



**AUCTIONS**

**— GRAHAM PENNY —**

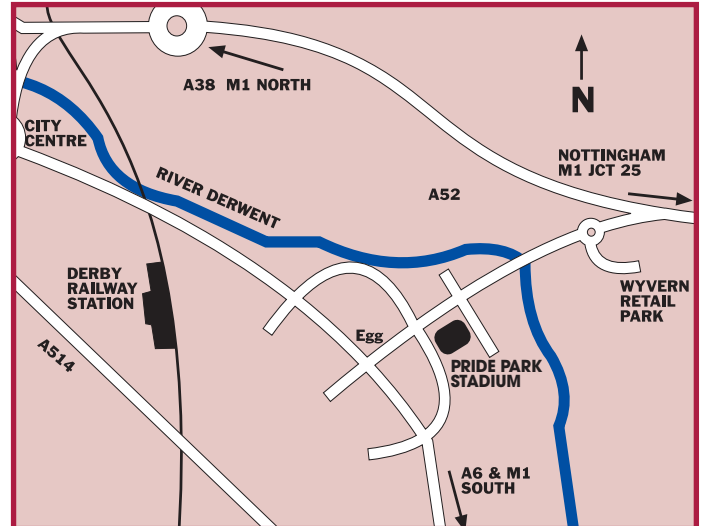
**DERBY AUCTION**

**Thursday 2nd November 2017 at 11.30am**  
The Pedigree Suite, Pride Park Stadium  
Derby DE24 8XL

**01332 242 880**

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

## AUCTION VENUE



# Thursday 2nd November 2017

Commencing 11.30am

The Pedigree Suite, Pride Park Stadium,  
Pride Park, Derby DE24 8XL

Call the team on **01332 242880**  
for further information

## UPCOMING AUCTIONS

**SDL AUCTIONS**

— GRAHAM PENNY —

**Leicester auction: Thursday 23rd November 2017**

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

**SDL AUCTIONS**

— CHESHIRE &  
NORTH WALES —

**Cheshire & North Wales auction: Wednesday 6th December 2017**

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

**SDL AUCTIONS**

— GRAHAM PENNY —

**Nottingham auction: Thursday 7th December 2017**

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

**SDL AUCTIONS**

— NORTH WEST —

**North West auction: Tuesday 12th December 2017**

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

**SDL AUCTIONS**

— BIGWOOD —

**Birmingham auction: Thursday 14th December 2017**

Venue: Aston Villa FC, Villa Park Stadium, Birmingham B6 6HE

## MESSAGE FROM THE AUCTIONEER



### Welcome to our Derby November auction catalogue

It's time for our sixth Derby auction of the year and we're back at Pride Park Stadium with a packed catalogue of 55 residential and investment properties, tenanted and vacant properties, commercial properties, development sites, building plots and land from across Derbyshire and the rest of the UK.

Our November catalogue has a wide range of lots from apartments and terraced houses, to detached homes and bungalows. Amongst the lots going under the hammer is **Upper Floors, 19 Dale Road in Matlock (LOT 50)**, a single apartment boasting around 1,800 sq ft. and currently let on an assured shorthold tenancy at £825 per calendar month. The \*guide price is £140,000+ (plus fees)

For buyers looking for something a bit different, we have **Cuckoowell Lodge at Bradley in the Moors in Alton (LOTS 46 & 47)**. These two traditionally-built two double bedroomed detached log cabin effect style bungalows both have guide prices of £95,000+ (plus fees) each.

In Duffield, at **15 Granville Close (LOT 53)** is an extended four bedroomed detached house with a guide price of £295,000+ (plus fees) while at **13 Stiles Road in Alvaston (LOT 7)** is a traditionally-built three bedroomed semi-detached house in need of some improvements and with a guide price of £95,000+ (plus fees).

If you're interested in any of the lots in this catalogue please visit our website to view further property details, book a viewing and download the legal packs. If you're not able to make it to the auction room on Thursday 2nd November then you can submit a **Proxy, Telephone and Online Bidding Form** - found on page 49 of this catalogue - or you can watch the auction live from our website.

**We're already inviting entries to our final Derby auction of the year on Friday 15th December, so if you'd like to arrange a free no obligation appraisal see our team in the auction room or call us on 01332 242 880.**

Our full SDL Auctions 2017 calendar features more than 35 auctions across the country including those in Nottingham, Derby, Leicester, Cheshire, 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).

Andrew Parker

## COMMERCIAL PROPERTY MESSAGE

It's time for our November Derby auction and once again we have some excellent commercial properties going under the hammer.

At **10-12 The Green in Breaston (LOT 12)** is a mixed commercial/residential detached property producing a combined income of £13,320 per annum and with a \*guide price of £150,000+ (plus fees).

The corner ground floor shop - known as 'Oh So Scrumptious!' - is on a 12 year lease with 6 year break clause and is producing £770 per calendar month. Internally the shop boasts a generous sized dining area and kitchen leading out onto the rear where there is parking for one vehicle. A staircase leads to a first floor one bedroomed flat which produces £340 per calendar month on an assured shorthold tenancy agreement with a long term tenant and offering scope for rental increase.

If it's land you're looking to buy then we have nine lots to the **west of the River Tonge in Bolton (LOTS 20-28)** each with a guide price of £500+ (plus fees).

Each freehold parcel of land is located close to residential housing forms part of a larger site of approximately 1.1 acres.

We have not inspected the land but are given to understand the area is overgrown and has variations in ground levels and advise potential buyers to make their own further enquiries regarding obtaining any necessary planning consents and access.

Our experienced commercial team at SDL Auctions Graham Penny 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 01332 242 880 if you have a property you would like us to take a look at.



Ian Tudor

# MEET THE SDL AUCTIONS TEAM

## The Auctioneers & Directors



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# IMPORTANT NOTICES TO BE READ BY ALL BIDDERS

## BUYING AT AUCTION

1. This catalogue contains details about properties being sold at auction. Those details are subject to change up to and including the day of the auction. Please check our website regularly at: [www.sdlauctions.co.uk](http://www.sdlauctions.co.uk) and look out for any additional materials available on the day of the auction, in order to stay fully informed with the up to date information.
2. Prospective purchasers are advised that sales are subject to (a) the Common Auction Conditions of Sale printed in the catalogue; (b) Special Conditions of Sale which are available for inspection at the office of the Vendors Solicitors, the office of the Auctioneers, in the auction room and online from our website; (c) any addendums or alterations made available for inspection; (d) any late amendments distributed in the room or made by the auctioneers from the rostrum.
- 2A. Prospective purchasers should always check the addendum sheet on the day of the sale to see if there are any alterations or amendments to the particulars or special conditions on the property that they are interested in bidding for. The catalogue has been prepared on the basis of information provided. In some cases, for whatever reason, verification has not been possible prior to printing. Consequently amendments may be made and the purchaser deemed to have full knowledge of them.
3. Prospective purchasers shall be deemed to have inspected the relevant property and made all usual and necessary searches and enquiries with all relevant authorities and other bodies. It is advisable to arrange for a survey of the property prior to the auction.
4. As soon as the Auctioneer's gavel falls on a bid, the successful bidder is under a binding contract to purchase the relevant property. The purchaser is immediately at risk in relation to the property and should therefore have confirmed bank or building society finance arranged (if required) and will also be deemed to have made prior arrangements for any insurance cover that is required. (See footnote).
- 4A. Each bidder will be deemed to be personally liable on making an accepted bid even though he/she purports to act as an agent for the principal purchaser or purports to sign the Memorandum of Sale in a respective capacity.
5. On the fall of the gavel, the successful bidder must immediately present to the Auctioneers Clerk his name and address and if appropriate, the name and address of the person or company on whose behalf he has been bidding. All successful bidders are required to sign and exchange unconditional contracts, or a reservation contract if applicable, with the Auctioneers prior to leaving the room and pay to the Auctioneers a deposit of 10% (or 5% for an unconditional reservation fee sale) of the purchase price (subject to a minimum of £5,000) with completion on or before 20 business days unless an alternative date has been specified for a given property within the Contract and/or within our 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 (unless stated otherwise), this fee is to be added to the deposit, irrespective what costs may be included within the Contract or Special Conditions. An buyers administration fee does not apply where a reservation fee is payable. The reservation fee will be 4.8% inc VAT of the purchase price, subject to a minimum of £6,000 inc VAT, unless stated otherwise.

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 01332 242 880. 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 for an unconditional sale, however we do recommend checking the legal pack to confirm this as some lots vary. If the property is sold via the unconditional reservation fee method then a 5% deposit is payable. The deposits are subject to a minimum fee of £5,000.
- Q. How is the deposit payable?**  
A. Either by banker's draft (made payable to "SDL Auctions") or debit card. 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 [derby@sdlauctions.co.uk](mailto:derby@sdlauctions.co.uk) Verbal offers will not be accepted. Offers may not be acknowledged, but you will be contacted within 7 days if your offer is accepted.
- Q. Can I have the property surveyed before the auction?**  
A. Yes, your surveyor must contact us for access.
- Q. Do some lots not sell?**  
A. Yes, if a reserve price is not reached the lot will not sell. We continue to market most unsold properties after the auction so you may still purchase these lots, however all post-auction sales are under auction terms.
- Q. Are there any further costs to pay in addition to the sale price?**  
A. A buyers administration fee of £954 inc VAT (see Important Notices in the catalogue) is payable on exchange to SDL Auctions if the lot is sold unconditionally. If a property is an unconditional reservation fee lot or conditional reservation fee lot then a reservation fee of 4.8% inc VAT (subject to a minimum fee of £6000 inc VAT) is payable (unless stated otherwise). Any further additional costs, which are payable in addition to the purchase price will be included within the Special Conditions that are attached to the Contract. Therefore all prospective purchasers must inspect the legal packs and we strongly advise that all prospective purchasers request a legal representative to go through the pack for every lot that you may wish to bid on, in order to be made fully aware of any additional costs, if applicable.
- Q. Why is a reservation fee payable on some lots?**  
A. A buyers reservation fee is payable by the buyer where a seller has opted to sell with no fees. However, as a result, a lower reserve price is usually agreed. The reservation fee does not contribute toward the purchase price. A buyers administration fee is not payable on these lots.
- Q. If I do not complete the sale are there any penalties?**  
A. Yes, firstly you will lose your deposit and admin fee, furthermore the Vendor may sue you for the balance owed and any further losses caused.
- Q. Will I be able to get a mortgage on the property?**  
A. Not all properties are suitable for mortgage security and we strongly recommend that you arrange for an independent survey to be carried out if you require mortgage finance.
- Q. How do I know whether the details given in the catalogue change or a property is withdrawn or sold prior?**  
A. An addendum is available on our website ([www.sdlauctions.co.uk](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 (01332 242 880) or by email ([marketing@sdlauctions.co.uk](mailto:marketing@sdlauctions.co.uk))

# PROOF OF IDENTITY & ADDRESS

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

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

## PHOTOGRAPHIC ID

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

## EVIDENCE OF ADDRESS

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

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

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

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



# REGISTRATION OF BIDDERS

**BIDDERS NO:**

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

## BIDDER DETAILS

**First Name:**

**Surname:**

**Company:**

**Address:**

**Postcode:**         **Telephone:**

**Email:**

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

**First Name:**

**Surname:**

**Company:**

**Address:**

**Postcode:**         **Telephone:**

**Email:**

## SOLICITORS/CONVEYANCER DETAILS

**First Name:**

**Surname:**

**Company:**

**Address:**

**Postcode:**         **Telephone:**

**Person Dealing:**

## MEANS OF IDENTIFICATION

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

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

**Other:**

## MEANS OF DEPOSIT PAYMENT

**Bankers Draft:**  **Debit Card:**  **Credit Card: (+3.5%)**  **Building Society Draft:**

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

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

SDL Auctions may send you details of future auctions. Please tick here if you do not wish to receive further communication from us. (Please note, your details will not be shared with any third party, but may be shared within the SDL Group).

