



THE MIDLANDS AUCTION CENTRE

Bagshaws Residential

Property Auction

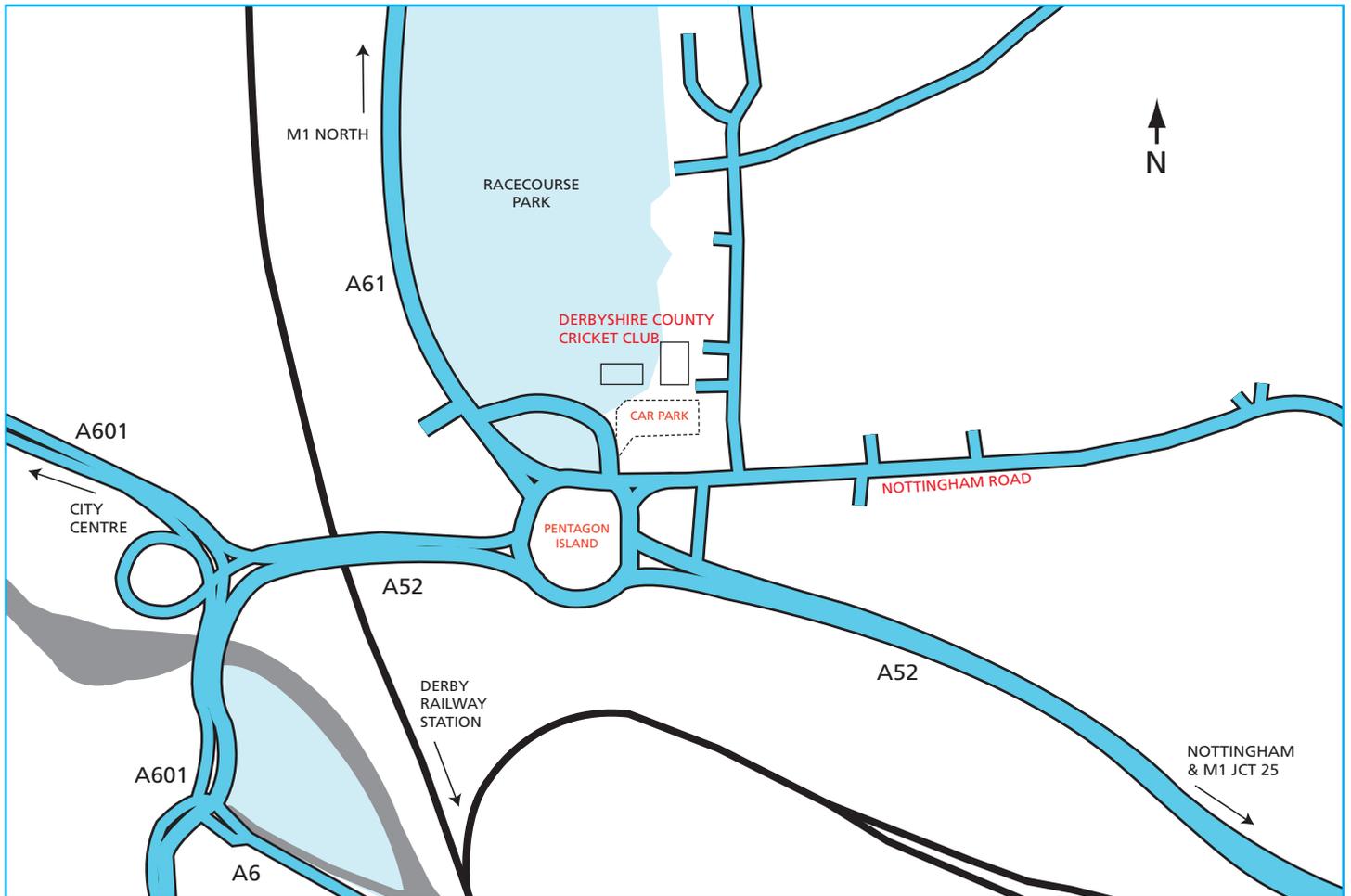
Wednesday 17th July 2019
commencing at 11.30am

Derbyshire County Cricket Club
Nottingham Road
Derby
DE21 6DA



Auction Venue

Derbyshire County Cricket Club
Nottingham Road, Derby DE21 6DA



Wednesday
17th July 2019

Commencing at 11.30am



bagshaws residential

Midlands Auction Centre
32-34 Cornmarket
Derby DE1 2DG

Tel: 01332 542296

Email: auctions.derby@sequencehome.co.uk

www.bagshawsauctions.co.uk

www.rightmove.co.uk



Introduction

From Simon Gillibrand,
Auction Partner

Welcome to our 2019 Summer Auction!

With this being our fourth catalogue of 2019, it is very clear that property ownership remains foremost on our clients mind. This positive buying attitude is replicated across all the auction centres within our group.

In my view, the grey noise surrounding Brexit is not holding buyers back, it is clear that a big section of buyers know value when they see it. From our vendors point of view, some of the properties we have sold in the room have proven that they have achieved higher sales than what would have been achieved by private treaty including a two bedroom Bungalow in Littleover which fetched a sum of £200,000 with a guide of £130,000 - £140,000 as well as a three bedroom semi-detached house in Mickleover which achieved a price of £194,000 from a guide of £80,000 - £100,000. This again is being reflected in Rightmove's house price index for June, which shows an all-time high across the East Midlands.

With this in mind I encourage you to look through our catalogue as yet again we have a full range of different property from right across the Midlands including a one bedroom flat in Tipton with tenants in situ which produces a rental income of £120 per week (£6,240 pa) at a guide of £28,000, to a substantial Chapel in Normanton-on-Trent, Newark which requires completion on renovation at a guide of £190,000. Bungalows are also available, with a modern two bedroom property near the village of Ashbourne at £225,000 - £250,000 or a two bedroom semi-detached in Breedon on the Hill at £90,000 - £100,000.

As always, legal packs are available to download free of charge from our website www.bagshawsauctions.co.uk. My team are here to assist you in the lead up to the auction with any enquiries or questions you may have.

This will be a busy auction so please arrive in plenty of time to register to bid and ensure you collect your bidding number at the auction. Bring your debit card for payment of your deposit (minimum of £5,000 or 10%) together with your identification requirements, details of this you can access and see either on our website, or by turning to the Money Laundering Regulation Section of this catalogue. In fact, why not pre-complete the bidders registration form so you can simply hand this to one of my members of staff when you arrive at the auction room itself.

No one is more experienced in this field than Bagshaws Residential and if you are considering selling a property at auction you should not hesitate to contact a member of the team for friendly free advice on Derby 01332 542296.

We look forward to welcoming you to the Derbyshire County Cricket Ground on 17th July 2019 and wish you the best of luck with your bidding.

Auction Team



Simon Gillibrand
Auction Partner



Simon Arnes
Auctioneer



Paul Perriam
Area Director



Simon Anderson
Business Development
Manager



Giles Hart
National Operations
Director



Ian Simmonds
Area Director



Rob Southwell
Area Partner



Jamie Forman
Senior Area Director



Kevin Jackson
Area Director



Yasmin Ward
Auction Co-ordinator

Important Notice

TO BE READ BY EVERYONE CONSIDERING BUYING AT AN AUCTION

Please read this page in conjunction with the section entitled "The Conduct of the Auction" printed at the rear of this catalogue.

They should help you understand the auction process and how we act. Please contact us with any queries you may have.

It is very important you understand that if you (a) read our catalogue or (b) consider buying or (c) attend our auction or (d) bid or buy beforehand, at the auction or afterwards, then you agree to the basis on which we do business as set out in the section entitled "The Conduct of the Auction" and this page. This applies even if you have not read them.

This catalogue contains details about properties being sold at auction. Those details are subject to change up to and including the day of the auction. Please check our website regularly at: www.bagshawsauctions.co.uk, and look out for any additional materials on the day of the auction, in order to stay fully informed with the up to date information.

INTRODUCTION

GUIDE PRICE The Guide Price quoted must not be relied upon by prospective purchasers as a valuation or assessment of value of the property. It is intended to provide purchasers with an indication of the region at which the reserve may be set at the time of going to press. The guide price may be subject to variation and interested parties are advised to make regular checks for variations and should be aware that the reserve price may be either below or above the quoted guide price.

Prospective purchasers should also be aware that the eventual sale price may be above or below the guide level dependent upon competition, and should therefore not presume the guide to be indicative of the final expected sale price or the price the property is available at.

When setting the guide price, the auctioneers have given consideration to the seller's instructions in respect of their indicated reserve price at the time of instruction. The reserve price, (the level below which the property will not be sold), remains confidential between the seller and the auctioneer. The guide price therefore, is intended to indicate the region at which the reserve price is intended to be set. The seller will confirm their final reserve price close to the auction date and if appropriate the auctioneers may adjust the guide price to reflect this.

RESERVE PRICE The seller's minimum acceptable price at auction and the figure below which the auctioneer cannot sell. The reserve price is not disclosed and remains confidential between the seller and the auctioneer. Both the guide price and the reserve price can be subject to change up to and including the day of the auction.

PARTICULARS All statements contained in these particulars about the property are made without responsibility on the part of the Auctioneers, their joint agents (if any) or the seller. No person employed by the Auctioneers or their joint agents (if any) has any authority to make or give any representation or warranty whatsoever in relation to any lot.

EQUIPMENT, FITTINGS, SERVICES, ETC The Auctioneer's (or any joint agent) have not tested any apparatus, equipment, fittings, or services, so cannot verify they are in working order. Prospective bidders are advised to obtain verification of the condition and effectiveness of any such items from their solicitor or surveyor. Items shown in photographs are not necessarily included in the sale. Room or other measurements, where given, are for guidance only and should not be relied upon when ordering such items as furniture, appliances or carpets.

PLANS Plans in this catalogue, but not the venue location plans, may be reproduced by permission of the Ordnance Survey on behalf of the controller of Her Majesty's Stationery Office. Crown Copyright. All rights reserved. Licence No. E5100003644. They are published only for the convenience of purchasers and their accuracy, shading, scale and any boundaries shown are not guaranteed and they are expressly excluded from any contract.

PLANNING We cannot confirm that the stated or possible uses of any lots are acceptable to the local planning authority. Please make your own enquiries.

VAT Currently at 20% may be chargeable on the purchase price of some lots, usually commercial properties. The Auctioneer's and their joint agents, if any, will endeavour to make a statement as to whether VAT is payable or not, but in the absence of any statement you are advised to make your own enquiries.

BEFORE THE AUCTION

INSPECTIONS Please make all appointments to view through the office shown in each lot description. Inspection of investment lots is by courtesy of the tenants. Viewings are not usually arranged or conducted by the Auction Office.

GUIDE PRICES Any guide price quoted is not to be treated as a valuation of the lot and is for guidance only.

CONDITIONS OF SALE Each lot is offered and sold subject to (a)

the RICS Common Auction Conditions 3rd edition printed at the rear of this catalogue, (b) the Special Conditions of Sale (if any) and (c) any relevant entry on the Addendum. Copies of items (b) and (c) and any General Conditions of Sale, if different to those printed in the catalogue, are available from the Auction Office free of charge.

OTHER LEGAL DOCUMENTATION Apart from the Conditions of Sale we ask the seller's solicitor to provide us with all those documents a prudent solicitor advising a prospective buyer would wish to inspect. Whilst these documents are usually available from us, we give no undertaking or guarantee to provide them. The Auctioneer's reserve the right to charge, usually £50 including VAT for for copying and supplying this information.

LEGAL ADVICE The Auctioneer's do not inspect any of the legal documentation and cannot give any advice or opinion on its content. Prospective buyers are strongly advised to consult their legal advisor, and where appropriate other professional advisors, prior to bidding. Prospective buyers will be deemed to have made the usual pre-contract searches and enquiries if they bid.

REGISTRATION OF INTEREST We strongly recommend you register your interest in any lot with the relevant Auction Office. We will then endeavour to advise you of any change relating to the lot, guide price or if it is likely to be sold or withdrawn prior. We will also supply a copy of the legal paperwork upon payment of the relevant charge.

MAKING OFFERS PRIOR TO AUCTION All offers to purchase prior to the auction should be made to the relevant Auction Office. Please note some sellers will not or cannot sell prior. We will notify you of the seller's answer to your offer.

TERMS ON WHICH OFFERS ARE ACCEPTED All offers to buy before or after the auction are accepted by the seller on the basis of the following conditions unless stated to the contrary. Offers are accepted (a) subject to contract, (b) subject to the lot remaining fully available to other applicants and for viewing, (c) subject to the vendor's right to consider any other offers at any time, (d) subject to any change in the circumstances and (e) subject to the lot being offered at the relevant auction unless contracts have exchanged beforehand.

SALES & WITHDRAWALS PRIOR Some lots may be sold prior to, or withdrawn from, the auction or postponed to a later sale. You are advised to check a lot's availability regularly to avoid wasted time or expense. Any sale prior, withdrawal or postponement is without liability on the part of the Auctioneer's or their client for any losses, costs or expenses that result.

INSURANCE OF THE LOT This is usually the responsibility of the buyer from exchange of contracts, except on some leasehold lots. Unless the Special Conditions provide differently you will need to make arrangements before the auction to go on risk immediately once you are the buyer.

ATTENDING THE AUCTION Please allow adequate time for (a) your journey (b) parking, (c) obtaining your bidder number, (d) reading a copy of the final version of the Addendum on arrival. Please bring with you two forms of approved identification, your solicitor's details and the means to pay both the deposit and separate Contract Documentation Charge.

AT THE AUCTION

RECORDING We may record the auction for security and training purposes.

REGISTERING TO BID If you wish to bid you must register first to obtain your Bidder Number. You will need to provide your name, address and telephone number and if you are acting as an agent, the same information for the prospective buyer, as well as the same information for the solicitor or conveyancer who would act for you. We must inspect two forms of approved identification (we suggest a valid passport or a photo driving licence and a recent utility bill) before registration can be completed. We reserve the right to decline any bid made by a prospective bidder who has not first registered.

THE ADDENDUM You should obtain and read carefully the final

version of the Addendum on arrival at the auction and before the sale commences. It may contain notification of any late changes or additional information. Copies of the list will be added to and form part of the contracts and in the event of any conflict the Additions & Omissions list shall prevail. Any very late, new or changed information will be announced verbally by the Auctioneer beforehand and at the start of the sale.

RESERVE PRICE All lots are offered subject to a reserve unless stated to the contrary. The reserve is confidential and will not be disclosed. Please see introduction on guides and reserves.

THE BIDDING Please bid clearly by raising your bidder number or catalogue. The Auctioneer will usually acknowledge your bid when looking at you.

ONCE A LOT IS SOLD

SIGNING THE SALE MEMORANDUM The buyer (and successful bidder if different) are under a binding contract as soon as the Auctioneer's gavel falls on their bid. The successful bidder must on request, immediately provide the Auctioneer's staff with full details to enable the contracts to be prepared. The buyer (or successful bidder) must, before leaving the auction venue, sign the Sale Memorandum (and any attached documents). If the buyer (or successful bidder) refuses to sign the Auctioneer can, at his own discretion, sign for the buyer or re-offer the property for sale as if it had not been knocked down (sold).

PAYING THE DEPOSIT The buyer (or successful bidder) of each lot must, before leaving the auction venue, pay a deposit of 10% of the purchase price (or £5,000 if greater). Cheques must be drawn on a UK bank or building society account and are cleared as soon as possible. You should ensure the account is in funds. We do not accept cash or credit cards. We accept most debit cards. There is a £50 administration charge if deposit is paid by personal cheque.

PAYING THE CONTRACT DOCUMENTATION CHARGE A charge of £1,000 inc. VAT must be paid by the buyer (or successful bidder) of each lot, at the same time as, and in addition to, the deposit. If this charge is not paid separately, it will be deducted from the amount of monies received before the balance is applied to the contractual deposit. If the purchase fails to complete no refund will be given.

