

# butters john bee<sup>bjb</sup>

## Property auction catalogue

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

**Monday 25 September 2017**

[www.buttersjohnbee.com](http://www.buttersjohnbee.com)



# butters john bee <sup>bjb</sup>

## Property auctions 2017

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

<b>2017 Auction Dates</b>	<b>Closing Date For Entries</b>
23 January	8 December
27 February	19 January
3 April	17 February
8 May	24 March
12 June	28 April
17 July	2 June
21 August	7 July
25 September	11 August
30 October	15 September
4 December	20 October

All auctions start at 6.30pm

### Freehold & Leasehold Lots offered in conjunction with...

A collage of logos for various law firms and solicitors, including McQuades, Woolfsdrifts, Goddard Dunbar, Freeths, Whitehead's, Chesworths, tinsdillsolicitors, Johnsons Conveyancing, RJS, Hibberts LLP, Beswicks Legal, Young & Co Solicitors, Walters & Plaskitt, Gardner & Champion, Nowell Meller, Hutsby Mees, and EB.



# The Region's Number 1 property auctioneer

Meet the team at butters john bee auctions. We also have over 25 expert valuers and surveyors, who can advise on all aspects of selling your property at auction.



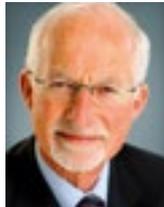
**John Hand**  
Auction Manager.



**Donna Fern**  
Auction Negotiator



**Andy Townsend**  
Managing Director  
Lettings/Auction



**Peter Sawyer**  
Auctioneer



**Rob Oulton**  
Auctioneer



**Tom Wilde**  
Auctioneer

## Welcome

Welcome to our September sale our eighth sale of 2017, and we have already offered over 500 Lots so far this year, and here we are with another 80 for this month. Please remember that you need to register with us prior to bid at this auction, so please leave yourself plenty of time on the night, and bring your original documents with you, or you can call into any of our 17 High Street branches at any time before the sale where our team will be happy to assist.

We have some really exciting Lots this month, with prices starting at £25,000 for Residential properties, Commercial properties at just £10,000 and plots of land from £10,000. If you can't make it on the night, then you can still participate via our

Internet bidding system, contact us on 0800 090 2200, our email [auction@bjbmail.com](mailto:auction@bjbmail.com) for further details.

Top picks for this month include; 19 Station Street in Longport, Stoke-on-Trent, perfect for conversion to a residential dwelling subject to planning consent, with a meagre guide of just £25,000 this property is prime development potential. If its commercial property that you are looking for we have a large selection in this month's sale, including two units on Market Street, Longton, they will need a lot of work, but that is reflected in the very low guide price. Another very interesting one to look out for, is a cottage ruin and land, situated in the picturesque area of Clwyd in Wales, so much potential here, and guided at just £10,000, could be very lucrative venture.

# 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 photo ID and one proof of residence; 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](mailto: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 1 – PHOTO IDENTIFICATION

- Current full UK/EU photo driving licence.
- Valid ID card.
- Current, signed passport.
- Residents permit issued by the Home Office to an EU National.
- Fireman or shotgun certificate.

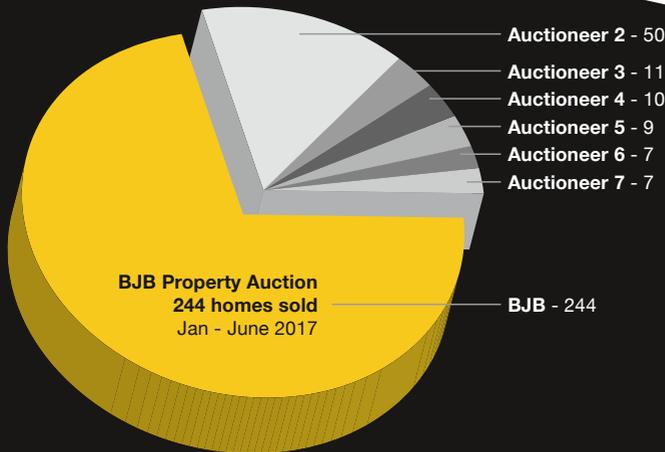
## LIST 2 – PROOF OF RESIDENCE

- Recent bank or building society / credit card / mortgage statement.
- Recent Council Tax bill.
- HMRC tax notification.
- Current UK/EU Photo card driving licence (if not used to prove identity)
- Utility bill (within the last 3 months) or current council tax bill.

# Officially Staffordshire's Number 1 Property Auctioneer

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

butters john bee, featured on TV's Homes Under the Hammer, has sold more properties this year than every other auctioneer in Staffordshire combined. In fact 72% of all properties were sold by bjb alone\*!



If you are interested in buying or selling, come down to our next auction at The Moat House, Festival Way, Stoke-on-Trent, ST1 5BQ. For all dates visit [buttersjohnbee.com](http://buttersjohnbee.com)

\*Data sourced from EIG H1 half year reports up to 30th June 2017

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# 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** 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](http://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 £625 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](http://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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**butters john bee** <sup>bjb</sup>

# Order of sale (unless previously sold or withdrawn)

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

**Monday 25 September 2017 at 6.30pm**



- 1 55 Keary Street, Stoke, Stoke-on-Trent, Staffordshire ST4 4AS
- 2 19 Station Street, Longport, Stoke-on-Trent, Staffordshire ST6 4ND
- 3 44 Fletcher Road, Stoke, Stoke-on-Trent, Staffordshire ST4 4AJ
- 4 35 St Pauls Street, Longport, Stoke-on-Trent, Staffordshire ST6 4BZ
- 5 44 Carlton Avenue, Tunstall, Stoke-on-Trent, Staffordshire ST6 7HU
- 6 51 Carron Street, Fenton, Stoke-on-Trent, Staffordshire ST4 3DT
- 7 1 Corfield Place, Norton, Stoke-on-Trent, Staffordshire ST6 8HF
- 8 15 Moreton Parade, Maybank, Newcastle-under-Lyme, Staffordshire ST5 0JD
- 9 28 Dorchester Walk, Bentilee, Stoke-on-Trent, Staffordshire ST2 0NB
- 10 2 Roseacre, Thistleberry, Newcastle-under-Lyme, Staffordshire ST5 2LS
- 11 17 Shrewsbury Street, Prees, Whitchurch, Shropshire SY13 2DH
- 12 102 Stanton Road, Meir, Stoke-on-Trent, Staffordshire ST3 6DF
- 13 209 Ubberley Road, Bentilee, Stoke-on-Trent, Staffordshire ST2 0EN
- 14 Former St Johns Ambulance, Liverpool Road, Cross Heath, Newcastle-under-Lyme, Staffordshire ST5 9HF
- 15 4 Hungerford Terrace, Crewe, Cheshire CW1 6HF
- 16 3 Gowan Avenue, Tunstall, Stoke-on-Trent, Staffordshire ST6 7HG
- 17 1 St Johns Road, Rowley Park, Stafford, Staffordshire ST17 9AS
- 18 Holloway Farm, Holloway Lane, Maer, Newcastle-under-Lyme, Staffordshire ST5 5EP
- 19 260 Dawlish Drive, Bentilee, Stoke-on-Trent, Staffordshire ST2 0HW
- 20 17 Moorland Road, Burslem, Stoke-on-Trent, Staffordshire ST6 1DS
- 21 12 Somerset Avenue, Kidsgrove, Stoke-on-Trent, Staffordshire ST7 1EX
- 22 11 Almond Grove, Blurton, Stoke-on-Trent, Staffordshire ST3 2AR
- 23 77-79 Liverpool Road, Stoke, Stoke-on-Trent, Staffordshire ST4 1AE
- 24 181 Crewe Road, Shavington, Crewe, Cheshire CW2 5AH
- 25 112 Draycott Road, Tean, Stoke-on-Trent, Staffordshire ST10 4JF
- 26 11 Church Lane, Betley, Cheshire CW3 9AX
- 27 6 Bright Street, Meir, Stoke-on-Trent, Staffordshire ST3 6AG
- 28 71 Century Street, Hanley, Stoke-on-Trent, Staffordshire ST1 5HY
- 29 9 The Villas, Stoke, Stoke-on-Trent, Staffordshire ST4 5AH
- 30 40 Market Street, Longton, Stoke-on-Trent, Staffordshire ST3 1BS
- 31 86 Lowther Street, Hanley, Stoke-on-Trent, Staffordshire ST1 5JF
- 32 77 Market Street, Longton, Stoke-on-Trent, Staffordshire ST3 1BW
- 33 41 Chapel Street, Mow Cop, Stoke-on-Trent, Staffordshire ST7 4NS
- 34 10 Palace Court, Wardle Street, Tunstall, Stoke-on-Trent, Staffordshire ST6 6AL
- 35 42 Emerald Way, Baddeley Green, Stoke-on-Trent, Staffordshire ST6 8HL
- 36 1 Market Street, Longton, Stoke-on-Trent, Staffordshire ST3 1BE
- 37 63 Wrenbury Crescent, Berryhill, Stoke-on-Trent, Staffordshire ST2 9JZ
- 38 52 London Road, Chesterton, Newcastle-under-Lyme, Staffordshire ST5 7EL
- 39 Land to rear of 61b London Road, Stapeley, Nantwich, Cheshire CW5 7JL
- 40 37 Wellfield Road, Bentilee, Stoke-on-Trent, Staffordshire ST2 0DU
- 41 116 Edleston Road, Crewe, Cheshire CW2 7HD