\*Please see Important Notices for definition of guide price and auction fees

## A COFFEE WITH...

# Emma Holness

Derby property manager at SDL Auctions Graham Penny



I started working in the property sector in 2003 and have worked at SDL Auctions Graham Penny for four and a half years, starting as an Auctions Negotiator and was then promoted to Derby Property Manager recently.

I am responsible for managing the administration for the Derby auctions; liaising with clients from initial valuation to their sale under the hammer. I am always available to help prospective purchasers, to guide them through the auction process so that they can do their homework and bid confidently in the auction room.



### What is your business motto?

To provide a good experience whether you are a seller or a buyer at auction, which will encourage repeat business and recommendations.

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

We have a friendly dedicated team and we always aim to get the best results for our clients.

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

We have a fantastic office environment and we enjoy what we do. Our team communicate well which is essential in the busy auction cycle.

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

I try to be super organised so that when I leave the office I can relax and spend quality time with my two children.

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

I always try and be as helpful as possible, providing answers wherever I can or pointing people in the right direction to satisfy their requirements. I've always found that people remember you when you go the extra mile for them.

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

My first role when I left education was at a commercial finance brokers owned by Howard Thomas. He is an extremely intelligent, hardworking and knowledgeable man with a great sense of humour! I learnt a lot from Howard, he provided me with a great start in business.

### What is your proudest achievement in business?

Being part of the most successful auction network in the East Midlands.

### What drives and motivates you?

I simply like to do a good job and do my best to help the properties sell and achieve great results in the auction room.

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

I would have loved to be a professional chocolate taster!

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

Probably mid-morning, once any urgent matters have been dealt with and I have a plan for the day.

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

I use Facebook and Instagram a little, I'm not really a great follower of social media.

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

I would love to have a pot of tea with Ant and Dec! I have loved them for years. I really like their sense of humour.

### How do you relax outside of work?

I enjoy running and yoga. My family have recently become National Trust members and we have loved exploring the local properties of Calke Abbey and Kedleston Hall.

Now is a good time to sell a property and a great time to sell by auction!

Call our valuations team on **01332 242 880** for a  
**FREE** property appraisal

# 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.

LOT 1.	40 Madeley Street, Derby	£49,000+
LOT 2.	12 Beverley Street, Wilmorton, Derby	£49,000+
LOT 3.	32 Crawley Road, Alvaston, Derby	£45,000+
LOT 4.	59 Church Street, Derby	£51,000+
LOT 5.	23 Harriet Street, Derby	£55,000+
LOT 6.	213 Shaftesbury Crescent, Derby	£59,000+
LOT 7.	13 Stiles Road, Alvaston, Derby	£95,000+
LOT 8.	98 Querneby Road, Mapperley, Nottinghamshire	£78,000+
LOT 9.	76 Lynden Avenue, Long Eaton, Nottinghamshire	£83,000+
LOT 10.	72 Bridge Street, Long Eaton, Nottinghamshire	£54,000+
LOT 11.	8 Shacklecross Close, Borrowash, Derby	£125,000+
LOT 12.	10-12 The Green, Breaston, Derby	£150,000+
LOT 13.	41 Beech Road, Erdington, West Midlands	SOLD PRIOR
LOT 14.	16 Ransom Road, Erdington, West Midlands	SOLD PRIOR
LOT 15.	7 Merrions Close, Great Barr, Birmingham, West Midlands	SOLD PRIOR
LOT 16.	11 Riland Road, Sutton Coldfield, West Midlands	SOLD PRIOR
LOT 17.	Apartment 11, Boxworks, 35 Tenby Street North, Birmingham, West Midlands	£115,000+
LOT 18.	24 Lister Road, Beechdale, Walsall, West Midlands	SOLD PRIOR
LOT 19.	32 Leamore Lane, Walsall, West Midlands	£35,000+
LOT 20.	Plot 44, Land West of the River Tonge, Bolton, Greater Manchester	£500+
LOT 21.	Plot 45, Land West of the River Tonge, Bolton, Greater Manchester	£500+
LOT 22.	Plot 46, Land West of the River Tonge, Bolton, Greater Manchester	£500+
LOT 23.	Plot 47, Land West of the River Tonge, Bolton, Greater Manchester	£500+
LOT 24.	Plot 48, Land West of the River Tonge, Bolton, Greater Manchester	£500+
LOT 25.	Plot 49, Land West of the River Tonge, Bolton, Greater Manchester	£500+
LOT 26.	Plot 50, Land West of the River Tonge, Bolton, Greater Manchester	£500+
LOT 27.	Plot 51, Land West of the River Tonge, Bolton, Greater Manchester	£500+
LOT 28.	Plot 52, Land West of the River Tonge, Bolton, Greater Manchester	£500+
LOT 29.	17 Albany Street, Rotherham, South Yorkshire	£39,000+
LOT 30.	Boston Tea Rooms, Witham Bank East, Boston, Lincolnshire	£55,000+
LOT 31.	6 Charnwood Street, Derby	£200,000+
LOT 32.	142 Danebridge Crescent, Oakwood, Derby	£165,000+
LOT 33.	19A Coxon Street, Spondon, Derby	£135,000+
LOT 34.	Garage adjacent to number 11, Davenport Road, Allenton, Derby	£5,000+
LOT 35.	1/2 21 Robert Street, Port Glasgow, Renfrewshire	£6,000+
LOT 36.	1/3 13 Robert Street, Port Glasgow, Renfrewshire	£6,000+
LOT 37.	2/1 2 Bruce Street, Port Glasgow, Renfrewshire	£6,000+
LOT 38.	3/2 2 Wallace Street, Port Glasgow, Renfrewshire	£6,000+
LOT 39.	3/2 21 Robert Street, Port Glasgow, Renfrewshire	£6,000+
LOT 40.	3/3 33 Robert Street, Port Glasgow, Renfrewshire	£6,000+
LOT 41.	Former Stafford Court Hotel, Stafford Street, Market Drayton, Shropshire	£195,000+
LOT 42.	47 Bath Street, Belgrave, Leicester, Leicestershire	SOLD PRIOR
LOT 43.	23 Borough Street, Kegworth, Derby	£90,000+
LOT 44.	18 Alexandra Terrace, Stanton Hill, Sutton-in-Ashfield, Nottinghamshire	£190,000+
LOT 45.	61 Mill Hill Crescent, Tunstall, Stoke on Trent, Staffordshire	£58,000+
LOT 46.	Cuckoowell Lodge (A), Bradley in the Moors, Alton, Staffordshire	£95,000+
LOT 47.	Cuckoowell Lodge (B), Bradley in the Moors, Alton, Staffordshire	£95,000+
LOT 48.	New Inn, Burton Road, Needwood, Burton on Trent, Staffordshire	SOLD PRIOR
LOT 49.	13b Market Place, Ashbourne, Derby	£55,000+
LOT 50.	Upper Floors 19 Dale Road, Matlock	£140,000+
LOT 51.	3 Bonemill Cottages, Park Road, Belper, Derby	£150,000+
LOT 52.	Flat 11 Taylors Mill, Crossley Street, Ripley, Derby	WITHDRAWN PRIOR
LOT 53.	15 Granville Close, Duffield, Derby	£295,000+
LOT 54.	111 Palmerston Street, Derby	POSTPONED
LOT 55.	29 Lawn Heads Avenue, Littleover, Derby	£155,000+

# 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 01332 242 880 or email at [derby@sdlauctions.co.uk](mailto:derby@sdlauctions.co.uk)

# UNCONDITIONAL & CONDITIONAL AUCTIONS EXPLAINED

## U Unconditional

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

- Be legally bound to buy the property
- Pay a 10% deposit, subject to a minimum of £5,000 (this will contribute towards the purchase price)
- Pay a buyers administration fee of £954.00 inc. VAT (unless an alternative administration fee has been quoted in the Important Notices to Bidders at the front of the catalogue)
- Please note additional charges may apply and these will be included in the Special Conditions of sale, which are available in the legal pack
- Exchange contracts on the fall of the hammer and sign the Special Conditions of sale held with the Auctioneer or Solicitor
- Complete the purchase within 28 days (unless an alternative date has been specified in the Special Conditions of Sale)

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

## UR Unconditional Reservation Fee

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

- Be legally bound to buy the property
- Pay a 5% deposit, subject to a minimum of £5,000 (this will contribute towards the purchase price)
- Pay a reservation fee\* of 4% plus VAT, subject to a minimum of £5,000 plus VAT (this does not contribute towards the purchase price)
- Exchange contracts on the fall of the hammer and sign the Special Conditions of sale held with the Auctioneer or Solicitor
- Complete the purchase within 28 days (unless an alternative date has been specified in the Special Conditions of Sale)

## CR Conditional Reservation Fee

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

- Pay a reservation fee\* of 4% plus VAT, subject to a minimum of £5,000 plus VAT (this does not contribute towards the purchase price)
- Sign the Reservation Contract with the Auctioneer
- Exchange contracts within 28 days
- Complete the purchase within an additional 28 days of the exchange (unless an alternative date has been specified in the Reservation contract)

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

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

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

**SDL AUCTIONS**

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

## LOT 1

### 40 MADELEY STREET, DERBY DE23 8EY

**A TWO DOUBLE BEDROOMED MID-TERRACED PROPERTY IN NEED OF FULL REFURBISHMENT LOCATED CLOSE TO NORMANTON SHOPPING AREA.**

**PROPERTY DESCRIPTION:**

The property occupies a consistently popular location and offers superb potential.

**ACCOMMODATION:**

**Ground Floor:** Shared covered side passage, side entrance hall, front sitting room, separate dining room, kitchen, inner lobby and wc.

**First Floor:** Passaged landing, two bedrooms, bathroom. Staircase to attic room (restricted height)

**Outside:** Enclosed garden to rear.

**ENERGY EFFICIENCY RATING:** F

**TENURE:** Freehold. **VACANT POSSESSION UPON COMPLETION**

**VIEWING:**

By arrangement with the auctioneers - 01332 242880

**\*GUIDE PRICE £49,000+ (plus fees)**



## LOT 2

### 12 BEVERLEY STREET, WILMORTON, DERBY DE24 8WG

**OCCUPYING A QUIET AND CONVENIENT LOCATION IS A TWO BEDROOMED MID-TERRACED PROPERTY REQUIRING A SCHEME OF IMPROVEMENTS, SITUATED WITHIN EASY REACH OF PRIDE PARK AND THE CITY CENTRE.**

**PROPERTY DESCRIPTION:**

Internally the property has the benefit of part sealed unit uPVC glazing and gas central heating. Excellent investment opportunity.

