butters john bee bjb

Property auction catalogue

The Best Western
Moat House Hotel,
Stoke-on-Trent,
Staffordshire ST1 5BQ
To start at 6.30pm

Monday 9 April 2018

www.buttersjohnbee.com

butters john bee bjb

Property auctions 2018

The Moat House Hotel, Stoke-on-Trent, ST1 5BQ

2018 Auction Dates	Closing Date For Entries
21st May	20th April
25th June	25th May
30th July	29th June
3rd September	3rd August
8th October	7th September
12th November	12th October
10th December	9th November

All auctions start at 6.30pm

Freehold & Leasehold Lots offered in conjunction with...

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City of Stoke-on-Trent

The Region's Number 1 property auctioneer

John Hand
Auction Manager

Donna Fern
Auction Negotiator

Peter Sawyer
Auctioneer

Here at butters john bee bjb we have over 100 years' experience of selling property at auction.

With a dedicated auction team, backed up by our Commercial Dept, and branch network of 17 Residential offices, delivering expert local knowledge and specialist advice. Our financial services division can assist with all your mortgage and insurance requirements, and we work closely with a panel of local conveyancers. We also have Residential and Commercial Lettings agencies, and Survey.

Welcome

Welcome to the bjb auctions, the region's number one Auctioneer. In 2017 we sold 80% of all lots offered, equating to over £42m worth of property across Staffordshire, Cheshire, Shropshire and West Mids. Across our 10 sales last year hammer prices ranged from a modest £5,000, up to a massive £555,000, where we sold a broad variety of Residential properties of all descriptions, land/ building plots, retail premises and commercial units.

Over many years, our sales have regularly featured on the BBC's 'Homes Under the Hammer' making bjb a household name, and we have buyers nationwide. The auction route is increasingly becoming more popular, as the quickest and easiest way to buy and sell property in today's modern market, equipped with the latest internet technology, enabling a wider range of buyers to easily access our services.

If you have a property to sell, or any queries about buying at auction, then contact the auction team on **0800 090 2200** or email **auction@bjbmail.com** where we will be happy to help.

* Guide/reserve price definitions can be found on page 7

Proof of identity and address

All prospective bidders must register and provide proof of identity and address to the Auctioneers prior to the start of the sale.

Original documents MUST be provided.

Photocopies are NOT acceptable.

We are now required by law to verify the identity and address of everyone who offers, bids or buys at our butters john bee Property Auction.

Therefore, you will need to register BEFORE the auction starts if you are intending to bid.

In each case, we will need one item of ID from LIST A and one from LIST B; please see the list below. Failure to produce the correct ID will mean you will not be eligible to bid on the night.

There are a few options available to you:

- Go to any of our 17 branches, or head office, with your original paperwork, we will then verify for you free of charge
- The Post Office can verify up to three forms of identification, there is however a charge for this service
- A professional body (solicitor, accountant etc.) can also certify your ID and directly send it on your behalf to auctions@bjbmail.com (please note these parties may make a charge directly to you)
- You can bring the relevant documents to the auction venue between 5.00pm and 6.30pm to register free of charge

If you intend to bid via the Internet, Telephone or Proxy, we will require this information prior to the day of the auction. If we do not receive certified identification, we will be unable to bid on your behalf.

If you are bidding on behalf of a company, you will also need to show a copy of the Certificate of Incorporation, a list of directors and a letter of authority on Company letterhead, signed by a company director, prior to signing the contract.

LIST A – PROOF OF ID

- Current valid (signed) full UK Passport.
- Current valid (signed) overseas Passport.
- Current UK Photocard Driving Licence (provisional acceptable).
- Current EU Photocard Driving Licence.
- Current valid EEA Member State ID card.
- Current biometric residence permit issued by UK Border Agency.
- Current Firearms/Shotgun Certificate.

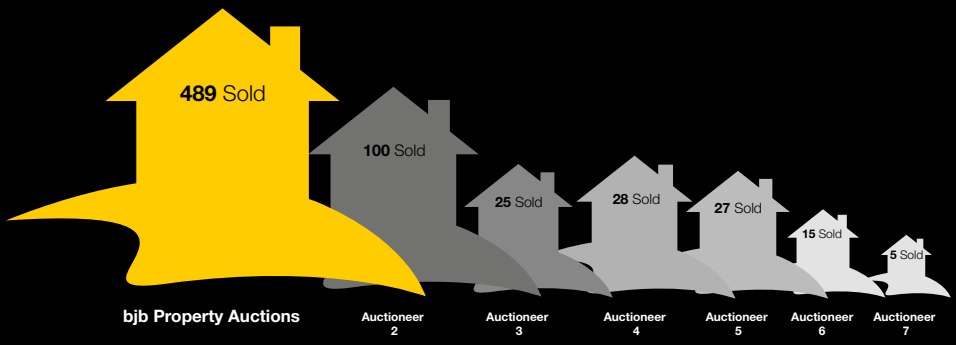
LIST B – PROOF OF ID

- Current valid (signed) full UK Passport.
- Benefits or pensions notification letter confirming the right to benefit
- Blue disabled drivers pass
- Current UK paper driving licence
- Local authority tax bill/council tax bill (we can only accept bills dated until the end of June of the year the client contract is signed)
- Medical Card/Certificate
- National Insurance Card
- UK Birth Certificate
- Utility Bill/Utility Statement or Certificate/ Letter from a supplier of utilities dated within the last 3 months

STAFFORDSHIRE'S NUMBER 1 PROPERTY AUCTIONEER

If you are buying or selling at auction, there's only one place to go!

butters john bee featured on TV's Homes Under the Hammer, sold more properties at auction in 2017 than every other auctioneer in Staffordshire combined.
In fact **70%** of all properties were sold by bjb alone!*
That's 5 times more than our nearest competitor!



If you are interested in buying or selling at our next auction at The Moat House, Festival Way, Stoke on Trent, ST1 5BQ visit **buttersjohnbee.com/auctions**

*Data sourced from EIG annual results up to December 2017

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Visit buttersjohnbee.com for details of your local branch

Property auction buyer's guide

Buying at auction is becoming far more popular with the public, many of whom have never previously attended a property auction. We 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.

- Think ahead, butters john bee bjb hold regular auction sales with a catalogue printed some weeks in advance. Either buy a catalogue from one of our offices or download one FREE of charge from our website www.buttersjohnbee.com
- Read the catalogue carefully. Each of our properties carries a brief description. Read our details thoroughly and identify the properties you are interested in.
- Take a look at the property you are interested in. Contact the office listed for viewing arrangements or see the relevant viewing schedule.
- Take legal advice. Purchasing a property at auction is a firm commitment that 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 vendor's solicitor, these legal packs can often be downloaded from our website.
- Read the general conditions of sale at the rear of the catalogue.
- Get a copy of the addendum. These are available online and contain any late amendments, information or alterations.
- Plan ahead if you require mortgage assistance. Note that prospective purchasers should have the necessary mortgage advice well in advance of future auctions.
- Leave time to get a valuation done if required. Your mortgage finance may be reliant upon the results, not to mention your peace of mind.
- Organise your deposit before the auction. We ask for 10% deposit (subject to a minimum of £1000) 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 normally be due within 20 working days of the sale. In addition you have to pay to the auctioneer an administration fee of £700 plus VAT if you purchase at the auction, prior to the auction or post auction. Cheques made payable to butters john bee. Deposits must be paid by bankers draft, personal/business cheque or debit card.
- Make sure the Auctioneer has your bid, by clearly indicating with catalogue or hand.
- Ensure that you have registered with us before the auction starts, and supplied your two forms of identification. You can do this on the night of the auction, just arrive a bit early to give yourself enough time, or you can go into any of our 17 High Street branches prior to the sale and they will certify you ID free of charge. Original documents MUST be provided, photocopies are NOT acceptable. We will also accept certified ID sent direct from a solicitor or professional body.

- Check that the 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.
- Keep calm. Our Auctioneers understand the pressure that first time auction buyers can experience in the sale room, and will be as helpful as possible.
- Arrive in plenty of time. It is useful to get some knowledge of how sales are conducted by seeing other lots being sold.
- If the lot you're bidding for fails to make its reserve it may be that the vendor will decide to accept your bid later so make sure you leave your details with us.
- Be ready to sign immediately when the hammer falls. We shall have a copy of the contract available soon after the hammer falls.
- Be positive, with the right forward planning and research you will find an auction a speedy and simple way of buying a property.
- 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 buttersjohnbee.com and look out for any additional materials available on the day of the auction, in order to stay fully informed with the up to date information.
- **Guide Price:** An indication of the seller's current minimum acceptable price at auction. The guide price or range of guide prices is given to assist consumers in deciding whether or not to pursue a purchase. It is usual, but not always the case, that a provisional reserve range is agreed between the seller and the auctioneer at the start of marketing. As the reserve is not fixed at this stage and can be adjusted by the seller at any time up to the day of the auction in the light of interest shown during the marketing period, a guide price is issued. This guide price can be shown in the form of a minimum and maximum price range within which an acceptable sale price (reserve) would fall, or as a single price figure within 10% of which the minimum acceptable price (reserve) would fall. A guide price is different to a reserve price (see separate definition). Both the guide price and the reserve price can be subject to change up to and including the day of the auction.
  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.

* Guide/reserve price definitions can be found on page 7

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* Other fees and charges apply and are variable based on the loan amount. 0.49% pm is applicable for the first 6 months of the loan. Standard construction only.

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

COMING SOON

81 & 83 Beech Lane, Macclesfield, Cheshire

Guide Price - £1.5m

We have recently taken instruction on this prestigious property and land, to be offered for sale by public auction on 21st May 2018.

We are very pleased to bring to you this unique development opportunity located in Macclesfield. The Lot includes a formidable detached property with 14 bedrooms, and includes a variety of outbuildings and garage, on a plot measuring approx. 1.6 acres. In need of renovation and repair, and suitable for a wide variety of uses, subject to the correct planning consents.

For more details please contact our Macclesfield branch on 01625 869996 or email macclesfield@bjbmail.com

* Guide/reserve price definitions can be found on page 7

Order of sale (unless previously sold or withdrawn)

The Best Western Moat House Hotel, Stoke-on-Trent, Staffordshire, ST1 5BQ

Monday 9 April 2018 at 6.30pm

1 22 Laura Street, Crewe, Cheshire, CW2 6HA
2 87 Sandy Road, Sandyford, Stoke-on-Trent, Staffordshire, ST6 5LN
3 Rose Cottage, Audmore, Gnosall, Stafford, ST20 0HF
4 9 Wulstan Drive, May Bank, Newcastle-under-Lyme, Staffordshire, ST5 0RE
5 14 Compton Street, Shelton, Stoke-on-Trent, Staffordshire, ST1 4JU
6 175 High Street, Talke Pits, Stoke-on-Trent, Staffordshire, ST7 1QQ
7 36 Silverstone Crescent, Stoke-on-Trent, Staffordshire, ST6 6XA
8 29 Roberts Avenue, Cross Heath, Newcastle-under-Lyme, Staffordshire, ST5 9ES
9 7 Jesmond Grove, Blurton, Stoke-on-Trent, Staffordshire, ST3 3JZ
10 65 Rose Street, Northwood, Stoke-on-Trent, Staffordshire, ST1 6PG
11 103 James Turner Street, Birmingham, West Mids, B18 4ND
12 Stafford House, Clough Street, Hanley, Stoke-on-Trent, Staffordshire, ST1 4AS
13 16 Newtown, Newchapel, Stoke-on-Trent, Staffordshire, ST7 4QA
14 7 Northcote Place, Newcastle-under-Lyme, Staffordshire, ST5 1HU
15 25 West Street, Haslington, Cheshire, CW1 5PL
16 1 Carmarthen Close, Winsford, Cheshire, CW7 1LP
17 Halfway Bungalows, Halfway House, Shrewsbury, Shropshire, SY5 9DU
18 6 Mill Close, Coventry, West Mids, CV2 1SH
19 24 Glendale Street, Burslem, Stoke-on-Trent, Staffordshire, ST6 2EP
20 41 East Street, Weston Coyney, Stoke-on-Trent, Staffordshire, ST3 6QJ
21 38 London Road, Newcastle-under-Lyme, Staffordshire, ST5 1LL
22 77 Rising Brook, Stafford, Staffordshire, ST17 9DH
23 Land Adjacent To 190, Old Road, Bignall End, Staffordshire, ST7 8QH
24 37 Green Lane, Willaston, Nantwich, Cheshire, CW5 7HY
25 31f St Chads Fields, Winsford, Cheshire, CW7 1LQ
26 Fmr Garage/Service Station, 224-230 Stone Road, Hanford, Stoke-on-Trent, Staffordshire, ST4 8NJ
27 20 Golden Hill, Weston, Crewe, Cheshire, CW2 5SG
28 310 London Road, Stoke-on-Trent, Staffordshire, ST4 5AB
29 312 London Road, Stoke-on-Trent, Staffordshire, ST4 5AB
30 The Four Winds, The Green, Shawbury, Shrewsbury, Shropshire, SY4 4PB
31 1 Purser Crescent, Newcastle-under-Lyme, Staffordshire, ST5 9DL
32 11 Crooked Bridge Road, Stafford, Staffordshire, ST16 3NE
33 20 Corfield Crescent, Oakengates, Telford, Shropshire, TF2 6HD
34 75 Lowther Street, Hanley, Stoke-on-Trent, Staffordshire, ST1 5JE
35 'Gannet', 29 Airdale Road, Stone, Staffordshire, ST15 8DP
36 130 Lawton Road, Alsager, Staffordshire, ST7 2DE
37 57 Leonard Street, Burslem, Stoke-on-Trent, Staffordshire, ST6 1HS
38 37 Mitchell Avenue, Talke, Stoke-on-Trent, Staffordshire, ST7 1JR
39 Builders Yard, Access via Gladstone Street, Basford, Stoke-on-Trent, Staffordshire, ST4 6JF
40 Woodland View, Lower Road, Knightley, Stafford, ST20 0JT
41 14 Furnace Road, Normacot, Stoke-on-Trent, Staffordshire, ST3 4QU

