



# AUCTIONS

— CHESHIRE & —  
NORTH WALES

**CHESHIRE & NORTH  
WALES AUCTION**

Wednesday **25th October** 2017 at **2.00pm**

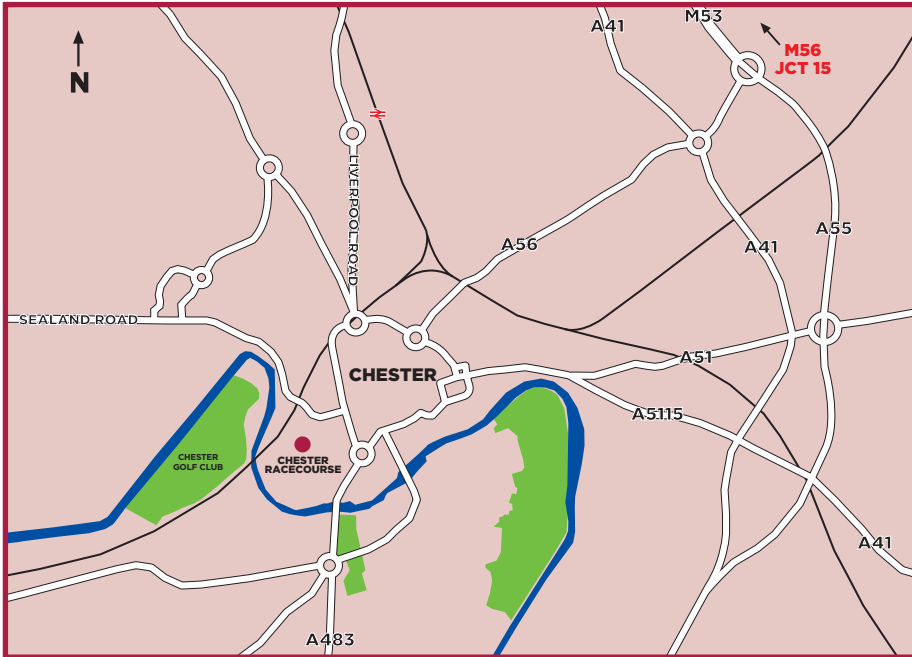
Chester Racecourse, New Crane Street

Chester CH1 2LY

**01244 401 100**

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

## AUCTION VENUE



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

**Wednesday  
25th October  
2017  
Commencing  
2.00pm**

## PROOF OF IDENTITY & ADDRESS

**All bidders 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 IDENTIFICATION

- Current signed passport
- Current full UK/EU Photo Card Driving Licence\* (new or old style, provisional licence will not be accepted)
- 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\* (new or old style, provisional licence will not be accepted)
- Utility bill issued within the last three months (not a mobile phone bill)
- Local Authority tax bill (valid for the current year)
- 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.

If the successful bidder is buying on behalf of someone else then a letter of authority is required in addition to two forms of identification (one photo and one proof of address) for both the purchaser and the bidder.

## DEPOSITS

Deposits will be payable immediately following the fall of the gavel. Payment is required by:  
Debit/Credit Cards (3.5% surcharge applies) • Banker's Draft • Building Society Draft

## MESSAGE FROM THE AUCTIONEER



### Welcome to our Cheshire & North West October auction catalogue

It's time for our fifth auction of 2017 at Chester Racecourse and we have a great catalogue filled with 16 residential properties, commercial property and land lots from across the Cheshire and North Wales area with \*guide prices starting from only £20,000+.

There is something for all types of buyer in our auction this month. In Rossett we have **Newhaven Cottage (Lot 12)**, a four bedroomed vacant cottage which would benefit from some updating which has a guide price of £200,000 - £250,000 (plus fees). Opposite the cottage is **Newhaven Garage (Lot 11)**, a site with outline planning for the construction of three residential dwellings. The \*guide price is £150,000+ (plus fees).

Over in Wrexham we have an unusual lot at **The Attic at Wynnstay Hall Estate in Ruabon (Lot 3)**. This two

bedroomed top floor apartment is located within a Grade II listed former Hall and has a guide price of £45,000+ (plus fees).

If it's an investment property you're interested in then we have **Church Villa, Chester Road in Kelsall, Cheshire (Lot 1)**, a period two bedroomed semi-detached house which is in need of a complete scheme of modernisation and has a guide price of £150,000+ (plus fees).

If you're interested in any of the lots in this catalogue please visit our website to download the legal packs and view further property details. If you're not able to make it to the auction room on Wednesday 25th October then you can submit a **Proxy, Telephone and Online Bidding Form** - found on page 29 of this catalogue - or you can watch the auction live from our website.

**We're already inviting entries to our final Cheshire & North Wales auction of 2017 at Chester Racecourse on Wednesday 6th December, so if you'd like to arrange a free no obligation appraisal find me or a member of our auctions team in the auction room or call us on 01244 401 100.**

Our full SDL Auctions 2017 calendar features more than 35 auctions across the country including those in Cheshire, Nottingham, Derby, Leicester, Birmingham and our new venue in Manchester covering the North West. All dates can be found on the back page of this catalogue or on our website - [www.sdlauctions.co.uk](http://www.sdlauctions.co.uk)



Edward Feather

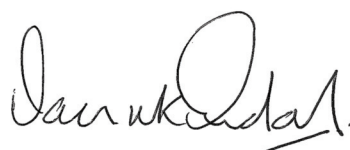
## COMMERCIAL PROPERTY MESSAGE

Once again we have a wide range of lots on offer for our buyers at Chester Racecourse this month, including several commercial investment opportunities.

In Llandudno we have a couple of excellent lots going under the hammer. Firstly there is **Asia Restaurant at 96 Gloddaeth Street (Lot 14)**, an established restaurant premises comprising a first floor restaurant with accompanying bar area and kitchen facilities. It has a guide price of £115,000+ (plus fees).

Secondly we have **Kingdom Hall in Knowles Road (Lot 6)** with a guide price of £55,000+ (plus fees). This large ground floor commercial property is not currently in use but has previously been used as a meeting hall and is suitable for a variety of future potential uses including development potential, subject to any necessary permissions and approvals.

Our experienced commercial team at SDL Auctions Cheshire & North Wales is happy to provide an appraisal of any commercial property, advise on its suitability for auction and likely achievable price, so give us a call on 01244 401 100 if you have a property you would like us to take a look at.