- 42 52 Birks Street, Stoke, Stoke-on-Trent, Staffordshire ST4 4HF
- 43 31 Middlefield Road, Bentilee, Stoke-on-Trent, Staffordshire ST2 0BZ
- 44 Land adjacent to 35 Sutherland Avenue, Dresden, Stoke-on-Trent, Staffordshire ST3 4EQ
- 45 19 Market Street, Longton, Stoke-on-Trent, Staffordshire ST3 1BE
- 46 1 Warrilow Close, Meir, Stoke-on-Trent, Staffordshire ST3 7RJ
- 47 Land at Featherbed Lane, Featherbed Lane, Hixon, Stafford, Staffordshire ST18 0QF
- 48 29 Cranswick Grove, Bentilee, Stoke-on-Trent, Staffordshire ST2 0PZ
- 49 6 Argyll Close, Blythe Bridge, Stoke-on-Trent, Staffordshire ST11 9LA
- 50 32 Ball Haye Road, Leek, Staffordshire ST13 6AF
- 51 2 Weighton Grove, Bentilee, Stoke-on-Trent, Staffordshire ST2 0PY
- 52 Mona Cottage, Pen-Y-Ball Hill, Brynford, Holywell, Clwyd CH8 8SU
- 53 Property and Land, 9 Millrise Road, Milton, Stoke-on-Trent, Staffordshire ST2 7BN
- 54 21 Willow Tree Grove, Heron Cross, Stoke-on-Trent, Staffordshire ST4 3BF
- 55 104 Aylesbury Road, Bentilee, Stoke-on-Trent, Staffordshire ST2 0LX
- 56 11 Webster Street, Newcastle-under-Lyme, Staffordshire ST5 1NX
- 57 105 Clayfield Grove West, Saxonfields, Stoke-on-Trent, Staffordshire ST3 5SL
- 58 8 Plainfield Grove, Bentilee, Stoke-on-Trent, Staffordshire ST2 0RP
- 59 Garage Site and Land rear of 41 Orme Road, Newcastle-under-Lyme, Staffordshire ST5 2ND
- 60 12 Levita Road, Oakhill, Stoke-on-Trent, Staffordshire ST4 5PR
- 61 529-531 King Street, Longton, Stoke-on-Trent, Staffordshire ST3 1HD
- 62 77 Barks Drive, Norton, Stoke-on-Trent, Staffordshire ST6 8HA
- 63 450 Albion Street, Wall Heath, Kings Winsford, West Midlands DY6 0JP
- 64 21 Homer Street, Hanley, Stoke-on-Trent, Staffordshire ST1 3NZ
- 65 62 Neville Street, Oakhill, Stoke-on-Trent, Staffordshire ST4 5BW
- 66 Cross Guns Public House, 19 Vincent Street, Stoke-on-Trent, Staffordshire ST1 6PW
- 67 Land at Farwall Lane, Calton, Leek, Staffordshire ST10 3JZ
- 68 Building Plot to the rear of 77-83 Castle Street, Chesterton, Newcastle-under-Lyme, Staffordshire ST5 7LP
- 69 372 Werrington Road, Bucknall, Stoke-on-Trent, Staffordshire ST2 9AB
- 70 Agricultural Land, Sandy Bank Bowers Bent, Standon, Eccleshall, Staffordshire ST21 6SG
- 71 116 Wellesley Street, Shelton, Stoke-on-Trent, Staffordshire ST1 4NS
- 72 51 Meadow Lane, Cross Heath, Newcastle-under-Lyme, Staffordshire ST5 9AJ
- 73 57 Louise Street, Burslem, Stoke-on-Trent, Staffordshire ST6 1AS
- 74 5 Elaine Avenue, High Lane, Burslem, Stoke-on-Trent, Staffordshire ST6 7DE
- 75 11 Floyd Street, Stoke, Stoke-on-Trent, Staffordshire ST4 7RT
- 76 1804 Leek Road, Milton, Stoke-on-Trent, Staffordshire ST2 7AF
- 77 17 Rickerscote Road, Stafford, Staffordshire ST17 9ET
- 78 Land at Mirion Street, Crewe, Cheshire CW1 2AP
- 79 28 Rosendale Avenue, Chesterton, Newcastle-under-Lyme, Staffordshire ST5 7NG
- 80 Land to the rear of 25 Wood Street, Bignall End, Stoke-on-Trent, Staffordshire ST7 8QL
- 81 487 Walsall Road, Great Wyrley, Walsall WS6 6HY

# Order of sale

in alphabetical order

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

**Monday 25 September 2017 at 6.30pm**



- 63 Albion Street, Wall Heath, Kings Winsford, West Midlands DY6 0JP
- 22 Almond Grove, Blurton, Stoke-on-Trent, Staffordshire ST3 2AR
- 49 Argyll Close, Blythe Bridge, Stoke-on-Trent, Staffordshire ST11 9LA
- 55 Aylesbury Road, Bentilee, Stoke-on-Trent, Staffordshire ST2 0LX
- 50 Ball Haye Road, Leek, Staffordshire ST13 6AF
- 62 Barks Drive, Norton, Stoke-on-Trent, Staffordshire ST6 8HA
- 42 Birks Street, Stoke, Stoke-on-Trent, Staffordshire ST4 4HF
- 27 Bright Street, Meir, Stoke-on-Trent, Staffordshire ST3 6AG
- 5 Carlton Avenue, Tunstall, Stoke-on-Trent, Staffordshire ST6 7HU
- 6 Carron Street, Fenton, Stoke-on-Trent, Staffordshire ST4 3DT
- 68 Castle Street, Chesterton, Newcastle-under-Lyme, Staffordshire ST5 7LP
- 28 Century Street, Hanley, Stoke-on-Trent, Staffordshire ST1 5HY
- 33 Chapel Street, Mow Cop, Stoke-on-Trent, Staffordshire ST7 4NS
- 26 Church Lane, Betley, Cheshire CW3 9AX
- 57 Clayfield Grove West, Saxonfields, Stoke-on-Trent, Staffordshire ST3 5SL
- 7 Corfield Place, Norton, Stoke-on-Trent, Staffordshire ST6 8HF
- 48 Cranswick Grove, Bentilee, Stoke-on-Trent, Staffordshire ST2 0PZ
- 24 Crewe Road, Shavington, Crewe, Cheshire CW2 5AH
- 19 Dawlish Drive, Bentilee, Stoke-on-Trent, Staffordshire ST2 0HW
- 9 Dorchester Walk, Bentilee, Stoke-on-Trent, Staffordshire ST2 0NB
- 25 Draycott Road, Tean, Stoke-on-Trent, Staffordshire ST10 4JF
- 41 Edleston Road, Crewe, Cheshire CW2 7HD
- 74 Elaine Avenue, High Lane, Burslem, Stoke-on-Trent, Staffordshire ST6 7DE
- 35 Emerald Way, Baddeley Green, Stoke-on-Trent, Staffordshire ST6 8HL
- 67 Farwall Lane, Calton, Leek, Staffordshire ST10 3JZ
- 47 Featherbed Lane, Featherbed Lane, Hixon, Stafford, Staffordshire ST18 0QF
- 3 Fletcher Road, Stoke, Stoke-on-Trent, Staffordshire ST4 4AJ
- 75 Floyd Street, Stoke, Stoke-on-Trent, Staffordshire ST4 7RT
- 16 Gowan Avenue, Tunstall, Stoke-on-Trent, Staffordshire ST6 7HG
- 18 Holloway Lane, Maer, Newcastle-under-Lyme, Staffordshire ST5 5EP
- 64 Homer Street, Hanley, Stoke-on-Trent, Staffordshire ST1 3NZ
- 15 Hungerford Terrace, Crewe, Cheshire CW1 6HF
- 1 Keary Street, Stoke, Stoke-on-Trent, Staffordshire ST4 4AS
- 61 King Street, Longton, Stoke-on-Trent, Staffordshire ST3 1HD
- 76 Leek Road, Milton, Stoke-on-Trent, Staffordshire ST2 7AF
- 60 Levita Road, Oakhill, Stoke-on-Trent, Staffordshire ST4 5PR
- 14 Liverpool Road, Cross Heath, Newcastle-under-Lyme, Staffordshire ST5 9HF
- 23 Liverpool Road, Stoke, Stoke-on-Trent, Staffordshire ST4 1AE
- 38 London Road, Chesterton, Newcastle-under-Lyme, Staffordshire ST5 7EL
- 39 London Road, Stapeley, Nantwich, Cheshire CW5 7JL
- 73 Louise Street, Burslem, Stoke-on-Trent, Staffordshire ST6 1AS
- 31 Lowther Street, Hanley, Stoke-on-Trent, Staffordshire ST1 5JF

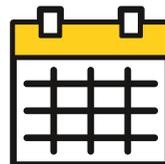
- 30 Market Street, Longton, Stoke-on-Trent, Staffordshire ST3 1BS
- 32 Market Street, Longton, Stoke-on-Trent, Staffordshire ST3 1BW
- 36 Market Street, Longton, Stoke-on-Trent, Staffordshire ST3 1BE
- 45 Market Street, Longton, Stoke-on-Trent, Staffordshire ST3 1BE
- 72 Meadow Lane, Cross Heath, Newcastle-under-Lyme, Staffordshire ST5 9AJ
- 43 Middlefield Road, Bentilee, Stoke-on-Trent, Staffordshire ST2 0BZ
- 53 Millrise Road, Milton, Stoke-on-Trent, Staffordshire ST2 7BN
- 78 Mirion Street, Crewe, Cheshire CW1 2AP
- 20 Moorland Road, Burslem, Stoke-on-Trent, Staffordshire ST6 1DS
- 8 Moreton Parade, Maybank, Newcastle-under-Lyme, Staffordshire ST5 0JD
- 65 Neville Street, Oakhill, Stoke-on-Trent, Staffordshire ST4 5BW
- 59 Orme Road, Newcastle-under-Lyme, Staffordshire ST5 2ND
- 34 Palace Court, Wardle Street, Tunstall, Stoke-on-Trent, Staffordshire ST6 6AL
- 52 Pen-Y-Ball Hill, Brynford, Holywell, Clwyd CH8 8SU
- 58 Plainfield Grove, Bentilee, Stoke-on-Trent, Staffordshire ST2 0RP
- 77 Rickerscote Road, Stafford, Staffordshire ST17 9ET
- 10 Roseacre, Thistleberry, Newcastle-under-Lyme, Staffordshire ST5 2LS
- 79 Rosendale Avenue, Chesterton, Newcastle-under-Lyme, Staffordshire ST5 7NG
- 70 Sandy Bank Bowers Bent, Standon, Eccleshall, Staffordshire ST21 6SG
- 11 Shrewsbury Street, Prees, Whitchurch, Shropshire SY13 2DH
- 21 Somerset Avenue, Kidsgrove, Stoke-on-Trent, Staffordshire ST7 1EX
- 17 St Johns Road, Rowley Park, Stafford, Staffordshire ST17 9AS
- 4 St Pauls Street, Longport, Stoke-on-Trent, Staffordshire ST6 4BZ
- 12 Stanton Road, Meir, Stoke-on-Trent, Staffordshire ST3 6DF
- 2 Station Street, Longport, Stoke-on-Trent, Staffordshire ST6 4ND
- 44 Sutherland Avenue, Dresden, Stoke-on-Trent, Staffordshire ST3 4EQ
- 29 The Villas, Stoke, Stoke-on-Trent, Staffordshire ST4 5AH
- 13 Ubberley Road, Bentilee, Stoke-on-Trent, Staffordshire ST2 0EN
- 66 Vincent Street, Stoke-on-Trent, Staffordshire ST1 6PW
- 81 Walsall Road, Great Wyrley, Walsall WS6 6HY
- 46 Warrilow Close, Meir, Stoke-on-Trent, Staffordshire ST3 7RJ
- 56 Webster Street, Newcastle-under-Lyme, Staffordshire ST5 1NX
- 51 Weighton Grove, Bentilee, Stoke-on-Trent, Staffordshire ST2 0PY
- 71 Wellesley Street, Shelton, Stoke-on-Trent, Staffordshire ST1 4NS
- 40 Wellfield Road, Bentilee, Stoke-on-Trent, Staffordshire ST2 0DU
- 69 Werrington Road, Bucknall, Stoke-on-Trent, Staffordshire ST2 9AB
- 54 Willow Tree Grove, Heron Cross, Stoke-on-Trent, Staffordshire ST4 3BF
- 80 Wood Street, Bignall End, Stoke-on-Trent, Staffordshire ST7 8QL
- 37 Wrenbury Crescent, Berryhill, Stoke-on-Trent, Staffordshire ST2 9JZ

Is your property suitable for sale by auction?

