



# AUCTIONS

# NATIONAL PROPERTY AUCTION CATALOGUE



**Thursday  
30th April 2020  
at 10.30am**

BROADCAST LIVE ONLINE AT  
[WWW.SDLAUCTIONS.CO.UK](http://WWW.SDLAUCTIONS.CO.UK)  
WITH REMOTE BIDDING ONLY

**0121 233 5046**

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

# **NATIONAL PROPERTY AUCTION**

**Thursday 30th April 2020**

**BROADCAST LIVE ONLINE  
WITH REMOTE BIDDING ONLY**

**CLICK HERE**  
**TO SUBMIT YOUR TELEPHONE, PROXY  
OR INTERNET BID**

Auction commences at 10.30am

**Lots 1 - 60**

Restarts at 2.30pm

**Lots 61-112**

# MESSAGE FROM THE AUCTIONEER

## Andrew Parker

Managing Director & Auctioneer at  
SDL Auctions



## Welcome to our first National Property Auction

I would like to start by thanking you all for your continued support and understanding throughout the lockdown.

To have 1,800+ people watch our March auctions live video feed and have more than 400 remote bidders was fantastic. I'm even more delighted to announce we have an amazing 112 lots filling the pages of this month's catalogue.

Following the success of our live-streamed auctions in March, we have now decided to change the format for our April and May auctions and will be holding a national property auction on Thursday 30th April and Thursday 28th May. The auctions will be run via live video feed on our website and with internet, proxy and telephone bidding.

This will mean we will not hold our regular regional events, which would have taken place at Nottingham Racecourse, the AJ Bell Stadium in Manchester, Pride Park Stadium, Villa Park Stadium and the King Power Stadium, instead our monthly national property auctions will feature lots from across the whole country.

I will conduct the auctions alongside my wife Rachael – our East Midlands regional property manager – from the auction studio at our head office. We will be the only people in the room, so the rules of social distancing will be maintained.

Just as in a standard room auction, buyers will be able to place bids on the internet, by telephone and by proxy. I will handle proxy bids from the rostrum, Rachael will manage the internet bids and we will have a remote team communicating telephone bids to the auction room via Microsoft Teams.

You can find the remote bidding form at the back of this catalogue or on our website.

And what a fantastic catalogue of lots we have on offer for our first national property auction. The locations of the properties illustrate that there are no geographical boundaries when it comes to selling with SDL Auctions. What's more, topping that magical figure of 100 lots confirms that we are providing a much-needed service to sellers, many of whom simply cannot wait until the crisis is over.

Our years of experience running auctions across the country has shown us that selling a property is often born out of necessity and this crisis is not going to change that. If anything, some sellers will have an even greater need for the speed and security provided by an auction sale, maybe due to financial issues or bereavement.

We're not here to take advantage of people's difficulties but we feel we have a duty to those sellers who need to realise their assets now, rather than wait for the crisis to pass. We know there will always be demand from investors, regardless of circumstances, so we are confident that auction remains the best method for achieving the best prices for sellers in today's market.

Following the government's advice, we are not currently able to carry out viewings. Instead, we have set up YouTube playlists for each of our auctions where we will be posting video tours of our properties wherever possible. If you visit our website and find the property you're interested in, there will be a button on the right to view the video tour.

As usual, we have created this auction catalogue featuring all the lots for sale which can be downloaded as a PDF and viewed as an electronic book on our website. We will not, however, be printing hard copies of our catalogue this time.

I would like to reassure our customers that our team are all working from home and using our robust phone and email system which allows us to work remotely and stay connected with updates on our lots and auctions. We have broadcast our auctions on live video feeds for many years, managing multiple remote bids each auction day, so our sellers can be assured this is a tried and test way for us to operation our auctions.

The SDL Auctions team are working remotely via their usual telephone numbers, providing the same high level of service that buyers, sellers and estate agent partners expect. To find out more about selling a property, and to request a non-contact valuation ahead of our next national property auction on Thursday 28th May, call the team now on 0800 304 7879 or visit our website at [www.sdlauctions.co.uk](http://www.sdlauctions.co.uk).

# MEET THE NATIONAL TEAM



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# MEET THE NATIONAL TEAM



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# 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. We are not currently offering viewings for any of our properties, however many of the properties now have virtual tours available, which you can view on our website.

## Q. WHAT IS A RESERVE PRICE?

A. A reserve price is the price stipulated as the lowest acceptable by the seller. This figure is confidential between the seller 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 will need to pre-register a remote bid, either a telephone, internet or proxy bid. This can be done by filling out the form on our website, or in the back of the catalogue. We will also require 2 forms of ID (one photographic and one proof of address).

## 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. Please read the Buyer's Terms carefully. For unconditional sales, you will pay a deposit of 5% or 10% subject to a minimum of £5,000.

## Q. HOW IS THE DEPOSIT PAYABLE?

A. Either by banker's draft (made payable to "SDL Auctions") or debit card.

## Q. HOW MUCH SHOULD I MAKE MY BANK DRAFT FOR?

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

## Q. IF I AM A SUCCESSFUL PURCHASER WHEN DO I HAVE TO COMPLETE THE PURCHASE AND PAY THE BALANCE MONIES?

A. Unconditional lots must complete in 20 business days or as otherwise specified in the special conditions. Conditional lots must complete in 40 business days.

## 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. CAN SOMEONE BID ON MY BEHALF?

A. Yes, however they must provide 2 forms of 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. There is space on the remote bid form for the bidders details and the buyers details, if they are different.

## Q. CAN I MAKE AN OFFER PRIOR TO THE AUCTION?

A. Yes, some sellers 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 [birmingham@sdlauctions.co.uk](mailto:birmingham@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. Different costs apply depending on the type of sale. Please read the Buyer's Terms carefully.  
For unconditional with fixed fee sales, a Buyer's Fee of £1,074 (including VAT) will apply. For unconditional with variable fee sales, the Buyer's Fee will be 4.8% (including VAT) of the sale price or 4.2% (including VAT) of the sale price if the property is in London, subject to a minimum fee of £6,000 (including VAT). The Reservation Fee for conditional sales is 4.8% (including VAT) of the sale price or 4.2% (including VAT) if the property is in London subject to a minimum fee of £6,000.  
A Buyer's Fee or Reservation Fee is non-refundable and does not contribute towards the purchase price.

## Q. IF I DO NOT COMPLETE THE SALE ARE THERE ANY FINANCIAL CONSEQUENCES?

A. Yes, you will lose your deposit (if any) and Buyer's Fee or Reservation Fee. Furthermore the seller 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 HAVE CHANGED 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)) and is updated regularly and is also available at the auction.

You can register for our email alert service by emailing us on [marketing@sdlauctions.co.uk](mailto:marketing@sdlauctions.co.uk) It is essential that you see the addendum prior to bidding.

## Q. CAN I GO ON THE PERMANENT MAILING LIST TO RECEIVE FUTURE AUCTION CATALOGUES?

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

# PROOF OF IDENTITY & ADDRESS

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

**Certified documents MUST be provided.**

## 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 PROVIDE...

- **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 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
  - **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
    - Names and ID for all directors\*
    - ID for shareholders holding more than 25% of share capital\*
  - **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
- \* Please note that if your company is listed on a regulated market, requirements may be different. Please let our team know if this applies.



# DEPOSITS

## Important Information

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

Deposits can be paid by debit card or bankers draft.

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

\*Unless stated otherwise in the legal pack.

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# NO LONGER ACCEPTING CHEQUES

All deposits must be paid by:-



Bank/Building  
Society Draft



Debit Card

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

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

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



# A GUIDE TO ADDITIONAL FEES

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

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 of sale 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.**

## FOR FURTHER INFORMATION

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

# TYPES OF AUCTION SALE EXPLAINED

## UNCONDITIONAL WITH FIXED FEE

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 Buyer's Fee of £1074 including VAT (unless an alternative Buyer's Fee has been listed)
- Pay any additional charges 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 Contract of Sale and special conditions of sale held with the auctioneer or solicitor
- Complete the purchase within 20 business days (unless an alternative date has been specified in the special conditions of sale)

## UNCONDITIONAL WITH VARIABLE 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 Buyer's Fee of 4.8% including VAT or 4.2% including VAT in London, subject to a minimum of £6,000 including VAT. The Buyer's Fee does not contribute towards the purchase price.
- Exchange contracts on the fall of the hammer and sign the special conditions of sale held with the auctioneer or solicitor
- Complete the purchase within 20 business days (unless an alternative date has been specified in the special conditions of sale)

## CONDITIONAL WITH RESERVATION FEE

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

- Pay a Reservation Fee of 4.8% including VAT or 4.2% including VAT in London, subject to a minimum of £6,000 including VAT. The Reservation Fee does not contribute towards the purchase price.
- Sign the reservation contract with the auctioneer
- Exchange contracts and complete the sale within 40 business days

**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 obligations. 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**

# ORDER OF SALE

All \*guide prices are subject to additional non-optional fees, including the Buyer's Fee or Reservation Fee. You must read the Buyer's Terms in full before bidding.

<b>LOT 1.</b>	1 Fellows Road, Beeston, Nottingham	£135,000+	<b>LOT 29.</b>	14 Nelson Street, Long Eaton, Nottingham	£85,000+
<b>LOT 2.</b>	49 Castle Gardens, Lenton, Nottingham	£65,000+	<b>LOT 30.</b>	17 Ireland Avenue, Beeston, Nottingham	£155,000+
<b>LOT 3.</b>	50 Reigate Road, Basford, Nottingham	£74,000+	<b>LOT 31.</b>	31 Morven Street, Creswell, Worksop, Nottingham	£69,000
<b>LOT 4.</b>	7 Ashworth Close, Bakersfield, Nottingham	£100,000+	<b>LOT 32.</b>	37 Hyndley Road, Bolsover, Chesterfield, Derbyshire	£35,000+
<b>LOT 5.</b>	265 Main Street, Bulwell, Nottingham	£155,000+	<b>LOT 33.</b>	137 Station Road, Brimington, Chesterfield, Derbyshire	£66,000+
<b>LOT 6.</b>	Land on Longmoor Lane, Sandiacre, Nottinghamshire	£20,000+	<b>LOT 34.</b>	Land off Dahlia Avenue, South Normanton, Derbyshire	£75,000+
<b>LOT 7.</b>	52 Paterson Close, Stocksbridge, Sheffield	£48,000+	<b>LOT 35.</b>	Farriers Lodge, 4 Shrewsbury Court, Upwoods Road, Doveridge, Derbyshire	POSTPONED
<b>LOT 8.</b>	Units SB055, SB107, TB035, TB036, TB037, TB038, TB149, 4a Ashroyd Business Park, Ashroyds Way, Barnsley	£14,000+	<b>LOT 36.</b>	37 Handel Street, Derby	£59,000+
<b>LOT 9.</b>	30 Oakdene Vale, Leeds	£115,000+	<b>LOT 37.</b>	Storage Pods SB034 & TA002, Store First House, Riverside Road, Pride Park, Derby	£6,000+
<b>LOT 9a</b>	1A Barbeck, Thirsk, York	£177,000+	<b>LOT 38.</b>	47 Percy Street, Derby	£75,000+
<b>LOT 10.</b>	43 Arcot Road, Hall Green, Birmingham	£120,000+	<b>LOT 39.</b>	6 Charnwood Street, Derby	£175,000+
<b>LOT 11.</b>	Flat 3, 141 Kingsbury Road, Erdington, Birmingham	£85,000+	<b>LOT 40.</b>	43 Long Street, Stapenhill, Burton-On-Trent	£48,000+
<b>LOT 12.</b>	Flat 16, Dovedale Court, Orton Close, Water Orton, Birmingham	£60,000+	<b>LOT 41.</b>	42 Beaconsfield, Brookside, Telford	£43,500+
<b>LOT 13.</b>	48 Fullelove Road, Walsall	£90,000+	<b>LOT 42.</b>	35 Milehouse Lane, Newcastle, Staffordshire	£50,000+
<b>LOT 14.</b>	48 Carnegie Avenue, Tipton	£37,000+	<b>LOT 43.</b>	53-55 Weston Road, Stoke-On-Trent	£68,000+
<b>LOT 15.</b>	9 Colman Avenue, Wolverhampton	£25,000+	<b>LOT 44.</b>	81 Trinity Street, Hanley, Stoke-on-Trent	£69,000+
<b>LOT 16.</b>	22 Grosvenor Park, Pennhouse Avenue, Wolverhampton	£18,000+	<b>LOT 45.</b>	Land adjacent 1 Buckland Road, Stafford	£1,000+
<b>LOT 17.</b>	125 Jeffcock Road, Wolverhampton	£90,000+	<b>LOT 46.</b>	42 Weeping Cross, Stafford	SOLD PRIOR
<b>LOT 18.</b>	10 Talbot Place, Bilston	£90,000+	<b>LOT 47.</b>	The Stackyard, Little Church Lane, Sileby, Leicester	£40,000+
<b>LOT 19.</b>	Land at Chapel Street, Nuncargate, Kirkby in Ashfield, Nottingham	£30,000+	<b>LOT 48.</b>	Paddock Land, South of Mill Lane, Sileby, Leicester	£45,000+
<b>LOT 20.</b>	14 Station Street, Kirkby in Ashfield, Nottinghamshire	£49,000+	<b>LOT 49.</b>	25 Wickham Road, Oadby, Leicester	£200,000+
<b>LOT 21.</b>	1 Bruntings Court, Mansfield, Nottingham	£60,000+	<b>LOT 50.</b>	574 Welford Road, Leicester	£178,000+
<b>LOT 22.</b>	The Yard, Land and buildings on the North East side of The Broadway, Mansfield	£75,000+	<b>LOT 51.</b>	8 St Bernards Avenue, Belgrave, Leicester	£159,000+
<b>LOT 23.</b>	8 Wilson Street, Pinxton, Nottingham	£50,000+	<b>LOT 52.</b>	15 Durban Road, Thurcaston Park, Leicester	SOLD PRIOR
<b>LOT 24.</b>	195 Alfreton Road, Underwood, Nottingham	£155,000+	<b>LOT 53.</b>	63 Lorraine Road, Aylestone, Leicester	£117,000+
<b>LOT 25.</b>	23 Hardwick Street, Langwith, Mansfield	£65,000+	<b>LOT 54.</b>	3 Wicken Rise, Wigston, Leicester	£175,000+
<b>LOT 26.</b>	Land Between 40 and 45 Barber Street, Eastwood, Nottingham	POSTPONED	<b>LOT 54a</b>	Cedar House, 3 Broad Street, Enderby, Leicester	£250,000+
<b>LOT 27.</b>	73 Fairmead Close, Mapperley, Nottingham	POSTPONED	<b>LOT 55.</b>	Flat 311 The Exchange, Leicester	£80,000+
<b>LOT 28.</b>	4 and 4A Wollaton Avenue, Gedling, Nottingham	£155,000+	<b>LOT 56.</b>	Ebenezers, Grove Court, Peterborough	£450,000+

# ORDER OF SALE

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<b>LOT 57.</b>	100 Dagless Way, March, Cambridgeshire	£135,000+	<b>LOT 85.</b>	14 Hawthorn Street, Wilmslow	SOLD PRIOR
<b>LOT 58.</b>	127A Plumstead High Street, London	£142,000+	<b>LOT 86.</b>	45 York Road, Huyton	£41,000+
<b>LOT 59.</b>	17 Cress Road, Slough	£250,000+	<b>LOT 86a</b>	110a County Road, Walton, Liverpool	£18,000+
<b>LOT 60.</b>	Land off Rectory Lane, Shenley, Hertfordshire	SOLD PRIOR	<b>LOT 87.</b>	Flat 1, 63 Hartington Road, Toxteth, Liverpool	£32,000+
<b>LOT 61.</b>	Freehold Land behind 2 Hibiscus Close, And Three Overage Clauses for the Land North West of 3-5 Elmside, Land South West of 6 Campion Way, Land north of Aster Court, Firethorn Close, Edgware	£500+	<b>LOT 88.</b>	Flat 2, 63 Hartington Road, Toxteth, Liverpool	£32,000+
<b>LOT 62.</b>	6 Kenilworth House, Princess Elizabeth Way, Cheltenham	£60,000+	<b>LOT 89.</b>	149 Picton Road, Liverpool	£96,000
<b>LOT 63.</b>	21 Old Hinckley Road, Nuneaton, Warwickshire	£90,000+	<b>LOT 90.</b>	34 St Johns Road, Liverpool	£123,000+
<b>LOT 64.</b>	11A Wolvey Road, Bulkington, Bedworth, Warwickshire	£195,000+	<b>LOT 91.</b>	Unit 1.17, Block C, Downtown Salford, Woden Street, Salford	£170,000+
<b>LOT 65.</b>	18 St Nicholas Street, Bristol	WITHDRAWN	<b>LOT 92.</b>	8 River Walk, Millgate, Bingley	£48,000+
<b>LOT 66.</b>	44 Walpole Street, Chester	£125,000+	<b>LOT 93.</b>	13 Stanley Avenue, Leeds	£73,000+
<b>LOT 67.</b>	Apartment 6, 1 Humber Street, Cheetham Hill, Manchester	£65,000+	<b>LOT 94.</b>	16a Tennyson Road, Mablethorpe	£15,000+
<b>LOT 68.</b>	8 Martingale Court, Cheetham Hill, Manchester	£65,000+	<b>LOT 95.</b>	1 Ebor Close, Skeeby, North Yorkshire	POSTPONED
<b>LOT 69.</b>	Flat 15, Brookland Court, Middleton Road, Manchester	£88,500+	<b>LOT 96.</b>	7 West Terrace, Evenwood, Bishop Auckland	£25,000+
<b>LOT 70.</b>	Flat 11, Brookland Court, Middleton Road, Manchester	£88,500+	<b>LOT 97.</b>	8 Leighton Street, South Shields, Tyne and Wear	£45,000+
<b>LOT 71.</b>	48 Ventnor Street, Harpurhey, Manchester	£68,000+	<b>LOT 98.</b>	Former Job Centre, Girnigoe Street, Wick	£60,000+
<b>LOT 72.</b>	Residential Development/Investments at 71-73 Sandy Lane, Prestwich	£150,000+	<b>LOT 99.</b>	Plot 5C River View, Olgrinmore, Scotscalder, Halkirk	£4,000+
<b>LOT 73.</b>	Land adjacent to 31 Denham Street, Manchester	£28,000+	<b>LOT 100.</b>	49, 50 & 50A St. Peters Road, Great Yarmouth	SOLD PRIOR
<b>LOT 74.</b>	6 Belmont Terrace, Thorne, Doncaster	£45,000+	<b>LOT 101.</b>	57 Bowthorn Road, Cleator Moor, Cumbria	£27,000+
<b>LOT 75.</b>	26 Condor Grove, Blackpool	£30,000+	<b>LOT 102.</b>	89a and 89b Sherburn Terrace, Consett	£60,000+
<b>LOT 76.</b>	14 Naventis Court, Singleton Street, Blackpool	£33,500+	<b>LOT 103.</b>	Plots 102, 103, 115, 118 and 136, Blackburn Centurion Business Park, Davyfield Road, Blackburn	£1+
<b>LOT 77.</b>	22 Regent Road, Blackpool	£55,000+	<b>LOT 104.</b>	102 Chester Road West, Connahs Quay, Deeside	£58,000+
<b>LOT 78.</b>	Radcliffe Farm House, 252 Chapel Lane, New Longton, Lancashire	£150,000+	<b>LOT 105.</b>	21-23 Chester Street, Flint, Clwyd	£70,000+
<b>LOT 79.</b>	1 North House, Eastbank Street, Southport	£37,000+	<b>LOT 106.</b>	Bryn Hyfryd, Llanberis Road, Caernarfon, Gwynedd County	SOLD PRIOR
<b>LOT 80.</b>	Hilfred, Crosse Hall Fold, Chorley	WITHDRAWN	<b>LOT 107.</b>	56 Abererch Road, Pwllheli	£60,000+
<b>LOT 81.</b>	4 Withers Avenue, Warrington	£137,000+	<b>LOT 108.</b>	56 Catherine Street, Chester	SOLD PRIOR
<b>LOT 82.</b>	31 Chapel Street, Audenshaw, Manchester	£85,000+	<b>LOT 109.</b>	8 Pickering Street, Hoole, Chester	£140,000+
<b>LOT 83.</b>	107 Andover Avenue, Middleton, Manchester	£105,000+	<b>LOT 110.</b>	85 Phillip Street, Hoole, Chester	£110,000+
<b>LOT 84.</b>	3 Clifton Avenue, Eccles, Monton, Salford	£187,000+	<b>LOT 111.</b>	Enterprise House, Aber Park, Flint, Clywd	£140,000+
			<b>LOT 112.</b>	125 Trafalgar Street, Ashton-Under-Lyne	£55,000+

## LOT 1

### 1 FELLOWS ROAD, BEESTON, NOTTINGHAM NG9 1AQ

#### AN EXTENDED THREE BEDROOMED SEMI-DETACHED HOUSE.

##### PROPERTY DESCRIPTION:

An extended three bedroomed bay fronted traditional semi-detached house in need of full refurbishment and is situated within one of the most popular locations in Beeston. Beeston is popular for schools, a vibrant town centre including a variety of restaurants, cafe's and retail shops, public transport including the extended NET tram lines and the A52. The property benefits from double glazing.

##### ACCOMMODATION:

**Ground Floor:** Entrance hall, lounge, dining room, extended kitchen.

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

**Outside:** Driveway with multiple car standing, front and rear gardens.

**ENERGY EFFICIENCY RATING:** Awaited

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

**AUCTION TYPE:** Unconditional with fixed fee

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



## LOT 2

### 49 CASTLE GARDENS, LENTON, NOTTINGHAM NG7 1HH

#### A ONE BEDROOMED GROUND FLOOR STUDIO APARTMENT WITH SECLUDED BALCONY OVERLOOKING COMMUNAL GARDENS. CURRENTLY LET OUT WITH AN INCOME OF £6,300 PER ANNUM.

##### PROPERTY DESCRIPTION:

The property benefits from separate kitchen and allocated parking, and is situated close to local amenities and walking distance from the city. The apartment is also close to Nottingham University and QMC hospital. We believe the lease is 100 years from January 1984, leaving 64 years remaining. Please see legal pack for clarification.

##### ACCOMMODATION:

**Ground Floor:** Lounge/bedroom, kitchen, bathroom, balcony.

**ENERGY EFFICIENCY RATING:** Awaited

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

**AUCTION TYPE:** Unconditional with fixed fee

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



## LOT 3

### 50 REIGATE ROAD, BASFORD, NOTTINGHAM NG7 7FB

#### A THREE BEDROOMED END-TERRACED PROPERTY LET AT £500 PER CALENDAR MONTH (£6,000 PER ANNUM) WITH SCOPE FOR INCREASE.

##### PROPERTY DESCRIPTION:

The property benefits from uPVC double glazing and gas central heating and is well positioned for access both into Bulwell and Nottingham city centre with bus and tram stops being a short walk away.