Ian Tudor

# MEET THE SDL AUCTIONS TEAM

## The Auctioneers & Directors



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



**Andrew Parker**  
Managing Director &  
Auctioneer  
andrew.parker@sdlauctions.co.uk



**Gurpreet Bassi**  
Director & Head of Residential  
Auctions  
gurpreet.bassi@sdlauctions.co.uk



**Ian Tudor**  
Director & Head of  
Commercial Auctions  
ian.tudor@sdlauctions.co.uk



**Edward Feather**  
Director & Auctioneer  
edward.feather@sdlauctions.co.uk



**Graham Penny**  
Auctioneer  
graham.penny@sdlauctions.co.uk

## The Valuers



**Ron Darlington**  
Senior Valuer  
ron.darlington@sdlauctions.co.uk



**Howard Elliot-Jones**  
Commercial Auction Surveyor  
howarde.jones@sdlauctions.co.uk



**Peter Eustance**  
Commercial Auction Surveyor  
peter.eustance@sdlauctions.co.uk



**Carl Finch**  
Senior Valuer  
carl.finch@sdlauctions.co.uk



**Jonathan Hackett**  
Senior Valuer  
jonathan.hackett@sdlauctions.co.uk



**Vejay Pal**  
Senior Valuer  
vejay.pal@sdlauctions.co.uk



**Robert Stone**  
Senior Valuer  
robert.stone@sdlauctions.co.uk



**Colin Totney**  
Senior Valuer  
colin.totney@sdlauctions.co.uk



**Andy Thompson**  
Senior Valuer  
andy.thompson@sdlauctions.co.uk



**Laura Wiles**  
Valuer  
laurawiles@sdlauctions.co.uk



**James Rossiter**  
Assistant Valuer  
james.rossiter@sdlauctions.co.uk

## The Auctions Team



**Abigail Selwood**  
Operations Manager  
abigail.selwood@sdlauctions.co.uk



**Perm Daley**  
Head of Auctions - Birmingham  
perm.daley@sdlauctions.co.uk



**Aimee Rossiter**  
Assistant Manager - Birmingham  
aimee.rossiter@sdlauctions.co.uk



**Naomi Fearn**  
Auction Negotiator  
naomi.fearn@sdlauctions.co.uk

## The Auctions Team



**Jess Gaunt**  
Administrator  
jess.gaunt@sdlauctions.co.uk



**Emma Holness**  
Derby Property Manager  
emma.holness@sdlauctions.co.uk



**Sarah Miles**  
Nottingham & Leicester Property Manager  
sarah.miles@sdlauctions.co.uk



**Rachael Parker**  
Stoke Property Manager  
rachael.parker@sdlauctions.co.uk



**Natalie Price**  
Auction Negotiator  
natalie.price@sdlauctions.co.uk



**Sam Rashid**  
Auction Negotiator  
sam.rashid@sdlauctions.co.uk



**Damien Triplett**  
Auction Negotiator  
damien.triplett@sdlauctions.co.uk



**Emily Waterland**  
North West and Cheshire & North Wales  
Property Manager  
emily.waterland@sdlauctions.co.uk



**Kylie Pearson**  
Executive Assistant & Auction Negotiator  
kylie.pearson@sdlauctions.co.uk



**Alison Jeffery**  
Accounts Manager - Derby  
alison.jeffery@sdlauctions.co.uk



**Teresa Allen**  
Accounts Manager - Birmingham  
teresa.allen@sdlauctions.co.uk



**Ruth Allen**  
Accounts Manager - Nottingham  
ruth.allen@sdlauctions.co.uk

## The Marketing Team



**Chrissie Watterson**  
Head of Marketing & Communications  
chrissie.watterson@sdlauctions.co.uk



**Sue Randell**  
Head of B2B Marketing  
sue.randell@sdlauctions.co.uk



**Rachael Brazier**  
Marketing & Social Media Executive  
rachael.brazier@sdlauctions.co.uk

## SDL Auction Partners



**Louise Jefferies**  
Director of Business Development  
louise.jefferies@sdlauctions.co.uk



**Jazmin Stones**  
Sales & Operations Manager  
jazmin.stones@sdlauctions.co.uk



**Dean Slack**  
Auction Expert  
dean.slack@sdlauctions.co.uk



**Tom Rawlinson**  
Auction Expert  
tom.rawlinson@sdlauctions.co.uk



**Rachel Clarkestone**  
Auction Expert  
rachel.clarkestone@sdlauctions.co.uk



**Lennie Knight**  
Administrator  
lennie.knight@sdlauctions.co.uk



**Bobby Chatha**  
Auction Growth Specialist  
bobby.chatha@sdlauctions.co.uk



**Fred Hopkins**  
Auction Growth Specialist  
fred.hopkins@sdlauctions.co.uk



**Steven Dunn**  
Auction Growth Specialist  
steven.dunn@sdlauctions.co.uk



**Tina Waterfall**  
Auction Growth Specialist  
tina.waterfall@sdlauctions.co.uk

# 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 with the Auctioneers prior to leaving the room and pay to the Auctioneers a deposit of 10% of the purchase price (subject to a minimum of £5,000) with completion on or before 20 business days unless an alternative date has been specified for a given property within the Contract and/or within our Vendor's Special Conditions of Sale. All properties must have deposits paid by Bank/Building Society Draft, Visa debit card or credit card (3.5% charge). 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 £954 inc VAT, this fee is to be added to the deposit, irrespective what costs may be included within the Contract or Special Conditions. An administration fee does not apply where a reservation fee is payable.
7. If a successful purchaser wishes to remain in the sale room and bid for later lots before transferring to the contracts area, he/she shall be required to surrender to the Auctioneers

- clerk one form of identity for retention by the auctioneers until such time as the memorandum of sale is completed.
8. The Vendor has a right to sell before auction or withdraw the lot and neither the Auctioneer nor the Vendor is responsible for any abortive costs, loss or damages of a prospective purchaser. Information as to pre-sale or withdrawal of a lot can be obtained from enquiry of the Auctioneers at any time prior to the auction but valid only up to the time of enquiry.
9. Prospective purchasers are strongly advised to check these particulars as to measurements, areas and all other matters to which the properties are expressed to be subject or have the benefit of and in respect of any contents, fixtures and fittings expressed to be included in the sale by making an inspection of the property and all the necessary enquiries with SDL Auctions, the Vendor, the Vendor's professional advisors and all other appropriate authorities. All measurements and areas referred to in these particulars are approximate only.
10. The dimensions and/or areas shown in this catalogue are intended to be accurate to within + 5% of the figure shown. If greater accuracy is required we advise intending purchasers to carry out check measuring.
11. All location plans published in the particulars of sale are copyright and are to enable prospective purchasers to locate the property only. The plans are photographically reproduced and therefore not to scale and are not intended to depict the interest to be sold but are for identification purposes only. The boundary lines and numbers on the photographs are again only to enable prospective purchasers to locate the property and are not intended to depict the interest to be sold. Purchasers are advised to view the special conditions in respect of the precise interest to be conveyed.
12. Any guide prices issued or any estimates or values mentioned in negotiations or discussion with the Auctioneers or any of their representatives cannot be relied upon by a prospective purchaser as representing professional valuations for any purpose in accordance with the requirements or guidance notes of relevant professional bodies or other authorities. In all respects prospective purchasers are deemed to have relied upon their own knowledge or the advice of their own professional or other advisors.
13. Inspection of investment properties is by courtesy of the tenant. Inspection of properties with vacant possession only by arrangement with the Auctioneers. Interested parties should refer to the viewing schedule in the front of the catalogue or alternatively contact the Auctioneers.
14. Purchasers should be aware that they will not be entitled to the keys or access to the property (except by special arrangement) until completion date of the sale.
15. The Auctioneers announcements at the commencement of the sale are an important part of the proceedings. Thereafter the Auction will proceed without delay and the Auctioneer will not describe the properties in detail nor read out the special conditions or amendments.
16. The services, kitchen and sanitary ware, electrical appliances and fittings, plumbing and heating installations (if any) have NOT been tested by the Selling Agents. Prospective purchasers should therefore undertake their own investigations/survey to clarify the suitability of such services to meet their particular requirements.
17. We are advised by the Vendor, where appropriate, that an EPC (Energy Performance Certificate) has been commissioned and will be available within the legal pack.
18. The plans provided in this catalogue are for identification purposes only and their accuracy is not guaranteed. All Ordnance Survey maps are reproduced with the sanction of the Controller of HM Stationery Office (Crown Copyright Reserved Licence No. LIG0183).
19. If the purchaser wishes to complete earlier than

the proposed completion date (granted prior agreement with the Vendor), then we strongly recommend that the deposit is paid by cleared funds e.g. Banker's Draft, Building Society Draft or Debit Card. The purchaser must notify the Auctioneer as early as possible of their intention to complete early in order that arrangements can be made to transfer the deposit monies held. The Auctioneers also reserve the right to pass on any charges levied from the bank to the purchaser for early transfer of monies.

20. Offers - We will not forward any offer to our Vendors, unless the offer is above the guide price and prospective purchasers have viewed the property (where applicable) and have perused the legal pack.

## PROPERTY INSURANCE

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

## DEFINITION OF GUIDE PRICES

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

## AUCTION FEES

The purchase of any property may include associated fees not listed here. Any additional fees will be confirmed in the legal pack which can be downloaded from our website, [www.sdlauctions.co.uk](http://www.sdlauctions.co.uk) or to find out more about any additional fees associated with any property please call SDL Auctions on 01244 401 100. 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 contact the office or book onto the set viewing appointments online at [www.sdlauctions.co.uk](http://www.sdlauctions.co.uk).
- Q. What is a reserve price?**  
A. A reserve price is the price stipulated as the lowest acceptable by the vendor. This figure is confidential between the vendor and auctioneer.
- Q. Is the guide price the same as the reserve price?**  
A. No, not always. The guide is an indication given by the Auctioneer. Where the guide price is a bracket figure, the reserve cannot exceed the top end of the bracket price. If the guide price is a single figure, then the reserve can be up to 10% in excess of this.
- Q. How do I register to bid at the auction?**  
A. You must register on the day of the Auction at the auction venue, you will need 2 forms of original or certified identification (one photo and one proof of address) to register. To save you time on auction day, you can fill in the registration form within this catalogue and bring it with you on the day.
- Q. How long does it take to offer each lot?**  
A. Each lot varies; there is no set amount of time per lot although it is generally approximately 2-3 minutes per lot.
- Q. If I am a successful bidder how much deposit do I have to pay?**  
A. Normally 10% of the purchase price, however we do recommend checking the legal pack to confirm this as some lots may vary. This is subject to a minimum deposit fee of £5,000.
- Q. How is the deposit payable?**  
A. Either by banker's draft (made payable to "SDL Auctions") or debit card. A surcharge of 3.5% will be levied on credit card payments.
- 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 or credit card.
- Q. If I am a successful purchaser when do I have to complete the purchase and pay the balance monies?**  
A. The normal completion period is 20 business days after the sale, although you should inspect the legal pack to confirm this as some lots vary.
- Q. How can I view the legal pack and contract before the auction?**  
A. These are available to view on our website and are uploaded as and when we receive them from the appointed solicitor. They can also be inspected on the day of the auction in the auction room.
- Q. If I am unable to attend the auction can I bid by proxy, telephone or internet?**  
A. Yes, a proxy, telephone or internet bidding form is available within the catalogue or on our website. This form must be completed and returned to the Auctioneers along with a bank draft or building society draft for the deposit and buyers fee at least 48 hours prior to the Auction Sale for telephone and internet bids and 24 hours for proxy bids.
- Q. If I am unable to attend the Auction, can someone bid on my behalf?**  
A. Yes, however they must bring with them 2 forms of original identification for you and for themselves, along with an authorisation letter from yourself. It must be noted that should you default, the bidder will be liable.
- Q. Can I make an offer prior to the Auction?**  
A. Yes, some vendors will consider selling prior to the auction but only on the condition that an unconditional contract is exchanged before the auction with a cleared funds deposit.
- Q. How can I make this offer?**  
A. Offers must be made in writing or by email to [chester@sdlauctions.co.uk](mailto:chester@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. An administration fee of £954 inc VAT (see Important Notices in this catalogue) is payable on exchange to SDL Auctions. 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. An 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 (01244 401 100) or by email ([marketing@sdlauctions.co.uk](mailto:marketing@sdlauctions.co.uk))





## A COFFEE WITH...

# Emily Waterland

Property manager at SDL Auctions Cheshire & North Wales



Emily has worked at SDL Auctions for three years, joining the Derby auctions team as an administrator and then negotiator and now as property manager for the Cheshire & North Wales auction team and the North West auctions team.