MONEY LAUNDERING REGULATIONS We must inspect (again) and take and keep for our records, a photocopy or photograph of two approved forms of identification for each successful bidder and buyer. A valid passport or valid photo driving licence and a current utility bill showing your current address comply with requirements. Please ask us for alternatives if necessary. Failure to provide satisfactory identification could delay your purchase. We are committed to preventing our services being used for the purposes of money laundering and in addition to asking you for proof of ID and address we carry out electronic ID verification of all vendors and purchasers. This is not a credit check and the ID verification 'footprint' left on your credit file will not affect your credit score. If you have any questions, please refer these to a member of the auction staff

AFTER THE AUCTION

INSURANCE If you are a successful buyer, you will need to immediately put in place insurance for the property, except possibly on leasehold properties.

AUCTION CONTRACT If you have bought a lot we will usually give you the part of the contract signed by the Auctioneer's on behalf of the seller. You should pass this immediately to your solicitor or conveyancer.

UNSOLD LOTS We strongly recommend you re-register your interest in any unsold lot before leaving the Auction room as some lots are sold very quickly after the sale. We continue to offer all unsold lots after the auction until they are sold or we are instructed otherwise. Please contact the relevant Auction office for details. Please note that the information contained in the catalogue is no longer guaranteed accurate after the auction although copies may be issued for general guidance purposes only.

Your guide to buying at auction

Buying at auction is becoming far more popular with the public, many of whom have never previously attended a property auction. The auctioneers have drawn up some basic guidelines to ensure that clients maximise their opportunity to take advantage of such a wide variety of properties available at one venue. Our auction room specialists have drawn up a list of auction do's and don't's. If you have any questions, please call your local auction office, where a member of staff will be happy to help.

DO'S

DO think ahead. Sequence holds regular auction sales with a catalogue printed some weeks in advance. For your copy please contact our catalogue hotline.

DO go through the catalogue carefully. We are proud of our selection of properties, each of which carries a brief description. Read our details thoroughly and identify the properties you are interested in.

DO investigate what the property is likely to fetch. The Auctioneers usually give a guide price but this may not necessarily be an indication of what the property may sell for.

DO go and have a look around any property you are interested in. You will see the viewing arrangements in the catalogue. Simply ring your local auction centre, or the local agent, as indicated.

DO take legal advice. Buying at auction is a firm commitment and carries the same legal implications as a signed contract by private treaty. In most cases we have copies of legal documents in our possession, or your solicitor may wish to contact the seller's solicitor.

DO read the Important Notice to be Read by ALL Bidders. This is printed in the catalogue.

DO get a copy of the Addendum Sheets. These are distributed around the auction room. These contain any late amendments, information or alterations.

DO plan ahead if you need mortgage assistance. We offer free advice through our own Sequence branches, but buyers should consult them well in advance, in anticipation of coming to future auctions.

DO leave time to get a survey done, if required. Your mortgage finance may be reliant on the results, not to mention your peace of mind.

DO organise your deposit before the auction. We ask for a 10% (minimum £5,000) deposit once the property is knocked down to you, payable on signing contracts on the day of the auction. Your bank or building society should be made aware of this. The balance of the monies will be due within 14 to 28 days on completion of the sale. There is a £50 administration charge if deposit is paid by personal cheque.

DO Remember to bring the means to pay the **CONTRACT DOCUMENTATION CHARGE** of typically £1,000.00 (inc. VAT) for each Lot purchased.

DO feel free to make a bid prior to auction. It is possible that in some instances the seller may agree a sale prior to auction.

DO make sure the Auctioneer has your bid, by clearly indicating with catalogue or bidders number.

DON'TS

DON'T assume that all properties included in the catalogue will be offered on the day of the sale. Some may be withdrawn, and some may be sold prior to auction. Check with us the day before the auction to clarify the latest position.

DON'T leave the insurance to sort out later. The property becomes the buyers insurable risk as soon as the hammer falls.

DON'T panic. Our auctioneers understand the pressure that first time auction buyers can experience in the sale room, and will be as helpful as possible.

DON'T be late. It is useful to get some knowledge of how sales are conducted by seeing other lots being sold.

DON'T come without identification. We will need some proof of identity when you pay your deposit. (see opposite page)

DON'T worry if you are unable to attend. You can buy a property at our auction by telephone or by proxy if prior arrangements have been made.

DON'T give up if the lot you are bidding for fails to make its reserve as it may be that the seller will decide to accept your bid later. Make sure you leave your details with us should this happen.

DON'T lose track of the lot numbers, some of the properties sell very swiftly.

DON'T expect long drawn out formalities. We shall have your copy of the contract made up very soon after the hammer falls. Simply tell our staff your personal details, sign the contract, pay your deposit and contract documentation charge, and you will receive the Memorandum of Sale there and then!

DON'T let people put you off the idea of buying at auction. With the right forward planning and research you will find an auction a speedy and simple way of buying a property.

BIDDER

Auction bidders registration form

LOTS BIDDING ON

**In order to bid at our auctions,
you need to register with us first**



You will need to bring with you this form duly completed and **TWO FORMS OF IDENTIFICATION** (1 from point A and 1 from point B), which will be copied and kept on file

A: A valid passport or a valid signed UK photo-card driving licence - (proof of identity)

B: A utility bill or bank/debit card statement - (proof of residence)
(must be dated within the **last 3 months**)

By Registering to bid, you confirm that you have read the important notice overleaf and carried out your due diligence prior to bidding.

Name of bidder: _____

Name of buyer (if different: _____

Postal address: _____

_____ Postcode: _____

Contacts: Home _____

Work _____

Mobile _____

Email _____

Solicitors: _____

Address: _____

_____ Postcode: _____

Tel No: _____ DX No: _____

Signature: _____ Date: _____

Please tick if you do not wish to be on our mailing list
How did you hear about the auction (please tick all that apply):

- | | | |
|---|--|---|
| <input type="checkbox"/> Rightmove | <input type="checkbox"/> Local newspaper | <input type="checkbox"/> On mailing list |
| <input type="checkbox"/> Zoopla | <input type="checkbox"/> Sales board | <input type="checkbox"/> Email alert |
| <input type="checkbox"/> Prime location | <input type="checkbox"/> Local agent | <input type="checkbox"/> Friend/colleague |
| <input type="checkbox"/> Google search | <input type="checkbox"/> Estate Gazette | <input type="checkbox"/> Other |

For Official use ID provided	A: Identification	Photo: Y/N
	B: Address	Date of bill:

Information for Bidders

If you are intending to bid at our forthcoming auction, here's what you need to do:

Before bidding we will need you to confirm both your identity and home address by showing us your passport or photo driving licence together with a separate proof of address document such as a utility bill or bank statement no more than 3 months old. See below for a full list of acceptable documents.

If you are not attending in person (bidding by proxy or telephone) and are supplying photos/scans or copies of these documents these can only be accepted where they have been countersigned by a third party who saw the original documents and can attest to them being true copies of your own identity and address proof.

Only copies certified by a UK lawyer, UK banker, authorised financial intermediary such as an independent financial advisor, regulated mortgage broker, certified accountant, teacher, doctor, minister of religion, post master or sub-postmaster are acceptable.

If you intend to bid on behalf of a third party, or will include a third party/parties as a joint buyer/s we will need documentation for all parties to be named on the contract and you need to provide written authority from such persons for them to be included on the contract. Please note deposits can only be accepted from parties named on the contract.

Where buying in a company name only bidders who are duly authorised directors may bid, unless they hold written authority from such a director to bid and identity documentation is provided for both the bidder and the director authorising.

PLEASE NOTE THAT UNLESS YOU CAN PROVIDE THESE DOCUMENTS YOU WILL NOT BE PERMITTED TO BID

List of acceptable proof of identity and address documentation.

List A - evidence of identity (including photograph)

- Valid passport
- Valid photo card driving licence (full or provisional)
- National Identity card (Non-UK Nationals)
- Firearms certificate
- Identity card issued by the Electoral office for Northern Ireland
- Inland Revenue (HMRC) registration card

List B - evidence of residence (and showing your name)

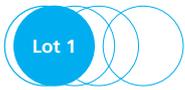
- The most recent utility bill (not a mobile phone bill) it can be within 12 months if it is an annual bill
- Current council tax demand letter
- Valid photo card driving licence
- Bank statement or credit card statement dated within the last 3 months
- Mortgage statement issued within the last 12 months
- Council or housing association rent card for the current year
- Current tenancy agreement

For further clarification on these requirements please email: yasmin.ward@bagshawsresidential.co.uk

Order of Sale

*Please refer to 'Important Notice' at the front of this catalogue regarding guide and reserve prices

Lot	Address	*Guide Price
1	4 Co-Operative Street, Derby, Derbyshire	£65,000
2	32 Oakley Road, Corby, Northamptonshire	£65,000
3	24 Violet Street, Derby, Derbyshire	£60,000
4	1 Chestnut House, Jameson Bridge Street, Market Rasen, Lincolnshire	£45,000
5	54 Coppice Side, Swadlincote, Derbyshire	£56,000 - £64,000
6	38 Gray Street, Clowne, Chesterfield, Derbyshire	£70,000 - £75,000
7	14 McGhie Street, Hednesford, Cannock, Staffordshire	£150,000
8	131 Wood Street, Rugby, Warwickshire	£140,000
9	103 Tudor Court, Tipton, West Midlands	£28,000
10	136 Sterndale Road, Birmingham, West Midlands	£100,000
11	22 Coniston Close, Birmingham, West Midlands	£185,000
12	Mill House, 1 Tolney Lane, Newark, Nottinghamshire	£135,000
13	Bank House Flat A & B, 41 High Street, Wainfleet, Skegness, Lincolnshire	£130,000
14	The Cedars, Hollington Lane, Stramshall, Uttoxeter, Staffordshire	£265,000
15	Flats 1 - 4, 129 Station Road, Langley Mill, Nottingham, Nottinghamshire	£80,000 - £100,000
16	Block 3, Flat 11 Freemantle Road, Rugby, Warwickshire	£65,000
17	53 May Street, Derby, Derbyshire	£75,000 - £85,000
18	17 Boundary Road, Newark, Nottinghamshire	£125,000 - £150,000
19	258 Drake Avenue, Worcester, Worcestershire	SOLD PRIOR
20	Flat 1, 2 & 3, 136 Burton Road, Derby, Derbyshire	SOLD PRIOR
21	The Stable House, High Street, Wainfleet, Skegness, Lincolnshire	£120,000
22	Building Plot at The Anchorage, Church End, Gedney, Spalding, Lincolnshire	£65,000 - £75,000
23	Land adjacent The Coach House, Off Mill Road, Cromford, Matlock, Derbyshire	£1,000 - £2,000
24	4 Bloomsbury Drive, Nuthall, Nottingham, Nottinghamshire	£180,000 - £200,000
25	109 Showell Green Lane, Birmingham, West Midlands	£250,000 - £275,000
26	81 Upper Dale Road, Derby, Derbyshire	£70,000 - £80,000
27	105 Tudor Court, Tipton, West Midlands	£28,000
28	207 Portland Street, Pear Tree, Derby, Derbyshire	£100,000
29	1 The Hurn, Billingborough, Sleaford, Lincolnshire	£200,000
30	1 The Crescent, Breedon-On-The-Hill, Derby, Derbyshire	£90,000 - £100,000
31	100 Tudor Court, Tipton, West Midlands	£28,000
32	Fiddlers Green, Shepherds Lane, Helpringham, Sleaford, Lincolnshire	£200,000
33	20 Horncastle Road, Boston, Lincolnshire	£70,000
34	The Chapel, South Street, Normanton-On-Trent, Newark, Nottinghamshire	£190,000
35	48 Gravelly Lane, Birmingham, West Midlands	£100,000
36	Gardenia, Wyaston, Ashbourne, Derbyshire	£225,000 - £250,000
37	Bottom House, Bradford Dale, Youlgrave, Bakewell, Derbyshire	£90,000 - £100,000
38	89 Treaford Lane, Birmingham, West Midlands	£45,000



- > Opportunity to acquire this two bedroom terrace house just off Normanton Road roundabout
- > The property sits on a one way street with parking as well as currently being let out at £475 pcm

4 Co-Operative Street, Derby, Derbyshire DE23 6UF



Description

Great opportunity to acquire this two bedroom terrace house located just off Normanton Road roundabout. The property sits on a one way street with parking as well as currently being let out at £475 pcm. Normanton Road which is located close by, offers a range of multicultural shops and amenities including religious centres. The property also benefits from being close to a bus service into the city centre which provides further amenities.

Accommodation

Ground Floor: Lounge, dining room, kitchen.
First Floor: Landing, two bedrooms, bathroom W/C.
Exterior: Rear garden.

Tenure

Freehold - Subject to Tenancy



EPC

Energy Efficiency Rating: D with a total floor area of 742.71 sq ft / 69 sq m.

Vendor's Solicitors

Beightons Solicitors, 4 Victoria Street, Derby, DE1 1EQ. Tel: 01332 346430. Ref: Mr Parminder Singh.

Viewing

Bagshaws Residential Auctions, 32-34 Corn Market, Derby, Derbyshire, DE1 2DG - Tel: 01332 542296.

***Guide Price £65,000**

*Please refer to important notice at the front of the catalogue re guide and reserve prices.



- > Opportunity to acquire this three bedroom terrace property located in the popular area of Corby
- > The property is situated close to the town centre, railway station and local amenities

32 Oakley Road, Corby, Northamptonshire NN17 1NA

Description

Great opportunity to acquire this three bedroom terrace property located in the popular area of Corby, Northamptonshire. The property is situated close to the town centre, railway station and local amenities including a Tesco supermarket. The property is in a need of a scheme of modernisation and repair to bring up today's modern day standards however it is set back from the road with a front garden as well as having a further garden to the rear.

Accommodation

Ground Floor: Entrance hallway, lounge, kitchen/diner, inner hallway, cloakroom W/C.
First Floor: Landing, three bedrooms, bathroom W/C.
Exterior: Front and rear gardens.

Tenure

Freehold

EPC

Energy Efficiency Rating: E with a total floor area of 764.2 sq ft / 71 sq m.

Vendor's Solicitors

Rawlins Davy Solicitors, 2nd Floor, Helting House, 35 Richmond Hill, Bournemouth, BH2 6HT. Tel: 01202558844.

Viewing

William H Brown Corby, 61A Corporation Street, Corby, Northamptonshire, NN17 1NQ - Tel: 01536 267418.



***Guide Price £65,000**

*Please refer to important notice at the front of the catalogue re guide and reserve prices.



- > Great investment opportunity to acquire this two bedroom terraced house
- > Situated between Upperdale Road, Pear Tree Road and Normanton shopping centre

24 Violet Street, Derby, Derbyshire DE23 8SN

Description

Situated between Upperdale Road and Pear Tree Road as well as being set between Normanton shopping centre, religious centres and the Cavendish roundabout shops can be found this two bedroom terraced house. The property is also close to Derby city centre which benefits from a range of shopping and leisure facilities. The property is located in a good rental area with similar properties fetching around £ 450-£500 pcm.

Accommodation

Ground Floor: Lounge, dining room, kitchen, rear lobby, utility area.
First Floor: Landing, two bedrooms, bathroom W/C.
Exterior: Forecourt and rear garden.

Tenure

Freehold

EPC

Energy Efficiency Rating: to be confirmed

Vendor's Solicitors

Bightons Solicitors, 4 Victoria Street, Derby, DE1 1EQ. Tel: 01332 346430. Ref: Mr Parminder Singh.

Viewing

Bagshaws Residential Auctions, 32-34 Corn Market, Derby, Derbyshire, DE1 2DG - Tel: 01332 542296.



***Guide Price £60,000**

*Please refer to important notice at the front of the catalogue re guide and reserve prices.



- > Great investment opportunity to acquire this ground floor, one bedroom apartment
- > The apartment is located in the market town of Market Rasen and close to many local amenities

1 Chestnut House, Jameson Bridge Street, Market Rasen, Lincolnshire LN8 3EW



Photograph of Block

Description

Great investment opportunity to acquire this ground floor, one bedroom apartment, situated in a period property. The apartment is located in the market town of Market Rasen and within walking distance of many local amenities to include a range of shops, railway station, schooling, library, doctors and dentists along with a local race course, golf course and countryside.