##### ACCOMMODATION:

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

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

**First Floor:** Three bedrooms.

**Outside:** Yard to rear.

**ENERGY EFFICIENCY RATING:** TBC

**TENURE:** Freehold.

**SUBJECT TO TENANCY**

**AUCTION TYPE:** Unconditional with fixed fee

**\*GUIDE PRICE £74,000+ (plus fees)**





## LOT 4

### 7 ASHWORTH CLOSE, BAKERSFIELD, NOTTINGHAM NG3 7FR

**A SPACIOUS THREE BEDROOMED MID TERRACED HOUSE CURRENTLY LET PRODUCING £6,900 PER ANNUM.**

**PROPERTY DESCRIPTION:**

A three bedroomed house within walking distance from a well regarded school and situated in a cul-de-sac overlooking a green. The property is well presented throughout and benefits from double glazing and gas central heating. It is currently let at £575 per calendar month making it a fantastic investment opportunity.

**ACCOMMODATION:**

**Ground Floor:** Lounge, kitchen/diner.

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

**Outside:** Driveway, enclosed rear garden.

**ENERGY EFFICIENCY RATING:** E

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

**AUCTION TYPE:** Unconditional with fixed fee

**\*GUIDE PRICE £100,000+ (plus fees)**



## LOT 5

### 265 MAIN STREET, BULWELL, NOTTINGHAM, NG6 8EZ

**MIXED USE INVESTMENT PROPERTY CURRENTLY LET AT £18,200 PER ANNUM SITUATED CLOSE TO BULWELL MARKET PLACE.**

**PROPERTY DESCRIPTION:**

The property comprises a ground floor retail unit and 2 x one bedroomed flats benefitting from separate access. Both flats have been decorated to a high standard with double glazed windows. We believe the retail unit is let to a charitable trust at £8,000 per annum and the flats are let at a combined rental income of £10,200 per annum.

**ACCOMMODATION:**

**Ground Floor:** Retail unit, storage, kitchen, wc.

**First Floor Flat (not inspected):** Open plan kitchen/living area, double bedroom, en-suite.

**Second Floor Flat:** Open plan kitchen/living area, double bedroom, en-suite.

**Outside:** Rear yard and two parking spaces.

**ENERGY EFFICIENCY RATING:** D, D & D

**TENURE:** Freehold.

**SUBJECT TO TENANCY**

**AUCTION TYPE:** Unconditional with fixed fee

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



## LOT 6

### LAND ON LONGMOOR LANE, SANDIACRE, NOTTINGHAMSHIRE NG10 5JQ

**PARCEL OF LAND APPROX. 226 SQUARE METRES.**

**PROPERTY DESCRIPTION:**

A parcel of land including a garage located at the end of shared unadopted track accessed from Longmoor Lane and situated off the traffic light crossroads in the heart of Sandiacre. Previously used as open storage and now somewhat overgrown, with the inclusion of a single sectional concrete residential garage.

**TENURE:** Freehold.

**VACANT POSSESSION UPON COMPLETION**

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

The site is sold subject to or with the benefit of any Rights of Way, Wayleaves, Easements, Restrictive Covenants, which may exist whether mentioned in these particulars or not. For further information in relation to these matters please refer to the legal pack.

**AUCTION TYPE:** Unconditional with fixed fee

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



For identification purposes only. Not to scale.



## LOT 7

### 52 PATERSON CLOSE, STOCKSBRIDGE, SHEFFIELD S36 1JG

#### A TWO BEDROOMED APARTMENT.

#### PROPERTY DESCRIPTION:

First floor two bedroomed apartment situated in a popular and convenient location close to amenities and transport links.

#### ACCOMMODATION:

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

**First Floor:** Hallway, living room, kitchen, two bedrooms, bathroom.

**Outside:** Shared garden.

#### ENERGY EFFICIENCY RATING: C

**TENURE:** Leasehold

#### VACANT POSSESSION UPON COMPLETION

**AUCTION TYPE:** Unconditional with fixed fee

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



## LOT 8

### UNITS SB055, SB107, TB035, TB036, TB037, TB038, TB149, 4A ASHROYD BUSINESS PARK, ASHROYDS WAY, BARNSELY S74 9SB

#### A COMMERCIAL INVESTMENT OPPORTUNITY - A PORTFOLIO OF SEVEN STORAGE UNITS. CURRENT GROSS INCOME £2,550 PER ANNUM.

#### PROPERTY DESCRIPTION:

A portfolio of 7 storage units part let and located within a modern industrial estate situated in Barnsley. The storage units are located within a secure self-contained building giving ease of access and security. The Auctioneers have not inspected the units but believe them to have the following dimensions:

SB055 - 100 square foot.

SB107 - 35 square foot.

TB035 - 50 square foot.

TB036 - 50 square foot.

TB037 - 50 square foot.

TB038 - 50 square foot.

TB149 - 25 square foot.

#### LOCATION:

The units are located within the modern Ashroyd Business Park, Barnsley. The site occupies a 36 acre, well established development benefiting from a location close to the A6195 Deane Valley Parkway and approximately 1.5 miles from Junction 36 of the M1. Existing occupiers at the park include Universal Components, Euromax and Storefirst.

#### ENERGY EFFICIENCY RATING: D

**VIEWING:** Viewings can be booked online at [www.sdlauctions.co.uk](http://www.sdlauctions.co.uk)

**AUCTION TYPE:** Unconditional with fixed fee

**VALUE ADDED TAX:** We understand that VAT will not be chargeable on this transaction.

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



**TENURE:** We understand the units are leasehold and subject to 249 years and 11 months dated from 1/6/12.

#### PART LET/PART VACANT

#### TENANCY DETAILS:

Unit SB055: vacant.

Unit SB107: vacant.

Unit TB035: tenanted since 07/02/19, current rent £850 pa.

Unit TB036: tenanted since 11/02/19, current rent £850 pa.

Unit TB037: tenanted since 16/02/19, current rent £850 pa.

Unit TB038: vacant.

Unit TB149: vacant.

The Auctioneers have not verified the tenancy agreements or lease details and further details will be found within the legal pack.

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## LOT 9

### 30 OAKDENE VALE, LEEDS LS17 8XT

#### TWO BEDROOM FIRST FLOOR FLAT IN PURPOSE-BUILT DEVELOPMENT

##### PROPERTY DESCRIPTION:

The flat requires some internal updating, however would be suitable for a local developer or landlord. Positioned in the popular location of Shadwell, with local transport links with a regular network of buses and the A61.

##### ACCOMMODATION:

The Auctioneers have not inspected the property but believe it to comprise:

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

**Outside:** Garage, communal parking, communal gardens.

**ENERGY EFFICIENCY RATING:** TBC

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

**AUCTION TYPE:** Unconditional with variable fee

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



## LOT 9A

### 1A BARBECK, THIRSK, YORK YO7 1DQ

#### FIVE BEDROOMED MID TERRACED PROPERTY

##### PROPERTY DESCRIPTION:

A fantastic opportunity to purchase this large five-bedroom terraced property, ideal for larger families or for an investment purchase. Located in the small market town of Thirsk and is ideally positioned for access to all local shops, facilities bus, train and motorway links. The property benefits from an enclosed rear garden and garage.

##### ACCOMMODATION:

Ground Floor: Entrance hall, open plan Kitchen/Living room, bedroom

First Floor: Two bedrooms

Second Floor: Bedroom, bathroom, fitted kitchen

Outside: Enclosed low maintenance garden, with access to the garage

**ENERGY EFFICIENCY RATING:** D

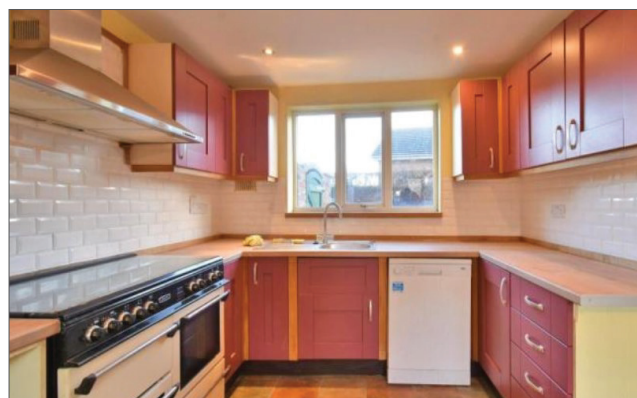
**TENURE:** Freehold

##### VIEWING:

No viewings

**AUCTION TYPE:** Unconditional with fixed fee

**\*GUIDE PRICE £177,000+ (plus fees)**



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## LOT 10

### 43 ARCOT ROAD, HALL GREEN, BIRMINGHAM B28 8LY

#### THREE BEDROOMED SEMI DETACHED PROPERTY

##### PROPERTY DESCRIPTION:

A spacious three bedroomed semi detached house in need of updating throughout with ample scope for extension subject to gaining the relevant planning consents. The property benefits from being situated in a private position at the end of a service road with off road parking for up to three cars. Situated close to local amenities and transport links to Birmingham city centre. The auctioneer has not inspected the property.

##### ENERGY EFFICIENCY RATING: D

**TENURE:** Freehold

##### VACANT POSSESSION UPON COMPLETION

**AUCTION TYPE:** Unconditional with fixed fee

**\*GUIDE PRICE £120,000+ (plus fees)**



## LOT 11

### FLAT 3, 141 KINGSBURY ROAD, ERDINGTON, BIRMINGHAM B24 8QT

#### A WELL PRESENTED VACANT TWO BEDROOMED SECOND FLOOR FLAT.

##### PROPERTY DESCRIPTION:

A second floor two bedroomed flat with a 900+ year lease and the benefit of 1/3 ownership of the freehold. This single block of only three flats includes a garage for each dwelling plus additional parking. The accommodation benefits from UPVC double glazing and gas fired central heating. Ideally placed for commuting with major bus routes on the nearby Kingsbury Road and Gravelly Hill; Gravelly Hill train station is 0.5 miles away and M6 junction 6 around 0.9 miles away.

##### ACCOMMODATION:

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

**Second Floor:** Hallway, lounge, kitchen, two double bedrooms, bathroom.

**Outside:** Garage, communal driveway and gardens.

##### ENERGY EFFICIENCY RATING: D VACANT POSSESSION UPON COMPLETION

**TENURE:** Leasehold. We are informed the property is leasehold with a term of 999 years from Mar 1979. We are also informed 1/3 ownership of the freehold is included in the sale. Further details will be confirmed within the legal pack.

**AUCTION TYPE:** Unconditional with fixed fee

**\*GUIDE PRICE £85,000+ (plus fees)**



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## LOT 12

### FLAT 16, DOVEDALE COURT, ORTON CLOSE, WATER ORTON, BIRMINGHAM B46 1SY

#### ONE BEDROOMED GROUND FLOOR FLAT.

#### PROPERTY DESCRIPTION:

Situated in the village of Water Orton with a range of amenities and within walking distance to Water Orton train station. Ideal buy-to-let investment.

#### ACCOMMODATION:

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

**Ground Floor:** Communal entrance with access to -

**Flat 16:** Entrance hall, lounge, kitchen, bedroom, bathroom.

#### ENERGY EFFICIENCY RATING: E

**TENURE:** Leasehold

#### VACANT POSSESSION UPON COMPLETION

**AUCTION TYPE:** Unconditional with fixed fee

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



## LOT 13

### 48 FULLELOVE ROAD, WALSALL WS8 6BW

#### A FREEHOLD VACANT THREE BEDROOMED SEMI-DETACHED HOUSE.

#### PROPERTY DESCRIPTION:

A three bedroomed semi-detached property located within Brownhills, conveniently positioned for local transport links and amenities. A fantastic opportunity for first time buyers.

#### ACCOMMODATION:

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

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

**Outside:** Front and rear gardens.

#### ENERGY EFFICIENCY RATING: E

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

**AUCTION TYPE:** Unconditional with fixed fee

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



## LOT 14

### 48 CARNEGIE AVENUE, TIPTON DY4 8SX

#### A LEASEHOLD VACANT FIRST FLOOR STUDIO FLAT.

#### PROPERTY DESCRIPTION:

A first floor studio flat which is ready for immediate occupation, making it an ideal investment opportunity with a potential rental return of £5,100 per annum once let. The property is located at the end of a cul de sac within 5 minutes walking distance of Dudley Port train station, providing access to Wolverhampton and Walsall via Birmingham New Street.

#### ACCOMMODATION:

**Ground Floor:** Communal entrance with access to -

**First Floor - Flat 48:** Lounge, bedroom, kitchen, shower room.

**Outside:** Communal gardens, parking.

#### ENERGY EFFICIENCY RATING: D

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

**AUCTION TYPE:** Unconditional with fixed fee

**\*GUIDE PRICE £37,000+ (plus fees)**





## LOT 15

### 9 COLMAN AVENUE, WOLVERHAMPTON WV11 3RP

#### A LEASEHOLD VACANT THREE BEDROOMED SEMI-DETACHED HOUSE.

##### PROPERTY DESCRIPTION:

A three bedroomed semi-detached property situated in a popular location. The house requires upgrading and modernisation, however currently benefits from part gas central heating and part double glazing. This would make an ideal investment opportunity.

##### ACCOMMODATION:

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

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

**Outside:** Enclosed rear garden, car standing to front.

**TENURE:** We have been advised that the property is leasehold with approximately 15 years remaining on the lease. We have also been informed that the property is subject to a ground rent of £6 per annum with no service charges. The Auctioneers have not verified this information and interested parties are to refer to the legal pack for further information.

**ENERGY EFFICIENCY RATING:** D **VACANT POSSESSION UPON COMPLETION**

**AUCTION TYPE:** Unconditional with fixed fee

**\*GUIDE PRICE £25,000+ (plus fees)**



## LOT 16

### 22 GROSVENOR PARK, PENNHOUSE AVENUE, WOLVERHAMPTON WV4 4BT

#### A LEASEHOLD VACANT ONE BEDROOMED RETIREMENT APARTMENT.

##### PROPERTY DESCRIPTION:

A first floor one bedroomed retirement apartment offering comfortable secure accommodation for the over 55's. The development also offers a communal lounge hosting regularly organised social activities. This property allows the occupant to live independently whilst having the piece of mind of living in a safe secure environment.

##### ACCOMMODATION:

The Auctioneers have not inspected the property but believe it to comprise:

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

**Communal Accommodation:** Lounge, communal car park, gardens.

**AUCTIONEERS NOTE:** We are informed the purchaser of this property can be of any age, however the occupant must be over 55. Interested parties are advised to check the legal pack for any further information.

**ENERGY EFFICIENCY RATING:** C

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

**AUCTION TYPE:** Unconditional with fixed fee

**\*GUIDE PRICE £18,000+ (plus fees)**



## LOT 17

### 125 JEFFCOCK ROAD, WOLVERHAMPTON WV3 7AG

#### A FREEHOLD VACANT THREE BEDROOMED DETACHED HOUSE.

##### PROPERTY DESCRIPTION:

A three bedroomed detached property sitting between the Compton Road and Penn Road and located just over a mile away from Wolverhampton city centre. We have been informed that the roof and boiler were replaced within the last ten years, however, the property would further benefit from a new kitchen and shower room. We believe the property has a potential rental return of £9,600 per annum, making an ideal investment purchase.

##### ACCOMMODATION:

**Ground Floor:** Hallway, two reception rooms, kitchen/diner.

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

**Outside:** Front and rear gardens.

**ENERGY EFFICIENCY RATING:** E

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

**AUCTION TYPE:** Unconditional with fixed fee

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



## LOT 18

## 10 TALBOT PLACE, BILSTON WV14 0HX

### A FREEHOLD VACANT FOUR BEDROOMED MID TERRACED HOUSE.

#### PROPERTY DESCRIPTION:

A four bedroomed mid terraced house located in a popular residential area. The house offers good transport links with the Black Country Route nearby and close to all local amenities. The property benefits from gas central heating and UPVC double glazing, however, it does require modernisation and improvements.

#### ACCOMMODATION:

**Ground Floor:** Entrance porch, lounge, kitchen.

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

**Outside:** Blocked paved driveway, rear garden.

#### ENERGY EFFICIENCY RATING: D

**TENURE:** Freehold

#### VACANT POSSESSION UPON COMPLETION

**AUCTION TYPE:** Unconditional with fixed fee

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

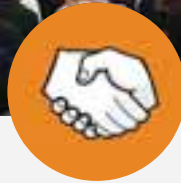


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## LOT 19

### LAND AT CHAPEL STREET, NUNCARGATE, KIRKBY IN ASHFIELD, NOTTINGHAM NG17 9EE

**A FREEHOLD PARCEL OF LAND WITH PLANNING PERMISSION FOR THE CREATION OF A BUNGALOW WITH PARKING.**

**DESCRIPTION:**

The site is rectangular in shape and is located within a popular location gaining easy access into both Kirkby town centre and Hucknall. It benefits from outline planning permission (V/2018/0638) for a single dwelling with parking for two cars and a good sized rear garden.

**TENURE:** Freehold.

**VACANT POSSESSION UPON COMPLETION**

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

The site is sold subject to or with the benefit of any Rights of Way, Wayleaves, Easements, Restrictive Covenants, which may exist whether mentioned in these particulars or not. For further information in relation to these matters please refer to the legal pack.

**AUCTION TYPE:** Unconditional with fixed fee

**\*GUIDE PRICE £30,000+ (plus fees)**



## LOT 20

### 14 STATION STREET, KIRKBY IN ASHFIELD, NOTTINGHAMSHIRE NG17 7AR

**A TWO BEDROOMED TERRACED HOUSE LET AT £350 PER CALENDAR MONTH (£4,200 PER ANNUM).**

**PROPERTY DESCRIPTION:**

A traditional two bedroomed terraced house benefiting from uPVC double glazing and gas central heating and let producing £350 per calendar month. The property is ideally situated on the main high street of the town offering walking distance access to the shops, supermarket, bus route, leisure centre and train station. Handy for commuting to the A38, Kings Mill Hospital and the M1.

**ACCOMMODATION:**

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

**Ground Floor:** Lounge, kitchen/diner.

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

**Outside:** Yard area to rear.

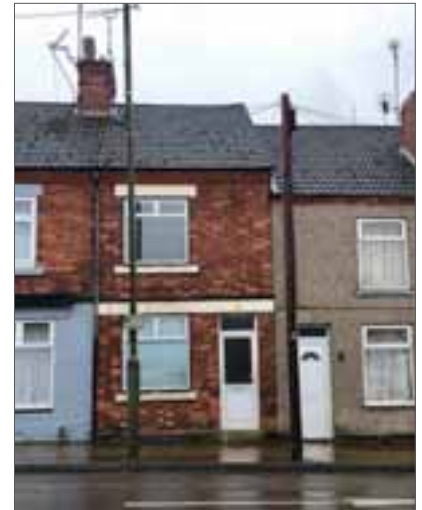
**ENERGY EFFICIENCY RATING:** Awaiting

**TENURE:** Freehold

**SUBJECT TO TENANCY**

**AUCTION TYPE:** Unconditional with fixed fee

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



## LOT 21

### 1 BRUNTINGS COURT, MANSFIELD, NOTTINGHAM NG18 3FT

**SPACIOUS TWO BEDROOMED GROUND FLOOR FLAT CURRENTLY LET AT £495 PER CALENDAR MONTH (£5,940 PER ANNUM).**

**PROPERTY DESCRIPTION:**

The flat benefits from modern fixtures and fittings and has its own parking to the rear with garage to the front. The property is located close to local amenities with good transport links.

**ACCOMMODATION:**

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

**Outside:** Driveway providing off street parking which in turn provides access to a single garage.

**ENERGY EFFICIENCY RATING:** C

**TENURE:** Leasehold.

**SUBJECT TO TENANCY**

**AUCTION TYPE:** Unconditional with fixed fee

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





## LOT 22

### THE YARD, LAND AND BUILDINGS ON THE NORTH EAST SIDE OF THE BROADWAY, MANSFIELD NG18 2RL

**0.2 ACRE VACANT SITE WITH DEVELOPMENT POTENTIAL (STPC).**

**PROPERTY DESCRIPTION:**

A vacant, 0.2 acre site situated on The Broadway Industrial Site in Mansfield. The site is situated opposite Mansfield Police Station and off Great Central Road which leads from Ratcliffe Gate (the former A617 Chesterfield - Newark) to Littleworth. Other transport links include Mansfield train station which is situated less than one mile away and is easily accessible. The site has previously been used as storage however it would lend itself to a number of uses, including redevelopment, subject to the relevant planning consents.

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

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

The site is sold subject to or with the benefit of any Rights of Way, Wayleaves, Easements, Restrictive Covenants, which may exist whether mentioned in these particulars or not. For further information in relation to these matters please refer to the legal pack.

**AUCTION TYPE:** Unconditional with variable fee

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



## LOT 23

### 8 WILSON STREET, PINXTON, NOTTINGHAM NG16 6LS

**A THREE BEDROOM TERRACED HOUSE REQUIRING UPGRADING AND IMPROVEMENT.**

**PROPERTY DESCRIPTION:**

The property is situated within close proximity to local amenities including shops and schools. Easy access to the M1 and A38 which provides easy access to Nottingham, Derby, Mansfield and Chesterfield.

**ACCOMMODATION:**

**Ground Floor:** Lounge, sitting room, kitchen.

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

**Outside:** Rear yard.

**ENERGY EFFICIENCY RATING:** G

**TENURE:** Freehold

**VACANT POSSESSION UPON COMPLETION**

**AUCTION TYPE:** Unconditional with fixed fee

**\*GUIDE PRICE £50,000+ (plus fees)**



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**SDL AUCTIONS**

**LOT 24**

**195 ALFRETON ROAD, UNDERWOOD, NOTTINGHAM NG16 5GX**

**A FREEHOLD RESIDENTIAL DEVELOPMENT SITE WITH EXISTING DWELLING.**

**PROPERTY DESCRIPTION:**

A freehold residential development site with existing dwelling situated in an established pleasant village location in close proximity of the M1 motorway. The existing Victorian dwelling has recently been stripped out and at present consists of two reception rooms and a rear lobby. To the first floor there will be two bedrooms and a bathroom.

Planning approval (Ashfield Council Application Number: X/2019/0032) for the erection of a full width single storey extension to the rear. The proposed new layout will consist of an L-shaped living lounge kitchen with separate reception room/bedroom three. To the first floor landing there will be two bedrooms and a bathroom. The site is a broadly rectangular plot with far reaching views and interestingly an application has been submitted under reference V/2020/0150 for a single two and a half storey detached dwelling with plans for a shared driveway with parking located to the rear of the proposed and existing dwelling.

**ACCOMMODATION:**

The existing dwelling accommodation consists of:

**Ground Floor:** Lounge, rear lobby, separate dining room.

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

**Outside:** The plot is broadly rectangular in shape with views to the front and rear.



**ENERGY EFFICIENCY RATING: E**

**TENURE:** Freehold

**VACANT POSSESSION UPON COMPLETION**

**AUCTION TYPE:** Unconditional with fixed fee

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

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## LOT 25

### 23 HARDWICK STREET, LANGWITH, MANSFIELD NG20 9DR

#### TWO BEDROOMED SEMI-DETACHED HOUSE.

##### PROPERTY DESCRIPTION:

Situated in a cul-de-sac location on a generous sized plot offering potential to extend (stpc), the property offers well proportioned living accommodation complemented by sealed unit uPVC double glazing and gas central heating. Langwith is a small village location situated in some pleasant countryside with excellent road network connections providing swift access onto the M1 motorway and Mansfield. Excellent investment opportunity.