As property manager, Emily manages all enquiries for the Cheshire & North Wales auction; booking valuations and viewings, handling marketing for all the lots and can be seen on auction day on the laptop counting up the bids on the screen as they come in.



### What is your business motto?

Organisation is key! It's vital for a successful auction. I always prioritise throughout the day to make sure every task is completed on time and to my best ability.

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

I like to think it's our people. We try our very best for our clients, supporting them every step of the way through the auction process. We offer a range of auction services and make sure that our vendors and buyers always know what their best option is.

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

I'm lucky to work in such a great environment. We all get along really well and help each other out when needed. There's always fun events to get involved in – we hold weekly 'bake offs' which can get quite competitive!

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

I think it's important to work hard during the day so that I can completely switch off outside of work. Allowing yourself time to relax outside of work is important in overall productiveness.

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

Being office-based I speak to a lot of people throughout the day, whether it be a potential vendor or a first time buyer looking for advice on how the auction process works. Giving honest, professional advice is essential in making contacts either for now or in the future.

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

The auctions team I've worked with since starting with the company over 3 years ago. They all have such a vast amount of knowledge and experience, they've taught me everything I need to know about auctions.

### What is your proudest achievement in business?

It's always a great feeling when a property sells at auction for a good price, especially when you get to know the vendor and their reasons for sale. I remember one property that sold for over double its guide price and the vendors were ecstatic, it's great to see their reaction on the auction day.

### What drives and motivates you?

To get the best result on the auction day as possible.

### If you hadn't been property manager, what would you do instead?

I'd definitely choose a job where I'd be working outside. I've always loved animals so maybe a zoo keeper!

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

I'm definitely a night owl, it takes a good few snoozes on my alarm clock to get out of bed in the morning! By the time I've caught up with emails and had my first cup of tea I'm ready to go!

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

I use Facebook and Instagram occasionally. I try not to spend too much time on them as it's so easy to get carried away!

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

I don't like coffee, so it would have to be a cup of tea with Piers Morgan. He's so opinionated and entertaining, I love watching Good Morning Britain before work just for his debates!

### How do you relax outside of work?

I spend my evenings in the gym, I find it a massive stress reliever. At the weekends I go exploring on long walks with my two dogs, followed by a Sunday roast and large glass of red!

# ORDER OF SALE & \*GUIDE PRICES

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

<b>LOT 1.</b>	<b>Church Villa, Chester Road, Kelsall, Cheshire</b>	<b>£150,000+</b>
<b>LOT 2.</b>	<b>103 Weaver Street, Winsford, Cheshire</b>	<b>£45,000+</b>
<b>LOT 3.</b>	<b>The Attic, Wynnstay Hall Estate, Ruabon, Wrexham</b>	<b>£45,000+</b>
<b>LOT 4.</b>	<b>Rose Cottage, Llanerch Y Mor, Holywell</b>	<b>£20,000 - £40,000</b>
<b>LOT 5.</b>	<b>15 Henley Avenue, Liverpool</b>	<b>£80,000+</b>
<b>LOT 6.</b>	<b>Kingdom Hall, Knowles Road, Llandudno</b>	<b>£55,000+</b>
<b>LOT 7.</b>	<b>45-45a Crescent Road, Rhyl</b>	<b>£65,000+</b>
<b>LOT 8.</b>	<b>2 Ruabon Road &amp; 1 Ruthin Road, Wrexham</b>	<b>£125,000 - £150,000</b>
<b>LOT 9.</b>	<b>18 Fairford Road, Saltney, Chester, Cheshire</b>	<b>£68,000+</b>
<b>LOT 10.</b>	<b>134 St. Marks Road, Saltney, Chester, Cheshire</b>	<b>£130,000+</b>
<b>LOT 11.</b>	<b>Newhaven Garage, Chester Road, Rossett</b>	<b>£150,000+</b>
<b>LOT 12.</b>	<b>Newhaven Cottage, Chester Road, Rossett</b>	<b>£200,000 - £250,000</b>
<b>LOT 13.</b>	<b>23-24 Woodend Avenue, Speke, Liverpool</b>	<b>£125,000 - £150,000</b>
<b>LOT 14.</b>	<b>Asia Restaurant, 96 Gloddaeth Street, Llandudno</b>	<b>£115,000+</b>
<b>LOT 15.</b>	<b>Plots 1 &amp; 2 Cardiff Road, Treharris, Mid Glamorgan</b>	<b>£2,000+</b>
<b>LOT 16.</b>	<b>39 Oldfield Drive, Vicars Cross, Chester, Cheshire</b>	<b>£140,000+</b>

# 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 £954 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 01244 401 100 or email at [chester@sdlauctions.co.uk](mailto:chester@sdlauctions.co.uk)



**TWO BEDROOMED SEMI-DETACHED PERIOD PROPERTY**

**PROPERTY DESCRIPTION:**

Nestled within the desirable Cheshire Village of Kelsall, equidistance between both Chester and Northwich, is this period two bedroomed semi-detached house which is now in need of a complete scheme of modernisation. Neighbouring St. Phillips Church and occupying a large plot brimming with potential, the property remains largely untouched and would make an ideal purchase for a buyer actively seeking an idyllic property which they can truly make their own. Kelsall is well located just off the Chester-Northwich bypass and surrounded by a number of equally popular Villages such as Tarporley, Tarvin and Delamere. Kelsall benefits from a number of amenities, including a Co-Op convenience Store, pharmacy and a range of pub restaurants.

**ACCOMMODATION:**

**Ground Floor:** Entrance hall, living room, dining room, kitchen.

**First Floor:** Two bedrooms, bathroom.

**Outside:** Lawned front and side gardens, two outbuildings to the rear.

**ENERGY EFFICIENCY RATING:** G

**TENURE:** Freehold

**VACANT POSSESSION UPON COMPLETION**

**VIEWING:**

By arrangement with the auctioneers - 01244 401100

**LOT OFFERED IN PARTNERSHIP WITH:**



For identification purposes only. Not to scale.

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

**LOT 2**

**103 WEAVER STREET, WINSFORD, CHESHIRE CW7 4AA**

**TWO BEDROOMED SEMI-DETACHED HOUSE**

**PROPERTY DESCRIPTION:**

The property is situated in a popular residential location with easy access in to the town centre with all local amenities available. The accommodation benefits from gas central heating and UPVC double glazing and would make an ideal investment or first time purchase.

**ACCOMMODATION:**

**Ground Floor:** Hall, lounge, dining room, kitchen.

**First Floor:** Two bedrooms, bathroom.

**Outside:** Rear Garden.

**ENERGY EFFICIENCY RATING:** E

**TENURE:** Freehold

**VACANT POSSESSION UPON COMPLETION**

**VIEWING:** By arrangement with the auctioneers - 01244 401100

**\*GUIDE PRICE £45,000+ (plus fees)**



Entries are now invited for  
our next Cheshire & North Wales auction

**Wednesday**  
**6th December 2017**

Please call 01244 401 100  
for a **FREE** valuation

**SDL AUCTIONS**

— CHESHIRE & —  
**NORTH WALES**

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

Save time at the registration desk by becoming a **membership card holder**.  
Speak to someone on the registration desk in the auction room for details.

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



**A TRULY UNUSUAL AND QUIRKY TWO BEDROOMED TOP FLOOR APARTMENT**

**PROPERTY DESCRIPTION:**

Located within a Grade II listed former hall steeped in history and affording elevated views over the tendered lawns towards the Vale of Llangollen. Occupying the top floor of part of this former 17th Century manor estate which has since been converted into a number of residential properties, the flat is privately accessed by a key coded lift and should be of interest and intrigue to a host of local and national buyers. A number of exposed beams and trusses are a stand out feature of this impressive apartment.

**ACCOMMODATION:**

**Ground Floor:** Entrance hall with lift access to -

**Top Floor:** Kitchen/dining area, living area, two bedrooms, three bathroom, store room.

**ENERGY EFFICIENCY RATING:** Awaited

**TENURE:** Leasehold

**VACANT POSSESSION UPON COMPLETION**

**VIEWING:**

By arrangement with the auctioneers - 01244 401100

**\*GUIDE PRICE £45,000+ (plus fees)**



# Common sense lending, uncommonly quick.

Our common sense approach to short-term lending means we look at every application on its own merits; considering all income types and even the most unusual purchases.

So when you need a quick decision, we're on your side; on the phone, online or even right there with you in the auction room.

**For a common sense decision,  
delivered quickly, call 0161 933 7071.**



**[togetherness.com/auction-finance](https://togetherness.com/auction-finance)**

Any property used as security, including your home, may be repossessed if you do not keep up repayments on a mortgage or any other debt secured on it.

## LOT 4

### ROSE COTTAGE, LLANERCH Y MOR, HOLYWEL CH8 9DX

#### POSSIBLE RESIDENTIAL DEVELOPMENT OPPORTUNITY (STPC)

##### PROPERTY DESCRIPTION:

A parcel of land extending to approximately 0.6 acres with future development potential, subject to gaining the necessary planning consents. On the site lies a derelict building, Rose Cottage, which is understood to have suffered significant fire damage some years ago. The sale provides a unique opportunity for somebody to acquire either a comprehensive renovation project or a site with considerable potential to re-design and develop a number of dwellings. Purchasers are deemed to rely on their own enquiries with regard to development potential and may wish to utilise this artist's impression to take forward initial discussions.

**TENURE:** Freehold

#### VACANT POSSESSION UPON COMPLETION

##### VIEWING:

Prospective purchasers are encouraged to view the site externally, doing so entirely at their own risk. Enquiries to the auctioneers - 01244 401100.