42 252 Newcastle Street, Longport, Stoke-on-Trent, Staffordshire, ST6 3RQ
43 23 Bedford Street, Crewe, Cheshire, CW2 6JA
44 22 Blake Street, Tunstall, Stoke-on-Trent, Staffordshire, ST6 4BE
45 66 Baker Crescent, Baddeley Green, Stoke-on-Trent, Staffordshire, ST2 7LH
46 Land Adjacent To, 26 Riverside Road, Trent Vale, Stoke-on-Trent, Staffordshire, ST4 6NH
47 7 Nelson Street, Fenton, Stoke-on-Trent, Staffordshire, ST4 3QD
48 19 Orion Street, Smallthorne, Stoke-on-Trent, Staffordshire, ST6 1PB
49 20 Leslie Road, Wolverhampton, West Mids, WV10 0BU
50 12 Welles Street, Sandbach, Cheshire, CW11 1GT
51 38 Scotia Road, Burslem, Stoke-on-Trent, Staffordshire, ST6 4EP
52 154 Victoria Road, Fenton, Stoke-on-Trent, Staffordshire, ST4 2HQ
53 5 Sandyfield Road, Northwood, Stoke-on-Trent, Staffordshire, ST1 6QG
54 114 King Street, Newcastle-under-Lyme, Staffordshire, ST5 1JJ
55 Din-Enw, Croxton Lane, Middlewich, Cheshire, CW10 9EZ
56 12 Stratton Street, Wolverhampton, West Mids, WV10 9AJ
57 186 Victoria Street, Hartshill, Stoke-on-Trent, Staffordshire, ST4 6HD
58 42 Birch Street, Hanley, Stoke-on-Trent, Staffordshire, ST1 6PZ
59 7 Orchard Street, Wolstanton, Newcastle-under-Lyme, Staffordshire, ST5 0BH
60 4 Townfields Crescent, Winsford, Cheshire, CW7 1EJ
61 23 Furnace Road, Normacot, Stoke-on-Trent, Staffordshire, ST3 4QU
62 5 Rowley Street, Stafford, Staffordshire, ST16 2RH
63 220 King Street, Fenton, Stoke-on-Trent, Staffordshire, ST4 3EN
64 107 Weston Road, Meir, Stoke-on-Trent, Staffordshire, ST3 6AN
65 37 Church Lane, Mow Cop, Stoke-on-Trent, Staffordshire, ST7 4LX
66 18 Glendale Street, Burslem, Stoke-on-Trent, Staffordshire, ST6 2EP
67 4 Highfield Grove, Stafford, Staffordshire, ST17 9RA
68 62 St Aidens Street, Tunstall, Stoke-on-Trent, Staffordshire, ST6 5HH
69 20 Cumberland Street, Newcastle-under-Lyme, Staffordshire, ST5 1DG
70 3 First Avenue, Kidsgrove, Stoke-on-Trent, Staffordshire, ST7 1DN
71 6 Moore Street, Burslem, Stoke-on-Trent, Staffordshire, ST6 2HF
72 45 Richard Moon Street, Crewe, Cheshire, CW1 3AX
73 159 Scotia Road, Burslem, Stoke-on-Trent, Staffordshire, ST6 4EZ
74 56 Alberta Street, Dresden, Stoke-on-Trent, Staffordshire, ST3 4LF
75 Land adj Chesterton Lodge Care Home, Loomer Road, Chesterton, Newcastle-under-Lyme, Staffordshire, ST5 7LB
76 11 Bycars Road, Burslem, Stoke-on-Trent, Staffordshire, ST6 1BY

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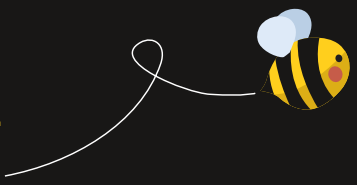

Call Andy Townsend on 01782 211144 or e-mail andytownsend@bjbmail.com to find out more

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* Guide/reserve price definitions can be found on page 7

Order of sale in alphabetical order

The Best Western Moat House Hotel, Stoke-on-Trent, Staffordshire, ST1 5BQ

Monday 9 April 2018 at 6.30pm

35 Airdale Road, Stone, Staffordshire, ST15 8DP
74 Alberta Street, Dresden, Stoke-on-Trent, Staffordshire, ST3 4LF
3 Audmore, Gnosall, Stafford, ST20 0HF
45 Baker Crescent, Baddeley Green, Stoke-on-Trent, Staffordshire, ST2 7LH
43 Bedford Street, Crewe, Cheshire, CW2 6JA
58 Birch Street, Hanley, Stoke-on-Trent, Staffordshire, ST1 6PZ
44 Blake Street, Tunstall, Stoke-on-Trent, Staffordshire, ST6 4BE
76 Bycars Road, Burslem, Stoke-on-Trent, Staffordshire, ST6 1BY
16 Carmarthen Close, Winsford, Cheshire, CW7 1LP
65 Church Lane, Mow Cop, Stoke-on-Trent, Staffordshire, ST7 4LX
12 Clough Street, Hanley, Stoke-on-Trent, Staffordshire, ST1 4AS
5 Compton Street, Shelton, Stoke-on-Trent, Staffordshire, ST1 4JU
33 Corfield Crescent, Oakengates, Telford, Shropshire, TF2 6HD
32 Crooked Bridge Road, Stafford, Staffordshire, ST16 3NE
55 Croxton Lane, Middlewich, Cheshire, CW10 9EZ
69 Cumberland Street, Newcastle-under-Lyme, Staffordshire, ST5 1DG
20 East Street, Weston Coyney, Stoke-on-Trent, Staffordshire, ST3 6QJ
70 First Avenue, Kidsgrove, Stoke-on-Trent, Staffordshire, ST7 1DN
41 Furnace Road, Normacot, Stoke-on-Trent, Staffordshire, ST3 4QU
61 Furnace Road, Normacot, Stoke-on-Trent, Staffordshire, ST3 4QU
39 Gladstone Street, Basford, Stoke-on-Trent, Staffordshire, ST4 6JF
19 Glendale Street, Burslem, Stoke-on-Trent, Staffordshire, ST6 2EP
66 Glendale Street, Burslem, Stoke-on-Trent, Staffordshire, ST6 2EP
27 Golden Hill, Weston, Crewe, Cheshire, CW2 5SG
24 Green Lane, Willaston, Nantwich, Cheshire, CW5 7HY
17 Halfway House, Shrewsbury, Shropshire, SY5 9DU
6 High Street, Talke Pits, Stoke-on-Trent, Staffordshire, ST7 1QQ
67 Highfield Grove, Stafford, Staffordshire, ST17 9RA
11 James Turner Street, Birmingham, West Mids, B18 4ND
9 Jesmond Grove, Blurton, Stoke-on-Trent, Staffordshire, ST3 3JZ
63 King Street, Fenton, Stoke-on-Trent, Staffordshire, ST4 3EN
54 King Street, Newcastle-under-Lyme, Staffordshire, ST5 1JJ
1 Laura Street, Crewe, Cheshire, CW2 6HA TOP 10
36 Lawton Road, Alsager, Staffordshire, ST7 2DE
37 Leonard Street, Burslem, Stoke-on-Trent, Staffordshire, ST6 1HS
49 Leslie Road, Wolverhampton, West Mids, WV10 0BU
21 London Road, Newcastle-under-Lyme, Staffordshire, ST5 1LL
28 London Road, Stoke-on-Trent, Staffordshire, ST4 5AB
29 London Road, Stoke-on-Trent, Staffordshire, ST4 5AB
75 Loomer Road, Chesterton, Newcastle-under-Lyme, Staffordshire, ST5 7LB
40 Lower Road, Knightley, Stafford, Staffordshire, ST20 0JT
34 Lowther Street, Hanley, Stoke-on-Trent, Staffordshire, ST1 5JE

18 Mill Close, Coventry, West Mids, CV2 1SH
38 Mitchell Avenue, Talke, Stoke-on-Trent, Staffordshire, ST7 1JR
71 Moore Street, Burslem, Stoke-on-Trent, Staffordshire, ST6 2HF
47 Nelson Street, Fenton, Stoke-on-Trent, Staffordshire, ST4 3QD
42 Newcastle Street, Longport, Stoke-on-Trent, Staffordshire, ST6 3RQ
13 Newtown, Newchapel, Stoke-on-Trent, Staffordshire, ST7 4QA
14 Northcote Place, Newcastle-under-Lyme, Staffordshire, ST5 1HU
23 Old Road, Bignall End, Staffordshire, ST7 8QH
59 Orchard Street, Wolstanton, Newcastle-under-Lyme, Staffordshire, ST5 0BH
48 Orion Street, Smallthorne, Stoke-on-Trent, Staffordshire, ST6 1PB
31 Purser Crescent, Newcastle-under-Lyme, Staffordshire, ST5 9DL
72 Richard Moon Street, Crewe, Cheshire, CW1 3AX
22 Rising Brook, Stafford, Staffordshire, ST17 9DH
46 Riverside Road, Trent Vale, Stoke-on-Trent, Staffordshire, ST4 6NH
8 Roberts Avenue, Cross Heath, Newcastle-under-Lyme, Staffordshire, ST5 9ES
10 Rose Street, Northwood, Stoke-on-Trent, Staffordshire, ST1 6PG
62 Rowley Street, Stafford, Staffordshire, ST16 2RH
2 Sandy Road, Sandyford, Stoke-on-Trent, Staffordshire, ST6 5LN
53 Sandyfield Road, Northwood, Stoke-on-Trent, Staffordshire, ST1 6QG
51 Scotia Road, Burslem, Stoke-on-Trent, Staffordshire, ST6 4EP
73 Scotia Road, Burslem, Stoke-on-Trent, Staffordshire, ST6 4EZ
7 Silverstone Crescent, Stoke-on-Trent, Staffordshire, ST6 6XA
68 St Aidens Street, Tunstall, Stoke-on-Trent, Staffordshire, ST6 5HH
25 St Chads Fields, Winsford, Cheshire, CW7 1LQ
26 Stone Road, Hanford, Stoke-on-Trent, Staffordshire, ST4 8NJ
56 Stratton Street, Wolverhampton, West Mids, WV10 9AJ
30 The Green, Shawbury, Shrewsbury, Shropshire, SY4 4PB
60 Townfields Crescent, Winsford, Cheshire, CW7 1EJ
52 Victoria Road, Fenton, Stoke-on-Trent, Staffordshire, ST4 2HQ
57 Victoria Street, Hartshill, Stoke-on-Trent, Staffordshire, ST4 6HD
50 Welles Street, Sandbach, Cheshire, CW11 1GT
15 West Street, Haslington, Cheshire, CW1 5PL
64 Weston Road, Meir, Stoke-on-Trent, Staffordshire, ST3 6AN
4 Wulstan Drive, May Bank, Newcastle-under-Lyme, Staffordshire, ST5 0RE

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* Guide/reserve price definitions can be found on page 7

Viewing schedule

Crewe
Friday 9th, 16th, 23rd and 30th March, 6th April,
Saturday 10th, 17th, 24th, 31st March, 7th April

LOT	*ADDRESS*	*TIME*
27	20 Golden Hill, Weston, Crewe, Cheshire, CW2 5SG	11:30am – 12:00pm
43	23 Bedford Street, Crewe, Cheshire, CW2 6JA	13:15pm – 13:45pm
01	22 Laura Street, Crewe, Cheshire, CW2 6HA	14:00pm – 14:45pm
72	45 Richard Moon Street, Crewe, Cheshire, CW1 3AX	15:00pm – 15:30pm

Kidsgrove
Wednesday 14th March, Wednesday 28th March,
Saturday 24th March, Saturday 7th April

LOT	*ADDRESS*	*TIME*
06	175 High Street, Talke, Stoke-on-Trent, Staffordshire, ST7 1QQ	10.00am
38	37 Mitchell Avenue, Talke, Stoke-on-Trent, Staffordshire, ST7 1JR	10.30am
13	16 Newton, Newchapel, Stoke-on-Trent, Staffordshire, ST7 4QA	11.00am
07	36 Silverstone Crescent, Stoke-on-Trent, Staffordshire, ST6 6XA	11.30am
65	37 Church Lane, Mow Cop, Stoke-on-Trent, Staffordshire, ST7 4LX	12.00pm

Stone
Thursday 15th March, 22nd March, 29th March,
Saturday 7th April

LOT	*ADDRESS*	*TIME*
35	Gannet, 29 Airdale Rd, Stone, Staffordshire, ST15 8DP	10.00am – 10.30am

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Please note that these viewing times are provisional only and may be subject to change. Please contact the office prior to viewing the properties to confirm the times are still the same. Please note we are not able to guarantee access to tenanted properties. Our representative will only be at each property for a limited time only, so punctuality is essential.