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# Viewing schedule



## Commercial

**Wednesday 6th September,  
Thursday 14th September  
and Wednesday 20th September**

LOT	ADDRESS	TIME
20	17 Moorland Road, Burslem, Stoke-on-Trent, ST6 1DS	3.45pm

**Wednesday 30th August, Wednesday 13th September and Thursday 21st September**

LOT	ADDRESS	TIME
2	19 Station Street, Longton, Stoke-on-Trent, ST6 4ND	10.00am

## Crewe

**Friday 25th August, Friday 1st September, Friday 8th September, Friday 15th September, Friday 22nd September and, Saturday 26th August, Saturday 2nd September, Saturday 9th September, Saturday 16th September, Saturday 23rd September**

LOT	ADDRESS	TIME
24	181 Crewe Road, Shavington, Crewe CW2 5AH	9:30am–10:00am
15	4 Hungerford Terrace, Crewe, Cheshire, CW1 6HF	10:30am–11:00am

## Kidsgrove

**Wednesday 30th August, Saturday 9th September, Saturday 16th September, Wednesday 20th September & Saturday 23rd September**

LOT	ADDRESS	TIME
5	44 Carlton Avenue, Tunstall, Stoke-on-Trent, Staffs, ST6 7HU	10.00am–10.20am
33	41 Chapel Street, Mow Cop, Stoke-on-Trent, Staffs, ST7 4NS	10.40am–11.00am
21	12 Somerset Avenue, Kidsgrove, Stoke-on-Trent, ST7 1EX	11.10am–11.30am

## Bought an investment?

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appraisal of your property



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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.

**Hanley****Thursday 14th & Thursday 21st September**

LOT	ADDRESS	TIME
40	37 Wellfield Road, Bentilee, Stoke-on-Trent, ST2 0DU	9.15
43	31 Middlefield Road, Bentilee, Stoke-on-Trent, ST2 0BZ	9.45
58	8 Plainfield Grove, Bentilee, Stoke-on-Trent, ST2 0RP	10.15
19	260 Dawlish Drive, Bentilee, Stoke-on-Trent, ST2 0HW	10.45
48	29 Cranswick Grove, Bentilee, Stoke-on-Trent, ST2 0PZ	11.15
51	2 Weighton Grove, Bentilee, Stoke-on-Trent, ST2 0PY	11.45
13	209 Ubberley Road, Bentilee, Stoke-on-Trent, ST2 0EN	12.15
55	104 Aylesbury Road, Bentilee, Stoke-on-Trent, ST2 0LX	12.45
9	28 Dorchester Walk, Bentilee, Stoke-on-Trent, ST2 0NB	13.15
37	63 Wrenbury Crescent, Berryhill, Stoke-on-Trent, ST2 9JZ	13.45
22	11 Almond Grove, Blurton, Stoke-on-Trent, ST3 2AR	14.30
16	3 Gowan Avenue, Tunstall, Stoke-on-Trent, ST6 7HG	15.30
7	1 Corfield Place, Norton, Stoke-on-Trent, ST6 8HF	16.00

**Tuesday 12th, Friday 15th, Tuesday 19th & Friday 22nd September**

LOT	ADDRESS	TIME
50	32 Ball Haye Road, Leek, Staffordshire, ST13 6AF	9.30
76	1804 Leek Road, Milton, Stoke-on-Trent, ST2 7AF	10.20
35	42 Emerald Way, Baddeley Green, Stoke-on-Trent, ST6 8HL	11.00
62	77 Barks Drive, Norton, Stoke-on-Trent, ST6 8HA	11.30
73	57 Louise Street, Burslem, Stoke-on-Trent, ST6 1AS	12.00
74	5 Elaine Avenue, Burslem, Stoke-on-Trent, ST6 7DE	12.30
34	10 Palace Court, Tunstall, Stoke-on-Trent, ST6 6AL	13.00
69	372 Werrington Road, Bucknall, Stoke-on-Trent, ST2 9AB	13.40
64	21 Homer Street, Hanley, Stoke-on-Trent, ST1 3NZ	14.10
28	71 Century Street, Hanley, Stoke-on-Trent, ST1 5HY	14.40
31	86 Lowther Street, Hanley, Stoke-on-Trent, ST1 5JF	15.00
71	116 Wellesley Street, Shelton, Stoke-on-Trent, ST1 4NS	15.30
1	55 Keary Street, Stoke, Stoke-on-Trent, ST4 4AS	16.10

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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**

**Friday 25th August, Saturday 2nd September,  
Friday 8th September, Saturday 16th September  
& Friday 22nd September**



LOT	ADDRESS	TIME
6	51 Carron Street, Fenton, Stoke-on-Trent, Staffordshire, ST4 3DT	9.30am–9:50am
54	21 Willow Tree Grove, Heron Cross, Staffordshire, ST4 3BF	10.00am–10:20am
46	1 Warrilow Close, Meir, Stoke-on-Trent, Staffordshire, ST3 7RJ	10.30am–10:50am
27	6 Bright Street, Meir, Stoke-on-Trent, Staffordshire, ST3 6AG	11.00am–11:20am
12	102 Stanton Road, Meir, Stoke-on-Trent, Staffordshire, ST3 6DF	11.20am–11.50am
49	6 Argyll Close, Blythe Bridge, Staffordshire, ST11 9LA	12.30pm–12:50pm
25	112 Draycott Road, Tean, Stoke-on-Trent, Staffordshire, ST10 4JF	13.00pm–13:30pm

**Newcastle**

**Thursday 24th August, Thursday 31st August, Thursday 7th September, Thursday  
14th September, Saturday 16th September, Thursday, 21st September, Monday  
25th September**

LOT	ADDRESS	TIME
56	11 Webster Street, Newcastle-under-Lyme, Staffordshire, ST5 1 NX	09.30am–09.45am
65	62 Neville Street, Oakhill, Stoke-on-Trent, Staffordshire, ST4 5BW	10.00am–10.15am
60	12 Levita Road, Oakhill, Stoke-on-Trent, Staffordshire, ST4 5PR	10.25am–10.40am
75	11 Floyd Street, Stoke-on-Trent, Staffordshire, ST4 7RT	10.50am–11.05am
3	44 Fletcher Street, Stoke-on-Trent, Staffordshire, ST4 4AJ	11.15am–11.30am
8	15 Moreton Parade, Maybank, Staffordshire, ST5 0JD	11.40am–11.55am
72	51 Meadow Lane, Cross Heath, Staffordshire, ST5 9AJ	12.05m–12.20pm
45	28 Rosendale Avenue, Chesterton, Staffordshire, ST5 7NG	12.40pm–12.55pm
38	52 London Road, Chesterton, Staffordshire, ST5 7EL	1.10pm–1.25pm
10	2 Roseacre, Thistleberry, Newcastle-under-Lyme, ST5 2LS	1.40pm–1.55pm
26	11 Church Lane, Betley, Cheshire, CW3 9AX	2.20pm–2.35pm
18	Holloway Farm, Holloway Lane, Maer, Staffordshire, ST5 5EP	3.00pm–3.15pm

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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.

LOT

1

55 Keary Street, Stoke, Stoke-on-Trent,  
Staffordshire ST4 4AS\*GUIDE PRICE **£40,000 plus**

- Forecourted mid-terrace
- Two bedrooms
- Popular location
- EPC – TBC

**See page 13 for viewing schedule**



### Legal Representative

Ms Adele Shaw  
Dicksons Solicitors  
01782 262424  
adele.shaw@dicksonssolicitors.co.uk

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

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

LOT

**2****19 Station Street, Longport, Stoke-on-Trent,  
Staffordshire ST6 4ND**\*GUIDE PRICE **£25,000 plus**

- A double fronted property
- With yard
- In need of modernisation
- Considered suitable for conversion to a dwelling
- Longport Railway Station is located less than 0.1 mile and A500 'D' is only 0.2 miles from the property.
- EPC – G



**See page 12 for viewing schedule**

### Legal Representative

Ms Lisa Allbutt  
Young and Co  
01782 339200  
lallbutt@youngandco.com



**Apply:** Commercial Tel: 01782 212201 Email: [commercial@bjbmail.com](mailto:commercial@bjbmail.com)

LOT

**3****44 Fletcher Road, Stoke, Stoke-on-Trent,  
Staffordshire ST4 4AJ****\*GUIDE PRICE £40,000**

- Mid-terraced property
- Two bedrooms
- Two reception rooms
- Recently fitted windows
- EPC – TBC

**See page 14 for viewing schedule**



### **Legal Representative**

Mr Stephen Vasey  
Walters & Plaskitt Solicitors  
01782 819611  
s.vasey@waltersandplaskitt.com

**Apply:** Newcastle Tel: 01782 622155 Email: [newcastle@bjbmail.com](mailto:newcastle@bjbmail.com)

LOT

**4****35 St Pauls Street, Longport, Stoke-on-Trent,  
Staffordshire ST6 4BZ**\*GUIDE PRICE **£41,400 plus**

- Mid-terrace house
- Two bedrooms
- In need of modernisation
- Freehold
- 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

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

**Apply:** Auction Tel: 01782 211180 Email: [auction@bjbmail.com](mailto:auction@bjbmail.com)

LOT

**5****44 Carlton Avenue, Tunstall, Stoke-on-Trent,  
Staffordshire ST6 7HU****\*GUIDE PRICE £65,000**

- Semi-detached property
- Three bedrooms
- Corner plot
- Spacious breakfast kitchen
- Gardens front and rear
- In need of modernisation
- EPC – D

**See page 12 for viewing schedule**



### **Legal Representative**

Miss Annemarie McQuade  
McQuades  
01782 810875  
annemarie@mcquades.info



**Apply:** Kidsgrove Tel: 01782 784442 Email: [kidsgrove@bjbmail.com](mailto:kidsgrove@bjbmail.com)

LOT

**6****51 Carron Street, Fenton, Stoke-on-Trent,  
Staffordshire ST4 3DT**\*GUIDE PRICE **£55,000**

- Mid-terrace
- Two-bedrooms
- Lounge and open plan dining room
- Fitted kitchen & downstairs bathroom
- Double glazing & central heating
- EPC – F

**See page 14 for viewing schedule**



#### **Legal Representative**

Mrs Kerry Dundas  
Myers & Co Solicitors  
01782 577000  
kerry.dundas@myerssolicitors.co.uk

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

LOT

**7****1 Corfield Place, Norton, Stoke-on-Trent,  
Staffordshire ST6 8HF****\*GUIDE PRICE £60,000 plus**

- Semi-detached house
- Three bedrooms
- Double glazing
- Gas central heating
- Let at £5,724 p/a
- EPC – C

**See page 13 for viewing schedule**



### **Legal Representative**

Mrs Jane Matthewman  
Nowell Meller Solicitors  
01785 252377  
jane.matthewman@nowellmeller.co.uk

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

LOT

**8****15 Moreton Parade, Maybank, Newcastle-under-Lyme, Staffordshire ST5 0JD****\*GUIDE PRICE £115,000 plus**

- Period mid-townhouse
- Three bedrooms
- First floor bathroom
- Two reception rooms
- Large kitchen
- Garage to rear
- In need of modernisation
- EPC – D

**See page 14 for viewing schedule**



### Legal Representative

Mr J Murphy  
Whiteheads  
01782 615278  
lg@whiteheads.uk.com

**Apply:** Newcastle Tel: 01782 622155 Email: [newcastle@bjbmail.com](mailto:newcastle@bjbmail.com)

LOT

9

28 Dorchester Walk, Bentilee, Stoke-on-Trent,  
Staffordshire ST2 0NB\*GUIDE PRICE **£60,000 plus**

- Semi-detached
- Three bedrooms
- Gas central heating
- Double glazing
- Let at £5,724 p/a
- EPC – D

**See page 13 for viewing schedule**



#### Legal Representative

Mrs Jane Matthewman  
Nowell Meller Solicitors  
01785 252377  
jane.matthewman@nowellmeller.co.uk