For identification purposes only. Not to scale.



**\*GUIDE PRICE £20,000 - £40,000 (plus fees)**

## LOT 5

### 15 HENLEY AVENUE, LIVERPOOL L21 2PU

#### THREE BEDROOMED SEMI-DETACHED PROPERTY IN NEED OF SOME IMPROVEMENTS

##### PROPERTY DESCRIPTION:

The property is situated to the North of Liverpool city centre in a popular residential location, close to a number of local amenities and facilities in Litherland and Seaforth. The accommodation has been extended in the past and is in reasonable condition, benefitting from majority UPVC double glazing and central heating but would favour some further upgrading. Ideal for a local investor or owner occupier, the property is attractively guided and one of the cheapest three bedroomed houses available within this popular location. (Source [www.Rightmove.co.uk](http://www.Rightmove.co.uk) 04/10/17).

##### ACCOMMODATION:

**Ground Floor:** Entrance hall, kitchen, living room, dining room.

**First Floor:** Three bedrooms, bathroom.

**Outside:** Front driveway and rear garden.

**AUCTIONEERS NOTE:** At the time of catalogue publication the internal accommodation has not yet been inspected and has been provided by a 3rd party. We therefore cannot be held responsible for it's accuracy.

**ENERGY EFFICIENCY RATING:** Awaited

**TENURE:** Freehold

#### VACANT POSSESSION UPON COMPLETION

**VIEWING:** By arrangement with the auctioneers - 01244 401100

**\*GUIDE PRICE £80,000+ (plus fees)**







**LARGE GROUND FLOOR COMMERCIAL PROPERTY IN THE POPULAR SEASIDE TOWN OF LLANDUDNO**

**PROPERTY DESCRIPTION:**

Although not currently in use, the building has been used as a meeting hall in recent years and has a variety of future potential uses, including development potential, subject to any necessary permissions and approvals. In addition to the large meeting hall that measures 46'4" x 34'5" (approx 1,600 sq. ft./148.65 sq.m.), the property benefits from a kitchen, office and male and female wc facilities and is situated within close proximity of the town centre which offers a wide variety of amenities including a number of shops, bars and restaurants.

**ACCOMMODATION:**

**Ground Floor:** Entrance vestibule, main hall, two offices, kitchen, male and female wc's.

**AUCTIONEERS NOTE:** We are reliably informed that the first floor of the building which is not included within the sale is divided into residential flats.

**ENERGY EFFICIENCY RATING:** Awaiting

**TENURE:** See Legal Pack

**VACANT POSSESSION UPON COMPLETION**

**VIEWING:**

By arrangement with the auctioneers - 01244 401100

**\*GUIDE PRICE £55,000+ (plus fees)**



**LOT OFFERED IN PARTNERSHIP WITH:**



## LOT 7

45-45A CRESCENT ROAD, RHYL LL18 1PB

### END TERRACE PROPERTY SPLIT INTO TWO FLATS

#### PROPERTY DESCRIPTION:

A large end of terrace property well located close to Rhyl town centre and within easy walking distance of a number of local amenities and facilities close by. Currently the property comprises two flats arranged over ground and first floor levels, both flats are currently let and producing an annual rental return of £9,100. The property would make an excellent rental investment for a local landlord and has possible development potential, subject to gaining any necessary consents.

#### ACCOMMODATION:

**Ground Floor:** Flat 1: Hall, lounge, kitchen, two bedrooms, bathroom.

**First Floor:** Flat 2: Entrance vestibule leading to stairs, landing, lounge, kitchen, two bedrooms, bathroom.

**AUCTIONEERS NOTE:** The auctioneers have not yet inspected the property internally and the accommodation details have been provided by the vendors agent and therefore cannot be relied upon.

**ENERGY EFFICIENCY RATING:** 45 - G; 45a - G

**TENURE:** Freehold

#### SUBJECT TO TENANCY

#### VIEWING:

By arrangement with the auctioneers - 01244 401100

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



# EMAIL ALERTS

For those who are not already on our email alert system, please send an email to [marketing@sdlauctions.co.uk](mailto:marketing@sdlauctions.co.uk) for updates on properties, catalogues, auction results and more!

**SDL AUCTIONS**

— CHESHIRE & —  
NORTH WALES

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



**A FREEHOLD MIXED USE RETAIL AND RESIDENTIAL INVESTMENT OPPORTUNITY**

**PROPERTY DESCRIPTION:**

The property is of traditional two story red brick construction, under a pitched roof and comprises an established retail unit, currently used as a fishing tackle outlet at ground floor level with accompanying basement storage. The property also benefits from residential accommodation with separate access from Ruthin Road.

**ACCOMMODATION:**

**Ground Floor Retail Unit:** Measuring 332 sq. ft, separate access to communal sitting room, kitchen/diner.

**First Floor Residential Property:** Four bedrooms capable of separate occupation, shower room/wc.

**Outside:** Enclosed rear yard, wc.

**LOCATION:** The property occupies a prominent corner plot, being at the road intersection of Ruabon Road and Ruthin Road to the fringe of Wrexham, sitting within an established mixed residential/commercial area with on street parking nearby.

**PLANNING:** We understand the property has consent for its established use, and a HMO licence is currently in place expiring in January 2018. The property may lend itself to conversion as a whole for residential purposes, subject to the necessary consents. Any planning enquires should be directed to the local planning authority, Wrexham County Borough Council.

**ENERGY EFFICIENCY RATING:** 1 Ruthin Road - E; 2 Ruabon Road - Awaiting

**TENURE:** We understand that the property is freehold, subject to informal (verbal) tenancy agreements both for the Retail unit producing £135 per week (including electricity), and also two bedrooms in the property, separately let at £105 per bedroom/per week (including bills), with further scope for the two remaining bedrooms. We are informed that the occupants will vacate on completion, hence vacant possession can be provided.

**VACANT POSSESSION UPON COMPLETION**

**VIEWING:** By arrangement with the auctioneers - 01244 401100

**LOT OFFERED IN PARTNERSHIP WITH:**



**\*GUIDE PRICE £125,000 - £150,000 (plus fees)**

## LOT 9

18 FAIRFORD ROAD, SALTNEY, CHESTER, CHESHIRE CH4 8EQ

### THREE BEDROOMED END-TOWN HOUSE

**PROPERTY DESCRIPTION:**

The property is situated within an established residential location close to a wide range of amenities including shops, schools and transport links into Chester city centre. Easy access to the A55, M53 and M56.

**ACCOMMODATION:**

**Ground Floor:** Entrance hallway, lounge, dining room, kitchen.

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

**Outside:** Front and rear gardens.

**ENERGY EFFICIENCY RATING:** D

**TENURE:** Freehold

**VACANT POSSESSION UPON COMPLETION**

**VIEWING:** By arrangement with the auctioneers - 01244 401100

**\*GUIDE PRICE £68,000+ (plus fees)**



## AUCTION CATALOGUE MAILING LIST

OCT 17

If you would like to receive auction catalogues please fill in your details below and return it to:

SDL Auctions  
9 Regan Way, Chetwynd Business Park, Chilwell, Nottingham NG9 6RZ  
Tel: 01244 401 100 Email: [marketing@sdlauctions.co.uk](mailto:marketing@sdlauctions.co.uk)

Name: .....

Address: .....

.....

Postcode: .....

Email: .....

Please tick which catalogue(s) you would like to receive

Birmingham

Cheshire & North Wales

Nottingham

Stoke

Leicester

North West

Derby

If you can't make the auction room, you can bid on the telephone, by proxy or online.

See the form at the back of this catalogue.



**TWO BEDROOMED END OF TERRACE BUNGALOW**

**PROPERTY DESCRIPTION:**

Occupying a large plot in a popular suburb of Chester, just a few miles from the city centre, is this two bedroomed bay fronted end of terrace bungalow. Now in need of some modernisation the property offers considerable potential, not least the large rear garden and outbuildings which could have further development potential, subject to any necessary consents. Well located close to a number of local shops and amenities on Saltney High Street, the sale provides a rare opportunity for somebody to acquire a well proportioned bungalow not readily available on the open market.

**ACCOMMODATION:**

**Ground Floor:** Entrance hall, kitchen, living/dining room, two bedrooms, bathroom.

**Outside:** Front driveway and large rear garden with outbuildings.

**ENERGY EFFICIENCY RATING:** E

**TENURE:** Freehold

**VACANT POSSESSION UPON COMPLETION**

**VIEWING:**

By arrangement with the auctioneers - 01244 401100

**LOT OFFERED IN PARTNERSHIP WITH:**



**\*GUIDE PRICE £130,000+ (plus fees)**



**DEVELOPMENT SITE WITH OUTLINE PLANNING PERMISSION FOR THREE RESIDENTIAL DWELLINGS**

**PROPERTY DESCRIPTION:**

A prime development site located in the heart of the sought after Village of Rossett, close to both Chester and Wrexham. The site has the benefit of outline planning for the construction of three residential dwellings, currently comprising one three bedroomed detached house and a pair of three bedroomed semi detached houses, each with two parking spaces. The potential development is situated on land which is currently utilised as a garage and MOT centre and is currently let. Rossett is an attractive and popular location served by a number of local amenities and high value housing. There is revered local Schooling nearby and strong transport links via the A483. Development opportunities such as this are extremely rare and offer the fortunate purchaser an opportunity to create three lovely family homes.

**PLANNING DETAILS:**

Outline planning permission was granted by Wrexham County Borough Council on 4th September 2017 for the demolition of the existing garage and the construction of three residential properties. Planning reference P/2017/0577.

