sq.m. (46.37 sq.yds.) or thereabouts.

### **TENURE:**

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

### **SERVICES:**

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

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

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

### **PLANS:**

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

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

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

### **AUCTIONEERS NOTE:**

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

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

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

### **VIEWINGS:**

The site is open for viewings.



**\*GUIDE PRICE in excess of £5,000 (plus fees)**



### **A VACANT FREEHOLD PARCEL OF LAND**

**PROPERTY DESCRIPTION:**

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

**TENURE:**

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

**SITE AREA:**

We understand that the site extends to 159 sq.m. (190 sq.yds.) or thereabouts.

**SERVICES:**

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

**GROUND CONDITIONS & CONTAMINATION:**

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

**PLANS:**

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

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

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

**AUCTIONEERS NOTE:**

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

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

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

**VIEWINGS:**

The site is open for viewings.



**\*GUIDE PRICE in excess of £5,000 (plus fees)**



## **A FREEHOLD PARCEL OF LAND WITH OUTLINE PLANNING CONSENT FOR RESIDENTIAL DEVELOPMENT**

### **PROPERTY DESCRIPTION:**

A residential development opportunity with outline planning permission for up to three dwellings.

### **PLANNING:**

The land has the benefit of outline planning consent for residential development of up to three units with all matters/details reserved under Application 18/006/00/OUT granted on the 6th August 2018 by Wolverhampton City Council Planning Department (a copy of the planning consent will be available within the legal pack). An easement for access will be granted to the benefit of the land to be sold in order to obtain direct access to the public highway (shown coloured brown on the plan).

### **SERVICES:**

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

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

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

### **PLANS:**

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

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

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

### **TENURE:**

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

### **AUCTIONEERS NOTE:**

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

### **VIEWINGS:**

Strictly by arrangement with the Auctioneers.

**CITY OF  
WOLVERHAMPTON  
COUNCIL**

**\*GUIDE PRICE in excess of £60,000 (plus fees)**

**FREEHOLD MIXED USE INVESTMENT WITH ASSET MANAGEMENT POTENTIAL****CURRENT GROSS INCOME: £119,040 P.A.X.****POTENTIAL GROSS INCOME: £131,092 P.A.X.****PROPERTY DESCRIPTION:**

The properties comprise a fully let high street retail parade of 5 no. retail units, 2 no. restaurants/bars with 6 no. residential apartments over (one 2 bed and five 1 beds) and communal gardens to the rear.

The retail units are of similar specification and configuration, ranging from approx. 467 sq.ft. to 577 sq.ft. The restaurants/bars are larger ranging from approx. 1,532 sq.ft. to 1,914 sq.ft., are double fronted and have specifications more suited to their use.

To the first floor there are five 1 bedroom apartments and one 2 bedroom apartment, generally providing lounge, kitchen, bedroom(s) and bathroom.

**ENERGY EFFICIENCY RATING:** 105-106 & 105a-106a - See Legal Pack. 107 - B, 107a - C, 108 - C, 108a - D, 109 - C, 109a - D, 110 - D, 110a - D, 111 - E, 111a - C, 113-114 - C.

**LOCATION:**

The properties are situated in a prominent position on Three Shires Oak Road in Bearwood, Smethwick. A busy high street retail location less than 0.5 mile from the A456 Hagley Road.

Birmingham City Centre is approximately 4 miles east and West Bromwich Town Centre is 3.5 miles north west. There are a number of train stations within close proximity and a regular bus service into Birmingham City Centre.

**TENURE:**

We understand the properties are held Freehold and are being sold subject to the existing tenancies as highlighted on the Tenancy Schedule.

## TENANCY SCHEDULE:

Unit	Area (sq.ft)	Tenant	Term	Lease Start	Lease Expiry	Rent Review	Rent £ p.a.x.	ERV £ p.a.x.	Comments
105-106	1552	Ashok Kumar Ram	5 years	01/09/17	31/08/22	-	14,040	21,448	Spice Zone? - Tenant not in occupation. Landlord seeking vacant possession. Tenant only break clause on 31/08/20. Insurance contribution of £30 p.m.
106a-106a	-	Fr. Emery & St. Emery	Holding Over	01/06/17	31/05/18	-	6,600	6,600	First Floor, 2 bedroom apartment. Assured Shorthold Tenancy.
107*	577	Paul Tracey	Holding Over	24/03/07	23/03/17	-	15,000	10,863	Tom's Tattoo Shop? No formal lease in place.
107a	-	Clare Shacklock	Holding Over	11/10/13	30/04/14	-	5,280	5,400	First Floor 1 bedroom apartment. Assured Shorthold Tenancy.
108	524	Kelvin Ikechukwu	3 years	01/03/16	28/02/19	-	7,200	8,956	KH Afro Connect Store? Occupying by way of licence.
108a	-	Hana Kimova	Holding Over	05/08/17	04/02/18	-	5,400	5,400	First Floor 3 bedroom apartment. Assured Shorthold Tenancy.
109	467	Evangelina Morris	3 years	09/09/16	08/09/19	-	6,000	8,573	Golden Keys Bnial House? Occupying by way of licence.
109a	-	Marco Barbisani	Holding Over	26/11/15	25/05/16	-	5,320	5,400	First Floor 1 bedroom apartment. Assured Shorthold Tenancy.
110	516	Muhammed Awan	3 years	22/12/16	21/12/19	-	6,000	9,804	UK Ideal Binds? Occupying by way of licence.
110a	-	Alberto Nanni	Holding Over	01/02/17	31/07/17	-	5,400	5,400	First Floor 1 bedroom apartment. Assured Shorthold Tenancy.
111*	508	Mohamed D'Arcy	Holding Over	Unknown	Unknown	Unknown	8,000	9,652	Barber? No formal lease in place.
111a	-	Fr. Ziss & Fr. Zui	6 months	06/07/16	05/01/19	-	5,400	5,400	First Floor 1 bedroom apartment. Assured Shorthold Tenancy.
113-114	1,914	Chebar Real Estate Ltd	25 years	03/09/15	02/09/40	5 yearly	31,200	26,796	Son Cocktail Bar? Guarantor - Mr B. Ayo-Ojo. FRI Lease. Insurance Rent. LATA 1954. Tenant only break clause 03/09/20.
Total £ p.a.x.							119,040	131,092	

\*The Landlord is currently negotiating new leases with the tenants of 107 & 111 Three Shires Oak Road (terms to be agreed).

## PLANNING:

We understand the property has planning consent for its existing uses. Interested parties to rely on their own enquiries with Sandwell Metropolitan Borough Council.

## SERVICES:

We understand all mains services are available. These services have not been tested and all interested parties should rely upon their own enquiries.

## VALUE ADDED TAX:

All prices quoted are exclusive of VAT.

## AUCTIONEERS NOTE:

Please note that there will be a 6 week completion on this Lot and not the usual 28 days.

## VIEWINGS:

Strictly by arrangement with the Auctioneers.

## IN PARTNERSHIP WITH:



**\*GUIDE PRICE offers in excess of £1.1m (plus fees)**

## LOT 11

### GROUND RENTS AT 1, 3, 5, 7, 9, 11, 15, 17 & 19 AMBURY WAY, GREAT BARR, BIRMINGHAM, B43 5JH

#### NINE FREEHOLD GROUND RENTS SECURED ON PRIVATE DWELLINGS.

##### PROPERTY DESCRIPTION:

Nine ground rent investments secured on flats.

##### LEASE DETAILS:

No. 1: 144 years from 29th September 2008, subject to a peppercorn ground rent.

Nos. 3, 7, 9, 11, 15 & 19: 110 years from 25th March 2000, subject to a ground rent of £125 per annum, per property.

Nos. 5 & 17: 98 years from 28th September 1964, subject to a ground rent of £15 per annum, per property.

See legal pack for further Lease details.

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



## LOT 12

### GROUND RENTS AT 21, 23, 25, 27, 29, 31, 33, 35 & 37 AMBURY WAY, GREAT BARR, BIRMINGHAM, B43 5JH

#### NINE FREEHOLD GROUND RENTS SECURED ON PRIVATE DWELLINGS.

##### PROPERTY DESCRIPTION:

Nine ground rent investments secured on flats.

##### LEASE DETAILS:

Nos. 21, 27, 29, 33 & 35: 110 years from 25th March 2000, subject to a ground rent of £125 per annum, per property.

No. 23: 110 years from 29th September 2017, subject to a ground rent of £125 per annum.

Nos. 25 & 31: 98 years from 29th September 1964, subject to a ground rent of £15 per annum, per property.

No. 37: 110 years from 25th March 2016, subject to a ground rent of £125 per annum.

See legal pack for further Lease details.

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



## LOT 13

### GROUND RENTS AT 39, 41, 43, 45, 47, 49, 51, 53 & 55 AMBURY WAY, GREAT BARR, BIRMINGHAM, B43 5JH

#### NINE FREEHOLD GROUND RENTS SECURED ON PRIVATE DWELLINGS.

##### PROPERTY DESCRIPTION:

Nine ground rent investments secured on flats.

##### LEASE DETAILS:

No. 39: 138 years from 29th September 2014, subject to a peppercorn ground rent.

Nos. 41, 45, 49, 53 & 55: 110 years from 25th March 2000, subject to a ground rent of £125 per annum, per property.

No. 43: 110 years from 29th September 2017, subject to a ground rent of £125 per annum.

Nos. 47 & 51: 98 years from 29th September 1964, subject to a ground rent of £15 per annum, per property.

See legal pack for further Lease details.

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



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## LOT 14

**GROUNDS AT 33, 35, 37, 39, 41 & 43 DUNBAR GROVE, GREAT BARR, BIRMINGHAM, B43 7PT**

**SIX FREEHOLD GROUND RENTS SECURED ON PRIVATE DWELLINGS.**

**PROPERTY DESCRIPTION:**

Six ground rent investments secured on flats.

**LEASE DETAILS:**

Nos. 33 & 35: 110 years from 29th September 2006, subject to a ground rent of £125 per annum, per property.

Nos. 37, 39, 41 & 43: 99 years from 25th March 1966, subject to a ground rent of £15 per annum, per property.

See legal pack for further Lease details.

**\*GUIDE PRICE in excess of £60,000 (plus fees)**



## LOT 15

**GROUNDS AT 45, 47, 49, 51, 53 & 55 DUNBAR GROVE, GREAT BARR, BIRMINGHAM, B43 7PT**

**SIX FREEHOLD GROUND RENTS SECURED ON PRIVATE DWELLINGS.**

**PROPERTY DESCRIPTION:**

Six ground rent investments secured on flats.

**LEASE DETAILS:**

Nos. 45 & 53: 99 years from 25th March 1966, subject to a ground rent of £15 per annum, per property.

No. 47: 137 years from 25th March 2018, subject to a peppercorn ground rent.

Nos. 49, 51 & 55: 110 years from 29th September 2006, subject to a ground rent of £125 per annum, per property.

See legal pack for further Lease details.

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



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## LOT 16

**229 REDNAL ROAD, KINGS NORTON, BIRMINGHAM, B38 8EA**

### A VACANT FREEHOLD FOUR BEDROOMED SEMI DETACHED PROPERTY

#### PROPERTY DESCRIPTION:

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

#### ACCOMMODATION:

**Ground Floor:** Porch, Hall, Two Stores, Two Reception Rooms, Kitchen, Rear Lean-to/Utility Room.

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

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

The property is in need of modernisation works throughout.

**ENERGY EFFICIENCY RATING:** G.

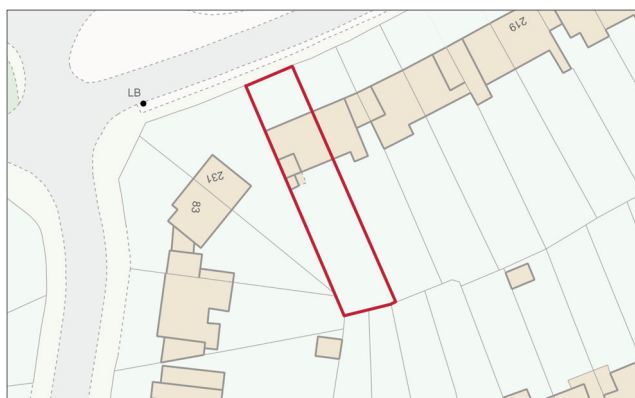
#### TENURE:

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

#### VIEWINGS:

See viewing schedule.

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



## LOT 17

**40 COLESHILL ROAD, DRAYTON BASSETT, TAMWORTH, B78 3SA**

### A VACANT FREEHOLD SEMI DETACHED PROPERTY WHICH MAY HAVE DEVELOPMENT POTENTIAL SUBJECT TO PLANNING

#### PROPERTY DESCRIPTION:

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

#### ACCOMMODATION:

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

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

**Outside:** Gardens.

The property is in need of refurbishment works throughout.

**ENERGY EFFICIENCY RATING:** E

#### TENURE:

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

#### VIEWINGS:

See viewing schedule.

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



## LOT 18

8 POWIS AVENUE, TIPTON, DY4 0NB

### A VACANT FREEHOLD SEMI DETACHED PROPERTY

#### PROPERTY DESCRIPTION:

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

#### ACCOMMODATION:

**Ground Floor:** Hall, Three Reception Rooms, Kitchen, Shower Room.

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

**Outside:** Driveway and Gardens.

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

#### TENURE:

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

#### AUCTIONEERS NOTE:

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

#### VIEWINGS:

See viewing schedule.



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

## LOT 19

549 PARKFIELD ROAD, WOLVERHAMPTON, WV4 6EL

### A VACANT FREEHOLD MID TERRACED PROPERTY

#### PROPERTY DESCRIPTION:

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

#### ACCOMMODATION:

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

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

**Outside:** Gardens.

The property is in need of refurbishment works throughout.

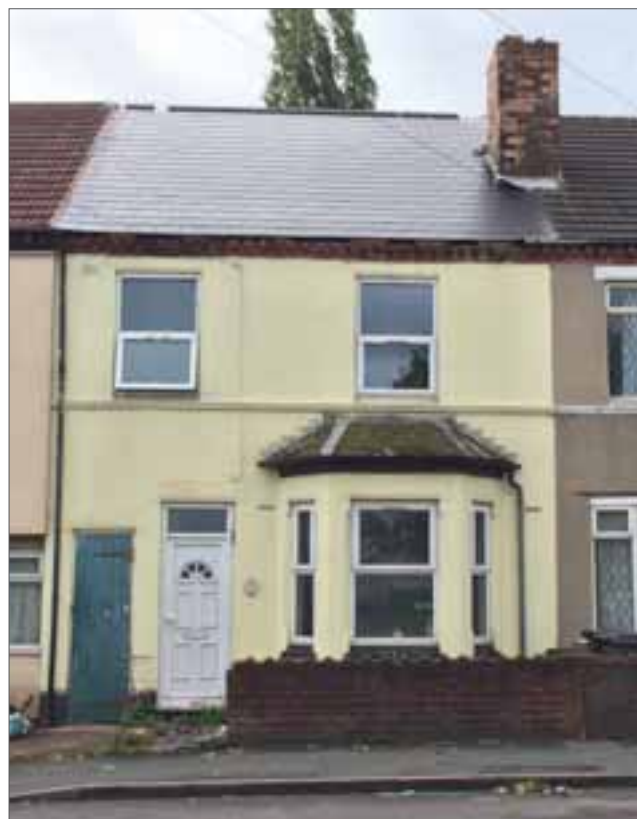
**ENERGY EFFICIENCY RATING:** D.

#### TENURE:

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

#### VIEWINGS:

External viewings only.



**\*GUIDE PRICE in excess of £5,000 (plus fees)**

## LOT 20

91 ST MATTHEWS ROAD, DONNINGTON, TELFORD, TF2 7NY

### A VACANT FREEHOLD MID TERRACED PROPERTY

#### PROPERTY DESCRIPTION:

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

#### ACCOMMODATION:

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

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

**Outside:** Gardens.

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

**ENERGY EFFICIENCY RATING:** D

#### TENURE:

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

#### VIEWINGS:

See viewing schedule.

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



## LOT 21

181 TALLANTS ROAD, COVENTRY, CV6 7FQ

### A VACANT FREEHOLD END TERRACED PROPERTY

#### PROPERTY DESCRIPTION:

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

#### ACCOMMODATION:

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

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

**Outside:** Gardens.

The property is in need of refurbishment works throughout.

**ENERGY EFFICIENCY RATING:** F

#### TENURE:

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

#### AUCTIONEERS NOTE:

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

#### VIEWINGS:

See viewing schedule.

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



## LOT 22

### THE COTTAGE, 317 BEDWORTH ROAD, COVENTRY, CV6 6BN

#### A VACANT FREEHOLD END TERRACED PROPERTY

**PROPERTY DESCRIPTION:**

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

**ACCOMMODATION:**

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

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

**Outside:** Gardens

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

**ENERGY EFFICIENCY RATING:** E.

**TENURE:**

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

**AUCTIONEERS NOTE:**

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

**VIEWINGS:**

See viewing schedule.

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



## LOT 22a

### 7 SANDOWN AVENUE, COVENTRY, CV6 6EW

#### A VACANT FREEHOLD MID TERRACED PROPERTY

**PROPERTY DESCRIPTION:**

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

**ACCOMMODATION:**

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

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

**Outside:** Gardens.

The property is in need of modernisation works throughout.

**ENERGY EFFICIENCY RATING:** G

**TENURE:**

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

**AUCTIONEERS NOTE:**

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

**VIEWINGS:**

See viewing schedule.

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





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## **VACANT FREEHOLD INDUSTRIAL PROPERTY WITH SELF CONTAINED UNIT, SUITABLE FOR A VARIETY OF INDUSTRIAL USES**

### **PROPERTY DESCRIPTION:**

The property comprises a vacant industrial premises currently fitted for food production but suitable for a wide variety of industrial uses.

Externally there is a secure yard and loading area to the west elevation accessed directly off Peartree Lane and parking to the front elevation for approximately 5 cars. A new CCTV system has recently been installed.

Internally the property provides reception area, offices, meeting room, kitchen and WCs accessed via the main front entrance and interconnected to the industrial accommodation to the rear. The industrial accommodation comprises three interconnected bays currently arranged for food production with insulated panelling which could be retained or easily removed subject to the intended future use.

Importantly the industrial accommodation was completely refurbished in 2014 and new insulated panels have recently been fitted. In August 2018 a new refrigeration unit was installed consisting of 4 no. walk-in 20+ pallet cold room fridge freezers and 1 no. walk-in blast chiller. The works have been completed to a high standard/specification.

There is a self-contained unit with independent access off Peartree Lane to the east elevation suitable for a variety of uses including offices, canteen or retail unit/cafe (STP). This self-contained unit could be let and held as an income generating investment.

In December 2016 a 49.92 kW photovoltaic system was installed currently generating additional electricity income in excess of £6,000 p.a. We understand there are c.23 years unexpired on the panels and Feed-In Tariff. Further details are included within the Marketing Pack.

The property occupies a site area of approx. 0.23 Ha (0.58 acres).

**ENERGY EFFICIENCY RATING:** D.

**LOCATION:**

Situated within a well-established industrial estate to the north side of Peartree Lane in Dudley. Located approximately 2 miles south west of Dudley and 4.5 miles north east of Stourbridge. Junction 2 of the M5 motorway is less than 4.5 miles to the east accessed via the A461 Duncan Edwards Way and A4123 New Birmingham Road.

**TENURE:**

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

**ACCOMMODATION:**

Area	Use	Sq.m.	Sq.ft.
Industrial	Food Production/Industrial	1,163.96	12,529
Offices & Ancillary	Reception, offices, meeting room, kitchen and WCs	126.69	1,364
Self Contained Unit	Suitable for a variety of uses (STP)	51.45	554
Total:		1,342.10	14,447

**PLANNING:**

We understand the property has planning consent for its existing use (B2 General Industrial Use). All interested parties should rely on their enquiries with Dudley Metropolitan Borough Council.

**SERVICES:**

A new electrical system was installed in 2014 along with a new fire detection system. We understand all mains services are available however these services have not been tested. All interested parties should rely on their own enquiries.

**RATING ASSESSMENT:**

\*Rateable Value is £0 as of 1 April 2017 however previously assess as follows:-

Rateable Value:£33,500 (as of 1 April 2010)

Description:Factory and premises

Rates Payable:£16,515 (UBR 18/19 of 49.3p in £)

Interested parties are advised to make their own enquiries with the Billing Authority.

**VALUE ADDED TAX:**

We are advised that VAT will not be chargeable on this transaction.

**VIEWINGS:**

Strictly by arrangement with the Auctioneers.

**IN PARTNERSHIP WITH:**



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

## LOT 24

**87 LONG LANE, HALESOWEN, B62 9DJ**

### A VACANT FREEHOLD MID TERRACED PROPERTY

#### PROPERTY DESCRIPTION:

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

#### ACCOMMODATION:

**Ground Floor:** Two Reception Rooms, Inner Hall with Understairs Store, Rear Lobby, Kitchen, Shower Room/WC.

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

**Outside:** Gardens.

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

**ENERGY EFFICIENCY RATING:** E

#### TENURE:

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

#### VIEWINGS:

See viewing schedule.



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

## LOT 25

**404 OMBERSLEY ROAD, WORCESTER, WR3 7DH**

### A VACANT FREEHOLD SEMI DETACHED PROPERTY

#### PROPERTY DESCRIPTION:

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

#### ACCOMMODATION:

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

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

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

**ENERGY EFFICIENCY RATING:** G

#### TENURE:

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

#### AUCTIONEERS NOTE:

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

#### VIEWINGS:

See viewing schedule.



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

## LOT 26

36 UPPER VILLIERS STREET, WOLVERHAMPTON, WV2 4NU

### A VACANT FREEHOLD MID TERRACED PROPERTY

#### PROPERTY DESCRIPTION:

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

#### ACCOMMODATION:

**Ground Floor:** Storm Porch, Hall with Understairs Store, Reception Room, Dining Room, Kitchen, Utility Room, Wet Room/WC.

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

**Outside:** Gardens.

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

**ENERGY EFFICIENCY RATING:** E

#### TENURE:

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

#### VIEWINGS:

See viewing schedule.

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



## LOT 27

13 LONSDALE ROAD, SMETHWICK, B66 1QU

### A VACANT FREEHOLD MID TERRACED PROPERTY

#### PROPERTY DESCRIPTION:

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

#### ACCOMMODATION:

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

**First Floor:** Landing, Three Bedrooms

**Outside:** Gardens.

The property is in need of modernisation works throughout.

**ENERGY EFFICIENCY RATING:** F

#### TENURE:

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

#### VIEWINGS:

See viewing schedule.

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



## LOT 28

26 NORTON LANE, GREAT WYRLEY, WALSALL, WS6 6PE

### A VACANT FREEHOLD SEMI DETACHED PROPERTY

#### PROPERTY DESCRIPTION:

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

#### ACCOMMODATION:

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

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

**Outside:** Driveway and Gardens.

The property is in need of modernisation works throughout.

#### ENERGY EFFICIENCY RATING: G

#### TENURE:

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

#### AUCTIONEERS NOTE:

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

#### VIEWINGS:

See viewing schedule.

**\*GUIDE PRICE in excess of £55,000 (plus fees)**



## LOT 29

62 HOLLY LANE, GREAT WYRLEY, WALSALL, WS6 6AQ

### A VACANT FREEHOLD SEMI DETACHED PROPERTY

#### PROPERTY DESCRIPTION:

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

#### ACCOMMODATION:

**Ground Floor:** Hall with Understairs Cupboard, Two Reception Rooms, Kitchen, Side Lean-to/Utility Room, Rear Lobby, WC.

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

**Outside:** Driveway and Gardens.

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

#### ENERGY EFFICIENCY RATING: D

#### TENURE:

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

#### AUCTIONEERS NOTE:

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

#### VIEWINGS:

See viewing schedule.

**\*GUIDE PRICE in excess of £55,000 (plus fees)**



## LOT 30

57 CANTERBURY ROAD, WEST BROMWICH, B71 2LF

### A VACANT FREEHOLD SEMI DETACHED PROPERTY WITH DEVELOPMENT POTENTIAL TO SIDE SUBJECT TO OBTAINING THE NECESSARY PLANNING CONSENTS

#### PROPERTY DESCRIPTION:

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

#### ACCOMMODATION:

**Ground Floor:** Hall with Understairs Store, Reception Room, Kitchen, Lobby, Bathroom/WC.

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

**Outside:** Gardens and Driveway.

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

**ENERGY EFFICIENCY RATING:** D

#### TENURE:

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

#### VIEWINGS:

See viewing schedule.