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

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

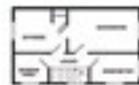
LOT  
**10**

## 2 Roseacre, Thistleberry, Newcastle-under-Lyme, Staffordshire ST5 2LS

\*GUIDE PRICE **£180,000 plus**



- Detached house
- Three bedrooms
- Gas central heating boiler
- Attached single garage
- In need of modernisation
- EPC – TBC



**See page 14 for viewing schedule**

### Legal Representative

Ms Kate Sutherland  
Beswicks Legal  
01782 205000  
kate.sutherland@beswicks.com

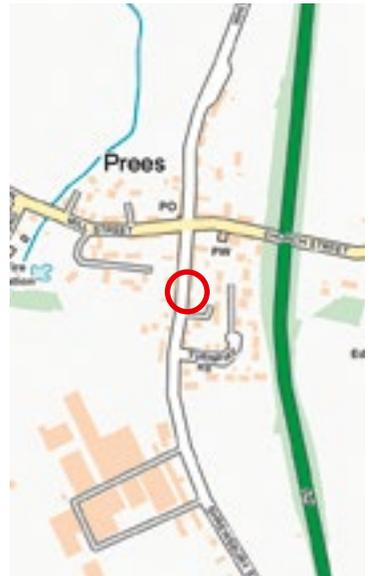


**Apply:** Newcastle Tel: 01782 622155 Email: [newcastle@bjbmail.com](mailto:newcastle@bjbmail.com)

LOT

**11****17 Shrewsbury Street, Prees, Whitchurch,  
Shropshire SY13 2DH****\*GUIDE PRICE £65,000**

- Terraced cottage
- Two bedrooms
- Central heating
- Garden to rear
- Village location
- EPC – D

**Legal Representative**

Mr David Whittles  
 Hardman & Whittles  
 01706 369027  
 david.whittles@btconnect.com

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

LOT  
**12**

102 Stanton Road, Meir, Stoke-on-Trent,  
Staffordshire ST3 6DF

\*GUIDE PRICE **£45,000**



- Mid-terrace house
- Two-bedrooms
- Two reception rooms
- Double glazing & central heating
- Currently tenanted – AST at £4,620 p/a
- EPC – D

**See page 14 for viewing schedule**



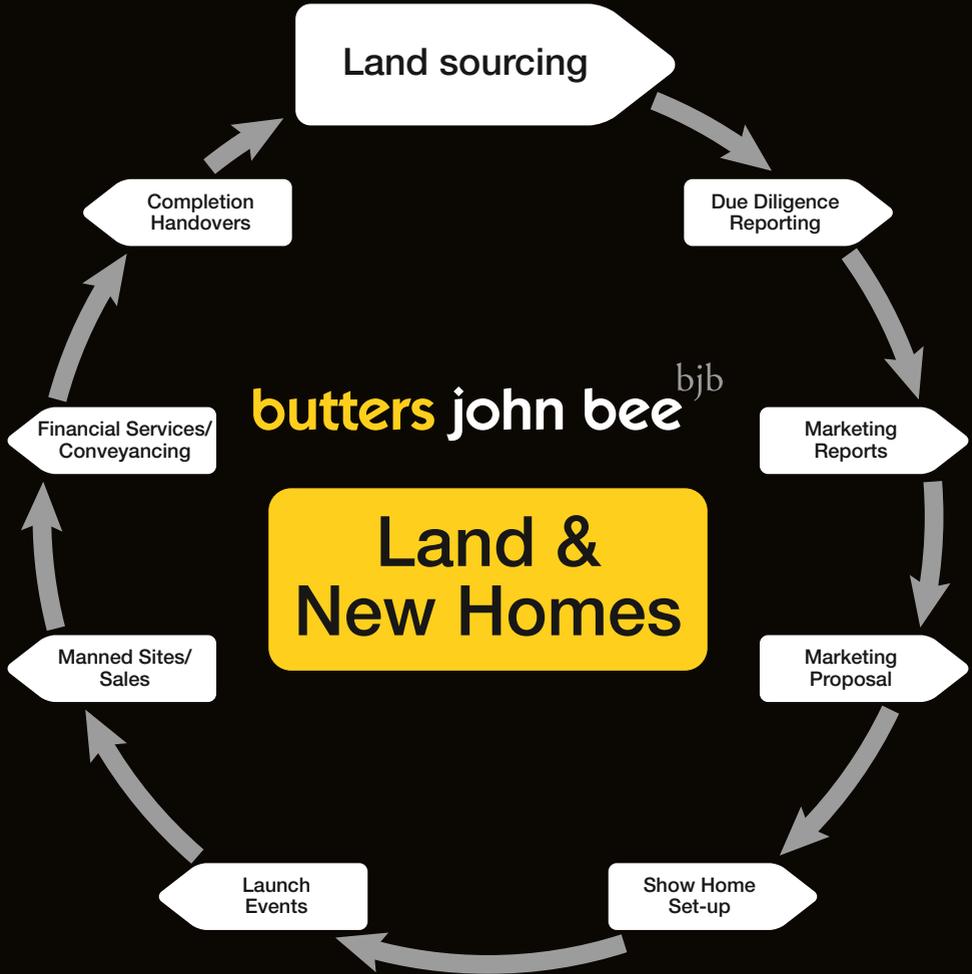
**Legal Representative**

TBC

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**Katy Harwood**

Associate Director – Land and New Homes

T: 01782 211160

M: 07702 893727

KatyHarwood@bjbmail.com

LOT  
**13**

209 Ubberley Road, Bentilee, Stoke-on-Trent,  
Staffordshire ST2 0EN

\*GUIDE PRICE **£55,000 plus**



- Town house
- Three bedrooms
- Double glazing
- Gas central heating
- Let at £5,724 p/a
- EPC – C

**See page 13 for viewing schedule**



### Legal Representative

Mrs Jane Matthewman  
Nowell Meller Solicitors

01785 252377

jane.matthewman@nowellmeller.co.uk

**Apply:** Hanley Tel: 01782 202600 Email: [hanley@bjbmail.com](mailto:hanley@bjbmail.com)

LOT  
**14**

**Former St Johns Ambulance, Liverpool  
Road, Cross Heath, Newcastle-under-Lyme,  
Staffordshire ST5 9HF** \*GUIDE PRICE **£165,000 plus**



- Land fronting the A34
- Circa 0.25 acres
- Planning 4 semi-detached homes.
- Application number: 17/00263/FUL
- Excellent development opportunity.
- EPC – N/A



### Legal Representative

Mrs Anne Marie McQuade  
McQuades  
01782 810875  
annemarie@mcquades.info



**Apply:** Commercial Tel: 01782 212201 Email: [commercial@bjbmail.com](mailto:commercial@bjbmail.com)

LOT  
**15**

**4 Hungerford Terrace, Crewe,  
Cheshire CW1 6HF**

\*GUIDE PRICE **£123,000**



- Detached property
- Five bedrooms
- In need of modernisation
- Conservatory
- EPC – D

**See page 12 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](mailto:crewe@bjbmail.com)

LOT  
**16**

3 Gowan Avenue, Tunstall, Stoke-on-Trent,  
Staffordshire ST6 7HG

\*GUIDE PRICE **£60,000 plus**



- Semi-detached house
- Three bedrooms
- Off road parking
- Gas central heating
- Double glazing
- Let at £5,724 p/a
- EPC – C

**See page 13 for viewing schedule**



#### Legal Representative

Mrs Jane Matthewman  
Nowell Meller Solicitors  
01785 252377  
jane.matthewman@nowellmeller.co.uk

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\* Source: El Group

LOT  
**17**

**1 St Johns Road, Rowley Park, Stafford,  
Staffordshire ST17 9AS**

\*GUIDE PRICE **£250,000**



- Semi-detached house
- Five bedrooms
- Three reception rooms
- Garage and workshop
- EPC – E



*We recommend that prospective buyers refer to the structural appraisal that is included in the legal pack.*

### Legal Representative

Mr Nigel Rostance  
1st Solicitors  
01785 213234  
nigel.rostance@1st-solicitors.co.uk

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

LOT  
**18**

Holloway Farm, Holloway Lane, Maer,  
Newcastle-under-Lyme, Staffordshire ST5 5EP

\*GUIDE PRICE **£300,000 plus**



- Farmhouse
- For renovation/replacement
- PP NUL 16/00962/COUNOT
- Delightful rural setting
- Currently uninhabitable
- Has spring fed water supply
- Currently no drainage facility
- EPC – N/A



**See page 14 for viewing schedule**

*This property is for development  
and not currently deemed fit for  
habitation.*

### Legal Representative

Ms Claire Dobson  
Hibberts LLP Solicitors  
01829 733338  
cd@hibberts.com

**Apply:** Newcastle Tel: 01782 622155 Email: [newcastle@bjbmail.com](mailto:newcastle@bjbmail.com)

LOT  
**19**

260 Dawlish Drive, Bentilee, Stoke-on-Trent,  
Staffordshire ST2 0HW

\*GUIDE PRICE **£60,000 plus**



- Semi-detached
- Three bedrooms
- Double glazing
- Let at £5,720 p/a
- EPC – C

**See page 13 for viewing schedule**



#### Legal Representative

Mrs Jane Matthewman  
Nowell Meller Solicitors  
01785 252377  
jane.matthewman@nowellmeller.co.uk



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

LOT  
**20**

17 Moorland Road, Burslem, Stoke-on-Trent,  
Staffordshire ST6 1DS

\*GUIDE PRICE **£60,000 plus**



- Commercial investment opportunity producing £6,804 pa
- 20-year lease from 02/07/01 to 01/07/21
- Trading as a hot food takeaway
- Prominent corner position within Burslem town centre
- Ground floor sales counter, kitchen, preparation area & WC
- 1st floor two rooms
- Advertising hoarding let on a long leasehold at a peppercorn rent
- EPC – TBC



**See page 12 for viewing schedule**

#### Legal Representative

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

**Apply:** Commercial Tel: 01782 212201 Email: [commercial@bjbmail.com](mailto:commercial@bjbmail.com)

LOT  
**21**

12 Somerset Avenue, Kidsgrove, Stoke-on-Trent,  
Staffordshire ST7 1EX

\*GUIDE PRICE **£55,000**



- Semi-detached property
- Three bedrooms
- Garden to rear
- Ample driveway parking
- EPC – D

**See page 12 for viewing schedule**



#### Legal Representative

Mr Ken McRae  
Chesworths  
01782 599992  
kenmcr@chesworths.co.uk

*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 to the whether to the property is considered fit for mortgage purposes prior to making a bid at auction.*

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

# Proof of identity and address

**A buyer's administration fee of £625 plus VAT is applicable to all lots sold at, pre or post auction**

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  
**22**

11 Almond Grove, Blurton, Stoke-on-Trent,  
Staffordshire ST3 2AR

\*GUIDE PRICE **£60,000 plus**



- Semi-detached house
- Three bedrooms
- Off road parking
- Gas central heating
- Double glazing
- Let at £5,724 p/a
- EPC – C

**See page 13 for viewing schedule**



#### Legal Representative

Mrs Jane Matthewman  
Nowell Meller Solicitors  
01785 252377  
jane.matthewman@nowellmeller.co.uk



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

LOT  
**23**

77-79 Liverpool Road, Stoke, Stoke-on-Trent,  
Staffordshire ST4 1AE

\*GUIDE PRICE **£60,000 plus**



- Two interconnected retail units
- First floor accommodation
- Approx. 26 feet of main road frontage
- Total area – 155.43 sq m (1,673 sq ft)
- On street parking
- Existing business also available at nil premium
- EPC – E