**AUCTIONEERS NOTE:** Prospective buyers are also reminded that the neighbouring property, Newhaven Cottage is also listed to be sold at auction with a guide price of £200,000 - £250,000.

**TENURE:** Freehold **SUBJECT TO TENANCY**

**VIEWING:** By arrangement with the auctioneers - 01244 401100

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



For illustrative purposes only. Not to scale.

**LOT OFFERED IN PARTNERSHIP WITH:**



## LOT 12

## NEWHAVEN COTTAGE, CHESTER ROAD, ROSSETT LL12 0DG

### CHARACTERFUL FOUR BEDROOMED DETACHED COTTAGE

#### PROPERTY DESCRIPTION:

The property is located in the sought after village of Rossett, close to both Chester and Wrexham. Currently the property is vacant although it has been let for a number of years and would therefore benefit from some updating in parts. The internal accommodation is sizeable and has been added to and altered over the years since it's initial construction, and it's frontage is rumoured to be one of the oldest properties within the Village. Rossett is a popular residential location well served by a number of local amenities and schooling as well as strong transport links via the A483.

#### ACCOMMODATION:

**Ground Floor:** Entrance vestibule, living room, dining room, sitting room, kitchen, utility room.

**First Floor:** Four bedrooms, bathroom, shower room.

**Outside:** Enclosed courtyard garden, provision for two allocated parking spaces.

**AUCTIONEERS NOTE:** The neighbouring property, Newhaven Garage is also scheduled to be sold at auction and the two off street parking spaces for Newhaven Cottage are included within the recently approved planning.



**ENERGY EFFICIENCY RATING:** Awaiting

**TENURE:** Freehold

**VACANT POSSESSION UPON COMPLETION**

**VIEWING:** By arrangement with the auctioneers - 01244 401100

LOT OFFERED IN  
PARTNERSHIP WITH:



**\*GUIDE PRICE £200,000 - £250,000 (plus fees)**

## LOT 13

## 23-24 WOODEND AVENUE, SPEKE, LIVERPOOL L24 9NB

### TWO INDUSTRIAL UNITS WITH MEZZANINE OFFICE ACCOMMODATION

#### PROPERTY DESCRIPTION:

The property has profiled metal cladding over breeze block walls and the roof is pitched with north facing roof lights. We understand there is a mezzanine providing office accommodation in the property. We have been informed the estate benefits from 3 phase electricity supply.

#### LOCATION:

Situated at the southern end of Woodend Avenue and accessed from it's junction with Gaskill Road, the property lies approximately 6 miles due south east of Liverpool city centre and access to Knowsley expressway leading to M6/M57. The area is predominantly Industrial and Commercial with many businesses supplying Land Rover nearby.

**AUCTIONEERS NOTE:** We have been unable to inspect the property internally and therefore rely on details provided by the vendor.

**ENERGY EFFICIENCY RATING:** E

**TENURE:** See Legal Pack

**VACANT POSSESSION UPON COMPLETION**

#### VIEWING:

By arrangement with the auctioneers - 0161 774 7333

LOT OFFERED IN  
PARTNERSHIP WITH:



**\*GUIDE PRICE £125,000 - £150,000 (plus fees)**



**INVESTMENT OPPORTUNITY TO ACQUIRE AN ESTABLISHED RESTAURANT PREMISES IN THE HEART OF LLANDUDNO**

**PROPERTY DESCRIPTION:**

The property comprises a first floor restaurant with accompanying bar area and kitchen facilities. Staircase access is provided from the main Street leading to the restaurant which has frontage and views over the promenade and the sea.

**ACCOMMODATION:**

**Restaurant area** measuring 38' 4" (max) x 23' 11" (max)

**Bar** (with seating area) 28' 8" (max) x 18' (max)

**Inner Hall**

**Kitchen** 26' 8" (max) x 14' 9" (max)

**AUCTIONEERS NOTE:** The auctioneers have not inspected the property internally therefore the accommodation details cannot be relied upon. The ground floor is not included.

**LOCATION:** The property occupies a prominent position in the established retail area, being situated at the roundabout intersection of Gloddaeth Street and Mostyn Street. Directly above the 'perfect dreams' bedroom outlet, amongst a selection of complementary business outlets and close to the seafront.

**ENERGY EFFICIENCY RATING:** D

**TENURE:** We understand the property leasehold with a substantial remaining long leasehold term, but is currently let on an informal basis to the restaurant occupier at a rate of £1,666pcm (£19,992 per annum). Full details can be found within the legal pack.

**SUBJECT TO TENANCY**

**VIEWING:** By arrangement with the auctioneers - 01244 401100

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



## LOT 15

### PLOTS 1 & 2 CARDIFF ROAD, TRESHARRIS, MID GLAMORGAN CF46 5EY

#### RESIDENTIAL DEVELOPMENT OPPORTUNITY (STPC).

##### PROPERTY DESCRIPTION:

The plots are accessed via a right of way off Cardiff Road and are offered as a pair as one lot. The land may have future potential for development and these details provide an initial artist's impression of how the plots could be combined and developed to create a pair of semi-detached dwellings. Purchasers are deemed to rely on their own enquiries in regard to development requirements to the local authority and may wish to utilise this artist's impression to take forward initial discussions.

##### ACCOMMODATION:

###### Location

Situated off Cardiff Road the land lies to the east of Treharris Centre and close to the junction of Cardiff Road with the B4255. Local facilities are available within Treharris including a range of shopping facilities and transport links are provided by local bus routes with a rail connection at Quakers Yard. The A470 lies to the west providing access north to Merthyr Vale or south to Pontypridd.

**TENURE:** Freehold

##### VACANT POSSESSION UPON COMPLETION

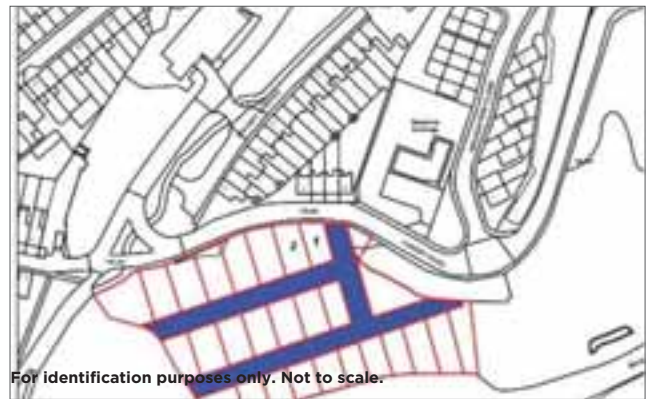
##### VIEWING:

By arrangement with the auctioneers - 01244 401100

**\*GUIDE PRICE £2,000+ (plus fees)**



For illustrative purposes only. Not to scale.



For identification purposes only. Not to scale.

## LOT 16

### 39 OLDFIELD DRIVE, VICARS CROSS, CHESTER, CHESHIRE CH3 5LN

#### FOUR BEDROOMED SEMI-DETACHED HOUSE

##### PROPERTY DESCRIPTION:

The property is situated in a popular residential location on the outskirts of Chester, within walking distance of a variety of local amenities on nearby Green Lane. Whilst benefiting from central heating and UPVC double glazing, the accommodation does require a scheme of further refurbishment works but should be of strong interest to local developers or an owner occupier not afraid of taking on a project.

##### ACCOMMODATION:

**Ground Floor:** Entrance vestibule, kitchen, living room, dining room, bedroom with en-suite.

**First Floor:** Three bedrooms, bathroom.

**Outside:** Front driveway providing off road parking, rear garden.

**ENERGY EFFICIENCY RATING:** Awaited

**TENURE:** Freehold

##### VACANT POSSESSION UPON COMPLETION

##### VIEWING:

By arrangement with the auctioneers - 01244 401100

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



# PARTNER AGENTS

PROUD TO WORK IN PARTNERSHIP WITH



**Interested in joining us as an Auction Partner?**

Get in touch to find out more or to arrange to meet with one of the team.



0345 222 0197



partners@sdlauctions.co.uk

# PARTNER AGENTS



# SDL AUCTION PARTNERS



**A PROPERTY PARTNER YOU CAN TRUST**

AGENCY

SURVEYING

FINANCIAL SERVICES

**SDL AUCTIONS**

**SDL LETTINGS**

**SDL SURVEYING**

**moneyQuest**

**SDL PRS & ESTATE MANAGEMENT**  
BIGWOOD

**SDL BIGWOOD**

**SDL RISK MANAGEMENT**

**PURE PROTECT**



## PAYMENT DETAILS

I enclose a Bank/Building Society Draft or debit/credit card details for the 10% deposit (subject to a minimum of £5,000) plus the Buyers Administration Fee of £954 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/credit card details supplied will be shredded unless otherwise requested in the event of an unsuccessful proxy, telephone or internet bid. A 3.5% surcharge will be levied on credit card payments.