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



## LOT 31

145 NEW JOHN STREET, HALESOWEN, B62 8HT

### A VACANT FREEHOLD MID TERRACED PROPERTY

#### PROPERTY DESCRIPTION:

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

#### ACCOMMODATION:

**Ground Floor:** Small Hallway, Two Reception Rooms, Inner Hall, Understairs Store, Kitchen, Bathroom/WC.

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

**Outside:** Rear Garden.

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

**ENERGY EFFICIENCY RATING:** D

#### TENURE:

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

#### VIEWINGS:

See viewing schedule.

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



# **FREEHOLD MIXED USE HIGH STREET INVESTMENT WITH ASSET MANAGEMENT POTENTIAL**

**CURRENT GROSS INCOME: £31,680 PA.**

## **PROPERTY DESCRIPTION:**

The property comprises a fully let, two storey mixed use investment property with lower ground storage, restaurant to ground floor and residential apartment to first floor level.

The lower ground is accessed via the rear of the property and currently utilised for storage. It provides clear and open storage space with two car parking spaces and is secured by way of electric roller shutter.

The ground floor restaurant benefits from a large glazed frontage with electric roller shutter, customer and staff WCs, commercially fitted kitchen with ancillary office and external courtyard to the rear. There are two off road car parking spaces to the front elevation.

The first floor apartment provides two bedrooms, lounge, fitted kitchen and bathroom. The apartment is centrally heated and double glazed.

**Gross rent passing of £31,680 p.a.** (including estimated Feed-In Tariff income).

In December 2016 a 10.66 kW Photovoltaic system was installed generating additional electricity income of approx. £5,400 p.a., supplementing the income receivable from the property. We understand there are approx. 23 years unexpired on the panels and Feed-in Tariff contract. Further details are included within the Marketing Pack.

**ENERGY EFFICIENCY RATING:** C & D

## **LOCATION:**

The property is situated in a prominent position on Hawthorn Road on the outskirts of Sutton Coldfield. Part of a busy retail parade approx. 4 miles south-west of Sutton Coldfield town centre and 4.5 miles north of Birmingham City Centre.

Local occupiers include Aldi, Tesco, Coop, The Post Office, Greggs and Lloyds Pharmacy.

## **TENURE:**

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

Floor	Use	Area Sq.ft.	Tenant	Term	Lease Start	Lease Expiry	Rent £ p.a.x.	Comments
Lower Ground	General Storage	1,389	Get You Seen Ltd c/o Ms N. Davis	1 year	25.09.17	24.09.18	6,000	Tenant due to vacate in October 2018. Deposit of £800 paid by tenant and held via DPS.
Ground	Restaurant	1,729	Mighty Flames Ltd c/o Mr E. McKenzie	5 years	24.05.17	23.05.22	14,160	Effective FRI L&TA '54 Lease. No break option. Deposit of £1,650 paid by tenant. Tenant has made an approach to extend lease term.
First*	Apartment	592	Ms G. J. Hearne	6 months	21.04.18	20.10.18	6,120	Deposit of £750 paid by tenant and held via DPS.
Feed-in Tariff** (estimated based upon current income levels)							5,400	
<b>Total £ p.a.x.</b>							<b>31,680</b>	

\* Please note that the first floor apartment has not been measured by the Auctioneer's. The area has been supplied by the Vendor.

\*\* Additional information on the Feed-in Tariff can be found within the Marketing Pack.



## **PLANNING:**

We understand the property has planning consent for its existing uses. Interested parties should rely on their own enquiries with Birmingham City Council.

## **SERVICES:**

A new electrical system was installed in 2013 along with a new fire detection system. We understand that all mains services are available, however these services have not been tested. Interested parties should rely on their own enquiries.

## **VALUE ADDED TAX:**

We are advised that VAT will not be chargeable on this transaction.

**IN PARTNERSHIP WITH:**



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

## LOT 33

**118 CRESSWELL CRESCENT, WALSALL, WS3 2TS**

### A VACANT FREEHOLD MID TERRACED PROPERTY

#### PROPERTY DESCRIPTION:

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

#### ACCOMMODATION:

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

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

**Outside:** Gardens.

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

**ENERGY EFFICIENCY RATING:** D

#### TENURE:

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

#### VIEWINGS:

See viewing schedule.



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

## LOT 34

**74 CHURCHILL ROAD, WALSALL, WS2 0AW**

### A VACANT FREEHOLD SEMI DETACHED PROPERTY

#### PROPERTY DESCRIPTION:

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

#### ACCOMMODATION:

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

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

**Outside:** Gardens and Garage situated in a separate block.

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

**ENERGY EFFICIENCY RATING:** D.

#### TENURE:

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

#### AUCTIONEERS NOTE:

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

#### VIEWINGS:

See viewing schedule.

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



**LOT 35****205 ST JOHNS ROAD, CANNOCK, WS11 0AJ****A VACANT FREEHOLD MID TERRACED PROPERTY****PROPERTY DESCRIPTION:**

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

**ACCOMMODATION:**

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

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

**Outside:** Gardens.

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

**ENERGY EFFICIENCY RATING:** D

**TENURE:**

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

**VIEWINGS:**

See viewing schedule.



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

**LOT 35a****587 WILLENHALL ROAD, WILLENHALL, WV13 3LP****A VACANT FREEHOLD SEMI DETACHED PROPERTY****PROPERTY DESCRIPTION:**

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

**ACCOMMODATION:**

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

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

**Outside:** Gardens.

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

**ENERGY EFFICIENCY RATING:** G

**TENURE:**

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

**AUCTIONEERS NOTE:**

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

**VIEWINGS:**

See viewing schedule.



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

## LOT 36

166 GLASTONBURY CRESCENT, BLOXWICH, WALSALL, WS3 2RP

### A VACANT FREEHOLD MID TERRACED PROPERTY

#### PROPERTY DESCRIPTION:

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

#### ACCOMMODATION:

**Ground Floor:** Hall, Reception Room, Dining Kitchen, Side Entry, Stores.

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

**Outside:** Gardens.

The property benefits from having gas central heating and UPVC double glazing, however it is in need of improvement works throughout.

#### ENERGY EFFICIENCY RATING: C

#### TENURE:

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

#### VIEWINGS:

See viewing schedule.

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



## LOT 37

123 ABINGDON ROAD, PERRY COMMON, BIRMINGHAM, B23 5HX

### A VACANT FREEHOLD END TERRACED PROPERTY

#### PROPERTY DESCRIPTION:

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

#### ACCOMMODATION:

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

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

**Outside:** Gardens and Driveway Parking.

The property benefits from having a gas fired central heating system and there is a security alarm system within the property.

#### ENERGY EFFICIENCY RATING: C

#### TENURE:

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

#### VIEWINGS:

See viewing schedule.

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



**LOT 38**

**76 HILSTON AVENUE, PENN, WOLVERHAMPTON, WV4 4SZ**

**A VACANT FREEHOLD DETACHED PROPERTY**

**PROPERTY DESCRIPTION:**

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

**ACCOMMODATION:**

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

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

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

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

**ENERGY EFFICIENCY RATING:** F

**TENURE:**

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

**VIEWINGS:**

See viewing schedule.



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

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**AN ATTRACTIVE FREEHOLD FORMER BANK PREMISES OCCUPYING A PROMINENT TOWN CENTRE POSITION SUITABLE FOR A VARIETY OF ALTERNATIVE USES INCLUDING RESIDENTIAL CONVERSION, SUBJECT TO OBTAINING THE APPROPRIATE PLANNING PERMISSION**

**PROPERTY DESCRIPTION:**

The property comprises a three storey end terrace with basement, of red brick construction with a white stone facade at ground floor level and pitched tiled roof.

The accommodation is currently configured to provide on the ground floor main banking hall, together with interview room and cashiers area. The first floor comprises of staff offices, interview room, male and female WCs. On the second floor there is a staff area and three store rooms. The basement provides two further storage areas, strong room and plant room.

**ENERGY EFFICIENCY RATING:** F

**LOCATION:**

The property is prominently situated fronting High Street with a return frontage to Church Street.

High Street is the main retail pitch within the town centre and comprises a mix of independent and national retailers including WH Smith, Greggs, Boots Opticians, Wilko and Card Factory.

Uttoxeter is a Staffordshire market town, close to the border with Derbyshire and lies approximately 15 miles north east of Stafford and 17 miles south east of Stoke on Trent.

**ACCOMMODATION:**

Ground Floor: 716 sq.ft. (66.52 sq.m.)  
First Floor: 563 sq.ft. (52.30 sq.m.)  
Second Floor: 626 sq.ft. (58.16 sq.m.)  
Basement: 570 sq.ft. (52.95 sq.m.)  
**Total: 1,905 sq.ft. (176.98 sq.m.)**

**TENURE:**

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

**VALUE ADDED TAX:**

We understand that VAT will not be chargeable on this transaction, full details will be available in the legal pack.

**VIEWINGS:**

Strictly by arrangement with the Auctioneers.

**IN PARTNERSHIP WITH:**



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

## LOT 40

### GROUND RENTS AT 4, 12, 14, 18, 20 & 42 BUCKINGHAM ROAD, ROWLEY REGIS, B65 9JN

#### SIX FREEHOLD GROUND RENTS SECURED ON PRIVATE DWELLINGS

##### PROPERTY DESCRIPTION:

Six ground rent investments secured on semi detached properties.

##### LEASE DETAILS:

99 years from 25th March 1972, subject to a ground rent of £35 per annum, per property.

See legal pack for Lease details.

**\*GUIDE PRICE in excess of £18,500 (plus fees)**



## LOT 41

### GROUND RENTS AT 53, 54, 61, 82 & 158 BUCKINGHAM ROAD, ROWLEY REGIS, B65 9JN

#### FIVE FREEHOLD GROUND RENTS SECURED ON PRIVATE DWELLINGS

##### PROPERTY DESCRIPTION:

Five ground rent investments secured on a bungalow, semi detached and detached properties.

##### LEASE DETAILS:

Nos. 53 & 61: 99 years from 25th March 1972, subject to a ground rent of £35 per annum, per property.

Nos. 54, 82 & 158: 99 years from 25th March 1972, subject to a ground rent of £40 per annum, per property.

See legal pack for Lease details.

**\*GUIDE PRICE in excess of £17,000 (plus fees)**



## LOT 42

### GROUND RENTS 14-25 & 28-38 HOPE STREET, HALESOWEN, B62 8LU

#### TWENTY FOUR FREEHOLD GROUND RENTS SECURED ON PRIVATE DWELLINGS

##### PROPERTY DESCRIPTION:

Twenty four ground rent investments secured on maisonettes.

##### LEASE DETAILS:

Nos. 14, 17, 19, 20, 21, 25, 29, 35 & 38: up to 28 September 2151 subject to a peppercorn ground rent

Nos. 15, 16, 18, 22, 23, 30, 31, 32 & 37: up to 28 September 2061 subject to a ground rent of £15 per annum

No. 24: up to 28 March 2137 subject to a peppercorn ground rent.

Nos. 28 & 33 up to 28 September 2151 subject to a ground rent of £50 per annum, escalating every 25 years.

No. 34: up to 28 September 2150 subject to a peppercorn ground rent

No. 36: up to 24 March 2094 subject to a ground rent of £50 per annum, escalating every 33 years.

See legal pack for Lease details.

**\*GUIDE PRICE in excess of £118,000 (plus fees)**



## LOT 43

### GROUND RENTS NOS. 34, 36, 38, 40, 46, 48, 50, 52, 54 & 56 LEAFIELD GARDENS, HALESOWEN, B62 8LX

#### TEN FREEHOLD GROUND RENTS SECURED ON PRIVATE DWELLINGS

##### PROPERTY DESCRIPTION:

Ten ground rent investments secured on semi detached properties.

##### LEASE DETAILS:

Nos. 34, 40, 46, 50, 52, 54 & 56: 99 years from 29th September 1962, subject to a ground rent of £15 per annum, per property.

Nos. 36, 38 & 48: 142 years from 13th October 2009, subject to a peppercorn ground rent.

See legal pack for Lease details.



**\*GUIDE PRICE in excess of £101,500 (plus fees)**

## LOT 44

### GROUND RENTS AT 22, 28, 55, 58 & 62 REDWOOD ROAD, KINGS NORTON, BIRMINGHAM, B30 1AD

#### FIVE FREEHOLD GROUND RENTS SECURED ON PRIVATE DWELLINGS

##### PROPERTY DESCRIPTION:

Five ground rent investments secured on semi detached properties.

##### LEASE DETAILS:

99 years less 3 days from 25 March 1962 subject to a ground rent of £20 per annum.

See legal pack for Lease details.



**\*GUIDE PRICE in excess of £27,500 (plus fees)**

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## LOT 45

169 BLOXWICH LANE, WALSALL, WS2 7JW

### A VACANT FREEHOLD MID TERRACED PROPERTY

#### PROPERTY DESCRIPTION:

A mid terraced property standing back from the road behind a driveway. The property is located approximately 1 mile away from junction 10 of the M6 providing good transport links to Birmingham and the surrounding areas.

#### ACCOMMODATION:

**Ground Floor:** Porch, Hall, Two Reception Rooms, Understairs Cupboard, Kitchen, Lean-to, Workshop.

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

**Outside:** Rear Garden and Driveway Parking.

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

**ENERGY EFFICIENCY RATING:** E

#### TENURE:

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

#### VIEWINGS:

See viewing schedule.

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



## LOT 46

65 DIBBLE ROAD, SMETHWICK, B67 7PY

### A VACANT FREEHOLD MID TERRACED PROPERTY

#### PROPERTY DESCRIPTION:

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

#### ACCOMMODATION:

**Ground Floor:** Two Reception Rooms, Small Lobby, Understairs Cupboard, Kitchen with Store off, Rear Lobby, Bathroom/WC.

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

**Outside:** Gardens.

The property is in need of modernisation works throughout.

**ENERGY EFFICIENCY RATING:** F.

#### TENURE:

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

#### VIEWINGS:

See viewing schedule.

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



## LOT 47

13 ASH STREET, HIGHLEY, NR BRIDGNORTH, SHROPSHIRE, WV16 6HW

### A VACANT FREEHOLD END TERRACED PROPERTY

#### PROPERTY DESCRIPTION:

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

#### ACCOMMODATION:

**Ground Floor:** Hall, Reception Room with Understairs Cupboard, Lobby, Shower Room/WC.

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

**Outside:** Front Garden and Rear Yard with Brick Built Store.

The majority of the windows are UPVC double glazed units.

#### ENERGY EFFICIENCY RATING: F

#### TENURE:

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

#### VIEWING:

See viewing schedule.



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

## LOT 48

56 VALLEY ROAD, WALSALL, WS3 3EU

### A VACANT FREEHOLD SEMI DETACHED PROPERTY

#### PROPERTY DESCRIPTION:

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

#### ACCOMMODATION:

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

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

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

The property is in need of refurbishment works throughout.

#### ENERGY EFFICIENCY RATING: D

#### TENURE:

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

#### AUCTIONEERS NOTE:

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

#### VIEWINGS:

See viewing schedule.



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

**A PROMINENT FREEHOLD SPACIOUS TWO STOREY UNIT WITH DEVELOPMENT POTENTIAL SUBJECT TO OBTAINING APPROPRIATE PLANNING CONSENTS, LOCATED IN THE POPULAR CAPE HILL SHOPPING AREA**

**PROPERTY DESCRIPTION:**

The property comprises of a mid terraced two storey building with a part flat and part pitched roof fronting Cape Hill and benefitting from rear access via Shortland Road.

**ACCOMMODATION:**

The ground floor accommodation comprise of a retail unit previously trading as a Hair and Beauty Salon which is configured to provide separate rooms for clients, WC and tea making facilities, and extends to approximately 711 sq.ft. (66 sq.m.).

The retail unit gives access to a spacious void area extending approximately 1,845 sq.ft. (171 sq.m.) to the rear of the property. The void area is split into two sections and benefits from a roller shutter at the rear and loading area.

The first floor contains a further void area extending approximately 2,654 sq.ft. (246 sq.m.) and benefits from separate frontal access adjacent to the salon. A recently replaced pitch roof extends the length of the retail unit below beyond which the roof is flat. To the rear of the void area are stairs leading to the ground floor.

The property is considered suitable for a number of alternative uses subject to obtaining any appropriate planning permission.

**ENERGY EFFICIENCY RATING: G**

**LOCATION:**

The property occupies a prominent trading position along Cape Hill High Street which is a busy route throughout the day to Birmingham city centre which is approximately 3 miles to the east. In the vicinity there is a vibrant mix of local businesses trading along with national operators.

Opposite the unit are Barclays and TSB Bank's and within walking distance the Windmill Shopping Centre containing Pure Gym, Boots and JD Sports.

**TENURE:**

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

**VALUE ADDED TAX:**

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

**VIEWINGS:**

Strictly by arrangement with the Auctioneers.



**\*GUIDE PRICE in excess of £210,000 (plus fees)**

## LOT 50

2 MENDIP CLOSE, WORCESTER, WR4 9DZ

### A VACANT FREEHOLD MID TERRACED PROPERTY

#### PROPERTY DESCRIPTION:

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

#### ACCOMMODATION:

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

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

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

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

#### ENERGY EFFICIENCY RATING: C

#### TENURE:

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

#### AUCTIONEERS NOTE:

We are advised that there is Japanese Knotweed present at the property and there is a treatment plan in place.

#### VIEWINGS:

See viewing schedule.

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



## LOT 51

121 WILLENHALL STREET, WEDNESBURY, WS10 8HW

### A VACANT FREEHOLD END TERRACED PROPERTY

#### PROPERTY DESCRIPTION:

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

#### ACCOMMODATION:

**Ground Floor:** Porch, Reception Room with Store off, Dining Kitchen, WC.

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

**Outside:** Driveway and Gardens.

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

#### TENURE:

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

#### VIEWINGS:

See viewing schedule.

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



## LOT 52

## LAND BETWEEN 75 & 85 HIGH STREET, BROWNHILLS, WS8 6HL

### A FREEHOLD DEVELOPMENT SITE WITH PLANNING PERMISSION FOR THREE RETAIL UNITS AND THREE 1 BEDROOMED FLATS

#### PROPERTY DESCRIPTION:

A development site with planning approval for three retail units and three 1 bedroomed flats situated on the main High Street of Brownhills.

#### TENURE:

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

#### PLANNING:

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

#### SERVICES:

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

#### GROUND CONDITIONS & CONTAMINATION:

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

#### PLANS:

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

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

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

#### VIEWINGS:

The site is open for viewings.



**\*GUIDE PRICE in excess of £136,500 (plus fees)**

## LOT 53

**49 ASPEN WAY, WOLVERHAMPTON, WV3 0UP**

### A VACANT FREEHOLD END TERRACED PROPERTY

#### PROPERTY DESCRIPTION:

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

#### ACCOMMODATION:

**Ground Floor:** Entrance Porch, Lounge, Dining Room, Kitchen.

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

**Outside:** Gardens.

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

**ENERGY EFFICIENCY RATING:** E

#### TENURE:

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

#### VIEWINGS:

See viewing schedule.

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



## LOT 54

**38 SHALE STREET, BILSTON, WV14 0HF**

### A VACANT FREEHOLD SEMI DETACHED PROPERTY

#### PROPERTY DESCRIPTION:

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

#### ACCOMMODATION:

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

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

**Outside:** Gardens.

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

**ENERGY EFFICIENCY RATING:** D

#### TENURE:

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

#### VIEWINGS:

See viewing schedule.

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



## LOT 55

**65 VICTORIA AVENUE, WALSALL, WS3 3EB**

### A VACANT FREEHOLD SEMI DETACHED PROPERTY

#### PROPERTY DESCRIPTION:

A semi detached property standing back from the road behind a block paved driveway.

#### ACCOMMODATION:

**Ground Floor:** Porch, Hall, Reception Room, Open-Plan Dining Kitchen, Utility Room, Understairs Cupboard, Pantry, Bathroom/WC, further separate WC.

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

**Outside:** Rear Garden and Driveway Parking.

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

**ENERGY EFFICIENCY RATING:** D

#### TENURE:

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

#### VIEWINGS:

See viewing schedule.



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

## LOT 56

**54 KIMBERLEY STREET, WOLVERHAMPTON, WV3 0BS**

### A VACANT FREEHOLD MID TERRACED PROPERTY

#### PROPERTY DESCRIPTION:

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

#### ACCOMMODATION:

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

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

**Outside:** Gardens.

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

**ENERGY EFFICIENCY RATING:** D

#### TENURE:

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

#### AUCTIONEERS NOTE:

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

#### VIEWINGS:

See viewing schedule.



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

## LOT 57

### 2 ENDWOOD COURT, 1 HANDSWORTH WOOD ROAD, HANDSWORTH, BIRMINGHAM, B20 2RZ

#### A VACANT LEASEHOLD GROUND FLOOR APARTMENT TOGETHER WITH GARAGE NO. 29

**PROPERTY DESCRIPTION:**

A ground floor purpose built apartment set in communal grounds.

**ACCOMMODATION:**

**Ground Floor:** Communal Entrance.

**Apartment 2:-** Hall, Reception Room with Balcony access, Kitchen, Two Bedrooms, Bathroom/WC with Shower.

**Outside:** Communal Grounds & Garage (No. 29) in separate block.

The property benefits from having electric heating.

**ENERGY EFFICIENCY RATING:** E

**TENURE:**

We understand the property is Leasehold with approximately 130 years remaining (see legal pack for Lease details) and vacant possession will be given upon completion.

**VIEWINGS:**

See viewing schedule.

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



## LOT 58

### 12 GENG AVENUE, WOLVERHAMPTON, WV4 6SL

#### A VACANT FREEHOLD SEMI DETACHED PROPERTY

**PROPERTY DESCRIPTION:**

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

**ACCOMMODATION:**

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

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

**Outside:** Gardens.

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

**ENERGY EFFICIENCY RATING:** C.

**TENURE:**

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

**VIEWINGS:**

See viewing schedule.

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





**A FREEHOLD PART COMMERCIAL & PART RESIDENTIAL INVESTMENT PROPERTY  
CURRENT GROSS INCOME: £6,000 PA.**

**PROPERTY DESCRIPTION:**

The property comprises a two storey brick built semi detached unit, surmounted by a pitched roof and benefiting from a rear courtyard, WC and roller shutters.

To the ground floor there is a commercial unit formerly used as a confectioneries and configured to provide a front trading area of approx. 400 sq.ft. (37 sq.m.), along with a kitchen/preparation area of approx. 100 sq.ft. (9 sq.m.) situated behind a partitioned wall, beyond which is a storage area of approx. 130 sq.ft. (12 sq.m.). With regards to the first floor, we are advised that the accommodation consists of two bedrooms, lounge, bathroom and kitchen and is accessed via an entrance to the front of the property; however at the time of the Auctioneers inspection, the first floor could not be accessed and therefore interested parties should satisfy themselves as to the layout.

**ENERGY EFFICIENCY RATING: C**

**LOCATION:**

The property lies along the busy Stratford Road and forms part of a parade of local shops. National retailers such as Dominos Pizza and Tesco Express are situated nearby. Hall Green Railway Station is in close proximity, along with the vibrant Sparkhill area being less than a mile away.

**TENURE:**

We understand the property is Freehold, subject to the following tenancies.

The first floor flat is let on an Assured Shorthold Tenancy, which is on a rolling basis, at a current rental of £500 per calendar month. The shop unit is offered with vacant possession.

Full tenancy details will be available within the legal pack.

**VALUE ADDED TAX:**

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

**VIEWINGS:**

Strictly by arrangement with the Auctioneers.

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

## LOT 60

250 CEDAR ROAD, NUNEATON, CV10 9DZ

### A VACANT FREEHOLD MID TERRACED PROPERTY

#### PROPERTY DESCRIPTION:

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

#### ACCOMMODATION:

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

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

**Outside:** Driveway and Gardens.

The property benefits from having double glazing.

#### ENERGY EFFICIENCY RATING: G

#### TENURE:

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

#### AUCTIONEERS NOTE:

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

#### VIEWINGS:

See viewing schedule.