Accommodation

Ground Floor: Communal entrance hall.
Ground Floor Apartment: Entrance hallway, lounge, kitchen, bedroom, bathroom W/C.
Exterior: Parking.

Tenure

Leasehold - 99 years from the 1st November 1984



EPC

Energy Efficiency Rating: to be confirmed

Vendor's Solicitors

Hamlins Solicitors, Roxburghe house, 273-287 Regent St, Marylebone, London, W1B 2AD. Tel: 020 7355 6000.

Viewing

Lovelle Estate Agents Market Rasen, 13 Queen Street, Market Rasen, Lincolnshire, LN8 3EH - Tel: 01673 844069.

***Guide Price £45,000**

*Please refer to important notice at the front of the catalogue re guide and reserve prices.



- > Opportunity to acquire this mid terrace property which is in need modernisation throughout
- > Situated within walking distance to the south Derbyshire town of Swadlincote

54 Coppice Side, Swadlincote, Derbyshire DE11 9AA



Description

Situated within walking distance to the south Derbyshire town of Swadlincote is this end of terrace property which is in need modernisation throughout. Swadlincote has a good array of shopping and leisure facilities together with good bus services to neighbour and surround areas. The A38 and A50 roads are also within easy access to get too from this property. The internal accommodation comprises of lounge, spate dining room, and kitchen. The first floor has two bedrooms and a bathroom. The outside sees a palisaded front with small patio area to rear with outbuilding

Accommodation

Ground floor: Lounge, dining room, kitchen,
 First floor: Landing, two bedrooms, bathroom.
 External: Patio area to the rear.

Tenure

Freehold

EPC

Energy Efficiency Rating: D with a total floor area of 764.2 sq ft / 71 sq m.

Vendor's Solicitors

Beightons Solicitors, 4 Victoria Street, Derby, DE1 1EQ. Tel: 01332 346430. Ref: Mr Parminder Singh.

Viewing

Bagshaws Residential Auctions, 32-34 Corn Market, Derby, Derbyshire, DE1 2DG - Tel: 01332 542296.

***Guide Price £56,000 - £64,000**

*Please refer to important notice at the front of the catalogue re guide and reserve prices.

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- > Great opportunity to acquire this period, two bedroom, end terraced property
- > Clowne has good range of local shops, schools and also has access to the M1 motorway

38 Gray Street, Clowne, Chesterfield, Derbyshire S43 4RU



Description

Great opportunity to acquire this period, two bedroom, end terraced property. Located in Clowne the property is both charming and well presented with gas central heating and double glazed window specified. Clowne benefits from a good range of local shops, schools and also has access to the M1 motorway. The property comprises of two large reception rooms and a kitchen leading to the garden to the rear of the property. The first floor comprises of two large bedrooms as well as a family bathroom.

Accommodation

Ground Floor: Lounge, lobby, dining room, kitchen.
First Floor: Landing, two bedrooms, one with access to the W/C.
Exterior: Forecourt, rear garden, off road parking.

Tenure

Freehold



EPC

Energy Efficiency Rating: D with a total floor area of 785.7 sq ft / 73 sq m.

Vendor's Solicitors

Beightons Solicitors, 4 Victoria Street, Derby, DE1 1EQ. Tel: 01332 346430. Ref: Mr Parminder Singh.

Viewing

Mooving Estates, Stanfree Farm, Low Road, Clowne, Chesterfield, Derbyshire, S43 4LQ - Tel: 01246 810428 / 07707120676.

***Guide Price £70,000 - £75,000**

*Please refer to important notice at the front of the catalogue re guide and reserve prices.



- > Set back from the road can be found this three bedroom detached property
- > The property has gone through modernisation however requires completion

14 McGhie Street, Hednesford, Cannock, Staffordshire WS12 4AJ



Description

Set back from the road behind a block paved driveway can be found this three bedroom detached property, which has gone through a scheme of modernisation however it does require completion to the kitchen and the rear garden. The flexible accommodation is located on the outskirts of Hednesford close to shops and amenities including a train station, bus services, local schools and a park.

Accommodation

Ground Floor: Entrance hallway, lounge, kitchen, dining area.
First Floor: Landing, three bedrooms, bathroom W/C.
Exterior: Front block paved garden, rear garden and garage port.

Tenure

Freehold



EPC

Energy Efficiency Rating: D with a total floor area of 742.7 sq ft / 69 sq m.

Vendor's Solicitors

Beightons Solicitors, 4 Victoria Street, Derby, DE1 1EQ. Tel: 01332 346430. Ref: Mr Parminder Singh.

Viewing

Connells Estate Agents Cannock, 10-12 Wolverhampton Road, Cannock, Staffordshire, WS11 1AH - Tel: 01543 500923.

***Guide Price £150,000**

*Please refer to important notice at the front of the catalogue re guide and reserve prices.



- > Great opportunity to acquire this three/four bedroom mid-terrace property
- > Situated in the heart of the town of Rugby and within walking distance to the centre

131 Wood Street, Rugby, Warwickshire CV21 2NN



Description

Situated in the heart of the town of Rugby and within walking distance to the centre as well as the train station is this three/four bedroom mid-terrace property. Rugby town centre has a good selection of shops, bars and restaurants together with good leisure facilities. The accommodation offers a hallway, dining room/bedroom four, kitchen and a ground floor bathroom, three further bedrooms can be found to the first floor and outside there is a courtyard style garden.

Accommodation

Ground Floor: Hallway, dining room/fourth bedroom, lounge, kitchen, ground floor bathroom W/C.

First floor: Three bedrooms.

Exterior: Courtyard style rear garden



Tenure

Freehold

EPC

Energy Efficiency Rating: D with a total floor area of 667.36 sq ft / 62 sq m.

Vendor's Solicitors

Beightons Solicitors, 4 Victoria Street, Derby, DE1 1EQ. Tel: 01332 346430. Ref: Mr Parminder Singh.

Viewing

Shipways Rugby, 24 Regent Street, Rugby, Warwickshire, CV21 2PY - Tel: 01788 574641.

***Guide Price £140,000**

*Please refer to important notice at the front of the catalogue re guide and reserve prices.



- > Great opportunity to acquire this one bedroom flat situated in the residential area of Tipton
- > The property would be a great addition to a portfolio and would an ideal first investment

103 Tudor Court, Tipton, West Midlands DY4 8UW



Description

Great opportunity to acquire this one bedroom flat situated in the popular residential area of Tipton. The property is presently let at £120 per week and offers a great addition to an existing portfolio and would an ideal first investment opportunity. Tipton benefits from a range of shops and amenities including transport links into Birmingham city centre and other surrounding areas.

Accommodation

Ground Floor: Lounge, kitchen, bedroom, bathroom.

Exterior: Communal gardens.

Tenure

Leasehold - Subject to Tenancy



EPC

Energy Efficiency Rating: to be confirmed

Vendor's Solicitors

Beightons Solicitors, 4 Victoria Street, Derby, DE1 1EQ. Tel: 01332 346430. Ref: Mr Parminder Singh.

Viewing

Shipways Dudley, 216 High St, Dudley, DY1 1PB - Tel: 01384 238779.

***Guide Price £28,000**

*Please refer to important notice at the front of the catalogue re guide and reserve prices.

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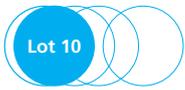
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- > Extended mid-terrace property which requires modernisation and offers good sized accommodation
- > Situated in the popular Birmingham area of Great Barr with its parade of shops and leisure facilities

136 Sterndale Road, Birmingham, West Midlands B42 2BB



Description

Situated in the popular Birmingham district of Great Barr with its parade of shops and leisure facilities together with good bus links into Birmingham city centre is this extended mid-terrace property. The property requires modernisation but offers good sized accommodation to include a double glazed entrance porch, a 23ft lounge/diner as well as an extended kitchen. To the first floor can be found two double bedrooms and a bathroom. Outside of the property sees off road parking to the front and a good sized garden and patio to the rear.

We are led to believe that a previous sale has fallen through on this property.

Accommodation

Ground Floor: Entrance porch, hallway, lounge/diner, kitchen.

First Floor: Landing, two bedrooms, bathroom W/C.

Exterior: Off road parking to the front, enclosed garden and patio to rear.



Tenure

Freehold

EPC

Energy Efficiency Rating: E with a total floor area of 742.7 sq ft / 69 sq m.

Vendor's Solicitors

Keelys LLP, 28 Dam Street, Lichfield, WS13 6AA. Tel: 01543 420027.

Viewing

Shipways Great Barr, 905 Walsall Rd., Birmingham, B42 1TN, - Tel: 0121 358 2281.

***Guide Price £100,000**

*Please refer to important notice at the front of the catalogue re guide and reserve prices.



- > Situated in Hall Green is this three storey, four double bedroom town house
- > The property is also within easy access to Solihull and Shirley town centres

22 Coniston Close, Birmingham, West Midlands B28 9DD



Description

Situated in the popular suburb of Hall Green in Birmingham is this three storey, four double bedroom town house. The property is also within easy access to Solihull and Shirley town centres with there array of shopping and leisure facilities as well as excellent bus links into Birmingham City centre. The property spans over three floors with a lounge, kitchen and ground floor W/C. The first floor sees two bedrooms and a shower room. To the second floor there are two further bedrooms and a family bathroom. Outside of the property there is a low maintenance garden and single garage in a block.

Accommodation

Ground Floor: Entrance porch, hallway, ground floor W/C, lounge, kitchen.

First Floor: Landing, two bedrooms, shower room.

Second Floor: Two bedrooms, bathroom.

Exterior: Rear garden and single garage in a block.



Tenure

Freehold

EPC

Energy Efficiency Rating: to be confirmed

Vendor's Solicitors

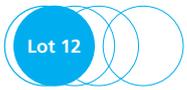
Beightons Solicitors, 4 Victoria Street, Derby, DE1 1EQ. Tel: 01332 346430. Ref: Mr Parminder Singh.

Viewing

Shipways Shirley, 208 Stratford Road, Shirley, West Midlands, B90 3AG - Tel: 01217 444595.

***Guide Price £185,000**

*Please refer to important notice at the front of the catalogue re guide and reserve prices.



- > Large three storey, three bedroom, semi-detached property
- > Situated within a short distance from Newark town centre

Mill House, 1 Tolney Lane, Newark, Nottinghamshire NG24 1BZ



Description

Situated within a short distance from Newark town centre with its excellent array of shopping and leisure facilities is this large three storey, three bedroom, semi-detached property. Newark also has a good transport links to include a bus station that services the local areas together with two train stations Newark North Gate and Newark Castle. The property spans over three floors, the ground floor having two similar sized reception rooms both benefiting from a log burner. There is also a bespoke kitchen/diner with a gas fire Aga. The first floor sees a bright generous sized landing with two bedrooms, the master having an en-suite bathroom, the second of the bedrooms has an en-suite shower room. To the second floor there is bedroom three and a separate shower room. Externally there is a courtyard area and brick built store.

Accommodation

Ground Floor: Entrance hallway, two receptions rooms, kitchen.
 First Floor: Large landing, two bedrooms, the master having an en-suite and other having a shower room, stairs to the second floor.
 Second Floor: Landing, bedroom three, separate shower room.
 Exterior: Courtyard area, brick built stores, outside W/C.



Tenure

Freehold

EPC

Energy Efficiency Rating: D with a total floor area of 1506.9 sq ft / 140 sq m.

Vendor's Solicitors

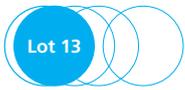
Beightons Solicitors, 4 Victoria Street, Derby, DE1 1EQ. Tel: 01332 346430. Ref: Mr Parminder Singh.

Viewing

William H Brown Newark, 47-48 Market Place, Newark, Nottinghamshire, NG24 1EG - Tel: 01636 640473.

***Guide Price £135,000**

*Please refer to important notice at the front of the catalogue re guide and reserve prices.



- > A fantastic Investment opportunity to acquire this block of two apartments
- > Set in market town of Wainfleet, a few miles south of the resort of Skegness

Bank House Flat A & B, 41 High Street, Wainfleet, Skegness, Lincolnshire PE24 4BH



Description

A fantastic Investment opportunity to acquire this block of two apartments set in market town of Wainfleet, a few miles south of the East Coast resort of Skegness. The two apartments are cleverly converted from The Old Bank Chambers with both being of good sizes. The ground floor has five bedrooms and the first floor has four bedrooms, in addition is a rear courtyard and benefits from both having access from the street and the rear yard. There is also potential for redevelopment, subject to the correct planning permission. The property benefits from being within close proximity to Skegness and other many local amenities to include, schools, shops, restaurants and Skegness Pier.

Accommodation

Ground Floor (Flat 1): Separate entrance, hallway, lounge, study, kitchen, five bedrooms, bathroom W/C.

First Floor (Flat 2): Separate entrance, stairs to landing, lounge, dining room, kitchen, four bedrooms, study/cupboard, bathroom, separate W/C.

Exterior: Courtyard garden.

Tenure

Freehold

EPC

Energy Efficiency Rating: Flat A: F with a total floor area of 1550.0 sq ft / 144 sq ft - Flat B: F with a total floor area of 1011.8 sq ft / 94 sq m.

Vendor's Solicitors

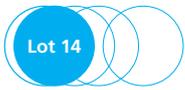
Hodgkinsons Solicitors Ltd, 7 Heath Road, Skegness, Lincolnshire, PE25 3ST.

Viewing

William H Brown Skegness, 20 Roman Bank, Skegness, Lincolnshire, PE25 2RU - Tel: 01754 768311.

***Guide Price £130,000**

*Please refer to important notice at the front of the catalogue re guide and reserve prices.



- > A great opportunity to acquire this traditional cottage and former coach house
- > Nestled in the heart of the village of Stramshall, close to the village Church

The Cedars, Hollington Lane, Stramshall, Uttoxeter, Staffordshire ST14 5AJ



Description

A great opportunity to acquire this traditional cottage and former coach house nestling in the heart of the village of Stramshall, close to the village Church. The property has been in the same ownership for many years and is now ready for modernisation. The property does retain many original features including fire places and picture railings. Outside of the property can be found gardens as well as a useful brick store with an adjacent W/C together with off road parking with a turning area. In addition to the property is the original attractive former coach house with a three door opening, one with double doors for the coach or buggy, one for horses and the other would have been use as store or tack room. There is also a loft room over. The market town of Uttoxeter is a few minutes drive away and offers a range of amenities including shops, supermarkets and a railway station.

Accommodation

Ground Floor: Enclosed porch, hallway, sitting room, dining room, family room, kitchen, rear hall, walk in pantry, porch.
 First Floor: Landing, three bedrooms, bathroom W/C.
 Exterior: Gardens, driveway proving a turning area, former coach house, outside W/C.

Tenure

Freehold

EPC

Energy Efficiency Rating: G with a total floor area of 1377.7 sq ft / 128 sq m.

Vendor's Solicitors

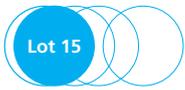
Beightons Solicitors, 4 Victoria Street, Derby, DE1 1EQ. Tel: 01332 346430. Ref: Mr Parminder Singh.

Viewing

Bagshaws Residential Uttoxeter, 17 High Street, Uttoxeter, ST14 7HP - Tel: 01889 567567.

***Guide Price £265,000**

*Please refer to important notice at the front of the catalogue re guide and reserve prices.



- > Great opportunity to acquire this three storey, end of terrace property in Langley Mill
- > The property has been converted into four self contained flats, three of them being one bedroom

Flats 1 - 4, 129 Station Road, Langley Mill, Nottingham, Nottinghamshire NG16 4BQ

Description

Great opportunity to acquire this three storey, end of terrace property which has been converted into four self contained flats, three of them being one bedroom and the fourth being a studio. Langley Mill is located close by off the A610 linking Ripley to Nottingham and is set between Heanor and Eastwood. The property is also well positioned for access to the local railway station as well as Asda superstore, both only a few minutes' walk away. Please note one of the flats is presently without access.