##### ACCOMMODATION:

**Ground Floor:** Entrance hall, lounge/diner, breakfast kitchen room, lobby area, wc.

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

**Outside:** Ample off road parking to the frontage, garden with potential to extend (stpc) to the rear.

##### ENERGY EFFICIENCY RATING: E

**TENURE:** Freehold

##### VACANT POSSESSION UPON COMPLETION

**AUCTION TYPE:** Unconditional with fixed fee

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



## LOT 26

### LAND BETWEEN 40 AND 45 BARBER STREET, EASTWOOD, NOTTINGHAM NG16 3EW

#### DEVELOPMENT SITE WITH FULL PLANNING FOR TWO APARTMENTS.

##### PROPERTY DESCRIPTION:

Superb opportunity to acquire development site with full planning for two apartments. Situated within this established residential location, close to Eastwood town centre, excellent local amenities and transport links, easy reach to Derby and Nottingham.

Planning for a one bedroom ground floor apartment and a two bedroom apartment to first floor - Broxtowe Borough Council - 19/0125/FUL

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

##### RIGHTS OF WAY, WAYLEAVES, EASEMENTS, RESTRICTED COVENANTS ETC.

The site is sold subject to or with the benefit of any rights of Way, Wayleaves, Easements, restrictive covenants, which may exist whether mentioned in these particulars or not. For further information in relation to these matters please refer to the legal pack.

**AUCTION TYPE:** Unconditional with fixed fee

**\*GUIDE PRICE £72,000+ (plus fees)**



## LOT 27

### 73 FAIRMEAD CLOSE, MAPPERLEY, NOTTINGHAM NG3 3EQ

#### TWO BEDROOMED DETACHED BUNGALOW

##### PROPERTY DESCRIPTION:

A well presented two bedroomed detached bungalow located at the top of a cul de sac with driveway providing off street parking.

##### ACCOMMODATION:

**Ground Floor:** Entrance, kitchen/living area, two bedrooms, utility room, bathroom.

**Outside:** Driveway, front and rear gardens.

##### ENERGY EFFICIENCY RATING: C

**TENURE:** Freehold

##### VACANT POSSESSION UPON COMPLETION

**AUCTION TYPE:** Unconditional with fixed fee

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



## LOT 28

### 4 AND 4A WOLLATON AVENUE, GEDLING, NOTTINGHAM NG4 4HX

**A FREEHOLD VACANT MIXED USE PROPERTY COMPRISING A RETAIL PREMISES WITH A THREE BEDROOMED FLAT ABOVE.**

**PROPERTY DESCRIPTION:**

A substantial corner property comprising a retail premises and three bedroomed flat above, situated in the popular suburb of Gedling and within easy reach of Nottingham, Mapperley, Woodthorpe, Carlton and close to a wide range of amenities. Internal inspection is strongly advised to fully appreciate the extensive accommodation which is located in a prominent position.

**ACCOMMODATION:**

**Ground Floor:** Shop floor, storage room, kitchen, shower room, wc.

**First Floor Flat:** Passaged landing, lounge/diner, breakfast kitchen, three bedrooms, shower room.

**Outside:** Fenced rear garden, garages and driveway to rear.

**ENERGY EFFICIENCY RATING:** Commercial - C; Flat - D

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

**AUCTION TYPE:** Unconditional with fixed fee

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



## LOT 29

### 14 NELSON STREET, LONG EATON, NOTTINGHAM NG10 1DB

**TWO BEDROOMED SEMI DETACHED PROPERTY**

**PROPERTY DESCRIPTION:**

A two bedroomed semi detached property located in the popular location of Long Eaton close to local amenities and excellent transport links to Nottingham, Derby and the M1.

**ACCOMMODATION:**

The Auctioneers have not inspected the property but believe it to comprise:

**Ground Floor:** Lounge, kitchen/diner, utility room, bathroom.

**First Floor:** Two bedrooms.

**Outside:** Rear garden.

**ENERGY EFFICIENCY RATING:** E

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

**AUCTION TYPE:** Unconditional with fixed fee

**\*GUIDE PRICE £85,000+ (plus fees)**



## LOT 30

### 17 IRELAND AVENUE, BEESTON, NOTTINGHAM, NG9 1JD

**THREE BEDROOMED SEMI-DETACHED HOUSE SITUATED WITHIN WALKING DISTANCE OF TOWN CENTRE, TRAIN STATION AND TRAM STOP.**

**PROPERTY DESCRIPTION:**

The property requires a scheme of improvement and upgrading, however has the benefit of double glazing and gas central heating. It occupies a very popular and convenient location and will surely appeal to a broad range of buyers. Excellent residential investment opportunity.

**ACCOMMODATION:**

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

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

**Outside:** Gated driveway, front and rear gardens.

**ENERGY EFFICIENCY RATING:** Awaited

**TENURE:** Freehold.

**VACANT POSSESSION UPON COMPLETION**

**AUCTION TYPE:** Unconditional with fixed fee

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



## LOT 31

### 31 MORVEN STREET, CRESWELL, WORKSOP, NOTTINGHAM, S80 4AJ

**A TWO BEDROOMED SEMI-DETACHED BUNGALOW.**

**PROPERTY DESCRIPTION:**

The bungalow offers well proportioned accommodation and is located close to local amenities.

**ACCOMMODATION:**

**Ground Floor:** Entrance hall, lounge/diner, kitchen, two bedrooms, bathroom.

**Outside:** Off road parking to front with an easy to manage garden area. Enclosed rear garden with brick outbuildings and wooden shed.

**ENERGY EFFICIENCY RATING:** E

**TENURE:** See Legal Pack

**VACANT POSSESSION UPON COMPLETION**

**AUCTION TYPE:** Unconditional with variable fee

**\*GUIDE PRICE £69,000 (plus fees)**

**LOT OFFERED IN  
PARTNERSHIP WITH:**

**Village Estates**



## LOT 32

### 37 HYNDLEY ROAD, BOLSOVER, CHESTERFIELD S44 6RX

**A THREE BEDROOMED MID-TERRACED PROPERTY PRODUCING A RENTAL INCOME OF £6,000 PER ANNUM.**

**PROPERTY DESCRIPTION:**

A fantastic investment opportunity to acquire a three bedroomed mid-terraced house benefiting from double glazing and gas central heating, currently let producing £6,000 per annum. The property is located in the popular location of Chesterfield close to local amenities and great transport links.

**ACCOMMODATION:**

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

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

**Outside:** Front and rear gardens.

**ENERGY EFFICIENCY RATING:** E

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

**AUCTION TYPE:** Unconditional with fixed fee

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



## LOT 33

### 137 STATION ROAD, BRIMINGTON, CHESTERFIELD, DERBYSHIRE S43 1LJ

**A WELL MAINTAINED PALISADED TWO DOUBLE BEDROOMED END-TERRACED PROPERTY.**

**PROPERTY DESCRIPTION:**

The property offers double glazed and gas centrally heated accommodation.

**ACCOMMODATION:**

**Ground Floor:** Entrance porch, Inner hallway, lounge, dining room, kitchen, sun room/utility.

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

**Outside:** Small fore court. Rear landscaped garden with brick built outbuildings.

**ENERGY EFFICIENCY RATING:** D

**TENURE:** Freehold.

**VACANT POSSESSION UPON COMPLETION**

**AUCTION TYPE:** Unconditional with fixed fee

**\*GUIDE PRICE £66,000+ (plus fees)**





## LOT 34

### LAND OFF DAHLIA AVENUE, SOUTH NORMANTON, DERBYSHIRE DE55 2JH

**FREEHOLD PARCEL OF LAND EXTENDING TO APPROX 1.39 ACRES WITH POSSIBILITIES FOR RESIDENTIAL DEVELOPMENT (STPC).**

**DESCRIPTION:**

We are informed by the seller there has been no planning application submitted as indicated in the illustration drawing for the proposed development of the 20 dwellings. We would recommend potential buyers to make their own enquiries.

**TENURE:** Freehold.

**VACANT POSSESSION UPON COMPLETION**

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

The site is sold subject to or with the benefit of any Rights of Way, Wayleaves, Easements, Restrictive Covenants, which may exist whether mentioned in these particulars or not. For further information in relation to these matters please refer to the legal pack.

**AUCTION TYPE:** Unconditional with fixed fee

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



## LOT 35

### FARRIERS LODGE, 4 SHREWSBURY COURT, UPWOODS ROAD, DOVERIDGE, DERBYSHIRE DE6 5LW

**A CONVERTED FORMER HUNTING LODGE OF THE ESTATE OF THE EARL OF SHREWSBURY, SITUATED IN THE SOUGHT AFTER VILLAGE OF DOVERIDGE.**

**PROPERTY DESCRIPTION:**

A three bedroomed semi-detached property in excellent order throughout with refitted en-suite and bathroom and tastefully presented accommodation. It would make a great, low maintenance buy-to-let investment. The village has a small range of amenities including village hall, pub and a post office and there is easy access to the A50 with its M1 and M6 links together with the market towns of Uttoxeter and Ashbourne. Previously marketed at £240,000.

**ACCOMMODATION:**

**Ground Floor:** Entrance lobby, reception hallway, guest cloak room, kitchen, dining room, lounge, cellar.

**First Floor:** Landing, master bedroom with en-suite, two further bedrooms.

**Outside:** Garage set in a separate block having up and over door and further additional car parking spaces.

**ENERGY EFFICIENCY RATING:** E

**TENURE:** Freehold

**VACANT POSSESSION UPON COMPLETION**

**AUCTION TYPE:** Unconditional with fixed fee

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



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## LOT 36

### 37 HANDEL STREET, DERBY DE24 8AZ

**A THREE BEDROOMED PALISADED PROPERTY IN ESTABLISHED RESIDENTIAL LOCATION.**

**PROPERTY DESCRIPTION:**

Internally the property requires a scheme of improvement and upgrading, however has the benefit of sealed unit uPVC double glazing and gas central heating.

**ACCOMMODATION:**

**Ground Floor:** Entrance hall, lounge, dining room, kitchen, bathroom.

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

**Outside:** Small forecourt and established rear garden in need of attention.

**ENERGY EFFICIENCY RATING:** D

**TENURE:** Freehold.

**VACANT POSSESSION UPON COMPLETION**

**AUCTION TYPE:** Unconditional with fixed fee

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



## LOT 37

### STORAGE PODS SB034 & TA002, STORE FIRST HOUSE, RIVERSIDE ROAD, PRIDE PARK, DERBY DE24 8HY

**TWO SECURE STORAGE PODS FORMING PART OF A SUBSTANTIAL PURPOSE BUILT STORAGE FACILITY LOCATED ON PRIDE PARK IDEALLY POSITIONED FOR THE CITY CENTRE AND A52.**

**PROPERTY DESCRIPTION:**

The auctioneers have not inspected the storage pods internally and believe them to measure 110 sq.ft each.

They are currently let on a week by week basis at approx. £247 per 12 weeks (to be confirmed) combined.

The containers can be accessed 24 hours a day/7 days per week. Onsite facilities for occupiers include free WiFi, boardroom facilities, work spaces and gym.

**TENURE:** Leasehold - 999 years from 1/11/13.

**ENERGY EFFICIENCY RATING:** N/A

**SUBJECT TO TENANCY**

**AUCTION TYPE:** Unconditional with fixed fee

**\*GUIDE PRICE £6,000+ (plus fees)**



## LOT 38

### 47 PERCY STREET, DERBY DE22 3WD

**TWO/THREE BEDROOMED MID-TERRACED PROPERTY REQUIRING A COMPREHENSIVE SCHEME OF IMPROVEMENT AND UPGRADING.**

**PROPERTY DESCRIPTION:**

This mid-terraced property is in need of a full scheme of modernisation and improvement and situated in a popular area close to Derby city centre.

**ACCOMMODATION:**

**Ground Floor:** Lounge, dining room, kitchen, small lobby area, bathroom.

**First Floor:** Landing, master bedroom, second bedroom with access through to third bedroom.

**Outside:** Garden to rear.

**ENERGY EFFICIENCY RATING:** F

**TENURE:** Freehold.

**VACANT POSSESSION UPON COMPLETION**

**AUCTION TYPE:** Unconditional with fixed fee

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



## LOT 39

### 6 CHARNWOOD STREET, DERBY DE1 2GT

**HIGH YIELD RESIDENTIAL INVESTMENT PROPERTY CURRENTLY PART LET, PART VACANT, SITUATED CLOSE TO CITY CENTRE.**

**PROPERTY DESCRIPTION:**

An imposing large bay windowed three storied house divided into six well maintained units being part let on assured shorthold tenancy agreements currently producing approx £13,000 gross per annum. Combined potential income circa £26,000 per annum.

The property has recently been upgraded with a new gas central heating system (March 2019) and in recent years the current owner has made significant improvements to the property. All units have the benefit of gas central heating and uPVC double glazing.

**ACCOMMODATION:**

**Ground Floor:** Communal entrance hall, cellar, studio flat one, studio flat two, flat three. Please Note - There is a low level wc and wash hand basin and shower room shared by flats one, two and three.

**First Floor:** Landing, private boiler room/storage room, unit five - middle, unit six - front, separate toilet room and shower room.

**Second Floor:** Landing, flat seven (self-contained).

**ENERGY EFFICIENCY RATING:** E

**TENURE:** Freehold.

**PART LET/PART VACANT**

**AUCTION TYPE:** Unconditional with fixed fee

**\*GUIDE PRICE £175,000+ (plus fees)**



## LOT 40

### 43 LONG STREET, STAPENHILL, BURTON-ON-TRENT DE15 9LY

**ONE BEDROOMED TERRACE HOUSE.**

**PROPERTY DESCRIPTION:**

A traditional terraced cottage residence which whilst in need of extensive improvement works, offers great potential.

**ACCOMMODATION:**

**Ground Floor:** Sitting room, breakfast kitchen.

**First Floor:** Bedroom, bathroom, shower room.

**Outside:** Yard, wash house, rear garden.

**ENERGY EFFICIENCY RATING:** E

**TENURE:** Freehold

**VACANT POSSESSION UPON COMPLETION**

**AUCTION TYPE:** Conditional with reservation fee

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

**LOT OFFERED IN PARTNERSHIP WITH:**



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## LOT 41

### 42 BEACONSFIELD, BROOKSIDE, TELFORD TF3 1NG

**ONE BEDROOM FLAT IDEAL FOR AN INVESTOR OR FIRST TIME BUYER**

**PROPERTY DESCRIPTION:**

We believe the property could offer a potential rental yield of approximately 9.5%. The property benefits from storage and off road parking.

**ACCOMMODATION:**

**Flat:** Lounge, kitchen, bedroom, bathroom.

**Outside:** Garden, off road parking.

**ENERGY EFFICIENCY RATING:** D

**TENURE:** Leasehold.

**VACANT POSSESSION UPON COMPLETION**

**AUCTION TYPE:** Unconditional with variable fee

**\*GUIDE PRICE £43,500+ (plus fees)**

**LOT OFFERED IN PARTNERSHIP WITH:**



## LOT 42

### 35 MILEHOUSE LANE, NEWCASTLE, STAFFORDSHIRE ST5 9JZ

**SPACIOUS TWO BEDROOMED DETACHED BUNGALOW.**

**PROPERTY DESCRIPTION:**

The property offers well planned accommodation in need of updating and renovation.

**ACCOMMODATION:**

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

**Ground Floor:** Porch, entrance hallway, lounge, kitchen, store room, two bedrooms, bathroom, garden room.

**Outside:** Generous plot with driveway, ample off road parking and garage. Garden to the rear.

**ENERGY EFFICIENCY RATING:** D

**TENURE:** Freehold.

**VACANT POSSESSION UPON COMPLETION**

**AUCTION TYPE:** Unconditional with fixed fee

**\*GUIDE PRICE £50,000+ (plus fees)**



## LOT 43

### 53-55 WESTON ROAD, STOKE-ON-TRENT ST3 6AB

**A FREEHOLD VACANT COMMERCIAL RETAIL UNIT WITH POTENTIAL FOR MIXED USE, SUBJECT TO OBTAINING PLANNING CONSENT.**

**PROPERTY DESCRIPTION:**

A double fronted mid-terrace two storey brick-built building surmounted by a pitched roof. The commercial unit previously occupied by Co-operative Travel is centrally located along Weston Road and offers first floor accommodation and potential for mixed use. It is felt that the creation of an external stair case from the rear courtyard could provide separate access for residential accommodation along with the commercial unit being split into two smaller units to provide a higher rental income all subject to obtaining the appropriate consents.

**ACCOMMODATION:**

**Ground Floor:** Consisting of former office accommodation, wc and kitchen facilities along with separate external storage and has an area of approximately 710 sq foot.

**First Floor:** Accessed via an internal staircase and leads to a number of rooms which could be converted for residential use, subject to obtaining appropriate planning consent.

**Outside:** To the rear is access via a service road providing space for parking.

**LOCATION:** The property is centrally located along the busy Western Road within an area of national and local retailers. These include Co-Operative Foods, Pizza Hut and Nisa Local with the Blythe Bridge train station a short distance away.

**VALUE ADDED TAX:** Please refer to the legal pack for clarification.

**ENERGY EFFICIENCY RATING:** G

**TENURE:** Freehold

**VACANT POSSESSION UPON COMPLETION**

**AUCTION TYPE:** Unconditional with fixed fee

**LOT OFFERED IN PARTNERSHIP WITH:**



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



## LOT 44

### 81 TRINITY STREET, HANLEY, STOKE-ON-TRENT ST1 5NA

#### PLANNING PERMISSION FOR OFFICES AND TWO FLATS

#### PROPERTY DESCRIPTION:

The property comprises former licensed club premises extending to approximately 308 sq. m. (3,315 sq. ft.) over two floors having planning permission for partial demolition, alterations and change of use to ground floor professional services and first floor residential. Stoke-on-Trent City Council granted planning permission on 5 September 2019 (reference 64266/FUL)

#### ACCOMMODATION:

**Ground Floor:** 154.00 sq. m (1,658 sq. ft)

**First Floor:** 154.00 sq. m (1,658 sq. ft)

**GIA:** 308.00 sq. m (3,315 sq. ft)

**ENERGY EFFICIENCY RATING:** D

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

**AUCTION TYPE:** Conditional with reservation fee

**\*GUIDE PRICE £69,000+ (plus fees)**

LOT OFFERED IN  
PARTNERSHIP WITH:



## LOT 45

### LAND ADJACENT 1 BUCKLAND ROAD, STAFFORD ST16 1TZ

#### FREEHOLD CORNER PLOT OF LAND.

#### PROPERTY DESCRIPTION:

A corner parcel of land measuring approximately 891.8 sq.ft and situated on the junction of Buckland Road and Parkside Road. The plot is located close to a range of shops and amenities and Stafford town centre with the M6 being within a short distance.

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

The site is sold subject to or with the benefit of any Rights of Way, Wayleaves, Easements, Restrictive Covenants, which may exist whether mentioned in these particulars or not. For further information in relation to these matters please refer to the legal pack.

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

**AUCTION TYPE:** Unconditional with fixed fee

**\*GUIDE PRICE £1,000+ (plus fees)**



## LOT 46

### 42 WEEPING CROSS, STAFFORD ST17 0DS

#### FOUR/FIVE BEDROOMED DETACHED BUNGALOW REQUIRING MODERNISATION

#### PROPERTY DESCRIPTION:

Situated in the extremely popular location of Weeping Cross having easy access to Stafford town centre providing a wide range of amenities. In Walton High School catchment area. We believe there may be opportunity for an extension, subject to relevant planning consents. Cash buyers only.

#### ACCOMMODATION:

**Ground Floor:** Three reception rooms, four/five bedrooms, two bathrooms/shower rooms.

**Outside:** Detached garage, front and rear gardens.

**ENERGY EFFICIENCY RATING:** E

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

**AUCTION TYPE:** Conditional with reservation fee

**\*GUIDE PRICE £162,000+ (plus fees)**





## LOT 47

### THE STACKYARD, LITTLE CHURCH LANE, SILEBY, LEICESTER LE12 7NE

**AN AGRICULTURAL FARM YARD WITH DUTCH STYLE BARN OF TIMBER AND STEEL CONSTRUCTION.**

**PROPERTY DESCRIPTION:**

The barn is situated along a shared driveway off Little Church Lane and measures approx. 60ft x 40ft. The yard area is made up of concrete and stoned areas and in total the site extends to approx. 0.2 acres. It is situated in a quiet and tucked away location but within the heart of the village offering local amenities, shopping facilities and train station.

**TENURE:** Freehold.

**VACANT POSSESSION UPON COMPLETION**

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

The site is sold subject to or with the benefit of any Rights of Way, Wayleaves, Easements, Restrictive Covenants, which may exist whether mentioned in these particulars or not. For further information in relation to these matters please refer to the legal pack.

**AUCTION TYPE:** Unconditional with fixed fee

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



## LOT 48

### PADDOCK LAND SOUTH OF MILL LANE, SILEBY, LEICESTER LE12 7UX

**A RARE OPPORTUNITY TO PURCHASE A PARCEL OF PADDOCK LAND BELIEVED TO BE APPROX 5 ACRES AND CLOSE TO THE CENTRE OF SILEBY.**

**PROPERTY DESCRIPTION:**

The land is situated in a quiet and tucked away location along a shared driveway off Little Church Lane and has right of way over other agricultural land. There is also a right of way over this paddock for an adjoining field. Please use Postcode LE12 7NE to find the land.

**TENURE:** Freehold.

**VACANT POSSESSION UPON COMPLETION**

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

The site is sold subject to or with the benefit of any Rights of Way, Wayleaves, Easements, Restrictive Covenants, which may exist whether mentioned in these particulars or not. For further information in relation to these matters please refer to the legal pack.

**AUCTION TYPE:** Unconditional with fixed fee

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



For identification purposes only. Not to scale.

## LOT 49

### 25 WICKHAM ROAD, OADBY, LEICESTER LE2 5SJ

**A SUPERB FAMILY HOME SITUATED IN A HIGHLY REGARDED LOCATION WITHIN OADBY.**

**PROPERTY DESCRIPTION:**

A four bedroomed semi-detached house situated with easy access to the town centre and its excellent range of amenities, close to some of Leicester's most sought after schooling. The property has been extended to the ground and first floors to provide excellent accommodation which is tastefully presented.

**ACCOMMODATION:**

**Ground Floor:** Entrance porch, hallway, lounge, kitchen, lobby through to car port, cloakroom/wc, dining room.

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

**Outside:** Driveway, rear garden.

**ENERGY EFFICIENCY RATING: C**

**TENURE:** Freehold

**VACANT POSSESSION UPON COMPLETION**

**AUCTION TYPE:** Unconditional with fixed fee

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

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## LOT 50

### 574 WELFORD ROAD, LEICESTER LE2 6EP

**AN ATTRACTIVE, THREE BEDROOMED BAY FRONTED SEMI-DETACHED PROPERTY.**

**PROPERTY DESCRIPTION:**

The property is well located for everyday amenities, the renowned local public and private schooling of Overdale, Leicester city centre, university of Leicester and Leicester Royal Infirmary. The property is in good order throughout with gas central heating and uPVC double glazing. There is scope for extension to the side and rear subject to any required permissions. Superb investment or family home.