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

## LOT 60a

67 QUEENSWAY, RUGELEY, WS15 1NS

### A VACANT FREEHOLD SEMI DETACHED PROPERTY

#### PROPERTY DESCRIPTION:

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

#### ACCOMMODATION:

**Ground Floor:** Hall, Two Reception Rooms (interconnected), Kitchen, Utility Room, WC.

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

**Outside:** Driveway and Gardens.

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

#### ENERGY EFFICIENCY RATING: D.

#### TENURE:

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

#### AUCTIONEERS NOTE:

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

#### VIEWINGS:

See viewing schedule.



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

## LOT 61

**39 LITTLETON ROAD, WILLENHALL, WV12 5JU**

### A VACANT FREEHOLD SEMI DETACHED PROPERTY

#### PROPERTY DESCRIPTION:

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

#### ACCOMMODATION:

**Ground Floor:** Porch, Hall, Reception Room, Kitchen, Utility Room with Understairs Store, Side Lean-to and Store.

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

**Outside:** Gardens and Rear Garage.

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

#### ENERGY EFFICIENCY RATING: D

#### TENURE:

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

#### VIEWINGS:

See viewing schedule.

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



## LOT 62

**3 ASH ROAD, WEDNESBURY, WS10 9NJ**

### A VACANT FREEHOLD SEMI DETACHED PROPERTY

#### PROPERTY DESCRIPTION:

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

#### ACCOMMODATION:

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

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

**Outside:** Driveway and Gardens.

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

#### ENERGY EFFICIENCY RATING: D

#### TENURE:

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

#### VIEWINGS:

See viewing schedule.

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



## LOT 63

7 OATMILL CLOSE, WEDNESBURY, WS10 9TE

### A LEASEHOLD RESIDENTIAL INVESTMENT PROPERTY

**CURRENT GROSS INCOME: £4,940 PA.**

#### PROPERTY DESCRIPTION:

A maisonette standing back from the road behind a foregarden.

#### ACCOMMODATION:

**Ground Floor:** Entrance.

**First Floor:** Hall, Living Room, Kitchen, Bedroom, Bathroom.

**Outside:** Driveway and Garden.

The property benefits from having double glazing.

#### ENERGY EFFICIENCY RATING: G

#### TENURE:

We understand the property is Leasehold (see legal pack for Lease details) and is being sold subject to the existing tenancy.

#### TENANCY DETAILS:

The property is let on an Assured Shorthold Tenancy, at a rental figure of £95 per week - £4,940 per annum - see legal pack for further details.

#### AUCTIONEERS NOTE:

At the time of going to print, the Auctioneers were unable to inspect the property, therefore the accommodation should not be relied upon.

**\*GUIDE PRICE £35,000 - £39,000 (plus fees)**



#### VIEWINGS:

External viewings only.

## LOT 64

12 TUDOR COURT, TIPTON, DY4 8UU

### A LEASEHOLD RESIDENTIAL INVESTMENT PROPERTY

**CURRENT GROSS INCOME: £5,196 PA**

#### PROPERTY DESCRIPTION:

A two bedroom ground floor flat.

#### ACCOMMODATION:

**Ground Floor:** Communal Entrance.

**Flat 12:-** Living Room, Kitchen, Two Bedrooms, Bathroom, Storage Cupboard.

The property benefits from double glazing.

#### TENURE:

We understand the property is Leasehold (see legal pack for Lease details) and is being sold subject to existing tenancy.

#### TENANCY DETAILS:

The property is let on an Assured Shorthold Tenancy at £433 per calendar month - £5,196 per annum.

#### AUCTIONEERS NOTE:

1. The Auctioneers were unable to inspect the property internally and therefore the accommodation should not be relied upon.
2. At the time of going to print, the Auctioneers have not had sight of the tenancy agreement.

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



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

#### VIEWINGS:

External viewings only.

## LOT 65

27 TUDOR COURT, TIPTON, DY4 8UU

### A LEASEHOLD RESIDENTIAL INVESTMENT PROPERTY

**CURRENT GROSS INCOME: £4,140 PA**

#### PROPERTY DESCRIPTION:

A one bedroom first floor maisonette.

#### ACCOMMODATION:

**Ground Floor:** Communal Entrance.

**First Floor:**

**Flat 27:-** Living Room, Kitchen, One Bedroom, Bathroom, Storage Cupboard.

The property benefits from double glazing.

#### TENURE:

We understand the property is Leasehold (see legal pack for Lease details) and is being sold subject to existing tenancy.

#### TENANCY DETAILS:

The property is let on an Assured Shorthold Tenancy at £345 per calendar month - £4,140 per annum.

#### AUCTIONEERS NOTE:

1. The Auctioneers were unable to inspect the property internally and therefore the accommodation should not be relied upon.
2. At the time of going to print, the Auctioneers have not had sight of the tenancy agreement.



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

#### VIEWINGS:

External viewings only.

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

## ADDITIONAL COSTS

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

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

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## LOT 66

55 TUDOR COURT, TIPTON, DY4 8UW

### A LEASEHOLD RESIDENTIAL INVESTMENT PROPERTY

**CURRENT GROSS INCOME: £4,680 PA**

#### PROPERTY DESCRIPTION:

A two bedroom ground floor maisonette.

#### ACCOMMODATION:

**Ground Floor:** Communal Entrance.

**Flat 55:-** Living Room, Kitchen, Two Bedrooms, Bathroom, Storage Cupboard.

The property benefits from double glazing.

#### ENERGY EFFICIENCY RATING: E

#### TENURE:

We understand the property is Leasehold (see legal pack for Lease details) and is being sold subject to existing tenancy.

#### TENANCY DETAILS:

The property is let on an Assured Shorthold Tenancy at £390 per calendar month - £4,680 per annum.

#### AUCTIONEERS NOTE:

1. The Auctioneers were unable to inspect the property internally and therefore the accommodation should not be relied upon.
2. At the time of going to print, the Auctioneers have not had sight of the tenancy agreement.

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



#### VIEWINGS:

External viewings only.



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## LOT 67

74 TUDOR COURT, TIPTON, DY4 8UU

### A LEASEHOLD RESIDENTIAL INVESTMENT PROPERTY

**CURRENT GROSS INCOME: £4,440 PA**

#### PROPERTY DESCRIPTION:

A two bedroom ground floor maisonette.

#### ACCOMMODATION:

**Ground Floor:** Communal Entrance.

**Flat 74:-** Living Room, Kitchen, Two Bedrooms, Bathroom, Storage Cupboard.

The property benefits from double glazing.

#### TENURE:

We understand the property is Leasehold (see legal pack for Lease details) and is being sold subject to existing tenancy.

#### TENANCY DETAILS:

The property is let on an Assured Shorthold Tenancy at £370 per calendar month - £4,440 per annum.

#### AUCTIONEERS NOTE:

1. The Auctioneers were unable to inspect the property internally and therefore the accommodation should not be relied upon.
2. At the time of going to print, the Auctioneers have not had sight of the tenancy agreement.



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

#### VIEWINGS:

External viewings only.

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

## LOT 68

14 BRADLEY LANE, BILSTON, WV14 8EP

### A VACANT FREEHOLD SEMI DETACHED PROPERTY

#### PROPERTY DESCRIPTION:

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

#### ACCOMMODATION:

**Ground Floor:** Hall, Reception Room, Dining Kitchen, Utility Room, Bathroom/WC.

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

**Outside:** Driveway and Gardens.

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

**ENERGY EFFICIENCY RATING:** E.

#### TENURE:

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

#### AUCTIONEERS NOTE:

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

#### VIEWINGS:

See viewing schedule.

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



**LOT 69**

**53 PROSSER STREET, WOLVERHAMPTON, WV10 9AS**

**A VACANT FREEHOLD MID TERRACED PROPERTY**

**PROPERTY DESCRIPTION:**

A mid terraced property standing flush to the pavement.

**ACCOMMODATION:**

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

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

**Outside:** Rear Garden.

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

**ENERGY EFFICIENCY RATING:** E

**TENURE:**

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

**VIEWINGS:**

See viewing schedule.

**\*GUIDE PRICE £10,000 - £15,000 (plus fees)**



## LEGAL PACKS

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

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

They are also available to read in the auction room.

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## LOT 70

### ASHFIELD COURT, 17 ASHFIELD ROAD, BIRMINGHAM, B14 7AS

#### SEVEN GROUND RENTS SECURED ON PRIVATE DWELLINGS

##### PROPERTY DESCRIPTION:

Seven ground rent investments secured on flats.

##### LEASE DETAILS:

Flat 1: 99 years from 25th February 2014, subject to a peppercorn ground rent.

Flat 2: 155 years from 25th July 2016, subject to a peppercorn ground rent.

Flat 3: 99 years from 25th March 1982, subject to a ground rent of £25 pa.

Flat 4: 155 years from 25th July 2016, subject to a peppercorn ground rent.

Flat 5: 189 years from 25th March 1982, subject to a peppercorn ground rent.

Flat 6: 155 years from 30th September 2016, subject to a peppercorn ground rent.



Flat 7: 99 years from 25th March 1982, subject to a ground rent of £25 pa.

See legal pack for further Lease details.

**\*GUIDE PRICE in excess of £9,500 (plus fees)**

## LOT 71

### UNITS 1-7a CHESTNUT ROAD, BIRMINGHAM, B13 9AJ

#### EIGHT GROUND RENTS SECURED ON PRIVATE DWELLINGS

##### PROPERTY DESCRIPTION:

Eight ground rent investments secured on flats.

##### LEASE DETAILS:

Flats 1, 3 & 7a: 99 years from 25th March 1981, subject to a ground rent of £25 pa.

Flat 1a: 189 years from 25th March 1983, subject to a ground rent of £300 pa.

Flats 3a & 5: 99 years from 25th March 1982, subject to a ground rent of £25 per annum.

Flat 5a: 189 years from 25th March 1981, subject to a peppercorn ground rent.

Flat 7: 155 years from 23rd December 2015, subject to a peppercorn ground rent.

See legal pack for further Lease details.

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



## LOT 72

### 9 STRENSHAM HILL, BIRMINGHAM, B13 8AG

#### SIX GROUND RENTS SECURED ON PRIVATE DWELLINGS

##### PROPERTY DESCRIPTION:

Six ground rent investments secured on flats and a basement.

##### LEASE DETAILS:

Flat 1: 158 years from 9th July 2013, subject to a peppercorn ground rent.

Flat 2: 158 years from 29th April 2013, subject to a peppercorn ground rent.

Flat 3: 189 years from 25th March 1982, subject to a peppercorn ground rent.

Flat 4: 99 years from 25th March 1983, subject to a ground rent of £25 pa.

Flat 5: 99 years from 25th March 1982, subject to a ground rent of £50 pa.

Basement: 99 years from 25th March 1982, subject to a peppercorn ground rent.

See legal pack for further Lease details.

**\*GUIDE PRICE in excess of £13,500 (plus fees)**



## LOT 73

54 OWEN ROAD, WOLVERHAMPTON, WV3 0AW

### A VACANT FREEHOLD MID TERRACED PROPERTY

#### PROPERTY DESCRIPTION:

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

#### ACCOMMODATION:

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

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

**Outside:** Gardens.

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

#### ENERGY EFFICIENCY RATING: C

#### TENURE:

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

#### VIEWINGS:

See viewing schedule.



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

## LOT 74

10 MOSS PIT, STAFFORD, ST17 9JR

### A VACANT FREEHOLD SEMI DETACHED PROPERTY

#### PROPERTY DESCRIPTION:

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

#### ACCOMMODATION:

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

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

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

The property is in need of refurbishment works throughout.

#### ENERGY EFFICIENCY RATING: F

#### TENURE:

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

#### AUCTIONEERS NOTE:

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

#### VIEWINGS:

See viewing schedule.



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

**LOT 75**

**72 NAPIER ROAD, WOLVERHAMPTON WV2 3DX**

**A VACANT FREEHOLD MID TERRACED PROPERTY**

**PROPERTY DESCRIPTION:**

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

**ACCOMMODATION:**

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

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

**Outside:** Rear Garden.

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

**ENERGY EFFICIENCY RATING: D**

**TENURE:**

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

**VIEWINGS:**

See viewing schedule.



**\*GUIDE PRICE £10,000 - £15,000 (plus fees)**

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## **A VACANT FREEHOLD TWO STOREY RETAIL/LEISURE UNIT WITHIN PROMINENT CITY CENTRE LOCATION**

### **PROPERTY DESCRIPTION:**

The property comprises a prominent two storey retail/leisure unit, most recently trading as Burger Priest Restaurant.

The ground floor extends to approximately 1,413 sq.ft. (131.27 sq.m.) and the first floor extends to approximately 1,060 sq.ft. (90.47 sq.m.).

The property is considered suitable for a variety of retail or leisure uses, subject to any appropriate planning permission.

### **ENERGY EFFICIENCY RATING: C**

### **LOCATION:**

The property occupies a prominent position fronting Victoria Street within the heart of Wolverhampton City Centre, the property is located a short distance from Beatties/House of Fraser Department Store with the Mander Shopping Centre to the rear. There is a good and varied mix of both local and national retailers within the vicinity.

### **TENURE:**

We understand the property is Freehold and vacant possession will be given upon completion. A variable service charge is levied, full details in respect of this will be available within the legal pack.

### **VALUE ADDED TAX:**

We understand that VAT will be chargeable on this transaction. Full details will be available within the legal pack.

### **VIEWINGS:**

Strictly by arrangement with the Auctioneers.

### **JOINT AGENTS:**



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

**LOT 77**

**14 CRESSETT LANE, BRIERLEY HILL, DY5 3XT**

**A VACANT FREEHOLD SEMI DETACHED PROPERTY**

**PROPERTY DESCRIPTION:**

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

**ACCOMMODATION:**

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

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

**Second Floor:** Attic Bedroom.

**Outside:** Rear Garden.

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

**ENERGY EFFICIENCY RATING:** E

**TENURE:**

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

**AUCTIONEERS NOTE:**

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

**VIEWINGS:**

See viewing schedule.

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



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**A FREEHOLD FORMER MAINTENANCE YARD SITUATED OFF CANAL BANK AND ADJACENT TO THE GRAND UNION CANAL WHICH MAY HAVE POTENTIAL FOR ALTERNATIVE USE SUBJECT TO OBTAINING ANY NECESSARY PLANNING PERMISSION AND ANY OTHER NECESSARY CONSENTS.**

**PROPERTY DESCRIPTION:**

The property comprises an irregular shaped parcel of land adjacent to the Grand Union Canal and Wood Brook, having a gross area of about 0.24 acres (0.1 hectares) or thereabouts, which has previously been used as a Canal Maintenance Yard.

**LOCATION:**

The property is located off Canal Bank, in the popular University Town of Loughborough, about 0.5 miles to the north west of Loughborough Town Centre.

**TENURE:**

We understand the property is Freehold and is to be sold subject to certain overage provisions. For further information in respect of tenure and any other legal aspects, please refer to the legal pack.

**SERVICES:**

Certain mains services are believed to be available within the vicinity of the property, but the purchaser will need to provide services to the property and should independently satisfy themselves as to the availability of any mains services for their particular requirements.

**PLANS & AERIAL PHOTOGRAPHS:**

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

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

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

**TOWN PLANNING:**

The property is situated in Loughborough and any planning enquiries should be directed to the Local Planning Authority, Borough of Charnwood.

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

**VALUE ADDED TAX:**

We are informed that VAT will be chargeable on the purchase price.

**VIEWINGS**

External viewings only.



**\*GUIDE PRICE £35,000 - £40,000 (plus fees)**

**LOT 79**

**103 OVAL ROAD, TIPTON, DY4 9RS**

**A VACANT FREEHOLD SEMI DETACHED PROPERTY**

**PROPERTY DESCRIPTION:**

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

**ACCOMMODATION:**

**Ground Floor:** Hall, Two Reception Rooms, Kitchen with Store, Side Lean-to with Store and WC off.

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

**Outside:** Driveway and Gardens.

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

**ENERGY EFFICIENCY RATING:** D

**TENURE:**

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

**VIEWINGS:**

See viewing schedule.



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

## ADDITIONAL COSTS

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

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

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## A FREEHOLD PART LET COMMERCIAL AND RESIDENTIAL INVESTMENT PROPERTY

**CURRENT GROSS INCOME: £17,600 PA**

**POTENTIAL GROSS INCOME: £37,000 PA (APPROX.)**

### PROPERTY DESCRIPTION:

The property comprises a former public house converted into two commercial units along with living accommodation consisting of four rooms with shared facilities. The three storey detached building is of brick construction surmounted by a pitched roof and benefits from parking for five vehicles. To the rear of the property is a substantial yard with vehicular access along with an entrance to the cellar which is currently configured for storage.

### ACCOMMODATION:

The first commercial unit is occupied by a Beauty Salon with a trading area of approximately 355 sq.ft. (33 sq.m.) benefiting from separate entrance, WC and access to the yard at the rear of the property.

The second commercial unit will be vacant upon completion and benefits from a trading area of approximately 731 sq.ft. (68 sq.m.), roller shutters, WC and access to the yard at the rear of the property.

The first floor accommodation is accessed by a separate entrance and comprises of shared kitchen and bathroom facilities along with four double sized rooms.

The second floor accommodation consists of two rooms currently configured for storage.

### PLANNING:

Planning Permission for alterations to convert to a five bedroom HMO and ground floor flat was granted on 24th August 2016 under Application No. DC/16/59331.

### LOCATION:

The property is located on the busy Ryders Green Road sitting adjacent to the canal locks. Great Bridge High Street is less than a mile away with the A41 Black Country New Road nearby. The area is a mix of commercial and residential use.

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

### VALUE ADDED TAX:

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



### TENURE:

#### Retail Unit 1

Currently let on a 12 month term commencing 1st October 2017 with a rent passing of £7,200 per annum.

#### Retail Unit 2

Currently owner occupied and will be available with vacant possession upon completion.

#### Room 1

Let on an Assured Shorthold Tenancy of £100 per week including bills.

#### Room 2

Let on an Assured Shorthold Tenancy of £100 per week including bills.

#### Room 3

Vacant possession will be given upon completion.

#### Room 4

Vacant possession will be given upon completion.

### VIEWINGS:

Strictly by arrangement with the Auctioneers.

### JOINT AGENTS:

Bond Wolfe



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



**AN ATTRACTIVE FREEHOLD CITY CENTRE MIXED USE INVESTMENT OPPORTUNITY  
COMPRISING A SPACIOUS TWO STOREY RESTAURANT, FIVE WORK STUDIOS AND TWO  
APARTMENTS, HAVING DEVELOPMENT POTENTIAL, SUBJECT TO ANY APPROPRIATE  
PLANNING PERMISSION**

**CURRENT RENTAL INCOME: £39,700 PA**

**PROPERTY DESCRIPTION:**

The property comprises a prominent, formerly known as the Rendezvous Restaurant, which has in more recent years has been an Indian Restaurant.

The accommodation is currently configured to provide on the ground floor a bar area, waiting area and 60 cover dining area, with a large commercial kitchen and preparation area. There is a store room, staff WC and gents cloakroom. On the first floor there is a function room with a further 60 covers and bar, ancillary stores and ladies cloakroom.

At the rear, and known as 40 Princess Alley, there are five attractive work studios over part ground and first floor with a shared kitchen and WC. On the second floor and with access from the rear, there are two spacious self-contained flats, each comprising hall entrance, kitchen, dining/living room, bathroom with WC, a double bedroom and two single bedrooms.

**ENERGY EFFICIENCY RATING: D**

**LOCATION:**

The property occupies a prominent frontage to Berry Street through to Princess Alley at the rear. The property is situated within the King Street, Princess Street and Queen Street area of Wolverhampton City Centre, lying at the rear of the Grand Theatre, with a good mix of pubs, restaurants and shopping within the immediate vicinity. Wolverhampton bus, railway and metro stations are all within close proximity.

**TENANCY SCHEDULE:**

Unit	Lease	Rent pa	Comments
Dilshad Restaurant	20 years with effect from 9th December 2007.	£20,800	An internal, repairing and insuring Lease. Rent review due on 9th December 2019.
Studio 1 (Princess Alley)	See Legal Pack	£1,800	
Studio 2 (Princess Alley)	Assured Shorthold Tenancy, with effect from 28th September 2018 until 27th March 2019.	£1,020	
Studio 3 (Princess Alley)	See Legal Pack	£900	
Studio 4 (Princess Alley)	See Legal Pack	£1,380	
Studio 5 (Princess Alley)	With effect from 3rd September 2018 until 2nd March 2019.	£1,800	
Flat 1 (Princess Alley)	Assured Shorthold Tenancy, with effect from 22nd April 2018 until 21st October 2018.	£6,000	
Flat 2 (Princess Alley)	Assured Shorthold Tenancy, with effect from 14th August 2018 until 13th September 2019.	£6,000	
<b>Total:</b>		<b>£39,700</b>	

Further details and copies of the Agreements will be available for inspection within the legal pack.

**VALUE ADDED TAX:**

We understand that VAT will not be chargeable upon this transaction, full details will be available within the legal pack.

**AUCTIONEERS NOTE:**

This represents a rare opportunity to acquire a prominent freehold city centre building with longer term development potential, subject to obtaining any appropriate planning permission. The property has been in its current ownership since 1980.

**VIEWINGS:**

Strictly by arrangement with the Auctioneers.

**\*GUIDE PRICE £375,000 (plus fees)**



## A VACANT FREEHOLD PART REFURBISHED DETACHED PROPERTY SUITABLE FOR A VARIETY OF DIFFERENT USES SUBJECT TO PLANNING

### PROPERTY DESCRIPTION:

A detached property situated on a corner plot with driveway and foregardens. The property is located approximately 200 metres from Hall Green Train Station providing access to Birmingham city centre.

### ACCOMMODATION:

**Ground Floor:** Porch, Hall, Three Rooms, Large Rear Extension.

**First Floor:** Landing, Four Rooms, One with Ensuite (no fittings), Bathroom (no fittings).

**Second Floor:** Landing, Two Rooms, Bathroom (no fittings).

**Outside:** Gardens and Driveway Parking.

The property has been part refurbished and requires finishing, however it does benefit from having partial UPVC double glazing.

### ENERGY EFFICIENCY RATING: G

### TENURE:

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

### PLANNING:

The property benefits from having planning permission for change of use from a B1 to C3 with a further extension to the rear under Application No. 2018/02432/PA. The property may be suitable for conversion into either a 9/10 bedroom HMO or other commercial uses subject to obtaining the necessary planning permission or any other necessary consents. Any planning enquiries should be directed to the local planning authority, Birmingham City Council.

See Legal Pack for plan and further details.

### AUCTIONEERS NOTE:

1. We have been informed by the seller that the building work to the extension will be finished by completion.
2. Please note the completion period for this property will be 8 weeks.

### VIEWINGS:

See viewing schedule.

Due to the recent building and refurbishment work all viewers are required to wear protective clothing, appropriate footwear and sign our Disclaimer (which will be provided at each viewing).



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

## LOT 83

22 GAMMAGE STREET, DUDLEY, DY2 8XL

### A VACANT FREEHOLD SEMI DETACHED PROPERTY

#### PROPERTY DESCRIPTION:

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

#### ACCOMMODATION:

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

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

**Second Floor:** Landing with Store, Bedroom.

**Outside:** Gardens and Driveway.

The property benefits from having double glazing.

#### ENERGY EFFICIENCY RATING: D

#### TENURE:

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

#### AUCTIONEERS NOTE:

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

#### VIEWINGS:

See viewing schedule.

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



## LOT 84

89 EASEMORE ROAD, REDDITCH, B98 8EY

### A VACANT FREEHOLD MID TERRACED PROPERTY

#### PROPERTY DESCRIPTION:

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

#### ACCOMMODATION:

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

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

**Second Floor:** Bedroom.

**Outside:** Gardens.

The property is in need of refurbishment works throughout.

#### ENERGY EFFICIENCY RATING: F.

#### TENURE:

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

#### AUCTIONEERS NOTE:

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

#### VIEWINGS:

See viewing schedule.

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



## LOT 85

9 LARCOMBE DRIVE, WOLVERHAMPTON, WV4 5DY

### A VACANT FREEHOLD SEMI DETACHED PROPERTY

#### PROPERTY DESCRIPTION:

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

#### ACCOMMODATION:

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

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

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

The property benefits from having warm air central heating and partial double glazing.