Tenure

Freehold

EPC

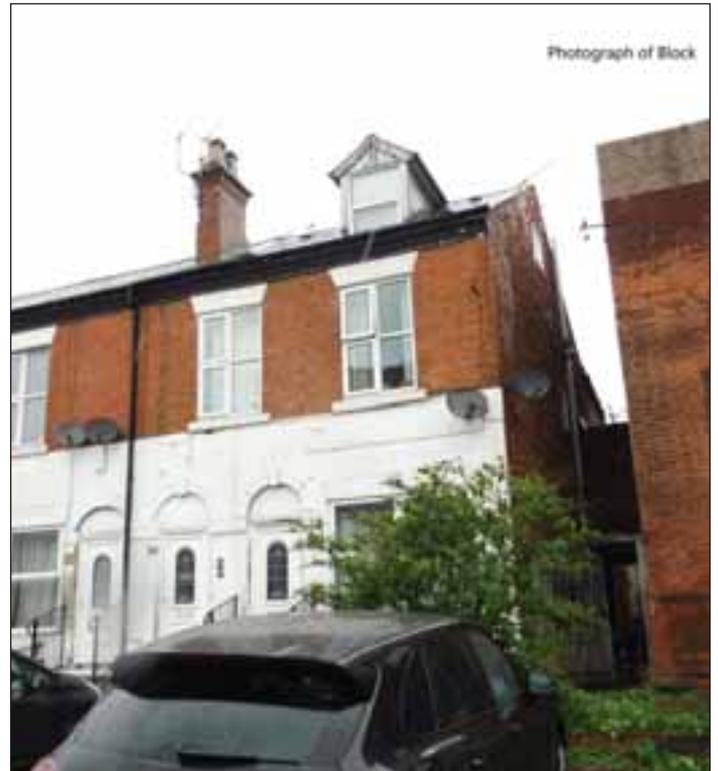
Energy Efficiency Rating: Studio: F with a floor area of 204.5 sq ft / 19 sq m. Flat 1: E with a floor area of 452.084 sq ft / 42 sq m. Flat 2: D with a total area of 419.7 sq ft / 39 sq m. Flat 3: G with a total area of 624.3 sq ft / 58 sq m.

Vendor's Solicitors

Walker Morris LLP, Kings Court, 12 High Street, Leeds, LS1 2HL. Tel: 0113 283 2500.

Viewing

Bagshaws Residential Auctions, 32-34 Corn Market, Derby, Derbyshire, DE1 2DG - Tel: 01332 542296.



Photograph of Block

***Guide Price £80,000 - £100,000**

*Please refer to important notice at the front of the catalogue re guide and reserve prices.



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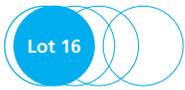
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- > One bedroom first floor maisonette which could achieve an average rent of approx £550 pcm
- > Situated within the popular location of Bilton which affords easy access to Rugby town centre

Block 3, Flat 11 Freemantle Road, Rugby, Warwickshire CV22 7HZ



Description

Situated within the popular location of Bilton which affords easy access to Rugby town centre is this one bedroom first floor maisonette. Rugby benefits from an array of excellent shopping and leisure facilities together with a superb selection of bars and restaurants as well as having a main train station which services many locations. The property would be an ideal investment opportunity and is currently vacant however it would achieve an average rent of approximately £550 pcm. The internal accommodation comprises of hallway with stairs leading up to the first floor, lounge, kitchen, bathroom and one bedroom.

Accommodation

Ground Floor: Hallway leading the the first floor.
First Floor: Lounge, kitchen, bathroom W/C, bedroom.

Tenure

Leasehold

EPC

Energy Efficiency Rating: D with a total floor area of 570.4 sq ft / 53 sq m.

Vendor's Solicitors

Beightons Solicitors, 4 Victoria Street, Derby, DE1 1EQ. Tel: 01332 346430. Ref: Mr Parminder Singh.

Viewing

Shipways Rugby, 24 Regent Street, Rugby, Warwickshire, CV21 2PY - Tel: 01788 574641.

***Guide Price £65,000**

*Please refer to important notice at the front of the catalogue re guide and reserve prices.



- > Great opportunity to acquire this traditional well-presented, mid-terrace property
- > The property is situated conveniently for Derby University and Derby city centre

53 May Street, Derby, Derbyshire DE22 3UQ



Description

Situated conveniently for Derby University and Derby city centre with its extensive array of shopping and leisure facilities together with its excellent transport links is this traditional well-presented, mid-terrace property. The property is also located within easy access to the A38 which intern leads to Nottingham and Uttoxeter. The accommodation comprises of a lounge with a feature fire place, separate dining room and kitchen to the rear. To the first floor there are two double bedrooms and bathroom. The rear garden is low maintenance with a paved patio, outside tap and outside store all enclosed by boundary fencing.

Accommodation

Ground Floor: Lounge, dining room, kitchen.
First Floor: Landing, two bedrooms, bathroom.
Exterior: Rear low maintenance garden.

Tenure

Freehold

EPC

Energy Efficiency Rating: E with a total floor area of 710.4 sq ft / 66 sq m.

Vendor's Solicitors

Beightons Solicitors, 4 Victoria Street, Derby, DE1 1EQ. Tel: 01332 346430. Ref: Mr Parminder Singh.

Viewing

Bagshaws Residential Derby, 32-34 Cornmarket, Derby, Derbyshire, DE1 2DG - Tel: 01332 361308.

***Guide Price £75,000 - £85,000**

*Please refer to important notice at the front of the catalogue re guide and reserve prices.



- > An extremely well presented, traditional double fronted, two bedroom, detached bungalow
- > Located within easy access to Newark town centre and conveniently situated for Newark Hospital

17 Boundary Road, Newark, Nottinghamshire NG24 4DZ



Description

An extremely well presented, traditional double fronted, two bedroom, detached bungalow within easy access to Newark town centre as well as conveniently being near to Newark Hospital and William Gladstone Academy. Newark town centre has a good selection of shopping and leisure facilities together with two train stations and a Waitrose supermarket. Newark is also steeped in history with Newark Castle which stands majestically on the edge of the town centre. There are also good links to Lincoln, Grantham and surrounding areas via the A46, A17 and the A1. The property has spacious accommodation which comprises of a living room, two bedrooms, dining room, kitchen/diner and externally offering a mainly laid to lawn garden with a patio area and a hard standing driveway.

Accommodation

Ground Floor: Entrance porch, hallway, lounge, two bedrooms, dining room, kitchen/diner, utility room, cloakroom, shower room W/C. Exterior: Hard

standing driveway to the front, front and rear gardens.

Tenure

Freehold

EPC

Energy Efficiency Rating: E with a total floor area of 861.1 sq ft / 80 sq m.

Vendor's Solicitors

Chattertons Solicitors & Wealth Management, 30 Avenue Road, Grantham, Lincolnshire, NG31 6TH. Tel: 01476 591550.

Viewing

William H Brown Newark, 47-48 Market Place, Newark, Nottinghamshire, NG24 1EG - Tel: 01636 640473.

***Guide Price £125,000 - £150,000**

*Please refer to important notice at the front of the catalogue re guide and reserve prices.



- > Opportunity to acquire this three bedroom town house in the St. Johns suburb of Worcester
- > The property is in need of upgrading and once completed would offer a great home

258 Drake Avenue, Worcester, Worcestershire WR2 5RZ



Description

Great opportunity to acquire this three bedroom town house located in the St. Johns suburb of Worcester, West of the city centre. The location offers a range of independent shops as well as facilities to include a supermarket, schools, swimming, rowing facilities as well as being the home for Worcester University and its campus. The property is in need of upgrading however, once completed would offer a great family home or letting opportunity as the town house offers front and rear gardens as well as off road parking. We understand that some structural works have been undertaken on this property including new external brick works however we have no reports available to confirm the works

Ground Floor: Entrance hallway, lounge, dining room, kitchen.
First Floor: Landing, three bedrooms, bathroom W/C.
Exterior: Front and rear gardens, off road parking.

Tenure

Freehold

EPC

Energy Efficiency Rating: F with a total floor area of 764.2 sq ft / 71 sq m.

Vendor's Solicitors

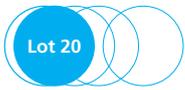
Beightons Solicitors, 4 Victoria Street, Derby, DE1 1EQ. Tel: 01332 346430. Ref: Mr Parminder Singh.

Viewing

Connells Worcester, 3 Foregate Street, Worcester, WR1 1DB - Tel: 01905 611 411.

***Guide Price £100,000 - £120,000**

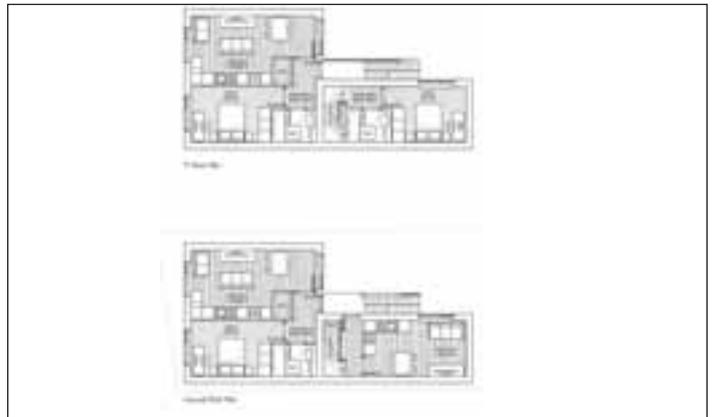
*Please refer to important notice at the front of the catalogue re guide and reserve prices.



- > Large end of terrace property with three self-contained flats, two presently let
- > Planning is granted for the erection a further three flats to replace the garage/workshop

SOLD PRIOR

Flat 1, 2 & 3, 136 Burton Road, Derby, Derbyshire DE1 1TN



Description

Great opportunity to acquire this large end of terrace property with three self-contained flats, two presently let. You will need to satisfy themselves with regards to the tenancy agreement. In addition, planning has been granted for the erection a further three apartments, set within the grounds, to replace the garage/workshop. The site once completed could offer up to six/seven apartments, three/four in the present block subject to regulations. The potential additional three apartments have planning permission granted via Derby City Council, reference no: DE11/17/01503. The estimated rental income once completed would be around £26,800 PA.

- Flat 1 - Let at £350 pcm.
- Flat 2 - Let at £240 pcm, every four weeks.
- Flat 3 - Currently vacant.
- Garage/workshop - Currently vacant.

Ground Floor: Communal entrance hall, room which presently opens into the basement, W/C.
 First Floor: Landing.
 Flat 2: Kitchen/lounge, hall, bedroom, bathroom.

Flat 3: Bedsit, bathroom W/C.
 Flat 1: Lounge/bedroom, kitchen, bathroom W/C.

Tenure
 Freehold

EPC
 Energy Efficiency Rating: Flat 1 - E with a total floor area of 850.35 sq ft / 79 sq m. Flat 2 - F with a total floor area of 398.26 sq ft / 37 sq m. Flat 3 - G with a total floor area of 226.04 sq ft / 21 sq m.

Vendor's Solicitors
 Beightons Solicitors, 4 Victoria Street, Derby, DE1 1EQ. Tel: 01332 346430. Ref: Mr Parminder Singh.

Viewing
 Bagshaws Residential Auctions, 32-34 Corn Market, Derby, Derbyshire, DE1 2DG - Tel: 01332 542296.

***Guide Price £150,000**

*Please refer to important notice at the front of the catalogue re guide and reserve prices.



- > Situated in the town of Wainfleet is this detached Stable House, outbuilding and grounds
- > Set behind tall double gates as well as being located to the rear of 41 High Street

The Stable House, High Street, Wainfleet, Skegness, Lincolnshire PE24 4BH



Description

Set behind tall double gates as well as being located to the rear of 41 High Street of The Woolpack Yard, in the market town of Wainfleet can be found this detached Stable House, outbuilding and grounds. The Stable House has previously had planning permission granted for change of use, conversion, extension and alterations to the existing stables to form a dwelling. The previous planning application was with East Lindsey District Council ref no: S/194/1364/04. In addition to the property can be found a useful modern outbuilding as well as a garden and parking. Wainfleet is only a few miles south of Skegness just off the A52 which links Skegness with Boston. Boston town centre benefits from its own railway station and shops. There is potential to add a new dwelling on the ground, pre-application advice has confirmed a positive reply from the LPA.

Accommodation

Ground Floor: Entrance to open plan lounge/dining room and kitchen, inner hallway, three bedrooms, bathroom W/C.
Exterior: Outbuilding, gardens and parking.

Tenure

Freehold

EPC

Energy Efficiency Rating: To be confirmed

Vendor's Solicitors

Hodgkinsons Solicitors Ltd, 7 Heath Road, Skegness, Lincolnshire, PE25 3ST.

Viewing

William H Brown Skegness, 20 Roman Bank, Skegness, Lincolnshire, PE25 2RU - Tel: 01754 768311.

***Guide Price £120,000**

*Please refer to important notice at the front of the catalogue re guide and reserve prices.



- > An ideal opportunity to acquire this single building plot situated on Church End in Gedney
- > Outline planning permission granted ref no: H06-0549-18 via South Holland District Council

Building Plot at The Anchorage, Church End, Gedney, Spalding, Lincolnshire PE12 0BU



Description

An ideal opportunity to acquire this single building plot situated on Church End in Gedney which is located in the South Holland district of Lincolnshire. The Village of Gedney has easy access to the A17 which links the two towns of Boston and Kings Lynn. The building plot is also close to the village school and Parish Church. The plot has outline planning permission granted ref no: H06-0549-18 via South Holland District Council for a detached chalet style bungalow. The plot measures 0.168 subject to measured survey.

Accommodation

Not applicable

Tenure

Freehold

EPC

Energy Efficiency Rating: not applicable

Vendor's Solicitors

Mossop & Bowser Solicitors, 10 Spalding Road, Holbeach, Spalding, Lincolnshire, PE12 7LP. Tel: 01406 422651.

Viewing

William H Brown Long Sutton, 34 Market Place, Long Sutton, Spalding, Lincolnshire, PE12 8JF - Tel: 01406 363224.

***Guide Price £65,000 - £75,000**

*Please refer to important notice at the front of the catalogue re guide and reserve prices.







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- > Set back from Mill Lane can be found this rare opportunity to acquire this area of amenity land
- > The land sits close to the renowned Cromford Mill which is set in the local conservation area

Land adjacent The Coach House, Off Mill Road, Cromford, Matlock, Derbyshire DE4 3RP



Description

Set back from Mill Lane can be found a rare opportunity to acquire an area of amenity land with an array of wild life and mature trees including a row of Yew Trees which have been protected by a tree preservation. The land sits close to the renowned Cromford Mill, wharf and canal which are all set in the local conservation area. Cromford Mill is a UNESCO world heritage site and home to Sir Richard Arkwright's First Mill Complex and the birthplace of the modern factory system. The land is located in the heart of the Derbyshire Dales and is surrounded by country walks including along the canal itself. Estimated measurements of 0.145 acres subject to measured survey.

Not applicable

Tenure

Freehold

EPC

Energy Efficiency Rating: Not applicable

Vendor's Solicitors

Beightons Solicitors, 4 Victoria Street, Derby, DE1 1EQ. Tel: 01332 346430. Ref: Mr Parminder Singh.

Viewing

Bagshaws Residential Auctions, 32-34 Corn Market, Derby, Derbyshire, DE1 2DG - Tel: 01332 542296.

***Guide Price £1,000 - £2,000**

*Please refer to important notice at the front of the catalogue re guide and reserve prices.