**ACCOMMODATION:**

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

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

**Outside:** Front garden, rear garden, detached garage.

**ENERGY EFFICIENCY RATING:** E

**TENURE:** Freehold

**VACANT POSSESSION UPON COMPLETION**

**AUCTION TYPE:** Unconditional with fixed fee

**\*GUIDE PRICE £178,000+ (plus fees)**

LOT OFFERED IN  
PARTNERSHIP WITH:



## LOT 51

### 8 ST BERNARDS AVENUE, BELGRAVE, LEICESTER LE4 5EW

**A THREE BEDROOMED SEMI-DETACHED PROPERTY SITUATED IN A QUIET CUL-DE-SAC WITHIN THE HEART OF BELGRAVE.**

**PROPERTY DESCRIPTION:**

The property requires modernisation but offers scope to make a great family home. There is also scope for extension (stpc).

**ACCOMMODATION:**

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

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

**Outside:** Garden to the front along with a gated driveway. Detached brick built garage. Good sized rear garden.

**ENERGY EFFICIENCY RATING:** TBC

**TENURE:** Freehold.

**VACANT POSSESSION UPON COMPLETION**

**AUCTION TYPE:** Unconditional with fixed fee

**\*GUIDE PRICE £159,000+ (plus fees)**



## LOT 52

### 15 DURBAN ROAD, THURCASTON PARK, LEICESTER LE4 2LZ

**A THREE BEDROOMED SEMI-DETACHED PROPERTY SITUATED IN A POPULAR AND CONVENIENT LOCATION.**

**PROPERTY DESCRIPTION:**

The property benefits from gas central heating and uPVC double glazing along with parking for two cars and potential for more if required, and is well placed for local amenities and giving excellent transport links. The property would make a great family home or good buy to let investment which would let for an estimated £795 per calendar month (£9,540 per annum) giving a return of around 8% if purchased at the current guide price.

**ACCOMMODATION:**

**Ground Floor:** Reception hallway, cloakroom, lounge/diner, kitchen.

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

**Outside:** Driveway, front and rear gardens.

**ENERGY EFFICIENCY RATING:** C

**TENURE:** Freehold

**VACANT POSSESSION UPON COMPLETION**

**AUCTION TYPE:** Unconditional with fixed fee

**\*GUIDE PRICE £118,000+ (plus fees)**



## LOT 53

### 63 LORRAINE ROAD, AYLESTONE, LEICESTER LE2 8ES

**A TWO BEDROOMED REFURBISHED TERRACED PROPERTY LOCATED WITHIN THE HEART OF AYLESTONE.**

**PROPERTY DESCRIPTION:**

The property is in excellent order having a refitted kitchen and bathroom, new carpets and décor along with uPVC double glazing and gas central heating. It would make a great family home or good buy-to-let investment which would let for an estimated £650 per calendar month (£7,800 per annum).

**ACCOMMODATION:**

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

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

**Outside:** The property has a good sized garden to the rear enclosed by wood panelled fencing.

**TENURE:** Freehold.

**VACANT POSSESSION ON COMPLETION**

**AUCTION TYPE:** Unconditional with fixed fee

**\*GUIDE PRICE £117,000+ (plus fees)**



## LOT 54

### 3 WICKEN RISE, WIGSTON, LEICESTER LE18 3QQ

**AN EXTENDED THREE BEDROOMED SEMI-DETACHED PROPERTY SITUATED IN A POPULAR AND CONVENIENT LOCATION.**

**PROPERTY DESCRIPTION:**

The property offers excellent sized accommodation and has been extended to the side and rear. It does require modernisation and finishing works but will make a superb family home.

**ACCOMMODATION:**

**Ground Floor:** Reception hallway, lounge/diner, sitting room, kitchen.

**First Floor:** Landing, master bedroom, en suite, two bedrooms, bathroom.

**Outside:** Front garden with driveway and garage, rear garden.

**ENERGY EFFICIENCY RATING:** D

**TENURE:** Freehold

**VACANT POSSESSION UPON COMPLETION**

**AUCTION TYPE:** Unconditional with variable fee

**\*GUIDE PRICE £175,000+ (plus fees)**



## LOT 54A

### CEDAR HOUSE, 3 BROAD STREET, ENDERBY, LEICESTER LE19 4AA

**COMMERCIAL OFFICES**

**PROPERTY DESCRIPTION:**

Set over three floors Cedar House comprises of six offices all with unique features in keeping with the age of this property..

Enderby which has everything to offer as a thriving village. Located south west of the city it offers an excellent range of amenities. There is easy access into the city centre with a regular bus route as well as the park and ride and for the commuter is the nearby Narborough Train Station and access to Junctions M1 and M69.

**ENERGY EFFICIENCY RATING:** F

**TENURE:** Freehold

**SUBJECT TO TENANCY**

**AUCTION TYPE:** Conditional with reservation fee

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

**LOT OFFERED IN PARTNERSHIP WITH:**





## LOT 55

## FLAT 311 THE EXCHANGE, LEICESTER LE1 3AJ

### TWO BEDROOMED APARTMENT

#### PROPERTY DESCRIPTION:

The duplex apartment is located on the third floor in a fantastic city centre location. It offers modern, spacious, light and quality accommodation which is currently let at £700 per calendar month (£8,400 per annum) and would offer a fantastic gross yield of 9%.

#### ACCOMMODATION:

The Auctioneers have not inspected the property but believe it to comprise:

Lounge, kitchen, two bedrooms, bathroom.

**LOT OFFERED IN  
PARTNERSHIP WITH:**

#### ENERGY EFFICIENCY RATING: C

TENURE: Leasehold **SUBJECT TO TENANCY**



AUCTION TYPE: Unconditional with variable fee

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



# LEGAL PACKS

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

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

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## LOT 56

### EBENEZERS, GROVE COURT, PETERBOROUGH PE2 9AG

**SOCIAL CLUB WITH TWO BEDROOMED FLAT ABOVE.**

**PROPERTY DESCRIPTION:**

A social club with two bedroomed flat above situated within walking distance to the city centre. We have been advised by the owner that the second floor has had planning approval for a further flat. We have been informed by the vendors that the building covers around 6000 sq ft. We believe there is potential for a residential conversion with scope to add further floors, subject to obtaining the relevant planning consents.

**ENERGY EFFICIENCY RATING:** D

**TENURE:** Freehold

**VACANT POSSESSION UPON COMPLETION**

**AUCTION TYPE:** Conditional with reservation fee

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

LOT OFFERED IN  
PARTNERSHIP WITH:



## LOT 57

### 100 DAGLESS WAY, MARCH, CAMBRIDGESHIRE PE15 8QY

**A MODERN THREE BEDROOMED DETACHED HOUSE WITH EN-SUITE REQUIRING COSMETIC IMPROVEMENT.**

**PROPERTY DESCRIPTION:**

The property is located towards the end of a cul-de-sac on the north side of March which offers a range of amenities.

**ACCOMMODATION:**

The auctioneers have not inspected the property but believe it to comprise -  
**Ground Floor:** Storm porch entrance, entrance hall, ground floor cloakroom, dining room, lounge, lean-to/breakfast area, kitchen.

**First Floor:** Landing, bedroom one with en-suite, two further bedrooms, bathroom.

**Outside:** Gravelled area and driveway to the front providing off road parking. Enclosed garden to rear.

**ENERGY EFFICIENCY RATING:** Awaited

**TENURE:** Freehold.

**VACANT POSSESSION UPON COMPLETION**

**AUCTION TYPE:** Unconditional with fixed fee

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



## LOT 58

### 127A PLUMSTEAD HIGH STREET, LONDON SE18 1SE

**ONE BEDROOMED BASEMENT FLAT**

**PROPERTY DESCRIPTION:**

Situated in the heart of the hustle and bustle of Plumstead High Street is this fantastic ground floor Victorian garden flat. This spacious property is located within easy reach of the ample shopping amenities of both Plumstead and Woolwich town centre. Plumstead common for those wanting a bit of greenery and Plumstead rail station allow direct routes into central London. Woolwich, Arsenal and Woolwich DLR are also only a short distance away, making Canary Wharf easily accessible.

**ACCOMMODATION:**

**Ground Floor:** Entrance leading to -

**Flat 127a:** Large 14ft reception room, fitted kitchen, double bedroom, three piece shower room.

**ENERGY EFFICIENCY RATING:** D

**TENURE:** Leasehold

**VACANT POSSESSION UPON COMPLETION**

**AUCTION TYPE:** Unconditional with variable fee

**\*GUIDE PRICE £142,000+ (plus fees)**



## LOT 59

## 17 CRESS ROAD, SLOUGH SL1 2XT

**A THREE BEDROOMED TERRACED PROPERTY.**

**PROPERTY DESCRIPTION:**

A three bedroomed terraced house located within an established residential setting towards the fringes of the town centre, conveniently located close to local amenities and transport links. The property benefits from double glazed windows, gas central heating, off street parking and a garden to the rear and would be an ideal purchase for an owner occupier or investment landlord.

**ACCOMMODATION:**

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

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

**Outside:** Off street parking to the front with garden to the rear.

**ENERGY EFFICIENCY RATING:** D

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

**AUCTION TYPE:** Unconditional with fixed fee

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



## LOT 60

## LAND OFF RECTORY LANE, SHENLEY, HERTFORDSHIRE WD7 9AW

**PARCEL OF LAND EXTENDING TO APPROX 1.23 ACRES WITH RESIDENTIAL DEVELOPMENT POTENTIAL (STPC).**

**PROPERTY DESCRIPTION:**

The land is located in the pretty village of Shenley conveniently positioned for the M25, M1 and just over 19 miles to central London. Illustrative drawings indicate an executive 5/6 bed detached residence boasting an internal floor area of 380 sq.m (4,090 sq.ft). We are informed by the seller that no planning application has been submitted.

**TENURE:** Freehold.

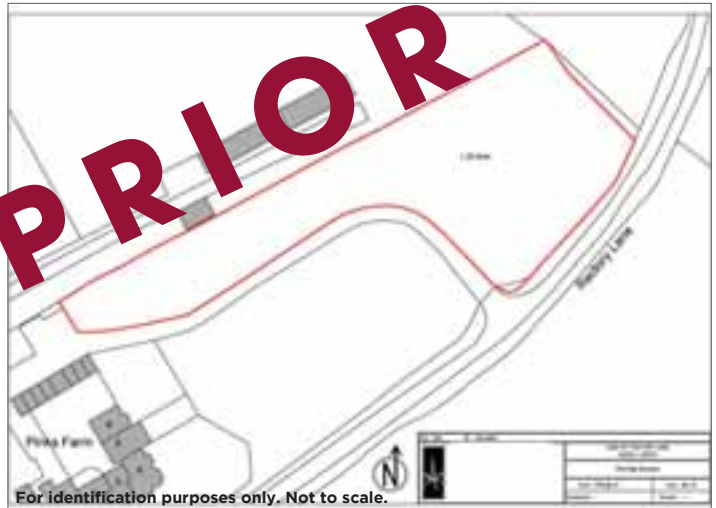
**VACANT POSSESSION UPON COMPLETION**

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

The site is sold subject to or with the benefit of any Rights of Way, Wayleaves, Easements, Restrictive Covenants, which may or may not be mentioned in these particulars or not. For further information in relation to these matters please refer to the legal pack.

**AUCTION TYPE:** Unconditional with fixed fee

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



Our **National Property Auction** on  
**Thursday 30th April**

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# LOTS 61 - 112

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## LOT 61

**FREEHOLD LAND BEHIND 2 HIBISCUS CLOSE, AND THREE OVERAGE CLAUSES FOR THE LAND NORTH WEST OF 3-5 ELMSIDE, LAND SOUTH WEST OF 6 CAMPION WAY, LAND NORTH OF ASTER COURT, FIRETHORN CLOSE, EDGWARE HA8 9GA**

### THREE OVERAGE CLAUSES FOR LAND IN EDGWARE, ALONG WITH A FREEHOLD PARCEL OF LAND.

#### PROPERTY DESCRIPTION:

Overage clauses for 3 parcels of land in Edgware subject to:

5% for Land to the North West of 3-4 Elmside, Stoneyfields Lane, Edgware, HA8 9SG, as shown in plan 1.

10% for Land on the South West side of 6 Campion Way, Edgware, HA8 9GE, as shown in plan 2.

10% for Land lying to the North of Aster Court, Firethorn Close, Edgware, HA8 8GF, as shown in plan 3.

Along with a freehold parcel of land to the rear of 2 Hibiscus Close, Edgware, HA8 9GA, as shown in plan 4.

Please note that other plans for the overage clauses are available on our website.

#### TENURE:

We understand that the parcel of land (plan 4) is freehold. For more information on this and the overage clauses we recommend interested parties inspect the legal pack.

#### SERVICES:

Services are believed to be available within the vicinity of the site; however, interested parties should independently satisfy themselves as to the availability and suitability of any services for their specific requirement.

#### VALUE ADDED TAX:

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



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

The site is sold subject to or with the benefit of any Rights of Way, Wayleaves, Easements, Restrictive Covenants, which may exist whether mentioned in these particulars or not. For further information in relation to these matters please refer to the legal pack.

**TENURE:** See Legal Pack

**AUCTION TYPE:** Unconditional with fixed fee

**\*GUIDE PRICE £500+ (plus fees)**



## LOT 62

### 6 KENILWORTH HOUSE, PRINCESS ELIZABETH WAY, CHELTENHAM GL51 7PS

#### FIRST FLOOR TWO BEDROOMED FLAT.

#### PROPERTY DESCRIPTION:

The flat is located in a purpose built block of flats and is in need of modernisation.

#### ACCOMMODATION:

The auctioneer has not inspected the property but believe it to comprise:

**Ground Floor:** Communal entrance.

**First Floor:** Entrance hall, kitchen, living room, two double bedrooms, bathroom.

**Outside:** Communal grounds.

**ENERGY EFFICIENCY RATING:** C

**TENURE:** See Legal Pack

**VACANT POSSESSION ON COMPLETION**

**AUCTION TYPE:** Unconditional with fixed fee

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



## LOT 63

### 21 OLD HINCKLEY ROAD, NUNEATON, WARWICKSHIRE CV10 0AA

#### THREE BEDROOMED END TERRACE

#### PROPERTY DESCRIPTION:

Traditional three bedroom family home. The property briefly comprises of a lounge, kitchen/diner, three bedrooms and a family bathroom. Further benefits are double glazing and gas central heating. Outside there is a long rear garden and a driveway to the front.

#### ACCOMMODATION:

**Ground Floor:** Lounge, kitchen/diner.

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

**Outside:** Driveway, rear garden.

**ENERGY EFFICIENCY RATING:** E

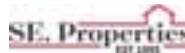
**TENURE:** Freehold

**VACANT POSSESSION UPON COMPLETION**

**AUCTION TYPE:** Conditional with reservation fee

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

LOT OFFERED IN  
PARTNERSHIP WITH:



## LOT 64

### 11A WOLVEY ROAD, BULKINGTON, BEDWORTH, WARWICKSHIRE CV12 9JR

#### A THREE BEDROOMED DETACHED HOUSE

#### PROPERTY DESCRIPTION:

Three bedroomed detached property located in the ever popular village of Bulkington. The property benefits from double glazing and gas central heating. Outside there is an open front garden and an enclosed rear garden which has paved and lawned areas. There is also rear vehicle access.

#### ACCOMMODATION:

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

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

**Outside:** Front garden, rear garden, rear vehicle access.

**ENERGY EFFICIENCY RATING:** C

**TENURE:** See Legal Pack **VACANT POSSESSION UPON COMPLETION**

**AUCTION TYPE:** Conditional with reservation fee

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

LOT OFFERED IN  
PARTNERSHIP WITH:



**LOT 65**

**18 ST NICHOLAS STREET, BRISTOL BS1 1UB**

**A MIXED-USE INVESTMENT OPPORTUNITY - A THREE STOREY LISTED BUILDING COMPRISING A RESTAURANT AND TWO APARTMENTS. CURRENT GROSS RENTAL INCOME OF £57,600 PER ANNUM.**

**PROPERTY DESCRIPTION:**

This mid-terrace three storey Grade 2 listed building fronts St Nicholas Street in a prominent city centre location. The property is located on St Nicholas Street in the heart of Bristol city centre and within walking distance of Temple Meads, Broadmead and Cabot Circus. It is conveniently located within an area of bars, restaurants, amenities and transport links.

**ACCOMMODATION:**

**Ground Floor:** A restaurant along with basement, which has been fitted to a high standard internally extending approx. 648 sq ft to the ground floor and 689 sq ft for the basement.

**First Floor:** Accessed via a separate staircase and comprises of three bedroomed apartment, having been recently refurbished.

**Second Floor:** Accessed via a separate staircase and comprises of a two bedroomed apartment, having been recently refurbished.

**VALUE ADDED TAX:** We understand that VAT will not be chargeable on this transaction.

**ENERGY EFFICIENCY RATINGS:** Flat 1 - D, Flat 2 - E, Commercial - D

**TENURE:** Freehold

**SUBJECT TO TENANCY**

**AUCTION TYPE:** Unconditional with fixed fee

**\*GUIDE PRICE £670,000+ (plus fees)**



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## LOT 66

### 44 WALPOLE STREET, CHESTER CH1 4HG

#### THREE BEDROOMED TERRACED HOUSE IN POPULAR LOCATION

##### PROPERTY DESCRIPTION:

This three bedroomed property is located off the A540 where you will find links to Chester Town Centre and it's full array of popular bars, restaurants and shopping amenities. The University of Chester, Parkgate Campus is also only a short walk way and other University Campuses are easily accessible via public transport, making this an obvious buy-to-let option for a local investor.

The property is also well suited to a small family with Chester Blue Coat primary school and Queens High school less than half mile way and the Greyhound Retail park within walking distance, where you'll find supermarkets, other large stores and gyms. The property benefits from double glazing throughout, gardens to both the front and rear, plus off-street parking with a garage located to the back of the property.

##### ACCOMMODATION:

**Ground Floor:** Hallway, kitchen, lounge, wc.

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

**Outside:** Front garden, rear garden, off-street parking, garage.

##### ENERGY EFFICIENCY RATING: C

**TENURE:** Freehold

##### VACANT POSSESSION UPON COMPLETION

**AUCTION TYPE:** Unconditional with variable fee

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



## LOT 67

### APARTMENT 6, 1 HUMBER STREET, CHEETHAM HILL, MANCHESTER M8 0DB

#### A TWO BEDROOMED TOP FLOOR APARTMENT CURRENTLY LET PRODUCING £7,200 PA.

##### PROPERTY DESCRIPTION:

A two bedroomed top floor apartment conveniently located just 3 miles from Manchester city centre, which is easily accessible by public transport. The property benefits from central heating. The apartment is currently let with tenants that have been in situ since August 2016. We have been informed as of 1 April 2020 the rental income will be £600 pcm and the tenants are on a 6 month rolling contract. We have also been informed by the vendor that the property has been continuously let out for approximately 10 years.

##### ACCOMMODATION:

The Auctioneers have not inspected the property but believe it to comprise:

**Second Floor Flat:** Living room with dining area, kitchen, two bedrooms, bathroom.

**Outside:** Parking to rear.

##### ENERGY EFFICIENCY RATING: C

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

**AUCTION TYPE:** Unconditional with variable fee

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



## LOT 68

### 8 MARTINGALE COURT, CHEETHAM HILL, MANCHESTER M8 0AR

#### A TWO BEDROOMED GROUND FLOOR FLAT PRODUCING £6,900 PER ANNUM.

##### PROPERTY DESCRIPTION:

A ground floor two bedroomed flat situated in a prime location in the heart of Cheetham Hill, only a short distance away from Manchester city centre. The property benefits from allocated parking and gas central heating. We believe the property is currently let at £575 pcm and the tenants are on a 6 month rolling contract which commenced in November 2017. We have been informed by the vendor that the property has been continuously tenanted for approximately 15 years.

##### ACCOMMODATION:

The Auctioneers have not inspected the property, but believe it to comprise:

**Ground Floor:** Living room, kitchen, master bedroom, en-suite, bedroom two, bathroom

**Outside:** Allocated parking.

##### ENERGY EFFICIENCY RATING: C

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

**AUCTION TYPE:** Unconditional with variable fee

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





## LOT 69

### FLAT 15, BROOKLAND COURT, MIDDLETON ROAD, MANCHESTER M8 4JU

A TOP FLOOR TWO BEDROOM APARTMENT SITUATED IN A CONVENIENT AND POPULAR LOCATION.

#### PROPERTY DESCRIPTION:

The property is close to local amenities including Tesco superstore and Cheetham Hill shopping centre. Transport links including bus and tram stops are also nearby which provide direct access to Manchester city centre. Heaton Park which offers a number of outdoor activities including scenic walking routes and a Golf course is also nearby, as is North Manchester hospital. The property benefits from a balcony as well as internal lift access, double glazing and electric heating. A separate garage is also included.

#### ACCOMMODATION:

The Auctioneers have not inspected the property but believe it to comprise:

**Flat:** Hall, lounge, kitchen, two bedrooms, bathroom.

**Outside:** Garage.

#### ENERGY EFFICIENCY RATING: F

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

**AUCTION TYPE:** Unconditional with variable fee

**\*GUIDE PRICE £88,500+ (plus fees)**



## LOT 70

### FLAT 11, BROOKLAND COURT, MIDDLETON ROAD, MANCHESTER M8 4JU

A SECOND FLOOR APARTMENT SITUATED WITHIN A PURPOSE-BUILT BLOCK.

#### PROPERTY DESCRIPTION:

The property is conveniently located with a number of local amenities and transport links including bus and tram stops nearby. Travel into the city centre is made easy by the direct tram service and takes less than 20 minutes. The property benefits from a balcony and as well as internal lift access, double glazing and electric heating. A separate garage is also included.

**LEASE DETAILS:** We are informed the lease term is 999 years from December 1962 with a £7.50 ground rent per annum. Lease details will be confirmed within the legal pack.

#### ENERGY EFFICIENCY RATING: C

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

**AUCTION TYPE:** Unconditional with variable fee

**\*GUIDE PRICE £88,500+ (plus fees)**



## LOT 71

### 48 VENTNOR STREET, HARPURHEY, MANCHESTER M9 5UN

THREE BEDROOM INVESTMENT PROPERTY, PRODUCING £6,060 PER ANNUM.

#### PROPERTY DESCRIPTION:

This property offers a ready-made investment, currently producing £6,060 per annum and would therefore make an ideal acquisition for a landlord looking to expand their portfolio. The accommodation benefits from gas central heating and double glazing.

#### ACCOMMODATION:

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

**First Floor:** Three bedrooms.

**Outside:** Rear yard.

#### ENERGY EFFICIENCY RATING: D

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

**AUCTION TYPE:** Unconditional with variable fee

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



# LOT 72

## COMMERCIAL DEVELOPMENT AT 71-73 SANDY LANE, PRESTWICH, MANCHESTER M25 9PS



### MULTIPLE INVESTMENT OPPORTUNITY IN POPULAR MANCHESTER LOCATION

#### DESCRIPTION:

This is a rare opportunity to acquire a varied and substantial investment in the popular location of Prestwich, North Manchester. The site is located to the east of Drinkwater Park with easy access to a multitude of shopping, leisure and social amenities in Prestwich's fashionable town centre. The development also benefits from strong transport links including a full local bus service and Prestwich Metrolink stop located close by.