**RORY MACK**

**ASSOCIATES**

#### Legal Representative

J.A Ashley  
Gardner Champion Solicitors Ltd  
01889 582116



**Apply:** Rory Mack Associates. Tel: 01782 715725 enquiries@rorymack.co.uk

LOT  
**24**

181 Crewe Road, Shavington, Crewe,  
Cheshire CW2 5AH

\*GUIDE PRICE **£90,000**



- Mid-terrace house
- Two bedrooms
- Two reception rooms
- Spacious garden
- Independent access to bathroom
- In need of modernisation
- EPC – E

**See page 12 for viewing schedule**



*It is suggested that potential purchasers make their own enquiries of mortgage lenders as to whether the property is mortgageable prior to making a bid at auction.*

#### Legal Representative

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

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

LOT  
**25**

112 Draycott Road, Tean, Stoke-on-Trent,  
Staffordshire ST10 4JF

\*GUIDE PRICE **£500,000**



- Detached house
- Five bedrooms
- Three bathrooms
- Garage & two workshops
- Paddocks and stables
- Set within approx 1.7 acres
- Outline PP for another dwelling (SMD/2016/0511)
- EPC – E

**See page 14 for viewing schedule**



#### Legal Representative

TBC

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

LOT

**26****11 Church Lane, Betley, Cheshire CW3 9AX****\*GUIDE PRICE £148,000 plus**

- Semi-detached house
- Three bedrooms
- Gas central heating
- Double glazing
- Large garden
- Sought after area
- EPC – C

**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 of 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.*

*N.B. Sale of this lot includes the piece of land in front of the row of properties.*

### Legal Representative

Mr Stewart Freeman  
 Shakespeare Martineau Solicitors LLP  
 0845 630 8833  
 Stewart.freeman@shma.co.uk

**Apply:** Newcastle Tel: 01782 622155 Email: [newcastle@bjbmail.com](mailto:newcastle@bjbmail.com)

LOT  
**27**

6 Bright Street, Meir, Stoke-on-Trent,  
Staffordshire ST3 6AG

\*GUIDE PRICE **£48,000**



- Mid-terrace house
- Two bedrooms
- Downstairs bathroom
- In need of modernisation
- EPC – E

**See page 14 for viewing schedule**



#### Legal Representative

Mr Jim Murphy  
Whiteheads Solicitors  
Jim01782 615278  
lg@whiteheads.uk.com

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

LOT  
**28**

71 Century Street, Hanley, Stoke-on-Trent,  
Staffordshire ST1 5HY

\*GUIDE PRICE **£33,000 plus**



- Mid-terrace house
- Two bedrooms
- Let at £4,745 p/a
- EPC – F

**See page 13 for viewing schedule**

#### Legal Representative

Mr Jim Murphy  
Whiteheads Solicitors  
01782 615278  
lg@whiteheads.uk.com



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

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



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Yes. You can buy as many as you can process deposit payments for. You need to let us know which lots you are bidding on so our auctioneer can keep a look out for your bids.

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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!

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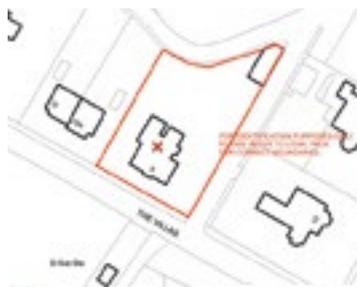
LOT  
**29**

## 9 The Villas, Stoke, Stoke-on-Trent, Staffordshire ST4 5AH

\*GUIDE PRICE **£200,000 plus**



- Detached period property
- Five bedrooms
- Three reception rooms
- Third of an acre (approx)
- Coach house to rear
- EPC – F



### Legal Representative

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



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

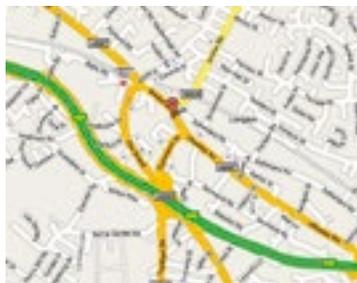
LOT  
**30**

40 Market Street, Longton, Stoke-on-Trent,  
Staffordshire ST3 1BS

\*GUIDE PRICE **£10,000 plus**



- Former retail unit
- Longton town centre
- Ground floor only
- Part demolished
- In need of renovation and repair
- Not inspected by auctioneers
- EPC – TBC



#### Legal Representative

Mr Nadeem Ullah  
Abbey Solicitors  
0161 835 9933  
Nadeem.ullah@abbey solicitors.co.uk

**Apply:** Commercial Tel: 01782 212201 Email: [commercial@bjbmail.com](mailto:commercial@bjbmail.com)

LOT  
**31**

86 Lowther Street, Hanley, Stoke-on-Trent,  
Staffordshire ST1 5JF

\*GUIDE PRICE **£35,000 plus**



- Mid-terrace house
- Two bedrooms
- Let at £5,623 p/a
- EPC – D

**See page 13 for viewing schedule**



### Legal Representative

Mr Jim Murphy  
Whiteheads Solicitors  
01782 615278  
lg@whiteheads.uk.com

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

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

LOT  
**32**

77 Market Street, Longton, Stoke-on-Trent,  
Staffordshire ST3 1BW

\*GUIDE PRICE **£15,000 plus**



- Three storey premises
- Town centre location
- Prominent position
- In need of renovation and repair
- Not inspected by auctioneers
- EPC – TBC



### Legal Representative

Mr Nadeem Ullah  
Abbey Solicitors  
0161 835 9933  
Nadeem.ullah@abbey solicitors.co.uk

**Apply:** Commercial Tel: 01782 212201 Email: [commercial@bjbmail.com](mailto:commercial@bjbmail.com)

LOT  
**33**

41 Chapel Street, Mow Cop, Stoke-on-Trent,  
Staffordshire ST7 4NS

\*GUIDE PRICE **£130,000**



- End-terrace property
- Two bedrooms
- Original features
- Useful loft space
- Patio garden
- Single garage
- EPC – D

**See page 12 for viewing schedule**



**Legal Representative**

TBC

**Apply:** Kidsgrove Tel: 01782 784442 Email: kidsgrove@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](http://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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[www.buttersjohnbee.com](http://www.buttersjohnbee.com)

LOT  
**34**

10 Palace Court, Wardle Street, Tunstall, Stoke-on-Trent, Staffordshire ST6 6AL

\*GUIDE PRICE **£40,000 plus**

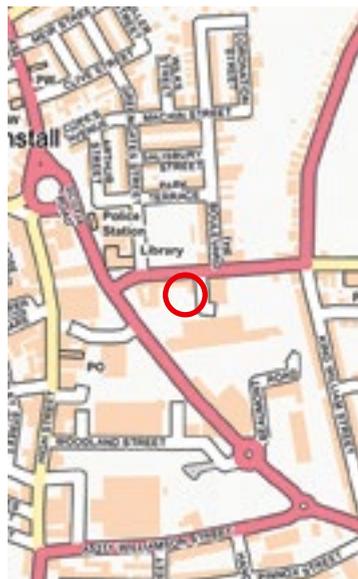


- Modern flat
- First floor
- One bedroom
- Leasehold
- Let at £5,785 p/a
- EPC – D

**See page 13 for viewing schedule**

#### Legal Representative

Mr Jim Murphy  
Whiteheads Solicitors  
01782 615278  
lg@whiteheads.uk.com



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

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

LOT  
**35**

42 Emerald Way, Baddeley Green, Stoke-on-Trent, Staffordshire ST6 8HL

\*GUIDE PRICE **£120,000 plus**



- Semi-detached house
- Three bedrooms
- En suite
- Double glazing
- Garage & driveway
- Leasehold
- EPC – C

**See page 13 for viewing schedule**



### Legal Representative

Miss Alexandra Finney  
RJS Solicitors  
01782 444204  
alex@rjssolicitors.com

**Apply:** Hanley Tel: 01782 202600 Email: [hanley@bjbmail.com](mailto:hanley@bjbmail.com)

LOT  
**36**

**1 Market Street, Longton, Stoke-on-Trent,  
Staffordshire ST3 1BE**

\*GUIDE PRICE **£50,000 plus**



- Prominent two storey retail premises
- Main road location within Longton town centre
- Ground floor retail and kitchen
- First floor showroom / offices and WC
- GCH, double glazing
- EPC – D



### Legal Representative

Daniel Webb  
Chris Clark Solicitors  
01785 241842  
chrisclarksol@btinternet.com

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

LOT  
**37**

**63 Wrenbury Crescent, Berryhill, Stoke-on-Trent,  
Staffordshire ST2 9JZ**

\*GUIDE PRICE **£55,000 plus**



- Mid-town house
- Three bedrooms
- Gas central heating
- Double glazing
- Let at £5,720 p/a
- EPC – D

**See page 13 for viewing schedule**



**Legal Representative**

Mrs Jane Matthewman  
Nowell Meller Solicitors  
01785 252377  
jane.matthewman@nowellmeller.co.uk



**Apply:** Hanley Tel: 01782 202600 Email: [hanley@bjbmail.com](mailto:hanley@bjbmail.com)

LOT  
**38**

52 London Road, Chesterton, Newcastle-under-Lyme, Staffordshire ST5 7EL

\*GUIDE PRICE **£68,500 plus**



- Mid-terraced house
- Three bedrooms
- Two reception rooms
- First floor bathroom
- Gas central heating
- UPVC double glazing
- EPC – E



**See page 14 for viewing schedule**

#### Legal Representative

Mrs Janet Farrell  
Salmons Solicitors  
01782 639827  
janet.farrell@salmonssolicitors.net



**Apply:** Newcastle Tel: 01782 622155 Email: [newcastle@bjbmail.com](mailto:newcastle@bjbmail.com)

# Changes to **The Registration Process**

Due to the changes made to the Money Laundering Regulations and legislation as of the 26th June 2017, 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 photo ID and one proof of residence; 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 1 – Photo Identification**

- Current full UK/EU photo driving licence.
- Valid ID card.
- Current, signed passport.
- Residents permit issued by the Home Office to an EU National.
- Fireman or shotgun certificate.

## **List 2 – Proof of Residence**

- Recent bank or building society / credit card / mortgage statement.
- Recent Council Tax bill.
- HMRC tax notification.
- Current UK/EU Photo card driving licence (if not used to prove identity)
- Utility bill (within the last 3 months) or current council tax bill.