Longton

Tuesday 13th March, Saturday 17th March, Tuesday 20th March, Saturday 31st March, Tuesday 3rd April

LOT	*ADDRESS*	*TIME*
52	154 Victoria Road, Fenton, Stoke-on-Trent, ST4 2HQ	9.30am – 9.50am
47	7 Nelson Street, Fenton, Stoke-on-Trent, ST4 3QD	10.00am – 10.20am
09	7 Jesmond Grove, Blurton, Stoke-on-Trent, ST3 3JZ	10.30am – 10.50am
64	107 Weston Road, Meir, Stoke-on-Trent, ST3 6AV	11.00am – 11.20am

Friday 16th March, Friday 23rd March, Friday 6th April

20	41 East Street, Weston Coyney, Stoke-on-Trent, ST3 6QJ	9.30am – 9.50am
74	56 Alberta Street, Dresden, Stoke-on-Trent, ST3 4LF	10.00am – 10.20am
41	14 Furnace Road, Normacot, Stoke-on-Trent, ST3 4QU	10.30am – 10.50am
61	23 Furnace Road, Normacot, Stoke-on-Trent, ST3 4QU	11.00am – 11.20am
63	220 King Street, Fenton, Stoke-on-Trent, ST4 3EN	11.30am – 11.50am

Newcastle

Thursday 15th March, Tuesday 20th March, Saturday 24th March, Thursday 29th March, Tuesday 3rd April, Monday 9th April

LOT	*ADDRESS*	*TIME*
14	7 Northcote Place, Newcastle-under-Lyme, ST5 1HU	09.30am – 09.50am
39	Builders Yard, Gladstone Street, Basford, ST4 6JF	10.00am – 10.10am
54	114 King Street, Newcastle-under-Lyme, ST5 1JJ	10.20am – 10.35am
57	186 Victoria Street, Hartshill, Stoke-on-Trent, ST4 6HD	10.45am – 11.00am
28	310 London Road, Stoke-on-Trent, ST4 5AB	11.15am – 11.30am
29	312 London Road, Stoke-on-Trent, ST4 5AB	11.35am – 11.50am
04	9 Wulstan Drive, May Bank, Newcastle-under-Lyme, ST5 0RE	12.30pm – 12.50pm
59	7 Orchard Street, Wolstanton, Newcastle-under-Lyme, ST5 0BH	1.00pm – 1.15pm
08	29 Roberts Avenue, Cross Heath, Newcastle-under-Lyme, ST5 9ES	1.30pm – 1.45pm
21	38 London Road, Newcastle-under-Lyme, ST5 1LL	2.00pm – 2.15pm
69	20 Cumberland Avenue, Newcastle-under-Lyme, ST5 1DG	2.25pm – 2.40pm
31	1 Purser Crescent, Newcastle-under-Lyme, ST5 1DG	2.50pm – 3.05pm

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Hanley
Tuesday 27th March, Tuesday 3rd April, Thursday 29th March
Friday 6th April

LOT	*ADDRESS*	*TIME*
5	14 Compton Street, Shelton, Stoke-on-Trent, Staffordshire, ST1 4JU	9.00am
34	75 Lowther Street, Hanley, Stoke-on-Trent, Staffordshire, ST1 5JE	9.30am
71	6 Moore Street, Cobridge, Stoke-on-Trent, Staffordshire, ST6 2HF	10.00am
58	42 Birch Street, Northwood, Stoke-on-Trent, Staffordshire, ST1 6PZ	10.30am
10	65 Rose Street, Northwood, Stoke-on-Trent, Staffordshire, ST1 6PG	11.00am
53	5 Sandyfield Road, Northwood, Stoke-on-Trent, Staffordshire, ST1 6QG	11.30am
48	19 Orion Street, Smallthorne, Stoke-on-Trent, Staffordshire, ST6 1PB	12.00pm
45	66 Baker Crescent, Baddeley Green Stoke-on-Trent, Staffordshire, ST2 7LH	12.30pm
42	252 Newcastle Street, Longport, Stoke-on-Trent, Staffordshire, ST6 3RQ	13.00pm
44	22 Blake Street, Burslem, Stoke-on-Trent, Staffordshire, ST6 4BE	13.30pm
66	18 Glendale Street, Burslem, Stoke-on-Trent, Staffordshire, ST6 2EP	14.00pm
19	24 Glendale Street, Burslem, Stoke-on-Trent, Staffordshire, ST6 2EP	14.15pm
76	11 Bycars Road, Burslem, Stoke-on-Trent, Staffordshire, ST6 1BY	14.30pm
51	38 Scotia Road, Burslem, Stoke-on-Trent, Staffordshire, ST6 4EP	14.50pm
73	159 Scotia Road, Burslem, Stoke-on-Trent, Staffordshire, ST6 4EZ	15.10pm
37	57 Leonard Street, Burslem, Stoke-on-Trent, Staffordshire, ST6 1HS	15.30pm
68	62 St Aidans Street, Tunstall, Stoke-on-Trent, Staffordshire, ST6 5HH	16.00pm
02	87 Sandy Road, Sandyford, Stoke-on-Trent, Staffordshire, ST6 5LN	16.30pm

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LOT
1

22 Laura Street, Crewe, Cheshire, CW2 6HA

*GUIDE PRICE **£23,000 plus**

- Mid-terrace property
- Three bedrooms
- Two reception rooms
- In need of renovation and repair
- Rear garden
- EPC – F
- Potential rental value approx. £6,900 p/a

See page 14 for viewing schedule

Legal Representative
Mrs Claire Hickman
Hall Smith Whittingham
01270 212000
chickman@hswsolicitors.co.uk

Apply: Crewe Tel: 01270 213541 Email: crewe@bjbmail.com

* Guide/reserve price definitions can be found on page 7

LOT
2

87 Sandy Road, Sandyford, Stoke-on-Trent, Staffordshire, ST6 5LN

*GUIDE PRICE **£40,000 plus**

- End town-house
- Three bedrooms
- First floor bathroom
- In need of modernisation
- Rear garden
- EPC - TBC
- Potential rental value approx. £4,800 p/a

See page 16 for viewing schedule

Legal Representative
Mr Ray Basnett
Woolliscrofts Solicitors
01782 204000
rbasnett@woolliscrofts.co.uk

Apply: Hanley Tel: 01782 202600 Email: hanley@bjbmail.com

LOT
3

Rose Cottage, Audmore, Gnosall, Stafford, ST20 0HF

*GUIDE PRICE **£140,000 plus**

- Detached cottage
- Two bedrooms
- In need of modernisation
- Garage and outbuildings
- EPC – TBC
- Potential rental value approx. £9,600 p/a

For viewings please contact the branch, details below

Legal Representative
Mr David Mees
Hutsby Mees Solicitors
01785 259211
dmees@hutsbymees.co.uk

Apply: Stafford Tel: 01785 246000 Email: stafford@bjbmail.com

* Guide/reserve price definitions can be found on page 7

LOT
4

9 Wulstan Drive, May Bank, Newcastle-under-Lyme, Staffordshire, ST5 0RE

*GUIDE PRICE **£275,000 plus**

- Detached house
- Three bedrooms
- Two reception rooms
- Conservatory
- Plot approx. 0.3 acres
- In need of modernisation
- EPC – D
- Potential rental value approx. £14,400 p/a

See page 15 for viewing schedule

Legal Representative
Ms Kate Heath
Poole Alcock LLP Solicitors
01270 762325
kate.heath@poolealcock.co.uk

Apply: Newcastle Tel: 01782 622155 Email: newcastle@bjbmail.com

LOT
5

14 Compton Street, Shelton, Stoke-on-Trent, Staffordshire, ST1 4JU

*GUIDE PRICE **£37,000 plus**

- Mid-terrace house
- Two bedrooms
- Two reception rooms
- Rear yard
- Convenient for Staffs Uni
- EPC - E
- Potential rental value approx. £4,200 p/a

See page 16 for viewing schedule

Legal Representative
Mr Andrew Grace
Dicksons Solicitors
01782262424
andrew.grace@dicksonssolicitors.co.uk

Apply: Hanley Tel: 01782 202600 Email: hanley@bjbmail.com

* Guide/reserve price definitions can be found on page 7

LOT
6

175 High Street, Talke Pits, Stoke-on-Trent, Staffordshire, ST7 1QQ

*GUIDE PRICE **£55,000 plus**

- End-terrace property
- Three bedrooms
- Two reception rooms
- In need of modernisation
- Garden at rear
- EPC – D
- Potential rental value approx. £5,100 p/a

See page 14 for viewing schedule

Legal Representative
Mr Michael Bracegirdle
Butcher & Barlow LLP
01606 334 309
mbracegirdle@butcher-barlow.co.uk

Apply: Kidsgrove Tel: 01782 784442 Email: kidsgrove@bjbmail.com

LOT
7

36 Silverstone Crescent, Stoke-on-Trent, Staffordshire, ST6 6XA

*GUIDE PRICE **£120,000 plus**

- Detached house
- Four bedrooms
- En-suite
- Has suffered water damage
- In need of renovation and repair
- EPC - D
- Potential rental value approx. £8,400 p/a

See page 14 for viewing schedule

Legal Representative
Miss Zoe Norgrove
Tinsdills
01782 262031
zoe.norgrove@tinsdills.co.uk

Apply: Kidsgrove Tel: 01782 784442 Email: kidsgrove@bjbmail.com

* Guide/reserve price definitions can be found on page 7

LOT
8

29 Roberts Avenue, Cross Heath, Newcastle-under-Lyme, Staffordshire, ST5 9ES

*GUIDE PRICE **£78,000 plus**

- Mid-townhouse
- Three bedrooms
- Two reception rooms
- Gas central heating
- Majority double glazing
- Garden to front and rear
- In need of modernisation
- EPC – C
- Potential rental value approx. £6,900 p/a

See page 15 for viewing schedule

The seller is a registered social landlord and is therefore prohibited from selling a property to anyone who is an employee or director of the seller, or was in the last 12 months an employee or director, or is a close relative of such a person or an agent on their behalf.

Legal Representative
Ms Tasha Tabbanor-Robinson
Anthony Collins Solicitors
0121 200 3242
tasha.tabannor-robinson@anthonycollins.com

Apply: Newcastle Tel: 01782 622155 Email: newcastle@bjbmail.com

LOT
9

7 Jesmond Grove, Blurton, Stoke-on-Trent, Staffordshire, ST3 3JZ

*GUIDE PRICE **£50,000 plus**

- Semi-detached house
- Three bedrooms
- Two reception rooms
- Spacious dining kitchen
- Central heating & majority double glazing
- In need of modernisation
- Enclosed rear garden
- EPC - D
- Potential rental value approx. £6,000 p/a

See page 15 for viewing schedule

Legal Representative
Mrs Mandy Holdcroft
Knights Professional Services Limited
01782 349594
mandy.holdcroft@knights1759.co.uk

Apply: Longton Tel: 01782 594777 Email: longton@bjbmail.com

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* Source: EI Group

LOT
10

65 Rose Street, Northwood, Stoke-on-Trent, Staffordshire, ST1 6PG

*GUIDE PRICE **£25,000 plus**

- Mid-terrace house
- Two bedrooms
- Rear yard
- Partly double glazed
- In need of modernisation
- EPC - TBC
- Potential rental value approx. £7,140 p/a

See page 16 for viewing schedule

Legal Representative
Ms Emma Lanza
Beswicks Legal
01782 404625
emma.lanza@beswicks.com

Apply: Hanley Tel: 01782 202600 Email: hanley@bjbmail.com

* Guide/reserve price definitions can be found on page 7

LOT
11

103 James Turner Street, Birmingham, West Mids, B18 4ND

*GUIDE PRICE **£92,500 plus**

- Mid-terrace house
- Three bedrooms
- In need of modernisation
- EPC - D
- Potential rental value approx. £6,900 p/a

For viewings please contact the branch, details below

Legal Representative
Mr David Perry
Shoosmiths
03700 864068
david.perry@shoosmiths.co.uk

Apply: Wolverhampton Tel: 01902 710888 Email: wolverhampton@bjbmail.com

LOT
12

Stafford House, Clough Street, Hanley, Stoke-on-Trent, Staffordshire, ST1 4AS

*GUIDE PRICE **£100,000 plus**

- Extensive Retail/Showroom
- Prominent position
- 6,300 Sq ft (585 Sq m)
- Adjacent to Public Car Park and Tesco Supermarket
- Freehold with Vacant Possession
- EPC - TBC

For viewings please contact the branch, details below

Legal Representative
Mrs Susan Lewis
Grindeys Solicitors
01782 846441
susan.lewis@grindeys.com

Apply: Commercial Tel: 01782 212201 Email: commercial@bjbmail.com

* Guide/reserve price definitions can be found on page 7

LOT
13

16 Newtown, Newchapel, Stoke-on-Trent, Staffordshire, ST7 4QA

*GUIDE PRICE **£90,000 plus**

- Detached bungalow
- Three bedrooms
- In need of modernisation
- Good location
- Backs onto open land
- EPC - E
- Potential rental value approx. £5,940 p/a

See page 14 for viewing schedule

Legal Representative
Mr Ray Basnett
Woolliscrofts Solicitors
01782 204000
hedwards@woolliscrofts.co.uk

Apply: Kidsgrove Tel: 01782 784442 Email: kidsgrove@bjbmail.com

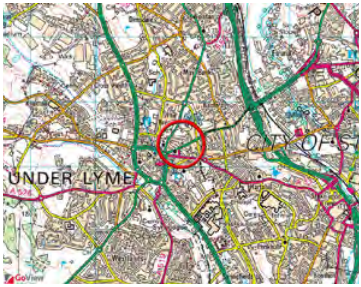
LOT
14

7 Northcote Place, Newcastle-under-Lyme, Staffordshire, ST5 1HU

*GUIDE PRICE **£250,000 plus**

- Period townhouse
- 8 self-contained flats we are informed are fully let
- Generating an annual yield of approx. £37,568 p/a
- Close to the centre of Newcastle-under-Lyme
- EPC- please see legal pack

See page 15 for viewing schedule



Legal Representative
Mrs Ann Wong
JNW Solicitors
0161 838 2800
ann.wong@jmw.co.uk

Apply: Newcastle Tel: 01782 622155 Email: newcastle@bjbmail.com

* Guide/reserve price definitions can be found on page 7

LOT
15

25 West Street, Haslington, Cheshire, CW1 5PL

*GUIDE PRICE **£260,000 plus**

- Semi Detached House
- Two bedrooms
- Gas Central Heating
- Generous Plot
- 0.21 of an acre
- PP for detached dwelling
- Application Ref: 17/4260N
- EPC - F
- Potential rental value approx. £7,800 p/a

For viewings please contact the branch, details below

Legal Representative
Mr Andrew Parry
Dixon Rigby Keogh Solicitors
01270 766550
andrew.parry@drk-law.co.uk

Apply: Sandbach Tel: 01270 768919 Email: sandbach@bjbmail.com

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All potential bidders will need to register prior to the auction, and provide proof of identity and address to enable you to bid at our sales. (See 'Proof of Identity' at front of the catalogue).

If the buyer's details are different from the successful bidder's, then the buyer will also be required to submit their details as above. If the successful bidder is buying on behalf of a company we also require a letter from that company on their letterhead authorising the bidder to bid on their behalf, the bidder will still be required to produce their details as above.

Every buyer will be photographed at the auction before the contract is signed.