**ACCOMMODATION:**

**Ground Floor:** Entrance hall, dining room, rear sitting room, kitchen.

**First Floor:** Passaged landing, two bedrooms, family bathroom.

**Outside:** Enclosed yard backing onto and overlooking a wooded green.

**ENERGY EFFICIENCY RATING:** D

**TENURE:** Freehold. **VACANT POSSESSION UPON COMPLETION**

**VIEWING:**

By arrangement with the auctioneers - 01332 242880

**\*GUIDE PRICE £49,000+ (plus fees)**



## LOT 3

### 32 CRAWLEY ROAD, ALVASTON, DERBY DE24 9FZ

**A SPACIOUS TWO DOUBLE BEDROOMED FIRST FLOOR MAISONETTE SITUATED IN AN ESTABLISHED AND CONVENIENT LOCATION.**

**PROPERTY DESCRIPTION:**

The property requires improvement and upgrading however has the benefit of sealed unit uPVC double glazing. It is well placed for an excellent range of amenities including local primary and secondary schools, numerous shopping parades and regular bus services. Excellent investment opportunity.

**ACCOMMODATION:**

**Ground Floor:** Entrance hall

**First Floor:** Lounge, kitchen, two bedrooms, bathroom.

**Outside:** Driveway leading to a single detached garage and adjacent fore garden.

**ENERGY EFFICIENCY RATING:** D

**TENURE:** Leasehold. **VACANT POSSESSION UPON COMPLETION**

**VIEWING:**

By arrangement with the auctioneers - 01332 242880

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



**LOT 4****59 CHURCH STREET, DERBY DE23 6QT**

**A TWO DOUBLE BEDROOMED TERRACED PROPERTY CURRENTLY LET ON AN ASSURED SHORTHOLD TENANCY AGREEMENT AT £400 PER CALENDAR MONTH (£4,800 PER ANNUM).**

**PROPERTY DESCRIPTION:**

UPVC double glazed and gas centrally heated living accommodation situated in a popular cul-de-sac location within short walking distance of local shops and also within easy reach of the Intu and City centre.

**ACCOMMODATION:**

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

**Ground Floor:** Passaged hallway (shared with number 57 Church Street), hallway, lounge, dining room, kitchen.

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

**Outside:** Enclosed garden to rear.

**ENERGY EFFICIENCY RATING:** Awaited

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

**VIEWING:**

By arrangement with the auctioneers - 01332 242880

**\*GUIDE PRICE £51,000+ (plus fees)**

**LOT 5****23 HARRIET STREET, DERBY DE23 8EQ**

**A TRADITIONAL BAY FRONTED TWO BEDROOMED TERRACED HOUSE LET ON AN ASSURED SHORTHOLD TENANCY AT £350 PCM (£4,200 PA) WITH SCOPE FOR RENTAL INCREASE.**

**PROPERTY DESCRIPTION:**

The property is located close to Derby Arboretum Park and benefits from gas central heating and uPVC double glazing. Excellent investment opportunity.

**ACCOMMODATION:**

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

**Ground Floor:** Lounge, cellar, dining room, kitchen.

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

**Outside:** Yard to rear.

**ENERGY EFFICIENCY RATING:** D

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

**VIEWING:**

By arrangement with the auctioneers - 01332 242880

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

**LOT 6****213 SHAFESBURY CRESCENT, DERBY DE23 8NA**

**A TWO DOUBLE BEDROOMED MID-TERRACED PROPERTY WITH PART OF THE FIRST FLOOR ACCOMMODATION ARRANGED OVER THE SHARED PASSAGEWAY AND IN NEED OF A MINOR SCHEME OF IMPROVEMENTS.**

**PROPERTY DESCRIPTION:**

UPVC double glazed and gas centrally heated living accommodation situated in an established and convenient residential location always popular with first time buyers and landlords/investors.

**ACCOMMODATION:**

**Ground Floor:** Lounge, inner lobby, dining room, kitchen.

**First Floor:** Passaged landing, two bedrooms, family bathroom.

**Outside:** Low maintenance garden to the rear.

**ENERGY EFFICIENCY RATING:** E

**TENURE:** Freehold. **VACANT POSSESSION UPON COMPLETION**

**VIEWING:**

By arrangement with the auctioneers - 01332 242880

**\*GUIDE PRICE £59,000+ (plus fees)**



## LOT 7

13 STILES ROAD, ALVASTON, DERBY DE24 0PG

**AN EXCELLENT INVESTMENT OPPORTUNITY ACQUIRE A TRADITIONALLY BUILT THREE BEDROOMED SEMI-DETACHED HOUSE IN NEED OF SOME IMPROVEMENTS YET ENJOYING A VERY POPULAR AND CONVENIENT LOCATION.**

**PROPERTY DESCRIPTION:**

A double glazed and gas centrally property situated in the popular suburb of Alvaston with an excellent range of amenities along with superb road network connections. Excellent investment opportunity.

**ACCOMMODATION:**

**Ground Floor:** Entrance hall, lounge through diner, kitchen.

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

**Outside:** Hard-standing space to front behind a timber fence. Attractive good sized rear garden.

**ENERGY EFFICIENCY RATING:** D

**TENURE:** Freehold

**VACANT POSSESSION UPON COMPLETION**

**VIEWING:**

By arrangement with the auctioneers - 01332 242880

**\*GUIDE PRICE £95,000+ (plus fees)**



## LOT 8

98 QUERNEBY ROAD, MAPPERLEY, NOTTINGHAMSHIRE NG3 5HS

**A FOUR BEDROOMED DETACHED HOUSE SITUATED IN A POPULAR AND HIGHLY CONVENIENT RESIDENTIAL LOCATION.**

**PROPERTY DESCRIPTION:**

The property benefits from mostly uPVC double glazing and gas central heating and is situated within a short distance of Woodborough Road where there are local schools, shops, amenities and excellent transport links.

**ACCOMMODATION:**

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

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

**Second Floor:** Landing, bedroom four.

**Outside:** Garden to rear which is laid to lawn with patio area.

**ENERGY EFFICIENCY RATING:** F

**TENURE:** Freehold

**VACANT POSSESSION UPON COMPLETION**

**VIEWING:**

By arrangement with the auctioneers - 01332 242880

**\*GUIDE PRICE £78,000+ (plus fees)**





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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 9

**76 LYNDEN AVENUE, LONG EATON, NOTTINGHAMSHIRE NG10 1AB**

**AN EXCELLENT INVESTMENT OPPORTUNITY TO ACQUIRE A THREE BEDROOMED SEMI-DETACHED HOUSE IN NEED OF REFURBISHMENT.**

**PROPERTY DESCRIPTION:**

The uPVC double glazed living accommodation is situated within a well regarded residential location within a short commute of Long Eaton town centre.

**ACCOMMODATION:**

**Ground Floor:** Entrance hall, lounge through diner, kitchen, bathroom.

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

**Outside:** Gardens to front and rear. Communal parking to the side leading to a garage which is located to the left of the row of three.

**ENERGY EFFICIENCY RATING:** E

**TENURE:** Freehold. **VACANT POSSESSION UPON COMPLETION**

**VIEWING:**

By arrangement with the auctioneers - 01332 242880

**\*GUIDE PRICE £83,000+ (plus fees)**



## LOT 10

**72 BRIDGE STREET, LONG EATON, NOTTINGHAMSHIRE NG10 4QQ**

**A TRADITIONAL TWO BEDROOMED SEMI-DETACHED HOUSE IN NEED OF A SCHEME OF UPGRADING AND IMPROVEMENT THROUGHOUT.**

**PROPERTY DESCRIPTION:**

Situated in a popular residential location close to local amenities, the property offers excellent potential.

**ACCOMMODATION:**

**Ground Floor:** Lounge, dining room, cellar, kitchen, lean-to.

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

**Outside:** Low maintenance rear garden.

**ENERGY EFFICIENCY RATING:** F

**TENURE:** Freehold

**VACANT POSSESSION UPON COMPLETION**

**VIEWING:**

By arrangement with the auctioneers - 01332 242880

**\*GUIDE PRICE £54,000+ (plus fees)**



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next Derby auction

**Friday**

**15th December 2017**

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

**SDL AUCTIONS**

— GRAHAM PENNY —

## LOT 11

### 8 SHACKLECROSS CLOSE, BORROWASH, DERBY DE72 3GX

**A THREE/FOUR BEDROOMED CHALET STYLE DETACHED PROPERTY IN NEED OF FULL MODERNISATION AND OFFERS POTENTIAL FOR SEPARATE ANCILLARY ACCOMMODATION (STPC), TUCKED AWAY IN A PLEASANT CUL-DE-SAC LOCATION.**

**PROPERTY DESCRIPTION:**

The property offers versatile living accommodation and has gas centrally heated living accommodation. The village of Borrowash is a sought after location offering an excellent range of amenities including local primary school, numerous public houses/restaurants, shops and is just positioned off the A52 which provides swift access onto the Cities of Derby, Nottingham and the M1 motorway. Excellent investment opportunity.

**ACCOMMODATION:**

**Ground Floor:** Side entrance hall, guest cloakroom, good sized lounge, dining room, study/bedroom four, kitchen diner, utility room.  
**First Floor:** Landing, three bedrooms, bathroom.

**Outside:** Good sized gardens to front and rear. Driveway leading to single garage.

**ENERGY EFFICIENCY RATING:** E

**TENURE:** Freehold. **VACANT POSSESSION UPON COMPLETION**

**VIEWING:**

By arrangement with the auctioneers - 01332 242880

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



## LOT 12

### 10-12 THE GREEN, BREASTON, DERBYSHIRE DE72 3DU

**A MIXED COMMERCIAL/RESIDENTIAL DETACHED PROPERTY LOCATED IN THE HEART OF BREASTON VILLAGE AND ADJACENT TO AN OPEN PARK AND PRODUCING A COMBINED INCOME OF £13,320 PER ANNUM.**

**PROPERTY DESCRIPTION:**

The corner ground floor shop known as 'Oh So Scrumptious!' is on a 12 year lease with 6 year break clause and is producing £770 pcm. The first floor one bedroomed flat produces £340 pcm on an assured shorthold tenancy agreement with a long term tenant and offers scope for rental increase.

Breaston village is a popular location conveniently positioned for the town of Long Eaton, the Cities of Derby, Nottingham and the M1 motorway.

**ACCOMMODATION:**

**Ground Floor:** Shop front, dining area, kitchen.

**First Floor Flat:** Kitchen diner, inner lobby, lounge diner, bedroom, bathroom.

**Outside:** Parking for one vehicle to the rear.

**ENERGY EFFICIENCY RATING:** Shop - G; Flat - F

**TENURE:** Freehold. **SUBJECT TO LEASE/TENANCY**

**VIEWING:**

By arrangement with the auctioneers - 01332 242880

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



**LOT 13****41 BEECH ROAD, ERDINGTON, WEST MIDLANDS B23 5QJ****CR**

**A FIRST FLOOR MAISONETTE FOUND IN A POPULAR DEVELOPMENT WITHIN 1 MILE OF CHESTER ROAD TRAIN STATION.**

**PROPERTY DESCRIPTION:**

Conveniently located for access in Boldmere and the numerous bars, restaurants and shops it has to offer.