- > Opportunity to acquire this modern three bedroom detached property
- > Situated within the sought after Mornington Crescent area in Nuthall

4 Bloomsbury Drive, Nuthall, Nottingham, Nottinghamshire NG16 1RJ



Description

Situated within the sought after Mornington Crescent area in Nuthall is this modern three bedroom, detached property with an integral single garage. The property is conveniently located for good access into Nottingham city centre via the A610 link road and also to the M1 motorway North and South bound via junction 26. The property comprises in brief of a 25ft lounge/dining room and 15ft open plan dining kitchen together with a first floor family bathroom. Outside of the property there is a driveway leading to an integral single garage as well as front and rear gardens.

Accommodation

Ground Floor: Entrance hallway, cloakroom W/C, lounge/diner, kitchen diner.
First Floor: Landing, three bedrooms, bathroom W/C.
Exterior: Front and rear gardens, integral single garage.

Tenure

Freehold

EPC

Energy Efficiency Rating: D with a total floor area of 775 sq ft / 72 sq m.

Vendor's Solicitors

Beightons Solicitors, 4 Victoria Street, Derby, DE1 1EQ. Tel: 01332 346430. Ref: Mr Parminder Singh.

Viewing

William H Brown Kimberley, 39 Main Street, Kimberley, Nottingham, NG16 2NG - Tel: 0115 938 5062.

***Guide Price £180,000 - £200,000**

*Please refer to important notice at the front of the catalogue re guide and reserve prices.



- > Large period semi-detached property with five bedrooms which requires total refurbishment
- > Ideally located for easy access to surrounding districts and Birmingham city centre

109 Showell Green Lane, Birmingham, West Midlands B11 4JJ



Description

Situated on the corner of Showell Green Lane and Phipson Road in Sparkbrook Birmingham is this large period semi-detached property with five bedrooms. The property requires total refurbishment throughout, however it does offer a large amount of scope due the size of the accommodation. Sparkbrook is also conveniently located for good access links into Birmingham city centre and surrounding districts. Sparkbrook also has a range of local shops, takeaways, schooling and religious centres. The accommodation spans over three floors to include a large hallway, lounge, kitchen and ground floor bathroom. This would be an ideal project opportunity for a developer or builder to complete.

Accommodation

Ground floor: Entrance hallway, lounge, dining kitchen, ground floor bathroom W/C. First floor: Landing, three bedrooms, bathroom W/C.
Second Floor: Two bedrooms. Exterior: Garden to front and a small garden to



the side.

Tenure

Freehold

EPC

Energy Efficiency Rating: to be confirmed

Vendor's Solicitors

Beightons Solicitors, 4 Victoria Street, Derby, DE1 1EQ. Tel: 01332 346430. Ref: Mr Parminder Singh.

Viewing

Shipways Shirley, 208 Stratford Road, Shirley, West Midlands, B90 3AG - Tel: 01217 444595.

***Guide Price £250,000 - £275,000**

*Please refer to important notice at the front of the catalogue re guide and reserve prices.



- > Great opportunity to acquire this end of terrace property situated in a popular Derby area
- > Conveniently located in the Normanton area of Derby with good access to Derby city centre

81 Upper Dale Road, Derby, Derbyshire DE23 8BP



Description

Conveniently located in the Normanton area of Derby with good access to Derby city centre with its extensive range of shopping and leisure facilities is this end of terrace property. Normanton Road is also a short distance away with local shops and takeaways. The property is spacious inside and comprises of an entrance hallway, lounge, dining room, kitchen, bathroom W/C. Located on the first floor there are three bedrooms. Outside can be found an enclosed rear garden and patio.

Accommodation

Ground Floor: Entrance porch, entrance hallway, lounge, dining room, kitchen, bathroom W/C.
First Floor: Landing, three bedrooms.
Exterior: Garden to the rear.



Tenure

Freehold

EPC

Energy Efficiency Rating: E with a total floor area of 968.75 sq ft / 90 sq m.

Vendor's Solicitors

Beightons Solicitors, 4 Victoria Street, Derby, DE1 1EQ. Tel: 01332 346430. Ref: Mr Parminder Singh.

Viewing

Bagshaws Residential Derby, 32-34 Cornmarket, Derby, Derbyshire, DE1 2DG - Tel: 01332 361308.

***Guide Price £70,000 - £80,000**

*Please refer to important notice at the front of the catalogue re guide and reserve prices.



- > Great opportunity to acquire this one bedroom flat situated in the residential area of Tipton
- > The property would be a great addition to a portfolio and would an ideal first investment

105 Tudor Court, Tipton, West Midlands DY4 8UW



Description

Great opportunity to acquire this one bedroom flat situated in the popular residential area of Tipton. The property is presently let at £120 per week and offers a great addition to an existing portfolio and would an ideal first investment opportunity. Tipton benefits from a range of shops and amenities including transport links into Birmingham city centre and other surrounding areas.

Accommodation

First Floor: Lounge, kitchen, bedroom, bathroom.
Exterior: Communal gardens.

Tenure

Leasehold - Subject to Tenancy

EPC

Energy Efficiency Rating: to be confirmed

Vendor's Solicitors

Beightons Solicitors, 4 Victoria Street, Derby, DE1 1EQ. Tel: 01332 346430. Ref: Mr Parminder Singh.

Viewing

Shipways Dudley, 216 High St, Dudley, DY1 1PB - Tel: 01384 238779.

***Guide Price £28,000**

*Please refer to important notice at the front of the catalogue re guide and reserve prices.



- > Great opportunity to acquire this three bedroom detached property located in Normanton
- > The property is in need of some modernisation to bring up to todays modern standards

207 Portland Street, Pear Tree, Derby, Derbyshire DE23 8WP



Description

Located close to Normanton with its shopping facilities and religious centres can be found this three bedroom detached property with a rear garden as well as a driveway to the front. Close to hand can be found access to a local school, doctors surgery as well as the inner ring road leading to Derbys Fosters retail park which includes a Sainsbury's and a Showcase cinema. The property is in need of some modernisation to bring up to todays modern standards however, once completed would make a great family home.

Accommodation

Ground floor: Hallway, lounge, kitchen/dining, bathroom W/C.
First floor: Landing, three bedrooms.
Exterior: Driveway and rear garden.

Tenure

Freehold

EPC

Energy Efficiency Rating: E with a total floor area of 818.06 sq ft / 76 sq m.

Vendor's Solicitors

Beightons Solicitors, 4 Victoria Street, Derby, DE1 1EQ. Tel: 01332 346430. Ref: Mr Parminder Singh.

Viewing

Bagshaws Residential Auctions, 32-34 Corn Market, Derby, Derbyshire, DE1 2DG - Tel: 01332 542296.

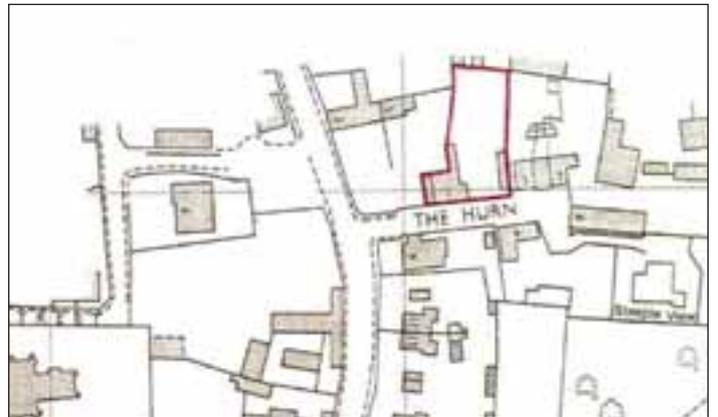
***Guide Price £100,000**

*Please refer to important notice at the front of the catalogue re guide and reserve prices.



- > Opportunity to acquire this three bedroom detached cottage with a self-contained annex
- > Located in a cul-de-sac position in the well served village of Billingborough with local amenities

1 The Hurn, Billingborough, Sleaford, Lincolnshire NG34 0QL



Description

Located in a cul-de-sac position in the well served village of Billingborough can be found this three bedroom detached cottage with a self-contained annex, access can be gained into the annex via the cottage as well as having its own separate external entrance. Extensive gardens can be found to the rear of the property along with off road parking to the front. In addition is a driveway providing access to a double detached tandem garage. The property has great scope for the incoming purchaser to modernise to their own taste as well as providing potentially two further properties subject to the correct consents. Billingborough has a range of amenities to include a church, supermarket, primary school and independent shops.

Accommodation

Main House

Ground Floor: Entrance hallway, lounge, dining room/study, kitchen, utility.
First Floor: Landing, three bedrooms, bathroom W/C.

Annex

Ground Floor: Kitchen, lounge, conservatory, bedroom, wet room W/C.
Exterior: Courtyard, off road parking, enclosed rear garden with a shed and greenhouse, driveway to garage.

Tenure

Freehold

EPC

Energy Efficiency Rating: to be confirmed

Vendor's Solicitors

Beightons Solicitors, 4 Victoria Street, Derby, DE1 1EQ. Tel: 01332 346430. Ref: Mr Parminder Singh.

Viewing

William H Brown Sleaford, 75 Southgate, SLEAFORD, Lincolnshire, NG34 7TA - Tel: 01529 303040.

***Guide Price £200,000**

*Please refer to important notice at the front of the catalogue re guide and reserve prices.



- > Opportunity to acquire this non-standard constructed, two bedroom, semi-detached cottage
- > Set back from the road behind the village green and war memorial towards Breedons limestone hill

1 The Crescent, Breedon-On-The-Hill, Derby, Derbyshire DE73 8AY



Description

Situated at the end of a small cul-de-sac, set back from the road behind the village green and war memorial towards Breedons limestone hill can be found this non-standard constructed, two bedroom, semi-detached cottage. The property offers good size accommodation with off road parking and a rear garden. The historic village is well located for access to East Midlands Airport, the M42 and M1 motorways as well as having its own church, public houses, primary school and post office.

Accommodation

Ground Floor: Entrance hallway, lounge/dining room, kitchen, walk in pantry, shower room W/C.

First Floor: Landing, two bedrooms.

Exterior: Small front garden with off road parking, rear garden.



Tenure

Freehold

EPC

Energy Efficiency Rating: to be confirmed

Vendor's Solicitors

Beightons Solicitors, 4 Victoria Street, Derby, DE1 1EQ. Tel: 01332 346430. Ref: Mr Parminder Singh.

Viewing

Bagshaws Residential Auctions, 32-34 Corn Market, Derby, Derbyshire, DE1 2DG - Tel: 01332 542296.

***Guide Price £90,000 - £100,000**

*Please refer to important notice at the front of the catalogue re guide and reserve prices.

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- > Great opportunity to acquire this one bedroom flat situated in the residential area of Tipton
- > The property would be a great addition to a portfolio and would an ideal first investment

100 Tudor Court, Tipton, West Midlands DY4 8UW



Description

Great opportunity to acquire this one bedroom flat situated in the popular residential area of Tipton. The property is presently let at £120 per week and offers a great addition to an existing portfolio and would an ideal first investment opportunity. Tipton benefits from a range of shops and amenities including transport links into Birmingham city centre and other surrounding areas.

Accommodation

Ground Floor: Lounge, kitchen, bedroom, bathroom.
Exterior: Communal gardens.

Tenure

Leasehold

EPC

Energy Efficiency Rating: to be confirmed

Vendor's Solicitors

Beightons Solicitors, 4 Victoria Street, Derby, DE1 1EQ. Tel: 01332 346430. Ref: Mr Parminder Singh.

Viewing

Shipways Dudley, 216 High St, Dudley, DY1 1PB - Tel: 01384 238779.

***Guide Price £28,000**

*Please refer to important notice at the front of the catalogue re guide and reserve prices.

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- > Situated in the village of Helpringham can be found this three bedroom detached bungalow
- > The property offers plenty of scope for other uses subject to correct planning and regulations

Fiddlers Green, Shepherds Lane, Helpringham, Sleaford, Lincolnshire NG34 0RU



Description

Situated in the village of Helpringham in a non-estate position can be found this three bedroom detached bungalow located on a larger than average sized plot. The property offers plenty of scope for other uses subject to correct planning and regulations. Within the gardens can be found a long driveway providing off road parking as well as access to a single garage. The village benefits from access to the both the A17 and the A52 linking the village to Sleaford, Grantham and Holbeach. In the village can be found a primary school, a Church and pub as well as a Post Office.

Accommodation

Ground Floor: Hallway, cloakroom, lounge, kitchen, dining room, conservatory, three bedrooms, bathroom W/C.
Exterior: Gardens to the front, side and rear, garage.

Tenure

Freehold

EPC

Energy Efficiency Rating: E with a total floor area of 1173.27 sq ft / 109 sq m.

Vendor's Solicitors

Beightons Solicitors, 4 Victoria Street, Derby, DE1 1EQ. Tel: 01332 346430. Ref: Mr Parminder Singh.

Viewing

William H Brown Sleaford, 75 Southgate, SLEAFORD, Lincolnshire, NG34 7TA - Tel: 01529 303040.

***Guide Price £200,000**

*Please refer to important notice at the front of the catalogue re guide and reserve prices.



- > Opportunity to acquire this two bedroom terrace situated in Boston town centre
- > The property is presently let on an Assured Shorthold Tenancy at £600 pcm

20 Horncastle Road, Boston, Lincolnshire PE21 9BU



Description

A great opportunity to acquire this three bedroom terrace home situated in Boston town centre. The property is presently let on an Assured Shorthold Tenancy at £600pcm from the 28th November 2018 for twelve months. The property also benefits from having a dining room, kitchen, ground floor shower room and a good sized rear garden. Boston town centre has an extensive range of shopping and leisure facilities including railway station as well as being close to the East Coast of Lincolnshire. Access can also be gained to the A17 linking the Midlands with Norfolk.

Accommodation

Ground Floor: Lounge, dining room, kitchen, utility room, shower room W/C.
 First Floor: Landing, three bedrooms, the third bedroom is located off the second bedroom.
 Exterior: Enclosed rear garden.

Tenure

Freehold

EPC

Energy Efficiency Rating: D with a total floor area of 775.0 sq ft / 72 sq m.

Vendor's Solicitors

Beightons Solicitors, 4 Victoria Street, Derby, DE1 1EQ. Tel: 01332 346430. Ref: Mr Parminder Singh.

Viewing

William H Brown Boston, 14 Wide Bargate, Boston, Lincolnshire, PE21 6RH - Tel: 01205 351010.

***Guide Price £70,000**

*Please refer to important notice at the front of the catalogue re guide and reserve prices.



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- > A rare opportunity to continue the conversion and completion of works to The Methodist Chapel
- > Planning permission was granted back in 2007 with Bassetlaw District Council ref no: 34/07/00014

The Chapel, South Street, Normanton-On-Trent, Newark, Nottinghamshire NG23 6RQ



Description

A rare and great opportunity has arisen to continue the conversion and completion of works to The Methodist Chapel in the popular village of Normanton-on-Trent. Planning permission was granted back in 2007 with Bassetlaw District Council ref no: 34/07/00014 for the conversion into a three bedroom dwelling. The purchaser would need to make sure they are satisfied with the existing planning permission to cover their requirements. The property has been partly converted by the current owner and retains a wealth of original features and once the property is completed, it will make a superb home. The property accommodation will comprise of a lounge, inner hallway, study, utility room, ground floor WC and large dining kitchen and the intended accommodation to the first floor is a spacious landing, three bedrooms, with master having an en-suite and a separate bathroom W/C. To the outside the property has a garden positioned to the rear and also a car standing area to the front for parking.

Accommodation

Ground Floor: Entrance hallway, lounge, inner hallway, kitchen diner, study, utility room, ground floor W/C.
 First Floor: Landing, three bedrooms, en-suite to master, bathroom W/C.

Exterior: Rear garden, car standing to the front.

Tenure
 Freehold

EPC
 Energy Efficiency Rating: not applicable

Vendor's Solicitors
 Beightons Solicitors, 4 Victoria Street, Derby, DE1 1EQ. Tel: 01332 346430. Ref: Mr Parminder Singh.

Viewing
 William H Brown Newark, 47-48 Market Place, Newark, Nottinghamshire, NG24 1EG - Tel: 01636 640473.