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LOT
16

1 Carmarthen Close, Winsford, Cheshire, CW7 1LP

*GUIDE PRICE **£125,000 plus**

- Link detached
- Three bedrooms
- Garden
- In need of modernisation
- EPC - TBC
- Potential rental value approx. £9,540 p/a

For viewings please contact the branch, details below

Legal Representative
Ms Kerry Dundas
Myers & Co Solicitors
01782 577000
kerry.dundas@myerssolicitors.co.uk

Apply: Winsford Tel: 01606 593444 Email: winsford@bjbmail.com

LOT
17

Halfway Bungalows, Halfway House, Shrewsbury, Shropshire, SY5 9DU

*GUIDE PRICE **£150,000 plus**

- Semi-detached bungalow
- Three bedrooms
- PP for extension
- Ref: 17/03397/FUL
- Large plot
- EPC - G
- Potential rental value approx. £8,400 p/a

For viewings please contact the branch, details below

Legal Representative
Mrs Karen Ashton
Wace Morgan Solicitors
01743 280100
karen.ashton@wmlaw.co.uk

Apply: Telford Tel: 01952 204420 Email: telford@bjbmail.com

* Guide/reserve price definitions can be found on page 7

LOT
18

6 Mill Close, Coventry, West Mids, CV2 1SH

*GUIDE PRICE **£100,000 plus**

- Mid-town house
- Two bedrooms
- In need of modernisation
- EPC - D
- Potential rental value approx. £7,200 p/a

For viewings please contact the branch, details below

Legal Representative
Mr David Perry
Shoosmiths
03700 864068
david.perry@shoosmiths.co.uk

Apply: Wolverhampton Tel: 01902 710888 Email: wolverhampton@bjbmail.com

LOT
19

24 Glendale Street, Burslem, Stoke-on-Trent, Staffordshire, ST6 2EP

*GUIDE PRICE **£30,000 plus**

- End-terrace property
- Two bedrooms
- Two reception rooms
- Convenient location
- EPC- G
- Potential rental value approx. £4,200 p/a

See page 16 for viewing schedule

Legal Representative
Ms Emma Lanza
Beswicks Legal
01782 404625
emma.lanza@beswicks.com

Apply: Hanley Tel: 01782 202600 Email: hanley@bjbmail.com

* Guide/reserve price definitions can be found on page 7

LOT
20

41 East Street, Weston Coyney, Stoke-on-Trent, Staffordshire, ST3 6QJ

*GUIDE PRICE **£75,000 plus**

- Semi-detached property
- Three bedrooms
- Two reception rooms
- Currently tenanted
- Field views to rear
- Good size rear garden
- EPC - D
- Potential rental value approx. £6,000 p/a

See page 15 for viewing schedule

Legal Representative
Mr Vinnie Mahmood
Morris Blackmore Walters Ltd
01782 903028
office@mbw-law.co.uk

Apply: Longton Tel: 01782 594777 Email: longton@bjbmail.com

LOT
21

38 London Road, Newcastle-under-Lyme, Staffordshire, ST5 1LL

*GUIDE PRICE **£115,000 plus**

- Spacious mid -terraced property
- Three bedrooms (potentially four)
- Beautifully renovated
- Close proximity, Newcastle and University Hospital
- Ideal for a family home or multiple occupancy
- EPC - D
- Potential rental value approx. £14,400 p/a

See page 15 for viewing schedule

Legal Representative
Mr Nick Mason
Salmons Solicitors
01782 621266
nick.mason@salmonssolicitors.net

Apply: Newcastle Tel: 01782 622155 Email: newcastle@bjbmail.com

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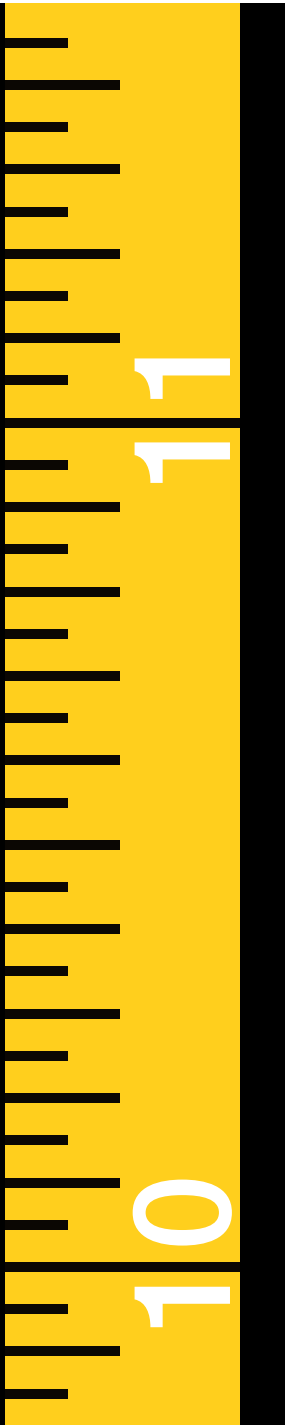


LOT
22

77 Rising Brook, Stafford, Staffordshire, ST17 9DH

*GUIDE PRICE **£115,000 plus**

- Mid-terrace property
- Three bedrooms
- In need of modernisation
- Off road parking & garden
- EPC - TBC

For viewings please contact the branch, details below

Legal Representative
Mr John Richards
RTH Law
01902366571
tracey.messenger@rthlaw.co.uk

Apply: Stafford Tel: 01785 246000 Email: stafford@bjbmail.com

* Guide/reserve price definitions can be found on page 7

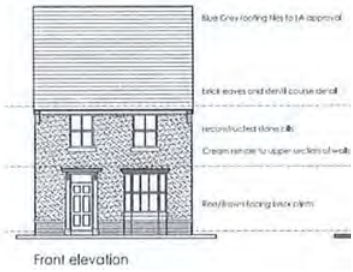
LOT
23

Land Adjacent To 190, Old Road, Bignall End, Staffordshire, ST7 8QH

*GUIDE PRICE **£50,000 plus**

- Building plot
- Full planning permission
- 4 bedroom detached house
- Ref; 17/00711/FUL
- Village location
- EPC – N/A

For viewings please contact the branch, details below


Front elevation

Site plan 1:200

Legal Representative
Mr Mike Bracegirdle
Butcher Barlow
01606 334309
kmiller@butcher-barlow.co.uk

Apply: Alsager Tel: 01270 877778 Email: alsager@bjbmail.com

LOT
24

37 Green Lane, Willaston, Nantwich, Cheshire, CW5 7HY

*GUIDE PRICE **£150,000 plus**

- Detached bungalow
- Two bedrooms
- In need of modernisation
- Village location
- Garage & gardens
- EPC - G

For viewings please contact the branch, details below

Legal Representative
Lynne Thornton
Lynne Thornton Solicitors
01270 567987
lynnethornton.legal@btconnect.com

Apply: Nantwich Tel: 01270 623444 Email: nantwich@bjbmail.com

* Guide/reserve price definitions can be found on page 7

LOT
25

31f St Chads Fields, Winsford, Cheshire, CW7 1LQ

*GUIDE PRICE **£52,000 plus**

- Second floor apartment
- One bedroom
- Modernised
- Communal Gardens
- Currently let at £5,100 p/a
- EPC - D

For viewings please contact the branch, details below

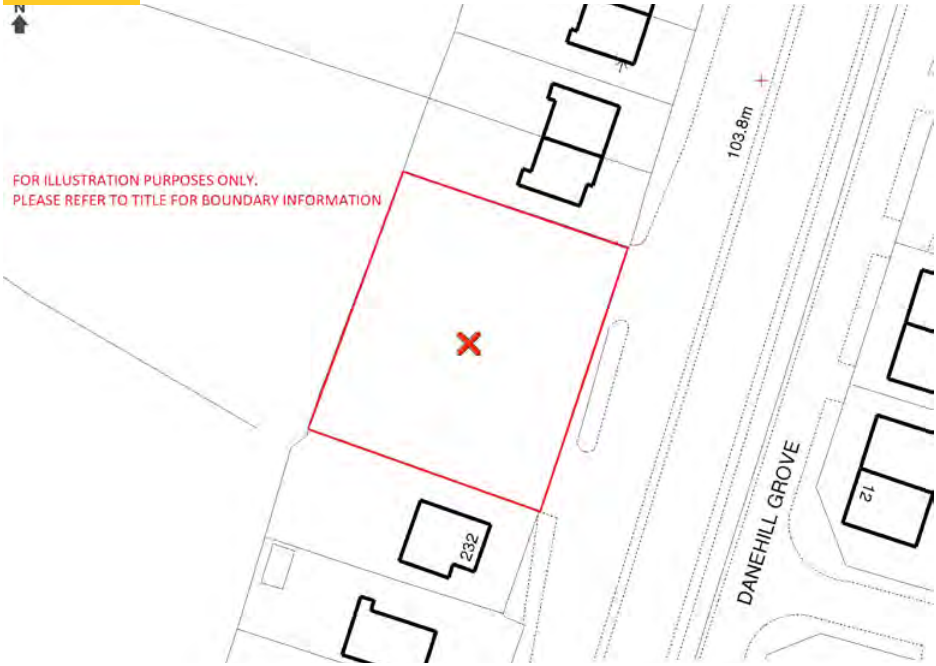
Legal Representative
Mr Clint Hughes
Jamesons Property Lawyers
01782 719009
clinthughes@jamesons-conveyancing.co.uk

Apply: Winsford Tel: 01606 593444 Email: winsford@bjbmail.com

LOT
26

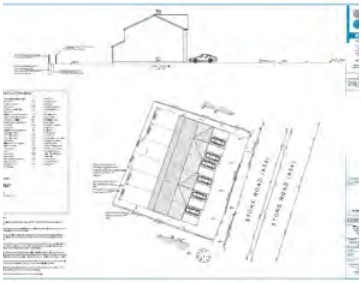
Fmr Garage/Service Station, 224-230 Stone Road, Hanford, Stoke-on-Trent, Staffordshire, ST4 8NJ

*GUIDE PRICE **£300,000 plus**



- Residential development site
- PP 6 x three bed houses
- Approx. site area 0.25 acre
- S-o-T City Council ref 61421/FUL
- EPC - N/A

For viewings please contact the branch, details below



Legal Representative
Mrs Kerry Dundas
Myers & Co Solicitors
01782 525 016
kerry.dundas@myerssolicitors.co.uk

Apply: Newcastle Tel: 01782 622155 Email: newcastle@bjbmail.com

* Guide/reserve price definitions can be found on page 7

LOT
27

20 Golden Hill, Weston, Crewe, Cheshire, CW2 5SG

*GUIDE PRICE **£95,000 plus**

- Modern first floor apartment
- Two bedrooms
- Desirable location
- Allocated parking
- Well presented
- EPC - B
- Potential rental value approx. £6,300 p/a

See page 14 for viewing schedule

Legal Representative
Mr Neil Ryan
Ryan Property Law
0113 236 2334
neil.ryan@ryanpropertylaw.com

Apply: Crewe Tel: 01270 213541 Email: crewe@bjbmail.com

LOT
28

310 London Road, Stoke-on-Trent, Staffordshire, ST4 5AB

*GUIDE PRICE **£40,000 plus**

- End-terraced property
- Two bedrooms
- Majority double glazing
- Conveniently located
- Rear yard/garden area
- EPC- G

See page 15 for viewing schedule

Legal Representative
Mr Ray Basnett
Woolliscrofts Solicitors
01782 204000
rbasnett@woolliscrofts.co.uk

Apply: Newcastle Tel: 01782 622155 Email: newcastle@bjbmail.com

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How does the auctioneer know I'm bidding?
The auctioneer has a monitor next to the rostrum that shows him your bid, and he can talk to you via the camera. Don't worry, you can see him but he can't see you!

Email auction@bjbmail.com for your registration form

LOT
29

312 London Road, Stoke-on-Trent, Staffordshire, ST4 5AB

*GUIDE PRICE **£55,000 plus**

- Attractive bay fronted Victorian property
- Three spacious bedrooms
- Conveniently located
- Partial double glazing and gas central heating.
- Rear yard/garden.
- EPC - D

See page 15 for viewing schedule

Legal Representative
Mr Ray Basnett
Woolliscrofts Solicitors
01782 204000
rbasnett@woolliscrofts.co.uk

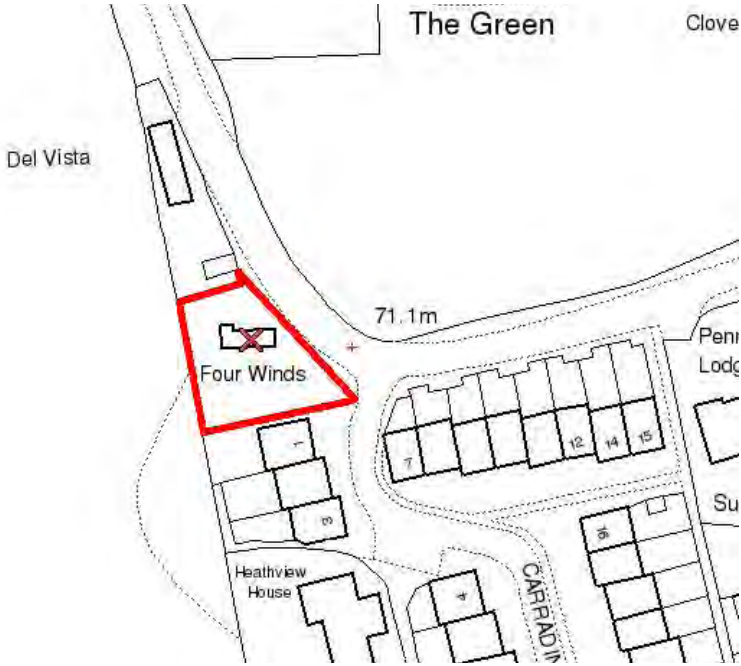
Apply: Newcastle Tel: 01782 622155 Email: newcastle@bjbmail.com

* Guide/reserve price definitions can be found on page 7

LOT
30

The Four Winds, The Green, Shawbury, Shrewsbury, Shropshire, SY4 4PB

*GUIDE PRICE **£90,000 plus**



- Plot of Land
- Development opportunity
- PP for dormer bungalow
- Ref: 17/01418/REM
- EPC- N/A

For viewings please contact the branch, details below

Legal Representative
GHP Legal
oswestry@ghplegal.com
01691659194

Apply: Telford Tel: 01952 204420 Email: telford@bjbmail.com

LOT
31

1 Purser Crescent, Newcastle-under-Lyme, Staffordshire, ST5 9DL

*GUIDE PRICE **£92,000 plus**

- Semi-detached property
- Three bedrooms
- Situated within pleasant cul de sac
- Sought after residential location
- EPC - D
- Potential rental value approx. £7,800 p/a

See page 15 for viewing schedule

Legal Representative
Mr John Hunter
HCB Solicitors
0121 7052255
johnhunter@hcbsolicitors.com

Apply: Newcastle Tel: 01782 622155 Email: newcastle@bjbmail.com

* Guide/reserve price definitions can be found on page 7

LOT
32

11 Crooked Bridge Road, Stafford, Staffordshire, ST16 3NE

*GUIDE PRICE **£73,000 plus**

- Mid-terrace house
- Two bedrooms
- Loft Room
- In need of modernisation
- Rear garden
- EPC - E
- Potential rental value approx. £6,900 p/a

For viewings please contact the branch, details below

Legal Representative
Mr Henry Hutsby
Hutsby Mees Solicitors
01785 259211
hhutsby@hutsbymees.co.uk

Apply: Stafford Tel: 01785 246000 Email: stafford@bjbmail.com

LOT
33

20 Corfield Crescent, Oakengates, Telford, Shropshire, TF2 6HD

*GUIDE PRICE **£75,000 plus**

- Semi-detached house
- Three bedrooms
- Large drive
- Conservatory
- Close to local amenities
- EPC - D
- Potential rental value approx. £7,500 p/a

For viewings please contact the branch, details below

It is our understanding that the property is considered to be of a non-traditional construction and therefore it is suggested that potential purchasers make their own enquiries of mortgage lenders as to whether the property is considered fit for mortgage purposes prior to making a bid at auction.