**ACCOMMODATION:**

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

**Ground Floor:** Entrance hall.

**First Floor:** Hallway, lounge, kitchen, bedroom, bathroom.

**ENERGY EFFICIENCY RATING:** E

**TENURE:** Leasehold. **VACANT POSSESSION UPON COMPLETION**

**VIEWING:**

By arrangement with the auctioneers - 01332 242880

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

**SOLD****PRIOR****LOT 14****16 RANSOM ROAD, ERDINGTON, WEST MIDLANDS B23 7DX****CR**

**A THREE BEDROOM SEMI DETACHED FAMILY HOME WITH POTENTIAL FOR IMPROVEMENT AND EXTENSION (STPC).**

**PROPERTY DESCRIPTION:**

The property has central heating and no upward chain. It is located in a popular residential area off Marsh Hill close to Marsh Hill primary school.

**ACCOMMODATION:**

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

**Ground Floor:** Entrance hall, two reception rooms, kitchen

**First Floor:** Three bedrooms, shower room and etc.

**Outside:** Gardens, garage and off road parking.

**ENERGY EFFICIENCY RATING:** D

**TENURE:** Freehold. **VACANT POSSESSION UPON COMPLETION**

**VIEWING:**

By arrangement with the auctioneers - 01332 242880

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

**SOLD****PRIOR****LOT 15****7 MERRIONS CLOSE, GREAT BARR, BIRMINGHAM, WEST MIDLANDS B43 7AS****CR**

**A THREE BEDROOMED SEMI-DETACHED PROPERTY ENJOYING A POPULAR LOCATION.**

**PROPERTY DESCRIPTION:**

The property is situated close to local amenities including local schools, Scott Arms shopping complex, bus routes into Birmingham City Centre and M6 junction 7 motorway link.

**ACCOMMODATION:**

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

**Ground Floor:** Hallway, lounge, breakfast kitchen, rear lobby, bathroom.

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

**Outside:** Off road parking to front, garden to rear.

**ENERGY EFFICIENCY RATING:** E

**TENURE:** Freehold. **VACANT POSSESSION UPON COMPLETION**

**VIEWING:**

By arrangement with the auctioneers - 01332 242880

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

**SOLD****PRIOR**

**LOT 16****11 RILAND ROAD, SUTTON COLDFIELD, WEST MIDLANDS B75 7AQ****CR**

**A TWO BEDROOMED TERRACED HOME IN NEED OF MODERNISATION SITUATED WITHIN A HIGHLY SOUGHT AFTER, MOST CONVENIENT TOWN CENTRE LOCATION.**

**PROPERTY DESCRIPTION:**

The property is ideally positioned for many well reputed schools for children of all ages, offers excellent road and rail links for those looking commute as well as superb shopping and leisure facilities at Sutton Coldfield town centre.

**ACCOMMODATION:**

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

**Ground Floor:** Two reception rooms, kitchen.

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

**Outside:** Various outbuildings and a good sized garden to the rear.

**ENERGY EFFICIENCY RATING:**

**TENURE:** Freehold. **VACANT POSSESSION UPON COMPLETION**

**VIEWING:**

By arrangement with the auctioneers - 01332 242880

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

**LOT 17****APARTMENT 11, BOXWORKS, 35 TENBY STREET NORTH, BIRMINGHAM, WEST MIDLANDS B1 3EG**

**AN EXCELLENT OPPORTUNITY TO ACQUIRE A PURPOSE BUILT MODERN TWO BEDROOMED THIRD FLOOR APARTMENT.**

**PROPERTY DESCRIPTION:**

The building has a secure communal entrance with a lift and intercom system and is located within close proximity of the Jewellery Quarter and Birmingham City Centre.

**ACCOMMODATION:**

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

**Third Floor:** Hallway, lounge, kitchen, master bedroom with en-suite shower room, further bedroom and bathroom.

**ENERGY EFFICIENCY RATING:** C

**TENURE:** Leasehold. **VACANT POSSESSION UPON COMPLETION**

**VIEWING:**

By arrangement with the auctioneers - 01332 242880

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

**LOT 18****24 LISTER ROAD, BEECHDALE, WALSALL, WEST MIDLANDS WS2 7HL****CR**

**A THREE BEDROOMED MID-TERRACED PROPERTY CURRENTLY LET AT £500 PCM (£6,000 PA).**

**PROPERTY DESCRIPTION:**

Located in the Beechdale area of Walsall close to Reedswood Retail Park and within easy access of the M6 Motorway network. Ideal investment opportunity

**ACCOMMODATION:**

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

**Ground Floor:** Hallway, lounge, kitchen/diner.

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

**Outside:** Paved and gravelled frontage, enclosed rear garden.

**ENERGY EFFICIENCY RATING:**

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

**VIEWING:**

By arrangement with the auctioneers - 01332 242880

**\*GUIDE PRICE £87,000+ (plus fees)**



## LOT 19

### 32 LEAMORE LANE, WALSALL, WEST MIDLANDS WS3 2BL

#### A PURPOSE BUILT TWO BEDROOMED GROUND FLOOR MAISONETTE.

**PROPERTY DESCRIPTION:**

The property requires a scheme of upgrading and improvements throughout.

**ACCOMMODATION:**

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

**Ground Floor:** Hallway, lounge, kitchen, two bedrooms, bathroom.

**ENERGY EFFICIENCY RATING:** D

**TENURE:** Leasehold

**VACANT POSSESSION UPON COMPLETION**

**VIEWING:**

By arrangement with the auctioneers - 01332 242880

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



## LOT 20

### PLOT 44, LAND WEST OF THE RIVER TONGE, BOLTON, GREATER MANCHESTER BL2 1NU

#### A FREEHOLD PARCEL OF LAND, THE PLOT FORMS PART OF A LARGER SITE OF APPROXIMATELY 1.1 ACRES.

**DESCRIPTION:**

Located close to residential housing and having views over/towards the river.

The auctioneers have not inspected the land but are given to understand the area is overgrown and has variations in ground levels. Trees on the plot are subject to Tree Preservation Orders, please refer to the legal pack for further details.

Buyers should make their own further enquiries regarding obtaining any necessary planning consents and access.

**TENURE:** Freehold. **VACANT POSSESSION UPON COMPLETION**

**VIEWING:**

Direct on site. Enquiries to auctioneers - 01332 242880

**\*GUIDE PRICE £500+ (plus fees)**



## LOT 21

### PLOT 45, LAND WEST OF THE RIVER TONGE, BOLTON, GREATER MANCHESTER BL2 1NU

#### A FREEHOLD PARCEL OF LAND, THE PLOT FORMS PART OF A LARGER SITE OF APPROXIMATELY 1.1 ACRES.

**DESCRIPTION:**

Located close to residential housing and having views over/towards the river.

The auctioneers have not inspected the land but are given to understand the area is overgrown and has variations in ground levels. Trees on the plot are subject to Tree Preservation Orders, please refer to the legal pack for further details.

Buyers should make their own further enquiries regarding obtaining any necessary planning consents and access.

**TENURE:** Freehold. **VACANT POSSESSION UPON COMPLETION**

**VIEWING:**

Direct on site. Enquiries to auctioneers - 01332 242880

**\*GUIDE PRICE £500+ (plus fees)**



## LOT 22

### PLOT 46, LAND WEST OF THE RIVER TONGE, BOLTON, GREATER MANCHESTER BL2 1NU

A FREEHOLD PARCEL OF LAND, THE PLOT FORMS PART OF A LARGER SITE OF APPROXIMATELY 1.1 ACRES.

**PROPERTY DESCRIPTION:**

Located close to residential housing and having views over/towards the river.

The auctioneers have not inspected the land but are given to understand the area is overgrown and has variations in ground levels. Trees on the plot are subject to Tree Preservation Orders, please refer to the legal pack for further details.

Buyers should make their own further enquiries regarding obtaining any necessary planning consents and access.

**TENURE:** Freehold. **VACANT POSSESSION UPON COMPLETION**

**VIEWING:**

Direct on site. Enquiries to auctioneers - 01332 242880

**\*GUIDE PRICE £500+ (plus fees)**



For identification purposes only. Not to scale.

## LOT 23

### PLOT 47, LAND WEST OF THE RIVER TONGE, BOLTON, GREATER MANCHESTER BL2 1NU

A FREEHOLD PARCEL OF LAND, THE PLOT FORMS PART OF A LARGER SITE OF APPROXIMATELY 1.1 ACRES.

**PROPERTY DESCRIPTION:**

Located close to residential housing and having views over/towards the river.

The auctioneers have not inspected the land but are given to understand the area is overgrown and has variations in ground levels. Trees on the plot are subject to Tree Preservation Orders, please refer to the legal pack for further details.

Buyers should make their own further enquiries regarding obtaining any necessary planning consents and access.

**TENURE:** Freehold. **VACANT POSSESSION UPON COMPLETION**

**VIEWING:**

Direct on site. Enquiries to auctioneers - 01332 242880

**\*GUIDE PRICE £500+ (plus fees)**



For identification purposes only. Not to scale.

## LOT 24

### PLOT 48, LAND WEST OF THE RIVER TONGE, BOLTON, GREATER MANCHESTER BL2 1NU

A FREEHOLD PARCEL OF LAND, THE PLOT FORMS PART OF A LARGER SITE OF APPROXIMATELY 1.1 ACRES.

**PROPERTY DESCRIPTION:**

Located close to residential housing and having views over/towards the river.

The auctioneers have not inspected the land but are given to understand the area is overgrown and has variations in ground levels. Trees on the plot are subject to Tree Preservation Orders, please refer to the legal pack for further details.

Buyers should make their own further enquiries regarding obtaining any necessary planning consents and access.

**TENURE:** Freehold. **VACANT POSSESSION UPON COMPLETION**

**VIEWING:**

Direct on site. Enquiries to auctioneers - 01332 242880

**\*GUIDE PRICE £500+ (plus fees)**



For identification purposes only. Not to scale.

## LOT 25

### PLOT 49, LAND WEST OF THE RIVER TONGE, BOLTON, GREATER MANCHESTER BL2 1NU

A FREEHOLD PARCEL OF LAND, THE PLOT FORMS PART OF A LARGER SITE OF APPROXIMATELY 1.1 ACRES.

**PROPERTY DESCRIPTION:**

Located close to residential housing and having views over/towards the river.

The auctioneers have not inspected the land but are given to understand the area is overgrown and has variations in ground levels. Trees on the plot are subject to Tree Preservation Orders, please refer to the legal pack for further details.

Buyers should make their own further enquiries regarding obtaining any necessary planning consents and access.

**TENURE:** Freehold. **VACANT POSSESSION UPON COMPLETION**

**VIEWING:**

Direct on site. Enquiries to auctioneers - 01332 242880

**\*GUIDE PRICE £500+ (plus fees)**



## LOT 26

### PLOT 50, LAND WEST OF THE RIVER TONGE, BOLTON, GREATER MANCHESTER BL2 1NU

A FREEHOLD PARCEL OF LAND, THE PLOT FORMS PART OF A LARGER SITE OF APPROXIMATELY 1.1 ACRES.