#### ENERGY EFFICIENCY RATING: E

#### TENURE:

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

#### VIEWINGS:

See viewing schedule.



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

## LOT 86

FLATS 1 & 2, 183 HEATHFIELD ROAD, HANDSWORTH, BIRMINGHAM, B19 1JD

### A VACANT FREEHOLD MID TERRACED PROPERTY WHICH HAS BEEN CONVERTED INTO TWO SELF-CONTAINED FLATS

#### PROPERTY DESCRIPTION:

A mid terraced property standing back from the road behind a foregarden. The property has been converted into two self-contained flats.

#### ACCOMMODATION:

**Ground Floor:** Vestibule, Communal Hall.

**Flat 1:-** Hall with Understairs Cupboard, Living Room, Kitchen, Bedroom, Bathroom/WC.

**First Floor: Flat 2:-** Hall with Store, Living Room, Kitchen, Two Bedrooms, Bathroom/WC.

**Outside:** Rear Garden and Rear Off-Road Parking accessed via Church Hill Road.

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

#### ENERGY EFFICIENCY RATING: D & C

#### TENURE:

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

#### VIEWINGS:

See viewing schedule.



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



**TWO FREEHOLD PARCELS OF LAND, TO BE OFFERED AS ONE LOT, WITH PLANNING PERMISSION FOR THE ERECTION OF 3 NO THREE BEDROOMED HOUSES AND PARKING PLUS 14 NO. NEW PARKING SPACES**

**PROPERTY DESCRIPTION:**

The property comprises two parcels of land situated off Phoenix Rise for which planning permission has been granted for the erection of 3 No three bed roomed houses and parking plus 14 No new parking spaces.

**TENURE:**

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

**LOCATION:**

The property is situated off Phoenix Rise in Darlaston about 0.75 miles to north west of Wednesbury town centre with other centres such as Wolverhampton, Walsall and West Bromwich about 5.5, 3.5 and 4 miles and Junction 9 of the M6 Motorway about 2 miles distant.

**TOWN PLANNING:**

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

We understand that Planning Permission, reference 18/0693, for 'Erection of 3 No. 3 bed houses and parking plus 14 new parking spaces for adjacent flats' was granted by Walsall Council on 21st September 2018 subject to conditions.

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

**SERVICES:**

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

**PLANS & AERIAL PHOTOGRAPHS:**

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



**GROUND CONDITIONS & CONTAMINATION:**

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

**PLANS & AERIAL PHOTOGRAPHS:**

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

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

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

**VALUE ADDED TAX:**

For information in respect of VAT please refer to the Special Conditions of Sale in the Legal Pack.

**VIEWINGS:**

External viewings only.

**\*GUIDE PRICE in excess of £80,000 (plus fees)**



## A VACANT FREEHOLD SEMI DETACHED PROPERTY

### PROPERTY DESCRIPTION:

A semi detached property standing flush to the pavement.

### ACCOMMODATION:

**Ground Floor:** Hall, Two Reception Rooms, Inner Hall, Rear Lobby, Kitchen, Bathroom, WC.

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

**Outside:** Gardens

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

**ENERGY EFFICIENCY RATING:** E

### TENURE:

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



### AUCTIONEERS NOTE:

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

### VIEWINGS:

See viewing schedule.

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

**LOT 89**

**21 SLADEFIELD ROAD, ALUM ROCK, BIRMINGHAM, B8 3PF**

**A VACANT FREEHOLD MID TERRACED PROPERTY**

**PROPERTY DESCRIPTION:**

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

**ACCOMMODATION:**

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

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

**Outside:** Rear Garden.

The property is in need of refurbishment works throughout.

**ENERGY EFFICIENCY RATING:** F

**TENURE:**

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

**VIEWINGS:**

See viewing schedule.



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



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**A FREEHOLD MIXED USE INVESTMENT,  
LOCATED IN A PROMINENT POSITION  
CURRENT GROSS INCOME: £20,268 PA**

**PROPERTY DESCRIPTION:**

The property comprises a three storey mid terrace of brick built construction, surmounted by a pitched roof.

To the ground floor is a retail unit currently occupied by a barbers shop and comprising of retail space extending approx. 500 sq.ft. (46 sq.m.) partitioned to provide rear kitchen and WC facilities. The retail unit has been recently refurbished to a high standard and benefits from a roller shutter.

The residential units are accessed via a separate entrance to the side of the property and the accommodation comprises:-

**Flat A** - A duplex apartment accessed via an external stairway to the rear of the property. The apartment is split over the second and third floor and comprises of a kitchen, bathroom, one bedroom and living room. At the time of going to print, the Auctioneers were unable to inspect the property, therefore the accommodation should not be relied upon.

**Flat B** - A ground floor one bedroom apartment with separate kitchen, bathroom which is accessed from the rear of the property.

**Flat C** - A first floor bedsit with separate kitchen and shower room, accessed via a stairway to the rear of the property.

**LOCATION:**

The property occupies a prominent position on the Halesowen Road, Netherton and the area comprises a mix of local and national retailers including Londis and Dominos and is approximately 2 miles from Russells Hall Hospital.

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

**TENURE:**

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

**Retail Unit** - Let on an informal basis at £600 per calendar month to a hairdressing business. At the time of print, the Vendors are in the process of negotiating a one year Lease, full details will be available within the legal pack.

**Flat A** - Subject to an Assured Shorthold Tenancy holding over, at a rental figure of £369 per calendar month.

**Flat B** - Subject to an Assured Shorthold Tenancy holding over, at a rental figure of £375 per calendar month.

**Flat C** - Subject to an Assured Shorthold Tenancy holding over, at a rental figure of £345 per calendar month.

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

**VALUE ADDED TAX:**

We understand that VAT is not chargeable on this transaction.

**VIEWINGS:**

Strictly by arrangement with the Auctioneers.

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





**A FREEHOLD TWO STOREY COMMERCIAL UNIT WITHIN BILSTON TOWN CENTRE, CONSIDERED SUITABLE FOR A VARIETY OF USES ON THE GROUND FLOOR SUBJECT TO ANY APPROPRIATE PLANNING PERMISSION AND BENEFITTING FROM PLANNING PERMISSION TO CONVERT THE UPPER FLOOR TO TWO 1 BEDROOM FLATS**

**PROPERTY DESCRIPTION:**

The property comprises a two storey mid terrace of rendered brick construction with a pitched slate and part flat roof over. The ground floor comprises a spacious open plan area which has been used as a furniture shop room and more recently a childrens play centre and extends to approximately 2,450 sq.ft. (225.30 sq.m.).

On the first floor there is a store and kitchen extending to approximately 500 sq.ft. (46.50 sq.m.).

**ENERGY EFFICIENCY RATING: G**

**LOCATION:**

The property occupies a prominent High Street location within Bilston town centre, Lidl, the Sir Henry Newbolt Pub, Job Centre and Market Place are all within close proximity. The area is well served with a public pay and display car park nearby.

**TENURE:**

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

**VALUE ADDED TAX:**

We understand that VAT will not be chargeable on this transaction. Further details will be available within the legal pack.

**PLANNING:**

The property benefits from planning permission (reference 17/00952/FUL) dated 17th October 2017 for a new shop frontage and internal creation of two flats with 1 bedroom each on the first floor.

A copy of this planning permission will be available for inspection within the legal pack.

**VIEWINGS:**

Strictly by arrangement with the Auctioneers.

**\*GUIDE PRICE in excess of £155,000 (plus fees)**



**A SUBSTANTIAL VACANT FREEHOLD THIRTEEN BEDROOM FORMER CARE HOME WHICH MAY BE SUITABLE FOR A VARIETY OF USES SUBJECT TO OBTAINING THE NECESSARY PLANNING CONSENTS**

**PROPERTY DESCRIPTION:**

A substantial three storey semi detached property with return frontage on Wye Cliff Road, standing back from the road behind a foregarden. The property was previously used as a care home facility.

**ACCOMMODATION:**

**Ground Floor:** Vestibule, Hall with Cellar off, Two Bedrooms, Communal Wet Room, Two WC's, Inner Hall, Laundry Room, Communal Living Room, Communal Dining Room, Kitchen, Pantry, Boiler Cupboard.

**First Floor:** Communal Landing, Office with WC off, Six Bedrooms, Wet Room, Two WC's.

**Second Floor:** Communal Landing, Storage Cupboard, Five Bedrooms, Wet Room/WC, WC.

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

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

**ENERGY EFFICIENCY RATING:** B

**TENURE:**

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

**AUCTIONEERS NOTE:**

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

**\*GUIDE PRICE in excess of £495,000 (plus fees)**



**VIEWING:**

See viewing schedule.



**A VACANT FREEHOLD TWELVE BEDROOM PAIR OF MID TERRACED PROPERTIES WHICH ARE INTERCONNECTED PREVIOUSLY USED AS A CARE HOME WHICH MAY BE SUITABLE FOR A VARIETY OF USES SUBJECT TO OBTAINING THE NECESSARY CONSENTS**

**PROPERTY DESCRIPTION:**

A pair of three storey mid terraced properties which were previously used as a care home, standing back from the road behind a foregarden.

**ACCOMMODATION:**

**Ground Floor:** Two Entrance Hallways leading to two separate Staircases, Hall, Three Bedrooms, Two Wet Room's/WC's, Communal Dining Room, Kitchen, Laundry Room, Communal Living Room, Inner Hall, Office.

**First Floor:** Communal Landing, Seven Bedrooms, Two Bathrooms/WC, Wet Room/WC, Store Room.

**Second Floor:** Communal Landing, Two Storage Cupboards, Two Bedrooms, Bathroom/WC, WC.

**Outside:** Gardens.

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

**ENERGY EFFICIENCY RATING:** B

**TENURE:**

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

**AUCTIONEERS NOTE:**

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

**VIEWINGS:**

See viewing schedule.

**\*GUIDE PRICE in excess of £395,000 (plus fees)**



**A PAIR OF VACANT FREEHOLD INDUSTRIAL UNITS LOCATED OFF THE COVENTRY ROAD  
CONSIDERED SUITABLE FOR A NUMBER OF ALTERNATIVE USES SUBJECT TO OBTAINING  
APPROPRIATE PLANNING PERMISSION**

**PROPERTY DESCRIPTION:**

The property comprises a two storey commercial building of traditional brick construction surmounted by a flat roof which is split to provide two separate units.

Unit 1 comprises a ground floor industrial workshop benefitting from a roller shutter and 3 phase electricity supply (not inspected) extending approximately 670 sq.ft. (62 sq.m.).

The first floor accommodation is accessed via a separate side entrance and comprises of a storage area and WC and extends approximately 670 sq.ft. (62 sq.m.).

Unit 2 comprises a two storey unit which is currently configured as storage area to the ground floor extending approximately 190 sq.ft. (18 sq.m.).

To the first floor which is accessed via an internal staircase there is further storage area along with WC and shower facilities extending approximately 190 sq.ft. (18 sq.m.).

We would consider Unit 2 suitable for conversion to living accommodation subject to obtaining appropriate planning consents.

**ENERGY EFFICIENCY RATING:** E & F

**LOCATION:**

The property is located off Berkeley Road and lies behind 1110 Coventry Road.

Birmingham city centre is located 4 miles to the west with Birmingham International Airport a short distance to the east.

The local area comprises a mix of residential and commercial dwellings with a number of fast food and other local retailers in the immediate vicinity, an Asda Superstore, KFC and Next store are all within a quarter of a mile of the unit.

**VALUE ADDED TAX:**

We understand that VAT is not chargeable on this transaction.

**VIEWINGS:**

Strictly by arrangement with the Auctioneers.

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

**LOT 95****101 BEATRICE STREET, WALSALL, WS3 2AB****A VACANT FREEHOLD SEMI DETACHED PROPERTY****PROPERTY DESCRIPTION:**

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

**ACCOMMODATION:**

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

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

**Outside:** Paved Driveway and Gardens.

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

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

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

**AUCTIONEERS NOTE:**

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

**VIEWINGS:**

See viewing schedule.

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



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**A FREEHOLD TOWN CENTRE RETAIL UNIT WITH UPPER FLOORS, SUITABLE FOR CONVERSION TO PROVIDE TWO APARTMENTS SUBJECT TO ANY APPROPRIATE PLANNING PERMISSION.**

**PROPERTY DESCRIPTION:**

The property comprises a mid terraced ground floor retail unit with ancillary accommodation whilst the first floor has been prepared to a shell form to provide a flat comprising living room/kitchen area, two bedrooms and bathroom.

On the second floor there is a further flat in shell form set out to provide kitchen/dining area, lounge area, two bedrooms and bathroom.

The upper floors are accessed via a newly created front door entrance immediately from Sheep Street.

**ENERGY EFFICIENCY RATING: G**

**LOCATION:**

The property occupies a prominent position fronting the eastern side of sheep street one of the two main shopping streets within the town centre, near its junction with Lawrence Sheriff Street and just a few metres from the main High Street.

Sheep Street is pedestrianised and comprises a good mix of bars, restaurants, pubs and retail uses whilst the Rugby Hotel lies immediately opposite, there is pay and display car parking within close proximity. The world renowned Rugby School lies a short distance from the property.

Rugby is an attractive Warwickshire market town on the River Avon lying approximately 13 miles east of Coventry and 35 miles south east of Birmingham.

Rugby benefits from excellent access to the motorway network with the M1 and M6 motorways merging close to the town centre.

**TENURE:**

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

**VALUE ADDED TAX:**

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

**VIEWINGS:**

Strictly by arrangement with the Auctioneers.



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

**LOT 97**

**61 BILSTON LANE, WILLENHALL, WV13 2QB**

**A VACANT FREEHOLD DETACHED BUNGALOW,  
WHICH MAY HAVE DEVELOPMENT POTENTIAL,  
SUBJECT TO PLANNING**

**PROPERTY DESCRIPTION:**

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

**ACCOMMODATION:**

**Ground Floor Only:** Porch, Hall, Two Reception Rooms, Kitchen, Two Bedrooms, Bathroom/WC with Separate Shower Cubicle.

**Outside:** Gardens and Driveway Parking.

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

**ENERGY EFFICIENCY RATING:** G.

**TENURE:**

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

**VIEWINGS:**

See viewing schedule.



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

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## LOT 98

51 WREXHAM AVENUE, WALSALL, WS2 0DQ

### A VACANT FREEHOLD SEMI DETACHED PROPERTY

#### PROPERTY DESCRIPTION:

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

#### ACCOMMODATION:

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

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

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

The property is in need of modernisation works throughout.

#### ENERGY EFFICIENCY RATING: F

#### TENURE:

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

#### AUCTIONEERS NOTE:

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

#### VIEWINGS:

See viewing schedule.

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



## LOT 99

59 CORSER STREET, DUDLEY, DY1 2QR

### A VACANT FREEHOLD END TERRACED PROPERTY

#### PROPERTY DESCRIPTION:

An end terraced property standing back from the road behind a foregarden. The property is situated in a cul-de-sac.

#### ACCOMMODATION:

**Ground Floor:** Storm Porch, Hall, Through Reception Room, Kitchen, Utility Area.

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

**Outside:** Gardens

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

#### ENERGY EFFICIENCY RATING: E

#### TENURE:

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

#### AUCTIONEERS NOTE:

Please note that the completion for this property will be 6 weeks (42 days).

#### VIEWINGS:

See viewing schedule.

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



**LOT 100**

**27 PARK LANE, HALESOWEN, B63 2QY**

**A VACANT FREEHOLD DETACHED PROPERTY**

**PROPERTY DESCRIPTION:**

A detached property standing flush to the pavement.

**ACCOMMODATION:**

**Ground Floor:** Hall, Two Reception Rooms, Inner Hall, Kitchen, Shower Room/WC, Cloakroom.

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

**Outside:** Rear Garden.

The property is in need of modernisation works throughout.

**ENERGY EFFICIENCY RATING:** E

**TENURE:**

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

**AUCTIONEERS NOTE:**

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

**VIEWINGS:**

See viewing schedule.

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



## LEGAL PACKS

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

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## LOT 101

50 OAKLANDS, CURDWORTH, NR SUTTON COLDFIELD, B76 9HD

### A VACANT FREEHOLD DETACHED PROPERTY

#### PROPERTY DESCRIPTION:

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

#### ACCOMMODATION:

**Ground Floor:** Hall with Shower/WC off, Front Reception Room, Rear Dining Room, Kitchen with Understairs Store and door to Through Garage.

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

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

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

**ENERGY EFFICIENCY RATING:** D

#### TENURE:

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

#### VIEWINGS:

See viewing schedule.

**\*GUIDE PRICE in excess of £250,000 (plus fees)**



## LOT 102

50 POOLES LANE, WILLENHALL, WV12 5HW

### A VACANT FREEHOLD MUCH IMPROVED & EXTENDED SEMI DETACHED PROPERTY

#### PROPERTY DESCRIPTION:

A semi detached property set back from the road behind a foregarden with driveway approach, off-road parking and access to double garage.

#### ACCOMMODATION:

**Ground Floor:** Entrance Porch, Hall, Two Stores, Through Lounge, Extended 'L' Shaped Kitchen and Utility Area including split level cooker, fridge freezer and dishwasher.

**First Floor:** Landing with access to Roof Space, Three Bedrooms, Bathroom with whirlpool bath and over-bath Shower.

**Outside:** Front garden with off-road parking, large rear garden with timber decking, garage with roller shutter door, space for 2-3 vehicles and small personal gym/office with patio door.

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

**ENERGY EFFICIENCY RATING:** C

#### TENURE:

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

#### VIEWINGS:

See viewing schedule.

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



**LOT 103****14 WREKIN VIEW, WATERLOO ROAD, WOLVERHAMPTON, WV1 4QQ****A LEASEHOLD RESIDENTIAL INVESTMENT APARTMENT****CURRENT GROSS INCOME: £5,820 PA****PROPERTY DESCRIPTION:**

A one bedroom first floor apartment situated within walking distance of Wolverhampton city centre.

It is considered an ideal buy-to-let property or alternatively offering an ideal base for easy access to Wolverhampton city centre or Wolverhampton University.

**ACCOMMODATION:**

**Ground Floor:** Communal Entrance with Stairs to First Floor.

**First Floor:**

**Apartment 14:-** Entrance Hall, Lounge/Kitchen, Bedroom, Bathroom and WC.

**Outside:** Communal Grounds with allocated parking.

The apartment has the benefit of UPVC double glazing and being all electric.

**ENERGY EFFICIENCY RATING:** D**TENURE:**

We understand the property is Leasehold (see legal pack for Lease details) and is being sold subject to existing tenancy.

**TENANCY DETAILS:**

The apartment is let on an Assured Shorthold Tenancy for 36 months from 20th April 2017 at £435 per calendar month plus rental on the allocated parking space at £50 per calendar month - £5,820 per annum (full Lease details will be available within the Legal Pack).

**VIEWINGS:**

Strictly by arrangement with the Auctioneers.

**\*GUIDE PRICE £44,000 - £48,000 (plus fees)****LOT 104****FLAT 26 BROMFORD CLOSE, 152 CHURCH LANE, HANDSWORTH WOOD, BIRMINGHAM, B20 2RS****A VACANT LEASEHOLD FIRST FLOOR FLAT****PROPERTY DESCRIPTION:**

A first floor flat which has recently undergone a modernisation program which makes viewing essential. Set in communal grounds with communal parking and overlooking the local park, it offers easy access to many local amenities and the city centre.

**ACCOMMODATION:**

**Ground Floor:** Communal Entrance with Intercom System and Stairs to First Floor.

**First Floor:** Landing.

**Flat 26:-** Entrance Hall, Lounge with fitted Kitchen including split level oven and hob, microwave, space for under counter fridge, instant water heating, power points containing USB charger points, mood lighting, wall mounted electric heater. Double Bedroom with built in wardrobe and wallmounted heater, Shower Room with instant hot shower, Roper Rhodes illuminated cupboard with shaver socket, WC, vanity unit incorporating black glass wash basin, heated towel rail.

**Outside:** Communal Grounds and Car Parking.

The property is all electric and the majority of the windows are UPVC double glazed units.

**ENERGY EFFICIENCY RATING:** D**TENURE:**

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

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

If required the purchaser can purchase the furniture within the apartment prior to completion at a price to be agreed.

**VIEWINGS:**

See viewing schedule.



**A SUBSTANTIAL VACANT FREEHOLD EIGHT BEDROOM MID TERRACED FORMER CARE HOME WHICH MAY BE SUITABLE FOR A VARIETY OF USES SUBJECT TO OBTAINING THE NECESSARY PLANNING CONSENTS**

**PROPERTY DESCRIPTION:**

A substantial three storey mid terraced property which was previously used as a care home facility standing back from the road behind a foregarden.

**ACCOMMODATION:**

**Ground Floor:** Vestibule, Hall with Cellar off, Inner Hall, Communal Living Room, Staff Room, Two WC's, Kitchen, Side Conservatory, Laundry Room, Wet Room/WC, Bedroom, Covered Fire Escape.

**First Floor:** Communal Landing, Four Bedrooms, Office with WC off, Bathroom/WC.

**Second Floor:** Communal Landing, Three Bedrooms, Shower/WC.

**Outside:** Rear Yard.

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

**ENERGY EFFICIENCY RATING:** C

**TENURE:**

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

**AUCTIONEERS NOTE:**

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

**VIEWINGS:**

See viewing schedule.

**\*GUIDE PRICE in excess of £225,000 (plus fees)**

## LOT 106

**6 REGAL COURT, PARK AVENUE, WHITCHURCH, SY13 1BW**

### A VACANT LONG LEASEHOLD FIRST FLOOR APARTMENT

#### PROPERTY DESCRIPTION:

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

#### ACCOMMODATION:

**Ground Floor:** Communal Entrance with Intercom System and Stairs to First Floor.

**First Floor:** Landing.

**Apartment 6:-** Hall, Living Room, Kitchen, Two Bedrooms with Ensuite Shower Room and WC, Family Bathroom and WC.

**Outside:** Communal Grounds and Parking.

The apartment is all electric and the majority of the windows are UPVC double glazed units.

**ENERGY EFFICIENCY RATING:** See Legal Pack

#### TENURE:

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

#### AUCTIONEERS NOTE:

The Auctioneers have not had the opportunity to inspect the property prior to going to sale and therefore the accommodation details should not be relied upon.

**\*GUIDE PRICE in excess of £64,000 (plus fees)**



#### VIEWINGS:

Strictly by arrangement with the Auctioneers.

## LOT 107

**12 ELGIN COURT, PERTON, WOLVERHAMPTON, WV6 7XT**

### A VACANT LEASEHOLD STUDIO FLAT

#### PROPERTY DESCRIPTION:

A first floor studio flat set back from the road behind communal grounds and parking. The property is an ideal first time buy or buy to let. It is understood that the property had been let until recently at a rent in the region of £425 per calendar month.

#### ACCOMMODATION:

**Ground Floor:** Common Entrance with Stairs to first floor.

**First Floor:** Landing.

**Flat 12:-** Lounge/Bedroom, Fitted Kitchen, Dressing Room, Shower Room and WC.

**Outside:** The property is situated in communal grounds and has the benefit of allocated parking. The flat is all electric and is mostly UPVC double glazed.

**ENERGY EFFICIENCY RATING:** D

#### TENURE:

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

#### VIEWINGS:

See viewing schedule.



**\*GUIDE PRICE £40,000 - £45,000 (plus fees)**

**LOT 108****78 HARROW STREET, WOLVERHAMPTON, WV1 4PD****A VACANT FREEHOLD MID TERRACED PROPERTY****PROPERTY DESCRIPTION:**

A mid terraced property standing back from the road behind a short foregarden with stepped approach. The property is a short walk to the town centre and would make an ideal first purchase or buy to let.

**ACCOMMODATION:**

**Ground Floor:** Entrance Hall, Two Reception Rooms, Kitchen, Bathroom and WC.

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

**Outside:** Front and Rear Gardens.

The property has the benefit of gas fired central heating and the majority of the windows are UPVC double glazed units. It is however in need of further refurbishment.

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

**TENURE:**

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

**VIEWINGS:**

See viewing schedule.