## 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/Credit 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 £954 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 prior to the auction day. It is the Bidder's responsibility to check that the form is received by SDL Auctions and this can be done by telephoning the office.
- Due to money laundering obligations we require two forms of identity, 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 £954 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, credit card or bank transfer, these monies may take up to 10 working days to refund.
- Once delivered to the Auctioneers the authority to bid is binding on the Bidder up to 8.00pm on the day on which the particular Lot is auctioned. This is to allow for the possibility of a Vendor agreeing to sell post auction where the bidding has not reached the reserve.
- The authority can only be withdrawn by notification in writing delivered to the auction office by 4pm the day before the Auction or into the hands of the Auctioneer in the Auction Room half an hour before the start of that day's auction. It is the Bidder's responsibility to obtain a receipt on a copy of the withdrawal notification signed by one of the Auctioneers and without such a receipt the authority stands and any successful Contract is binding on the Bidder.
- If the Bidder, or an agent, actually bids at the Auction without having previously withdrawn the authority, the Auctioneer is at liberty to accept such bid in addition to any bid from SDL Auctions staff as empowered under the telephone/written/internet authority. SDL Auctions would have no liability whatsoever if the price achieved is the result only of this competition in bidding without intervention from other bidders.
- The receipt of a telephone, written or internet bid shall not in any way hinder the right of the Vendor to withdraw any Lot or to sell prior to auction to a third party and neither the Vendor nor SDL Auctions shall be under any liability to the telephone or written Bidder in the event that the Lot is not offered at the Auction.
- The auctioneer may disclose to the Vendor the existence of these instructions but not the amount of the maximum bid.

**NOTE: Visit our website [www.sdlauctions.co.uk](http://www.sdlauctions.co.uk) to print further copies of the Authority Form.**

Signature of prospective purchaser

Date of Signature

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

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

**IMPORTANT NOTICE TO ALL TELEPHONE BIDDERS:**

A member of staff will attempt to contact the bidder by telephone prior to the lot concerned being offered for sale. If contact is made then the bidder may compete in the bidding through the Auctioneer's staff. The Auctioneer will not be held responsible for instructions or authorisations given to them which are unclear or incomplete and these bids will not be accepted. If it is impossible to obtain telephone contact or the link breaks down, the auctioneer is authorised to continue to bid on behalf of the telephone bidder up to the maximum bid stated on this form.

**Once you have completed this form please send it to SDL Auctions together with your draft for the 10% deposit and buyers administration fee and also your identification documents in accordance with the money laundering legislation detailed in this catalogue.**

SDL Auctions may send you details of future auctions. Please tick here if you do not wish to receive further communication from us.

**GLOSSARY**

This glossary applies to the **AUCTION CONDUCT CONDITIONS** and the **SALE CONDITIONS**.

Wherever it makes sense:

- singular words can be read as plurals, and plurals as singular words;
- a 'person' includes a corporate body;
- words of one gender include the other genders;
- references to legislation are to that legislation as it may have been modified or re-enacted by the date of the AUCTION or the CONTRACT DATE (as applicable); and
- where the following words printed in blue capitals appear in black 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 has signed up to the Banking Code or Business Banking Code or is otherwise acceptable to the AUCTIONEERS.

**ARREARS**

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

**ARREARS SCHEDULE**

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

**AUCTION**

The auction advertised in the CATALOGUE.

**AUCTION CONDUCT CONDITIONS**

The conditions so headed, including any extra auction conduct conditions.

**AUCTIONEERS**

The auctioneers at the AUCTION.

**BUSINESS DAY**

Any day except (a) a Saturday or a Sunday; (b) a bank holiday in England and Wales; or (c) Good Friday or Christmas Day.

**BUYER**

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

**CATALOGUE**

The catalogue to which the CONDITIONS refer including any supplement to it.

**COMPLETION**

Unless otherwise agreed between SELLER and BUYER (or their conveyancers) the occasion when both SELLER and BUYER have complied with their obligations under the CONTRACT and the balance of the PRICE is unconditionally received in the SELLER'S conveyancer's client account.

**CONDITION**

One of the AUCTION CONDUCT CONDITIONS or 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 not sold at the AUCTION:

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

**DOCUMENTS**

Documents of title (including, if title is registered, the entries on the register and the title plan) and other documents listed or referred to in the SPECIAL CONDITIONS relating to the LOT.

**FINANCIAL CHARGE**

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

**GENERAL CONDITIONS**

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

**INTEREST RATE**

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

**LOT**

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

**OLD ARREARS**

ARREARS due under any of the TENANCIES that are not 'new tenancies' as defined by the Landlord and Tenant

(Covenants) Act 1995.

**PARTICULARS**

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

**PRACTITIONER**

An insolvency practitioner for the purposes of the Insolvency Act 1986 (or, in relation to jurisdictions outside the United Kingdom, any similar official).

**PRICE**

The price that the BUYER agrees to pay for the LOT.

**READY TO COMPLETE**

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

**SALE CONDITIONS**

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

**SALE MEMORANDUM**

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

**SELLER**

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

**SPECIAL CONDITIONS**

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

**TENANCIES**

Tenancies, leases, licences to occupy and agreements for lease and any documents varying or supplemental to them.

**TENANCY SCHEDULE**

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

**TRANSFER**

Transfer includes a conveyance or assignment (and 'to transfer' includes 'to convey' or 'to assign').

**TUPE**

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

**VAT**

Value Added Tax or other tax of a similar nature.

**VAT OPTION**

An option to tax.

**WE (AND US AND OUR)**

The AUCTIONEERS.

**YOU (AND YOUR)**

Someone who has a copy of the CATALOGUE or who attends or bids at the AUCTION, whether or not a BUYER.

**Auction Conduct Conditions**

**A1 INTRODUCTION**

- A1.1 Words in CAPITALS have special meanings, which are defined in the Glossary.
- A1.2 The CATALOGUE is issued only on the basis that YOU accept these AUCTION CONDUCT CONDITIONS. They govern OUR relationship with YOU and cannot be disapplied or varied by the SALE CONDITIONS (even by a CONDITION purporting to replace the whole of the Common Auction Conditions). They can be varied only if WE agree.

**A2 OUR ROLE**

- A2.1 As agents for each SELLER we have authority to:
  - (a) prepare the CATALOGUE from information supplied by or on behalf of each SELLER;
  - (b) offer each LOT for sale;
  - (c) sell each LOT;
  - (d) receive and hold deposits;
  - (e) sign each SALE MEMORANDUM; and
  - (f) treat a CONTRACT as repudiated if the BUYER fails to sign a SALE MEMORANDUM or pay a deposit as required by these AUCTION CONDUCT CONDITIONS.
- A2.2 OUR decision on the conduct of the AUCTION is final.
- A2.3 WE may cancel the AUCTION, or alter the order in which LOTS are offered for sale. WE may also combine or divide LOTS. A LOT may be sold or withdrawn from sale prior to the AUCTION.
- A2.4 YOU acknowledge that to the extent permitted by law WE owe YOU no duty of care and YOU have no claim against US for any loss.

**A3 BIDDING AND RESERVE PRICES**

- A3.1 All bids are to be made in pounds sterling exclusive of any applicable VAT.
- A3.2 WE may refuse to accept a bid. WE do not have to explain why.
- A3.3 If there is a dispute over bidding WE are entitled to resolve it, and OUR decision is final.
- A3.4 Unless stated otherwise each LOT is subject to a reserve price (which may be fixed just before the LOT is offered for sale). If no bid equals or exceeds that reserve price the LOT will be withdrawn from the AUCTION.
- A3.5 Where there is a reserve price the SELLER may bid (or ask US or another agent to bid on the SELLER'S behalf) up to the reserve price but may not make a bid equal to or exceeding the reserve price. YOU accept that it is possible that all bids up to the reserve price are bids made by or on behalf of the

SELLER.

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

**A4 THE PARTICULARS AND OTHER INFORMATION**

- A4.1 WE have taken reasonable care to prepare PARTICULARS that correctly describe each LOT. The PARTICULARS are based on information supplied by or on behalf of the SELLER. YOU need to check that the information in the PARTICULARS is correct.
- A4.2 If the SPECIAL CONDITIONS do not contain a description of the LOT, or simply refer to the relevant LOT number, you take the risk that the description contained in the PARTICULARS is incomplete or inaccurate, as the PARTICULARS have not been prepared by a conveyancer and are not intended to form part of a legal contract.

- A4.3 The PARTICULARS and the SALE CONDITIONS may change prior to the AUCTION and it is YOUR responsibility to check that YOU have the correct versions.
- A4.4 If WE provide information, or a copy of a document, provided by others WE do so only on the basis that WE are not responsible for the accuracy of that information or document.

**A5 THE CONTRACT**

- A5.1 A successful bid is one WE accept as such (normally on the fall of the hammer). This CONDITION A5 applies to YOU if YOU make the successful bid for a LOT.
- A5.2 YOU are obliged to buy the LOT on the terms of the SALE MEMORANDUM at the PRICE YOU bid plus VAT (if applicable).
- A5.3 YOU must before leaving the AUCTION:
  - (a) provide all information WE reasonably need from YOU to enable us to complete the SALE MEMORANDUM (including proof of your identity if required by US);
  - (b) sign the completed SALE MEMORANDUM; and
  - (c) pay the deposit.
- A5.4 If YOU do not WE may either:
  - (a) as agent for the SELLER treat that failure as YOUR repudiation of the CONTRACT and offer the LOT for sale again; the SELLER may then have a claim against YOU for breach of contract; or
  - (b) sign the SALE MEMORANDUM on YOUR behalf.
- A5.5 The deposit:
  - (a) is to be held as stakeholder where VAT would be chargeable on the deposit were it to be held as agent for the SELLER, but otherwise is to be held as stated in the SALE CONDITIONS; and
  - (b) must be paid in pounds sterling by cheque or by bankers' draft made payable to US on an APPROVED FINANCIAL INSTITUTION. The extra auction conduct conditions may state if WE accept any other form of payment.
- A5.6 WE may retain the SALE MEMORANDUM signed by or on behalf of the SELLER until the deposit has been received in cleared funds.
- A5.7 If the BUYER does not comply with its obligations under the CONTRACT then:
  - (a) YOU are personally liable to buy the LOT even if YOU are acting as an agent; and
  - (b) YOU must indemnify the SELLER in respect of any loss the SELLER incurs as a result of the BUYER'S default.
- A5.8 Where the BUYER is a company YOU warrant that the BUYER is properly constituted and able to buy the LOT.