**PROPERTY DESCRIPTION:**

Located close to residential housing and having views over/towards the river.

The auctioneers have not inspected the land but are given to understand the area is overgrown and has variations in ground levels. Trees on the plot are subject to Tree Preservation Orders, please refer to the legal pack for further details.

Buyers should make their own further enquiries regarding obtaining any necessary planning consents and access.

**TENURE:** Freehold. **VACANT POSSESSION UPON COMPLETION**

**VIEWING:**

Direct on site. Enquiries to auctioneers - 01332 242880

**\*GUIDE PRICE £500+ (plus fees)**



## LOT 27

### PLOT 51, LAND WEST OF THE RIVER TONGE, BOLTON, GREATER MANCHESTER BL2 1NU

A FREEHOLD PARCEL OF LAND, THE PLOT FORMS PART OF A LARGER SITE OF APPROXIMATELY 1.1 ACRES.

**PROPERTY DESCRIPTION:**

Located close to residential housing and having views over/towards the river.

The auctioneers have not inspected the land but are given to understand the area is overgrown and has variations in ground levels. Trees on the plot are subject to Tree Preservation Orders, please refer to the legal pack for further details.

Buyers should make their own further enquiries regarding obtaining any necessary planning consents and access.

**TENURE:** Freehold. **VACANT POSSESSION UPON COMPLETION**

**VIEWING:**

Direct on site. Enquiries to auctioneers - 01332 242880

**\*GUIDE PRICE £500+ (plus fees)**





## LOT 28

### LOT 28 PLOT 52, LAND WEST OF THE RIVER TONGE, BOLTON, GREATER MANCHESTER BL2 1NU

**A FREEHOLD PARCEL OF LAND, THE PLOT FORMS PART OF A LARGER SITE OF APPROXIMATELY 1.1 ACRES.**

**PROPERTY DESCRIPTION:**

Located close to residential housing and having views over/towards the river.

The auctioneers have not inspected the land but are given to understand the area is overgrown and has variations in ground levels. Trees on the plot are subject to Tree Preservation Orders, please refer to the legal pack for further details.

Buyers should make their own further enquiries regarding obtaining any necessary planning consents and access.

**TENURE:** Freehold. **VACANT POSSESSION UPON COMPLETION**

**VIEWING:**

Direct on site. Enquiries to auctioneers - 01332 242880

**\*GUIDE PRICE £500+ (plus fees)**



## LOT 29

### LOT 29 17 ALBANY STREET, ROTHERHAM, SOUTH YORKSHIRE S65 2AE

**TWO BEDROOMED TERRACED HOUSE WITH GAS CENTRAL HEATING AND UPVC DOUBLE GLAZING.**

**PROPERTY DESCRIPTION:**

Located within easy reach of Rotherham town centre with excellent amenities, numerous bus routes, road links and within easy reach of the train station, Rotherham College and Rotherham General Hospital. The property was previously let generating £395 pcm (£4,740 pa).

**ACCOMMODATION:**

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

**Ground Floor:** Lounge, inner lobby, dining kitchen, cellar.

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

**Outside:** Enclosed rear garden.

**ENERGY EFFICIENCY RATING:** E

**TENURE:** Freehold. **VACANT POSSESSION UPON COMPLETION**

**VIEWING:**

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



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## LOT 30

## BOSTON TEA ROOMS, WITHAM BANK EAST, BOSTON, LINCOLNSHIRE PE21 9JU

A CHARMING TWO STOREY BUILDING OF TRADITIONAL BRICK AND TILE CONSTRUCTION WHICH HAS BEEN USED FOR A NUMBER OF YEARS AS A CAFE WITH WELL-PROPORTIONED ACCOMMODATION.

### PROPERTY DESCRIPTION:

The property is situated on the banks of the River Witham just north of the A1137 and offers excellent potential.

### ACCOMMODATION:

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

**Ground Floor:** Kitchen/food prep. servery area 25.34 sq. m (272 sq. ft.), restaurant area 22.94 sq. m (246 sq. ft.).

**Total Area including the Lobby 48.28 sq. m (419 sq. ft.).**

**First Floor:** Vacant

### ENERGY EFFICIENCY RATING: E

**TENURE:** Freehold

### VACANT POSSESSION ON COMPLETION

### VIEWING:

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



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**LOT 31****6 CHARNWOOD STREET, DERBY DE1 2GT**

**A LARGE BAY WINDOWED, THREE STOREY HOUSE DIVIDED INTO SEVEN WELL MAINTAINED UNITS CURRENTLY LET ON ASSURED SHORTHOLD TENANCY AGREEMENTS PRODUCING A GROSS RENT OF £31,440 PER ANNUM.**

**ENERGY EFFICIENCY RATING:** G**TENURE:** Freehold**SUBJECT TO TENANCIES****VIEWING:**

By arrangement with the auctioneers - 01332 242880

**PROPERTY DESCRIPTION:**

There is always a good rental demand and in recent years the current owner has made improvements to the property and has a mixture of one bedroomed self-contained studio flats and bed-sitting rooms with shared facilities. All units have the benefit of electric heating and double glazing.

**ACCOMMODATION:**

**Ground Floor:** Communal entrance hall, studio flat one, studio flat two, studio flat three, separate toilet and shower room.

**First Floor:** Landing, unit four (rear), unit five (middle), unit six (front), separate toilet and shower room.

**Second Floor:** Landing, flat seven.

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

**LOT 32****142 DANEBRIDGE CRESCENT, OAKWOOD, DERBY DE21 2HF**

**A PARTICULARLY ATTRACTIVE AND WELL APPOINTED THREE BEDROOMED DETACHED BUNGALOW OCCUPYING A VERY POPULAR LOCATION SITUATED WITHIN SHORT WALKING DISTANCE OF OAKWOOD SHOPPING CENTRE.**

**PROPERTY DESCRIPTION:**

The well proportioned living accommodation has the benefit of sealed unit uPVC double glazing, gas central heating and requires a minor scheme of improvements.

**ACCOMMODATION:**

**Ground Floor:** Porch, hallway, lounge, conservatory, dining kitchen, master bedroom, bedroom two, bathroom, lobby area, bedroom three, shower room.

**Outside:** Block paved driveway to the front providing car standing space and access to single garage. Gated access to the rear garden which has well stocked borders, mature trees and pathways.

**ENERGY EFFICIENCY RATING:** D**TENURE:** Freehold**VACANT POSSESSION UPON COMPLETION****VIEWING:**

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**\*GUIDE PRICE £165,000+ (plus fees)**

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## LOT 33

**19A COXON STREET, SPONDON, DERBY DE21 7JF**

**AN EXCELLENT OPPORTUNITY TO PURCHASE A CHARMING VICTORIAN SEMI-DETACHED PROPERTY IN A SOUGHT AFTER LOCATION IN THE VILLAGE OF SPONDON.**

**PROPERTY DESCRIPTION:**

The property can be found in a quiet cul-de-sac location and has the benefit full double glazing throughout and requires a scheme of improvements.

**ACCOMMODATION:**

**Ground Floor:** Living room, large kitchen diner, lobby area, bathroom.

**First Floor:** Bedroom one, hallway/corridor giving access to two further bedrooms.

**Outside:** Large rear garden and garage to side.

**ENERGY EFFICIENCY RATING:** G

**TENURE:** Freehold

**VACANT POSSESSION UPON COMPLETION**

**VIEWING:**

By arrangement with the auctioneers - 01332 242880

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



## LOT 34

**GARAGE ADJACENT TO NUMBER 11, DAVENPORT ROAD, ALLENTON, DERBY DE24 8AY**

**A DETACHED GARAGE OFFERING POTENTIAL LOCK- UP STORAGE FOR SMALL TRADER.**

**DESCRIPTION:**

Please note the garage is currently blocked up with no access for viewings and the auctioneers have not viewed it internally.

Situated within easy reach of Pride Park and City centre.

**ENERGY EFFICIENCY RATING:** Not Applicable

**TENURE:** Freehold

**VACANT POSSESSION UPON COMPLETION**

**VIEWING:**

External viewings only. Enquiries to the auctioneers - 01332 242880.

**\*GUIDE PRICE £5,000+ (plus fees)**



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**LOT 35**

**1/2, 21 ROBERT STREET, PORT GLASGOW, RENFREWSHIRE PA14 5RD**

**A VACANT FEU HOLD (SCOTTISH FREEHOLD) FIRST FLOOR FLAT.**

**PROPERTY DESCRIPTION:**

A purpose built first floor flat.

**ACCOMMODATION:**

**Ground Floor:** Entrance.

**First Floor:** Hall, reception room, bedroom, kitchen, bathroom/wc.

**TENURE:**

We understand that the property is Freehold (Scottish - see legal pack for further details) and vacant possession will be given upon completion.

**LOCATION:**

The property is situated on a residential road in Port Glasgow, close to local shops and amenities and within proximity of various green open spaces including the Clyde Muirshiel Regional Park. Transport links are provided by Port Glasgow Railway Station.

We understand that this property lies within the Clune Park Regeneration plan.

**AUCTIONEERS NOTE:**

1. The Auctioneers were unable to inspect the property internally and therefore the accommodation should not be relied upon.
2. We are advised by the Sellers that the property was previously let at a rental figure of £350 pcm - £4,200 per annum.

**VIEWING:**

External viewings only.

**\*GUIDE PRICE £6,000+ (plus fees)**



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**LOT 36****1/3, 13 ROBERT STREET, PORT GLASGOW, RENFREWSHIRE PA14 5RD****A VACANT FEUHOLD (SCOTTISH FREEHOLD) FIRST FLOOR FLAT.****PROPERTY DESCRIPTION:**

A purpose built first floor flat.

**ACCOMMODATION:****Ground Floor:** Entrance.**First Floor:** Hall, reception room, bedroom, kitchen, bathroom/wc.**TENURE:**

We understand that the property is Freehold (Scottish - see legal pack for further details) and vacant possession will be given upon completion.

**LOCATION:**

The property is situated on a residential road in Port Glasgow, close to local shops and amenities and within proximity of various green open spaces including the Clyde Muirshiel Regional Park. Transport links are provided by Port Glasgow Railway Station.

We understand that this property lies within the Clune Park Regeneration plan.

**AUCTIONEERS NOTE:**

1. The Auctioneers were unable to inspect the property internally and therefore the accommodation should not be relied upon.
2. We are advised by the Sellers that the property was previously let at a rental figure of £350 pcm - £4,200 per annum.

**VIEWING:**

External viewings only.

**\*GUIDE PRICE £6,000+ (plus fees)****LOT 37****2/1, 2 BRUCE STREET, PORT GLASGOW, RENFREWSHIRE PA14 5NP****A VACANT FEUHOLD (SCOTTISH FREEHOLD) SECOND FLOOR FLAT.****PROPERTY DESCRIPTION:**

A purpose built second floor flat.

**ACCOMMODATION:****Ground Floor:** Entrance.**Second Floor:** Hall, reception room, bedroom, kitchen, bathroom/wc.**TENURE:**

We understand that the property is Freehold (Scottish - see legal pack for further details) and vacant possession will be given upon completion.