In brief, the investment consists of:

20 Garages let out individually at approximately £1,000 pcm combined.

11 Ground Rent investments producing circa £360.00 per annum.

Land with full planning permission for 2x semi detached houses.

Planning permission was granted by Bury Council on 1st March 2017 for Demolition of existing garages and erection of 2 x semi detached houses under planning reference: 60997

Please refer to the legal pack for further information.

Note: The Auctioneers have not had sight of any tenancy agreements relating to the garages

**TENURE:** Freehold

**PART LET/PART VACANT**

#### VIEWING:

Viewings can be booked online at [www.sdlauctions.co.uk](http://www.sdlauctions.co.uk)

**AUCTION TYPE:** Unconditional with fixed fee

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





## LOT 73

### LAND ADJACENT TO 31 DENHAM STREET, MANCHESTER M13 0FJ

**LAND WITH PLANNING PERMISSION FOR A DETACHED TWO BEDROOMED DWELLING WITH PARKING. SITUATED IN A PRIME LOCATION**

**DESCRIPTION:**

Planning has been granted by Manchester City Council, subject to conditions, under planning reference number 125139/FO/2019. A condition of the planning permission is to relocate a sewer which bisects the site. Potential purchasers are advised to make their own enquires.

**TENURE:** See Legal Pack. **VACANT POSSESSION UPON COMPLETION**

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

The site is sold subject to or with the benefit of any Rights of Way, Wayleaves, Easements, Restrictive Covenants, which may exist whether mentioned in these particulars or not. For further information in relation to these matters please refer to the legal pack.

**AUCTION TYPE:** Unconditional with variable fee

**\*GUIDE PRICE £25,000+ (plus fees)**



## LOT 74

### 6 BELMONT TERRACE, THORNE, DONCASTER DN8 5ED

**PART-REFURBISHED THREE BEDROOM MID-TERRACED HOUSE**

**PROPERTY DESCRIPTION:**

A spacious three bedroom property which has recently been part-renovated and requires "finishing". Positioned well, close to both Thorne Green Top Primary School and Brooke Primary Academy as well as a substantial offering of shopping and leisure facilities, plenty of available outdoor recreational activities including Stainforth and Keadby Canal and Toll Bar Leisure Park both located close by, this would make an ideal home for a young family.

**ACCOMMODATION:**

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

**First Floor:** Two bedrooms.

**Second Floor:** Attic room.

**Outside:** Front garden, rear yard.

**ENERGY EFFICIENCY RATING:** G

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

**AUCTION TYPE:** Unconditional with fixed fee

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



## LOT 75

### 26 CONDOR GROVE, BLACKPOOL FY1 5LT

**A ONE BEDROOMED GROUND FLOOR FLAT IN A CONVENIENT RESIDENTIAL LOCATION.**

**PROPERTY DESCRIPTION:**

A ground floor one bedroomed flat situated off Grasmere Road, within easy reach of Blackpool town centre and it's full array of shopping, leisure and entertainment amenities. Blackpool South railway station and Waterloo Road tram stop are a short distance away, providing convenient links to both Manchester and Liverpool. The accommodation benefits from having a gas central heating system.

**ACCOMMODATION:**

**Ground Floor:** Lounge, bay fronted double bedroom, kitchen/diner, bathroom.

**Outside:** Rear yard.

**ENERGY EFFICIENCY RATING:** C

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

**AUCTION TYPE:** Unconditional with fixed fee

**\*GUIDE PRICE £30,000+ (plus fees)**





## LOT 76

### FLAT 14 NAVENTIS COURT, SINGLETON STREET, BLACKPOOL FY1 5AX

#### ATTRACTIVE AND WELL MAINTAINED ONE BEDROOMED FIRST FLOOR FLAT

##### PROPERTY DESCRIPTION:

Located in central Blackpool, within walking distance to Central Pier and the area's countless offering of shops, bars, eateries and entertainment centres. This one bedroomed flat is situated within a purpose built block, arranged over ground and three upper floors. Ready to move into immediately, this property offers an excellent opportunity either as a starter-home for a local occupier or indeed a potentially high-yielding buy-to-let investment for a landlord. Predicted rental income: in the region of £100 per week.

##### ACCOMMODATION:

**First Floor:** Open plan kitchen/lounge, double bedroom, shower room.

##### ENERGY EFFICIENCY RATING: E

**TENURE:** Leasehold. We believe the Leasehold is for 125 years from January 2005.

##### VACANT POSSESSION UPON COMPLETION

**AUCTION TYPE:** Unconditional with fixed fee

**\*GUIDE PRICE £33,500+ (plus fees)**



## LOT 77

### 22 REGENT ROAD, BLACKPOOL FY1 4LY

#### EIGHT BEDROOM FORMER GUEST HOUSE ARRANGED OVER THREE FLOORS

##### PROPERTY DESCRIPTION:

Located within one mile of Blackpool's famous Northern Pier and it's selection of shopping and amenities. Positioned well, with good transport links. The property would lend it's self to a number of development opportunities including flats or as a single dwelling, subject to all necessary planning consents.

##### ACCOMMODATION:

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

**Ground Floor:** Hallway, former bar and lounge, dining room, kitchen, pantry.

**First Floor:** Five bedrooms.

**Second Floor:** Three bedrooms.

##### ENERGY EFFICIENCY RATING: F

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

**AUCTION TYPE:** Unconditional with fixed fee

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



## LOT 78

### RADCLIFFE FARM HOUSE, 252 CHAPEL LANE, NEW LONGTON, LANCASHIRE PR4 4AB

#### A LARGE THREE BEDROOMED DETACHED CHARACTER COTTAGE IN VERY SOUGHT AFTER VILLAGE LOCATION.

##### PROPERTY DESCRIPTION:

The property is modernised with gas central heating and retains original beamed ceilings.

##### ACCOMMODATION:

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

**Ground Floor:** Lounge, dining room, study, attractively fitted kitchen, conservatory.

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

**Outside:** Private garden.

##### ENERGY EFFICIENCY RATING: E

**TENURE:** Freehold.

##### VACANT POSSESSION UPON COMPLETION

**AUCTION TYPE:** Unconditional with fixed fee

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



For identification purposes only. Not to scale.

## LOT 79

### 1 NORTH HOUSE, EASTBANK STREET, SOUTHPORT PR8 1DS

**TWO BEDROOMED APARTMENT CURRENTLY LET AT £500 PCM.**

**PROPERTY DESCRIPTION:**

Located in the heart of Southport, just a stones throw from Lord Street and the train station. The property is heated by electric panel heaters, and also benefits from double glazing and secure remote access via lift.

**ACCOMMODATION:**

**Flat:** Living room/kitchen area, two double bedrooms, en-suite, bathroom.

**ENERGY EFFICIENCY RATING:** E

**TENURE:** Leasehold.

**SUBJECT TO TENANCY**

**AUCTION TYPE:** Unconditional with variable fee

**\*GUIDE PRICE £37,000+ (plus fees)**

**LOT OFFERED IN PARTNERSHIP WITH:**



## LOT 80

### HILFRED, CROSSE HALL FOLD, CHORLEY PR6 9AN

**A FREEHOLD VACANT THREE BEDROOMED DETACHED BUNGALOW**

**PROPERTY DESCRIPTION:**

This detached bungalow, built on the former site of Crosse Hall, 'Hilfred' occupies a substantial plot and is hidden away in an idyllic country setting, with country walks and the Leeds Liverpool canal on your doorstep, though still close to local amenities and motorway links. The property has potential for further development on the land adjacent or provision for a complete rebuild which would provide a large dwelling pending planning permission from the local authority.

**ACCOMMODATION:**

**Ground Floor:** Porch, hallway, lounge, kitchen, shower room, three bedrooms.

**Outside:** Front and rear gardens, parking for numerous cars.

**ENERGY EFFICIENCY RATING:** D

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

**AUCTION TYPE:** Conditional with reservation fee

**\*GUIDE PRICE £180,000+ (plus fees)**

**LOT OFFERED IN PARTNERSHIP WITH:**



## LOT 81

### 4 WITHERS AVENUE, WARRINGTON WA2 8EU

**A THREE BEDROOMED SEMI-DETACHED HOUSE**

**PROPERTY DESCRIPTION:**

Positioned on a generous plot including front and rear gardens, driveway and garage, this three bedroom property makes an excellent family home, either for a local owner occupier or tenants; as a future buy to let investment for a landlord. The property is situated within a well established residential location, amongst a plentiful selection of shopping, leisure and community amenities as well as a number of schools within very easy reach. The accommodation benefits from gas central heating and double glazing.

**ACCOMMODATION:**

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

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

**Outside:** Paved garden and driveway to front, adjoining garage, rear garden.

**ENERGY EFFICIENCY RATING:** D

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

**AUCTION TYPE:** Unconditional with fixed fee

**\*GUIDE PRICE £137,000+ (plus fees)**



**LOT 82**

**31 CHAPEL STREET, AUDENSHAW, MANCHESTER M34 5DE**

**RECENTLY REFURBISHED THREE BEDROOM TERRACED HOUSE IN POPULAR LOCATION**

**PROPERTY DESCRIPTION:**

Well positioned with a number of local amenities close by and Guide Bridge train station within walking distance. Manchester city centre is made very easy by train or via the M60 ring road which is only a short distance away. The property has gas central heating and double glazing throughout.

**ACCOMMODATION:**

The Auctioneers have not inspected the property but believe it to comprise:

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

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

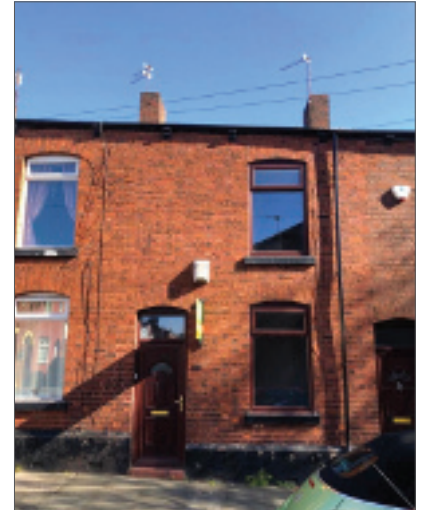
**Second Floor:** Bedroom.

**ENERGY EFFICIENCY RATING:** F

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

**AUCTION TYPE:** Unconditional with fixed fee








**\*GUIDE PRICE £85,000+ (plus fees)**



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## LOT 83

### 107 ANDOVER AVENUE, MIDDLETON, MANCHESTER M24 1JQ

#### THREE BEDROOMED EXTENDED SEMI-DETACHED PROPERTY.

##### PROPERTY DESCRIPTION:

A extended three bedroomed semi-detached property benefiting from gas central heating and double glazing, set in the popular area of Middleton and located approximately 5 miles north of Manchester city centre, close to local amenities.

##### ACCOMMODATION:

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

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

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

**Outside:** Driveway, enclosed rear garden.

##### ENERGY EFFICIENCY RATING: D

**TENURE:** Freehold

##### VACANT POSSESSION UPON COMPLETION

**AUCTION TYPE:** Unconditional with fixed fee



**\*GUIDE PRICE £105,000+ (plus fees)**

## LOT 84

### 3 CLIFTON AVENUE, ECCLES, MONTON, SALFORD M30 9QU

#### THREE BEDROOM TERRACED HOUSE

##### PROPERTY DESCRIPTION:

This spacious period terraced property is ideally located for access to the desirable Monton Village. Offering excellent size rooms and potential, the property is in need of cosmetic modernisation.

##### ACCOMMODATION:

**Ground Floor:** Entrance hall, lounge, second reception room, kitchen, wc.

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

**Outside:** Front and rear gardens.

##### ENERGY EFFICIENCY RATING: D

**TENURE:** Freehold

##### VACANT POSSESSION UPON COMPLETION

**AUCTION TYPE:** Conditional with reservation fee

**\*GUIDE PRICE £187,000+ (plus fees)**

LOT OFFERED IN  
PARTNERSHIP WITH:



## LOT 85

### 14 HAWTHORN STREET, WILMSLOW SK9 5EH

#### IDEAL INVESTMENT OPPORTUNITY - A MID-TERRACE PROPERTY SPLIT INTO TWO ONE BEDROOMED FLATS.

##### PROPERTY DESCRIPTION:

A mid-terrace property currently split up into two, one bedroom flats situated in central Wilmslow. The property is well located just a short walk away from the town centre, which offers a wide range of shops, restaurants and bars. The accommodation benefits from gas central heating.

##### ACCOMMODATION:

**Ground Floor Flat:** Vestibule, lounge, kitchen/diner, bedroom with shower and sink, separate wc.

**First Floor Flat:** Vestibule, lounge, kitchen/diner, bedroom with shower and sink, separate wc.

**Outside:** Rear garden.

##### ENERGY EFFICIENCY RATING: Awaited

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

**AUCTION TYPE:** Unconditional with variable fee

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



## LOT 86

### 45 YORK ROAD, HUYTON, LIVERPOOL L36 1UZ

**A TWO BEDROOMED APARTMENT CURRENTLY LET PRODUCING £5,700 PER ANNUM.**

**PROPERTY DESCRIPTION:**

A third floor spacious two bedroomed apartment with balcony, located in a sought after residential area close to local amenities and motorway networks. The property would make an ideal investment and is currently let for £475 pcm. The vendor has agreed to a break in rental payments due to the coronavirus.

**ACCOMMODATION:**

**Third Floor Flat:** Lounge/dining room with balcony, kitchen, bathroom, two bedrooms.

**ENERGY EFFICIENCY RATING:** C

**TENURE:** Leasehold

**SUBJECT TO TENANCY**

**AUCTION TYPE:** Conditional with reservation fee

**\*GUIDE PRICE £41,000+ (plus fees)**

**LOT OFFERED IN  
PARTNERSHIP WITH:**

**BELVOIR!**



For identification purposes only. Not to scale.

## LOT 86A

### 110A COUNTY ROAD, WALTON, LIVERPOOL L4 3QW

**TWO BEDROOMED FLAT IN POPULAR LOCATION**

**PROPERTY DESCRIPTION:**

Situated in the prime location of Liverpool 4, this property is close to all local shops, amenities and excellent transport links, making it both a fantastic opportunity for a local first-time-buyer or an investor, looking to grow their portfolio.

**ACCOMMODATION:**

First Floor: Lounge, Kitchen/Diner

Second Floor: Two Bedrooms, Shower Room

**ENERGY EFFICIENCY RATING:** C

**TENURE:** Leasehold

**VACANT POSSESSION UPON COMPLETION**

**AUCTION TYPE:** Unconditional with variable fee

**\*GUIDE PRICE £18,000+ (plus fees)**

**LOT OFFERED IN  
PARTNERSHIP WITH:**

**greenco  
PROPERTY GROUP**



## LOT 87

### FLAT 1, 63 HARTINGTON ROAD, TOXTETH, LIVERPOOL L8 0SE

**ONE BEDROOMED VACANT GROUND FLOOR FLAT**

**PROPERTY DESCRIPTION:**

Benefiting from gas central heating and hard wood flooring. The property is excellently located with plenty of amenities within walking distance. With regular buses to Liverpool city centre and universities this property is ideally located for both professionals and students. If let we believe could achieve circa £450pcm.

**ACCOMMODATION:**

The Auctioneers have not inspected the property but believe it to comprise:

**Ground Floor:** Entrance hallway, living area with open plan kitchen, large double bedroom, bathroom.

**ENERGY EFFICIENCY RATING:** C

**TENURE:** Leasehold

**VACANT POSSESSION UPON COMPLETION**

**AUCTION TYPE:** Unconditional with variable fee

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



## LOT 88

### FLAT 2, 63 HARTINGTON ROAD, TOXTETH, LIVERPOOL L8 0SE

**ONE BEDROOMED GROUND FLOOR FLAT CURRENTLY LET AT £412 PER CALENDER MONTH.**

**PROPERTY DESCRIPTION:**

Large one bedroomed ground floor flat. Situated in a substantial double fronted, semi-detached property which has been converted into four self-contained flats. Benefiting from gas central heating and hard wood flooring. Currently let at £412pcm. However, we have not had sight of the tenancy agreement and have been unable to verify this.

The property is excellently located with plenty of amenities, including shops, bars and restaurants all within walking distance. With regular buses to Liverpool city centre and universities this property is ideally located for both professionals and students.

**ACCOMMODATION:**

The Auctioneers have not inspected the property but believe it to comprise:

**Ground Floor:** Communal entrance providing access to -

**Flat Two:** Entrance hallway, living area with open plan kitchen, large double bedroom, bathroom.

**ENERGY EFFICIENCY RATING:** D

**TENURE:** Leasehold

**SUBJECT TO TENANCY**

**AUCTION TYPE:** Unconditional with variable fee

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



## LOT 89

### 149 PICTON ROAD, LIVERPOOL L15 4LG

**VACANT 3 STOREY MIXED USE PROPERTY**

**PROPERTY DESCRIPTION:**

A vacant three storey middle terraced property comprising of a ground floor retail unit together with 5 letting rooms above. The rooms are accessed via a separate front entrance benefiting from double glazing and central heating.

The property would be suitable for immediate investment purposes and when fully let we believe the potential rental income being in excess of £24,000 per annum.

**ENERGY EFFICIENCY RATING:** G

**TENURE:** Freehold

**VACANT POSSESSION UPON COMPLETION**

**AUCTION TYPE:** Conditional with reservation fee

**\*GUIDE PRICE £96,000 (plus fees)**



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**LOT 90**

**34 ST JOHNS ROAD, LIVERPOOL L22 9QG**

**THREE BEDROOM TERRACE HOUSE.**

**PROPERTY DESCRIPTION:**

This spacious three bedroom town house is situated in the popular residential suburb of Waterloo, conveniently located within easy reach of a vast array of local amenities, shops, bars, restaurants and good transport links. Briefly comprising lounge, sitting room, dining room, breakfast kitchen, utility, bathroom, three bedrooms and rear patio garden.

**ENERGY EFFICIENCY RATING:** E

**TENURE:** Freehold

**VACANT POSSESSION UPON COMPLETION**

**AUCTION TYPE:** Conditional with reservation fee



**\*GUIDE PRICE £123,000+ (plus fees)**

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## LOT 91

### UNIT 1.17, BLOCK C, DOWNTOWN SALFORD, WODEN STREET, SALFORD M5 4YD

**A TWO BEDROOMED APARTMENT IN A LUXURY NEW DEVELOPMENT.**

**PROPERTY DESCRIPTION:**

A two bedroomed apartment situated in a luxury new development benefiting from a 24 hour concierge service, communal gardens and roof terraces, fully equipped residents gym, wellness suites and a cinema room. The communal areas are secure throughout and cycle storage is available in the basement. The apartment is situated in an excellent waterfront location close to Cornbrook Metrolink, with easy access to Manchester city centre. The accommodation is completed to a high specification throughout and benefits from a 10 year manufacturers structural defect warranty, double glazing and electric heating.

**ACCOMMODATION:**

Spacious living area, contemporary kitchen, large double bedroom with en-suite, second large double bedroom with Jack and Jill bathroom.

**NOTE:** The pictures used are CGI pictures and are for illustration purposes only and may not reflect what the apartments will look like.

**ENERGY EFFICIENCY RATING:** B

**TENURE:** Leasehold. We understand the lease has a term of 999 years from from 1st January 2017 with an annual ground rent of £395 and service charge of £3.23 /sq ft.

**VACANT POSSESSION UPON COMPLETION**

**AUCTION TYPE:** Unconditional with fixed fee

**\*GUIDE PRICE £170,000+ (plus fees)**



## LOT 92

### 8 RIVER WALK, MILLGATE, BINGLEY BD16 2JW

**A TWO BEDROOMED APARTMENT.**

**PROPERTY DESCRIPTION:**

Delightfully situated within a purpose built complex is an apartment offering two bedroomed living accommodation. The property is well presented throughout and offers gas heating and sealed unit double glazing. The complex is situated in a picturesque riverside complex which boasts many features and an internal inspection is fully recommended. Outside the property enjoys a sun terrace at the side of the River Aire and communal residents parking. The auctioneers have not inspected the property.

**ENERGY EFFICIENCY RATING:** C

**TENURE:** Leasehold - 125 years commencing 1990.

**AUCTION TYPE:** Unconditional with fixed fee

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



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## LOT 93

### 13 STANLEY AVENUE, LEEDS LS9 7AE

#### THREE BEDROOMED TERRACE

##### PROPERTY DESCRIPTION:

Offered to the market is this sizeable three bedroomed terrace property fantastically situated right by St.James' Hospital. Boasting three great-sized bedrooms and two large reception rooms, along with a recently renovated kitchen, this property is offering excellent living space for families. Further, the location and property type is known for how well they rent out as it is a popular area with lots to offer in local amenities, shops and markets.

The ground floor comprises of two large reception rooms and a generously sized kitchen. On the first floor, the property is comprised of two bedrooms and a house bathroom, which has also been recently refurbished. Up on the second floor, is a large double bedroom with huge windows, which gives the room that feeling of more space.

Locally, the property benefits from shops, markets and local newsagents, with St James' Hospital only a short walk away. This property lends itself perfectly to both first time buyers and buy to let investors looking to provide accommodation for the employed people at the hospital and plenty more tenancy seekers! There are great transport links, which enable people to make their way easily into Leeds City Centre, or up towards Seacroft where you can get onto the A58 and A64 if needing to commute.

##### ENERGY EFFICIENCY RATING: E

TENURE: Freehold

##### VACANT POSSESSION UPON COMPLETION

AUCTION TYPE: Conditional with reservation fee

**\*GUIDE PRICE £73,000+ (plus fees)**

LOT OFFERED IN  
PARTNERSHIP WITH:



## LOT 94

### 16A TENNYSON ROAD, MABLETHORPE LN12 1HE

#### A VACANT TWO BEDROOMED FLAT IN A GREAT LOCATION WITH A POTENTIAL RENTAL INCOME OF £450 PER MONTH/£5,400 PER ANNUM.

##### PROPERTY DESCRIPTION:

The flat is located to the rear of High Street approx. 150 metres from the town centre within easy access to the resorts famous beaches. Ideal home owner, holiday rental or landlord property offering an excellent high yield buy-to-let investment.

##### ACCOMMODATION:

The auctioneers have not inspected the property but believe it to comprise -  
Hall, kitchen/diner, two bedrooms, bathroom.

##### ENERGY EFFICIENCY RATING: E

TENURE: Leasehold.

##### VACANT POSSESSION ON COMPLETION

AUCTION TYPE: Unconditional with fixed fee

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



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## LOT 95

### 1 EBOR CLOSE, SKEEBY, NORTH YORKSHIRE DL10 5DZ

#### A TWO BEDROOMED BUNGALOW

##### PROPERTY DESCRIPTION:

A two bedroomed detached bungalow sitting in a prime position with surrounding garden and views reaching out over the countryside. The accommodation is in need of upgrading and refurbishment work and would make an ideal project. The property is situated in the pleasant village of Skeebby with excellent access to the A1M and A66 North and South, just a short drive to Scotch Corner, Richmond and Darlington.