Legal Representative
Ms Kerry Dundas
Myers & Co
01782 525016
kerry.dundas@myerssolicitors.co.uk

Apply: Telford Tel: 01952 204420 Email: telford@bjbmail.com

* Guide/reserve price definitions can be found on page 7

LOT
34

75 Lowther Street, Hanley, Stoke-on-Trent, Staffordshire, ST1 5JE

*GUIDE PRICE **£33,000 plus**

- Mid-terrace house
- Two bedrooms
- First floor bathroom
- In need of modernisation
- EPC - E
- Potential rental value approx. £4,500 p/a

See page 16 for viewing schedule

Legal Representative
Mr David Perry
Shoosmiths
03700 864068
david.perry@shoosmiths.co.uk

Apply: Hanley Tel 01782 202600 Email: hanley@bjbmail.com

LOT
35

‘Gannet’, 29 Airdale Road, Stone, Staffordshire, ST15 8DP

*GUIDE PRICE **£300,000 plus**

- Detached residence
- Four bedrooms
- Three reception rooms
- In need of modernisation
- Double garage
- Carriage driveway
- Council tax band - G
- EPC - E
- Potential rental value approx. £11,400 p/a

See page 14 for viewing schedule

Legal Representative
Ms Emma Millington
Beswicks
01782 205000
emma.millington@beswicks.com

Apply: Stone Tel: 01785 813400 Email: stone@bjbmail.com

* Guide/reserve price definitions can be found on page 7

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 buttersjohnbee.com and look out for any additional materials available on the day of the auction, in order to stay fully informed with the up to date information.

Guide Price: An indication of the seller's current minimum acceptable price at auction. The guide price or range of guide prices is given to assist consumers in deciding whether or not to pursue a purchase. It is usual, but not always the case, that a provisional reserve range is agreed between the seller and the auctioneer at the start of marketing. As the reserve is not fixed at this stage and can be adjusted by the seller at any time up to the day of the auction in the light of interest shown during the marketing period, a guide price is issued. This guide price can be shown in the form of a minimum and maximum price range within which an acceptable sale price (reserve) would fall, or as a single price figure within 10% of which the minimum acceptable price (reserve) would fall. A guide price is different to a reserve price (see separate definition). Both the guide price and the reserve price can be subject to change up to and including the day of the auction.

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.

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LOT
36

130 Lawton Road, Alsager, Staffordshire, ST7 2DE

*GUIDE PRICE **£230,000 plus**

- Detached true bungalow
- Three Bedrooms
- Large elevated plot
- PP for two exec detached houses
- Planning Ref: 17/3182c
- Large garage/workshop with pit
- EPC - TBC

For viewings please contact the branch, details below

Legal Representative
Ms Sarah Hooper
Poole Alcock LLP
01270 876550
sarah.hooper@poolealcock.co.uk

Apply: Alsager Tel: 01270 877778 Email: alsager@bjbmail.com

* Guide/reserve price definitions can be found on page 7

LOT
37

57 Leonard Street, Burslem, Stoke-on-Trent, Staffordshire, ST6 1HS

*GUIDE PRICE **£45,000 plus**

- Mid-terrace house
- Two reception rooms
- Three bedrooms
- Rear yard and garden
- EPC - TBC
- Potential rental value approx. £4,740 p/a

See page 16 for viewing schedule

Legal Representative
Mrs Jodie Unwin
Nowell Meller Solicitors
01782 813315
Jodie.unwin@nowellmeller.co.uk

Apply: Hanley Tel: 01782 202600 Email: hanley@bjbmail.com

LOT
38

37 Mitchell Avenue, Talke, Stoke-on-Trent, Staffordshire, ST7 1JR

*GUIDE PRICE **£80,000 plus**

- Semi-detached property
- Three bedrooms
- Two reception rooms
- In need of modernisation
- Generous plot at front
- EPC - D
- Potential rental value approx. £5,940 p/a

See page 14 for viewing schedule

The vendor of this property is an employee of Butters John Bee.

Legal Representative
Miss Stacey Jackson
Poole Alcock LLP
01270 625478
stacey.jackson@poolealcock.co.uk

Apply: Kidsgrove Tel: 01782 784442 Email: kidsgrove@bjbmail.com

* Guide/reserve price definitions can be found on page 7

LOT
39

Builders Yard, Access via Gladstone Street, Basford, Stoke-on-Trent, Staffordshire, ST4 6JF

*GUIDE PRICE **£25,000 plus**

- Builders yard/land with brick built garage.
- Occupying site measuring approx 0.06 acre.
- Potential for various uses (STPP)
- EPC - N/A
- Substantial garage unit approx. 24ft x 19ft with benefit of an internal WC room

See page 15 for viewing schedule

Legal Representative
Clint Hughes
Jamesons Property Lawyers
01782 719009
clinthughes@jamesons-conveyancing.co.uk

Apply: Newcastle Tel: 01782 622155 Email: newcastle@bjbmail.com

LOT
40

Woodland View, Lower Road, Knightley, Stafford, ST20 0JT

*GUIDE PRICE **£275,000 plus**

- Detached house
- Three bedrooms
- Paddock and stable
- Garage
- Rural location
- EPC - F
- Potential rental value approx. £11,400 p/a

For viewings please contact the branch, details below

Legal Representative
Mr Ian Gallon
Womble Bond Dickinson LLP
0345 415 0000

Apply: Stafford Tel: 01785 246000 Email: stafford@bjbmail.com

* Guide/reserve price definitions can be found on page 7

LOT
41

14 Furnace Road, Normacot, Stoke-on-Trent, Staffordshire, ST3 4QU

*GUIDE PRICE **£35,000 plus**

- End-terrace house
- Two-bedrooms
- Two reception rooms
- Two double bedrooms
- In need of modernisation
- Enclosed rear yard
- Available with tenant in situ
- EPC - E
- Potential rental value approx. £4,200 p/a

See page 15 for viewing schedule

Legal Representative
Mr Vinnie Mahmood
Morris Blackmore Walters Ltd
01782 903028
office@mbw-law.co.uk

Apply: Longton Tel: 01782 594777 Email: longton@bjbmail.com

LOT
42

252 Newcastle Street, Longport, Stoke-on-Trent, Staffordshire, ST6 3RQ

*GUIDE PRICE **£39,000 plus**

- Mid-terrace house
- Two bedrooms
- First floor WC
- In need of modernisation
- EPC - D
- Potential rental value approx. £4,200 p/a

See page 16 for viewing schedule

We have been informed that 'Japanese Knotweed' may be present within the boundary of the property.

Legal Representative
Mr David Perry
Shoosmiths
03700 864068
david.perry@shoosmiths.co.uk

Apply: Hanley Tel 01782 202600 Email: hanley@bjbmail.com

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www.buttersjohnbee.com

* Source: EI Group

LOT
43

23 Bedford Street, Crewe, Cheshire, CW2 6JA

*GUIDE PRICE **£55,000 plus**

- Mid-terrace house
- Two bedrooms
- Two reception rooms
- Two bathrooms
- In need of modernisation
- Rear garden
- Potential for off road parking
- EPC - F
- Potential rental value approx. £5,700 p/a

See page 14 for viewing schedule

Legal Representative
Mr Huw Dodd
Speakman & Co
01270 214237
gillian@speakman.co.uk

Apply: Crewe Tel: 01270 213541 Email: crewe@bjbmail.com

* Guide/reserve price definitions can be found on page 7

LOT
44

22 Blake Street, Tunstall, Stoke-on-Trent, Staffordshire, ST6 4BE

*GUIDE PRICE **£42,000 plus**

- Mid-terrace house
- Two bedrooms
- In need of modernisation
- EPC - D
- Potential rental value approx. £4,500 p/a

See page 16 for viewing schedule

Legal Representative
Mr David Perry
Shoosmiths
03700 864068
david.perry@shoosmiths.co.uk

Apply: Hanley Tel 01782 202600 Email: hanley@bjbmail.com

LOT
45

66 Baker Crescent, Baddeley Green, Stoke-on-Trent, Staffordshire, ST2 7LH

*GUIDE PRICE **£50,000 plus**

- End-town house
- Three Bedrooms
- Popular Location
- Rear garden
- EPC - TBC
- Potential rental value approx. £6,000 p/a

See page 16 for viewing schedule

Legal Representative
Mr Ray Basnett
Woolliscrofts Solicitors
01782 204000
rbasnett@woolliscrofts.co.uk

Apply: Hanley Tel: 01782 202600 Email: hanley@bjbmail.com

* Guide/reserve price definitions can be found on page 7

LOT
46

Land Adjacent To, 26 Riverside Road, Trent Vale, Stoke-on-Trent, Staffordshire, ST4 6NH

*GUIDE PRICE **£75,000 plus**

- Building plot
- PP granted for two semi-detached dwellings
- OP for two 3 bedroom semi-detached properties
- Application Ref: SOT/61741/FUL
- EPC – N/A

For viewings please contact the branch, details below

Legal Representative
Ms Alison Abbotts
Tinsdills Solicitors
01782 652335 DD
alison.abbotts@tinsdills.co.uk

Apply: Newcastle Tel: 01782 622155 Email: newcastle@bjbmail.com

LOT
47

7 Nelson Street, Fenton, Stoke-on-Trent, Staffordshire, ST4 3QD

*GUIDE PRICE **£35,000 plus**

- Mid-terrace house
- Two bedrooms
- Two reception rooms
- In need of modernisation
- Garage to rear elevation
- Enclosed rear yard
- EPC - TBC
- Potential rental value approx. £4,500 p/a

See page 15 for viewing schedule

Legal Representative
Ms Alison Abbotts
Tinsdills Solicitors
01782 262031
alison.abbotts@tinsdills.co.uk

Apply: Longton Tel: 01782 594777 Email: longton@bjbmail.com

LOT
48

19 Orion Street, Smallthorne, Stoke-on-Trent, Staffordshire, ST6 1PB

*GUIDE PRICE **£45,000 plus**

- Mid-terrace house
- Two bedrooms
- Rear yard
- EPC - E

See page 16 for viewing schedule

Legal Representative
Ms Antonia Baggaley
Myers & Co
01782 577000
antonia.baggaley@myerssolicitors.co.uk

Apply: Hanley Tel: 01782 202600 Email: hanley@bjbmail.com

LOT
49

20 Leslie Road, Wolverhampton, West Mids, WV10 0BU

*GUIDE PRICE **£60,000 plus**

- Mid-terrace house
- Two bedrooms
- In need of modernisation
- EPC - C
- Potential rental value approx. £6,000 p/a

For viewings please contact the branch, details below

Legal Representative
Mr David Perry
Shoosmiths
03700 864068
david.perry@shoosmiths.co.uk

Apply: Wolverhampton Tel: 01902 710888 Email: wolverhampton@bjbmail.com

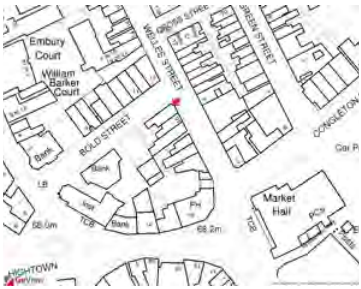
* Guide/reserve price definitions can be found on page 7

LOT
50

12 Welles Street, Sandbach, Cheshire, CW11 1GT

*GUIDE PRICE **£175,000 plus**

- Prominent 3 storey property with return frontage
- Sandbach town centre
- Ground floor retail area
- Living accommodation over 1st & 2nd floors
- Potential conversion of the upper floors.
- NIA: 1,884 sq ft
- Commercial EPC - E (101)
- Residential EPC - E



For viewings please contact the branch, details below

Legal Representative
Mr John Hyatt
Butcher & Barlow LLP
01270 762521
jhyatt@butcher-barlow.co.uk

Apply: Commercial Tel: 01782 212201 Email: commercial@bjbmail.com

LOT
51

38 Scotia Road, Burslem, Stoke-on-Trent, Staffordshire, ST6 4EP

*GUIDE PRICE **£38,000 plus**

- Mid-terrace house
- Two bedrooms
- Two reception rooms
- Year yard
- EPC - D
- Potential rental value approx. £4,500 p/a

See page 16 for viewing schedule

Legal Representative
Mr C Hughes
Jamesons Property Lawyers
01782 719009
clint.hughes@btconnect.com

Apply: Hanley Tel: 01782 202600 Email: hanley@bjbmail.com

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LOT
52

154 Victoria Road, Fenton, Stoke-on-Trent, Staffordshire, ST4 2HQ

*GUIDE PRICE **£30,000 plus**

- Mid-terrace house
- Two double bedrooms
- Two reception rooms
- In need of modernisation
- Garage
- Enclosed rear yard
- EPC - TBC
- Potential rental value approx. £4,500 p/a