***Guide Price £190,000**

*Please refer to important notice at the front of the catalogue re guide and reserve prices.



- > Traditional mid-terrace which has been modernised and improved to include a new kitchen
- > Situated in the popular district of Erdington in Birmingham and within easy access to Erdington

48 Gravelly Lane, Birmingham, West Midlands B23 6UH



Description

Situated in the popular district of Erdington in Birmingham and within easy access to Erdington town centre with its array of shops and leisure facilities is this traditional mid-terrace property. The property has been modernised and improved to include a kitchen and bathroom. There are also two reception rooms. Erdington train station is within easy access of this property together with good transport links into Birmingham city centre. The property would be an ideal investment opportunity for someone wanting to add to an existing property portfolio or for their first investment property. To the rear of the property there is a good size garden which is mainly laid to lawn with and patio area.

Accommodation

Ground Floor: Hallway, lounge, dining room, kitchen, bathroom W/C.
First Floor: Landing, two bedrooms.

Exterior: Rear garden.

Tenure

Freehold

EPC

Energy Efficiency Rating: to be confirmed

Vendor's Solicitors

Beightons Solicitors, 4 Victoria Street, Derby, DE1 1EQ. Tel: 01332 346430. Ref: Mr Parminder Singh.

Viewing

Shipways Great Barr, 905 Walsall Rd., Birmingham, B42 1TN, - Tel: 0121 358 2281.

***Guide Price £100,000**

*Please refer to important notice at the front of the catalogue re guide and reserve prices.

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- > Great opportunity to acquire this modern, detached bungalow set in the village of Wyaston
- > Located just a few miles from Ashbourne known as the gateway to The Peak District National Park

Gardenia, Wyaston, Ashbourne, Derbyshire DE6 2DR



Description

Great opportunity to acquire this modern, detached bungalow set in the village of Wyaston just a few miles south of the market town of Ashbourne known as the gateway to The Peak District National Park. The bungalow is well positioned and abuts a field to the rear as well as benefiting from gardens to the front and rear along with with a driveway providing parking and turning. In addition to the property can be found a garage/workshop, a pot shed, shed, greenhouse and summerhouse. The bungalow is of a good size but requires modernisation to bring up to todays modern day standards. Ashbourne also benefits from a range of shopping and leisure facilities.

Accommodation

Ground Floor: Entrance hallway, sitting room, breakfast kitchen, utility/side hall, porch, two bedrooms, bathroom W/C.
 Exterior: Raised bed to the front, gated driveway, to garage/workshop with a lean to potting shed, rear garden with shed, patio and summerhouse.

Tenure

Freehold

EPC

Energy Efficiency Rating: D with a total floor area of 871.8 sq ft / 81 sq m.

Vendor's Solicitors

Beightons Solicitors, 4 Victoria Street, Derby, DE1 1EQ. Tel: 01332 346430. Ref: Mr Parminder Singh.

Viewing

Bagshaws Residential Ashbourne, Shawcroft Centre, Dig St, Ashbourne, Derbyshire, DE6 1GF - Tel: 01335 346677.

***Guide Price £225,000 - £250,000**

*Please refer to important notice at the front of the catalogue re guide and reserve prices.



- > Opportunity to acquire this untouched period cottage on the edge of the village of Bradford Dale
- > The property has been in the same family and has retained many features of a historic cottage

Bottom House, Bradford Dale, Youlgrave, Bakewell, Derbyshire DE45 1WG



Description

Great opportunity to acquire this untouched period cottage nestling on the edge of the renowned village of Youlgrave in the Peak District National Park. The property for many years has been in the same family and has retained many features of a historic cottage including the original fire place and grate. Countryside views can be taken from the front of the property, across the road and past some of the other cottages to the fields and stream which adjoins Bradford Dale. The cottage layout has slightly changed since the property was built however it does offer two bedrooms with one being open onto the stairs as well as there being no internal w/c or bathroom. Youlgrave benefits from a number of pubs and country inns, a school, doctors surgery and a Church.

Accommodation

Ground Floor: Sitting room, kitchen.
 First Floor: Open bedroom, bedroom two.
 Exterior: Garden area, outside W/C.

Tenure

Freehold

EPC

Energy Efficiency Rating: to be confirmed

Vendor's Solicitors

Beightons Solicitors, 4 Victoria Street, Derby, DE1 1EQ. Tel: 01332 346430. Ref: Mr Parminder Singh.

Viewing

Bagshaws Residential Bakewell, Bridge Street, Bakewell, Derbyshire, DE45 1DS - Tel: 01629 814774.

***Guide Price £90,000 - £100,000**

*Please refer to important notice at the front of the catalogue re guide and reserve prices.



- > A two bedroom ground floor purpose built maisonette in a block of four similar properties
- > Located in a popular part of Birmingham which has good access into Birmingham city via the A4040

89 Treaford Lane, Birmingham, West Midlands B8 2UE



Description

Opportunity to acquire this two bedroom ground floor purpose built maisonette in a block of four similar properties located in a popular part of Birmingham. Schooling can be found in the area for both junior and secondary schools along with the Heartlands hospital. Access can be gained to the A4040 which leads into Birmingham city centre which has a full range of amenities including shops and entertainment. Stechford railway station, Burney Lane allotments and Alum Rock road shops are also close. Please note this property has a short lease.

Accommodation

Ground Floor: Lounge, kitchen, two bedrooms, bathroom W/C.
Exterior: Driveway, garage, gardens.

Tenure

Leasehold

EPC

Energy Efficiency Rating: D with a total floor area of 613.5 sq ft / 57 sq m.

Vendor's Solicitors

Walker Morris LLP, Kings Court, 12 High Street, Leeds, LS1 2HL. Tel: 0113 283 2500.

Viewing

Shipways Castle Bromwich, Shipways, 258 Chester Road, Castle Bromwich, Birmingham, B36 0JE - Tel: 0121 747 4722.

***Guide Price £45,000**

*Please refer to important notice at the front of the catalogue re guide and reserve prices.



NOTES



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- Inland Revenue (HMRC) registration card

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- Bank statement or credit card statement dated within the last 3 months
- Mortgage statement issued within the last 12 months
- Council or housing association rent card for the current year
- Current tenancy agreement

queries and contacting us

If you have any queries relating to these regulations and our requirements you should contact us well in advance of bidding at auction or buying before or after the auction. Please contact the auctions team on 01332 542296 or email yasmin.ward@bagshawsresidential.co.uk.

Authority form to bid on behalf of non-attending bidder

Please also sign and return the reverse side of this form

Bidder's Name (for contract purposes): _____

Address: _____

Telephone No. _____ Mobile: _____ Email: _____



Solicitors Name: _____

Address: _____

Telephone No: _____

Contact Name: _____

I hereby authorise Bagshaws Residential staff to bid on my behalf on the terms and conditions set out overleaf headed "Bidding by telephone or by a non-attending bidder form", which I confirm I have read, understood and signed. A copy of which is attached.

*I request that Bagshaws Residential first attempt to contact me on the telephone at the relevant time to enable me to bid myself. If a telephone link cannot be established for whatever reason, Bagshaws Residential are authorised to bid on my behalf under these terms (*Delete if telephone bid is not required).



The bid that I hereby authorise is:

Auction Date: _____

Lot No: _____

Address: _____

Maximum Bid: _____ £

_____ (words) _____

(The figure must be a definite one and not to be calculated for example by reference to others bids such as one bid above anyone else's bids. Any uncertainty could result in Bagshaws Residential not bidding).

There is a £50 administration charge if deposit is paid by personal cheque.

I attach cheque for £ _____

_____ words _____

Being the 10% of the maximum bid (Subject to a minimum deposit of £5,000) plus £1,000 inc VAT contract documentation fee

Please note there is a £50 administration charge if deposit is paid by personal cheque (No charge for debit card)

Signature of Bidder _____ Date _____

(Please also sign the reverse side of this form)

If the person signing is not the bidder the signatory warrants that authority has been given by the bidder.

Name (please print) _____

Address (if different from bidder) _____

Telephone No. _____

Please note should there be any alteration to the form and any mis-entries, which have to be corrected. These must be signed, in full, in the margins.



Terms and conditions to bid by telephone/letter

Please Note: Minimum deposit for each telephone bid is £5,000

Anyone not able to attend the auction to make their own bids may utilise the facilities available for telephone, or written, bids on the following terms and conditions:

- (1) The bidder must complete a separate authority form for each Lot involved, and provide debit card details for 10% for the maximum amount of the bid for each Lot. [Please note the minimum deposit for any telephone/proxy bid is £5,000 per Lot.](#) There is a £50 administration charge if the deposit is paid by personal cheque.
- (2) The form must be sent to, or delivered to: Bagshaws Residential, 32-34 Cornmarket, Derby DE1 2DG to arrive before 6pm two working days prior to the start of that month's auction. It is the bidder's responsibility to check that the form is received by Bagshaws Residential and this can be done by telephoning the office.
- (3) The bidder shall be deemed to have read the "Important Notice to be read by all bidders"; the particulars of the relevant Lot in the catalogue; the general and special conditions of sale. The bidder shall be deemed to have taken all necessary professional and legal advice and to have made enquiries and have knowledge of any announcements to be made from the rostrum of any amendments relating to the relevant Lot. Announcements can and should be checked by bidders on the day before the auction however the Auctioneers will advise the bidders of any announcements as soon as possible prior to the Auction.
- (4) In the case of telephone bids, at about the time that the Lot comes up for auction, attempts will be made to contact the bidder whom may then compete in the bidding up to the maximum of the amount authorised in the completed authority form.
[The Auctioneers will not bid beyond the maximum authorised amount except by prior written arrangement.](#)
- (5) In the event that the telephone link is not established, or breaks down, or there is any confusion or disruption, Bagshaws Residential will bid/continue to bid on behalf of the bidder up to the maximum of the authorisation.
- (6) In the case of written bids, Bagshaws Residential staff will compete in the bidding up to the maximum of the authorisation. If no maximum is inserted Bagshaws Residential reserve to right not to bid.
- (7) [While Bagshaws Residential will use best endeavours when bidding on behalf of a bidder, we cannot accept responsibility for any actions or inactions on our part on our part including errors, omissions or doubts whether in the bidding or in the failure to bid and we can give no warranty or guarantee accordingly whether about the bidding or about the failure to bid.](#)
- (8) In the event that the telephone/written bid is successful the Auctioneer will sign the Memorandum of the Contract on behalf of the bidder (a Contract would have been formed on the fall of the hammer).
- (9) In the event of a Contract, the deposit monies will be applied so far as necessary to meet the requirement for a 10% deposit ([minimum £5,000](#)) and the balance of the deposit (if any) will be returned promptly to the bidder.
- (10) In the event that the bidder is unsuccessful in gaining the Contract, the deposit monies shall be returned to the bidder promptly.
- (11) [Once delivered to the auctioneers, the authority to bid is binding on the bidder on the day on which the particular Lot is auctioned. This is to allow for the possibility of a Vendor agreeing to sell post auction where the bidding has not reached the reserve.](#)
- (12) The authority can only be withdrawn by notification in writing, delivered to the Auctioneer on the morning of the sale at the Auction venue, before the start of that day's auction. It is the bidders responsibility to obtain a receipt on a copy of the withdrawal notification signed by the Auctioneer and without such a receipt the authority stands and any successful Contract is binding on the bidder.
- (13) 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 Bagshaws Residential staff as empowered under the telephone/written authority. Bagshaws Residential would have no liability whatsoever if the price achieved is the result only of this competition in bidding without intervention from other bidders.
- (14) We are committed to preventing our services being used for the purposes of money laundering and in addition to asking you for proof of ID and address we carry out electronic ID verification of all vendors and purchasers. This is not a credit check and the ID verification 'footprint' left on your credit file will not affect your credit score. If you have any questions, please refer these to a member of the auction staff

I hereby confirm that I have read and understood the above terms and conditions to bid by telephone/letter

Signed: _____

Date: _____

[Please sign this page and ensure the form overleaf is completed.](#)

Memorandum of Sale

Date of Auction: _____ Lot Number: _____

Property Address: _____

The Seller(s): _____

Seller(s) Solicitor: _____

Purchase Price: £ _____

Deposit: £ _____

Balance £ _____

Exchange Date: _____

Completion Date: _____

The Buyer(s) Full Name(s): _____

Address: _____

Contact Numbers: _____

The Buyers Solicitor: _____

Address: _____

Contact Numbers: _____

Declarations

I/We the above named Buyer(s) hereby acknowledge that I/we have today purchased the Lot described above and in the attached particulars and have paid to Bagshaws Residential Auctions Auctioneers the above mentioned deposit in part payment of the above mentioned purchase price.

I/We confirm that the above mentioned Buyers Conveyancer is the person duly authorised to accept notices on behalf of the Buyer(s) for the purposes of the General and Special Conditions.

I/We acknowledge my/our agreement to pay the remainder of the purchase price and to complete the purchase in accordance with the annexed General and Special Conditions of Sale and any relevant entry on the Addendum.

It is further acknowledged and warranted that I as the person who bid for this Lot and have signed this memorandum if not the Buyer(s) named above have authority to act on behalf of the Buyer(s) listed.

I have read, understand and agree to the inside cover of this contract headed "Important Notice" and the section entitled "Conduct of the Auction" printed within the General Conditions of Sale.

We Bagshaws Residential Auctions Auctioneers, as Agents for the Seller, hereby confirm the sale and acknowledge receipt of the above mentioned deposit in accordance with the General and Special Conditions of Sale applicable and any relevant entry on the Addendum.

Signed by the Buyer(s) or on his/her behalf _____

Signed by and on behalf of Bagshaws Residential Auctions Auctioneers _____

COMMON AUCTION CONDITIONS (EDITION 4, JANUARY 2019)

REPRODUCED WITH THE CONSENT OF THE RICS

INTRODUCTION

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

GLOSSARY

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

AUCTION CONDUCT CONDITIONS

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

SALE CONDITIONS

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

IMPORTANT NOTICE

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

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

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

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

GLOSSARY

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

Wherever it makes sense:

- singular words can be read as plurals, and plurals as singular words;
- a "person" includes a corporate body;
- words of one gender include the other genders;
- references to legislation are to that legislation as it may have been modified or re-enacted by the date of the **auction** or the **contract date** (as applicable); and
- where the following words are printed in bold type they have the specified meanings.

ACTUAL COMPLETION DATE

The date when **completion** takes place or is treated as taking place for the purposes of apportionment and calculating interest.

ADDENDUM

An amendment or addition to the **conditions** or to the **particulars** or to both whether contained in a supplement to the **catalogue**, a written notice from the **auctioneers** or an oral announcement at the **auction**.

AGREED COMPLETION DATE

Subject to **condition** G9.3:

- (a) the date specified in the **special conditions**; or
- (b) if no date is specified, 20 **business days** after the **contract date**; but if that date is not a **business day** the first subsequent **business day**.

APPROVED FINANCIAL INSTITUTION

Any bank or building society that has signed up to the Banking Code or Business Banking Code or is otherwise acceptable to the **auctioneers**.

ARREARS

Arrears of rent and other sums due under the **tenancies** and still outstanding on the **actual completion date**.

ARREARS SCHEDULE

The arrears schedule (if any) forming part of the **special conditions**.

AUCTION

The auction advertised in the **catalogue**.

AUCTION CONDUCT CONDITIONS

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

AUCTIONEERS

The auctioneers at the **auction**.

BUSINESS DAY

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

BUYER

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

CATALOGUE

The catalogue to which the **conditions** refer including any supplement to it.

COMPLETION

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

CONDITION

One of the **auction conduct conditions** or **sales conditions**.

CONTRACT

The contract by which the **seller** agrees to sell and the **buyer** agrees to buy the **lot**.

CONTRACT DATE

The date of the **auction** or, if the **lot** is not sold at the **auction**:

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

DOCUMENTS

Documents of title (including, if title is registered, the entries on the register and the title plan) and other documents listed or referred to in the **special conditions** relating to the **lot**.