##### ACCOMMODATION:

**Ground Floor:** Entrance hallway, lounge, kitchen, conservatory, two bedrooms.

**First Floor:** Bedroom, study.

**Outside:** Garage/workshop, surrounding garden.

##### ENERGY EFFICIENCY RATING: E

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

**AUCTION TYPE:** Conditional with reservation fee

**\*GUIDE PRICE £160,000+ (plus fees)**

LOT OFFERED IN  
PARTNERSHIP WITH:



## LOT 96

### 7 WEST TERRACE, EVENWOOD, BISHOP AUCKLAND DL14 9RL

#### THREE BEDROOMED TERRACED HOUSE

##### PROPERTY DESCRIPTION:

This well-located three bedroomed house is situated in an established residential location with shopping and leisure amenities found in Evenwood as well as a more substantial offering in West Auckland. With the general hospital less than six miles away, this property would be well suited to a local landlord looking to expand their portfolio.

##### ACCOMMODATION:

**Ground Floor:** Through lounge/dining room, kitchen, shower room/wc.

**First Floor:** Three bedrooms.

**Outside:** Yard.

##### ENERGY EFFICIENCY RATING: D

**TENURE:** Freehold

**VACANT POSSESSION UPON COMPLETION**

**AUCTION TYPE:** Unconditional with fixed fee

**\*GUIDE PRICE £25,000+ (plus fees)**



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## LOT 97

### 8 LEIGHTON STREET, SOUTH SHIELDS, TYNE AND WEAR NE33 3BU

#### A FIRST FLOOR TWO BEDROOMED APARTMENT

##### PROPERTY DESCRIPTION:

The property is pleasantly situated in the heart of South Shields in the Westoe area. Local amenities are right on your doorstep with easy access to all transport links including the metro stations as well as fantastic road links to the A19, fantastic for commuters. This attractive first floor apartment with a long lease will suit a range of buyers, and would make a fantastic first purchase or investment. The home has been well maintained throughout.

##### ACCOMMODATION:

**First Floor Apartment:** Lounge, kitchen, bedroom, bathroom.

**Outside:** Yard, garage/store facility.

##### ENERGY EFFICIENCY RATING: C

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

**AUCTION TYPE:** Conditional with reservation fee

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

LOT OFFERED IN  
PARTNERSHIP WITH:



## LOT 98

### FORMER JOB CENTRE, GIRNIGOE STREET, WICK, SCOTLAND KW1 4HW

**A FEU HOLD FORMER JOB CENTRE EXTENDING 15,000 SQ. FT. OR THEREABOUTS, THOUGHT SUITABLE FOR ALTERNATIVE USE SUBJECT TO OBTAINING THE APPROPRIATE PLANNING CONSENTS.**

##### PROPERTY DESCRIPTION:

The property comprises a part two storey former job centre and car parking facilities. We feel the property would lend itself well to alternative uses such as care facility, hotel or residential accommodation subject to obtaining appropriate planning consents.

##### ACCOMMODATION:

**Basement:** 61 sq. m. (655 sq. ft.).

**Building A Ground Floor:** 798 sq. m. (8,586 sq. ft.).

**Building A First Floor:** 586 sq. m. (6,279 sq. ft.).

**Total:** 15,520 sq. ft.

##### ENERGY EFFICIENCY RATING: E

**TENURE:** See Legal Pack **VACANT POSSESSION UPON COMPLETION**

**AUCTION TYPE:** Unconditional with fixed fee

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



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## LEGAL PACKS

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## LOT 99

### PLOT 5C RIVER VIEW, OLGRINMORE, SCOTSCALDER, HALKIRK, CAITHNESS, SCOTLAND KW12 6XJ

**A SCOTTISH FEUHOLD PARCEL OF LAND EXTENDING APPROXIMATELY 0.5 ACRES OR THEREABOUTS.**

**PROPERTY DESCRIPTION:**

The site comprises a rectangular shaped plot of land extending approximately 65 ft. (20 m) by 341 ft. (104 m) 0.5 acres. The plot may be suitable for a variety of uses subject to obtaining planning consent where required. The plot is located in Halkirk and can be accessed via the B870 and can also be accessed via the Scotscalder train station approximately 1 km away.

**TENURE:** See Legal Pack

**VACANT POSSESSION UPON COMPLETION**

**RIGHTS OF WAY, WAYLEAVES, EASEMENTS, RESTRICTIVE COVENANTS ETC.** The site is sold subject to or with the benefit of any Rights of Way, Wayleaves, Easements, Restrictive Covenants, which may exist whether mentioned in these particulars or not. For further information in relation to these matters please refer to the legal pack.

**VIEWING:** Direct on site.

**AUCTION TYPE:** Unconditional with fixed fee

**\*GUIDE PRICE £4,000+ (plus fees)**



## LOT 100

### 49, 50 & 50A ST. PETERS ROAD, GREAT YARMOUTH NR30 3AA

**A FREEHOLD INVESTMENT PROPERTY WITH ACCOMMODATION ARRANGED OVER THREE FLOORS AND ALSO OFFERING BASEMENT SPACE.**

**PROPERTY DESCRIPTION:**

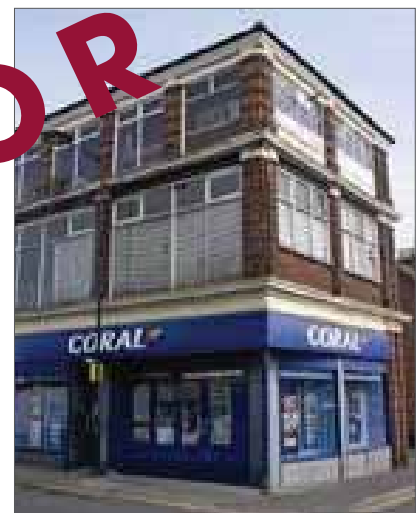
The premises comprise a ground floor retail unit and basement floor which are let to Coral Bookmakers along with two floors above which are currently vacant. There is a planning permission to convert the two floors into 2 x one bedroomed apartments. Current rent from Coral Bookmakers is £6,000 per annum. Potential income from two flats estimated at £10,000 per annum. Total estimated rental income on development £16,000 per annum. The Bookmakers are long term tenants and have been in occupation for over 20 years. Each floor offers approximately 600 sq.ft giving a total space of 2,400 sq.ft. Situated in the town centre and only 50 yards to sea front, in the vast area of bars, restaurants, shops and tourist attractions.

**ENERGY EFFICIENCY RATING:** D

**TENURE:** Freehold. **PART LET/PART CAN**

**AUCTION TYPE:** Unconditional with fixed fee

**\*GUIDE PRICE £63,000+ (plus fees)**



## LOT 101

### 57 BOWTHORN ROAD, CLEATOR MOOR, CUMBRIA CA25 5JT

**A FREEHOLD VACANT TWO BEDROOMED MID-TERRACED PROPERTY.**

**PROPERTY DESCRIPTION:**

A two bedroomed property which has a potential annual return of over £7,000 once let, making an ideal investment opportunity. The house is located close to shops and amenities. The Lake District National Park is within easy reach as well as being a short drive from the coast, for those wanting to explore.

**ACCOMMODATION:**

The Auctioneers have not inspected the property but believe it to comprise:

**Ground Floor:** Reception room, kitchen.

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

**Second Floor:** Attic room.

**Outside:** Rear garden.

**ENERGY EFFICIENCY RATING:** D

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

**AUCTION TYPE:** Unconditional with fixed fee

**\*GUIDE PRICE £27,000+ (plus fees)**



## LOT 102

### 89A AND 89B SHERBURN TERRACE, CONSETT DH8 6NE

#### TWO x ONE BEDROOMED SELF-CONTAINED FLATS

#### PROPERTY DESCRIPTION:

The property is well located within a quiet residential area however Consett town centre is very easily accessible either on foot or via a bus. The A692 motorway is also close by, making travelling between neighbouring towns very easy.

#### ENERGY EFFICIENCY RATING: C & C

#### TENURE: Freehold.

**PART LET/PART VACANT.** Flat 89a is currently vacant and Flat 89b is currently rented at £420pcm.

#### AUCTION TYPE: Unconditional with fixed fee

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



## LOT 103

### PLOTS 102, 103, 115, 118 AND 136, BLACKBURN CENTURION BUSINESS PARK, DAVYFIELD ROAD, BLACKBURN BB1 2QY

#### FIVE VACANT LOCK UP STOREPODS IN PURPOSE BUILT WAREHOUSE

#### DESCRIPTION:

Vacant lock up Storepods in purpose-built warehouse with on-site facilities including car parking, canteen, office accommodation and CCTV. The auctioneers have not inspected the pods but believe the approximate sizes are: Plot 102: 25 sq ft, Plot 103: 25 sq ft, Plot 115: 50 sq ft, Plot 118: 50 sq ft, Plot 136: 50 sq ft.

#### ENERGY EFFICIENCY RATING: D

#### TENURE: See Legal Pack

#### VACANT POSSESSION UPON COMPLETION

**VIEWING:** Viewings can be booked online at [www.sdlauctions.co.uk](http://www.sdlauctions.co.uk)

#### AUCTION TYPE: Unconditional with fixed fee

**\*GUIDE PRICE £1+ (plus fees)**



## ADDITIONAL COSTS

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

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

**SDL AUCTIONS**

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

## LOT 104

### 102 CHESTER ROAD WEST, CONNAHS QUAY, DEESIDE CH5 1BZ

**MIXED USE INVESTMENT OPPORTUNITY, FULLY TENANTED AND GENERATING AN INCOME OF £9,000 PER ANNUM.**

**PROPERTY DESCRIPTION:**

The property is well located on Chester Road West which is the main high street leading through Shotton to Connah's key. We understand the ground floor commercial unit is let generating £500 pcm, and the first floor flat is let generating £300 pcm. Further tenancy details will be provided within the legal pack.

**ACCOMMODATION:**

**Ground Floor:** Retail unit, back staff room.

**Self-Contained First Floor Flat:** Bedroom, bathroom, kitchen.

**ENERGY EFFICIENCY RATING:** Retail Unit - C; Flat - Awaited

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

**AUCTION TYPE:** Unconditional with fixed fee

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



## LOT 105

### 21-23 CHESTER STREET, FLINT, CLWYD CH6 5BL

**MIXED USE PROPERTY**

**PROPERTY DESCRIPTION:**

A vacant two storey property comprising of a ground floor retail unit together with rooms above benefiting from steel roller shutters. The ground floor has previously been let as a continental food store at a rental of £12,000 per annum. We believe there is potential to convert the upper floor into 2 x 1 bedroomed flats with a separate access either via the front or rear of the property, subject to gaining any necessary planning consents.

**ENERGY EFFICIENCY RATING:** D

**TENURE:** Freehold

**VACANT POSSESSION UPON COMPLETION**

**AUCTION TYPE:** Conditional with reservation fee

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

LOT OFFERED IN  
PARTNERSHIP WITH:

**SuttonKersh**



## VIDEO TOURS

We have video tours of many of the properties offered in our April **National Property Auction**

Visit **[www.sdlauctions.co.uk](http://www.sdlauctions.co.uk)** and click on the property details

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

**SDL AUCTIONS**



## LOT 106

### BRYN HYFRYD, LLANBERIS ROAD, CAERNARFON, GWYNEDD COUNTY LL55 2DF

**SUBSTANTIAL SEMI DETACHED PROPERTY LAID OVER FIVE FLOORS.**

**PROPERTY DESCRIPTION:**

Located on the popular Llanberis Road, situated in a convenient position amidst similar properties within the town of Caernarfon. The area is appealing for being close to all facilities that the town has to offer with access to nearby schools, leisure facilities and shops being within walking distance. The town itself is a busy tourist centre with the famous Caernarfon castle, a focal point within the town centre.

Offering lots of potential is this substantial semi detached house located on Llanberis Road. The property is in some need of modernising but could either be a sizeable family home or be converted to a number of flats subject to the usual planning consent. Laid over five floors the accommodation briefly comprises of; entrance hallway, living room, kitchen breakfast room, utility room, cloakroom, bathroom, 4 generous bedrooms, a study, a spacious below ground level flat which is in need of full refurbishment and a cellar offering further developing potential. This charming building retains much of its original features and additionally benefits from a rear lawn garden.

**ENERGY EFFICIENCY RATING:** E

**TENURE:** See Legal Pack

**VACANT POSSESSION UPON COMPLETION**

**AUCTION TYPE:** Conditional with reservation fee

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



## LOT 107

### 56 ABERERCH ROAD, PWLLHELI LL53 5YY

**TWO BEDROOMED TERRACE COTTAGE**

**PROPERTY DESCRIPTION:**

A character cottage with part double glazing. Perfectly located for the towns amenities, marina and beach. Pwllheli is a sought after town lying on the southern coastline of the picturesque Llyn peninsula.

**ACCOMMODATION:**

**Ground Floor:** Lounge, kitchen/diner.

**First Floor:** Shower room, two bedrooms.

**Outside:** Front yard, rear garden.

**ENERGY EFFICIENCY RATING:** F

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

**AUCTION TYPE:** Conditional with reservation fee

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

**LOT OFFERED IN PARTNERSHIP WITH:**



## LOT 108

### 56 CATHERINE STREET, CHESTER CH1 4JZ

**THREE STOREY HOUSE OF MULTIPLE OCCUPATION WITH FIVE LETTABLE ROOMS**

**PROPERTY DESCRIPTION:**

The property is situated close to the University of Chester. We are informed by the vendor that the property is fully compliant and has been the subject of expenditure in recent years, with the benefit of a general course of rewiring and replacement central heating boiler. The property currently has a tenancy agreement in place from 1st September 2019 to 31st July 2020 for £379.17pcm, and another from 8th February 2020 to 8th July 2020 at £368.33pcm. Totaling £6,012.52. However, there is no tenancy in place for after then.

**ACCOMMODATION:**

The Auctioneers have not inspected the property but believe it to comprise:

**Ground Floor:** Entrance hall, lettable room one, sitting room, kitchen, bathroom, wc.

**First Floor:** Landing, three lettable rooms.

**Second Floor:** Loft room/lettable room five.

**Outside:** Rear yard.

**ENERGY EFFICIENCY RATING:** D

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

**AUCTION TYPE:** Unconditional with variable fee

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



## LOT 109

### 8 PICKERING STREET, HOOLE, CHESTER CH2 3BU

#### TWO BEDROOMED MID TERRACED

#### PROPERTY DESCRIPTION:

The property is situated in the heart of Hoole and would make an ideal buy-to-let investment or first time home. We have been informed the property has been recently rented out and has received £650 pcm, however we believe following some modernisation and improvement could achieve more.

#### ACCOMMODATION:

The Auctioneers have not inspected the property but believe it to comprise:

**Ground Floor:** Entrance hallway, living room, dining room, kitchen, utility room, wc.

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

**Outside:** Rear yard.

#### ENERGY EFFICIENCY RATING: D

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

**AUCTION TYPE:** Unconditional with variable fee

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



## LOT 110

### 85 PHILLIP STREET, HOOLE, CHESTER CH2 3BZ

#### A TWO BEDROOMED END TERRACED PROPERTY - CURRENT RENTAL INCOME £7,800 PER ANNUM.

#### PROPERTY DESCRIPTION:

A two bedroomed end terraced property located in the sought after suburb of Hoole which boasts a range of restaurants, bars and shops as well as being within walking distance of Chester city centre. We have been informed that the property is currently let to a settled tenant who has been in occupation since 2006 for £650 pcm.

#### ACCOMMODATION:

The Auctioneers have not inspected the property but believe it to comprise:

**Ground Floor:** Living room, dining room, kitchen.

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

**Outside:** Rear yard.

#### ENERGY EFFICIENCY RATING: TBC

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

**AUCTION TYPE:** Unconditional with variable fee

**\*GUIDE PRICE £110,000+ (plus fees)**



## ADDITIONAL COSTS

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

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

**SDL AUCTIONS**

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

## LOT 111

### ENTERPRISE HOUSE, ABER PARK, FLINT, CLYWD CH6 5EX

**GRADE II LISTED BUILDING CURRENTLY USED AS SERVICED OFFICES**

**PROPERTY DESCRIPTION:**

The internal plan is based around the central spine wall and currently consists of 21 serviced offices (many of which are suitable for subdivision). The building is located in a prime business location, close to a number of transport links including Flint railway station and the A548.

**ENERGY EFFICIENCY RATING:** E

**TENURE:** Freehold. **SUBJECT TO TENANCY** We understand that there are arrears and we understand that the landlord hasn't received any rent for approximately twelve months. We have been informed that the property has not been inspected by the vendor since 10th October 2018. Please see legal pack for further details.

**AUCTION TYPE:** Unconditional with fixed fee

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



## LOT 112

### 125 TRAFALGAR STREET, ASHTON-UNDER-LYNE OL7 0HN

**A TWO BEDROOMED MID-TERRACED PROPERTY**

**PROPERTY DESCRIPTION:**

A two bedroomed mid terraced property. We have been informed that the property is currently let at £450 pcm. The property is in good condition throughout and benefits from double glazing, however would benefit from some modernisation and improvement. Ideal buy to let purchase. We have been informed that there are currently rent arrears of around £500. We believe the current rent is £450pcm, £380.33 being received directly via housing benefit, £69.67 from the tenant. Please see legal pack for details.

**ACCOMMODATION:**

The Auctioneers have not inspected the property but believe it to comprise:

**Ground Floor:** Lounge, kitchen.

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

**Outside:** Enclosed rear yard.

**ENERGY EFFICIENCY RATING:** C

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

**AUCTION TYPE:** Unconditional with variable fee

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



Entries are now invited for our next  
**National Property Auction**  
**Thursday**  
**28th May 2020**

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**SDL AUCTIONS**





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of hands



A transparent  
and realistic  
budget



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personal  
service

**Then you should talk to us.**



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# AUCTION PARTNERS

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**PURCHASER PAYS**  
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and completion dates, certainty of sale giving your clients





# PROXY, TELEPHONE & INTERNET BIDDING FORM

Please complete one form per property you wish to bid for. Please tick to either bid by:

Telephone
  Proxy
  Internet
 Lot No 
 Date of Auction

I hereby instruct and authorise SDL Auctions to bid on my behalf in accordance with the terms and conditions as set out in this catalogue and I understand that should my bid be successful the offer will be binding upon me.

## LOT DETAILS

Lot Address:   
 Postcode:   
 Max Bid Price: £   
 Price in Words:

## PURCHASER DETAILS

Title:  Name:   
 Company:   
 Address:   
 Postcode:   
 Tel. no to contact on the day:  Additional tel no:   
 Email:

## BIDDER DETAILS

Title:  Name:   
 Company:   
 Address:   
 Postcode:   
 Tel. no to contact on the day:  Additional tel no:   
 Email:

## SOLICITOR DETAILS

Name:   
 Company:   
 Address:   
 Postcode:   
 Telephone:  Mobile:   
 Email:

## PAYMENT REQUIREMENTS

ALL SUCCESSFUL PURCHASERS ARE REQUIRED TO PAY EITHER:

METHOD OF SALE:		
<b>UNCONDITIONAL LOTS WITH FIXED FEE:</b> 10% deposit and Buyer's Fee.	<b>UNCONDITIONAL LOTS WITH VARIABLE FEE:</b> 5% deposit and Buyer's Fee.	<b>CONDITIONAL LOTS WITH RESERVATION FEE:</b> Reservation Fee.
<b>NOTES:</b> I confirm by signing this form that I have read and agreed to be bound by SDL Buyer's Terms and understand the fees that apply to the lot.		

Please see overleaf for Payment Details

## PAYMENT DETAILS

I attach Bank Draft/Building Society Draft for: £       In words:

Card Number:

Valid from:     Expires End:     Issue:  CSC:

Name (as it appears on card):

NOTE: Any drafts supplied will be shredded unless otherwise requested in the event of an unsuccessful proxy, telephone or internet bid.

## TERMS & CONDITIONS FOR PROXY, TELEPHONE & INTERNET BIDDING

**Anyone not able to attend the Auction to make their own bids may utilise the facilities available for telephone, internet or written (proxy) bids on the following Terms and Conditions in addition to the Buyer's Terms.**

- The Bidder must complete a separate authority form for each Lot involved, and provide a separate Banker's Draft or Building Society Draft or Debit Card details (cleared funds) relevant to the method of sale (unconditional, unconditional with reservation fee or conditional with reservation fee) as outlined in the Payment Requirements Section of this form.
- The form must be hand delivered, posted or emailed to the relevant auction office to arrive prior to the auction day. It is the Bidder's responsibility to check that the form is received by SDL Auctions and this can be done by telephoning the office.
- Due to money laundering obligations we require two forms of identity for the bidder and buyer (if different), one photo identification i.e passport or driving licence and one proof of address i.e bank statement or utility bill, no more than 3 months old. By signing this agreement you understand that we will undertake a search with Experian for the purposes of verifying your identity. To do so Experian may check the details you supply against any particulars on any database (public or otherwise) to which they have access. This system allows us to verify you from basic details using electronic data, however it is not a credit check of any kind so will have no effect on you or your credit history. They may also use your details in the future to assist other companies for verification purposes. A record of the search will be retained.
- The Bidder shall be deemed to have read the 'Buyer's Terms', the particulars of the relevant Lot in the Catalogue and the General and the full legal pack including the Special Conditions of Sale. The Bidder shall be deemed to have taken all necessary professional and legal advice and to have made enquiries and have knowledge of any announcements to be made from the rostrum and any of the addendum relating to the relevant Lot. The addendum can, and should, be checked by visiting our website [www.sdlauctions.co.uk](http://www.sdlauctions.co.uk) or at the Auction prior to bidding.
- In the case of telephone bids, at about the time the Lot comes up for auction, attempts will be made to contact the Bidder by telephone and, if successful, the Bidder may then compete in the bidding through the Auctioneer's staff.  
The Bidder accepts that such contact is at the Bidder's risk and in the event that the telephone or internet link is not established, or breaks down, or there is any confusion or disruption, then the Bidder will not be able to participate in the Auction. 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. If internet connection is lost the Auctioneer is authorised to continue to bid on behalf of the internet bidder up to the maximum bid stated on this form.
- In the case of internet bidding, all bidders who have registered can commence bidding when the intended Lot is being offered, however SDL Auctions do not take any liability or responsibility should there be any interruption or suspension of internet services.
- In the case of written bids, SDL Auctions staff will compete in the bidding up to the maximum of the authorisation. If no maximum is inserted, SDL Auctions will not bid. SDL Auctions do not guarantee to regulate the bidding so that the maximum authorised bid actually falls to the written bidder.
- SDL Auctions reserve the right not to bid on behalf of the telephone/written/ internet Bidders in the event of any error, doubt, omission, uncertainty as to their bid, or for any reason whatsoever, and give no warranty, or guarantee, that a bid would be made on behalf of the Bidder and accept no liability.
- In the event that the telephone/written or internet bid is successful the Auctioneer will sign the Contract for Sale or Reservation Agreement 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% or 5% deposit (whichever is applicable) subject to a minimum of £5,000 per Lot, plus the Buyer's Fee or Reservation Fee (whichever is applicable), however if monies are received over the relevant deposit amount, this will result in the purchaser paying a lesser sum on completion.
- Once delivered to the Auctioneer 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 Seller 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 Seller to withdraw any Lot or to sell prior to auction to a third party and neither the Seller 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 Seller the existence of these instructions but not the amount of the maximum bid.