See page 15 for viewing schedule

Legal Representative
Mrs Kerry Dundas
Myers & Co Solicitors
01782 525 016
kerry.dundas@myerssolicitors.co.uk

Apply: Longton Tel: 01782 594777 Email: longton@bjbmail.com

* Guide/reserve price definitions can be found on page 7

LOT
53

5 Sandyfield Road, Northwood, Stoke-on-Trent, Staffordshire, ST1 6QG

*GUIDE PRICE **£95,000 plus**

- Spacious semi-detached
- Three bedrooms
- Off road parking
- Garage
- Gardens
- EPC - D
- Potential rental value approx. £4,740 p/a

See page 16 for viewing schedule

Legal Representative
Ms Zoe Norgrove
Tinsdills
01782 652300
zoe.norgrove@tinsdills.co.uk

Apply: Hanley Tel: 01782 202600 Email: hanley@bjbmail.com

LOT
54

114 King Street, Newcastle-under-Lyme, Staffordshire, ST5 1JJ

*GUIDE PRICE **£70,000 plus**

- Substantial bay fronted property
- Currently split into three self-contained flats
- All vacant
- Convenient location within Newcastle
- EPC - TBC

See page 15 for viewing schedule

Legal Representative
Ms Alex Finney
Clowes & Co Solicitors
01782 444204
alex@clowessolicitors.co.uk

Apply: Newcastle Tel: 01782 622155 Email: newcastle@bjbmail.com

* Guide/reserve price definitions can be found on page 7

LOT
55

Din-Enw, Croxton Lane, Middlewich, Cheshire, CW10 9EZ

*GUIDE PRICE **£100,000 plus**

- Detached house
- Two bedrooms
- In need of modernisation
- EPC - TBC
- Potential rental value approx. £7,800 p/a

For viewings please contact the branch, details below

Legal Representative
Mr Andrew Parry
Dixon Rigby Keogh Solicitors
01270 766550
andrew.parry@drk-law.co.uk

Apply: Sandbach Tel: 01270 768919 Email: sandbach@bjbmail.com

LOT
56

12 Stratton Street, Wolverhampton, West Mids, WV10 9AJ

*GUIDE PRICE **£60,000 plus**

- Mid-terrace house
- Two bedrooms
- In need of modernisation
- EPC - C
- Potential rental value approx. £6,000 p/a

For viewings please contact the branch, details below

Legal Representative
Mr David Perry
Shoosmiths
03700 864068
david.perry@shoosmiths.co.uk

Apply: Wolverhampton Tel: 01902 710888 Email: wolverhampton@bjbmail.com

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LOT
57

186 Victoria Street, Hartshill, Stoke-on-Trent, Staffordshire, ST4 6HD

*GUIDE PRICE **£83,000 plus**

- Spacious end terraced property
- Three bedrooms
- Two reception rooms
- EPC - D

See page 15 for viewing schedule

Legal Representative
Mrs Anne-Marie McQuade
McQuades Solicitors
01782 810 875
annemarie@mcquades.info

Apply: Newcastle Tel: 01782 622155 Email: newcastle@bjbmail.com

LOT
58

42 Birch Street, Hanley, Stoke-on-Trent, Staffordshire, ST1 6PZ

*GUIDE PRICE **£41,000 plus**

- End-terrace house
- Two bedrooms
- In need of modernisation
- EPC - E
- Potential rental value approx. £4,500 p/a

See page 16 for viewing schedule

We have been informed that 'Japanese Knotweed' may be present within the boundary of the property.

Legal Representative
Mr David Perry
Shoosmiths
03700 864068
david.perry@shoosmiths.co.uk

Apply: Hanley Tel 01782 202600 Email: hanley@bjbmail.com

LOT
59

7 Orchard Street, Wolstanton, Newcastle-under-Lyme, Staffordshire, ST5 0BH

*GUIDE PRICE **£135,000 plus**

- Semi-detached property
- Converted into three self-contained flats
- Currently generating £9,099 p/a
- Potential yield approx. £13,779
- Generous garden to the rear
- EPC- E

See page 15 for viewing schedule

Legal Representative
Mr Ian Ashley
Chesworths Solicitors
01782 599992
ianashley@chesworths.co.uk

Apply: Newcastle Tel: 01782 622155 Email: newcastle@bjbmail.com

LOT
60

4 Townfields Crescent, Winsford, Cheshire, CW7 1EJ

*GUIDE PRICE **£135,000 plus**

- Detached house
- Three bedrooms
- Double glazed windows
- In need of modernisation
- Fantastic location
- EPC - TBC
- Potential rental value approx. £8,400 p/a

For viewings please contact the branch, details below

Legal Representative
Mr James Williams
Poole Alcock LLP
01270 625478
james.williams@poolealcock.co.uk

Apply: Winsford Tel: 01606 593444 Email: winsford@bjbmail.com

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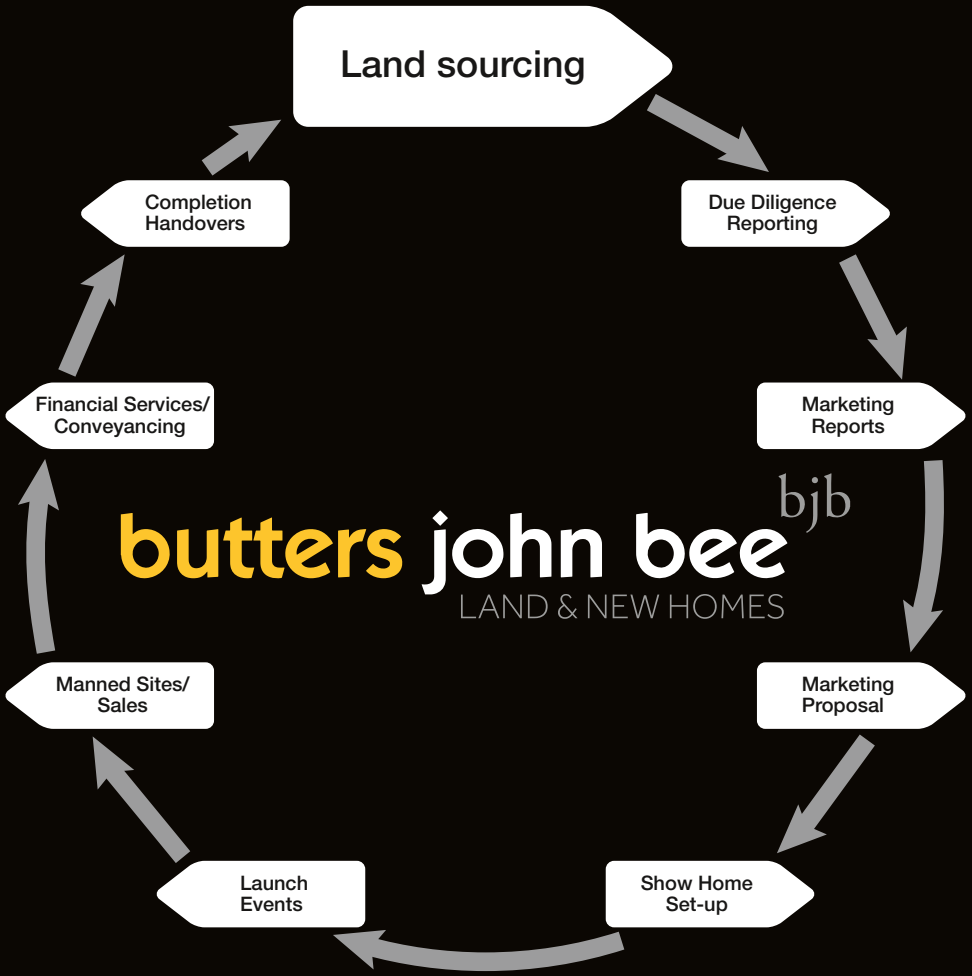


For a no obligation discussion on the services we offer property developers please contact

Katy Harwood
Associate Director – Land and New Homes
T: 01782 211160
M: 07702 893727
KatyHarwood@bjbmail.com

LOT
61

23 Furnace Road, Normacot, Stoke-on-Trent, Staffordshire, ST3 4QT

*GUIDE PRICE **£30,000 plus**

- Not inspected by Auctioneer
- Assumed two-bedroom mid-terrace
- In need of repair and renovation
- Ideal area for a buy to let investment
- EPC - TBC

See page 15 for viewing schedule

Legal Representative
Ms Zoe Carr
City of Stoke-on-Trent
01782 233744.
zoe.carr@stoke.gov.uk

Apply: Longton Tel: 01782 594777 Email: longton@bjbmail.com

* Guide/reserve price definitions can be found on page 7

LOT
62

5 Rowley Street, Stafford, Staffordshire, ST16 2RH

*GUIDE PRICE **£65,000 plus**

- Mid-terrace house
- Two bedrooms
- In need of modernisation
- Rear garden
- EPC - TBC
- Potential rental value approx. £7,200 p/a

For viewings please contact the branch, details below

Legal Representative
S Jones
Stafford Borough Council
01785619218
sjones@staffordbc.gov.uk

Apply: Stafford Tel: 01785 246000 Email: stafford@bjbmail.com

LOT
63

220 King Street, Fenton, Stoke-on-Trent, Staffordshire, ST4 3EN

*GUIDE PRICE **£55,000 plus**

- Mid-terrace house
- Three bedrooms
- Two reception rooms
- In need of modernisation
- Enclosed rear yard
- EPC - E
- Potential rental value approx. £4,500 p/a

See page 15 for viewing schedule

Legal Representative
Mr Vinnie Mahmood
Morris Blackmore Walters Ltd
01782 903028
office@mbw-law.co.uk

Apply: Longton Tel: 01782 594777 Email: longton@bjbmail.com

* Guide/reserve price definitions can be found on page 7

LOT
64

107 Weston Road, Meir, Stoke-on-Trent, Staffordshire, ST3 6AN

*GUIDE PRICE **£59,000 plus**

- Mid-town house
- Three bedrooms
- Fitted kitchen
- Double glazing & Central heating
- Rear parking
- EPC - D
- Potential rental value approx. £6,000 p/a

See page 15 for viewing schedule

Legal Representative
Mr Paul Forrester
Knights Professional Services Limited
01782 619225
paul.forrester@knightsllp.co.uk

Apply: Longton Tel: 01782 594777 Email: longton@bjbmail.com

LOT
65

37 Church Lane, Mow Cop, Stoke-on-Trent, Staffordshire, ST7 4LX

*GUIDE PRICE **£105,000 plus**

- Semi-detached property
- Three bedrooms
- In need of modernisation
- Village location
- Off road parking
- EPC - D
- Potential rental value approx. £7,140 p/a

See page 14 for viewing schedule

The seller is a registered social landlord and is therefore prohibited from selling a property to anyone who is an employee or director for the seller, or was in the last twelve months an employee or director, or is a close relative of such a person or an agent on their behalf.

Legal Representative
Ms Tasha Tabbanor-Robinson
Anthony Collins Solicitors
0121 200 3242
tasha.tabannor-robinson@anthonycollins.com

Apply: Kidsgrove Tel: 01782 784442 Email: kidsgrove@bjbmail.com

* Guide/reserve price definitions can be found on page 7

LOT
66

18 Glendale Street, Burslem, Stoke-on-Trent, Staffordshire, ST6 2EP

*GUIDE PRICE **£40,000 plus**

- Mid-terrace house
- Two bedrooms
- Double glazing
- Gas central heating
- Year yard
- EPC - D
- Potential rental value approx. £4,500 p/a

See page 16 for viewing schedule

Legal Representative
Mr Ray Basnett
Woolliscrofts Solicitors
01782 204000
rbasnett@woolliscrofts.co.uk

Apply: Hanley Tel: 01782 202600 Email: hanley@bjbmail.com

LOT
67

4 Highfield Grove, Stafford, Staffordshire, ST17 9RA

*GUIDE PRICE **£140,000 plus**

- Traditional detached house
- Three bedrooms
- In need of modernisation
- Garage and garden
- EPC - F
- Potential rental value approx. £8,700 p/a

For viewings please contact the branch, details below

Legal Representative
Mr Ken McRae
Chesworths
01782 599992
kmcrae@chesworths.co.uk

Apply: Stafford Tel: 01785 246000 Email: stafford@bjbmail.com

* Guide/reserve price definitions can be found on page 7

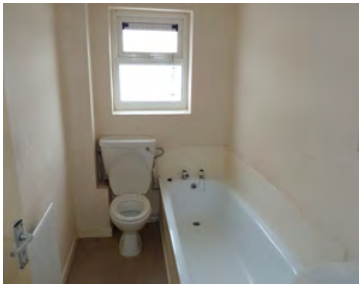
LOT
68

62 St Aidens Street, Tunstall, Stoke-on-Trent, Staffordshire, ST6 5HH

*GUIDE PRICE **£40,000 plus**

- Mid-terrace house
- Two bedrooms
- First floor bathroom
- In need of modernisation
- EPC - D
- Potential rental value approx. £4,200 p/a

See page 16 for viewing schedule



Legal Representative
Mr David Perry
Shoosmiths
03700 864068
david.perry@shoosmiths.co.uk

Apply: Hanley Tel 01782 202600 Email: hanley@bjbmail.com

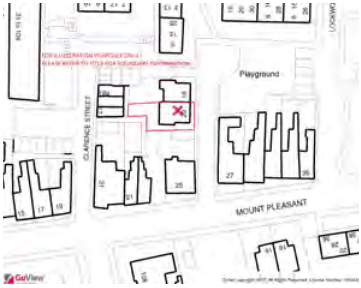
LOT
69

20 Cumberland Street, Newcastle-under-Lyme, Staffordshire, ST5 1DG

*GUIDE PRICE **£125,000 plus**

- 1920's semi-detached property
- Three bedrooms
- Two reception rooms
- Spacious accommodation
- Front forecourt and rear garden
- Sought-after location close to Newcastle town centre
- EPC - E
- Potential rental value approx. £8,400 p/a

See page 15 for viewing schedule



Legal Representative
Mr Nick Mason
Salmons Solicitors
01782 621266
nick.mason@salmonssolicitors.net