**LOCATION:**

The property is situated on a residential road in Port Glasgow, close to local shops and amenities and within proximity of various green open spaces including the Clyde Muirshiel Regional Park. Transport links are provided by Port Glasgow Railway Station.

We understand that this property lies within the Clune Park Regeneration plan.

**AUCTIONEERS NOTE:**

1. The Auctioneers were unable to inspect the property internally and therefore the accommodation should not be relied upon.
2. We are advised by the Sellers that the property was previously let at a rental figure of £350 pcm - £4,200 per annum.

**VIEWING:**

External viewings only.

**\*GUIDE PRICE £6,000+ (plus fees)**



**LOT 38****3/2, 2 WALLACE STREET, PORT GLASGOW, RENFREWSHIRE PA14 5RB****A VACANT FEUHOLD (SCOTTISH FREEHOLD) THIRD FLOOR FLAT.****PROPERTY DESCRIPTION:**

A purpose built third floor flat.

**ACCOMMODATION:****Ground Floor:** Entrance.**Third Floor:** Hall, reception room, bedroom, kitchen, bathroom/wc.**TENURE:**

We understand that the property is Freehold (Scottish - see legal pack for further details) and vacant possession will be given upon completion.

**LOCATION:**

The property is situated on a residential road in Port Glasgow, close to local shops and amenities and within proximity of various green open spaces including the Clyde Muirshiel Regional Park. Transport links are provided by Port Glasgow Railway Station.

We understand that this property lies within the Clune Park Regeneration plan.

**AUCTIONEERS NOTE:**

1. The Auctioneers were unable to inspect the property internally and therefore the accommodation should not be relied upon.
2. We are advised by the Sellers that the property was previously let at a rental figure of £350 pcm - £4,200 per annum.

**VIEWING:**

External viewings only.

**\*GUIDE PRICE £6,000+ (plus fees)****LOT 39****3/2, 21 ROBERT STREET, PORT GLASGOW, RENFREWSHIRE PA14 5RD****A VACANT FEUHOLD (SCOTTISH FREEHOLD) THIRD FLOOR FLAT.****PROPERTY DESCRIPTION:**

A purpose built third floor flat.

**ACCOMMODATION:****Ground Floor:** Entrance.**Third Floor:** Hall, reception room, bedroom, kitchen, bathroom/wc.**TENURE:**

We understand that the property is Freehold (Scottish - see legal pack for further details) and vacant possession will be given upon completion.

**LOCATION:**

The property is situated on a residential road in Port Glasgow, close to local shops and amenities and within proximity of various green open spaces including the Clyde Muirshiel Regional Park. Transport links are provided by Port Glasgow Railway Station.

We understand that this property lies within the Clune Park Regeneration plan.

**AUCTIONEERS NOTE:**

1. The Auctioneers were unable to inspect the property internally and therefore the accommodation should not be relied upon.
2. We are advised by the Sellers that the property was previously let at a rental figure of £350 pcm - £4,200 per annum.

**VIEWING:**

External viewings only.

**\*GUIDE PRICE £6,000+ (plus fees)**

**LOT 40**

**3/3, 33 ROBERT STREET, PORT GLASGOW, RENFREWSHIRE PA14 5RD**

**A VACANT FEU HOLD (SCOTTISH FREEHOLD)  
THIRD FLOOR FLAT.**

**PROPERTY DESCRIPTION:**

A purpose built third floor flat.

**ACCOMMODATION:**

**Ground Floor:** Entrance.

**Third Floor:** Hall, reception room, bedroom, kitchen, bathroom/wc.

**TENURE:**

We understand that the property is Freehold (Scottish - see legal pack for further details) and vacant possession will be given upon completion.

**LOCATION:**

The property is situated on a residential road in Port Glasgow, close to local shops and amenities and within proximity of various green open spaces including the Clyde Muirshiel Regional Park. Transport links are provided by Port Glasgow Railway Station.

We understand that this property lies within the Clune Park Regeneration plan.



**AUCTIONEERS NOTE:**

1. The Auctioneers were unable to inspect the property internally and therefore the accommodation should not be relied upon.
2. We are advised by the Sellers that the property was previously let at a rental figure of £350 pcm - £4,200 per annum.

**VIEWING:**

External viewings only.

**\*GUIDE PRICE £6,000+ (plus fees)**

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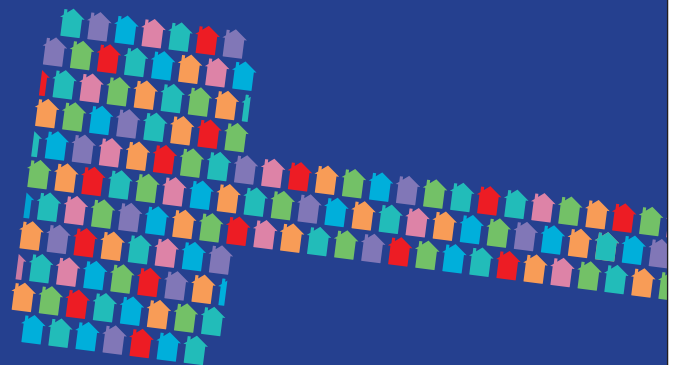
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**LOT 41****FORMER STAFFORD COURT HOTEL, STAFFORD STREET,  
MARKET DRAYTON, SHROPSHIRE TF9 1HY****UR**

**CURRENTLY A HMO WITH 14 ROOMS EACH PRODUCING AN INCOME OF £85 P/W, A COMBINED INCOME OF £1,190 P/W, £61,880 PA GIVING A RETURN OF OVER 20% MAKING THIS BUILDING AN IDEAL INVESTMENT OPPORTUNITY.**

**PROPERTY DESCRIPTION:**

Having planning for a further 10 HMO rooms and en suites, the building is capable of producing a high yield for potential investors. With car parking to the rear and a good central location in Market Drayton, the building is ideal for conversion to apartments or flats, business use or back to a hotel (stpc). Renovation required.

**BUSINESS HISTORY:**

The Stafford Court Hotel Public house dates back to 1611. It closed as a hotel a few years ago and is currently being used as a House of Multiple Occupation (HMO). The building has 14 rooms which are occupied and producing a weekly income of £85 per room along the upper floors. Our client also has planning permission for a further 10 rooms on the lower floor which would give an increased yield. The building does require refurbishment and would suit a builder/developer more favourably.

**ENERGY EFFICIENCY RATING: C****TENURE: Freehold. SUBJECT TO TENANCY****VIEWING:**

By arrangement with the auctioneers - 01332 242880



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

**LOT 42****47 BATH STREET, BELGRAVE, LEICESTER LE4 7QE****CR**

**A DETACHED TWO BEDROOMED COTTAGE REQUIRING A FULL SCHEME OF IMPROVEMENT.**

**PROPERTY DESCRIPTION:**

Situated within the popular area of Belgrave, this two bedroomed property sits on an extremely generous plot, providing much scope and potential to create an exceptional family home.

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

**ACCOMMODATION:**

**Ground Floor:** Two reception rooms, kitchen, bathroom.

**First Floor:** Two large double bedrooms.

**Outside:** Garden to side and rear.

**ENERGY EFFICIENCY RATING: G**

**TENURE:** Freehold. **VACANT POSSESSION UPON COMPLETION**

**VIEWING:**

By arrangement with the auctioneers - 01332 242880

**\*GUIDE PRICE £146,000+ (plus fees)**



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

See the form at the back of this catalogue.

**LOT 43****23 BOROUGH STREET, KEGWORTH, DERBYSHIRE DE74 2FF**

**A WELL PRESENTED TWO BEDROOMED COTTAGE WITH ACCOMMODATION ARRANGED OVER THREE FLOORS, SITUATED WITHIN THE POPULAR VILLAGE OF KEGWORTH.**

**PROPERTY DESCRIPTION:**

The property itself benefits from gas central heating, uPVC double glazing, modern kitchen and bathroom and is currently let on an AST at £525 pcm (£6,300 pa). Superb investment opportunity.

**ACCOMMODATION:**

**Ground Floor:** Lounge, breakfast kitchen

**First Floor:** Passaged landing, bedroom one, bathroom.

**Second Floor:** Bedroom two

**Outside:** Manageable private garden to the rear with three brick storage sheds at the bottom of the garden.

**ENERGY EFFICIENCY RATING:** E

**TENURE:** Freehold

**SUBJECT TO TENANCY**

**VIEWING:**

By arrangement with the auctioneers - 01332 242880

**\*GUIDE PRICE £90,000+ (plus fees)**

**LOT 44****18 ALEXANDRA TERRACE, STANTON HILL, SUTTON-IN-ASHFIELD, NOTTINGHAMSHIRE NG17 3GZ**

**A WELL PRESENTED FOUR BEDROOMED DETACHED BUNGALOW WHICH BENEFITS FROM GAS CENTRAL HEATING AND IS FULLY DOUBLE GLAZED.**

**PROPERTY DESCRIPTION:**

The bungalow is situated in a good sized established garden with a number of mature trees and shrubs and has a large driveway.

**ACCOMMODATION:**

**Ground Floor:** Entrance hall, dining area, modern and stylish kitchen area, living room area, corridor, four bedrooms, family bathroom.

**Outside:** Driveway to front providing off road parking. Rear garden with large lawned area and a large decking area.

**ENERGY EFFICIENCY RATING:** D

**TENURE:** Freehold

**VACANT POSSESSION UPON COMPLETION**

**VIEWING:**

By arrangement with the auctioneers - 01332 242880

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



## LOT 45

### 61 MILL HILL CRESCENT, TUNSTALL, STOKE ON TRENT, STAFFORDSHIRE ST6 7HW

**A THREE BEDROOMED MID-TOWN HOUSE REQUIRING MODERNISATION THROUGHOUT.**

**PROPERTY DESCRIPTION:**

A three bedroomed mid-town house with large garden to rear and overlooking a substantial area of green to front and close to local shops, primary and secondary schools. Excellent investment potential.

**ACCOMMODATION:**

**Ground Floor:** Entrance porch, entrance hall, lounge, kitchen, utility area.

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

**Outside:** Small garden to the front. Shared side access leads to the rear garden with outside wc and brick built shed.

**ENERGY EFFICIENCY RATING:** E

**TENURE:** Freehold. **VACANT POSSESSION UPON COMPLETION**

**VIEWING:**

By arrangement with the auctioneers - 01332 242880

**\*GUIDE PRICE £58,000+ (plus fees)**



## LOT 46

### CUCKOOWELL LODGE (A), BRADLEY IN THE MOORS, ALTON, STAFFORDSHIRE ST10 4DG

**ENJOYING AN IDYLIC AND TRANQUIL WOODLAND SETTING IN A FORMER QUARRY IS A TRADITIONALLY BUILT TWO DOUBLE BEDROOMED DETACHED BUNGALOW WITH EXTERNAL WOOD CLADDING INCORPORATES A LOG CABIN EFFECT STYLE DWELLING.**

**PROPERTY DESCRIPTION:**

The well-appointed living accommodation has the benefit of oil fired central heating, uPVC double glazing and provides a genuine opportunity for a discerning purchaser looking to acquire a sensible priced holiday home occupying a truly delightful rural location yet conveniently positioned.