[www.buttersjohnbee.com](http://www.buttersjohnbee.com)

LOT

**39**

Land to rear of 61b London Road, Stapeley,  
Nantwich, Cheshire CW5 7JL

\*GUIDE PRICE **£180,000**



- Building plot approx. 550 sq/m
- Planning permission
- Three bed dwelling
- Ref 16/4926N
- Good location
- EPC – N/A



### Legal Representative

Mr Martyn Measures  
Hibberts  
01270 624225  
martyn.measures@hibberts.com

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

LOT  
**40**

37 Wellfield Road, Bentilee, Stoke-on-Trent,  
Staffordshire ST2 0DU

\*GUIDE PRICE **£55,000 plus**



- Town house
- Three bedrooms
- Double glazing
- Rear garden
- Let at £5,200 p/a
- EPC – C

**See page 13 for viewing schedule**



#### Legal Representative

Mrs Jane Matthewman  
Nowell Meller Solicitors  
01785 252377  
jane.matthewman@nowellmeller.co.uk

**Apply:** Hanley Tel: 01782 202600 Email: [hanley@bjbmail.com](mailto:hanley@bjbmail.com)

LOT  
**41**

116 Edleston Road, Crewe, Cheshire CW2 7HD

\*GUIDE PRICE **£70,000 plus**



- Prominent retail premises
- 1,607 sq ft (149.29 sq m)
- Ground floor shop
- Previously sandwich bar/takeaway
- 2 bed first floor flat
- Let at £4,500 p/a to longstanding tenant
- EPC – G



### Legal Representative

Mr Martyn Measures  
Hibberts LLP Solicitors  
01270 624225  
mhm@hibberts.com

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

LOT  
**42**

**52 Birks Street, Stoke, Stoke-on-Trent,  
Staffordshire ST4 4HF**

\*GUIDE PRICE **£59,000 plus**



- Mid-terrace house
- Two bedrooms
- Two reception rooms
- Rear yard
- EPC – D



### Legal Representative

Mrs Lindsey Skelson  
Goddard Dunbar  
01782 284320  
lindsey@goddarddunbar.co.uk

**Apply:** Hanley Tel: 01782 202600 Email: [hanley@bjbmail.com](mailto:hanley@bjbmail.com)

LOT  
**43**

31 Middlefield Road, Bentilee, Stoke-on-Trent,  
Staffordshire ST2 0BZ

\*GUIDE PRICE **£55,000 plus**



- Semi-detached
- Two bedrooms
- Double glazing
- Let at £5,720 p/a
- EPC – D

**See page 13 for viewing schedule**



#### Legal Representative

Mrs Jane Matthewman  
Nowell Meller Solicitors  
01785 252377  
jane.matthewman@nowellmeller.co.uk



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

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

LOT  
**44**

Land adjacent to 35 Sutherland Avenue,  
Dresden, Stoke-on-Trent, Staffordshire ST3 4EQ

\*GUIDE PRICE **£50,000**



- Residential development
- Outline planning
- Ref – 57884/out
- Two semi det. dwellings
- Cul de sac position
- EPC – N/A



#### Legal Representative

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

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

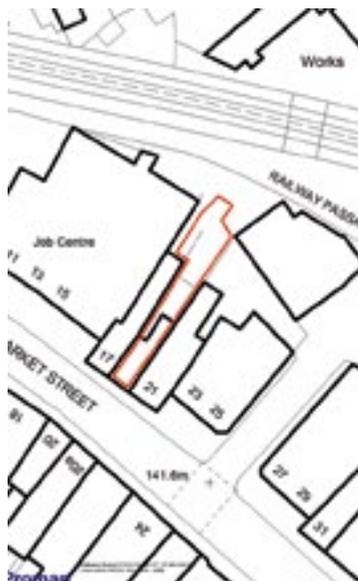
LOT  
**45**

19 Market Street, Longton, Stoke-on-Trent,  
Staffordshire ST3 1BE

\*GUIDE PRICE **£35,000 plus**



- 3 storey retail property
- Ground floor retail with rear kitchen & WC
- First floor front and rear offices & WC
- Second floor storage
- Basement with staircase access
- 854 sq ft
- EPC – E



### 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

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LOT  
**46**

**1 Warrilow Close, Meir, Stoke-on-Trent,  
Staffordshire ST3 7RJ**

\*GUIDE PRICE **£160,000**



- Detached house
- Five bedrooms
- Three reception rooms
- Three bathrooms
- Cul-de-sac location
- Double glazing & central heating
- EPC – C

**See page 14 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

LOT  
**47**

Land at Featherbed Lane, Featherbed Lane,  
Hixon, Stafford, Staffordshire ST18 0QF

\*GUIDE PRICE **£45,000**



- Building plot
- Approx 282sq metres
- Planning permission
- Ref: 15/22623/OUT
- One bedroom
- Detached bungalow
- EPC – N/A



**Legal Representative**

Mr Nigel Rostance  
1st Solicitors  
01785 213234  
nigel.rostance@1st-solicitors.co.uk

**Apply:** Stafford Tel: 01785 246000 Email: [stafford@bjbmail.com](mailto:stafford@bjbmail.com)

LOT  
**48**

29 Cranswick Grove, Bentilee, Stoke-on-Trent,  
Staffordshire ST2 0PZ

\*GUIDE PRICE **£60,000 plus**



- Semi-detached house
- Three bedrooms
- Double glazing
- Conservatory
- Let at £5,720 p/a
- EPC – D

**See page 13 for viewing schedule**



#### Legal Representative

Mrs Jane Matthewman  
Nowell Meller Solicitors  
01785 252377  
jane.matthewman@nowellmeller.co.uk



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

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

LOT  
**49****6 Argyll Close, Blythe Bridge, Stoke-on-Trent,  
Staffordshire ST11 9LA**\*GUIDE PRICE **£130,000**

- Semi-detached bungalow
- Two/Three bedrooms
- Modern kitchen
- Sun room
- Off-road parking & Garage
- EPC – E

**See page 14 for viewing schedule**



#### **Legal Representative**

Bowcock & Pursail  
Danielle Newbon  
01889 598888  
dn@bowcockpursail.co.uk

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

LOT  
**50**

32 Ball Haye Road, Leek, Staffordshire ST13 6AF

\*GUIDE PRICE **£50,000 plus**



- Extended cottage
- Popular location
- Garden areas
- Unfinished project
- EPC – G

**See page 13 for viewing schedule**



### Legal Representative

Ms Kelly Myatt

Tinsdills

01782 652323

kelly.myatt@tinsdills.co.uk

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

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

LOT  
**51****2 Weighton Grove, Bentilee, Stoke-on-Trent,  
Staffordshire ST2 0PY**\*GUIDE PRICE **£60,000 plus**

- Semi-detached
- Three bedrooms
- Off road parking
- Gas central heating
- Double glazing
- Let at £5,720 p/a
- EPC – D

**See page 13 for viewing schedule****Legal Representative**

Mrs Jane Matthewman  
Nowell Meller Solicitors  
01785 252377  
jane.matthewman@nowellmeller.co.uk

**Apply:** Hanley Tel: 01782 202600 Email: [hanley@bjbmail.com](mailto:hanley@bjbmail.com)

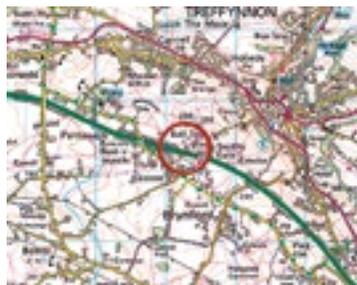
LOT  
**52**

## Mona Cottage, Pen-Y-Ball Hill, Brynford, Holywell, Clwyd CH8 8SU

\*GUIDE PRICE **£10,000 plus**



- A detached cottage ruin
- Set within grounds of 0.16 acres
- Adjacent to A55 in North Wales
- Village location
- EPC – N/A



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REFER TO TITLE PLAN IN LEGAL PACK  
FOR EXACT BOUNDARY INFORMATION



### Legal Representative

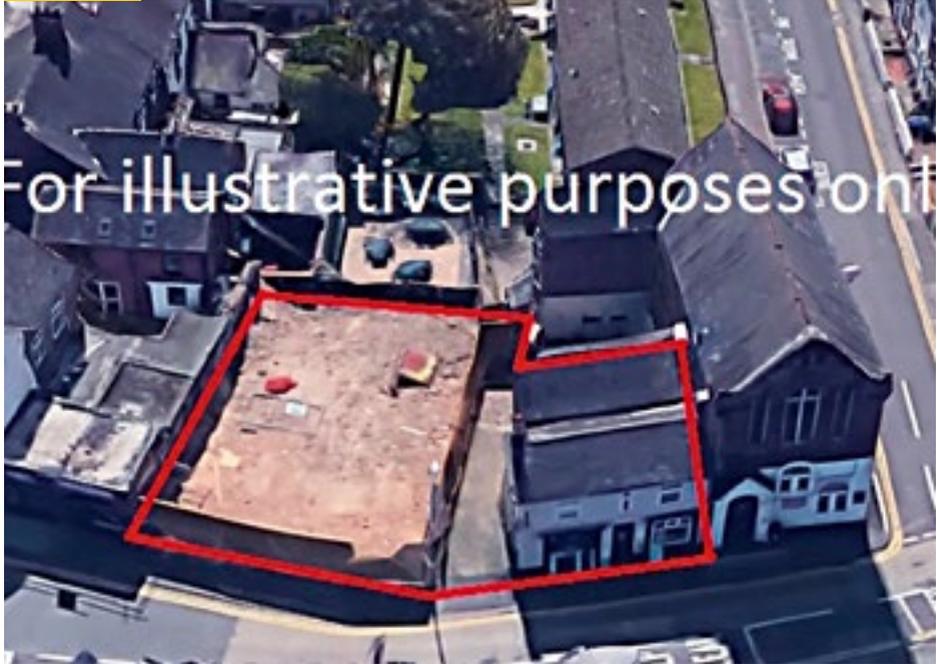
Mr Ian Wilson  
Freeths  
01782 202020  
ian.wilson@freeths.co.uk

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

LOT  
**53**

Property and Land, 9 Millrise Road, Milton,  
Stoke-on-Trent, Staffordshire ST2 7BN

\*GUIDE PRICE **£80,000 plus**



- Investment and Development property
- Current income: £4,752 p/a
- Shop vacant, income circa £8,000 p/a when fully let
- Land to side: 184 sq m approx
- EPC – TBC



#### Legal Representative

TBC

**Apply:** Commercial Tel: 01782 212201 Email: [commercial@bjbmail.com](mailto:commercial@bjbmail.com)

LOT  
**54**

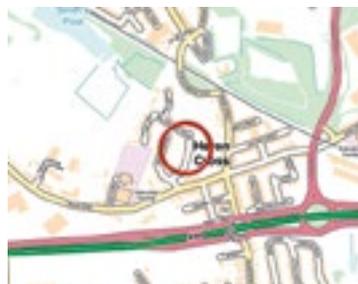
21 Willow Tree Grove, Heron Cross, Stoke-on-Trent, Staffordshire ST4 3BF

\*GUIDE PRICE **£100,000**



- Semi-detached house
- Two bedrooms
- Lounge with feature fireplace
- Dining kitchen
- Double glazing & central heating
- Off-road parking
- EPC – C

**See page 14 for viewing schedule**



#### Legal Representative

Miss Lisa Albutt  
Young & Co Solicitors  
01782 339200  
conveyancing@youngandco.com

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LOT  
**55**

104 Aylesbury Road, Bentilee, Stoke-on-Trent,  
Staffordshire ST2 0LX

\*GUIDE PRICE **£60,000 plus**



- Semi-detached
- Three bedrooms
- Off road parking
- Double glazing
- Gas central heating
- Let at £5,720 p/a
- EPC – D

**See page 13 for viewing schedule**



#### Legal Representative

Mrs Jane Matthewman  
Nowell Meller Solicitors  
01785 252377  
jane.matthewman@nowellmeller.co.uk

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

LOT  
**56**

**11 Webster Street, Newcastle-under-Lyme,  
Staffordshire ST5 1NX**

\*GUIDE PRICE **£66,000 plus**



- Mid-terraced house
- Three bedrooms
- Gas central heating
- UPVC double glazing
- In need of modernisation
- EPC – E