Apply: Newcastle Tel: 01782 622155 Email: newcastle@bjbmail.com

* Guide/reserve price definitions can be found on page 7

LOT
70

3 First Avenue, Kidsgrove, Stoke-on-Trent, Staffordshire, ST7 1DN

*GUIDE PRICE **£83,000 plus**

- Semi-detached property
- Three bedrooms
- In need of modernisation
- Gardens front and rear
- Off road parking
- EPC - C

The seller is a registered social landlord and is therefore prohibited from selling a property to anyone who is an employee or director of the seller, or was in the last 12 months an employee or director, or is a close relative of such a person or an agent on their behalf

Legal Representative
Ms Tasha Tabbanor-Robinson
Anthony Collins Solicitors
0121 200 3242
tasha.tabannor-robinson@anthonycollins.com

Apply: Kidsgrove Tel: 01782 784442 Email: kidsgrove@bjbmail.com

LOT
71

6 Moore Street, Burslem, Stoke-on-Trent, Staffordshire, ST6 2HF

*GUIDE PRICE **£46,000 plus VAT**

- Mid-terrace house
- Two bedrooms
- Two reception rooms
- Year yard
- EPC - D
- Potential rental value approx. £4,500 p/a

See page 16 for viewing schedule

Legal Representative
Mr Zak Hussain
Moseley Chapman & Skemp Solicitors
0121 355 4537
hussain@moseleychapman.co.uk

Apply: Hanley Tel: 01782 202600 Email: hanley@bjbmail.com

* Guide/reserve price definitions can be found on page 7

LOT
72

45 Richard Moon Street, Crewe, Cheshire, CW1 3AX

*GUIDE PRICE **£64,000 plus**

- End-terrace house
- Two double bedrooms
- Rear yard
- Outside storage room
- Independent bathroom
- EPC - E

See page 14 for viewing schedule

Legal Representative
Mr Jonathan Manning
Hibberts LLP Solicitors
01270 215117
jhm@hibberts.com

Apply: Crewe Tel: 01270 213541 Email: crewe@bjbmail.com

LOT
73

159 Scotia Road, Burslem, Stoke-on-Trent, Staffordshire, ST6 4EZ

*GUIDE PRICE **£41,000 plus**

- Mid-terrace house
- Two bedrooms
- First floor bathroom
- In need of modernisation
- EPC - C
- Potential rental value approx. £4,500 p/a

Legal Representative
Mr David Perry
Shoosmiths
03700 864068
david.perry@shoosmiths.co.uk

Apply: Auction Tel: 01782 211180 Email: auction@bjbmail.com

* Guide/reserve price definitions can be found on page 7

LOT
74

56 Alberta Street, Dresden, Stoke-on-Trent, Staffordshire, ST3 4LF

*GUIDE PRICE **£45,000 plus**

- Mid-terrace house
- Two bedrooms
- Two reception rooms
- Fitted kitchen
- In need of modernisation
- Enclosed rear yard
- EPC- TBC
- Potential rental value approx. £4,200 p/a

See page 15 for viewing schedule

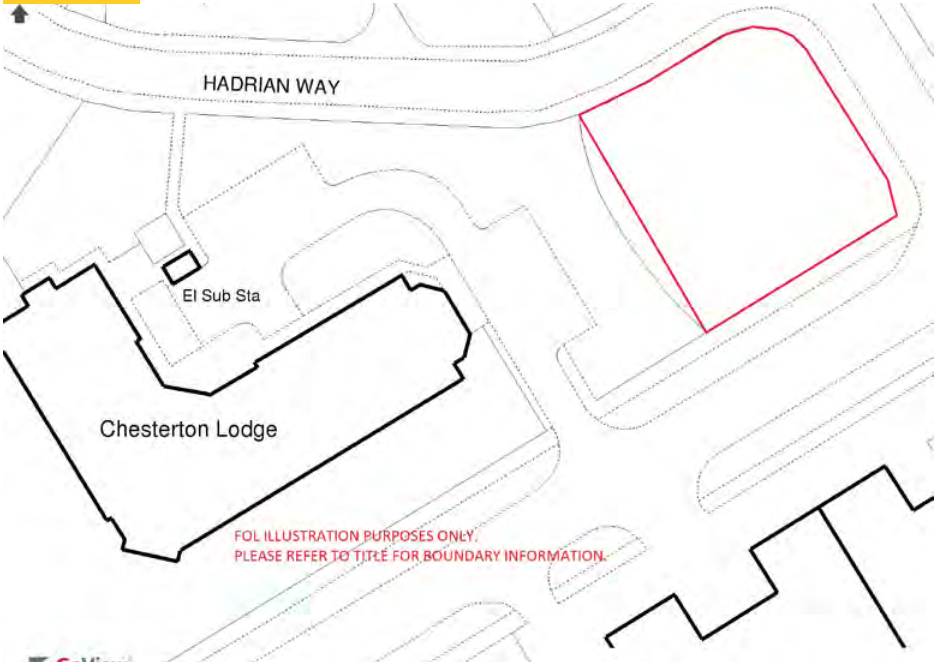
Legal Representative
Ms Jan Sweetman
Hobson and Latham
01323 412333
jan.sweetman@hobsonandlatham.co.uk

Apply: Longton Tel: 01782 594777 Email: longton@bjbmail.com

LOT
75

Land adj Chesterton Lodge Care Home, Loomer Road, Chesterton, Newcastle-under-Lyme, Staffordshire, ST5 7LB

*GUIDE PRICE **£75,000 plus**



- Building plot
- PP for 6 bed bungalow, accesses & parking
- N-u-L ref: 15/00921/FUL
- Previous PP granted for 5 x detached bungalows
- N-u-L ref: 15/00138
- EPC – N/A

For viewings please contact the branch, details below

Legal Representative
Mr Clint Hughes
Jamesons Property Lawyers
01782 719009
clinthughes@jamesons-conveyancing.co.uk

Apply: Newcastle Tel: 01782 622155 Email: newcastle@bjbmail.com

LOT
76

11 Bycars Road, Burslem, Stoke-on-Trent, Staffordshire, ST6 1BY

*GUIDE PRICE **£45,000 plus**

- Mid-terrace house
- Two bedrooms
- Two reception rooms
- Year yard
- EPC - E

See page 16 for viewing schedule

Legal Representative
Ms Antonia Baggaley
Myers & Co
01782 577000
antonia.baggaley@myerssolicitors.co.uk

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Notes

Notes

Notes

Common Auction Conditions

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The general conditions (including any extra general conditions) apply to the contract except to the extent that they are varied by special conditions or by an addendum.

Glossary

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

Wherever it makes sense:

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

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;

* Guide/reserve price definitions can be found on page 7

- 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.

Auction Conduct Conditions

A1 Introduction

A1.1 Words in bold blue 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 disapplied or varied by the **sale conditions** (even by a **condition** purporting to replace the whole of the Common Auction Conditions). They can be varied only if **we** agree.

A2 Our role

A2.1 As agents for each **seller** we have authority to:
(a) prepare the **catalogue** from information supplied by or on behalf of each **seller**;
(b) offer each **lot** for sale;
(c) sell each **lot**;
(d) receive and hold deposits;
(e) sign each **sale memorandum**; and
(f) treat a **contract** as repudiated if the **buyer** fails to sign a **sale memorandum** or pay a deposit as required by these **auction conduct conditions**.

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

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

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

A3 Bidding and reserve prices

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

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

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

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

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

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

A4 The particulars and other information

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

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

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

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

A5 The contract

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

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

A5.3 **You** must before leaving the **auction**:
(a) provide all information **we** reasonably need from **you** to enable us to complete the **sale memorandum** (including proof of your identity if required by **us**);
(b) sign the completed **sale memorandum**; and
(c) pay the deposit.

A5.4 If **you** do not **we** may either:
(a) as agent for the **seller** treat that failure as **your** repudiation of the **contract** and offer the **lot** for sale again: the **seller** may then have a claim against **you** for breach of contract; or
(b) sign the **sale memorandum** on **your** behalf.

A5.5 The deposit:
(a) is to be held as stakeholder where **VAT** would be chargeable on the deposit were it to be held as agent for the **seller**, but otherwise is to be held as stated in the **sale conditions**; and
(b) must be paid in pounds sterling by cheque or by bankers' draft made payable to **us** on an **approved financial institution**. The extra auction conduct conditions may state if **we** accept any other form of payment

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

A5.7 If the **buyer** does not comply with its obligations under the **contract** then:
(a) **you** are personally liable to buy the **lot** even if **you** are acting as an agent; and
(b) **you** must indemnify the **seller** in respect of any loss the **seller** incurs as a result of the **buyer's** default.

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

A6 Extra Auction Conduct Conditions

A6.1 Despite any **condition** to the contrary:
(a) The minimum deposit **we** accept is £1,000 (or the total **price**, if less). A **special condition** may, however, require a higher minimum deposit
(b) Sub-clause (a) of **Auction Conduct Condition** A5.5 shall be deemed to be deleted and shall be replaced with the following: "(a) is to be held as agent for the **seller** unless expressly stated otherwise in the **special conditions** provided that where VAT would be chargeable on the deposit were it to be held as agent for the **seller**, the deposit will be held as stakeholder despite any contrary provision in any **condition**; and"
(c) where the deposit is paid to **us** to be held as stakeholder, **we** may if **we** choose transfer all or part of it to the **seller's** conveyancer for them to hold as stakeholder in **our** place. Any part of the deposit not so transferred will be held by **us** as stakeholder.

A6.2 The **buyer** will pay an administration fee of £700 plus VAT to **us** for each **lot** purchased at the **auction**, prior to **auction** or post **auction** in addition to the deposit.

A6.3 The **buyer** will provide proof of identity and residency to us.

A6.4 **We** may accept payment by debit or credit card. Credit card payments carry a 2.5% surcharge. Credit card payment is not allowed for payment of deposit.

A6.5 **We** may refuse admittance to any person attending the **auction**. **We** do not have to explain why.

A6.6 The **buyer** will be photographed at the auction before the contract is signed.

A6.7 The **Seller** will not be under any obligation to remove any rubbish or other items whatsoever from the **lot** prior to **completion** of the purchase and the **Buyer** will not be allowed to delay **completion** or refuse to complete or claim compensation in respect of any rubbish or other items remaining on the **lot**.

General Conditions

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

The **general conditions** (including any extra general conditions) apply to the **contract** except to the extent that they are varied by **special conditions** or by an **addendum**.

G1 The lot

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

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

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

G1.4 The **lot** is also sold subject to such of the following as may affect it, whether they arise before or after the **contract date** and whether or not they are disclosed by the **seller** or are apparent from inspection of the lot or from the **documents**:
(a) matters registered or capable of registration as local land charges;
(b) matters registered or capable of registration by any competent authority or under the provisions of any statute;
(c) notices, orders, demands, proposals and requirements of any competent authority;
(d) charges, notices, orders, restrictions, agreements and other matters relating to town and country planning, highways or public health;
(e) rights, easements, quasi-easements, and wayleaves;
(f) outgoings and other liabilities;
(g) any interest which overrides, within the meaning of the Land Registration Act 2002;
(h) matters that ought to be disclosed by the searches and enquiries a prudent buyer would make, whether or not the **buyer** has made them; and
(i) anything the **seller** does not and could not reasonably know about.

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

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

G1.7 The **lot** does not include any tenant's or trade fixtures or fittings.

G1.8 Where chattels are included in the **lot** the **buyer** takes them as they are at **completion** and the **seller** is not liable if they are not fit for use.

G1.9 The **buyer** buys with full knowledge of:
(a) the **documents**, whether or not the **buyer** has read them; and
(b) the physical condition of the **lot** and what could reasonably be discovered on inspection of it, whether or not the **buyer** has inspected it.

G1.10 The **buyer** is not to rely on the information contained in the **particulars** but may rely on the **seller's** conveyancer's written replies to preliminary enquiries to the extent stated in those replies.

G2 Deposit

G2.1 The amount of the deposit is the greater of:
(a) any minimum deposit stated in the **auction conduct conditions** (or the total **price**, if this is less than that minimum); and
(b) 10% of the **price** (exclusive of any **VAT** on the **price**).

G2.2 The deposit
(a) must be paid in pounds sterling by cheque or banker's draft drawn on an **approved financial institution** (or by any other means of payment that the **auctioneers** may accept); and
(b) is to be held as stakeholder unless the **auction conduct conditions** provide that it is to be held as agent for the **seller**.

G2.3 Where the **auctioneers** hold the deposit as stakeholder they are authorised to release it (and interest on it if applicable) to the **seller** on **completion** or, if **completion** does not take place, to the person entitled to it under the **sale conditions**.

G2.4 If a cheque for all or part of the deposit is not cleared on first presentation the **seller** may treat the **contract** as at an end and bring a claim against the **buyer** for breach of contract.

G2.5 Interest earned on the deposit belongs to the **seller** unless the **sale conditions** provide otherwise.

G3 Between contract and completion

G3.1 Unless the **special conditions** state otherwise, the **seller** is to insure the **lot** from and including the **contract date** to **completion** and:
(a) produce to the **buyer** on request all relevant insurance details;
(b) pay the premiums when due;
(c) if the **buyer** so requests, and pays any additional premium, use reasonable endeavours to increase the sum insured or make other changes to the policy;
(d) at the request of the **buyer** use reasonable endeavours to have the **buyer's** interest noted on the policy if it does not cover a contracting purchaser;
(e) unless otherwise agreed, cancel the insurance at **completion**, apply for a refund of premium and (subject to the rights of any tenant or other third party) pay that refund to the **buyer**; and
(f) (subject to the rights of any tenant or other third party) hold on trust for the **buyer** any insurance payments that the **seller** receives in respect of loss or damage arising after the **contract date** or assign to the **buyer** the benefit of any claim; and the **buyer** must on **completion** reimburse to the **seller** the cost of that insurance (to the extent not already paid by the **buyer** or a tenant or other third party) for the period from and including the **contract date** to **completion**.

G3.2 No damage to or destruction of the **lot** nor any deterioration in its condition, however caused, entitles the **buyer** to any reduction in **price**, or to delay **completion**, or to refuse to complete.

G3.3 Section 47 of the Law of Property Act 1925 does not apply.

G3.4 Unless the **buyer** is already lawfully in occupation of the **lot** the **buyer** has no right to enter into occupation prior to **completion**.