**ACCOMMODATION:**

**Ground Floor:** Entrance hall, open plan L-shaped living/dining kitchen, two bedrooms, shower room.

**Outside:** Well kept gardens which are mainly laid to lawn and parking area approached via a long shared driveway.

**ENERGY EFFICIENCY RATING:** N/A

**TENURE:** Freehold

**VACANT POSSESSION UPON COMPLETION**

**VIEWING:**

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**\*GUIDE PRICE £95,000+ (plus fees)**



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**LOT 47**

**CUCKOOWELL LODGE (B), BRADLEY IN THE MOORS, ALTON, STAFFORDSHIRE  
ST10 4DG**

**ENJOYING AN IDYLIC AND TRANQUIL WOODLAND SETTING IN A FORMER QUARRY IS A TRADITIONALLY BUILT TWO DOUBLE BEDROOMED DETACHED BUNGALOW WITH EXTERNAL WOOD CLADDING INCORPORATES A LOG CABIN EFFECT STYLE DWELLING.**



**PROPERTY DESCRIPTION:**

The well-appointed living accommodation has the benefit of oil fired central heating, uPVC double glazing and provides a genuine opportunity for a discerning purchaser looking to acquire a sensible priced holiday home occupying a truly delightful rural location yet conveniently positioned.

**ACCOMMODATION:**

**Ground Floor:** Entrance hall, open plan living/dining kitchen, two bedrooms and shower room.

**Outside:** Well kept gardens which are mainly laid to lawn and parking area approached via a long shared driveway.

**ENERGY EFFICIENCY RATING:** N/A

**VACANT POSSESSION UPON COMPLETION**

**VIEWING:**

By arrangement with the auctioneers - 01332 242880

**\*GUIDE PRICE £95,000+ (plus fees)**



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**PROMINENT FREEHOLD CHARACTER PUB WITH DEVELOPMENT POTENTIAL (STPC) WITHIN CLOSE PROXIMITY TO ST. GEORGES PARK.**

**PROPERTY DESCRIPTION:**

The former Coach Inn we believe dates back to circa 1760 and offers approximately 6,000 sq ft floor space arranged over three storeys. There is also a large cellar area and the pub sits on approximately acre site with a large car park for approximately 45 vehicles. There is potential to convert the pub into residential apartments (stpc). Interestingly the current owners have spent considerable time and effort in appointing architects to draw up alternative proposed schemes. The first set of drawings is an additional extension with orangery garden room located to the rear of the existing pub along with a detached coach style building consisting of six lettable rooms located to the south end of the car park. A further set of drawings will indicate proposed economical new build public house with letting rooms above.

**LOCATION:**

The property occupies an immensely prominent corner plot position in close proximity to St. Georges Park (the National Football Stadium) and the historic market town of Burton on Trent. The City of Derby lies approximately 17 miles to the north-east.

**OVERAGE CLAUSE:** The sale of the property will be subject to an overage clause. Please see our web-site and the legal pack for further information.

**ENERGY EFFICIENCY RATING:** D

**TENURE:** Freehold. **VACANT POSSESSION UPON COMPLETION**

**VIEWING:**

By arrangement with the auctioneers - 01332 242880

**\*GUIDE PRICE £235,000+ (plus fees)**



Proposed Side / Rear Elevation  
1:100

For identification purposes only. Not to scale.



Proposed Front Elevation  
1:100

For identification purposes only. Not to scale.



**LOT 49****13B MARKET PLACE, ASHBOURNE, DERBYSHIRE DE6 1EU****CR**

**A SECOND FLOOR ONE BEDROOMED FLAT SITUATED IN THE HEART OF ASHBOURNES MARKET PLACE.**

**PROPERTY DESCRIPTION:**

Ideal for the single professional, couples or buy to let investor. Continuously rented until recently receiving a rent of £350 pcm (£4,200 pa).

**ACCOMMODATION:**

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

**Ground Floor:** Entrance and stairs to second floor.

**Second Floor:** Entrance hall, lounge, kitchen, bedroom, bathroom.

**ENERGY EFFICIENCY RATING:** E

**TENURE:** Leasehold. **VACANT POSSESSION UPON COMPLETION**

**VIEWING:**

By arrangement with the auctioneers - 01332 242880

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

**LOT 50****UPPER FLOORS 19 DALE ROAD, MATLOCK, DERBYSHIRE DE4 3YA**

**A RARE OPPORTUNITY TO ACQUIRE A FIVE BEDROOMED FLAT LOCATED ON THE UPPER FLOORS OF THIS BEAUTIFUL PERIOD BUILDING WHICH BOASTS ACCOMMODATION OF AROUND 1,800 SQ FT SITUATED IN THE HEART OF MATLOCK.**

**PROPERTY DESCRIPTION:**

The accommodation comprises a single large apartment which is currently let on an assured shorthold tenancy at £825 pcm (£9,900 pa).

**ACCOMMODATION:**

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

**Ground Floor:** External staircase leading to second floor.

**Second & Third Floors:** Five bedrooms, lounge, kitchen and two shower rooms.

**ENERGY EFFICIENCY RATING:** F

**TENURE:** Leasehold. **SUBJECT TO TENANCY**

**VIEWING:**

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



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## LOT 51

### 3 BONEMILL COTTAGES, PARK ROAD, BELPER, DERBYSHIRE DE56 1ND

**INVESTMENT OPPORTUNITY - A SPACIOUS FOUR BEDROOMED STONE BUILT SEMI-DETACHED PROPERTY WITH ACCOMMODATION ARRANGED OVER THREE FLOORS AND OFFERING WELL APPOINTED LIVING ACCOMMODATION. LET ON AST AT £800 PCM (£9,600 PA).**

**PROPERTY DESCRIPTION:**

The property dates back to the early 1800's and is set off the beaten track yet is within easy reach of Belper town centre with its amenities and within walking distance of the local school.

**ACCOMMODATION:**

**Ground Floor:** Living room, reception room two, conservatory/ garden room, kitchen, dining area.

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

**Second Floor:** Master bedroom with en-suite.

**Outside:** Generous sized lawned area to the front with small paved area.

**ENERGY EFFICIENCY RATING:** D

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

**VIEWING:**

By arrangement with the auctioneers - 01332 242880

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



## LOT 52

### FLAT 11 TAYLORS MILL, CROSSLEY STREET, RIPLEY, DERBYSHIRE DE5 3EE

**A PURPOSE BUILT MODERN TWO DOUBLE BEDROOMED SECOND FLOOR APARTMENT CURRENTLY LET AT £4,860 PER ANNUM (£405 PCM).**

**PROPERTY DESCRIPTION:**

There is a remainder of a NHBC warranty in place and the property is conveniently positioned for Ripley town centre which has an excellent range of amenities along with road network connections and the A38 providing swift access to the M1 motorway and the City of Derby.

**ACCOMMODATION:**

**Ground Floor:** Communal reception hallway

**Second Floor:** Hallway, open plan living kitchen area with generous sized lounge, master bedroom with en-suite shower room, further guest double bedroom, bathroom

**ENERGY EFFICIENCY RATING:** B

**TENURE:** Leasehold. **SUBJECT TO TENANCY**

**VIEWING:**

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**LOT 53****15 GRANVILLE CLOSE, DUFFIELD, DERBYS DE56 4FY**

**AN EXTENDED FOUR BEDROOMED DETACHED HOUSE OCCUPYING A VERY POPULAR AND CONVENIENT CUL-DE-SAC LOCATION LITERALLY YARDS FROM ECCLESBOURNE SCHOOL.**

**PROPERTY DESCRIPTION:**

The property requires a scheme of improvements, however has the benefit of double glazing (where stated) and part gas central heating. It is situated within the historic and picturesque village of Duffield which lies approximately 5 miles north of the City of Derby and boasts an excellent range of amenities including the well-known Ecclesbourne Secondary School along with William Gilbert Endowd Primary School and Meadows Primary School.

**ACCOMMODATION:**

**Ground Floor:** Entrance hall, refitted guest cloakroom/shower room, lounge, garden room/dining area, kitchen.

**First Floor:** Landing, master bedroom with feature balcony, three further bedrooms, refitted family bathroom.

**Outside:** Deep fore garden which is mainly laid to lawn with an adjacent driveway providing ample car standing space and leads to a good sized integral garage. Immediately to the rear is an enclosed well stocked garden which enjoys a westerly aspect.

**Note:** We feel there is potential for further extension (stpc).

**ENERGY EFFICIENCY RATING:** E

**TENURE:** Freehold. **VACANT POSSESSION UPON COMPLETION**

**VIEWING:** By arrangement with the auctioneers - 01332 242880

**\*GUIDE PRICE £295,000+ (plus fees)**

**LOT 54****111 PALMERSTON STREET, DERBY DE23 6PF**

**A VERY ATTRACTIVE LARGE THREE DOUBLE BEDROOMED VICTORIAN SEMI-DETACHED HOUSE REQUIRING A COMPREHENSIVE SCHEME OF IMPROVEMENTS AND SITUATED IN THE NOTED LITTLEOVER COMMUNITY SCHOOL CATCHMENT AREA.**

**PROPERTY DESCRIPTION:**

The property retains a wealth of character and charm throughout, enjoying an exceedingly popular and convenient location situated within short walking distance of Littleover village centre.

**ACCOMMODATION:**

**Ground Floor:** Side L shape entrance hall, refit sitting room, separate dining room, side entrance lobby, bathroom, separate store room.

**Note:** We believe that the side entrance lobby, bathroom and separate store room combined were originally the kitchen to the property.

**First Floor:** Passaged landing, three bedrooms, family bathroom.

**Outside:** Small garden to front with access to the side leading to generous sized rear garden with far reaching views and double detached garage accessed off Fairfield Road.

**ENERGY EFFICIENCY RATING:** G

**TENURE:** Freehold. **VACANT POSSESSION UPON COMPLETION**

**VIEWING:** By arrangement with the auctioneers - 01332 242880

**\*GUIDE PRICE £145,000+ (plus fees)**



**POSTPONED**

**LOT 55**

**29 LAWN HEADS AVENUE, LITTLEOVER, DERBY DE23 6DR**

**A TRADITIONALLY BUILT THREE BEDROOMED DETACHED HOUSE LOCATED WITHIN THE LITTLEOVER COMMUNITY SCHOOL CATCHMENT AREA AND ALSO IDEALLY POSITIONED FOR ROYAL DERBY HOSPITAL AND VILLAGE CENTRE.**

**PROPERTY DESCRIPTION:**

The property requires a degree of modernisation and has the potential for an extension subject to the usual planning consents and provides a genuine opportunity for the discerning purchaser looking to acquire an ideal family home offering excellent potential.

**ACCOMMODATION:**

**Ground Floor:** Entrance hall, lounge, dining area, kitchen, large walk-in pantry, rear lobby, small utility room.

**First Floor:** Landing, three bedrooms, family shower room.

**Outside:** Low maintenance fore garden with an adjacent driveway leading to a single detached garage. Immediately to the rear there is a beautiful enclosed garden.