**See page 14 for viewing schedule**



### Legal Representative

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

**Apply:** Newcastle Tel: 01782 622155 Email: [newcastle@bjbmail.com](mailto:newcastle@bjbmail.com)

LOT

**57**

105 Clayfield Grove West, Saxonfields, Stoke-on-Trent, Staffordshire ST3 5SL

\*GUIDE PRICE **£81,000**



- Semi-detached house
- Three bedrooms
- In need of modernisation
- Off road parking
- EPC – TBC



**Legal Representative**

Young & Co  
Claire Dawson  
01782 339200  
info@youngandco.com

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

LOT  
**58**

## 8 Plainfield Grove, Bentilee, Stoke-on-Trent, Staffordshire ST2 0RP

\*GUIDE PRICE **£60,000 plus**



- Semi detached
- Three bedrooms
- Off road parking
- Gas central heating
- Double glazing
- Let at £5,720 p/a
- EPC – D

**See page 13 for viewing schedule**



### Legal Representative

Mrs Jane Matthewman  
Nowell Meller Solicitors  
01785 252377  
jane.matthewman@nowellmeller.co.uk



**Apply:** Hanley Tel: 01782 202600 Email: [hanley@bjbmail.com](mailto:hanley@bjbmail.com)

LOT  
**59**

**Garage Site and Land rear of 41 Orme Road,  
Newcastle-under-Lyme, Staffordshire ST5 2ND**  
\*GUIDE PRICE **£40,000 plus**



- Former garage site
- Site area 0.22 acres
- Outline planning permission
- Pair of 2 bed semi-detached houses
- Application no: 17/00278/OUT
- EPC – N/A



**Legal Representative**

Tasha Tabannor-Robinson  
Anthony Collins Solicitors  
0121 200 3242

*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*

**Apply:** Commercial Tel: 01782 212201 Email: [commercial@bjbmail.com](mailto:commercial@bjbmail.com)

LOT  
**60**

12 Levita Road, Oakhill, Stoke-on-Trent,  
Staffordshire ST4 5PR

\*GUIDE PRICE **£120,000 plus**



- Semi-detached house
- Three bedrooms
- Ground floor extension
- Gas central heating
- Double glazing
- Driveway and garage
- EPC – D

**See page 14 for viewing schedule**



#### 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](mailto:newcastle@bjbmail.com)

LOT  
**61**

529–531 King Street, Longton, Stoke-on-Trent,  
Staffordshire ST3 1HD

\*GUIDE PRICE **£35,000 plus**



- Three storey commercial premises
- Edge of Longton town centre
- In need of renovation and repair
- Not inspected by auctioneers
- EPC – TBC



### Legal Representative

Mr Nadeem Ullah  
Abbey Solicitors  
0161 835 9933  
Nadeem.ullah@abbey solicitors.co.uk

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

LOT  
**62**

**77 Barks Drive, Norton, Stoke-on-Trent,  
Staffordshire ST6 8HA**

\*GUIDE PRICE **£50,000 plus**



- Semi-detached property
- Two bedrooms
- Front and rear gardens
- EPC – C

**See page 13 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**

Tasha Tabannor-Robinson  
Anthony Collins Solicitors  
0121 200 3242

**Apply:** Hanley Tel: 01782 202600 Email: [hanley@bjbmail.com](mailto:hanley@bjbmail.com)

LOT  
**63**

450 Albion Street, Wall Heath, Kings Winsford,  
West Midlands DY6 0JP

\*GUIDE PRICE **£100,000 plus**



- Mixed use property comprising ground floor retail unit and first floor living accommodation
- Planning permission approved for 2 x two bed flats
- Outstanding returns following conversion
- EPC – F



### Legal Representative

Ms Amy Davies  
Elliott Bridgman Solicitors  
01952 684544  
amyd@elliottbridgman.com

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

LOT  
**64****21 Homer Street, Hanley, Stoke-on-Trent,  
Staffordshire ST1 3NZ**\*GUIDE PRICE **£50,000 plus**

- Mid-terrace house
- Two bedrooms
- Two reception rooms
- Close to city centre
- EPC – D

**See page 13 for viewing schedule****Legal Representative**

Mr Martin Cox  
Moseleys Solicitors  
01543414100  
mcox@moseleys.co.uk

**Apply:** Hanley Tel: 01782 202600 Email: [hanley@bjbmail.com](mailto:hanley@bjbmail.com)

LOT  
**65**

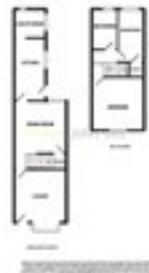
62 Neville Street, Oakhill, Stoke-on-Trent,  
Staffordshire ST4 5BW

\*GUIDE PRICE **£60,000 Plus**



- Mid-terraced house
- Two bedrooms
- Two receptions
- Gas central heating
- Double glazing
- EPC – E

**See page 14 for viewing schedule**



#### Legal Representative

Mr Martin Cox  
Moseleys Solicitors  
01543414100  
mcox@moseleys.co.uk

**Apply:** Newcastle Tel: 01782 622155 Email: [newcastle@bjbmail.com](mailto:newcastle@bjbmail.com)

LOT  
**66**

**Cross Guns Public House, 19 Vincent Street,  
Stoke-on-Trent, Staffordshire ST1 6PW**

\*GUIDE PRICE **£110,000**



- Free house
- Living accommodation above
- Two bedrooms
- Ideal for conversion (STPP)
- EPC – E (117)

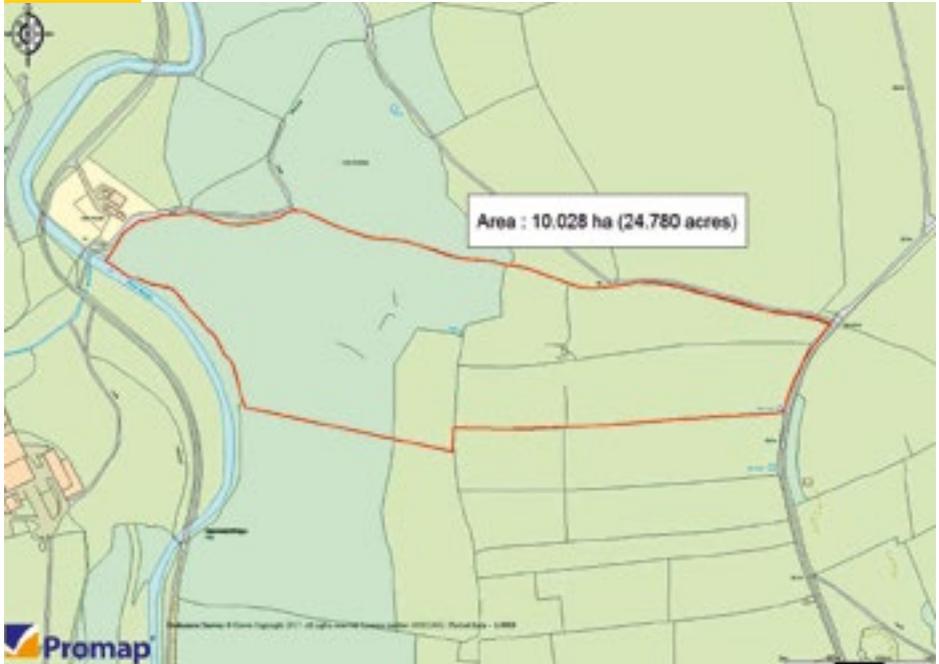


**Legal Representative**

Mr Matthew Rice  
Timms Solicitors  
01530 564498  
m.rice@timms-law.com

**Apply:** Commercial Tel: 01782 212201 Email: [commercial@bjbmail.com](mailto:commercial@bjbmail.com)

LOT

**67****Land at Farwall Lane, Calton, Leek,  
Staffordshire ST10 3JZ**\*GUIDE PRICE **£150,000 plus**

- Approximately 25 acres
- Approximately 50% woodland
- Approximately 50% agricultural
- Small road frontage
- Small frontage to the river
- EPC – N/A

**Legal Representative**

TBC

**Apply:** Hanley Tel: 01782 202600 Email: [hanley@bjbmail.com](mailto:hanley@bjbmail.com)

# Proof of identity and address

**A buyer's administration fee of £625 plus VAT is applicable to all lots sold at, pre or post auction**

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.**

**butters john bee**<sup>bjb</sup>

[www.buttersjohnbee.com](http://www.buttersjohnbee.com)

LOT  
**68**

**Building Plot to the rear of 77–83 Castle Street, Chesterton, Newcastle-under-Lyme, Staffordshire ST5 7LP** \*GUIDE PRICE **£20,000 plus**



- Parcel of land
- Approx. 0.04 acre
- Outline planning
- 16/00462/OUT NUL
- Pair of townhouses
- EPC – N/A



### Legal Representative

Mr Kevin Carroll  
Brown & Corbishley Solicitors  
01270 768033  
k.carroll@brownandcorbishley.co.uk

**Apply:** Newcastle Tel: 01782 622155 Email: [newcastle@bjbmail.com](mailto:newcastle@bjbmail.com)

LOT  
**69****372 Werrington Road, Bucknall, Stoke-on-Trent,  
Staffordshire ST2 9AB**\*GUIDE PRICE **£45,000 plus**

- End-terrace house
- Two bedrooms
- Convenient for Hanley
- Rear yard
- EPC – TBC

**See page 13 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](mailto:hanley@bjbmail.com)

LOT  
**70**

**Agricultural Land, Sandy Bank Bowers Bent,  
Standon, Eccleshall, Staffordshire ST21 6SG**

\*GUIDE PRICE **£125,000**



- Circa 25 acres
- Level grazing land
- Access via gateway from un-adopted road
- EPC – N/A



**Legal Representative**

Mr Simon Abbotts  
Beswicks Legal  
01782 200107  
simon.abbotts@beswicks.com

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

LOT  
**71**

116 Wellesley Street, Shelton, Stoke-on-Trent,  
Staffordshire ST1 4NS

\*GUIDE PRICE **£140,000 plus**



- Substantial end-terrace
- Four bedrooms
- Three reception rooms
- Garage
- Close to Staffs University
- Close to railway station
- EPC – E

**See page 13 for viewing schedule**



### Legal Representative

Ms Natalie Fawcett  
Dicksons Solicitors  
01782 262424  
natalie.fawcett@dicksonssolicitors.co.uk

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

LOT  
**72**

51 Meadow Lane, Cross Heath, Newcastle-under-Lyme, Staffordshire ST5 9AJ

\*GUIDE PRICE **£50,000 plus**



- Detached bungalow
- Two bedrooms
- Generous garden
- Gas central heating
- Double glazing
- EPC – D

**See page 14 for viewing schedule**

*It is our understanding that this property is considered to be of a non-traditional construction and we therefore suggest that interested parties make enquiries of mortgage lenders as to whether the property is considered suitable for mortgage purposes.*

#### **Legal Representative**

Mr Stewart Freeman  
Shakespeare Martineau Solicitors LLP  
0845 630 8833  
Stewart.freeman@shma.co.uk

*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 twelve months an employee or director, or is a close relative of such a person or an agent on their behalf.*

**Apply:** Newcastle Tel: 01782 622155 Email: [newcastle@bjbmail.com](mailto:newcastle@bjbmail.com)

LOT  
**73**

**57 Louise Street, Burslem, Stoke-on-Trent,  
Staffordshire ST6 1AS**

\*GUIDE PRICE **£55,000 plus**



- Mid-terrace house
- Fore courted
- Two bedrooms
- Two reception rooms
- Rear yard
- EPC – E