FINANCIAL CHARGE

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

GENERAL CONDITIONS

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

INTEREST RATE

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

LOT

Each separate property described in the **catalogue** or (as the case may be) the property that the **seller** has agreed to sell and the **buyer** to buy (including **chattels**, if any).

OLD ARREARS

Arrears due under any of the **tenancies** that are not "new tenancies" as defined by the Landlord and Tenant (Covenants) Act 1995.

PARTICULARS

The section of the **catalogue** that contains descriptions of each **lot** (as varied by any **addendum**).

PRACTITIONER

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

PRICE

The price that the **buyer** agrees to pay for the **lot**.

READY TO COMPLETE

Ready, willing and able to complete: if **completion** would enable the **seller** to discharge all **financial charges** secured on the **lot** that have to be discharged by **completion**, then those outstanding financial charges do not prevent the **seller** from being **ready to complete**.

SALE CONDITIONS

The **general conditions** as varied by any **special conditions** or **addendum**.

SALE MEMORANDUM

The form so headed (whether or not set out in the **catalogue**) in which the terms of the **contract** for the sale of the **lot** are recorded.

SELLER

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

SPECIAL CONDITIONS

Those of the **sale conditions** so headed that relate to the **lot**.

TENANCIES

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

TENANCY SCHEDULE

The tenancy schedule (if any) forming part of the **special conditions**.

TRANSFER

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

TUPE

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

VAT

Value Added Tax or other tax of a similar nature.

VAT OPTION

An option to tax.

WE (AND US AND OUR)

The **auctioneers**.

YOU (AND YOUR)

Someone who has a copy of the **catalogue** or who attends or bids at the **auction**, whether or not a **buyer**.

AUCTION CONDUCT CONDITIONS

A1 INTRODUCTION

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

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

A2 OUR ROLE

A2.1 As agents for each **seller** we have authority to:

- (a) prepare the **catalogue** from information supplied by or on behalf of each **seller**;
- (b) offer each **lot** for sale;
- (c) sell each **lot**;
- (d) receive and hold deposits;
- (e) sign each **sale memorandum**; and
- (f) treat a **contract** as repudiated if the **buyer** fails to sign a **sale memorandum** or pay a deposit as required by these **auction conduct conditions**.

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

A2.3 **We** may cancel the **auction**, or alter the order in which **lots** are offered for sale. **We** may also combine or divide **lots**. A **lot** may be sold or withdrawn from sale prior to the **auction**.

A2.4 **You** acknowledge that to the extent permitted by law **we** owe **you** no duty of care and **you** have no claim against **us** for any loss.

A3 BIDDING AND RESERVE PRICES

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

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

A3.3 If there is a dispute over bidding **we** are entitled to resolve it, and **our** decision is final.

A3.4 Unless stated otherwise each **lot** is subject to a reserve price (which may be fixed just before the **lot** is offered for sale). If no bid equals or exceeds that reserve price the **lot** will be withdrawn from the **auction**.

A3.5 Where there is a reserve price the **seller** may bid (or ask **us** or another agent to bid on the **seller's** behalf) up to the reserve price but may not make a bid equal to or exceeding the reserve price. **You** accept that it is possible that all bids up to the reserve price are bids made by or on behalf of the **seller**.

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

A4 THE PARTICULARS AND OTHER INFORMATION

A4.1 **We** have taken reasonable care to prepare **particulars** that correctly describe each **lot**. The **particulars** are based on information supplied by or on behalf of the **seller**. **You** need to check that the information in the **particulars** is correct.

A4.2 If the **special conditions** do not contain a description of the **lot**, or simply refer to the relevant **lot** number, you take the risk that the description contained in the **particulars** is incomplete or inaccurate, as the **particulars** have not been prepared by a conveyancer and are not intended to form part of a legal contract.

A4.3 The **particulars** and the **sale conditions** may change prior to the **auction** and it is **your** responsibility to check that **you** have the correct versions.

A4.4 If **we** provide information, or a copy of a document, provided by others **we** do so only on the basis that **we** are not responsible for the accuracy of that information or document.

A5 THE CONTRACT

A5.1 A successful bid is one **we** accept as such (normally on the fall of the hammer). This **condition** A5 applies to **you** if **you** make the successful bid for a **lot**.

A5.2 **You** are obliged to buy the **lot** on the terms of the **sale memorandum** at the **price** **you** bid plus **VAT** (if applicable).

A5.3 **You** must before leaving the **auction**:

- (a) provide all information **we** reasonably need from **you** to enable **us** to complete the **sale memorandum** (including proof of your identity if required by **us**);
- (b) sign the completed **sale memorandum**; and
- (c) pay the deposit.

A5.4 If **you** do not **we** may either:

- (a) as agent for the **seller** treat that failure as **your** repudiation of the **contract** and offer the **lot** for sale again: the **seller** may then have a claim against **you** for breach of contract; or
- (b) sign the **sale memorandum** on **your** behalf.

A5.5 THE DEPOSIT:

(a) is to be held as stakeholder where **VAT** would be chargeable on the deposit were it to be held as agent for the **seller**, but otherwise is to be held as stated in the **sale conditions**; and

(b) must be paid in pounds sterling by cheque or by bankers' draft made payable to **us** on an **approved financial institution**. The extra auction conduct conditions may state if **we** accept any other form of payment.

A5.6 **We** may retain the **sale memorandum** signed by or on behalf of the **seller** until the deposit has been received in cleared funds.

A5.7 If the **buyer** does not comply with its obligations under the **contract** then:

- (a) **you** are personally liable to buy the **lot** even if **you** are acting as an agent; and
- (b) **you** must indemnify the **seller** in respect of any loss the **seller** incurs as a result of the **buyer's** default.

A5.8 Where the **buyer** is a company **you** warrant that the **buyer** is properly constituted and able to buy the **lot**.

A6 EXTRA AUCTION CONDUCT CONDITIONS

A6.1 Despite any **special condition** to the contrary the minimum deposit **we** accept is £5,000 (or the total **price**, if less). A **special condition** may, however, require a higher minimum deposit.

GENERAL CONDITIONS OF SALE

Words in bold type have the special meanings defined in the Glossary.

The **general conditions** (as WE supplement or change them by any **extra general conditions** or **addendum**) are compulsory but may be dispensed or changed in relation to one or more **lots** by **special conditions**. The template form of **sale memorandum** is not compulsory but is to be varied only if we agree. The template forms of **special conditions** and schedules are recommended, but are not compulsory and may be changed by the **seller** of a **lot**.

G1 THE LOT

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

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

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

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

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

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

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

G1.7 The **lot** does not include any tenant's or trade fixtures or fittings. The **special conditions** state whether any chattels are included in the **lot**, but if they are:

- (a) the **buyer** takes them as they are at **completion** and the **seller** is not liable if they are not fit for use, and
- (b) the **seller** is to leave them at the **lot**.

G1.8 The **buyer** buys with full knowledge of

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

G1.9 The **buyer** admits that it is not relying on the information contained in the **particulars** or on any representations made by or on behalf of the **seller** but the **buyer** may rely on the **seller's** conveyancer's written replies to written enquiries to the extent stated in those replies.

G2 DEPOSIT

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

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

G2.2 If a cheque for all or part of the deposit is not cleared on first presentation the **seller** may treat the **contract** as at an end and bring a claim against the **buyer** for breach of **contract**.

G2.3 Interest earned on the deposit belongs to the **seller** unless the **sale conditions** provide otherwise.

G3 BETWEEN CONTRACT AND COMPLETION

G3.1 From the **contract date** the **seller** has no obligation to insure the **lot** and the **buyer** bears all risks of loss or damage unless

- (a) the **lot** is sold subject to a **tenancy** that requires the **seller** to insure the **lot** or
 - (b) the **special conditions** require the **seller** to insure the **lot**.
- If the **seller** is required to insure the **lot** then the **seller**
- (a) must produce to the **buyer** on request all relevant insurance details;
 - (b) must use reasonable endeavours to maintain that or equivalent insurance and pay the premiums when due;
 - (c) gives no warranty as to the adequacy of the insurance;
 - (d) must at the request of the **buyer** use reasonable endeavours to have the **buyer's** interest noted on the policy if it does not cover a contracting purchaser;
 - (e) must, unless otherwise agreed, cancel the insurance at **completion**, apply for a refund of premium and (subject to the rights of any tenant or other third party) pay that refund to the **buyer**; and
 - (f) (subject to the rights of any tenant or other third party) hold on trust for the **buyer** any insurance payments that the **seller** receives in respect of loss or damage arising after the **contract date**, or assign to the **buyer** the benefit of any claim;

and the **buyer** must on **completion** reimburse to the **seller** the cost of that insurance as from the **contract date** to the extent not already paid by the **buyer** or a tenant or other third party.

G3.3 No damage to or destruction of the **lot**, nor any deterioration in its condition, however caused, entitles the **buyer** to any reduction in **price**, or to delay **completion**, or to refuse to complete.

G3.4 Section 47 of the Law of Property Act 1925 does not apply to the **contract**.

G3.5 Unless the **buyer** is already lawfully in occupation of the **lot** the **buyer** has no right to enter into occupation prior to **completion**.

G4 TITLE AND IDENTITY

G4.1 Unless **condition** G4.2 applies, the **buyer** accepts the title of the **seller** to the **lot** as at the **contract date** and may raise no requisition or objection to any of the **documents** that is made available before the **auction** or any other matter, except one that occurs after the **contract date**.

G4.2 The following provisions apply only to any of the following **documents** that is not made available before the **auction**:

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

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

- (a) the covenant set out in section 3 of the Law of Property (Miscellaneous Provisions) Act 1994 shall not extend to matters recorded in registers open to public inspection; these are to be treated as within the actual knowledge of the **buyer**; and
- (b) the covenant set out in section 4(1)(b) of the Law of Property (Miscellaneous Provisions) Act 1994 shall not extend to any condition or tenant's obligation relating to the state or condition of the **lot** where the **lot** is leasehold property.

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

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

G4.6 The **seller** (and, if relevant, the **buyer**) must produce to each other such confirmation of, or evidence of, their identity and that of their mortgagees and attorneys (if any) as is necessary for the other to be able to comply with applicable Money Laundering Regulations and Land Registry Rules.

G5 TRANSFER

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

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

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

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

G5.4 Where the **special conditions** state that the **seller** is to grant a new lease to the **buyer**

- (a) the **conditions** are to be read so that the **transfer** refers to the new lease, the **seller** to the proposed landlord and the **buyer** to the proposed tenant;
- (b) the form of new lease is that described by the **special conditions**; and
- (c) the **seller** is to produce, at least five **business days** before the **agreed completion date**, the engrossed counterpart lease, which the **buyer** is to sign and deliver to the **seller** on **completion**.

G6 completion

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

G6.2 The amount payable on **completion** is the balance of the **price** adjusted to take account of apportionments plus (if applicable) **VAT** and interest, but no other amounts unless specified in the **special conditions**.

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

- (a) direct **transfer** from the **buyer's** conveyancer to the **seller's** conveyancer; and
- (b) the release of any deposit held by a stakeholder or in such other manner as the **seller's** conveyancer may agree. Unless the **seller** and the **buyer** otherwise agree, **completion** cannot take place until both have complied with the obligations under the **contract** that they are obliged to comply with prior to **completion**, and the amount payable on **completion** is unconditionally received in the **seller's** conveyancer's client account or as otherwise required by the terms of the **contract**.

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

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

G7 NOTICE TO COMPLETE

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

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

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

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

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

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

G8 IF THE CONTRACT IS BROUGHT TO AN END

If the **contract** is lawfully brought to an end:

- (a) the **buyer** must return all papers to the **seller** and appoints the **seller** its agent to cancel any registration of the **contract**; and
- (b) the **seller** must return the deposit and any interest on it to the **buyer** (and the **buyer** may claim it from the stakeholder, if applicable) unless the **seller** is entitled to forfeit the deposit under **condition** G7.3.

G9 LANDLORD'S LICENCE

G9.1 Where the **lot** is or includes leasehold land and licence to assign or sublet is required this **condition** G9 applies.

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

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

G9.4 The **seller** must

- (a) use all reasonable endeavours to obtain the licence at the **seller's** expense; and
- (b) enter into any Authorised Guarantee Agreement ("AGA") properly required (procuring a guarantee of that AGA if lawfully required by the landlord).

G9.5 The **buyer** must promptly

- (a) provide references and other relevant information; and
- (b) comply with the landlord's lawful requirements.

G9.6 If within three months of the **contract date** (or such longer period as the **seller** and **buyer** agree) the **seller** has not given licence notice to the **buyer** the **seller** or the **buyer** may (if not then in breach of any obligation under this **condition** G9) by notice to the other terminate the **contract** at any time before the **seller** has given licence notice. That termination is without prejudice to the claims of either **seller** or **buyer** for breach of this **condition** G9.

G10 INTEREST AND APPOINTMENTS

G10.1 If the **actual completion date** is after the **agreed completion date** for any reason other than the **seller's** default the **buyer** must pay interest at the **interest rate** on the money due from the **buyer** at **completion** for the period starting on the **agreed completion date** and ending on the **actual completion date**.

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

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

- (a) the **buyer** is liable to pay interest; and
 - (b) the **seller** has given notice to the **buyer** at any time up to **completion** requiring apportionment on the date from which interest becomes payable by the **buyer**; in which event income and outgoings are to be apportioned on the date from which interest becomes payable by the **buyer**.
- Apportionments are to be calculated on the basis that:
- (a) the **seller** receives income and is liable for outgoings for the whole of the day on which apportionment is to be made;
 - (b) annual income and expenditure accrues at an equal daily rate assuming 365 days in a year (or 366 in a leap year), and income and expenditure relating to some other period accrues at an equal daily rate during the period to which it relates; and
 - (c) where the amount to be apportioned is not known at **completion** apportionment is to be made by reference to a reasonable estimate and further payment is to be made by **seller** or **buyer** as appropriate within five **business days** of the date when the amount is known.

G10.5 If a payment due from the **buyer** to the **seller** on or after **completion** is not paid by the due date, the **buyer** is to pay interest to the **seller** at the **interest rate** on that payment from the due date up to and including the date of payment.

G11 ARREARS

Part 1 – Current rent

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

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

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

Part 2 – buyer to pay for arrears

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

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

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

Part 3 – buyer not to pay for arrears

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

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

G11.8 While any **arrears** due to the **seller** remain unpaid the **buyer** must:

- (a) try to collect them in the ordinary course of management but need not take legal proceedings or forfeit the **tenancy**;
- (b) pay them to the **seller** within five **business days** of receipt in cleared funds (plus interest at the **interest rate** calculated on a daily basis for each subsequent day's delay in payment);
- (c) on request, at the cost of the **seller**, assign to the **seller** or as the **seller** may direct the right to demand and sue for **OLD arrears**, such assignment to be in such form as the **seller's** conveyancer may reasonably require;
- (d) if reasonably required, allow the **seller's** conveyancer to have on loan the counterpart of any **tenancy** against an undertaking to hold it to the **buyer's** order;
- (e) not without the consent of the **seller** release any tenant or surety from liability to pay **arrears** or accept a surrender of or forfeit any **tenancy** under which **arrears** are due; and
- (f) if the **buyer** disposes of the **lot** prior to recovery of all **arrears** obtain from the **buyer's** successor in title a covenant in favour of the **seller** in similar form to part 3 of this **condition** G11.