**ENERGY EFFICIENCY RATING:** F

**TENURE:** Freehold. **VACANT POSSESSION UPON COMPLETION**

**VIEWING:**

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**NOV 17**

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# RESULTS - FROM 21ST SEPTEMBER 2017

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

LOT 1.	6 Shakespeare Street, Sinfin, Derby	£78,000	LOT 38.	Plot 17, Land West of the River Tonge, Bolton, Greater Manchester	£100
LOT 2.	68 Peet Street, Derby	£75,500	LOT 39.	Plot 18, Land West of the River Tonge, Bolton, Greater Manchester	£300
LOT 3.	16 Handford Street, Derby	£80,000	LOT 40.	Plot 19, Land West of the River Tonge, Bolton, Greater Manchester	£400
LOT 4.	88 Violet Street, Derby	£78,500	LOT 41.	69a Thornhill Road, Rhiwbina, Cardiff	£95,000
LOT 5.	59 Church Street, Derby	RE-ENTRY	LOT 42.	18 Nicholls Street, Stoke on Trent, Staffordshire	SOLD PRIOR
LOT 6.	45 Dale Road, Buxton	£79,000	LOT 43.	Land off Creswell Farm Drive, Stafford, Staffordshire	WITHDRAWN
LOT 7.	46 Winster Road, Chaddesden, Derby	£126,000	LOT 44.	31 Bassnage Road, Halesowen, Birmingham, West Midlands	£165,500
LOT 8.	36 Dickinson Street, Wilmorton, Derby	£70,000	LOT 45.	21 Farley Road, Erdington, West Midlands	SOLD PRIOR
LOT 9.	6 Gresham Road, Allenton, Derby	£64,000	LOT 46.	193 Johnson Road, Erdington, West Midlands	SOLD PRIOR
LOT 10.	2 Durward Close, Allenton, Derby	£77,000	LOT 47.	22 Denton Road, Burton on Trent, Staffordshire	WITHDRAWN POST
LOT 11.	56 Hawthorn Street, Allenton, Derby	£78,500	LOT 48.	Apartment 7 'The Dance', Coleorton Hall, Constable Way, Coleorton, Leicestershire	SOLD PRIOR
LOT 12.	30 Hardwick Street, Derby	WITHDRAWN	LOT 49.	Former Methodist Church, adj. Church Hall & 10-14 West Street, Swadlincote	£200,000
LOT 13.	18 Adler Court, Derby	£103,000	LOT 50.	Parsons Brake Farm, Hanbury, Staffordshire	SOLD PRIOR
LOT 14.	133 Main Road, Shirland, Alfreton	£50,000	LOT 51.	45 Green Lane, Tutbury, Burton on Trent, Staffordshire	£225,000
LOT 15.	15 High Street, Somercotes, Alfreton	£58,000	LOT 52.	15 Main Street, Overseal, Swadlincote	SOLD AFTER
LOT 16.	Former Butchers Shop, 3 Church Street, South Normanton, Alfreton	£47,500	LOT 53.	Highfield House, Heage Lane, Etwell	£331,000
LOT 17.	26 King Street, Alfreton	WITHDRAWN	LOT 54.	The Nook, 3 Castle Way, Willington	£138,000
LOT 18.	17 Market Place, South Normanton, Alfreton	WITHDRAWN POST	LOT 55.	Barn at Ryeclose Farm, Duck Street, Egginton	£130,500
LOT 19.	13 Fletcher Street, Heanor	£75,000	LOT 56.	Land on Pinfold Close, Repton, Derby	WITHDRAWN
LOT 20.	39 Albert Street, Ilkeston	£80,000	LOT 57.	Land at Tower Farm, Swarkestone Road, Weston on Trent	SOLD PRIOR
LOT 21.	121 St. Wilfrids Road, West Hallam, Ilkeston	£148,000	LOT 58.	Store Pods FB030, SA002 & SA003, Situated At Store First House, Pride Park, Riverside Rd, Derby	£10,000
LOT 22.	Land adjacent to The Rose & Crown, Church Street, Ilkeston	£106,000	LOT 59.	30 Longford Street, Derby	WITHDRAWN POST
LOT 23.	10 acres of Land at Lumb Farm, Derby Road, Marehay, Ripley	£72,000	LOT 60.	3 Moore Street, Derby	£56,000
LOT 24.	Flat 11 Taylors Mill, Crossley Street, Ripley	RE-ENTRY	LOT 61.	61 Darby Street, Derby	£68,500
LOT 25.	Flat 12 Taylors Mill, Crossley Street, Ripley	SOLD AFTER	LOT 62.	Land adj to 32 Willn Street, Derby	AVAILABLE
LOT 26.	6 Chapel Street, Ripley	£95,000	LOT 63.	Building Plot at Vine Close, Littleover, Derby	SOLD AFTER
LOT 27.	207 Derby Road, Stapleford, Nottingham, Nottinghamshire	£90,000	LOT 64.	20 Marshaw Close, Mickleover, Derby	SOLD AFTER
LOT 28.	122 Petersmith Drive, New Ollerton, Nottinghamshire	RE-ENTRY	LOT 65.	77 Whitehurst Street, Allenton, Derby	£95,500
LOT 29.	15 Broxtowe Drive, Mansfield, Nottinghamshire	SOLD PRIOR	LOT 66.	6 Beech Avenue, Alvaston, Derby	£111,000
LOT 30.	The Gladstone Arms, Morton Road, Pilsley, Chesterfield	WITHDRAWN POST	LOT 67.	33 Raynesway, Alvaston, Derby	£80,000
LOT 31.	6 Hadfield Square, Glossop	£50,000	LOT 68.	60 Lincoln Avenue, Alvaston, Derby	£90,000
LOT 32.	57 The Avenue, Nunthorpe, Middlesbrough, Cleveland	£114,500	LOT 69.	Middle Cottage & The Bungalow, Robin Hood, Whatstandwell, Matlock	POSTPONED
LOT 33.	Land to the rear of 23 Station Road, Blackhall Rocks, Durham, County Durham	WITHDRAWN	LOT 70.	29 Derby Road, Ashbourne	£165,000
LOT 34.	Building Plot to the rear of 96 High Street, Boughton, Brigg, Lincolnshire	SOLD PRIOR	LOT 71.	74 Highfield Road, Ashbourne	SOLD AFTER
LOT 35.	Plot 14, Land West of the River Tonge, Bolton, Greater Manchester	£100	LOT 72.	Wayside, Main Street, Brailsford Village	£125,000
LOT 36.	Plot 15, Land West of the River Tonge, Bolton, Greater Manchester	£300	LOT 73.	Green Bank, 28 Sunny Hill, Milford, Belper	£352,000
LOT 37.	Plot 16, Land West of the River Tonge, Bolton, Greater Manchester	£100	LOT 74.	20 Robincroft Road, Allestree, Derby	£187,000
			LOT 75.	27 Rykneld Road, Littleover, Derby	£177,000

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 Lot No    
 Date of Auction

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**Lot Address:**   
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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)

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- 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



	<p>G25.2 Where a warranty is assignable the SELLER must:</p> <p>(a) on COMPLETION assign it to the BUYER and give notice of assignment to the person who gave the warranty; and</p> <p>(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.</p>	<p>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”</p>
<p>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.</p> <p>G22.6 If the SELLER holds any reserve or sinking fund on account of future service charge expenditure or a depreciation fund:</p> <p>(a) the SELLER must pay it (including any interest earned on it) to the BUYER on COMPLETION; and</p> <p>(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.</p>	<p>G25.3 If a warranty is not assignable the SELLER must after COMPLETION:</p> <p>(a) hold the warranty on trust for the BUYER; and</p> <p>(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.</p> <p><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.</p> <p><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:</p> <p>(a) procure that it becomes registered at Land Registry as proprietor of the LOT;</p> <p>(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</p> <p>(c) provide the SELLER with an official copy of the register relating to such lease showing itself registered as proprietor.</p>	<p><b>G30.2 LANDLORD AND TENANT ACT 1987</b> The following provisions shall apply in addition to those set out in GENERAL CONDITION 18:</p> <p>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.</p> <p>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:</p> <p>(a) the SELLER will repay any deposit paid in accordance with the CONTRACT to the BUYER but without any additional payment relating to interest</p> <p>(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</p> <p>(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</p> <p>(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</p> <p>(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</p>
<p><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.</p> <p>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.</p> <p>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.</p> <p>G23.4 The SELLER must promptly:</p> <p>(a) give to the BUYER full details of all rent review negotiations and proceedings, including copies of all correspondence and other papers; and</p> <p>(b) use all reasonable endeavours to substitute the BUYER for the SELLER in any rent review proceedings.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>G23.8 The SELLER and the BUYER are to bear their own costs in relation to rent review negotiations and proceedings.</p>	<p>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:</p> <p>(a) apply for registration of the TRANSFER;</p> <p>(b) provide the SELLER with an official copy and title plan for the BUYER'S new title; and</p> <p>(c) join in any representations the SELLER may properly make to Land Registry relating to the application.</p> <p><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.</p> <p>G28.2 A communication may be relied on if:</p> <p>(a) delivered by hand; or</p> <p>(b) made electronically and personally acknowledged (automatic acknowledgement does not count); or</p> <p>(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.</p> <p>G28.3 A communication is to be treated as received:</p> <p>(a) when delivered, if delivered by hand; or</p> <p>(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.</p> <p>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.</p> <p><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.</p>	<p>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.</p> <p><b>G30.3 RELEASE OF SELLER FROM COVENANTS IN LEASES</b> With regard to the Landlord &amp; Tenant (Covenants) Act 1995 (“the 1995 Act”):</p> <p>(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</p> <p>(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</p> <p>(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:</p> <p>(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</p> <p>(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</p>
<p><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.</p> <p>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.</p> <p>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.</p> <p>G24.4 Following COMPLETION the BUYER must:</p> <p>(a) with the co-operation of the SELLER take immediate steps to substitute itself as a party to any proceedings;</p> <p>(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</p> <p>(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.</p> <p>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.</p>	<p><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:</p> <p><b>G2. DEPOSIT</b> G2.1 The amount of the deposit is the greater of:</p> <p>(a) any minimum deposit stated in the AUCTION CONDUCT CONDITIONS (or the total PRICE if this is less than that minimum); and</p> <p>(b) 10% of the PRICE (exclusive of any VAT on the PRICE)</p> <p>G2.2 The deposit:</p> <p>(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</p> <p>(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</p> <p>G2.3 Where the AUCTIONEERS hold the deposit as stakeholder, then:</p> <p>(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</p> <p>(b) if COMPLETION does not take place, the AUCTIONEERS are authorised (and the SELLER and the BUYER acknowledge and irrevocably confirm</p>	<p><b>G30.4 BUYER'S FEE</b> The BUYER and, where applicable, the nominee appointed by qualifying tenants under the provisions of the Landlord &amp; 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.</p>
<p><b>G25. WARRANTIES</b> G25.1 Available warranties are listed in the SPECIAL CONDITIONS.</p>		

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Wednesday 18th October  
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Thursday 10th August  
Friday 6th October  
Thursday 23rd November

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Thursday 12th October  
Tuesday 12th December

0161 774 7333

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Wednesday 13th September  
Wednesday 25th October  
Wednesday 6th December

01244 401 100

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Thursday 16th March  
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Thursday 7th September  
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Thursday 7th December

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