**A6 EXTRA AUCTION CONDUCT CONDITIONS**

- A6.1 Despite any 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 for all or any part of the deposit
  - (c) Sub-clause (a) of AUCTION CONDUCT CONDITION A5.5 shall be deemed to be deleted and shall be replaced with the following:
    - "(a) 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 Three August 2009 Reproduced with the Consent of the RICS)

Words in CAPITALS have special meanings, which are defined in the Glossary.

The GENERAL CONDITIONS (including any extra general conditions) apply to the CONTRACT except to the extent that they are varied by SPECIAL CONDITIONS or by an ADDENDUM.

### G1. THE LOT

- G1.1 The LOT (including any rights to be granted or reserved, and any exclusions from it) is described in the SPECIAL CONDITIONS, or if not so described the LOT is that referred to in the SALE MEMORANDUM.
- G1.2 The LOT is sold subject to any TENANCIES disclosed by the SPECIAL CONDITIONS, but otherwise with vacant possession on COMPLETION.
- G1.3 The LOT is sold subject to all matters contained or referred to in the DOCUMENTS, but excluding any FINANCIAL CHARGES; these the SELLER must discharge on or before COMPLETION.
- G1.4 The LOT is also sold subject to such of the following as may affect it, whether they arise before or after the CONTRACT DATE and whether or not they are disclosed by the SELLER or are apparent from inspection of the LOT or from the DOCUMENTS:  
(a) matters registered or capable of registration as local land charges;  
(b) matters registered or capable of registration by any competent authority or under the provisions of any statute;  
(c) notices, orders, demands, proposals and requirements of any competent authority;  
(d) charges, notices, orders, restrictions, agreements and other matters relating to town and country planning, highways or public health;  
(e) rights, easements, quasi-easements, and wayleaves;  
(f) outgoing and other liabilities;  
(g) any interest which overrides, within the meaning of the Land Registration Act 2002;  
(h) matters that ought to be disclosed by the searches and enquiries a prudent buyer would make, whether or not the BUYER has made them; and (i) anything the SELLER does not and could not reasonably know about.
- G1.5 Where anything subject to which the LOT is sold would expose the SELLER to liability the BUYER is to comply with it and indemnify the SELLER against that liability.
- G1.6 The SELLER must notify the BUYER of any notices, orders, demands, proposals and requirements of any competent authority of which it learns after the CONTRACT DATE but the BUYER must comply with them and keep the SELLER indemnified.
- G1.7 The LOT does not include any tenant's or trade fixtures or fittings.
- G1.8 Where chattels are included in the LOT the BUYER takes them as they are at COMPLETION and the SELLER is not liable if they are not fit for use.
- G1.9 The BUYER buys with full knowledge of:  
(a) the DOCUMENTS, whether or not the BUYER has read them; and  
(b) the physical condition of the LOT and what could reasonably be discovered on inspection of it, whether or not the BUYER has inspected it.
- G1.10 The BUYER is not to rely on the information contained in the PARTICULARS but may rely on the SELLER'S conveyancer's written replies to preliminary enquiries to the extent stated in those replies.
- ### G2. DEPOSIT
- G2.1 The amount of the deposit is the greater of:  
(a) any minimum deposit stated in the AUCTION CONDUCT CONDITIONS (or the total PRICE, if this is less than that minimum); and  
(b) 10% of the PRICE (exclusive of any VAT on the PRICE).
- G2.2 The deposit  
(a) must be paid in pounds sterling by cheque or banker's draft drawn on an APPROVED FINANCIAL INSTITUTION (or by any other means of payment that the AUCTIONEERS may accept); and  
(b) is to be held as stakeholder unless the AUCTION CONDUCT CONDITIONS provide that it is to be held as agent for the SELLER.
- G2.3 Where the AUCTIONEERS hold the deposit as stakeholder they are authorised to release it (and interest on it if applicable) to the SELLER on COMPLETION or, if COMPLETION does not take place, to the person entitled to it under the SALE CONDITIONS.
- G2.4 If a cheque for all or part of the deposit is not cleared on first presentation the SELLER may treat the CONTRACT as at an end and bring a claim against the BUYER for breach of contract.
- G2.5 Interest earned on the deposit belongs to the SELLER unless the SALE CONDITIONS provide otherwise.
- ### G3. BETWEEN CONTRACT AND COMPLETION
- G3.1 Unless the SPECIAL CONDITIONS state otherwise, the SELLER is to insure the LOT from and including the CONTRACT DATE to COMPLETION and:  
(a) produce to the BUYER on request all relevant insurance details;  
(b) pay the premiums when due;  
(c) if the BUYER so requests, and pays any additional

- premium, use reasonable endeavours to increase the sum insured or make other changes to the policy;  
(d) at the request of the BUYER use reasonable endeavours to have the BUYER'S interest noted on the policy if it does not cover a contracting purchaser;  
(e) unless otherwise agreed, cancel the insurance at COMPLETION, apply for a refund of premium and (subject to the rights of any tenant or other third party) pay that refund to the BUYER; and  
(f) (subject to the rights of any tenant or other third party) hold on trust for the BUYER any insurance payments that the SELLER receives in respect of loss or damage arising after the CONTRACT DATE or assign to the BUYER the benefit of any claim; and the BUYER must on COMPLETION reimburse to the SELLER the cost of that insurance (to the extent not already paid by the BUYER or a tenant or other third party) for the period from and including the CONTRACT DATE to COMPLETION.
- G3.2 No damage to or destruction of the LOT nor any deterioration in its condition, however caused, entitles the BUYER to any reduction in PRICE, or to delay COMPLETION, or to refuse to complete.
- G3.3 Section 47 of the Law of Property Act 1925 does not apply.
- G3.4 Unless the BUYER is already lawfully in occupation of the LOT the BUYER has no right to enter into occupation prior to COMPLETION.
- ### G4. TITLE AND IDENTITY
- G4.1 Unless CONDITION G4.2 applies, the BUYER accepts the title of the SELLER to the LOT as at the CONTRACT DATE and may raise no requisition or objection except in relation to any matter that occurs after the CONTRACT DATE.
- G4.2 If any of the DOCUMENTS is not made available before the AUCTION the following provisions apply:  
(a) The BUYER may raise no requisition or objection to any of the DOCUMENTS that is made available before the AUCTION.  
(b) If the LOT is registered land the SELLER is to give to the BUYER within five BUSINESS DAYS of the CONTRACT DATE an official copy of the entries on the register and title plan and, where noted on the register, of all documents subject to which the LOT is being sold.  
(c) If the LOT is not registered land the SELLER is to give to the BUYER within five BUSINESS DAYS an abstract or epitome of title starting from the root of title mentioned in the SPECIAL CONDITIONS (or, if none is mentioned, a good root of title more than fifteen years old) and must produce to the BUYER the original or an examined copy of every relevant DOCUMENT.  
(d) If title is in the course of registration, title is to consist of certified copies of:  
(i) the application for registration of title made to the land registry;  
(ii) the DOCUMENTS accompanying that application;  
(iii) evidence that all applicable stamp duty land tax relating to that application has been paid; and  
(iv) a letter under which the SELLER or its conveyancer agrees to use all reasonable endeavours to answer any requisitions raised by the land registry and to instruct the land registry to send the completed registration documents to the BUYER.  
(e) The BUYER has no right to object to or make requisitions on any title information more than seven BUSINESS DAYS after that information has been given to the BUYER.
- G4.3 Unless otherwise stated in the SPECIAL CONDITIONS the SELLER sells with full title guarantee except that (and the TRANSFER shall so provide):  
(a) the covenant set out in section 3 of the Law of Property (Miscellaneous Provisions) Act 1994 shall not extend to matters recorded in registers open to public inspection; these are to be treated as within the actual knowledge of the BUYER; and  
(b) the covenant set out in section 4 of the Law of Property (Miscellaneous Provisions) Act 1994 shall not extend to any condition or tenant's obligation relating to the state or condition of the LOT where the LOT is leasehold property.
- G4.4 The TRANSFER is to have effect as if expressly subject to all matters subject to which the LOT is sold under the CONTRACT.
- G4.5 The SELLER does not have to produce, nor may the BUYER object to or make a requisition in relation to, any prior or superior title even if it is referred to in the DOCUMENTS.
- G4.6 The SELLER (and, if relevant, the BUYER) must produce to each other such confirmation of, or evidence of, their identity and that of their mortgagees and attorneys (if any) as is necessary for the other to be able to comply with applicable Land Registry Rules when making application for registration of the transaction to which the CONDITIONS apply.
- ### G5. TRANSFER
- G5.1 Unless a form of TRANSFER is prescribed by the SPECIAL CONDITIONS:  
(a) the BUYER must supply a draft TRANSFER to the SELLER at least ten BUSINESS DAYS before the AGREED COMPLETION DATE and the engrossment (signed as a deed by the BUYER if CONDITION G5.2 applies) five BUSINESS DAYS before that date or (if later) two BUSINESS DAYS after the draft has been approved by the SELLER; and  
(b) the SELLER must approve or revise the draft TRANSFER within five BUSINESS DAYS of receiving it from the BUYER.
- G5.2 If the SELLER remains liable in any respect in relation