I hereby confirm that I have read the General, Additional and Special Conditions of Sale as well as SDL's Buyer's Terms. I accept that it is my responsibility to check for any amendments in accordance with the Buyer's Terms.

I authorise the Auctioneers to sign a Contract for Sale or Reservation Agreement 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.

Signature of prospective purchaser

Date of Signature

# BUYER TERMS OF SDL AUCTIONS LIMITED (SDL) TERMS AND CONDITIONS FOR BIDDING AND BUYING AT AUCTION

The following Terms and Conditions govern the conduct of our auctions. If you bid on a property, it is on the basis that you accept these terms and conditions.

SDL operates three types of auction sale:

1. Unconditional with Fixed Fee
2. Unconditional with Variable Fee
3. Conditional with Reservation Fee

These Terms and Conditions apply to all three types of auction sale and therefore cover all properties offered for auction by SDL.

## TERMS AND CONDITIONS:

### 1. ABOUT THESE TERMS

1.1 **What these terms cover.** These are the terms and conditions on which we offer properties for sale in our auctions (both online and in-room). If you bid on a property, whether in-room, online, or pre- or post- auction, you are bound by these terms and conditions

1.2 **Why you must read them.** Please read these terms carefully before bidding on a property at auction. These terms tell you who we are and the rules that apply to bidding at auction. If you have a question about these terms or think that there is a mistake in these terms, please contact us.

### 2. INFORMATION ABOUT US AND HOW TO CONTACT US

2.1 We are SDL Auctions Limited, a company registered in England and Wales. Our Company Number is 07719474 and our registered address is 17 Regan Way, Chetwynd Business Park, Chilwell, Beeston, Nottingham, England, NG9 6RZ.

2.2 You can contact us by telephoning us on 0800 304 7879, by writing to us at our registered address, or by emailing us at enquiries@sdlauctions.co.uk.

### 3. INTERPRETATION

3.1 In these terms and conditions 'lot' means the land or property that is up for sale at auction. Each lot is given a number on the website or in the catalogue.

3.2 References in these terms to legislation are references to it as amended or replaced from time to time.

3.3 We reserve the right to change our terms and conditions at any time.

### 4. TYPES OF SALE

4.1 SDL offers three types of sale at auction, listed at the start of these terms.

4.2 Each lot offered at auction is labelled with the type of sale that applies to it.

4.3 By bidding on a lot, you agree to the relevant terms below which relate to the applicable type of sale. **It is important that you take note of what type of sale is offered before bidding on a lot.**

4.4 Terms 5-7 apply only to the type of sale listed. All of the other terms apply to all lots.

### 5. TERMS THAT APPLY TO UNCONDITIONAL WITH FIXED FEE LOTS

5.1 If you are the highest bidder, you must:

- 5.1.1 exchange legally binding contracts for the sale of the property immediately;
- 5.1.2 pay a non-refundable deposit equal to 10% of the purchase price, subject to a minimum of £5,000. This deposit contributes towards the purchase price (although note we can deduct fees owing to us from the deposit);
- 5.1.3 pay an auction fee ('Buyer's Fee'). This is usually £1,074 (including VAT) however, sometimes a different fee applies and will be listed on the lot - make sure you check the information relating to each individual lot. The auction fee does not contribute towards the purchase price; and
- 5.1.4 complete the sale within 20 business days unless the special conditions of sale state otherwise.

5.2 If you fail to complete the sale, the seller can bring a claim against you personally for losses suffered and we may pursue you for unpaid auction fees.

### 6. TERMS THAT APPLY TO UNCONDITIONAL WITH VARIABLE FEE LOTS

6.1 If you are the highest bidder, you must:

- 6.1.1 exchange legally binding contracts for the sale of the property immediately;
- 6.1.2 pay a non-refundable deposit equal to 5% of the purchase price, subject to a minimum of £5,000. This deposit contributes towards the purchase price (although note we can deduct fees owing to us from the deposit);
- 6.1.3 pay an auction fee ('Buyer's Fee') equal to 4.8% (including VAT) of the sale price of the property, or 4.2% (including VAT) of the sale price if the property is in London, subject always to a minimum of £6,000

(including VAT) **The Buyer's Fee does not contribute towards the purchase price;** and

6.1.4 exchange contracts and complete the sale within 20 business days unless the special conditions of Sale state otherwise.

6.2 If you fail to complete the sale, the seller can bring a claim against you personally for losses suffered and we may pursue you for unpaid auction fees.

### 7. TERMS THAT APPLY TO CONDITIONAL WITH RESERVATION FEE LOTS

7.1 If you are the highest bidder, you must:

- 7.1.1 sign a reservation agreement in relation to the property;
- 7.1.2 pay a non-refundable fee ('Reservation Fee') equal to 4.8% (including VAT) of the purchase price, or 4.2% (including VAT) of the purchase price if the property is in London, subject always to a minimum of £6,000 (including VAT) **The Reservation Fee does not contribute to the purchase price;** and
- 7.1.3 exchange contracts and complete the sale within 40 business days.

Worked example for variable fees: If the final agreed sale price of the Property was £250,000, the Reservation Fee/Variable Buyer's Fee would be £12,000 if the Property was outside London. If the Property was in London with the same final agreed sale price, the Reservation Fee/Variable Buyer's Fee would be £10,500. If the final agreed sale price was £10,000 the Reservation Fee/Variable Buyer's Fee would be £6,000 as 4.8% of that final agreed sale price would give a Reservation Fee/Variable Buyer's Fee of £5,200 which is less than the minimum £6,000 (examples inclusive of VAT).

### TERMS THAT APPLY TO ALL LOTS

#### 8. WHAT YOU SHOULD DO BEFORE BIDDING

8.1 If you are the highest bidder, you are legally bound to buy the property and there are financial consequences of withdrawing from the sale, both in terms of non-refundable Buyer's Fees and Reservation Fees, and non-refundable deposits (depending on the type of lot, see clauses 5-7 above) as well as the possibility of legal action being taken against you.

8.2 It is strongly advised that before bidding for a property you:

- 8.2.1 Take professional advice from a solicitor/conveyancer, Chartered Surveyor, and accountant;
- 8.2.2 Inspect the legal pack for the property and have the legal pack inspected by a solicitor/conveyancer;
- 8.2.3 Organise any necessary finance for the purchase;
- 8.2.4 Ensure that you have the funds available to pay any applicable Reservation Fees, Buyer's Fees, and deposits, as well as the purchase price;
- 8.2.5 Carry out the necessary searches and make the necessary enquiries (seek guidance from a solicitor/conveyancer on what searches and enquiries are necessary);
- 8.2.6 Commission appropriate surveys for the property by a Chartered Surveyor;
- 8.2.7 Check the contents of all applicable documents relating to the property, including leases, restrictions, and covenants;
- 8.2.8 Check that the information you have received or seen about the property is accurate;
- 8.2.9 Organise and attend a viewing of the property (unless the lot is marked external inspection only);
- 8.2.10 Commission appropriate reports for the property, such as structural reports, building reports, water and drainage reports, etc;
- 8.2.11 Check the VAT, stamp duty, and other tax consequences of the sale;
- 8.2.12 Familiarise yourself with all terms and conditions relating to our auctions; and
- 8.2.13 Take all other action necessary to satisfy yourself as to the condition of the property in order to be able to determine the price you are willing to pay for the property.

8.3 **If you fail to take any of the above measures, you do so at your own risk. You will not be able to withdraw from the sale once your bid has been accepted without incurring financial consequences. When you bid, you are deemed to have taken all the measures listed in clause 8.2 above and to have acted as a prudent buyer would act.**

8.4 The guide price of the property is not an indication of its market value or its minimum value or worth. It is merely the price at which the seller has decided to advertise the property. It offers no guarantee whatsoever as to the condition of the property or the value of the property.

#### 9. OUR ROLE

9.1 We act as agents for sellers. We have authority to:

- 9.1.1 Prepare the auction catalogue and advertisements for the lots;

- 9.1.2 Offer each lot for sale and combine or divide lots;
- 9.1.3 Receive and hold deposits;
- 9.1.4 Receive auction fees including a Buyer's Fee;
- 9.1.5 Receive Reservation Fees;
- 9.1.6 Accept bids for the lots (including pre- or post-auction);
- 9.1.7 Decline bids for the lot at our discretion;
- 9.1.8 Change the type of sale for a lot at our discretion;
- 9.1.9 Regulate bidding increments and the order of lots;
- 9.1.10 Accept proxy bids;
- 9.1.11 Resolve bidding disputes;
- 9.1.12 Re-offer a lot for sale following bidding disputes;
- 9.1.13 Bid on behalf of the seller up to the reserve price;
- 9.1.14 Sign reservation agreements on behalf of the seller;
- 9.1.15 Sign the contract of sale on behalf of the seller;
- 9.1.16 Sign the memorandum of sale on behalf of the seller;
- 9.1.17 Carry out the exchange of contracts;
- 9.1.18 Repudiate a contract between the seller and buyer;
- 9.1.19 Change the date or time of the auction at our discretion;
- 9.1.20 End the auction early or cancel the auction without giving a reason; and
- 9.1.21 Withdraw lots from auction at our discretion.

9.2 By bidding on a property, you confirm your agreement to be bound by these terms. Under these terms, you give us authority to:

- 9.2.1 Receive and hold deposits;
- 9.2.2 Receive auction fees (including a Buyers' Fee);
- 9.2.3 Receive Reservation Fees;
- 9.2.4 Accept your bid for the lot;
- 9.2.5 Sign a contract of sale on your behalf when you are the highest bidder;
- 9.2.6 Sign a reservation agreement on your behalf when you are the highest bidder; and
- 9.2.7 Repudiate a contract between you and the seller.

#### 10. RESERVE PRICE

10.1 Unless otherwise stated, all lots are subject to a reserve price.

10.2 **The reserve price is the price which must be reached before a lot will be sold.** It can be changed at any time up to the time of the auction.

10.3 The reserve price is confidential, but it will be at or below the top band of the guide price (if the guide price is a range) or within 10% of the guide price (if the guide price is a single figure).

10.4 The seller can bid up to the reserve price but is not allowed to make a bid equal to or exceeding the reserve price. You accept and acknowledge that bids below the reserve price may be made by or on behalf of the seller.

10.5 The seller can choose to sell below the reserve price prior to auction.

#### 11. GUIDE PRICE

11.1 **The guide price is the marketing price or advertised price for the lot.**

11.2 The guide price is not a guarantee or an indication of minimum value. The guide price is not necessarily the market value of the lot.

11.3 The guide price is not set with the help of a Chartered Surveyor and you must engage your own reports and surveys to satisfy yourself of the value of the property before you bid.

11.4 The guide price can change at any time up to the start of the auction.

11.5 The sale price can exceed the guide price. Sometimes, the sale price is lower than the guide price.

#### 12. CHECKING FOR UPDATES

12.1 Lots of information can be changed up to the time of the auction, including the property details, reserve price, and guide price. You must make sure you check for updates before you bid for a property.

12.2 **If you fail to check for updates, you do so at your own risk.**

12.3 You can check for updates by:

- 12.3.1 Checking the webpage for the lot;
- 12.3.2 Re-downloading the legal pack on the day of the auction;
- 12.3.3 Checking any late announcements and addendum documents (online or in-room); and
- 12.3.4 Listening carefully to the auctioneer introducing the auction and the property.

12.4 When you bid, you are taken to have read any late amendments, addendums, or updates even if you have not done so. You are deemed to have full knowledge of any changes made to the information provided about the lot (including the legal pack).



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- 12.5 The auctioneer will make announcements at the start of the auction and it is important that you listen carefully (as well as taking the steps listed in 12.3). After the initial announcements, the auction will proceed without delay and the auctioneer will not describe the properties in detail nor read out the special conditions or amendments.
- 13. TAX**
- 13.1 Stamp Duty Land Tax, Land and Buildings Transaction Tax, VAT, or other charges may apply to some sales. These costs will not be confirmed in the legal pack.
- 13.2 It is your responsibility to make your own enquiries and seek appropriate advice as to the possible tax consequences of the sale before you bid.
- 13.3 If you withdraw from the sale after you have won the lot because of tax consequences, you will lose any deposits or fees paid and the seller may take legal action against you.
- 14. THE LOT**
- 14.1.1 All the statements contained in particulars of sale or descriptions of the lots in documentation or given by our employees or agents are made without responsibility and you must not rely on them as statements or representations of fact. They do not represent any warranties whatsoever in relation to the lots. You must satisfy yourself as to the accuracy of the particulars before bidding.
- 14.1.2 Any suggested rental incomes and yields may be subject to any necessary energy efficiency improvements. If the property is currently let and being sold with an EPC (energy performance certificate) rating of G or F it will require immediate energy efficiency improvements to meet the minimum standards. If the particulars of sale state that the property is suitable for investment it will be for the buyer to ensure that the relevant EPC requirements are met.
- 14.2 The lot is sold subject to any tenancies disclosed in the legal pack or lot description.
- 14.3 The lot is sold subject to any special conditions set out in the property description or associated documentation but otherwise is sold with vacant possession on completion.
- 14.4 All measurements quoted in descriptions of the lot are approximate. You must verify the measurements yourself by visiting the property and/or commissioning a professional report or survey.
- 14.5 All location plans published in the particulars of sale are subject to copyright and are only provided to enable prospective purchasers to locate the property. The plans are not to scale and are not intended to depict the interest to be sold. The boundary lines and numbers on the plans or photographs are provided only to allow purchasers to locate the lot and do not depict the interest to be sold. You must visit the lot and commission the relevant searches and reports.
- 14.6 When you bid on a lot you are deemed to have relied only upon your own knowledge or the advice of your own professionals or advisors, and not on the particulars of sale or description or photographs of the lot.
- 14.7 All Ordnance Survey maps are reproduced with the sanction of the Controller of HM Stationery Office (Crown Copyright Reserved Licence No LIGO183).
- 14.8 The services, kitchen and sanitary ware, electrical appliances and fittings, plumbing and heating installations (if any) have not been tested by us or by the seller. Before you bid on a property, you must undertake your own investigations, reports and surveys to clarify the suitability and condition of any such services.
- 14.9 The lot is also sold subject to the following, whether or not they are disclosed by the seller or are apparent from inspection of the lot or from the documents provided or from the legal pack or would have been obvious had you acted as a prudent buyer:
- 14.9.1 Matters registered or capable of registration as local land charges;
- 14.9.2 Matters registered or capable of registration by any competent authority or under the provisions of any statute;
- 14.9.3 Notices, orders, demands, proposals, and requirements of any competent authority;
- 14.9.4 Charges, notices, orders, restrictions, agreements and other matters relating to town and country planning, highways, or public health;
- 14.9.5 Rights, easements, quasi-easements, and wayleaves;
- 14.9.6 Outgoings and other liabilities;
- 14.9.7 Any interest which overrides under the Land Registration Act 2002;
- 14.9.8 Matters that ought to be disclosed by the searches and enquiries a prudent buyer would make, whether or not you have made them; and
- 14.9.9 Anything the seller does not and could not reasonably know about.
- 14.10 Where anything subject to which the lot is sold would expose the seller to liability you are to comply with it and indemnify the seller against that liability.
- 14.11 The seller must notify you of any notices, orders, demands, proposals, and requirements of any competent authority of which it learns after the contract date, but you must comply with them and keep the seller indemnified.
- 14.12 The lot does not include any tenant's or trade fixtures or fittings. If the special conditions state that chattels are included, you take them as they are at completion and the seller is not liable if they are not fit for use.
- 14.13 You buy with full knowledge of the documents relating to the lot (whether or not you have read them) and the condition of the lot (whether or not you have inspected it and commissioned appropriate reports and surveys). This is why it is important that you take the steps set out in 8.2.
- 14.14 You admit that you are not relying on the information contained in the particulars of sale or on any representations made by or on behalf of the seller, except that you may rely on the seller's solicitor/conveyancer's written replies to written enquiries to the extent stated in those replies.
- 14.15 The seller cannot be required to transfer the lot to anyone other than the buyer.
- 15. SPECIAL CONDITIONS**
- 15.1 The lots are sold subject to any special conditions of sale, which are available for inspection at the office of the seller's solicitor/conveyancer, our office, in the auction room, and on our website.
- 15.2 You must view and take into account the special conditions before bidding.
- 15.3 When you bid, you are taken to have read and accepted the special conditions, even if you have not done so.
- 16. SALE BEFORE OR AFTER AUCTION**
- 16.1 Lots may be sold before the auction.
- 16.2 **If you submit a bid before or after auction and it is accepted, the same fee and deposit rules apply as if the lot had been sold at auction.**
- 16.3 To submit a pre-auction bid, you must submit a formal written offer to us.
- 16.4 You cannot withdraw a pre or post-auction bid once a reservation contract has been signed or contracts of sale have exchanged.
- 16.5 If you submit a pre or post-auction bid, you are taken to have undertaken all measures that a prudent buyer would undertake, including all of the measures listed in Clause 8.2. If you fail to take appropriate measures before bidding, you do so at your own risk. You cannot later withdraw from the sale without incurring financial consequences.
- 16.6 We will relay your pre or post-auction bid to the seller, but we give no guarantees or warranties regarding the timing of relaying the offer.
- 16.7 We are not responsible for any of your costs or losses if a lot you were interested in buying is sold or withdrawn before auction.
- 16.8 If your pre or post-auction bid is accepted you may be asked to pay a 'closed bid' online, with the remainder of the monies owed being paid over the phone or by bank transfer. We will advise you of the method of payment required at our discretion.
- 16.9 If a pre or post-auction bid is accepted by the seller, you become liable to pay our fees and any applicable deposit when a reservation agreement or contract of sale is signed.
- 16.10 If a pre or post-auction bid is accepted by the seller, you must instruct solicitor/conveyancer within 7 days otherwise we (as agent for the seller) can treat the contract as at an end or sign the appropriate documentation (including a contract of sale or memorandum of sale) on your behalf. The seller may pursue you for losses and we may take action against you in respect of unpaid auction fees.
- 16.11 All the other usual terms of sale apply where the lot is sold before or after auction.
- 17. BIDDING**
- 17.1 All bids are made in pounds sterling and are exclusive of any applicable VAT or other taxes.
- 17.2 We may refuse to accept a bid without giving a reason.
- 17.3 You cannot withdraw a bid.
- 17.4 By placing a bid, you become personally liable to fulfil the obligations of the winning bidder as set out in these terms and conditions, even if you bid as agent on behalf of somebody else.
- 17.5 If you bid on behalf of a company, you warrant that the company is properly constituted and has the necessary funds to and is able to purchase the property.
- 17.6 By placing a bid, you warrant that you have the necessary funds (or necessary finance) to pay the purchase price for the property along with the applicable Buyer's Fee and Reservation Fee. If you withdraw from the sale due to lack of funds, you will lose your Reservation Fee, Buyer's Fee, and deposit (if applicable).
- 18. THE WINNING BID**
- 18.1 For in-room auctions, as soon as the auctioneer's gavel falls on a bid, the successful bidder is under a binding contract to purchase the relevant property.
- 18.2 For online auctions as soon as the auction for that lot comes to an end, the successful bidder is under a binding contract to purchase the relevant property.
- 18.3 As soon as the events mentioned in 18.1 and 18.2 (as appropriate) occur, you are immediately liable for the applicable fees and to pay the deposit (if applicable). You immediately become responsible for insuring the property - the property is at your risk from the moment that you win the bid.
- 18.4 For in-room auctions, as soon as the auctioneer's gavel falls on your bid, you must immediately present to us your name and address and, if appropriate, the name and address of the person or company on whose behalf you were bidding.
- 18.5 If you attend an in-room auction and wish to continue bidding on further lots having won the highest bid on a lot, you must give to us a form of ID to hold as security (e.g. passport or driving licence).
- 18.6 You will not be entitled to take possession of the property or have keys to the property until completion of the sale.
- 19. LEGAL PACK**
- 19.1 You must view the legal pack for a lot and it is strongly recommended that you instruct a qualified professional to review this and raise any necessary enquiries before bidding.
- 19.2 The legal pack can change at any time up until the auction starts so you must check the most recent version of the legal pack and the addendum before bidding on the property. **Failure to check for changes to the legal pack will not be a valid reason for withdrawing from the sale.**
- 19.3 The legal pack is not prepared by SDL and we are not responsible for and give no guarantee or assurance as to the accuracy of its contents. We shall not have any liability to you for any inaccuracies contained in the legal pack. Where we display or provide documents provided or created by third parties, we do so only on the basis that we are not responsible for the accuracy of the information contained in that document.
- 20. YOUR OBLIGATIONS TO US**
- 20.1 You must:
- 20.1.1 Familiarise yourself with these terms in their entirety before bidding;
- 20.1.2 Provide all information we reasonably need to be able to complete a reservation agreement, memorandum of sale, or contract of sale when you are the winning bidder (we may sign on your behalf);
- 20.1.3 Sign the necessary documents including a reservation agreement, memorandum of sale, or contract of sale when you are the winning bidder (we may sign on your behalf);
- 20.1.4 Pay the applicable Reservation Fee (if any) detailed in clauses 5-7;
- 20.1.5 Pay the applicable Buyer's Fee (if any) detailed in clauses 5-7;
- 20.1.6 Pay the applicable deposit (if any) detailed in clauses 5-7;
- 20.1.7 Complete the sale within the timeframes set out in clauses 5-7; and
- 20.1.8 Provide all necessary identification documentation to allow us to comply with our legal obligations.
- 21. OBLIGATIONS UNDER A RESERVATION AGREEMENT**
- 21.1 If you buy a conditional auction lot, you will sign (or we will sign on your behalf) a reservation agreement.
- 21.2 The reservation agreement contains legally binding conditions. **It is recommended that you seek legal advice concerning the terms of the reservation agreement before you bid on a property.** A copy is available at [www.sdlauctions.co.uk](http://www.sdlauctions.co.uk).
- 21.3 Under the reservation agreement, you are required to:
- 21.3.1 Use all reasonable endeavours to proceed to a formal exchange of contracts within the exclusivity period;
- 21.3.2 Immediately instruct solicitor/conveyancer to do any work required to enable contracts for the purchase of the property to be exchanged within the exclusivity period;
- 21.3.3 Complete all necessary work and documentation for any finance arrangements needed to pay the full purchase price of the property;
- 21.3.4 Keep the seller and us up to date with the progression of the sale; and
- 21.3.5 Use all reasonable endeavours to complete the purchase of the property within 40 business days of the reservation agreement.
- 21.4 Under the reservation agreement, the seller is required to:
- 21.4.1 Refrain from agreeing to another reservation or sale of the property;
- 21.4.2 Refrain from allowing third parties to view the property with a view to buying it;
- 21.4.3 Refrain from encumbering the property;