**\*GUIDE PRICE £28,000 - £33,000 (plus fees)**



# WE'RE DELIGHTED TO BE DOUBLE SHORTLISTED IN THE 2018 NEGOTIATOR AWARDS

Residential Auction Service of the Year &  
Supplier of the Year - Products and Services (Marketing)





## A FREEHOLD GRADE II LISTED COMMERCIAL AND PART RESIDENTIAL INVESTMENT PROPERTY

**CURRENT GROSS INCOME: £54,400 PA**

### PROPERTY DESCRIPTION:

A flush fronted premises with some parking to the rear. The property is currently let as a Restaurant with accommodation over and additional property with four letting rooms.

### ACCOMMODATION:

#### **2, 2b & 3**

**Ground Floor:** Reception Area, Bar, Restaurant in three sections with some 60 cover capacity, Male and Female Toilets, access to Cellar, additional seating, Utility and Kitchen.

**First Floor:** Landing, Two Rooms, Kitchen, Shower Room and WC.

**Second Floor:** Two Rooms.

#### **3a**

**Ground Floor:** Rear Entry, Shared Kitchen.

**First Floor:** Four Bedsitting Rooms with Ensuite Facilities.

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

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

### TENURE:

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

### AUCTIONEERS NOTE:

At the time of going to print, the Auctioneers were unable to inspect the property fully, therefore the accommodation should not be relied upon.

### TENANCY DETAILS:

#### **2, 2b & 3**

Let on two Leases for 21 years from the 5th December 2003 with a review on 29th September 2014 increasing the rent to £33,600 per annum.

#### **3a**

**Room 1** - Let on an Assured Shorthold Tenancy at £100 per week - £5,200 per annum.

**Room 2** - Let on an Assured Shorthold Tenancy at £100 per week - £5,200 per annum.

**Room 3** - Let on an Assured Shorthold Tenancy at £100 per week - £5,200 per annum.

**Room 4** - Let on an Assured Shortold Tenancy at £100 per week - £5,200 per annum.

The rent includes all outgoing and full Lease details will be available within the Legal Pack.

**Gross Rental Income: £54,400 per annum.**

### VIEWINGS:

Strictly by arrangement with the Auctioneers.

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

## LOT 110

45 PARKFIELD ROAD, COLESHILL, B46 3LD

**A VACANT FREEHOLD DETACHED PROPERTY FORMERLY USED AS OFFICES WHICH MAY BE SUITABLE FOR A VARIETY OF USES, SUBJECT TO OBTAINING THE NECESSARY PLANNING CONSENTS**

**PROPERTY DESCRIPTION:**

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

**ACCOMMODATION:**

**Ground Floor:** Hall, WC, Three Rooms (formerly used as offices), Kitchen.

**First Floor:** Landing, Four Rooms (formerly used as offices), Shower Room/WC.

**Outside:** Gardens and Driveway Parking.

The property is in need of refurbishment works throughout.

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

**TENURE:**

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

**VIEWINGS:**

See viewing schedule.

**\*GUIDE PRICE in excess of £250,000 (plus fees)**



## LOT 111

79 STROUD ROAD, SHIRLEY, SOLIHULL, B90 2JT

**A VACANT FREEHOLD SEMI DETACHED PROPERTY**

**PROPERTY DESCRIPTION:**

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

**ACCOMMODATION:**

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

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

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

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

**TENURE:**

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

**VIEWINGS:**

See viewing schedule.

**\*GUIDE PRICE £200,000 - £225,000 (plus fees)**



## LOT 112

646 PARKFIELD ROAD, WOLVERHAMPTON, WV4 6EH

### A VACANT FREEHOLD MID TERRACED PROPERTY

#### PROPERTY DESCRIPTION:

A mid terraced property set back from the road behind a short foregarden with stepped approach.

#### ACCOMMODATION:

**Ground Floor:** Porch Entrance, Hall, Two Reception Rooms, Lobby, Kitchen, Bathroom and WC.

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

**Outside:** Front and Rear Gardens with Garage to the rear.

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

**ENERGY EFFICIENCY RATING:** E

#### TENURE:

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

#### VIEWINGS:

See viewing schedule.

**\*GUIDE PRICE £64,000 - £68,000 (plus fees)**



## LOT 113

172 MERRIDALE STREET WEST, WOLVERHAMPTON, WV3 0RP

### A VACANT FREEHOLD MID TERRACED PROPERTY

#### PROPERTY DESCRIPTION:

A mid terraced property set flush to the pavement.

#### ACCOMMODATION:

**Ground Floor:** Lounge, Dining Room, Open-plan Kitchen, Lobby, Bathroom and WC.

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

**Outside:** Rear Yard and Garden with rear pedestrian access.

The property has the benefit of gas fired central heating and the majority of the windows are UPVC double glazed, however the property is in need of general upgrading.

**ENERGY EFFICIENCY RATING:** C

#### TENURE:

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

#### VIEWINGS:

See viewing schedule.

**\*GUIDE PRICE £28,000 - £33,000 (plus fees)**



**LOT 114****14 LITTLE MOOR HILL, SMETHWICK, B67 7BQ****A VACANT FREEHOLD SEMI DETACHED POTENTIAL SIX BEDROOM HMO COMPLETE WITH FURNITURE****PROPERTY DESCRIPTION:**

A Freehold semi detached property set back from the road behind a foregarden with block paving and off-road parking.

**ACCOMMODATION:**

**Ground Floor:** Canopy Porch, Vestibule, Hall, Two Bedrooms and Fitted Kitchen.

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

**Second Floor:** Bedroom.

**Outside:** Front and Rear Gardens with some off-road parking and WC.

The property has the benefit of gas fired central heating, fire alarm, fire doors, smoke alarms all wired and interlinked.

**ENERGY EFFICIENCY RATING:** E

**TENURE:**

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

**AUCTIONEERS NOTE:**

All furniture within the property will be included within the sale.

**VIEWINGS:**

See viewing schedule.

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

**LOT 115****42 WESTMORE WAY, WEDNESBURY, WS10 0TR****A VACANT FREEHOLD DETACHED PROPERTY****PROPERTY DESCRIPTION:**

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

**ACCOMMODATION:**

**Ground Floor:** Hall, Lounge, Dining Kitchen, Utility Room and Conservatory.

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

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

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

**ENERGY EFFICIENCY RATING:** D.

**TENURE:**

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

**VIEWINGS:**

See viewings schedule.

**\*GUIDE PRICE in excess of £105,000 (plus fees)**



**LOT 116****14 LINDENS DRIVE, SUTTON COLDFIELD, B74 2AQ****A VACANT FREEHOLD SEMI DETACHED PROPERTY****PROPERTY DESCRIPTION:**

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

**ACCOMMODATION:**

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

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

**Outside:** Gardens and Driveway Parking.

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

**ENERGY EFFICIENCY RATING:** D

**TENURE:**

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

**VIEWINGS:**

See viewing schedule.

**\*GUIDE PRICE in excess of £195,000 (plus fees)**

**LOT 117****75 SUMMER LANE, LOWER GORNAL, DUDLEY, DY3 2HB****A VACANT FREEHOLD SEMI DETACHED PROPERTY****PROPERTY DESCRIPTION:**

A three bedroom semi detached property set back from the road behind a foregarden with footpath approach.

**ACCOMMODATION:**

**Ground Floor:** Entrance Hall, WC, Two Reception Rooms, Fitted Kitchen, Small Side Conservatory.

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

**Outside:** Front and Rear Gardens.

The property has the benefit of being mostly UPVC double glazed.

**ENERGY EFFICIENCY RATING:** E

**TENURE:**

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

**VIEWINGS:**

See viewing schedule.

**JOINT AGENTS:**

**\*GUIDE PRICE £88,000 - £93,000 (plus fees)**



**LOT 118****CARLTON HOUSE, CABLE STREET, WOLVERHAMPTON, WV2 2HX****A VACANT FREEHOLD COMMERCIAL UNIT****PROPERTY DESCRIPTION:**

A commercial unit set flush to the pavement which may be suitable for a number of alternative uses subject to obtaining the necessary planning consents.

**ACCOMMODATION:**

**Ground Floor:** Entrance Hall with Roller Shutter, Three Offices, Kitchen, Male and Female WC's and access to Warehouse/Workshop in two sections with Roller Shutter Entrance.

**First Floor:** Mezzanine Floor and Stores.

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

**TENURE:**

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

**VIEWINGS:**

Strictly by arrangement with the Auctioneers.



**\*GUIDE PRICE in excess of £33,000 (plus fees)**

**LOT 119****75 BROOK STREET, LOWER GORNAL, DUDLEY, DY3 2NB****A VACANT FREEHOLD DETACHED PROPERTY WITH RE-DEVELOPMENT POTENTIAL****PROPERTY DESCRIPTION:**

A detached property, standing back from the road behind a tarmac foregarden with off-road parking. The property has been extended and maybe suitable for continuation of its existing style or alternatively converting into two or three cottages, subject to obtaining the necessary planning consents.

**ACCOMMODATION:**

**Ground Floor:** Front Reception Room, Store Room, Breakfast Room, Open Plan Kitchen with Fitted Units, Second Reception Room with access to Cellar and First Floor, Lobby, WC and access to Side Extension offering Self-Contained Accommodation with Living Room, Kitchen.

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

**Side Extension** - Bedroom, Shower Room and WC.

**Outside:** Front & Rear Gardens with ample off-road parking.

The property has the benefit of part gas fired central heating and the majority of the windows are double glazed. The property however would benefit from either modernisation or division into two or three cottages, subject to obtaining the necessary planning consents.

**TENURE:**

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

**\*GUIDE PRICE in excess of £135,000 (plus fees)**

**VIEWINGS:**

See viewing schedule

## LOT 120

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

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

#### PROPERTY DESCRIPTION:

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

#### TENURE:

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

#### TENANCY DETAILS:

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

#### VIEWINGS:

The site is open for viewings.



**\*GUIDE PRICE in excess of £6,000 (plus fees)**

## LOT 121

## LAND ADJACENT QUEENS COURT, QUEENS ROAD, OSWESTRY, SHROPSHIRE SY11 4HY

### A SMALL PARCEL OF FREEHOLD LAND

#### PROPERTY DESCRIPTION:

A small parcel of land linear of shape comprising of a grass verge and footpath 14 - Oswestry Urban which runs to the rear of a number of houses fronting Victoria Road opposite a modern residential development.

#### TENURE:

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

#### PLANS:

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

#### AUCTIONEERS NOTE:

The Beech Tree at the corner of Queens Road and Queens Court is subject to a Tree Preservation Order.

#### VALUE ADDED TAX:

We understand that VAT will be chargeable on this transaction.

#### VIEWINGS:

The land is open for viewings.



**\*GUIDE PRICE Nil Reserve (plus fees)**



## **A LARGE POTENTIAL DEVELOPMENT SITE**

### **PROPERTY DESCRIPTION:**

A large potential development site situated in the market town of Presteigne which may be suitable for future developments of a variety of uses including commercial and residential subject to obtaining the necessary planning consents.

### **SITE AREA:**

We understand that the site extends to some 5.72 acres (2.315 hectares) or thereabouts.

### **PLANNING:**

The property may be suitable for a number of alternative uses including residential/commercial development schemes subject to obtaining the necessary planning consents. Further enquiries should be made to the local Planning Authority.

### **SERVICES:**

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

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

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

### **PLANS:**

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

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

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

### **TENURE:**

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

### **VIEWINGS:**

External viewings only.

**\*GUIDE PRICE in excess of £225,000 (plus fees)**



## A VACANT FREEHOLD MID TERRACED PROPERTY WHICH HAS BEEN CONVERTED INTO THREE FLATS

### PROPERTY DESCRIPTION:

A mid terraced property converted into three flats, standing back from the road behind foregarden.

### ACCOMMODATION:

**Ground Floor:** Vestibule, Communal Hall

**Flat A** - Hall with Understairs Cupboard, Reception Room, Kitchen, Bedroom, Bathroom/WC.

**First Floor:** Communal Landing.

**Flat B** - Hall, Reception Room, Kitchen, Bedroom, Bathroom/WC.

**Second Floor:**

**Flat C** - Hall, Reception Room, Kitchen, Bedroom, Store Room, Bathroom/WC.

**Outside:** Communal Gardens and Off-Road Parking to the rear.

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

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

### TENURE:

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

### LOCATION:

The property is conveniently located in West Bromwich Town Centre and within one mile of junction 1 of the M5 motorway.

### VIEWINGS:

See viewing schedule.



**\*GUIDE PRICE in excess of £140,000 (plus fees)**

**LOT 124****18 PORTLAND TERRACE, GAINSBOROUGH, LINCOLNSHIRE, DN21 1JR****A VACANT FREEHOLD MID TERRACED PROPERTY****PROPERTY DESCRIPTION:**

A mid terraced property, standing flush to the pavement.

**ACCOMMODATION:**

**Ground Floor:** Lounge and Kitchen.

**First Floor:** Landing, Bedroom, Bathroom and WC.

**Second Floor:** Attic Floor.

**Outside:** Rear Yard.

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

**ENERGY EFFICIENCY RATING:** E

**TENURE:**

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

**AUCTIONEERS NOTE:**

At the time of going to print, the Auctioneers have not had the opportunity to inspect the property, therefore the accommodation details should not be relied upon.

**VIEWINGS:**

External viewings only.

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

**LOT 125****35 LOXLEY ROAD, BEARWOOD, B67 5BL****A VACANT FREEHOLD END TERRACED PROPERTY****PROPERTY DESCRIPTION:**

An end terraced property set back from the road behind a foregarden with footpath approach.

**ACCOMMODATION:**

**Ground Floor:** Entrance Hall, Lounge, Dining Room, Fitted Kitchen.

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

**Outside:** Front and Rear Gardens.

The property has the benefit of a gas fired central heating system and the majority of the windows are UPVC double glazed units, however it is in need of general upgrading.

**ENERGY EFFICIENCY RATING:** E

**TENURE:**

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

**VIEWINGS:**

See viewing schedule.

**\*GUIDE PRICE £134,000 - £138,000 (plus fees)**



**LOT 126****38 KATHERINE ROAD, BEARWOOD, B67 5RE****A VACANT FREEHOLD MID TERRACED PROPERTY****PROPERTY DESCRIPTION:**

A mid terraced property stepped up from the road behind a foregarden.

**ACCOMMODATION:**

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

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

**Outside:** Gardens and Rear Store.

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

**ENERGY EFFICIENCY RATING:** E

**TENURE:**

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

**VIEWINGS:**

See viewing schedule.

**\*GUIDE PRICE in excess of £125,000 (plus fees)**

**LOT 127****13 LITTLEWORTH AVENUE, DUDLEY, DY1 4JX****A VACANT FREEHOLD SEMI DETACHED PROPERTY****PROPERTY DESCRIPTION:**

A semi detached property set back from the road behind a foregarden with tarmacadam driveway approach and off-road parking.

**ACCOMMODATION:**

**Ground Floor:** Entrance Hall, Two Reception Rooms, Kitchen, Rear Lobby, WC, Store and Garden Store.

**First Floor:** Landing, access to Roof Space, Three Bedrooms, Bathroom and WC.

**Outside:** Front and Rear Gardens with off-road Parking.

The property has the benefit of gas fired central heating but is in need of refurbishment.

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

**TENURE:**

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

**VIEWINGS:**

See viewing schedule.

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



**LOT 128****398 BELCHERS LANE, BORDESLEY GREEN, BIRMINGHAM, B9 5SU****A VACANT FREEHOLD THREE STOREY MID TERRACED PROPERTY WITHIN CLOSE PROXIMITY TO HEARTLANDS HOSPITAL.****PROPERTY DESCRIPTION:**

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

**ACCOMMODATION:**

**Ground Floor:** Porch, Hall with Understairs Cupboard, Two Reception Rooms, Breakfast Kitchen, Utility, Shower Room/WC.

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

**Second Floor:** Two Attic Rooms.

**Outside:** Driveway Parking, Gardens and Rear Workshop/Stores.

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

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

**TENURE:**

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

**VIEWING:**

See viewing schedule.

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

**LOT 129****78 GREENBANK ROAD, TUNSTALL, STOKE ON TRENT, ST6 7EY****A VACANT FREEHOLD SEMI DETACHED PROPERTY****PROPERTY DESCRIPTION:**

A semi detached property set back from the road behind a foregarden with ample space for off-road parking.

**ACCOMMODATION:**

**Ground Floor:** Entrance Hall, Lounge, Dining Kitchen.

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

**Outside:** Front and Rear Gardens with off-road parking.

The property has the benefit of being mostly UPVC double glazed but does require further modernisation.

**ENERGY EFFICIENCY RATING:** E

**TENURE:**

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

**AUCTIONEERS NOTE:**

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

**VIEWINGS:**

See viewing schedule.

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



**LOT 130****43 DALEY ROAD, BILSTON, WV14 8AZ****A VACANT FREEHOLD MID TERRACED PROPERTY****PROPERTY DESCRIPTION:**

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

**ACCOMMODATION:**

**Ground Floor:** Hall, Through Reception/Dining Room, Understairs Cupboard, Kitchen.

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

**Outside:** Gardens with Brick Built Store to Rear.

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

**ENERGY EFFICIENCY RATING:** E

**TENURE:**

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

**VIEWINGS:**

See viewing schedule.

**\*GUIDE PRICE £68,000 - £73,000 (plus fees)**

**LOT 131****95 HORSELEY ROAD, TIPTON, DY4 7NG****A LARGE VACANT FREEHOLD DETACHED PROPERTY****PROPERTY DESCRIPTION:**

A large detached property with garage and workshop situated on a larger than average plot set back from the road behind a front garden and driveway approach.

**ACCOMMODATION:**

**Ground Floor:** Canopy Porch, Hall, Office, Lounge, Dining Room, Breakfast Room, Kitchen, Rear Lobby and WC.

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

**Outside:** Front and Rear Gardens with a Driveway approach to Garage and Workshop.

The property has the benefit of gas fired central heating and partial double glazing, however it is in need of refurbishment.

**ENERGY EFFICIENCY RATING:** See Legal Pack

**TENURE:**

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

**VIEWINGS:**

See viewing schedule.

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



**LOT 132****433 BARROWS LANE, SHELDON, BIRMINGHAM, B26 1QG****A VACANT FREEHOLD SEMI DETACHED PROPERTY****PROPERTY DESCRIPTION:**

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

**ACCOMMODATION:**

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

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

**Outside:** Gardens and Rear Garage.

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

**TENURE:**

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

**VIEWINGS:**

See viewing schedule.



**\*GUIDE PRICE in excess of £125,000 (plus fees)**

**LOT 133****293 HIGH STREET, SOLIHULL LODGE, SHIRLEY, SOLIHULL, B90 1JW****A FREEHOLD DETACHED RESIDENTIAL INVESTMENT PROPERTY**

**CURRENT GROSS INCOME: £8,040 PA.**

**PROPERTY DESCRIPTION:**

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

**ACCOMMODATION:**

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

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

**Outside:** Driveway and Gardens.

The property has the benefit of gas fired central heating system and double glazing.

**TENURE:**

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

**TENANCY DETAILS:**

The property is let on a Periodic Tenancy, at a rental figure of £670 per calendar month - £8,040 per annum. Please see legal pack for further details.

**AUCTIONEERS NOTE:**

At the time of going to print, the Auctioneers were unable to inspect the property, therefore the accommodation should not be relied upon.

**\*GUIDE PRICE in excess of £115,000 (plus fees)**



**ENERGY EFFICIENCY RATING: E**

**VIEWINGS:**

Strictly by arrangement with the Auctioneers.

**LOT 134**

**18 EASINGTON STREET, PETERLEE, SR8 3LD**

**A VACANT FREEHOLD MID TERRACED PROPERTY**

**PROPERTY DESCRIPTION:**

A mid terraced property, standing flush to the pavement.

**ACCOMMODATION:**

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

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

**Outside:** Yard.

**ENERGY EFFICIENCY RATING:** D

**TENURE:**

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

**AUCTIONEERS NOTE:**

The Auctioneers have not been able to inspect the property internally and therefore the accommodation should not be relied upon.

**VIEWINGS:**

Strictly by arrangement with the Auctioneers.



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

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## **A DECEPTIVELY LARGE END TERRACED FREEHOLD RETAIL UNIT BENEFITING FROM REAR WAREHOUSE EXTENDING APPROX. 1,024 SQ.FT. (95 SQ.M.)**

### **PROPERTY DESCRIPTION:**

The property comprises a three storey brick built unit surmounted by a part pitched and part flat roof and is currently configured to provide retail space to the front along with a warehouse to the rear.

### **Gross Internal Area: approx. 1,204 sq.ft. (95 sq.m.)**

The property benefits from separate access off Manor Road via a gated entrance. The first floor accommodation is accessed via an internal staircase leading to office space, WC and bathroom. The second floor accommodation is currently configured to provide further storage.

We consider the first and second floor accommodation suitable for conversion into a residential dwelling subject to obtaining appropriate planning permission.

### **ENERGY EFFICIENCY RATING: F**

### **LOCATION:**

The property is located on Manor Road near to its junction with Witton Road, Witton Train Station is nearby.

Aston lies approximately 3 miles from Birmingham city centre and benefits from good access to the M6 motorway.

The locality comprises a mix of light industrial and residential properties with a car repair business and fish and chip shop within the immediate vicinity. The Aston Villa football ground is within a quarter of a mile of the property.

### **TENURE:**

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

### **VALUE ADDED TAX:**

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



### **VIEWINGS:**

Strictly by arrangement with the Auctioneers.

**\*GUIDE PRICE in excess of £180,000 (plus fees)**

**LOT 136****33 LUKE TERRACE, WHEATLEY HILL, CO DURHAM, DH6 3RX****A VACANT FREEHOLD END TERRACED PROPERTY****PROPERTY DESCRIPTION:**

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

**ACCOMMODATION:**

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

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

**Outside:** Yard and off-road parking.

**ENERGY EFFICIENCY RATING:** D

**TENURE:**

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

**AUCTIONEERS NOTE:**

The Auctioneers have not been able to inspect the property internally and therefore the accommodation should not be relied upon.

**VIEWINGS:**

Strictly by arrangement with the Auctioneers.

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

**LOT 137****96 PARKESTON CRESCENT, KINGSTANDING, BIRMINGHAM, B44 0PE****A VACANT FREEHOLD MID TERRACED PROPERTY****PROPERTY DESCRIPTION:**

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

**ACCOMMODATION:**

**Ground Floor:** Hall, Reception Room with Understairs Store,

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

**Outside:** Gardens.

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

**ENERGY EFFICIENCY RATING:** D

**TENURE:**

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

**VIEWINGS:**

See viewing schedule.

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



**LOT 138****83 BRADES ROAD, OLDBURY, B69 2EB****A VACANT FREEHOLD RETAIL PREMISES****PROPERTY DESCRIPTION:**

A single storey semi detached retail premises of brick construction surmounted by a pitched roof, which forms part of a mixed residential and industrial area.

The property comprises a retail office, rear lobby leading to WC and the gross internal area is approximately 235 sq.ft.(21.80 sq.m.).

**ENERGY EFFICIENCY RATING:** D.

**LOCATION:**

The property is situated approximately half a mile of Oldbury Town Centre and is located between Dudley Road (A457 and the main Wolverhampton Road (A4123).

**TENURE:**

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

**PLANNING:**

We are advised that previously planning permission was granted for change of use to a hot food takeaway, however the property is considered suitable for a variety of uses, subject to obtaining the necessary planning consents.

All interested parties should make their own enquiries with Sandwell Metropolitan Borough Council Planning Department.

**VALUE ADDED TAX:**

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

**VIEWINGS:**

Strictly by arrangement with the Auctioneers.

**\*GUIDE PRICE in excess of £29,000 (plus fees)**

**LOT 139****25 POTTERS BROOK, TIPTON, DY4 7LG****A LEASEHOLD RESIDENTIAL INVESTMENT PROPERTY****CURRENT GROSS INCOME: £5,940 PA****PROPERTY DESCRIPTION:**

A ground floor apartment set in communal grounds with parking space.

**ACCOMMODATION:**

**Ground Floor: Apartment 25:-** Lounge, Fitted Kitchen, Double Bedroom, Bathroom and WC.

**Outside:** Communal Grounds and Parking.

The property has the benefit of central heating and is mostly double glazed.

**ENERGY EFFICIENCY RATING:** C

**TENURE:**

We understand the property is Long Leasehold (see legal pack for Lease details) and is being sold subject to existing tenancy.