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

- G12 MANAGEMENT**
- G12.1 This **condition G12** applies where the **lot** is sold subject to **tenancies**.
- G12.2 The **seller** is to manage the **lot** in accordance with its standard management policies pending **completion**.
- G12.3 The **seller** must consult the **buyer** on all management issues that would affect the **buyer** after **completion** (such as, but not limited to, an application for licence; a rent review; a variation, surrender, agreement to surrender or proposed forfeiture of a **tenancy**; or a new **tenancy** or agreement to grant a new **tenancy**) and:
- the **seller** must comply with the **buyer's** reasonable requirements unless to do so would (but for the indemnity in paragraph (c)) expose the **seller** to a liability that the **seller** would not otherwise have, in which case the **seller** may act reasonably in such a way as to avoid that liability;
 - if the **seller** gives the **buyer** notice of the **seller's** intended act and the **buyer** does not object within five **business days** giving reasons for the objection the **seller** may act as the **seller** intends; and (c) the **buyer** is to indemnify the **seller** against all loss or liability the **seller** incurs through acting as the **buyer** requires, or by reason of delay caused by the **buyer**.
- G13 RENT DEPOSITS**
- G13.1 Where any **tenancy** is an assured shorthold **tenancy**, the **seller** and the **buyer** are to comply with their respective statutory duties in relation to the protection of tenants' deposits, and to demonstrate in writing to the other (before **completion**, so far as practicable) that they have complied.
- G13.2 The remainder of this **condition G13** applies where the **seller** is holding or otherwise entitled to money by way of rent deposit in respect of a **tenancy**. In this **condition G13** "rent deposit deed" means the deed or other document under which the rent deposit is held.
- G13.3 If the rent deposit is not assignable the **seller** must on **completion** hold the rent deposit on trust for the **buyer** and, subject to the terms of the rent deposit deed, comply at the cost of the **buyer** with the **buyer's** lawful instructions.
- G13.4 Otherwise the **seller** must on **completion** pay and assign its interest in the rent deposit to the **buyer** under an assignment in which the **buyer** covenants with the **seller** to:
- observe and perform the **seller's** covenants and conditions in the rent deposit deed 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 rent deposit deed.
- G14 VAT**
- G14.1 Where a **SALE condition** requires money to be paid or other consideration to be given, the payer must also pay any **VAT** that is chargeable on that money or consideration, but only if given a valid **VAT** invoice.
- G14.2 Where the **special conditions** state that no **VAT option** has been made the **seller** confirms that none has been made by it or by any company in the same **VAT** group nor will be prior to **completion**.
- G15 TRANSFER AS A GOING CONCERN**
- G15.1 Where the **special conditions** so state:
- the **seller** and the **buyer** intend, and will take all practicable steps (short of an appeal) to procure, that the sale is treated as a **transfer** of a going concern; and
 - this **condition G15** applies.
- G15.2 The **seller** confirms that the **seller**:
- is registered for **VAT**, either in the **seller's** name or as a member of the same **VAT** group; and
 - has (unless the sale is a standard-rated supply) made in relation to the **lot** a **VAT option** that remains valid and will not be revoked before **completion**.
- G15.3 The **buyer** confirms that
- it is registered for **VAT**, either in the **buyer's** name or as a member of a **VAT** group;
 - it has made, or will make before **completion**, a **VAT option** in relation to the **lot** and will not revoke it before or within three months after **completion**;
 - article 5(2B) of the Value Added Tax (Special Provisions) Order 1995 does not apply to it; and
 - it is not buying the **lot** as a nominee for another person.
- G15.4 The **buyer** is to give to the **seller** as early as possible before the **agreed completion date** evidence
- 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 HM Revenue and Customs; and if it does not produce the relevant evidence at least two **business days** before the **agreed completion date**, **condition G14.1** applies at **completion**.
- G15.5 The **buyer** confirms that after **completion** the **buyer** intends to
- retain and manage the **lot** for the **buyer's** own benefit as a continuing business as a going concern subject to and with the benefit of the **tenancies**; and
 - collect the rents payable under the **tenancies** and charge **VAT** on them.
- G15.6 If, after **completion**, it is found that the sale of the **lot** is not a **transfer** of a going concern then:
- the **seller's** conveyancer is to notify the **buyer's** conveyancer of that finding and provide a **VAT** invoice in respect of the sale of the **lot**;
 - the **buyer** must within five **business days** of receipt of the **VAT** invoice pay to the **seller** the **VAT** due; and
 - if **VAT** is payable because the **buyer** has not complied with this **condition G15**, the **buyer** must pay and indemnify the **seller** against all costs, interest, penalties or surcharges that the **seller** incurs as a result.
- G16 CAPITAL ALLOWANCES**
- G16.1 This **condition G16** applies where the **special conditions** state that there are capital allowances available in respect of the **lot**.
- G16.2 The **seller** is promptly to supply to the **buyer** all information reasonably required by the **buyer** in connection with the **buyer's** claim for capital allowances.
- G16.3 The value to be attributed to those items on which capital allowances may be claimed is set out in the **special conditions**.
- G16.4 The **seller** and **buyer** agree:
- to make an election on **completion** under Section 198 of the Capital Allowances Act 2001 to give effect to this **condition G16**; and
 - to submit the value specified in the **special conditions** to HM Revenue and Customs for the purposes of their respective capital allowance computations.
- G17 MAINTENANCE AGREEMENTS**
- G17.1 The **seller** agrees to use reasonable endeavours to **transfer** to the **buyer**, at the **buyer's** cost, the benefit of the maintenance agreements specified in the **special conditions**.
- G17.2 The **buyer** must assume, and indemnify the **seller** in respect of, all liability under such agreements from the **actual completion date**.
- G18 Landlord and Tenant Act 1987
- G18.1 This **condition G18** applies where the sale is a relevant disposal for the purposes of part I of the Landlord and Tenant Act 1987
- G18.2 The **seller** warrants that the **seller** has complied with sections 5B and 7 of that Act and that the requisite majority of qualifying tenants has not accepted the offer.
- G19 Sale by practitioner
- G19.1 This **condition G19** applies where the sale is by a **practitioner** either as **seller** or as agent of the **seller**.
- G19.2 The **practitioner** has been duly appointed and is empowered to sell the **lot**.
- G19.3 Neither the **practitioner** nor the firm or any member of the firm to which the **practitioner** belongs has any personal liability in connection with the sale or the performance of the **seller's** obligations. The **transfer** is to include a declaration excluding that personal liability.
- G19.4 The **lot** is sold
- in its condition at **completion**;
 - for such title as the **seller** may have; and
 - with no title guarantee; and the **buyer** has no right to terminate the **contract** or any other remedy if information provided about the **lot** is inaccurate, incomplete or missing.
- G19.5 Where relevant:
- the **documents** must include certified copies of those under which the **practitioner** is appointed, the document of appointment and the **practitioner's** acceptance of appointment; and
 - the **seller** may require the **transfer** to be by the lender exercising its power of sale under the Law of Property Act 1925.
- G19.6 The **buyer** understands this **condition G19** and agrees that it is fair in the circumstances of a sale by a **practitioner**.
- G20 TUPE**
- G20.1 If the **special conditions** state "there are no employees to which **TUPE** applies", this is a warranty by the **seller** to this effect.
- G20.2 If the **special conditions** do not state "there are no employees to which **TUPE** applies" the following paragraphs apply:
- the **seller** must notify the **buyer** of those employees whose **contracts** of employment will **transfer** to the **buyer** on **completion** (the "Transferring Employees"). This notification must be given to the **buyer** not less than 14 days before **completion**.
 - the **buyer** confirms that it will comply with its obligations under **TUPE** and any **special conditions** in respect of the **transferring** Employees.
 - the **buyer** and the **seller** acknowledge that pursuant and subject to **TUPE**, the **contracts** of employment between the **transferring** Employees and the **seller** will **transfer** to the **buyer** on **completion**.
 - the **buyer** is to keep the **seller** indemnified against all liability for the **transferring** Employees after **completion**.
- G21 ENVIRONMENTAL**
- G21.1 This **condition G21** only applies where the **special conditions** so provide.
- G21.2 The **seller** has made available such reports as the **seller** has as to the environmental condition of the **lot** and has given the **buyer** the opportunity to carry out investigations (whether or not the **buyer** has read those reports or carried out any investigation) and the **buyer** admits that the **price** takes into account the environmental condition of the **lot**
- G21.3 The **buyer** agrees to indemnify the **seller** in respect of all liability for or resulting from the environmental condition of the **lot**.
- G22 SERVICE CHARGE**
- G22.1 This **condition G22** applies where the **lot** is sold subject to **tenancies** that include service charge provisions.
- G22.2 No apportionment is to be made at **completion** in respect of service charges.
- G22.3 Within two months after **completion** the **seller** must provide to the **buyer** a detailed service charge account for the service charge year current on **completion** showing:
- service charge expenditure attributable to each **tenancy**;
 - payments on account of service charge received from each tenant;
 - any amounts due from a tenant that have not been received;
 - any service charge expenditure that is not attributable to any **tenancy** and is for that reason irrecoverable.
- G22.4 In respect of each **tenancy**, if the service charge account shows:
- that payments that the tenant has made on account exceed attributable service charge expenditure, the **seller** must pay to the **buyer** an amount equal to that excess when it provides the service charge account; or
 - that attributable service charge expenditure exceeds payments made on account, the **buyer** must use all reasonable endeavours to recover the shortfall from the tenant as soon as practicable and promptly pay the amount so recovered to the **seller**; but in respect of payments on account that are still due from a tenant **condition G11 (arrears)** applies.
- G22.5 In respect of service charge expenditure that is not attributable to any **tenancy** the **seller** must pay the expenditure incurred in respect of the period before **actual completion date** and the **buyer** must pay the expenditure incurred in respect of the period after **actual completion date**. Any necessary monetary adjustment is to be made within five **business days** of the **seller** providing the service charge account to the **buyer**.
- G22.6 If the **seller** holds any reserve or sinking fund on account of future service charge expenditure or a depreciation fund:
- the **seller** must pay it (including any interest earned on it) to the **buyer** on **completion**; and
 - the **buyer** must covenant with the **seller** to hold it in accordance with the terms of the **tenancies** and to indemnify the **seller** if it does not do so.
- G23 RENT REVIEWS**
- G23.1 This **condition G23** applies where the **LOT** is sold subject to a **tenancy** under which a rent review due on or before the **actual completion date** has not been agreed or determined.
- G23.2 The **seller** may continue negotiations or rent review proceedings up to the **actual completion date** but may not agree the level of the revised rent or commence rent review proceedings without the written consent of the **buyer**, such consent not to be unreasonably withheld or delayed.
- G23.3 Following **completion** the **buyer** must complete rent review negotiations or proceedings as soon as reasonably practicable but may not agree the level of the revised rent without the written consent of the **seller**, such consent not to be unreasonably withheld or delayed.
- G23.4 The **seller** must promptly:
- give to the **buyer** full details of all rent review negotiations and proceedings, including copies of all correspondence and other papers; and
 - use all reasonable endeavours to substitute the **buyer** for the **seller** in any rent review proceedings.
- G23.5 The **seller** and the **buyer** are to keep each other informed of the progress of the rent review and have regard to any proposals the other makes in relation to it.
- G23.6 When the rent review has been agreed or determined the **buyer** must account to the **seller** for any increased rent and interest recovered from the tenant that relates to the **seller's** period of ownership within five **business days** of receipt of cleared funds.
- G23.7 If a rent review is agreed or determined before **completion** but the increased rent and any interest recoverable from the tenant has not been received by **completion** the increased rent and any interest recoverable is to be treated as **arrears**.
- The **seller** and the **buyer** are to bear their own costs in relation to rent review negotiations and proceedings.
- G24 tenancy renewals**
- G24.1 This **condition G24** applies where the tenant under a **tenancy** has the right to remain in occupation under part II of the Landlord and Tenant Act 1954 (as amended) and references to notices and proceedings are to notices and proceedings under that Act.
- G24.2 Where practicable, without exposing the **seller** to liability or penalty, the **seller** must not without the written consent of the **buyer** (which the **buyer** must not unreasonably withhold or delay) serve or respond to any notice or begin or continue any proceedings.
- G24.3 If the **seller** receives a notice the **seller** must send a copy to the **buyer** within five **business days** and act as the **BUYER** reasonably directs in relation to it.
- G24.4 Following **completion** the **buyer** must:
- with the co-operation of the **seller** take immediate steps to substitute itself as a party to any proceedings;
 - use all reasonable endeavours to conclude any proceedings or negotiations for the renewal of the **tenancy** and the determination of any interim rent as soon as reasonably practicable at the best rent or rents reasonably obtainable; and
 - if any increased rent is recovered from the tenant (whether as interim rent or under the renewed **tenancy**) account to the **seller** for the part of that increase that relates to the **seller's** period of ownership of the **lot** within five **business days** of receipt of cleared funds.
- G24.5 The **seller** and the **buyer** are to bear their own costs in relation to the renewal of the **tenancy** and any proceedings relating to this.
- G25 WARRANTIES**
- G25.1 Available warranties are listed in the **special conditions**.
- G25.2 Where a warranty is assignable the **seller** must:
- on **completion** assign it to the **buyer** and give notice of assignment to the person who gave the warranty; and
 - apply for (and the **seller** and the **buyer** must use all reasonable endeavours to obtain) any consent to assign that is required. If consent has not been obtained by **completion** the warranty must be assigned within five **business days** after the consent has been obtained.
- G25.3 If a warranty is not assignable the **seller** must after **completion**:
- hold the warranty on trust for the **buyer**; and
 - at the **buyer's** cost comply with such of the lawful instructions of the **buyer** in relation to the warranty as do not place the **seller** in breach of its terms or expose the **seller** to any liability or penalty.
- G26 NO ASSIGNMENT**
- The **buyer** must not assign, mortgage or otherwise **transfer** or part with the whole or any part of the **buyer's** interest under this **contract**.
- G27 REGISTRATION AT THE LAND REGISTRY**
- G27.1 This **condition G27.1** applies where the **lot** is leasehold and its sale either triggers first registration or is a registrable disposition. The **buyer** must at its own expense and as soon as practicable:
- procure that it becomes registered at the Land Registry as proprietor of the **lot**;
 - procure that all rights granted and reserved by the lease under which the **lot** is held are properly noted against the affected titles; and
 - provide the **seller** with an official copy of the register relating to such lease showing itself registered as proprietor.
- G27.2 This **condition G27.2** applies where the **lot** comprises part of a registered title. The **buyer** must at its own expense and as soon as practicable:
- apply for registration of the **transfer**;
 - provide the **seller** with an official copy and title plan for the **buyer's** new title; and
 - join in any representations the **seller** may properly make to the Land Registry relating to the application.
- G28 NOTICES AND OTHER COMMUNICATIONS**
- G28.1 All communications, including notices, must be in writing. Communication to or by the **seller** or the **buyer** may be given to or by their conveyancers.
- G28.2 A communication may be relied on if:
- delivered by hand; or
 - made electronically and personally acknowledged (automatic acknowledgement does not count); or
 - there is proof that it was sent to the address of the person to whom it is to be given (as specified in the **sale memorandum**) by a postal service that offers normally to deliver mail the next following **business day**.
- G28.3 A communication is to be treated as received:
- when delivered, if delivered by hand; or
 - when personally acknowledged, if made electronically; but if delivered or made after 1700 hours on a **business day** a communication is to be treated as received on the next **business day**.
- G28.4 A communication sent by a postal service that offers normally to deliver mail the next following **business day** will be treated as received on the second **business day** after it has been posted.
- G29 CONTRACTS (RIGHTS OF THIRD PARTIES) ACT 1999**
- No one is intended to have any benefit under the **contract** pursuant to the **contracts** (Rights of Third Parties) Act 1999.
- G30 EXTRA GENERAL CONDITIONS**



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	25th June	20th June	11th June	
17th July	30th July		31st July	24th July
		1st August		
25th September	9th September	12th September		
	7th October	24th October	10th October	2nd October
	11th November			
4th December	16th December	12th December	12th December	10th December

Contacts:

For Bagshaws Residential, Derby Tel: 01332 542296
www.bagshawsauctions.co.uk

For Barnard Marcus, London Tel: 0208 741 8088
www.barnardmarcusauctions.co.uk

For Fox & Sons, Southampton Tel: 02380 338066
www.foxandsonsauctions.co.uk

For William H Brown Norwich Tel: 01603 598 975
www.williamhbrownauctions-norwich.co.uk

For William H Brown Leeds Tel: 01302 710490
www.williamhbrownauctions-leeds.co.uk