G4 Title and identity

G4.1 Unless **condition** G4.2 applies, the **buyer** accepts the title of the **seller** to the **lot** as at the **contract date** and may raise no requisition or objection except in relation to any matter that occurs after the **contract date**.

G4.2 If any of the **documents** is not made available before the **auction** the following provisions apply:
(a) The buyer may raise no requisition on or objection to any of the documents that is made available before the auction.
(b) If the **lot** is registered land the **seller** is to give to the **buyer** within five **business days** of the **contract date** an official copy of the entries on the register and title plan and, where noted on the register, of all documents subject to which the **lot** is being sold.
(c) If the **lot** is not registered land the **seller** is to give to the **buyer** within five **business days** an abstract or epitome of title starting from the root of title mentioned in the **special conditions** (or, if none is mentioned, a good root of title more than fifteen years old) and must produce to the **buyer** the original or an examined copy of every relevant **document**.
(d) If title is in the course of registration, title is to consist of certified copies of:
(i) the application for registration of title made to the land registry;
(ii) the **documents** accompanying that application;
(iii) evidence that all applicable stamp duty land tax relating to that application has been paid; and
(iv) a letter under which the **seller** or its conveyancer agrees to use all reasonable endeavours to answer any requisitions

raised by the land registry and to instruct the land registry to send the completed registration documents to the **buyer**. (e) The **buyer** has no right to object to or make requisitions on any title information more than seven **business days** after that information has been given to the **buyer**.

G4.3 Unless otherwise stated in the **special conditions** the **seller** sells with full title guarantee except that (and the **transfer** shall so provide):
(a) the covenant set out in section 3 of the Law of Property (Miscellaneous Provisions) Act 1994 shall not extend to matters recorded in registers open to public inspection; these are to be treated as within the actual knowledge of the **buyer**; and
(b) the covenant set out in section 4 of the Law of Property (Miscellaneous Provisions) Act 1994 shall not extend to any condition or tenant's obligation relating to the state or condition of the **lot** where the **lot** is leasehold property.

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

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

G4.6 The **seller** (and, if relevant, the **buyer**) must produce to each other such confirmation of, or evidence of, their identity and that of their mortgagees and attorneys (if any) as is necessary for the other to be able to comply with applicable Land Registry Rules when making application for registration of the transaction to which the **conditions** apply.

G5 Transfer

G5.1 Unless a form of **transfer** is prescribed by the **special conditions**:
(a) the **buyer** must supply a draft **transfer** to the **seller** at least ten **business days** before the **agreed completion date** and the engrossment (signed as a deed by the **buyer** if **condition** G5.2 applies) five **business days** before that date or (if later) two **business days** after the draft has been approved by the **seller**; and
(b) the **seller** must approve or revise the draft **transfer** within five **business days** of receiving it from the **buyer**.

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

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

G6 Completion

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

G6.2 The amount payable on **completion** is the balance of the **price** adjusted to take account of apportionments plus (if applicable) **VAT** and interest.

G6.3 Payment is to be made in pounds sterling and only by:
(a) direct transfer to the **seller's** conveyancer's client account; and
(b) the release of any deposit held by a stakeholder.

G6.4 Unless the **seller** and the **buyer** otherwise agree, **completion** cannot take place until both have complied with their obligations under the **contract** and the balance of the **price** is unconditionally received in the **seller's** conveyancer's client account.

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

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

G7 Notice to complete

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

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

G7.3 If the **buyer** fails to comply with a notice to complete the **seller** may, without affecting any other remedy the **seller** has:
(a) terminate the **contract**;
(b) claim the deposit and any interest on it if held by a stakeholder;
(c) forfeit the deposit and any interest on it;
(d) resell the **lot**; and
(e) claim damages from the **buyer**.

G7.4 If the **seller** fails to comply with a notice to complete the **buyer** may, without affecting any other remedy the **buyer** has:
(a) terminate the **contract**; and
(b) recover the deposit and any interest on it from the **seller** or, if applicable, a stakeholder.

G8 If the contract is brought to an end

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

G9 Landlord's licence

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

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

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

G9.4 The **seller** must:
(a) use all reasonable endeavours to obtain the licence at the **seller's** expense; and
(b) enter into any authorised guarantee agreement properly required.

G9.5 The **buyer** must:
(a) promptly provide references and other relevant information; and
(b) comply with the landlord's lawful requirements.

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

G10 Interest and apportionments

G10.1 If the **actual completion date** is after the **agreed completion date** for any reason other than the **seller's** default the **buyer** must pay interest at the **interest rate** on the **price** (less any deposit paid) from the **agreed completion date** up to and including the **actual completion date**.

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

G10.4 Apportionments are to be calculated on the basis that:
(a) the **seller** receives income and is liable for outgoings for the whole of the day on which apportionment is to be made;
(b) annual income and expenditure accrues at an equal

daily rate assuming 365 days in a year, 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.

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 in advance 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:
(a) 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;
(b) if the **seller** gives the **buyer** notice of the **seller's** intended act and the **buyer** does not object within five **business days** giving reasons for the objection the **seller** may act as the **seller** intends; and
(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 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.

G13.2 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.

G13.3 Otherwise the **seller** must on **completion** pay and assign its interest in the rent deposit to the **buyer** under an assignment in which the buyer covenants with the **seller to**: (a) observe and perform the **seller's** covenants and conditions in the rent deposit deed and indemnify the **seller** in respect of any breach;
(b) give notice of assignment to the tenant; and
(c) give such direct covenant to the tenant as may be required by the rent deposit deed.

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:
(a) the **seller** and the **buyer** intend, and will take all practicable steps (short of an appeal) to procure, that the sale is treated as a transfer of a going concern; and
(b) this **condition** G15 applies.

G15.2 The **seller** confirms that the **seller**
(a) is registered for **VAT**, either in the **seller's** name or as a member of the same **VAT** group; and
(b) has (unless the sale is a standard-rated supply) made in relation to the **lot** a **VAT option** that remains valid and will not be revoked before **completion**.

G15.3 The **buyer** confirms that:
(a) it is registered for **VAT**, either in the **buyer's** name or as a member of a **VAT** group;
(b) it has made, or will make before **completion**, a **VAT option** in relation to the **lot** and will not revoke it before or within three months after **completion**;
(c) article 5(2B) of the Value Added Tax (Special Provisions) Order 1995 does not apply to it; and
(d) it is not buying the **lot** as a nominee for another person.

G15.4 The **buyer** is to give to the **seller** as early as possible before the **agreed completion date** evidence:
(a) of the **buyer's VAT** registration;
(b) that the **buyer** has made a **VAT option**; and
(c) that the **VAT option** has been notified in writing to HM Revenue and Customs; and if it does not produce the relevant evidence at least two **business days** before the **agreed completion date**, **condition** G14.1 applies at **completion**.

G15.5 The **buyer** confirms that after **completion** the **buyer** intends to:
(a) retain and manage the **lot** for the **buyer's** own benefit as a continuing business as a going concern subject to and with the benefit of the **tenancies**; and
(b) collect the rents payable under the **tenancies** and charge **VAT** on them

G15.6 If, after **completion**, it is found that the sale of the **lot** is not a transfer of a going concern then:
(a) the **seller's** conveyancer is to notify the **buyer's** conveyancer of that finding and provide a **VAT** invoice in

respect of the sale of the **lot**;
(b) the **buyer** must within five **business days** of receipt of the **VAT** invoice pay to the **seller** the **VAT** due; and
(c) if **VAT** is payable because the **buyer** has not complied with this **condition** G15, the buyer must pay and indemnify the **seller** against all costs, interest, penalties or surcharges that the **seller** incurs as a result.

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:
(a) to make an election on **completion** under Section 198 of the Capital Allowances Act 2001 to give effect to this **condition** G16; and
(b) to submit the value specified in the **special conditions** to HM Revenue and Customs for the purposes of their respective capital allowance computations.

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 contracts 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:
(a) in its condition at **completion**;
(b) for such title as the **seller** may have; and
(c) with no title guarantee;
and the **buyer** has no right to terminate the contract or any other remedy if information provided about the **lot** is inaccurate, incomplete or missing.

G19.5 Where relevant:
(a) the **documents** must include certified copies of those under which the **practitioner** is appointed, the document of appointment and the **practitioner's** acceptance of appointment; and
(b) the **seller** may require the **transfer** to be by the lender exercising its power of sale under the Law of Property Act 1925.

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:
(a) The **seller** must notify the **buyer** of those employees whose contracts of employment will transfer to the **buyer** on **completion** (the "Transferring Employees"). This notification must be given to the **buyer** not less than 14 days before **completion**.
(b) The **buyer** confirms that it will comply with its obligations under **TUPE** and any **special conditions** in respect of the Transferring Employees.
(c) The **buyer** and the **seller** acknowledge that pursuant and subject to **TUPE**, the contracts of employment between the Transferring Employees and the **seller** will transfer to the **buyer** on **completion**.
(d) The **buyer** is to keep the **seller** indemnified against all liability for the Transferring Employees after **completion**.

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:
(a) service charge expenditure attributable to each **tenancy**;
(b) payments on account of service charge received from each tenant;
(c) any amounts due from a tenant that have not been received;
(d) any service charge expenditure that is not attributable to any **tenancy** and is for that reason irrecoverable.

G22.4 In respect of each **tenancy**, if the service charge account shows that:
(a) payments on account (whether received or still then due from a tenant) exceed attributable service charge expenditure, the **seller** must pay to the **buyer** an amount equal to the excess when it provides the service charge account;
(b) attributable service charge expenditure exceeds payments on account (whether those payments have been received or are still then due), the **buyer** must use all reasonable endeavours to recover the shortfall from the tenant at the next service charge reconciliation date and pay the amount so recovered to the **seller** within five **business days** of receipt in cleared funds; but in respect of payments on account that are still due from a tenant **condition** G11 **(arrears)** applies.

G22.5 In respect of service charge expenditure that is not attributable to any **tenancy** the **seller** must pay the expenditure incurred in respect of the period before **actual completion date** and the **buyer** must pay the expenditure incurred in respect of the period after **actual completion date**. Any necessary monetary adjustment is to be made within five **business days** of the **seller** providing the service charge account to the **buyer**.

G22.6 If the **seller** holds any reserve or sinking fund on account of future service charge expenditure or a depreciation fund:
(a) the **seller** must pay it (including any interest earned on it) to the **buyer** on **completion**; and
(b) the **buyer** must covenant with the **seller** to hold it in accordance with the terms of the **tenancies** and to indemnify the **seller** if it does not do so.

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:
(a) give to the **buyer** full details of all rent review negotiations and proceedings, including copies of all correspondence and other papers; and
(b) use all reasonable endeavours to substitute the **buyer** for the **seller** in any rent review proceedings.

G23.5 The **seller** and the **buyer** are to keep each other informed of the progress of the rent review and have regard to any proposals the other makes in relation to it.

G23.6 When the rent review has been agreed or determined the **buyer** must account to the **seller** for any increased rent and interest recovered from the tenant that relates to the **seller's** period of ownership within five **business days** of receipt of cleared funds.

G23.7 If a rent review is agreed or determined before **completion** but the increased rent and any interest recoverable from the tenant has not been received by **completion** the increased rent and any interest recoverable is to be treated as **arrears**.

G23.8 The **seller** and the **buyer** are to bear their own costs in relation to rent review negotiations and proceedings.

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:
(a) with the co-operation of the **seller** take immediate steps to substitute itself as a party to any proceedings;
(b) use all reasonable endeavours to conclude any proceedings or negotiations for the renewal of the **tenancy** and the determination of any interim rent as soon as reasonably practicable at the best rent or rents reasonably obtainable; and
(c) if any increased rent is recovered from the tenant (whether as interim rent or under the renewed **tenancy**) account to the **seller** for the part of that increase that relates to the **seller's** period of ownership of the **lot** within five **business days** of receipt of cleared funds.

G24.5 The **seller** and the **buyer** are to bear their own costs in relation to the renewal of the tenancy and any proceedings relating to this.

G25 Warranties

G25.1 Available warranties are listed in the **special conditions**.

G25.2 Where a warranty is assignable the **seller** must:
(a) on **completion** assign it to the **buyer** and give notice of assignment to the person who gave the warranty; and
(b) apply for (and the **seller** and the **buyer** must use all reasonable endeavours to obtain) any consent to assign that is required. If consent has not been obtained by **completion** the warranty must be assigned within five **business days** after the consent has been obtained.

G25.3 If a warranty is not assignable the **seller** must after **completion**:
(a) hold the warranty on trust for the **buyer**; and
(b) at the **buyer's** cost comply with such of the lawful instructions of the **buyer** in relation to the warranty as do not place the **seller** in breach of its terms or expose the **seller** to any liability or penalty.

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:
(a) procure that it becomes registered at Land Registry as proprietor of the **lot**;
(b) procure that all rights granted and reserved by the lease under which the **lot** is held are properly noted against the affected titles; and
(c) provide the **seller** with an official copy of the register relating to such lease showing itself registered as proprietor.

G27.2 This condition G27.2 applies where the **lot** comprises part of a registered title.
The **buyer** must at its own expense and as soon as practicable:
(a) apply for registration of the **transfer**;
(b) provide the **seller** with an official copy and title plan for the **buyer's** new title; and
(c) join in any representations the **seller** may properly make to Land Registry relating to the application.

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:
(a) delivered by hand; or
(b) made electronically and personally acknowledged (automatic acknowledgement does not count); or
(c) there is proof that it was sent to the address of the person to whom it is to be given (as specified in the **sale memorandum**) by a postal service that offers normally to deliver mail the next following **business day**.

G28.3 A communication is to be treated as received:
(a) when delivered, if delivered by hand; or
(b) when personally acknowledged, if made electronically;
but if delivered or made after 1700 hours on a **business day** a communication is to be treated as received on the next **business day**.

G28.4 A communication sent by a postal service that offers normally to deliver mail the next following **business day** will be treated as received on the second **business day** after it has been posted.

G29 Contracts (Rights of Third Parties) Act 1999

No one is intended to have any benefit under the **contract** pursuant to the Contract (Rights of Third Parties) Act 1999.

G30 Extra General Conditions

The following general conditions are to be treated as being amended as follows:

G17.2 the word "actual" shall be replaced by the word "agreed"

G25.3 (b) the words "or cost" shall be added at the end.

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