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- 214.4 Refrain from sending or giving instruction to send a contract of sale to any other person in relation to the property;
- 214.5 Use all reasonable endeavours to proceed to a formal exchange of contracts within the exclusivity period; and
- 214.6 Supply all documentation and information necessary to enable the completion of the sale within the exclusivity period.
- 22. OBLIGATIONS UNDER A CONTRACT OF SALE**
- 221 As soon as your bid is accepted at the close of the auction of an unconditional lot, a contract of sale is entered into.
- 222 Under the contract of sale, you must:
- 222.1 Provide all necessary information reasonably required to complete the formal contract of sale;
- 222.2 Provide all necessary identification and proof of address documentation;
- 222.3 Take all necessary measures to complete the sale within 20 business days (or as otherwise stated in the special conditions);
- 222.4 Sign a formal written contract if requested to do so;
- 222.5 Pay any applicable Buyer's Fee (see clauses 5-7);
- 222.6 Pay a deposit (see clauses 5-7); and
- 222.7 Complete the sale (and pay the full purchase price) within 20 business days (or as otherwise specified in the special conditions).
- 223 If you fail to comply with the conditions set out above, we may (as agent for the seller) treat you as being in repudiatory breach of the contract of sale and so treat that contract as at an end. This means we can re-offer the property for sale. You will not be able to recover your deposit or Buyer's Fee and the seller will have a claim against you for breach of contract.
- 23. DEPOSITS**
- 231 If you pay a deposit (see clauses 5-7), we will hold that deposit as stakeholder for the seller (subject to clause 23.6).
- 232 The deposit is non-refundable. If you withdraw from the sale, you will not get your deposit back. We will pay the deposit to the seller's solicitor/conveyancer.
- 233 If the seller withdraws from the sale, we will return the deposit to you or your solicitor/conveyancer.
- 234 When the sale completes, we will pass the deposit to the seller's solicitor/conveyancer and it will be deducted from the purchase price of the property.
- 235 We may retain the sale memorandum or contract of sale signed by or on behalf of the seller until the deposit has been received in cleared funds.
- 236 If you pay the deposit but do not pay your Buyer's Fee on time, we may deduct the amount of the outstanding fees from the deposit. This means that the amount passed to the seller's solicitor/conveyancer will be the deposit less any fees that have been deducted and you will need to make up this difference when you pay the full purchase price.
- 237 Interest earned on the deposit (if any) will be passed to whoever the deposit is passed to.
- 24. PAYMENT**
- 241 Fees and deposits must be paid via the online bidding system in the case of online auctions, and via debit card in the case of in-room auctions.
- 242 We do not accept cheques.
- 243 You cannot use a credit card or cash to pay any part of the deposit.
- 244 If you attend an in-room auction, you must pay the appropriate fees and deposits before leaving the auction.
- 245 If you fail to pay fees or the deposit before exiting the online bidding system or before leaving the auction venue, we can (as agent for the seller) treat the contract of sale or reservation agreement as repudiated (terminated) and re-offer the lot; if we do this, the seller may take legal action against you. Alternatively, we may sign the appropriate documents (memorandum of sale, contract of sale, or reservation agreement) on your behalf.
- 246 We may refer unpaid debts to debt collection agents. We may share your information with agents for this purpose. We may pass on the cost of recovering the debt to you.
- 25. BETWEEN THE END OF THE AUCTION AND COMPLETION**
- 251 From the date of the contract of sale the seller does not have a responsibility to insure the lot and you bear all risks of loss or damage unless the lot is sold subject to a tenancy that requires the seller to insure the lot or the special conditions require the seller to insure the lot.
- 252 If the seller is required to insure the lot, then the seller:
- 252.1 Must show you, on request, all relevant insurance details;
- 252.2 Must use reasonable endeavours to maintain the policy;
- 252.3 Gives no warranty as to the adequacy of the insurance;
- 252.4 Must, at your request, use reasonable endeavours to have your interest noted on the policy if it does not cover a contracting purchaser; and
- 252.5 Must hold on trust for you any insurance pay outs made under the policy, and you must, on completion, reimburse the seller for the cost of that insurance policy.
- 253 No damage 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.
- 254 You have no right to enter into occupation of the lot before completion.
- 26. PROOF OF IDENTITY AND RESIDENCE**
- 261 We may ask you for proof of identification and documents evidencing residence in order to comply with our legal obligations.
- 262 If we ask you for proof of identification and residence before the auction and you do not provide the necessary documentation, we may prevent you from bidding and we will not be liable to you for any losses suffered as a result.
- 263 If you refuse to provide such identification, the sale will not go ahead, and you will lose any deposit, Buyer's Fee, or Reservation Fee that you have paid.
- 264 We may share your identification information with third party referencing providers. The third party referencing provider will run a check using your personal data, but it will not affect your credit rating.
- 265 Where the deposit or fees are paid from a bank account in someone else's name, we may require that person to provide us with appropriate identification.
- 266 Where there is more than one buyer, we require all buyers to provide appropriate identification.
- 267 If you are bidding as agent for someone else, we require form of authority signed by the potential buyer for you to bid on their behalf together with appropriate identification from both you as agent and the principal.
- 27. CONFLICTS OF INTEREST**
- 271 We are legally required to disclose to you any conflict of interest that we may have with the seller, and we are required to disclose to the seller any conflict of interest we may have with you.
- 272 If you think you might have a conflict of interest with us (for instance, because you or a family member works for SDL), please let us know as soon as possible so that we can comply with our obligation to notify the seller.
- 273 If we know of a potential conflict of interest between us and the seller, we will include it in the information about the property. Sometimes, we do not find out about potential conflicts straight away, so always check the property information again before bidding.
- 28. WITHDRAWING FROM THE SALE**
- 281 If you are the winning bidder, you are legally obliged to buy the property.
- 282 If you withdraw from the sale before completion, there will be several consequences:
- 282.1 You will lose any non-refundable deposit that you have paid;
- 282.2 You will lose any non-refundable Buyer's Fee that you have paid;
- 282.3 You will lose any non-refundable Reservation Fee that you have paid;
- 282.4 You will remain liable for any fees or deposits that are due from you but have not yet been paid (and we may take legal action against you to recover those fees or deposits); and
- 282.5 The seller may take legal action against you for breach of contract.
- 283 If you fail to complete the sale by the completion date, the seller may serve Notice to Complete (in accordance with 29.10) and once the contract has been rescinded we can re-offer the property for sale without any obligation owed to you and you will lose your non-refundable fees and deposits.
- 29. CONDITIONS OF SALE**
- 291 The following conditions apply to all buyers and sellers at auction (both in-room and online as well as pre- and post-auction bids). By bidding, you (as buyer) agree to be bound by these terms.
- 292 **Title.** You accept the title of the seller to the lot at the auction date and you cannot raise a requisition or objection to any of the documents made available before the auction or any other matter as to title until after the contract date.
- 293 **Provision of registration documents.** If the lot is registered land the seller must give to you, within 5 business days of the auction, an official copy of the entries on the Land Registry and the title plan unless these documents have already been made available to you prior to sale. If the lot is not registered, the seller must give you, within 5 business days of the auction, an abstract of title starting from the root of title and must give you the original or an examined copy of every relevant document. If the title is in the course of registration, the seller must give you certified copies of the application for registration, evidence that all applicable Stamp Duty Land Tax relating to the application has been paid, and a letter under which the seller agrees to use all reasonable endeavours to answer any requisitions and to send the completed registration documents to you. You have no right to object to or make requisitions on any title information more than 7 business days after that information has been given to you.
- 294 **Full title guarantee.** Unless otherwise stated in the special conditions of sale, the seller sells to you with full title guarantee except that:
- (a) The covenant in s3 of the Law of Property (Miscellaneous Provisions) Act 1994 shall not extend to matters recorded in registers open to public inspection - those are to be treated as within your actual knowledge; and
- (b) The covenant set out in s4(1)(b) of the Law of Property (Miscellaneous Provisions) Act 1994 shall not extend to any condition or tenant's obligation relating to the state or condition of the lot where the lot is leasehold property.
- 295 **Transfer.** Unless a form of transfer is prescribed in the special conditions, you must supply a draft transfer document to the seller at least 10 business days before the agreed completion date and the engrossment (signed as a deed if necessary) 5 business days before that date or, if later, 2 business days after the draft has been approved by the seller. The seller must approve or revise the draft within 5 business days of receiving it from you.
- 296 **Indemnity.** If the seller has any liability (other than to you) in relation to the lot or a tenancy relating to the lot following completion, you must covenant in the transfer document to indemnify the seller against that liability.
- 297 **Transfer to other parties.** The seller cannot be required to transfer the lot to anyone other than the buyer, or by more than one transfer.
- 298 **New lease.** Where the special conditions state that the seller is to grant a new lease to you, the conditions are to be read so that the transfer refers to the new lease, the seller to the proposed landlord, and the buyer to the proposed tenant. The form of new lease is that described by the special conditions. The seller must produce, at least 5 business days before the agreed completion date, the counterpart lease which you are to sign and deliver to the seller on completion.
- 299 **Completion.** Completion is to take place at the offices of the seller's solicitor/conveyancer unless otherwise agreed. The amount payable on completion is the balance of the sale price adjusted to take account of apportionments plus VAT (if any) and interest together with any sums due in accordance with the special conditions of sale less any deposit already paid. Payment must be made in pounds sterling by direct transfer to the seller's solicitor/conveyancer.
- 2910 **Notice to complete.** Either you or the seller may on or after the agreed completion date give the other notice to complete within 10 business days making time of the essence. The person giving the notice must be ready, willing and able to complete. If you fail to comply with a notice to complete the seller may, without affecting any other remedy it has, rescind the contract, claim the deposit and any interest on it, forfeit the deposit and any interest on it, resell the lot, and claim damages from the buyer. If the seller fails to comply with a notice to complete from you, you may (without affecting your other remedies) rescind the contract and recover the deposit and any interest on it.
- 2911 **Contract brought to an end.** If the contract of sale is brought to an end, you must return all papers to the seller and appoint the seller as your agent to cancel any registration of the contract and the seller must return the deposit and any interest on it to you unless it is entitled to forfeit the deposit.
- 2912 **Landlord's licence.** Where a lot is or includes leasehold land and a licence to assign or sublet is required, the contract of sale is conditional on that licence being obtained, by way of formal licence. The agreed completion date is not to be earlier than the date 5 business days after the seller has given notice to you that the licence has been obtained. The seller must use all reasonable endeavours to obtain the licence at its expense and enter into any Authorised Guarantee Agreement properly required. You must promptly provide references and other relevant information and comply with the landlord's lawful requirements. If within 3 months of the contract date the seller has not given licence notice to you, the seller or you may by notice to the other terminate the contract at any time before the seller has given licence notice, without prejudice to the claims of either you or the seller for breach of this term.
- 2913 **Interest.** If the completion date is after the agreed completion date for any reason (other than the seller's default), you must

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- pay interest at 5% above the base rate from time to time of Barclays Bank on the money due at completion for the period starting on the agreed completion date and ending on the actual completion date.
- 29.14 **Apportionment.** The seller is not obliged to apportion any sum at completion unless the seller has received that sum in cleared funds. The seller must promptly pay to you after completion any sum to which you are entitled that the seller subsequently receives in cleared funds. Income and outgoings are to be apportioned at the time of actual completion unless you are liable to pay interest and the seller has given you notice at any time up to completion requiring apportionment on the date from which interest becomes payable by you.
- 29.15 **Calculating apportionments.** Apportionments are to be calculated on the basis that the seller receives income and is liable for outgoings for the whole of the day on which apportionment is due to be made. Annual income and expenditure accrue at an equal daily rate. Where the amount to be apportioned is not known at completion, apportionment is to be made by reference to a reasonable estimate and further payment is to be made by you or the seller as appropriate within 5 business days of the date when the amount is calculated. If a payment due from you to the seller on or after completion is not paid by the due date, you must pay interest to the seller at 4% above the base rate of Barclays Bank on that payment.
- 29.16 **Arrears.** If the lot is sold subject to tenancies and at completion there are arrears of current rent (payable on the most recent payment date or within 4 months preceding completion) you must pay them, regardless of whether or not details of those arrears are given in the special conditions. Where the special conditions give notice of arrears, you must pay, on completion, an amount equal to all arrears which are set out in the special conditions. If the arrears are not 'new tenancies' under the applicable law, the seller has to assign to you all rights that the seller has to recover those arrears.
- 29.17 **Arrears that you do not pay for.** Where the special conditions state that this section applies, or give no details of any arrears, you must:
- Try to collect the arrears in the ordinary course of management (you need not take legal proceedings or forfeit the tenancy);
  - Pay the arrears to the seller within 5 business days of receipt in cleared funds;
  - On request, at the cost of the seller, assign to the seller the right to demand and sue for old arrears, such assignment to be in such form as the seller reasonably requires;
  - If reasonably required, allow the seller's solicitor/conveyancer to have on loan the counterpart of any tenancy against an undertaking to hold it to your order;
  - Not without the consent of the seller release any tenant or guarantor from liability to pay arrears or accept a surrender of or forfeit any tenancy under which arrears are due; and
  - If you sell or transfer the lot prior to recovery, obtain from your successor in title a covenant in favour of the seller in similar form to this Clause.
- 29.18 **Management.** Where the lot is sold subject to tenancies, the seller must manage the lot in accordance with its standard management policies pending completion. The seller must consult you on all management issues that would affect you after completion and comply with your reasonable requirements unless to do so would expose the seller to a liability that the seller would not already have. If the seller gives you notice of their intended act and you do not object within 5 business days giving reasons for the objection, the seller may act as the seller intends. You must indemnify the seller against all loss or liability the seller incurs through acting as you require or by reason of delay caused by you.
- 29.19 **Rent deposits.** Where a tenancy is an assured shorthold tenancy, you and the seller must comply with your statutory duties in relation to the protection of the tenants' deposits and demonstrate in writing to the other that you have complied. If the seller is holding or entitled to money by way of rent deposit, the seller must assign this to you or hold the rent deposit on trust for you subject to the terms of the relevant rent deposit deed and comply with your lawful instructions. When the seller assigns its interest in the deposit to you, you covenant with the seller to observe and perform the seller's covenants and conditions in the relevant documentation and indemnify the seller in respect of any breach, give notice of assignment to the tenant, and give such direct covenant to the tenant as may be required by the relevant documentation.
- 29.20 **VAT.** Where a sale condition requires money to be paid or other consideration to be given, the payer must also pay any VAT that is chargeable on that money or consideration if given a valid VAT invoice.
- 29.21 **Transfer as a going concern.** Where the special conditions so state, the seller and buyer intend, and will take all reasonable steps to procure, that the sale is treated as a transfer of a going concern. If such is specified in the special conditions, the seller confirms that the seller is registered for VAT and has made in relation to the lot a VAT option that remains valid and will not be revoked before completion. The buyer confirms that the buyer is registered for VAT and has made, or will make before completion, a VAT option in relation to the lot and will not revoke it before or within three months after completion, that article 5(2B) of the VAT (Special Provisions) Order 1995 does not apply to it, and it is not buying the lot as nominee for another person.
- The buyer is to give to the seller as early as possible before the agreed completion date evidence of the buyer's VAT registration, that the buyer has made a VAT option, and that the VAT option has been notified in writing to HMRC, and if it does not produce the relevant evidence at least 5 business days before the agreed completion date. Clause 31.20 applies.
- 29.22 **Capital allowances.** If the special conditions state that there are capital allowances available in respect of the lot, the seller must promptly supply to the buyer all information reasonably required by the buyer in connection with the buyer's claim for capital allowances. The value attributed to those items on which capital allowances can be claimed should be set out in the special conditions. The seller and buyer agree to make an election on completion under the applicable law to give effect to the capital allowance and to submit the value specified in the special conditions to HMRC for the purposes of their respective capital allowance calculations.
- 29.23 **Maintenance agreements.** The seller must take all reasonable measures to transfer to the buyer, at the buyer's cost, the benefit of any maintenance agreements specified in the special conditions. The buyer must assume, and indemnify the seller in respect of, all liability under such agreements from completion date.
- 29.24 **TUPE (Transfer of Undertakings and Protection of Employment Regulations 2006).** If the special conditions state that there are no employees to which TUPE will apply, this is a warranty by the seller to this effect. If the special conditions do not state as such, then the seller must notify the buyer of any employees whose contract of employment will transfer to the buyer no later than 14 days before completion. The buyer confirms that it will comply with its obligations under TUPE and any of the special conditions. The buyer and seller acknowledge that the contracts of employment of the transferring employees will transfer to the buyer. The buyer must keep the seller indemnified against all liability for the transferring employees from completion.
- 29.25 **Service charge.** If a lot is sold subject to tenancies that include a service charge, no apportionment is to be made at completion in respect of that service charge. Within two months of completion, the seller must provide the buyer with a service charge account for the current year including service charges attributable to each tenancy, any amounts due from tenants that have not been paid, any service charge expenditure that is not recoverable, and any amounts received from tenants in advance. If there are excess monies received on account, the seller must account for those monies to the buyer. If the seller's expenditure exceeds monies so far recovered, the buyer must take reasonable measures to recover the shortfall from the tenant and pay that amount to the seller.
- 29.26 **Service charge which cannot be recovered.** If service charge expenditure cannot be recovered from tenants, the seller is responsible for the cost of such expenditure before completion and the buyer is responsible for such costs after completion.
- 29.27 **Service charge reserve fund.** If the seller holds a reserve fund or sinking fund in respect of future service charge expenditure, or a depreciation fund, the seller must pay it, and any interest earned on it, to the buyer on completion. The buyer must covenant with the seller to hold it in accordance with the terms of the applicable leases or transfer documents and indemnify the seller in the event that it fails to comply with the requirements of the leases or transfer documents.
- 29.28 **Rent reviews.** If a lot is sold subject to a tenancy under which a rent review due on or before the completion date has not been agreed, the seller may continue negotiations or proceedings up to the actual completion date but may not agree the level of the revised rent without the buyer's written consent. Following completion, the buyer must complete rent review negotiations or proceedings as soon as practicable but may not agree to a revised rent without the seller's written consent. The seller must promptly give the buyer full details of rent review proceedings and take all reasonable measures to substitute the buyer for the seller in any rent review proceedings.
- 29.29 **Rent reviews: accounting.** When the rent review has been agreed, the buyer must account to the seller for any increased rent recovered from the tenant that relates to the seller's ownership of the property within 5 business days of receiving the rent. If a rent review is agreed before completion but the increased rent recoverable has not been received by completion, the amount recoverable will be treated as arrears.
- 29.30 **Tenancy renewals.** If a tenant under a tenancy has the right to remain in occupation under part 2 of the Landlord and Tenant Act 1954 (as amended), without exposing the seller to liability, the seller must not (without the written consent of the buyer) serve or respond to any notice or begin or continue any proceedings.
- 29.31 **Tenancy renewal notices.** If the seller receives a notice under the applicable law the seller must send a copy to the buyer within 5 business days.
- 29.32 **Tenancy renewals substitution.** Following completion, the buyer must take all reasonable measures to substitute itself as a party to any proceedings, conclude any proceedings or negotiations, and, if increased rent is recovered, account to the seller for the part of the increase that relates to the seller's period of ownership within 5 business days of receipt.
- 29.33 **Warranties.** Warranties are listed in the special conditions. Where a warranty is assignable the seller must assign it to the buyer on completion, give notice to the issuer of the warranty and apply for any necessary consent to assign. Once the necessary consent is given, the seller must assign the warranty within 5 business days.
- 29.34 **Non-assignable warranties.** If the warranty cannot be assigned, the seller must, after completion, hold the warranty on trust for the buyer and comply with all reasonable instructions of the buyer in relation to the warranty.
- 29.35 **Registration with Land Registry.** If sale of a lot triggers first registration or is a registrable disposition, the buyer must, as soon as reasonably possible, take steps to become the registered proprietor of the lot and procure that all applicable rights granted and reserved are noted against the appropriate titles and provide the seller with an official copy of the register.
- 29.36 **Landlord and Tenant Act 1987.** If the 1987 Act applies and the residents have appointed a nominee, the seller will inform the buyer as soon as possible. If the nominee elects to purchase the lot under the Act, the seller will repay any deposit paid by the buyer and the contract of sale shall have effect as if the nominee had entered into it and the agreement with the buyer shall be null and void. The buyer must take all necessary steps to cancel any registrations at the Land Registry entered in respect of the contract of sale. Completion of the sale to the nominee shall take place within 22 business days and the nominee shall immediately pay the auction fees due on the sale.
- 29.37 **Release of seller from covenants.** Regarding the Landlord and Tenant (Covenants) Act 1995, the seller may, up to completion, serve notice on any tenant of the lot in accordance with the law, requesting a complete release of the seller from future liability under lessor covenants. If the seller serves such a notice, it shall use reasonable endeavours to obtain release without needing to apply to Court. If the seller fails to obtain any release from the covenants by completion, the buyer shall covenant with the seller to serve notice on the seller within 5 business days after completion. Until such time that the seller is released from the covenants, the buyer will obtain a covenant from its transferee in favour of the seller in a similar form to this Clause.

## 30. OUR LIABILITIES

- 30.1 In marketing and auctioning property, we act only as agent for the seller of that property, we do not act on our own behalf.
- 30.2 We offer no guarantees or representations as to the condition or specifications of any property that we offer for sale.
- 30.3 We offer no guarantee or representation that the seller will complete the sale within the required period.
- 30.4 We shall not be liable to either party if the buyer or seller withdraws from an agreement to sell and thereby causes loss to the other party.
- 30.5 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.
- 30.6 We do not exclude our liability for anything that we cannot legally exclude liability for, including death or personal injury and fraudulent misrepresentation.

## 31. JURISDICTION

- 31.1 These terms are governed by English law and are subject to the exclusive jurisdiction of the courts of England and Wales.

## 32. RESOLUTION OF COMPLAINTS

- 32.1 Our complaints handling policy can be found at: [www.sdlauctions.co.uk/complaints-handling-procedure/](http://www.sdlauctions.co.uk/complaints-handling-procedure/)

## 33. DATA PROTECTION

- 33.1 We will process your personal data in accordance with our data protection policy; [www.sdlauctions.co.uk/privacy-policy/](http://www.sdlauctions.co.uk/privacy-policy/).

Document updated March 2020



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## 2020 AUCTION DATES

### Derby

Friday 14th February  
Thursday 26th March  
Thursday 30th April  
Thursday 28th May  
Thursday 9th July  
Thursday 10th September  
Friday 23rd October  
Thursday 10th December

01332 242 880

### Leicester

Tuesday 11th February  
Friday 27th March  
Thursday 30th April  
Thursday 28th May  
Tuesday 21st July  
Tuesday 1st September  
Wednesday 14th October  
Tuesday 8th December

0116 254 9654

### Birmingham

Thursday 13th February  
Wednesday 25th March  
Thursday 30th April  
Thursday 28th May  
Thursday 7th July  
Thursday 3rd September  
Thursday 15th October  
Thursday 3rd December

0121 233 5046

### North West

Thursday 27th February  
Thursday 30th April  
Thursday 28th May  
Wednesday 29th July  
Tuesday 22nd September  
Thursday 19th November

0161 774 7333

### Nottingham

Friday 28th February  
Thursday 30th April  
Thursday 28th May  
Thursday 23rd July  
Friday 25th September  
Thursday 5th November  
Wednesday 16th December

0115 958 8702

**Our Next National Property Auction is on  
Thursday 28th May 2020**