**TENANCY:**

The property is let on a 12 month Assured Shorthold Tenancy at a rental of £495 per calendar month - £5,940 per annum.

**VIEWINGS:**

Strictly by arrangement with the Auctioneers.



**\*GUIDE PRICE in excess of £60,000 (plus fees)**

**LOT 140****79A CORNWALL ROAD, HANDSWORTH WOOD, BIRMINGHAM, B20 2HY****A FREEHOLD LOCK-UP UNIT CONSIDERED SUITABLE FOR A NUMBER OF ALTERNATIVE USES SUBJECT TO OBTAINING APPROPRIATE PLANNING PERMISSION****PROPERTY DESCRIPTION:**

The property comprises a single storey brick built lock-up/warehouse unit with a pitched roof. The internal area of the unit is approximately 210 sq.ft. (20 sq.m.) and provides office space, kitchen and WC facilities. Externally there is a yard area with a gated entrance. We consider the property suitable for variety of alternative uses subject to obtaining appropriate planning permission.

**TENURE:**

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

**LOCATION:**

The property is located on Cornwall Road in the predominantly residential area of Handsworth Wood. The unit lies between two residential properties and is accessed via a driveway leading immediately off Cornwall Road. We understand that the neighbouring properties have pedestrian rights of way over the driveway (please see Legal Pack for full details).

The property benefits from good access to local and national motorway networks via junction 1 of the M5 which lies approximately 2 miles to the west along with Birmingham city centre being approximately 3.5 miles away.

**ENERGY EFFICIENCY RATING: G****VALUE ADDED TAX:**

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

**VIEWINGS:**

Strictly by arrangement with the Auctioneers.

**\*GUIDE PRICE in excess of £30,000 (plus fees)****LOT 141****35 FRODESLEY ROAD, SHELDON, BIRMINGHAM, B26 2SX****A VACANT FREEHOLD MID TERRACED PROPERTY****PROPERTY DESCRIPTION:**

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

**ACCOMMODATION:**

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

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

**Outside:** Gardens.

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

**ENERGY EFFICIENCY RATING: D****TENURE:**

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

**VIEWINGS:**

See viewing schedule.

**\*GUIDE PRICE £115,000 - £125,000 (plus fees)**

**LOT 142****25 PARKWAY ROAD, DUDLEY, DY1 2QA****A VACANT FREEHOLD MID TERRACED PROPERTY****PROPERTY DESCRIPTION:**

A mid terraced property set back from the road behind a short foregarden with pathway approach.

**ACCOMMODATION:**

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

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

**Outside:** Front and Rear Gardens.

The property has no fittings and is in need of extensive modernisation and repair.

**ENERGY EFFICIENCY RATING:** F

**TENURE:**

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

**VIEWINGS:**

See viewing schedule.

**\*GUIDE PRICE £68,000 - £73,000 (plus fees)**

**LOT 143****21 PRESTON ROAD, WINSON GREEN, BIRMINGHAM, B18 4PL****A VACANT FREEHOLD MID TERRACED PROPERTY****PROPERTY DESCRIPTION:**

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

**ACCOMMODATION:**

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

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

**Outside:** Yard.

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

**ENERGY EFFICIENCY RATING:** F

**TENURE:**

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

**VIEWINGS:**

See viewing schedule.

**\*GUIDE PRICE in excess of £60,000 (plus fees)**



**LOT 144****THE OLD PUMP HOUSE, WOOD LANE, WOLVERHAMPTON, WV10 8HH****A FREEHOLD PUMP HOUSE AND THREE GARAGES****PROPERTY DESCRIPTION:**

A plot of land situated adjacent to railway cottages with railway line to the rear on which stands an old pump house and three timber garages.

**PLANNING:**

The pump house and land may be suitable for a number of alternative uses subject to obtaining the necessary planning consents.

**TENURE:**

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

**VIEWINGS:**

External viewings only.



**\*GUIDE PRICE Nil Reserve (plus fees)**

**LOT 145****38 LOWESMOOR ROAD, SHELDON, BIRMINGHAM, B26 2TN****A VACANT EXTENDED BUT NOT COMPLETED END TERRACED PROPERTY****PROPERTY DESCRIPTION:**

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

**ACCOMMODATION:**

**Ground Floor:** Porch, Hall, Three Rooms, Large Breakfast Kitchen (no fittings), Utility Room (no fittings), Lobby, Shower Room/WC (no fittings).

**First Floor:** Landing, Four Rooms, Bathroom/WC (no fittings).

**Outside:** Gardens and Side Garage.

The property is in need of completion works throughout.

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

**TENURE:**

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

**AUCTIONEERS NOTE:**

1. The accommodation is divided by a mix of breeze block and timber partitioned walls.
2. The Auctioneers advise that appropriate clothing and footwear should be worn when viewing the property and a torch will also be required, due to the condition of this Lot. Viewers must take extreme care and access is at the viewer's own risk and the Auctioneers accept no responsibility for any accidents or injuries.

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



**VIEWINGS:**  
See viewing schedule.



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

### PROPERTY DESCRIPTION:

A detached property, standing back from the road behind a driveway and for sale as a freehold.

### ACCOMMODATION:

**Ground Floor:** Porch, Hall with Cloakroom/WC, Reception Room, Office, Conservatory Dining Area, Kitchen with Utility Room off and door to Driveway, Garage, Dining Room, Swimming Pool Complex with Store, Changing Rooms and Shower Room/WC.

**First Floor:** Landing, Master Bedroom with En-Suite Shower Room/WC, Three Further Bedrooms, Family Bathroom/WC with Separate Shower Cubicle.

**Second Floor:** Bedroom with its own Sitting Room.

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

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

**ENERGY EFFICIENCY RATING:** D.

### TENURE:

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

### VIEWINGS:

See viewing schedule.



**\*GUIDE PRICE in excess of £750,000 (plus fees)**

**LOT 147****17 BARRATTS ROAD, KINGS NORTON, BIRMINGHAM, WEST MIDLANDS B38 9HU****A FREEHOLD MID TERRACED RESIDENTIAL INVESTMENT PROPERTY CURRENT GROSS INCOME: £6,780 PA****PROPERTY DESCRIPTION:**

A mid terraced property stepped up from the road behind a foregarden.

**ACCOMMODATION:**

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

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

**Outside:** Front and Rear Gardens.

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

**ENERGY EFFICIENCY RATING: D****TENURE:**

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

**TENANCY DETAILS:**

We understand that the property is let on an Assured Shorthold Tenancy at a rental figure of £565 per calendar month - £6,780 per annum.

**VIEWINGS:**

**\*GUIDE PRICE In excess of £77,500 (plus fees)**

**LOT 148****14 VICTORIA INSTITUTE, SANSOME WALK, WORCESTER, WR1 1DF****A VACANT LEASEHOLD GROUND FLOOR DUPLEX APARTMENT****PROPERTY DESCRIPTION:**

A ground floor duplex apartment.

**ACCOMMODATION:**

**Ground Floor:** Communal Entrance Hall.

Apartment 14 - Entrance Hall, Open Plan Living/Kitchen, Bathroom/WC.

**First Floor:** Landing, Mezzanine Bedroom.

**Outside:** Allocated Secure Parking Space.

The property benefits from having a gas fired central heating system and intercom door entry system.

**ENERGY EFFICIENCY RATING: C****LOCATION:**

The property is located within walking distance of Worcester City Centre, within 2 miles of the University of Worcester St Johns Campus and within 0.1 mile of Worcester Foregate Street Station.

**TENURE:**

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

**VIEWINGS:**

See viewing schedule.

**\*GUIDE PRICE in excess of £105,000 (plus fees)**



**LOT 149****282 CRANKHALL LANE, WEDNESBURY, WS10 0DZ****A VACANT FREEHOLD THREE STOREY SEMI DETACHED PROPERTY****PROPERTY DESCRIPTION:**

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

**ACCOMMODATION:**

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

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

**Second Floor:** Bedroom.

**Outside:** Driveway, Garage, Front Garden and Large Rear Garden.

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

**ENERGY EFFICIENCY RATING: F****TENURE:**

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

**AUCTIONEERS NOTE:**

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

**VIEWINGS:**

See viewing schedule.

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

**LOT 150****25 RIVERSLEY ROAD, NUNEATON, CV11 5QT****A VACANT FREEHOLD SEMI DETACHED PROPERTY WHICH HAS BEEN CONVERTED INTO TWO FLATS****PROPERTY DESCRIPTION:**

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

**ACCOMMODATION:**

**Ground Floor:** Entrance Hall.

Flat 1:- Hall, Reception Room, Kitchen, Bedroom, Bathroom.

**First Floor:** Flat 2:- Landing, Reception Room, Kitchen, Two Bedrooms, Bathroom.

**Outside:** Rear Garden.

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

**ENERGY EFFICIENCY RATING: D****TENURE:**

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

**AUCTIONEERS NOTE:**

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

**VIEWINGS:**

See viewing schedule.

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





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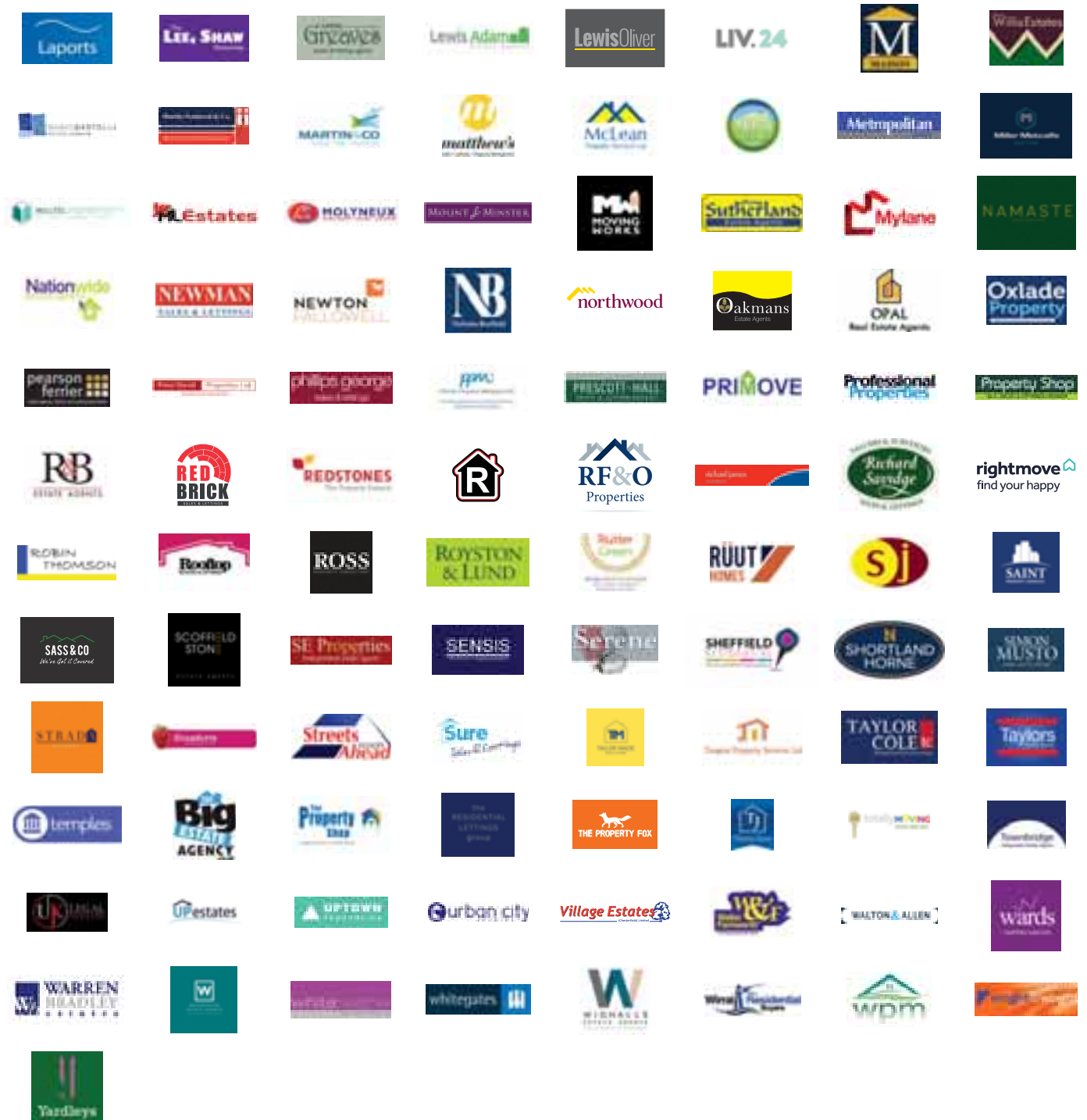


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# PROXY, TELEPHONE & INTERNET BIDDING FORM

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

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

## LOT DETAILS

Lot Address:	<input type="text"/>	Postcode:	<input type="text"/>
Max Bid Price: £	<input type="text"/>		
Price in Words:	<input type="text"/>		

All successful purchasers are required to pay a buyers administration fee of £1074 inc VAT (unless otherwise stated in the Important Notices) per property purchased and this is to be added to the deposit amount (see general condition 8). Deposits should be paid by Banker's Draft, Building Society Draft or Debit Card. Drafts to be made out for 10% of the maximum proposed purchase price or £5,000 minimum where the bid is below £50,000.

Payment for 10% Deposit and Buyers Administration Fee  £ (is enclosed herewith)

## PURCHASER DETAILS

Name:	<input type="text"/>
Company:	<input type="text"/>
Address:	<input type="text"/>
	Postcode: <input type="text"/>
Tel. no to contact on the day:	Additional tel no: <input type="text"/>
Email:	<input type="text"/>

## BIDDER DETAILS

Name:	<input type="text"/>
Company:	<input type="text"/>
Address:	<input type="text"/>
	Postcode: <input type="text"/>
Tel. no to contact on the day:	Additional tel no: <input type="text"/>
Email:	<input type="text"/>

## SOLICITORS DETAILS

Name:	<input type="text"/>
Company:	<input type="text"/>
Address:	<input type="text"/>
	Postcode: <input type="text"/>
Telephone:	Mobile: <input type="text"/>
Email:	<input type="text"/>

Please see overleaf for Payment Details

## PAYMENT DETAILS

I enclose a Bank/Building Society Draft payable to SDL Bigwood or debit card details for the 10% deposit (subject to a minimum of £5,000) plus the Buyers Administration Fee of £1074 inc VAT (unless otherwise stated in the Important Notices)

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

Card Number:

Valid from:     Expires End:     Issue:  CSC:

Name (as it appears on card):

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

## TERMS & CONDITIONS FOR PROXY, TELEPHONE & INTERNET BIDDING

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

- The Bidder must complete a separate authority form for each Lot involved, and provide a separate Banker's Draft or Building Society Draft or Debit Card details (cleared funds) for 10% of the maximum amount of the bid for each Lot subject to a minimum of £5,000 per Lot, plus the buyers administration fee of £1074 inc VAT (unless otherwise stated in the Important Notices).
- The form must be hand delivered, posted or emailed to the relevant auction office to arrive 48 hours prior to the auction day for telephone and internet bids and 24 hours for proxy bids. It is the Bidder's responsibility to check that the form is received by SDL Auctions and this can be done by telephoning the office.
- Due to money laundering obligations we require two forms of identity, one photo identification i.e passport or driving licence and one proof of address i.e bank statement or utility bill, no more than 3 months old. By signing this agreement you understand that we will undertake a search with Experian for the purposes of verifying your identity. To do so Experian may check the details you supply against any particulars on any database (public or otherwise) to which they have access. This system allows us to verify you from basic details using electronic data, however it is not a credit check of any kind so will have no effect on you or your credit history. They may also use your details in the future to assist other companies for verification purposes. A record of the search will be retained.
- The Bidder shall be deemed to have read the 'Notice to all Bidders', the particulars of the relevant Lot in the Catalogue and the General and Special Conditions of Sale. The Bidder shall be deemed to have taken all necessary professional and legal advice and to have made enquiries and have knowledge of any announcements to be made from the rostrum and any of the addendum relating to the relevant Lot. The addendum can, and should, be checked by visiting our website [www.sdlauctions.co.uk](http://www.sdlauctions.co.uk) or at the Auction prior to bidding.
- In the case of telephone bids, at about the time the Lot comes up for auction, attempts will be made to contact the Bidder by telephone and, if successful, the Bidder may then compete in the bidding up to the maximum of the amount authorised in the completed authority form. The Bidder accepts that such contact is at the Bidder's risk and in the event that the telephone link is not established, or breaks down, or there is any confusion or disruption, then the Bidder will not be able to participate in the Auction.
- In the case of internet bidding, all bidders who have registered can commence bidding when the intended Lot is being offered, however SDL Auctions do not take any liability or responsibility should there be any interruption or suspension of internet services.
- In the case of written bids, SDL Auctions staff will compete in the bidding up to the maximum of the authorisation. If no maximum is inserted, SDL

Auctions will not bid. SDL Auctions do not guarantee to regulate the bidding so that the maximum authorised bid actually falls to the written bidder.

- SDL Auctions reserve the right not to bid on behalf of the telephone/written/ internet Bidders in the event of any error, doubt, omission, uncertainty as to their bid, or for any reason whatsoever, and give no warranty, or guarantee, that a bid would be made on behalf of the Bidder and accept no liability.
- In the event that the telephone/written bid is successful the Auctioneer will sign the Memorandum of Contract on behalf of the Bidder (a Contract having been formed on the fall of the hammer).
- In the event of a Contract the deposit monies will be applied so far as necessary to meet the requirement for a 10% deposit subject to a minimum of £5,000 per Lot, plus the buyers administration fee of £1074 inc VAT (unless specified differently on the Important Notices clause 6), however if monies are received over 10%, this will result in the purchaser paying a lesser sum on completion.
- In the event that the Bidder is unsuccessful in gaining the Contract the deposit monies shall be returned to the Bidder promptly. However, if paid by debit card or bank transfer, these monies may take up to 10 working days to refund.
- Once delivered to the Auctioneers the authority to bid is binding on the Bidder up to 8.00pm on the day on which the particular Lot is auctioned. This is to allow for the possibility of a Vendor agreeing to sell post auction where the bidding has not reached the reserve.
- The authority can only be withdrawn by notification in writing delivered to the auction office by 4pm the day before the Auction or into the hands of the Auctioneer in the Auction Room half an hour before the start of that day's auction. It is the Bidder's responsibility to obtain a receipt on a copy of the withdrawal notification signed by one of the Auctioneers and without such a receipt the authority stands and any successful Contract is binding on the Bidder.
- If the Bidder, or an agent, actually bids at the Auction without having previously withdrawn the authority, the Auctioneer is at liberty to accept such bid in addition to any bid from SDL Auctions staff as empowered under the telephone/written/internet authority. SDL Auctions would have no liability whatsoever if the price achieved is the result only of this competition in bidding without intervention from other bidders.
- The receipt of a telephone, written or internet bid shall not in any way hinder the right of the Vendor to withdraw any Lot or to sell prior to auction to a third party and neither the Vendor nor SDL Auctions shall be under any liability to the telephone or written Bidder in the event that the Lot is not offered at the Auction.
- The auctioneer may disclose to the Vendor the existence of these instructions but not the amount of the maximum bid.

**NOTE: Visit our website [www.sdlauctions.co.uk](http://www.sdlauctions.co.uk) to print further copies of the Authority Form.**

Signature of prospective purchaser

Date of Signature

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

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

### IMPORTANT NOTICE TO ALL TELEPHONE BIDDERS:

A member of staff will attempt to contact the bidder by telephone prior to the lot concerned being offered for sale. If contact is made then the bidder may compete in the bidding through the Auctioneer's staff. The Auctioneer will not be held responsible for instructions or authorisations given to them which are unclear or incomplete and these bids will not be accepted. If it is impossible to obtain telephone contact or the link breaks down, the auctioneer is authorised to continue to bid on behalf of the telephone bidder up to the maximum bid stated on this form.

Once you have completed this form please send it to SDL Auctions together with your draft for the 10% deposit and buyers administration fee and also your identification documents in accordance with the money laundering legislation detailed in this catalogue.

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<b>Angel Estates</b>	251-253 Rookery Road, Birmingham B21 9PU	<b>0121 448 0717</b>
<b>Apple Property Solutions</b>	Apple House, 613 Walsall Road, Birmingham B42 1EH	<b>0121 358 6600</b>
<b>Bartrams</b>	132 Walsall Road, West Bromwich B71 3HP	<b>0121 601 9370</b>
<b>Black Country Homes</b>	58 Birmingham Street, Oldbury B69 4DS	<b>0121 439 7127</b>
<b>Bond Wolfe</b>	West Plaza, 144 High Street, West Bromwich B70 6JJ	<b>0121 525 0600</b>
<b>Bowater Drennan</b>	13 Church Street, Wolverhampton WV11 1SR	<b>01902 727 555</b>
<b>Chris Foster &amp; Daughter</b>	6-8 Leighswood Road, Aldridge, Walsall WS9 8AA	<b>01922 454 404</b>
<b>Clarks Residential</b>	49a Station Road, Knowle B93 0HN	<b>01564 773 200</b>
<b>Clark Brookes Turner Cary</b>	2 Lombard Street West, West Bromwich B70 8EH	<b>0121 553 2576</b>
<b>Cornerstone</b>	301 Witton Road, Witton B6 6NT	<b>0121 320 2008</b>
<b>Dwellings</b>	291 Birchfield Road, City Centre, Birmingham B20 3DD	<b>0121 344 4442</b>
<b>Forward Estates</b>	154 Soho Road, Birmingham B21 9LN	<b>0121 551 4611</b>
<b>Fraser Wood</b>	15-16 Lichfield Street, Walsall WS1 1TS	<b>01922 627 686</b>
<b>Harveys</b>	3B Mere Green Road, Sutton Coldfield B75 5BL	<b>0121 308 0221</b>
<b>Henley Charles</b>	306 Rookery Road, Birmingham B21 9QG	<b>0121 551 4001</b>
<b>Higgs &amp; Sons</b>	3 Waterfront Business Park, Brierley Hill DY5 1LX	<b>0345 1115050</b>
<b>Initial Property</b>	23 Strathdene Road, Birmingham B29 6QL	<b>0121 472 0202</b>
<b>John Emms</b>	5 Stone Street, Dudley DY1 1NS	<b>01384 257 284</b>
<b>Knightsbridge</b>	464 Bearwood Road, Bearwood B66 4HA	<b>0121 429 4812</b>
<b>Mann &amp; Co</b>	90 Edgbaston Road, Smethwick B66 4LB	<b>0121 555 7000</b>
<b>Midland Homes</b>	Midland Homes Estate Agents, 11B Well Street, Birmingham B19 3BG	<b>0121 551 6077</b>
<b>Midland Residential</b>	923 Walsall Road B42 1TN	<b>0121 347 7002</b>
<b>Miller Briggs &amp; Co</b>	Clinton House, High Street, Coleshill, Birmingham B46 3BP	<b>01675 462 355</b>
<b>Nicholls Brimble Solicitors</b>	409 Bearwood Road, Smethwick B66 4DJ	<b>0121 429 8041</b>
<b>Nick Hall</b>	Austin House, First Floor, 83-83a High Street DY8 1ED	<b>01384 370 600</b>
<b>Oliver Ling</b>	78 Blackhalve Lane, Wednesfield WV11 1BH	<b>01902 305599</b>
<b>Peter Estates</b>	83a High Street, Stourbridge DY8 1ED	<b>01384 393888</b>
<b>Paul Estates</b>	625 Bearwood Road, Smethwick B66 4BL	<b>0121 429 6700</b>
<b>Robert Powell &amp; Co</b>	7 Church Road, Edgbaston B15 3SH	<b>0121 454 3322</b>
<b>Royal Estates</b>	464 Bearwood Road, Birmingham, West Midlands B66 4HA	<b>0121 429 2030</b>
<b>Sanders, Wright &amp; Freeman</b>	13 Waterloo Road, Wolverhampton, West Midlands WV1 4DJ	<b>01902 575 555</b>
<b>Sats 7 Estates</b>	16 Alcester Road S, Birmingham B14 7PU	<b>0121 777 2888</b>
<b>Seymour Luke Ltd</b>	Seymour House, 15a Frederick Road, Edgbaston B15 1JD	<b>0121 456 3696</b>
<b>Sheikhspeare</b>	306 Ladypool Road, Sparkbrook B12 8JY	<b>0121 449 2727</b>
<b>Taylors</b>	2A Dudley Street, Dudley DY3 1SB	<b>01902 880 888</b>
<b>Taylors</b>	19-21 Hagley Road, Halesowen B63 4PU	<b>0121 550 3978</b>
<b>Taylors</b>	84-86 High Street, Brierley Hill DY5 3AW	<b>01384 395555</b>
<b>Taylors</b>	85 High Street, Stourbridge DY8 1ED	<b>01384 395555</b>
<b>Taylors</b>	818 High Street, Kingswinford DY6 8AA	<b>01384 737023</b>
<b>The Intelligent Move</b>	113a High Street, West Bromwich, West Midlands B70 6NY	<b>0121 500 6012</b>
<b>The Letting Shop</b>	452 High Street, West Bromwich, Birmingham B70 9LD	<b>0121 553 2277</b>
<b>Tom Giles</b>	11 Church Street, Oldbury B69 3AD	<b>0121 552 6171</b>
<b>Waller Farnworth</b>	2 York Road, Birmingham B23 6TE	<b>0121 386 3330</b>
<b>Walton &amp; Hipkiss</b>	Hagley Road, Stourbridge DY8 1QH	<b>01384 392371</b>
<b>Waters &amp; Co</b>	81 High Street, Coleshill B46 3AG	<b>01675 463855</b>

# Common Auction Conditions (Edition 4 June 2018)

## Reproduced with the consent of the RICS

### GLOSSARY

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

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

Wherever it makes sense:

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

#### ACTUAL COMPLETION DATE

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

#### ADDENDUM

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

#### AGREED COMPLETION DATE

Subject to CONDITION G9.3:

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

#### APPROVED FINANCIAL INSTITUTION

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

#### ARREARS

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

#### ARREARS SCHEDULE

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

#### AUCTION

The AUCTION advertised in the CATALOGUE.