- to the LOT (or a TENANCY) following COMPLETION the BUYER is specifically to covenant in the TRANSFER to indemnify the SELLER against that liability.
- G5.3 The SELLER cannot be required to TRANSFER the LOT to anyone other than the BUYER, or by more than one TRANSFER.
- ### G6. COMPLETION
- G6.1 COMPLETION is to take place at the offices of the SELLER'S conveyancer, or where the SELLER may reasonably require, on the AGREED COMPLETION DATE. The SELLER can only be required to complete on a BUSINESS DAY and between the hours of 0930 and 1700.
- G6.2 The amount payable on COMPLETION is the balance of the PRICE adjusted to take account of apportionments plus (if applicable) VAT and interest.
- G6.3 Payment is to be made in pounds sterling and only by:  
(a) direct transfer to the SELLER'S conveyancer's client account; and  
(b) the release of any deposit held by a stakeholder.
- G6.4 Unless the SELLER and the BUYER otherwise agree, COMPLETION cannot take place until both have complied with their obligations under the CONTRACT and the balance of the PRICE is unconditionally received in the SELLER'S conveyancer's client account.
- G6.5 If COMPLETION takes place after 1400 hours for a reason other than the SELLER'S default it is to be treated, for the purposes of apportionment and calculating interest, as if it had taken place on the next BUSINESS DAY.
- G6.6 Where applicable the CONTRACT remains in force following COMPLETION.
- ### G7. NOTICE TO COMPLETE
- G7.1 The SELLER or the BUYER may on or after the AGREED COMPLETION DATE but before COMPLETION give the other notice to complete within ten BUSINESS DAYS (excluding the date on which the notice is given) making time of the essence.
- G7.2 The person giving the notice must be READY TO COMPLETE.
- G7.3 If the BUYER fails to comply with a notice to complete the SELLER may, without affecting any other remedy the SELLER has:  
(a) terminate the CONTRACT;  
(b) claim the deposit and any interest on it if held by a stakeholder;  
(c) forfeit the deposit and any interest on it;  
(d) resell the LOT; and  
(e) claim damages from the BUYER.
- G7.4 If the SELLER fails to comply with a notice to complete the BUYER may, without affecting any other remedy the BUYER has:  
(a) terminate the CONTRACT; and  
(b) recover the deposit and any interest on it from the SELLER or, if applicable, a stakeholder.
- ### G8. IF THE CONTRACT IS BROUGHT TO AN END
- If the CONTRACT is lawfully brought to an end:  
(a) the BUYER must return all papers to the SELLER and appoints the SELLER its agent to cancel any registration of the CONTRACT; and  
(b) the SELLER must return the deposit and any interest on it to the BUYER (and the BUYER may claim it from the stakeholder, if applicable) unless the SELLER is entitled to forfeit the deposit under CONDITION G7.3.
- ### G9. LANDLORD'S LICENCE
- G9.1 Where the LOT is or includes leasehold land and licence to assign is required this CONDITION G9 applies.
- G9.2 The CONTRACT is conditional on that licence being obtained, by way of formal licence if that is what the landlord lawfully requires.
- G9.3 The AGREED COMPLETION DATE is not to be earlier than the date five BUSINESS DAYS after the SELLER has given notice to the BUYER that licence has been obtained.
- G9.4 The SELLER must:  
(a) use all reasonable endeavours to obtain the licence at the SELLER'S expense; and  
(b) enter into any authorised guarantee agreement properly required.
- G9.5 The BUYER must:  
(a) promptly provide references and other relevant information; and  
(b) comply with the landlord's lawful requirements.
- G9.6 If within three months of the CONTRACT DATE (or such longer period as the SELLER and BUYER agree) the licence has not been obtained the SELLER or the BUYER may (if not then in breach of any obligation under this CONDITION G9) by notice to the other terminate the CONTRACT at any time before licence is obtained. That termination is without prejudice to the claims of either SELLER or BUYER for breach of this CONDITION G9.
- ### G10. INTEREST AND APPOINTMENTS
- G10.1 If the ACTUAL COMPLETION DATE is after the AGREED COMPLETION DATE for any reason other than the SELLER'S default the BUYER must pay interest at the INTEREST RATE on the PRICE (less any deposit paid) from the AGREED COMPLETION DATE up to and including the ACTUAL COMPLETION DATE.
- G10.2 Subject to CONDITION G11 the SELLER is not obliged to apportion or account for any sum at COMPLETION unless the SELLER has received that sum in cleared funds. The SELLER must pay to the





	charge expenditure, the SELLER must pay to the BUYER an amount equal to the excess when it provides the service charge account;				
	(b) attributable service charge expenditure exceeds payments on account (whether those payments have been received or are still then due), the BUYER must use all reasonable endeavours to recover the shortfall from the tenant at the next service charge reconciliation date and pay the amount so recovered to the SELLER within five BUSINESS DAYS of receipt in cleared funds; but in respect of payments on account that are still due from a tenant CONDITION G11 (ARREARS) applies.				
G22.5	In respect of service charge expenditure that is not attributable to any TENANCY the SELLER must pay the expenditure incurred in respect of the period before ACTUAL COMPLETION DATE and the BUYER must pay the expenditure incurred in respect of the period after ACTUAL COMPLETION DATE. Any necessary monetary adjustment is to be made within five BUSINESS DAYS of the SELLER providing the service charge account to the BUYER.				
G22.6	If the SELLER holds any reserve or sinking fund on account of future service charge expenditure or a depreciation fund:				
	(a) the SELLER must pay it (including any interest earned on it) to the BUYER on COMPLETION; and				
	(b) the BUYER must covenant with the SELLER to hold it in accordance with the terms of the TENANCIES and to indemnify the SELLER if it does not do so.				
<b>G23. 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. 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. 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. 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. 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 Land Registry as proprietor of the LOT;				
	(b) procure that all rights granted and reserved by the lease under which the LOT is held are properly noted against the affected titles; and				
	(c) provide the SELLER with an official copy of the register relating to such lease showing itself registered as proprietor.				
G27.2	This CONDITION G27.2 applies where the LOT comprises part of a registered title. The BUYER must at its own expense and as soon as practicable:				
	(a) apply for registration of the TRANSFER;				
	(b) provide the SELLER with an official copy and title plan for the BUYER'S new title; and				
	(c) join in any representations the SELLER may properly make to Land Registry relating to the application.				
<b>G28. 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. CONTRACTS (RIGHTS OF THIRD PARTIES) ACT 1999</b>					
	No one is intended to have any benefit under the CONTRACT pursuant to the Contract (Rights of Third Parties) Act 1999.				
<b>G30. EXTRA GENERAL CONDITIONS</b>					
G30.1	DEPOSIT GENERAL CONDITION G2 shall be deemed to be deleted in its entirety and shall be replaced by the following:				
<b>G2. DEPOSIT</b>					
G2.1	The amount of the deposit is the greater of:				
	(a) any minimum deposit stated in the AUCTION CONDUCT CONDITIONS (or the total PRICE if this is less than that minimum); and				
	(b) 10% of the PRICE (exclusive of any VAT on the PRICE)				
G2.2	The deposit:				
	(a) must be paid to the AUCTIONEERS in pounds sterling by cheque 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				
G2.4	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. 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. 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. 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.				

## **SELL YOUR PROPERTY UNDER THE HAMMER WITH ONE OF THE UK'S LARGEST AUCTION NETWORKS**

### **CHESHIRE & NORTH WALES**

Chester Racecourse  
Call 01244 401100

### **NORTH WEST**

AJ Bell Stadium, Manchester  
Call 0161 774 7333

### **NOTTINGHAM**

Racecourse  
Call 0115 958 8702

### **LEICESTER**

King Power Stadium  
Call 0116 254 9654

### **STOKE**

bet365 Stadium  
Call 01782 481232

### **DERBY**

Pride Park Stadium  
Call 01332 242880

### **BIRMINGHAM**

Villa Park  
Call 0121 233 5046



## **ENTRIES ARE NOW INVITED FOR OUR NEXT AUCTIONS**

#### **MEMBERSHIP CARD**

Save time at the registration desk with our new membership card

#### **REMOTE BIDDING**

Bid by proxy, telephone or internet if you can't make the room

#### **BOOK VIEWINGS ONLINE**

Visit our website to book viewings for all lots.

#### **ONLINE AUCTIONS**

Sell online & get greater flexibility in a timescale to suit you

**Cheshire &  
North Wales**

Wednesday 22nd February  
Tuesday 25th April  
Tuesday 27th June  
Wednesday 13th September  
Wednesday 25th October  
Wednesday 6th December

01244 401 100

**Birmingham**

Thursday 23rd February  
Thursday 4th May  
Thursday 6th July  
Wednesday 6th September  
Wednesday 18th October  
Thursday 14th December

0121 233 5046

**Leicester**

Thursday 16th February  
Thursday 27th April  
Friday 23rd June  
Thursday 10th August  
Friday 6th October  
Thursday 23rd November

0116 254 9654

**NEW North West**

Thursday 20th April  
Wednesday 19th July  
Thursday 12th October  
Tuesday 12th December

0161 774 7333

**Derby**

Friday 24th February  
Thursday 6th April  
Thursday 8th June  
Wednesday 26th July  
Thursday 21st September  
Thursday 2nd November  
Friday 15th December

01332 242 880

**Nottingham**

Thursday 2nd February  
Thursday 16th March  
Thursday 4th May  
Friday 7th July  
Thursday 7th September  
Friday 20th October  
Thursday 7th December

0115 958 8702

**NEW Stoke**

Friday 27th January

01782 481 232