**See page 13 for viewing schedule**



### Legal Representative

Mr David Whittles  
Hardman & Whittles  
01706 369027  
david.whittles@btconnect.com

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

**butters** john bee<sup>bjb</sup>

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**butters** john bee<sup>bjb</sup>

**[www.buttersjohnbee.com](http://www.buttersjohnbee.com)**

\* Source: El Group

LOT  
**74****5 Elaine Avenue, High Lane, Burslem, Stoke-on-Trent, Staffordshire ST6 7DE**\*GUIDE PRICE **£75,000 plus**

- Semi-detached house
- Three bedrooms
- Two reception rooms
- Popular location
- EPC – D

**See page 13 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](mailto:hanley@bjbmail.com)

LOT  
**75**

11 Floyd Street, Stoke, Stoke-on-Trent,  
Staffordshire ST4 7RT

\*GUIDE PRICE **£35,000**



- Spacious mid terraced property
- Two bedrooms
- Downstairs bathroom
- First floor en suite shower room
- Rear yard with useful outbuilding
- EPC – G

**See page 14 for viewing schedule**



### Legal Representative

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

**Apply:** Newcastle Tel: 01782 622155 Email: [newcastle@bjbmail.com](mailto:newcastle@bjbmail.com)

LOT  
**76**

1804 Leek Road, Milton, Stoke-on-Trent,  
Staffordshire ST2 7AF

\*GUIDE PRICE **£65,000 plus**



- Fore courted mid-terrace
- Two bedrooms
- First floor bathroom
- Popular location
- Rear garden
- EPC – D

**See page 13 for viewing schedule**



### Legal Representative

Ms Greta Williamson  
A. H. Brookes  
01538 383201  
gretawilliamson@ahbrooks.co.uk

**Apply:** Hanley Tel: 01782 202600 Email: [hanley@bjbmail.com](mailto:hanley@bjbmail.com)

LOT  
**77**

17 Rickerscote Road, Stafford,  
Staffordshire ST17 9ET

\*GUIDE PRICE **£145,000**



- Detached bungalow
- Three bedrooms
- Two reception rooms
- Good size plot
- Kitchen
- EPC – F



### Legal Representative

Mr Henry Hutsby  
Hutsby Mees Solicitors  
01785 259211  
hhutsby@hutsbymeas.co.uk

**Apply:** Stafford Tel: 01785 246000 Email: [stafford@bjbmail.com](mailto:stafford@bjbmail.com)

LOT  
**78**

# Land at Mirion Street, Crewe, Cheshire CW1 2AP

\*GUIDE PRICE **£8,000**



- Development land
- Site of 0.05 acres
- Fronting the adopted highway
- Hard standing land
- EPC – N/A



### Legal Representative

TBC

**Apply:** Commercial Tel: 01782 212201 Email: [commercial@bjbmail.com](mailto:commercial@bjbmail.com)

LOT  
**79**

28 Rosendale Avenue, Chesterton, Newcastle-under-Lyme, Staffordshire ST5 7NG

\*GUIDE PRICE **£89,000 plus**



- Semi-detached house
- Three bedrooms
- Open plan kitchen/diner
- Gas central heating
- UPVC double glazing
- 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 twelve months an employee or director, or is a close relative of such a person or an agent on their behalf.*

#### Legal Representative

Tasha Tabannor-Robinson  
Anthony Collins Solicitors  
0121 200 3242

**Apply:** Newcastle Tel: 01782 622155 Email: [newcastle@bjbmail.com](mailto:newcastle@bjbmail.com)

LOT  
**80**

Land to the rear of 25 Wood Street, Bignall End,  
Stoke-on-Trent, Staffordshire ST7 8QL

\*GUIDE PRICE **£25,000 plus**



- Building plot
- PP for 2 dwellings
- NUL 14/00503/FUL
- Granted 02/09/17
- EPC – N/A



*N.B. We understand that the Methodist Church to the rear owns the land that leads to this site from Chapel Street and that there is a dispute regarding the right of way and a potential buyer must make their own investigation prior to the purchase of the land.*

#### Legal Representative

Mrs Liz Mayer  
Beeston Shenton Solicitors  
01782 662424  
liz.mayer@beestonshenton.co.uk

**Apply:** Newcastle Tel: 01782 622155 Email: [newcastle@bjbmail.com](mailto:newcastle@bjbmail.com)

LOT

**81**

487 Walsall Road, Great Wyrley,  
Walsall WS6 6HY

\*GUIDE PRICE **£85,000 plus**



- Traditional semi detached
- Three bedrooms
- Two reception rooms
- Rear garden
- EPC – E



**Legal Representative**

Paula Bladon  
Gardner Iliff & Dowding  
01543466941  
paula.bladon@gidsolicitors.com

**Apply:** Cannock Tel: 01543 500030 Email: [cannock@bjbmail.com](mailto:cannock@bjbmail.com)

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

# Notes



# Notes





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

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

# 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:

- the date specified in the [special conditions](#); or
- 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](#):

- the date of the [sale memorandum](#) signed by both the [seller](#) and [buyer](#); or
- if contracts are exchanged, the date of exchange. If exchange is not effected in person or by an irrevocable agreement to exchange made by telephone, fax or electronic mail the date of exchange is the date on which

both parts have been signed and posted or otherwise placed beyond normal retrieval.

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

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

**General conditions** That part of the [sale conditions](#) so headed, including any extra general conditions.

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

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

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

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

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

**Price** The price that the [buyer](#) agrees to pay for the [lot](#).

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

**Sale conditions** The [general conditions](#) as varied by any [special conditions](#) or [addendum](#).

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

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

**Special conditions** Those of the [sale conditions](#) so headed that relate to the [lot](#).

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

**Tenancy schedule** The tenancy schedule (if any) forming part of the [special conditions](#).

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

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

**VAT** Value Added Tax or other tax of a similar nature.

**VAT option** An option to tax.

**We (and us and our)** The [auctioneers](#).

**You (and your)** Someone who has a copy of the [catalogue](#) or who attends or bids at the [auction](#), whether or not a [buyer](#).

## 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;

- 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 disappplied or varied by the **sale conditions** (even by a **condition** purporting to replace the whole of the Common Auction Conditions). They can be varied only if **we** agree.

### A2 Our role

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

- prepare the **catalogue** from information supplied by or on behalf of each **seller**;
- offer each **lot** for sale;
- sell each **lot**;
- receive and hold deposits;
- sign each **sale memorandum**; and
- 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**:

- 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**);
- sign the completed **sale memorandum**; and
- pay the deposit.

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

- 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
- sign the **sale memorandum** on **your** behalf.

A5.5 The deposit:

- 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
- 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:

- you** are personally liable to buy the **lot** even if **you** are acting as an agent; and
- 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:

- 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 £625 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) outgoing and other liabilities;  
 (g) any interest which overrides, within the meaning of the Land Registration Act 2002;  
 (h) matters that ought to be disclosed by the searches and enquiries a prudent buyer would make, whether or not the **buyer** has made them; and  
 (i) anything the **seller** does not and could not reasonably know about.
- G1.5 Where anything subject to which the **lot** is sold would expose the **seller** to liability the **buyer** is to comply with it and indemnify the **seller** against that liability.
- G1.6 The **seller** must notify the **buyer** of any notices, orders, demands, proposals and requirements of any competent authority of which it learns after the **contract date** but the **buyer** must comply with them and keep the **seller** indemnified.
- G1.7 The **lot** does not include any tenant's or trade fixtures or fittings.
- G1.8 Where chattels are included in the **lot** the **buyer** takes them as they are at **completion** and the **seller** is not liable if they are not fit for use.
- G1.9 The **buyer** buys with full knowledge of:  
 (a) the **documents**, whether or not the **buyer** has read them; and  
 (b) the physical condition of the **lot** and what could reasonably be discovered on inspection of it, whether or not the **buyer** has inspected it.
- G1.10 The **buyer** is not to rely on the information contained in the **particulars** but may rely on the **seller's** conveyancer's written replies to preliminary enquiries to the extent stated in those replies.
- ### G2 Deposit
- G2.1 The amount of the deposit is the greater of:  
 (a) any minimum deposit stated in the **auction conduct conditions** (or the total **price**, if this is less than that minimum); and  
 (b) 10% of the **price** (exclusive of any **VAT** on the **price**).
- G2.2 The deposit  
 (a) must be paid in pounds sterling by cheque or banker's draft drawn on an **approved financial institution** (or by any other means of payment that the **auctioneers** may accept); and  
 (b) is to be held as stakeholder unless the **auction conduct**

**conditions** provide that it is to be held as agent for the **seller**.

- G2.3 Where the **auctioneers** hold the deposit as stakeholder they are authorised to release it (and interest on it if applicable) to the **seller** on **completion** or, if **completion** does not take place, to the person entitled to it under the **sale conditions**.
- G2.4 If a cheque for all or part of the deposit is not cleared on first presentation the **seller** may treat the **contract** as at an end and bring a claim against the **buyer** for breach of contract.
- G2.5 Interest earned on the deposit belongs to the **seller** unless the **sale conditions** provide otherwise.
- ### G3 Between contract and completion
- G3.1 Unless the **special conditions** state otherwise, the **seller** is to insure the **lot** from and including the **contract date** to **completion** and:  
 (a) produce to the **buyer** on request all relevant insurance details;  
 (b) pay the premiums when due;  
 (c) if by 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 **action** 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) sell 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 outgoing 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 outgoing 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 outgoing 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 1 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 but 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 I 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.



# butters john bee <sup>bjb</sup>

**Head Office**

Lake View  
Festival Way  
Stoke-on-Trent  
ST1 5BJ

**Alsager**

☎ 01270 877 778  
✉ alsager@bjbmail.com

**Cannock**

☎ 01543 500030  
✉ cannock@bjbmail.com

**Congleton**

☎ 01260 280 000  
✉ congleton@bjbmail.com

**Crewe**

☎ 01270 213 541  
✉ crewe@bjbmail.com

**Hanley**

☎ 01782 202 600  
✉ hanley@bjbmail.com

**Kidsgrove**

☎ 01782 784 442  
✉ kidsgrove@bjbmail.com

**Longton**

☎ 01782 594 777  
✉ longton@bjbmail.com

**Macclesfield**

☎ 01625 869996  
✉ macclesfield@bjbmail.com

**Nantwich**

☎ 01270 623 444  
✉ nantwich@bjbmail.com

**Newcastle**

☎ 01782 622 155  
✉ newcastle@bjbmail.com

**Northwich**

☎ 01606 352888  
✉ northwich@bjbmail.com

**Sandbach**

☎ 01270 768 919  
✉ sandbach@bjbmail.com

**Stone**

☎ 01785 813 400  
✉ stone@bjbmail.com

**Stafford**

☎ 01785 246 000  
✉ stafford@bjbmail.com

**Telford**

☎ 01952 204420  
✉ telford@bjbmail.com

**Winsford**

☎ 01606 593444  
✉ winsford@bjbmail.com

**Wolverhampton**

☎ 01902 710888  
✉ wolverhampton@bjbmail.com

**Commercial**

☎ 0800 090 2290  
✉ commercial@bjbmail.com

**Portfolio Management**

☎ 01782 211144  
✉ lettings@bjbmail.com

**Survey Department**

☎ 0800 280 0699  
✉ survey@bjbmail.com

**General Auctions**

☎ 01782 267752  
✉ ws@bjbmail.com

**Property Auctions**

☎ 0800 090 2200  
✉ auction@bjbmail.com