#### AUCTION CONDUCT CONDITIONS

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

#### AUCTIONEERS

The AUCTIONEERS at the AUCTION.

#### BUSINESS DAY

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

#### BUYER

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

#### CATALOGUE

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

#### COMPLETION

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

#### CONDITION

One of the AUCTION CONDUCT CONDITIONS or SALE CONDITIONS.

#### CONTRACT

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

#### CONTRACT DATE

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

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

#### DOCUMENTS

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

#### EXTRA GENERAL CONDITIONS

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

#### FINANCIAL CHARGE

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

#### GENERAL CONDITIONS

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

#### INTEREST RATE

If not specified in the SPECIAL CONDITIONS, the higher of 6% and 4% above the base rate from time to time of Barclays Bank plc. The INTEREST RATE will also apply to any judgment debt, unless the statutory rate is higher.

#### LOT

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

#### OLD ARREARS

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

#### PARTICULARS

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

#### PRACTITIONER

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

#### PRICE

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

#### READY TO COMPLETE

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

#### SALE CONDITIONS

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

#### SALE MEMORANDUM

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

#### SELLER

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

#### SPECIAL CONDITIONS

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

#### TENANCIES

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

#### TENANCY SCHEDULE

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

#### TRANSFER

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

#### TUPE

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

#### VAT

Value Added Tax or other tax of a similar nature.

#### VAT OPTION

An option to tax.

#### WE (AND US AND OUR)

The AUCTIONEERS.

#### YOU (AND YOUR)

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

## AUCTION CONDUCT CONDITIONS

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

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

#### A1 INTRODUCTION

The AUCTION CONDUCT CONDITIONS apply wherever the LOT is located.

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

#### A2 OUR ROLE

As agents for each SELLER we have authority to (a) prepare the CATALOGUE from information supplied by or on behalf of each SELLER;

- (b) offer each LOT for sale;
- (c) sell each LOT;
- (d) receive and hold deposits;
- (e) sign each SALE MEMORANDUM; and
- (f) treat a CONTRACT as repudiated if the BUYER fails to sign a SALE MEMORANDUM or pay a deposit as required by these AUCTION CONDUCT CONDITIONS or fails to provide identification as required by the AUCTIONEERS.

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

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

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

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

#### A3 BIDDING AND RESERVE PRICES

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

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

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

A3.4 Unless stated otherwise each LOT is subject to a reserve PRICE (which may be fixed just before the LOT is offered for sale). If no bid equals or exceeds that reserve PRICE the LOT will be withdrawn from the AUCTION.

A3.5 Where there is a reserve PRICE the SELLER may bid (or ask US or another agent to bid on the SELLER's behalf) up to the reserve PRICE but may not make a bid equal to or exceeding the reserve PRICE. YOU accept that it is possible that all bids up to the reserve PRICE are bids made by or on behalf of the SELLER.

#### A4 THE PARTICULARS AND OTHER INFORMATION

A4.1 WE have taken reasonable care to prepare PARTICULARS that correctly describe each LOT. The PARTICULARS are based on information supplied by or on behalf of the SELLER. YOU need to check that the information in the PARTICULARS is correct.

A4.2 If the SPECIAL CONDITIONS do not contain a description of the LOT, or simply refer to the relevant LOT number, you take the risk that the description contained in the PARTICULARS is incomplete or inaccurate, as the PARTICULARS have not been prepared by a conveyancer and are not intended to form part of a legal CONTRACT. The PARTICULARS and the SALE CONDITIONS may change prior to the AUCTION and it is YOUR responsibility to check that YOU have the correct versions.

A4.4 If WE provide information, or a copy of a DOCUMENT, WE do so only on the basis that WE are not responsible for the accuracy of that information or DOCUMENT.

#### A5 THE CONTRACT

A5.1 A successful bid is one WE accept as such (normally on the fall of the hammer). This CONDITION A5 applies to YOU only if YOU make the successful bid for a LOT.

A5.2 YOU are obliged to buy the LOT on the terms of the SALE MEMORANDUM at the PRICE YOU bid (plus VAT, if applicable).

A5.3 YOU must before leaving the AUCTION

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

A5.4 If YOU do not WE may either

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

A5.5 The deposit

- (a) must be paid in pounds sterling by cheque or by bankers' draft made payable to US (or, at OUR option, the SELLER'S conveyancer) drawn on an APPROVED FINANCIAL INSTITUTION (CONDITION A6 may state if WE accept any other form of payment);
- (b) may be declined by US unless drawn on YOUR account, or that of the BUYER, or of another person who (we are satisfied) would not expose US to a breach of money laundering regulations;
- (c) is to be held by US (or, at OUR option, the SELLER'S conveyancer); and
- (d) is to be held as stakeholder where VAT would be chargeable on the deposit were it to be held as agent for the SELLER, but otherwise is to be held as stakeholder unless the SALE CONDITIONS require it to be held as agent for the SELLER.

A5.6 WE may retain the SALE MEMORANDUM signed by or on behalf of the SELLER until the deposit has been received in cleared funds.

A5.7 Where WE hold the deposit as stakeholder WE are authorised to release it (and interest on it if applicable) to the SELLER on COMPLETION or, if COMPLETION does not take place, to the person entitled to it under the SALE CONDITIONS.

A5.8 If the BUYER does not comply with its obligations under the CONTRACT then

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

A5.9 Where the BUYER is a company YOU warrant that the BUYER is properly constituted and able to buy the LOT.

#### A6 EXTRA AUCTION CONDUCT CONDITIONS

A6.1 Despite any CONDITION to the contrary:

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

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

A6.2 WE may refuse admittance to any person attending the AUCTION. WE do not have to explain why.

## Common Auction Conditions of Sale (Edition Four June 2018 Reproduced with the Consent of the RICS)

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

The GENERAL CONDITIONS (as WE supplement or change them by any EXTRA GENERAL CONDITIONS or ADDENDUM) are compulsory but may be disapplied or changed in relation to one or more LOTS by SPECIAL CONDITIONS. The template form of SALE MEMORANDUM is not compulsory but is to be varied only if WE agree. The template forms of SPECIAL CONDITIONS and schedules are recommended, but are not compulsory and may be changed by the SELLER of a LOT.

### G1 THE LOT

- G1.1 The LOT (including any rights to be granted or reserved, and any exclusions from it) is described in the SPECIAL CONDITIONS, or if not so described is that referred to in the SALE MEMORANDUM.
- G1.2 The LOT is sold subject to any TENANCIES disclosed by the SPECIAL CONDITIONS, but otherwise with vacant possession on COMPLETION.
- G1.3 The LOT is sold subject to all matters contained or referred to in the DOCUMENTS. The SELLER must discharge FINANCIAL CHARGES on or before COMPLETION.
- G1.4 The LOT is also sold subject to such of the following as may affect it, whether they arise before or after the CONTRACT DATE and whether or not they are disclosed by the SELLER or are apparent from inspection of the LOT or from the DOCUMENTS:
- (a) matters registered or capable of registration as local land charges;
  - (b) matters registered or capable of registration by any competent authority or under the provisions of any statute;
  - (c) notices, orders, demands, proposals and requirements of any competent authority;
  - (d) charges, notices, orders, restrictions, agreements and other matters relating to town and country planning, highways or public health;
  - (e) rights, easements, quasi-easements, and wayleaves;
  - (f) outgoing and other liabilities;
  - (g) any interest which overrides, under the Land Registration Act 2002;
  - (h) matters that ought to be disclosed by the searches and enquiries a prudent BUYER would make, whether or not the BUYER has made them; and
  - (i) anything the SELLER does not and could not reasonably know about.
- G1.5 Where anything subject to which the LOT is sold would expose the SELLER to liability the BUYER is to comply with it and indemnify the SELLER against that liability.
- G1.6 The SELLER must notify the BUYER of any notices, orders, demands, proposals and requirements of any competent authority of which it learns after the CONTRACT DATE but the BUYER must comply with them and keep the SELLER indemnified.
- G1.7 The LOT does not include any tenant's or trade fixtures or fittings. The SPECIAL CONDITIONS state whether any chattels are included in the LOT, but if they are:
- (a) the BUYER takes them as they are at COMPLETION and the SELLER is not liable if they are not fit for use, and
  - (b) the SELLER is to leave them at the LOT.
- G1.8 The BUYER buys with full knowledge of
- (a) the DOCUMENTS, whether or not the BUYER has read them; and
  - (b) the physical condition of the LOT and what could reasonably be discovered on inspection of it, whether or not the BUYER has inspected it.
- G1.9 The BUYER admits that it is not relying on the information contained in the PARTICULARS or on any representations made by or on behalf of the SELLER but the BUYER may rely on the SELLER'S conveyancer's written replies to written enquiries to the extent stated in those replies.
- ### G2 DEPOSIT
- G2.1 The amount of the deposit is the greater of:
- (a) any minimum deposit stated in the AUCTION CONDUCT CONDITIONS (or the total PRICE, if this is less than that minimum); and
  - (b) 10% of the PRICE (exclusive of any VAT on the PRICE).
- G2.2 If a cheque for all or part of the deposit is not cleared on first presentation the SELLER may treat the CONTRACT as at an end and bring a claim against the BUYER for breach of CONTRACT.
- G2.3 Interest earned on the deposit belongs to the SELLER unless the SALE CONDITIONS provide otherwise.
- ### G3 BETWEEN CONTRACT AND COMPLETION
- G3.1 From the CONTRACT DATE the SELLER has no obligation to insure the LOT and the BUYER bears all risks of loss or damage unless
- (a) the LOT is sold subject to a TENANCY that requires the SELLER to insure the LOT or
  - (b) the SPECIAL CONDITIONS require the SELLER to insure the LOT.
- G3.2 If the SELLER is required to insure the LOT then the SELLER
- (a) must produce to the BUYER on request all relevant insurance details;
  - (b) must use reasonable endeavours to maintain that or equivalent insurance and pay the premiums when due;
  - (c) gives no warranty as to the adequacy of the insurance;
  - (d) must at the request of the BUYER use reasonable endeavours to have the BUYER'S interest noted on the policy if it does not cover a contracting

- purchaser;
- (e) must, unless otherwise agreed, cancel the insurance at COMPLETION, apply for a refund of premium and (subject to the rights of any tenant or other third party) pay that refund to the BUYER; and
  - (f) (subject to the rights of any tenant or other third party) hold on trust for the BUYER any insurance payments that the SELLER receives in respect of loss or damage arising after the CONTRACT DATE, or assign to the BUYER the benefit of any claim;
- and the BUYER must on COMPLETION reimburse to the SELLER the cost of that insurance as from the CONTRACT DATE (to the extent not already paid by the BUYER or a tenant or other third party).
- G3.3 No damage to or destruction of the LOT, nor any deterioration in its condition, however caused, entitles the BUYER to any reduction in PRICE, or to delay COMPLETION, or to refuse to complete.
- G3.4 Section 47 of the Law of Property Act 1925 does not apply to the CONTRACT.
- G3.5 Unless the BUYER is already lawfully in occupation of the LOT the BUYER has no right to enter into occupation prior to COMPLETION.
- ### G4 TITLE AND IDENTITY
- G4.1 Unless CONDITION G4.2 applies, the BUYER accepts the title of the SELLER to the LOT as at the CONTRACT DATE and may raise no requisition or objection to any of the DOCUMENTS that is made available before the AUCTION or any other matter, except one that occurs after the CONTRACT DATE. The following provisions apply only to any of the following DOCUMENTS that is not made available before the AUCTION:
- (a) If the LOT is registered land the SELLER is to give to the BUYER within five BUSINESS DAYS of the CONTRACT DATE an official copy of the entries on the register and title plan and, where noted on the register, of all DOCUMENTS subject to which the LOT is being sold.
  - (b) If the LOT is not registered land the SELLER is to give to the BUYER within five BUSINESS DAYS of the CONTRACT DATE an abstract or epitome of title starting from the root of title mentioned in the SPECIAL CONDITIONS (or, if none is mentioned, a good root of title more than fifteen years old) and must produce to the BUYER the original or an examined copy of every relevant DOCUMENT.
  - (c) If title is in the course of registration, title is to consist of:
    - (i) certified copies of the application for registration of title made to the Land Registry and of the DOCUMENTS accompanying that application;
    - (ii) evidence that all applicable stamp duty land tax relating to that application has been paid; and
    - (iii) a letter under which the SELLER or its conveyancer agrees to use all reasonable endeavours to answer any requisitions raised by the Land Registry and to instruct the Land Registry to send the completed registration DOCUMENTS to the BUYER.
  - (d) The BUYER has no right to object to or make requisitions on any title information more than seven BUSINESS DAYS after that information has been given to the BUYER.
- G4.3 Unless otherwise stated in the SPECIAL CONDITIONS the SELLER sells with full title guarantee except that (and the TRANSFER shall so provide):
- (a) the covenant set out in section 3 of the Law of Property (Miscellaneous Provisions) Act 1994 shall not extend to matters recorded in registers open to public inspection; these are to be treated as within the actual knowledge of the BUYER; and
  - (b) the covenant set out in section 4(1)(b) of the Law of Property (Miscellaneous Provisions) Act 1994 shall not extend to any condition or tenant's obligation relating to the state or condition of the LOT where the LOT is leasehold property.
- G4.4 The TRANSFER is to have effect as if expressly subject to all matters subject to which the LOT is sold under the CONTRACT.
- G4.5 The SELLER does not have to produce, nor may the BUYER object to or make a requisition in relation to, any prior or superior title even if it is referred to in the DOCUMENTS.
- G4.6 The SELLER (and, if relevant, the BUYER) must produce to each other such confirmation of, or evidence of, their identity and that of their mortgagees and attorneys (if any) as is necessary for the other to be able to comply with applicable Money Laundering Regulations and Land Registry Rules.
- ### G5 TRANSFER
- G5.1 Unless a form of TRANSFER is prescribed by the SPECIAL CONDITIONS
- (a) the BUYER must supply a draft TRANSFER to the SELLER at least ten BUSINESS DAYS before the AGREED COMPLETION DATE and the engrossment (signed as a deed by the BUYER if CONDITION G5.2 applies) five BUSINESS DAYS before that date or (if later) two BUSINESS DAYS after the draft has been approved by the SELLER; and
  - (b) the SELLER must approve or revise the draft TRANSFER within five BUSINESS DAYS of receiving it from the BUYER.
- G5.2 If the SELLER has any liability (other than to the BUYER) in relation to the LOT or a TENANCY following COMPLETION, the BUYER is specifically to covenant in the TRANSFER to indemnify the SELLER against that liability.
- G5.3 The SELLER cannot be required to TRANSFER the LOT to anyone other than the BUYER, or by more than one TRANSFER.

- G5.4 Where the SPECIAL CONDITIONS state that the SELLER is to grant a new lease to the BUYER
- (a) the CONDITIONS are to be read so that the TRANSFER refers to the new lease, the SELLER to the proposed landlord and the BUYER to the proposed tenant;
  - (b) the form of new lease is that described by the SPECIAL CONDITIONS; and
  - (c) the SELLER is to produce, at least five BUSINESS DAYS before the AGREED COMPLETION DATE, the engrossed counterpart lease, which the BUYER is to sign and deliver to the SELLER on COMPLETION.
- ### G6 COMPLETION
- G6.1 COMPLETION is to take place at the offices of the SELLER'S conveyancer, or where the SELLER may reasonably require, on the AGREED COMPLETION DATE. The SELLER can only be required to complete on a BUSINESS DAY and between the hours of 0930 and 1700.
- G6.2 The amount payable on COMPLETION is the balance of the PRICE adjusted to take account of apportionments plus (if applicable) VAT and interest, but no other amounts unless specified in the SPECIAL CONDITIONS.
- G6.3 Payment is to be made in pounds sterling and only by
- (a) direct TRANSFER from the BUYER'S conveyancer to the SELLER'S conveyancer; and
  - (b) the release of any deposit held by a stakeholder or in such other manner as the SELLER'S conveyancer may agree.
- G6.4 Unless the SELLER and the BUYER otherwise agree, COMPLETION cannot take place until both have complied with the obligations under the CONTRACT that they are obliged to comply with prior to COMPLETION, and the amount payable on COMPLETION is unconditionally received in the SELLER'S conveyancer's client account or as otherwise required by the terms of the CONTRACT.
- G6.5 If COMPLETION takes place after 1400 hours for a reason other than the SELLER'S default it is to be treated, for the purposes of apportionment and calculating interest, as if it had taken place on the next BUSINESS DAY.
- G6.6 Where applicable the CONTRACT remains in force following COMPLETION.
- ### G7 NOTICE TO COMPLETE
- G7.1 The SELLER or the BUYER may on or after the AGREED COMPLETION DATE but before COMPLETION give the other notice to complete within ten BUSINESS DAYS (excluding the date on which the notice is given) making time of the essence. The person giving the notice must be READY TO COMPLETE.
- G7.2 If the SELLER fails to comply with a notice to complete the SELLER may, without affecting any other remedy the SELLER has:
- (a) terminate the CONTRACT;
  - (b) claim the deposit and any interest on it if held by a stakeholder;
  - (c) forfeit the deposit and any interest on it;
  - (d) resell the LOT; and
  - (e) claim damages from the BUYER.
- G7.4 If the SELLER fails to comply with a notice to complete the BUYER may, without affecting any other remedy the BUYER has:
- (a) terminate the CONTRACT; and
  - (b) recover the deposit and any interest on it from the SELLER or, if applicable, a stakeholder.
- ### G8 IF THE CONTRACT IS BROUGHT TO AN END
- If the CONTRACT is lawfully brought to an end:
- (a) the BUYER must return all papers to the SELLER and appoints the SELLER its agent to cancel any registration of the CONTRACT; and
  - (b) the SELLER must return the deposit and any interest on it to the BUYER (and the BUYER may claim it from the stakeholder, if applicable) unless the SELLER is entitled to forfeit the deposit under CONDITION G7.3.
- ### G9 LANDLORD'S LICENCE
- G9.1 Where the LOT is or includes leasehold land and licence to assign or sublet is required this CONDITION G9 applies.
- G9.2 The CONTRACT is conditional on that licence being obtained, by way of formal licence if that is what the landlord lawfully requires.
- G9.3 The AGREED COMPLETION DATE is not to be earlier than the date five BUSINESS DAYS after the SELLER has given notice to the BUYER that licence has been obtained ("licence notice").
- G9.4 The SELLER must
- (a) use all reasonable endeavours to obtain the licence at the SELLER'S expense; and
  - (b) enter into any Authorised Guarantee Agreement ("AGA") properly required (procuring a guarantee of that AGA if lawfully required by the landlord).
- G9.5 The BUYER must promptly
- (a) provide references and other relevant information; and
  - (b) comply with the landlord's lawful requirements.
- G9.6 If within three months of the CONTRACT DATE (or such longer period as the SELLER and BUYER agree) the SELLER has not given licence notice to the BUYER the SELLER or the BUYER may (if not then in breach of any obligation under this CONDITION G9) by notice to the other terminate the CONTRACT at any time before the SELLER has given licence notice. That termination is without prejudice to the claims of either SELLER or BUYER for breach of this CONDITION G9.
- ### G10 INTEREST AND APPORTIONMENTS
- G10.1 If the ACTUAL COMPLETION DATE is after the AGREED COMPLETION DATE for any reason other than the SELLER'S default the BUYER must pay interest at the INTEREST RATE on the money due

	from the BUYER at COMPLETION for the period starting on the AGREED COMPLETION DATE and ending on the ACTUAL COMPLETION DATE.		the SELLER to a liability that the SELLER would not otherwise have, in which case the SELLER may act reasonably in such a way as to avoid that liability;		connection with the BUYER's claim for capital allowances.
G10.2	Subject to CONDITION G11 the SELLER is not obliged to apportion or account for any sum at COMPLETION unless the SELLER has received that sum in cleared funds. The SELLER must promptly pay to the BUYER after COMPLETION any sum to which the BUYER is entitled that the SELLER subsequently receives in cleared funds.		(b) if the SELLER gives the BUYER notice of the SELLER's intended act and the BUYER does not object within five BUSINESS DAYS giving reasons for the objection the SELLER may act as the SELLER intends; and	G16.3	The value to be attributed to those items on which capital allowances may be claimed is set out in the SPECIAL CONDITIONS.
G10.3	Income and outgoings are to be apportioned at the ACTUAL COMPLETION DATE unless: (a) the BUYER is liable to pay interest; and (b) the SELLER has given notice to the BUYER at any time up to COMPLETION requiring apportionment on the date from which interest becomes payable by the BUYER;		(c) the BUYER is to indemnify the SELLER against all loss or liability the SELLER incurs through acting as the BUYER requires, or by reason of delay caused by the BUYER.	G16.4	The SELLER and BUYER agree: (a) to make an election on COMPLETION under Section 198 of the Capital Allowances Act 2001 to give effect to this CONDITION G16; and (b) to submit the value specified in the SPECIAL CONDITIONS to HM Revenue and Customs for the purposes of their respective capital allowance computations.
G10.4	Apportionments are to be calculated on the basis that: (a) the SELLER receives income and is liable for outgoings for the whole of the day on which apportionment is to be made; (b) annual income and expenditure accrues at an equal daily rate assuming 365 days in a year (or 366 in a leap year), and income and expenditure relating to some other period accrues at an equal daily rate during the period to which it relates; and (c) where the amount to be apportioned is not known at COMPLETION apportionment is to be made by reference to a reasonable estimate and further payment is to be made by SELLER or BUYER as appropriate within five BUSINESS DAYS of the date when the amount is known.	<b>G13 RENT DEPOSITS</b> G13.1 Where any TENANCY is an assured shorthold TENANCY, the SELLER and the BUYER are to comply with their respective statutory duties in relation to the protection of tenants' deposits, and to demonstrate in writing to the other (before COMPLETION, so far as practicable) that they have complied.		<b>G17 MAINTENANCE AGREEMENTS</b> G17.1 The SELLER agrees to use reasonable endeavours to TRANSFER to the BUYER, at the BUYER's cost, the benefit of the maintenance agreements specified in the SPECIAL CONDITIONS.	
G10.5	If a payment due from the BUYER to the SELLER on or after COMPLETION is not paid by the due date, the BUYER is to pay interest to the SELLER at the INTEREST RATE on that payment from the due date up to and including the date of payment.	G13.2 The remainder of this CONDITION G13 applies where the SELLER is holding or otherwise entitled to money by way of rent deposit in respect of a TENANCY. In this CONDITION G13 "rent deposit deed" means the deed or other DOCUMENT under which the rent deposit is held.		G17.2 The BUYER must assume, and indemnify the SELLER in respect of, all liability under such agreements from the ACTUAL COMPLETION DATE.	
<b>G11. ARREARS</b> <i>Part 1 – Current rent</i> G11.1 "Current rent" means, in respect of each of the TENANCIES subject to which the LOT is sold, the instalment of rent and other sums payable by the tenant on the most recent rent payment date on or within four months preceding COMPLETION.		G13.3 If the rent deposit is not assignable the SELLER must on COMPLETION hold the rent deposit on trust for the BUYER and, subject to the terms of the rent deposit deed, comply at the cost of the BUYER with the BUYER's lawful instructions.		<b>G18 LANDLORD AND TENANT ACT 1987</b> G18.1 This CONDITION G18 applies where the sale is a relevant disposal for the purposes of part I of the Landlord and Tenant Act 1987	
G11.2 If on COMPLETION there are any ARREARS of current rent the BUYER must pay them, whether or not details of those ARREARS are given in the SPECIAL CONDITIONS.		G13.4 Otherwise the SELLER must on COMPLETION pay and assign its interest in the rent deposit to the BUYER under an assignment in which the BUYER covenants with the SELLER to: (a) observe and perform the SELLER's covenants and conditions in the rent deposit deed and indemnify the SELLER in respect of any breach; (b) give notice of assignment to the tenant; and (c) give such direct covenant to the tenant as may be required by the rent deposit deed.		G18.2 The SELLER warrants that the SELLER has complied with sections 5B and 7 of that Act and that the requisite majority of qualifying tenants has not accepted the offer.	
G11.3 Parts 2 and 3 of this CONDITION G11 do not apply to ARREARS of current rent.		<b>G14 VAT</b> G14.1 Where a SALE CONDITION requires money to be paid or other consideration to be given, the payer must also pay any VAT that is chargeable on that money or consideration, but only if given a valid VAT invoice.		<b>G19 SALE BY PRACTITIONER</b> G19.1 This CONDITION G19 applies where the sale is by a PRACTITIONER either as SELLER or as agent of the SELLER.	
<i>Part 2 – BUYER to pay for ARREARS</i> G11.4 Part 2 of this CONDITION G11 applies where the SPECIAL CONDITIONS give details of ARREARS.		G14.2 Where the SPECIAL CONDITIONS state that no VAT OPTION has been made the SELLER confirms that none has been made by it or by any company in the same VAT group nor will be prior to COMPLETION.		G19.2 The PRACTITIONER has been duly appointed and is empowered to sell the LOT.	
G11.5 The BUYER is on COMPLETION to pay, in addition to any other money then due, an amount equal to all ARREARS of which details are set out in the SPECIAL CONDITIONS.		<b>G15 TRANSFER AS A GOING CONCERN</b> G15.1 Where the SPECIAL CONDITIONS so state: (a) the SELLER and the BUYER intend, and will take all practicable steps (short of an appeal) to procure, that the sale is treated as a TRANSFER of a going concern; and (b) this CONDITION G15 applies.		G19.3 Neither the PRACTITIONER nor the firm or any member of the firm to which the PRACTITIONER belongs has any personal liability in connection with the sale or the performance of the SELLER's obligations. The TRANSFER is to include a declaration excluding that personal liability.	
G11.6 If those ARREARS are not OLD ARREARS the SELLER is to assign to the BUYER all rights that the SELLER has to recover those ARREARS.		G15.2 The SELLER confirms that the SELLER: (a) is registered for VAT, either in the SELLER's name or as a member of the same VAT group; and (b) has (unless the sale is a standard-rated supply) made in relation to the LOT a VAT OPTION that remains valid and will not be revoked before COMPLETION.		G19.4 The LOT is sold (a) in its condition at COMPLETION; (b) for such title as the SELLER may have; and (c) with no title guarantee; and the BUYER has no right to terminate the CONTRACT or any other remedy if information provided about the LOT is inaccurate, incomplete or missing.	
<i>Part 3 – BUYER not to pay for ARREARS</i> G11.7 Part 3 of this CONDITION G11 applies where the SPECIAL CONDITIONS (a) so state; or (b) give no details of any ARREARS.		G15.3 The BUYER confirms that (a) it is registered for VAT, either in the BUYER'S name or as a member of a VAT group; (b) it has made, or will make before COMPLETION, a VAT OPTION in relation to the LOT and will not revoke it before or within three months after COMPLETION; (c) article 5(2B) of the Value Added Tax (Special Provisions) Order 1995 does not apply to it; and (d) it is not buying the LOT as a nominee for another person.		G19.5 Where relevant: (a) the DOCUMENTS must include certified copies of those under which the PRACTITIONER is appointed, the DOCUMENT of appointment and the PRACTITIONER'S acceptance of appointment; and (b) the SELLER may require the TRANSFER to be by the lender exercising its power of sale under the Law of Property Act 1925.	
G11.8 While any ARREARS due to the SELLER remain unpaid the BUYER must: (a) try to collect them in the ordinary course of management but need not take legal proceedings or forfeit the TENANCY; (b) pay them to the SELLER within five BUSINESS DAYS of receipt in cleared funds (plus interest at the INTEREST RATE calculated on a daily basis for each subsequent day's delay in payment); (c) on request, at the cost of the SELLER, assign to the SELLER or as the SELLER may direct the right to demand and sue for OLD ARREARS, such assignment to be in such form as the SELLER'S conveyancer may reasonably require; (d) if reasonably required, allow the SELLER'S conveyancer to have on loan the counterpart of any TENANCY against an undertaking to hold it to the BUYER's order; (e) not without the consent of the SELLER release any tenant or surety from liability to pay ARREARS or accept a surrender of or forfeit any TENANCY under which ARREARS are due; and (f) if the BUYER disposes of the LOT prior to recovery of all ARREARS obtain from the BUYER'S successor in title a covenant in favour of the SELLER in similar form to part 3 of this CONDITION G11.		G15.4 The BUYER is to give to the SELLER as early as possible before the AGREED COMPLETION DATE evidence (a) of the BUYER'S VAT registration; (b) that the BUYER has made a VAT OPTION; and (c) that the VAT OPTION has been notified in writing to HM Revenue and Customs; and if it does not produce the relevant evidence at least two BUSINESS DAYS before the AGREED COMPLETION DATE, CONDITION G14.1 applies at COMPLETION.		G19.6 The BUYER understands this CONDITION G19 and agrees that it is fair in the circumstances of a sale by a PRACTITIONER.	
G11.9 Where the SELLER has the right to recover ARREARS it must not without the BUYER'S written consent bring insolvency proceedings against a tenant or seek the removal of goods from the LOT.		G15.5 The BUYER confirms that after COMPLETION the BUYER intends to (a) retain and manage the LOT for the BUYER'S own benefit as a continuing business as a going concern subject to and with the benefit of the TENANCIES; and (b) collect the rents payable under the TENANCIES and charge VAT on them.		<b>G20 TUPE</b> G20.1 If the SPECIAL CONDITIONS state "there are no employees to which TUPE applies", this is a warranty by the SELLER to this effect.	
<b>G12 MANAGEMENT</b> G12.1 This CONDITION G12 applies where the LOT is sold subject to TENANCIES.		G15.6 If, after COMPLETION, it is found that the sale of the LOT is not a TRANSFER of a going concern then: (a) the SELLER's conveyancer is to notify the BUYER's conveyancer of that finding and provide a VAT invoice in respect of the sale of the LOT; (b) the BUYER must within five BUSINESS DAYS of receipt of the VAT invoice pay to the SELLER the VAT due; and (c) if VAT is payable because the BUYER has not complied with this CONDITION G15, the BUYER must pay and indemnify the SELLER against all costs, interest, penalties or surcharges that the SELLER incurs as a result.		G20.2 If the SPECIAL CONDITIONS do not state "there are no employees to which TUPE applies" the following paragraphs apply: (a) The SELLER must notify the BUYER of those employees whose CONTRACTS of employment will TRANSFER to the BUYER on COMPLETION (the "Transferring Employees"). This notification must be given to the BUYER not less than 14 days before COMPLETION. (b) The BUYER confirms that it will comply with its obligations under TUPE and any SPECIAL CONDITIONS in respect of the TRANSFERring Employees. (c) The BUYER and the SELLER acknowledge that pursuant and subject to TUPE, the CONTRACTS of employment between the TRANSFERring Employees and the SELLER will TRANSFER to the BUYER on COMPLETION. (d) The BUYER is to keep the SELLER indemnified against all liability for the TRANSFERring Employees after COMPLETION.	
G12.2 The SELLER is to manage the LOT in accordance with its standard management policies pending COMPLETION.		<b>G16 CAPITAL ALLOWANCES</b> G16.1 This CONDITION G16 applies where the SPECIAL CONDITIONS state that there are capital allowances available in respect of the LOT.		<b>G21 ENVIRONMENTAL</b> G21.1 This CONDITION G21 only applies where the SPECIAL CONDITIONS so provide.	
G12.3 The SELLER must consult the BUYER on all management issues that would affect the BUYER after COMPLETION (such as, but not limited to, an application for licence; a rent review; a variation, surrender, agreement to surrender or proposed forfeiture of a TENANCY; or a new TENANCY or agreement to grant a new TENANCY) and: (a) the SELLER must comply with the BUYER's reasonable requirements unless to do so would (but for the indemnity in paragraph (c)) expose		G16.2 The SELLER is promptly to supply to the BUYER all information reasonably required by the BUYER in		G21.2 The SELLER has made available such reports as the SELLER has as to the environmental condition of the LOT and has given the BUYER the opportunity to carry out investigations (whether or not the BUYER has read those reports or carried out any investigation) and the BUYER admits that the PRICE takes into account the environmental condition of the LOT	
				G21.3 The BUYER agrees to indemnify the SELLER in respect of all liability for or resulting from the environmental condition of the LOT.	
				<b>G22 SERVICE CHARGE</b> G22.1 This CONDITION G22 applies where the LOT is sold subject to TENANCIES that include service charge provisions.	
				G22.2 No apportionment is to be made at COMPLETION in respect of service charges.	
				G22.3 Within two months after COMPLETION the SELLER must provide to the BUYER a detailed service charge account for the service charge year current on COMPLETION showing: (a) service charge expenditure attributable to each TENANCY; (b) payments on account of service charge received from each tenant; (c) any amounts due from a tenant that have not	

	been received;				
	(d) any service charge expenditure that is not attributable to any TENANCY and is for that reason irrecoverable.				
G22.4	In respect of each TENANCY, if the service charge account shows:				
	(a) that payments that the tenant has made on account exceed attributable service charge expenditure, the SELLER must pay to the BUYER an amount equal to that excess when it provides the service charge account; or				
	(b) that attributable service charge expenditure exceeds payments made on account, the BUYER must use all reasonable endeavours to recover the shortfall from the tenant as soon as practicable and promptly pay the amount so recovered to the SELLER;				
	but in respect of payments on account that are still due from a tenant CONDITION G11 (ARREARS) applies.				
G22.5	In respect of service charge expenditure that is not attributable to any TENANCY the SELLER must pay the expenditure incurred in respect of the period before ACTUAL COMPLETION DATE and the BUYER must pay the expenditure incurred in respect of the period after ACTUAL COMPLETION DATE. Any necessary monetary adjustment is to be made within five BUSINESS DAYS of the SELLER providing the service charge account to the BUYER.				
G22.6	If the SELLER holds any reserve or sinking fund on account of future service charge expenditure or a depreciation fund:				
	(a) the SELLER must pay it (including any interest earned on it) to the BUYER on COMPLETION; and				
	(b) the BUYER must covenant with the SELLER to hold it in accordance with the terms of the TENANCIES and to indemnify the SELLER if it does not do so.				
<b>G23</b>	<b>RENT REVIEWS</b>				
G23.1	This CONDITION G23 applies where the LOT is sold subject to a TENANCY under which a rent review due on or before the ACTUAL COMPLETION DATE has not been agreed or determined.				
G23.2	The SELLER may continue negotiations or rent review proceedings up to the ACTUAL COMPLETION DATE but may not agree the level of the revised rent or commence rent review proceedings without the written consent of the BUYER, such consent not to be unreasonably withheld or delayed.				
G23.3	Following COMPLETION the BUYER must complete rent review negotiations or proceedings as soon as reasonably practicable but may not agree the level of the revised rent without the written consent of the SELLER, such consent not to be unreasonably withheld or delayed.				
G23.4	The SELLER must promptly:				
	(a) give to the BUYER full details of all rent review negotiations and proceedings, including copies of all correspondence and other papers; and				
	(b) use all reasonable endeavours to substitute the BUYER for the SELLER in any rent review proceedings.				
G23.5	The SELLER and the BUYER are to keep each other informed of the progress of the rent review and have regard to any proposals the other makes in relation to it.				
G23.6	When the rent review has been agreed or determined the BUYER must account to the SELLER for any increased rent and interest recovered from the tenant that relates to the SELLER's period of ownership within five BUSINESS DAYS of receipt of cleared funds.				
G23.7	If a rent review is agreed or determined before COMPLETION but the increased rent and any interest recoverable from the tenant has not been received by COMPLETION the increased rent and any interest recoverable is to be treated as ARREARS.				
G23.8	The SELLER and the BUYER are to bear their own costs in relation to rent review negotiations and proceedings.				
<b>G24</b>	<b>TENANCY RENEWALS</b>				
G24.1	This CONDITION G24 applies where the tenant under a TENANCY has the right to remain in occupation under part II of the Landlord and Tenant Act 1954 (as amended) and references to notices and proceedings are to notices and proceedings under that Act.				
G24.2	Where practicable, without exposing the SELLER to liability or penalty, the SELLER must not without the written consent of the BUYER (which the BUYER must not unreasonably withhold or delay) serve or respond to any notice or begin or continue any proceedings.				
G24.3	If the SELLER receives a notice the SELLER must send a copy to the BUYER within five BUSINESS DAYS and act as the BUYER reasonably directs in relation to it.				
G24.4	Following COMPLETION the BUYER must:				
	(a) with the co-operation of the SELLER take immediate steps to substitute itself as a party to any proceedings;				
	(b) use all reasonable endeavours to conclude any proceedings or negotiations for the renewal of the TENANCY and the determination of any interim rent as soon as reasonably practicable at the best rent or rents reasonably obtainable; and				
	(c) if any increased rent is recovered from the tenant (whether as interim rent or under the renewed TENANCY) account to the SELLER for the part of that increase that relates to the SELLER's period of ownership of the LOT within five BUSINESS DAYS of receipt of cleared funds.				
G24.5	The SELLER and the BUYER are to bear their own costs in relation to the renewal of the TENANCY and any proceedings relating to this.				
<b>G25</b>	<b>WARRANTIES</b>				
G25.1	Available warranties are listed in the SPECIAL CONDITIONS.				
G25.2	Where a warranty is assignable the SELLER must:				
	(a) on COMPLETION assign it to the BUYER and give notice of assignment to the person who gave the warranty; and				
	(b) apply for (and the SELLER and the BUYER must use all reasonable endeavours to obtain) any consent to assign that is required. If consent has not been obtained by COMPLETION the warranty must be assigned within five BUSINESS DAYS after the consent has been obtained.				
G25.3	If a warranty is not assignable the SELLER must after COMPLETION:				
	(a) hold the warranty on trust for the BUYER; and				
	(b) at the BUYER's cost comply with such of the lawful instructions of the BUYER in relation to the warranty as do not place the SELLER in breach of its terms or expose the SELLER to any liability or penalty.				
<b>G26</b>	<b>NO ASSIGNMENT</b>				
	The BUYER must not assign, mortgage or otherwise TRANSFER or part with the whole or any part of the BUYER's interest under this CONTRACT.				
<b>G27</b>	<b>REGISTRATION AT THE LAND REGISTRY</b>				
G27.1	This CONDITION G27.1 applies where the LOT is leasehold and its sale either triggers first registration or is a registrable disposition. The BUYER must at its own expense and as soon as practicable:				
	(a) procure that it becomes registered at the Land Registry as proprietor of the LOT;				
	(b) procure that all rights granted and reserved by the lease under which the LOT is held are properly noted against the affected titles; and				
	(c) provide the SELLER with an official copy of the register relating to such lease showing itself registered as proprietor.				
G27.2	This CONDITION G27.2 applies where the LOT comprises part of a registered title. The BUYER must at its own expense and as soon as practicable:				
	(a) apply for registration of the TRANSFER;				
	(b) provide the SELLER with an official copy and title plan for the BUYER's new title; and				
	(c) join in any representations the SELLER may properly make to the Land Registry relating to the application.				
<b>G28</b>	<b>NOTICES AND OTHER COMMUNICATIONS</b>				
G28.1	All communications, including notices, must be in writing. Communication to or by the SELLER or the BUYER may be given to or by their conveyancers.				
G28.2	A communication may be relied on if:				
	(a) delivered by hand; or				
	(b) made electronically and personally acknowledged (automatic acknowledgement does not count); or				
	(c) there is proof that it was sent to the address of the person to whom it is to be given (as specified in the SALE MEMORANDUM) by a postal service that offers normally to deliver mail the next following BUSINESS DAY.				
G28.3	A communication is to be treated as received:				
	(a) when delivered, if delivered by hand; or				
	(b) when personally acknowledged, if made electronically; but if delivered or made after 1700 hours on a BUSINESS DAY a communication is to be treated as received on the next BUSINESS DAY.				
G28.4	A communication sent by a postal service that offers normally to deliver mail the next following BUSINESS DAY will be treated as received on the second BUSINESS DAY after it has been posted.				
<b>G29</b>	<b>CONTRACTS (RIGHTS OF THIRD PARTIES) ACT 1999</b>				
	No one is intended to have any benefit under the CONTRACT pursuant to the CONTRACTs (Rights of Third Parties) Act 1999.				
<b>G30</b>	<b>EXTRA GENERAL CONDITIONS</b>				
G30.1	DEPOSIT GENERAL CONDITION G2 shall be deemed to be deleted in its entirety and shall be replaced by the following: <b>DEPOSIT</b> The amount of the deposit is the greater of: (a) any minimum deposit stated in the AUCTION CONDUCT CONDITIONS (or the total PRICE if this is less than that minimum); and (b) 10% of the PRICE (exclusive of any VAT on the PRICE)				
G2.2	The deposit:				
	(a) must be paid to the AUCTIONEERS in pounds sterling by debit card or banker's draft drawn on an APPROVED FINANCIAL INSTITUTION (or by any other means that the AUCTIONEERS may accept) and				
	(b) is to be held as agent for the SELLER unless the SPECIAL CONDITIONS expressly state otherwise. Provided that where VAT would be chargeable on the deposit were it to be held as agent for the SELLER, the deposit will be held as stakeholder despite any contrary provision in any CONDITION				
G2.3	Where the AUCTIONEERS hold the deposit as stakeholder, then: (a) they are entitled with the consent and irrevocable authority of the BUYER (which the BUYER hereby acknowledges and grants) to release such deposit to the SELLER's solicitors upon receipt by the AUCTIONEERS of written confirmation from the SELLER's solicitors that COMPLETION has taken place and, for the avoidance of doubt, upon the AUCTIONEERS releasing the deposit, their liability as stakeholder shall be discharged (b) if COMPLETION does not take place, the AUCTIONEERS are authorised (and the SELLER and the BUYER acknowledge and irrevocably confirm their agreement to such authority) to				
	release it to the person entitled to it under the SALE CONDITIONS				
G2.4	If a cheque for all or part of the deposit is not cleared on first presentation the SELLER may treat the CONTRACT as at an end and bring a claim against the BUYER for breach of contract"				
<b>G30.2</b>	<b>LANDLORD AND TENANT ACT 1987</b>				
	The following provisions shall apply in addition to those set out in GENERAL CONDITION 18:				
18.3	Where the provisions of the Landlord and Tenant Act 1987 and/or the Housing Act 1996 ("the Acts") apply to the sale of the LOT and the qualifying tenants have served all relevant notices in accordance with the Acts and have appointed a nominee with the intention of acquiring the SELLER's interest in the LOT, the SELLER will inform the BUYER of this as soon as possible after the date of the CONTRACT and of whether the nominee elects to accept the terms of and take over the benefit and burden of the CONTRACT and purchase the LOT.				
18.4	If the nominee does elect to purchase the LOT in accordance with the Acts and pays a deposit to the SELLER or the AUCTIONEERS in accordance with the CONTRACT:				
	(a) the SELLER will repay any deposit paid in accordance with the CONTRACT to the BUYER but without any additional payment relating to interest				
	(b) the CONTRACT shall have effect as if the nominee had entered into it and the agreement with the BUYER shall be null and void and of no further effect but without prejudice to the rights of the SELLER in respect of any previous breach by the BUYER				
	(c) the BUYER shall take all necessary steps to cancel any registrations at Land Registry or Land Charges Registry entered in respect of the agreement for the sale of the LOT to the BUYER				
	(d) completion of the sale of the LOT to the nominee shall take place 22 BUSINESS DAYS after the day on which the nominee complies with the provisions of the Acts and takes over the CONTRACT				
	(e) the nominee shall immediately pay to the AUCTIONEERS the buyer's fee referred to in the Auctioneers' Pre-Sale Announcements printed towards the front of the CATALOGUE				
18.5	If the nominee does not comply with the provisions of the Acts COMPLETION shall be 30 BUSINESS DAYS after the date of the SALE MEMORANDUM or (if earlier) a date (not earlier than 10 BUSINESS DAYS after the date of the SALE MEMORANDUM) which is 10 BUSINESS DAYS after the SELLER notifies the BUYER in writing that the nominee has served or is deemed to have served notice of withdrawal under the Acts.				
<b>G30.3</b>	<b>RELEASE OF SELLER FROM COVENANTS IN LEASES</b>				
	With regard to the Landlord & Tenant (Covenants) Act 1995 ("the 1995 Act"):				
	(a) the SELLER may within the period commencing on the date of the SALE MEMORANDUM up to COMPLETION serve notice on any tenant of the LOT in accordance with the 1995 Act requesting a complete release of the SELLER from future liability under the lessor covenants contained in any relevant TENANCIES				
	(b) if the SELLER serves any such notice the SELLER shall use reasonable endeavours to obtain such a release without being obliged to apply to the Court for a declaration and the BUYER agrees promptly to supply at the BUYER's cost such information as the SELLER reasonably requires to satisfy the tenant under any relevant TENANCY or the Court that it is reasonable to grant the release requested				
	(c) in the event of the SELLER failing to obtain any such release from the said covenants by COMPLETION or not serving any such notice then, in the TRANSFER, the BUYER shall covenant with the SELLER:				
	(i) to serve notice in writing on the SELLER on completion or within 5 BUSINESS DAYS after completion of the transfer of the LOT or any part of it by the BUYER to any transferee of the BUYER				
	(ii) until such time (if ever) that the SELLER is released from the lessor's covenants in any relevant TENANCY, the BUYER will obtain a covenant from its transferee in favour of the SELLER in identical form (mutatis mutandis) to this clause and the parties will apply to the Chief Land Registrar to enter in the Proprietorship Register of the title to the property transferred a restriction preventing the registration of any further transfer of the property except under an Order of the Registrar unless the application is accompanied by a certificate by the solicitors of the registered proprietor stating either that the provisions of this clause have been performed or that the SELLER has been fully released from future liability under the covenants contained in any relevant TENANCY				
<b>G30.4</b>	<b>BUYER'S FEE</b>				
	The BUYER and, where applicable, the nominee appointed by qualifying tenants under the provisions of the Landlord & Tenant Act 1987 (as amended by the Housing Act 1996) shall be jointly and separately liable to pay to the AUCTIONEERS the buyer's fee referred to in the Auctioneers' Pre-Sale Announcements printed towards the front of the CATALOGUE. The buyer's fee is payable in respect of each LOT purchased.				

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Thursday 31st May  
Thursday 26th July  
Thursday 13th September  
Thursday 1st November  
Friday 14th December

01332 242 880

**North West**

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Monday 26th March  
Thursday 24th May  
Monday 23rd July  
Wednesday 12th September  
Tuesday 30th October  
Tuesday 11th December

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Wednesday 26th September  
Tuesday 30th October  
Tuesday 11th December

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Thursday 9th August  
Tuesday 9th October  
Thursday 29th November

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Thursday 3rd May  
Tuesday 26th June  
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