

butters john bee^{bjb}

Property auction catalogue

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

Monday 12 June 2017

www.buttersjohnbee.com



butters john bee ^{bjb}

Property auctions 2017

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

2017 Auction Dates **Closing Date For Entries**

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...



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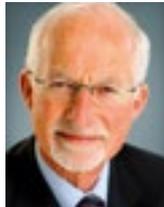
John Hand
Auction Manager.



Donna Fern
Auction Negotiator



Andy Townsend
Managing Director
Lettings/Auction



Peter Sawyer
Auctioneer



Rob Oulton
Auctioneer



Tom Wilde
Auctioneer

Welcome

Sales have been strong so far in 2017, and this should continue as we fast approach the summer with another 83 properties for offer in our June sale. From across the region and catering for every budget, we have properties starting with a guide prices as little as £35,000 for a two-bed terrace in Tunstall, Stoke-on-Trent, to a stunning detached Cottage in Hill Chorlton, Staffordshire with a guide of £300,000

In this month's sale, we bring you: five adjacent new build properties in Longton, Stoke-on-Trent – they have only just been finished off and are ready to move in. A business opportunity in

Sandbach, Cheshire, of a garage forecourt complete with separate-living accommodation, and several building plots starting at just £5,000.

If you are unable to attend the sale, then you can take advantage of our free online Internet bidding service. Just register your details with us prior, and you can bid for the Lots you are interested in from wherever you are on the night, from home, work or even abroad. Contact us at auction@bjbmail.com for more details, or call 0800 090 2200.

Proof of identity and address

All successful bidders must provide proof of identity and address to the Auctioneers immediately after the fall of the hammer.

Original documents MUST be provided.

Photocopies are NOT acceptable.

IDENTITY DOCUMENT

- Current signed passport
- Current full UK/EU Photo Card Driving Licence*
- Current full UK Driving Licence (old style)* (a provisional licence will not be accepted)
- Resident Permit issued by the Home Office to EU Nationals
- Inland Revenue Tax Notification
- Firearms Certificate

EVIDENCE OF ADDRESS

- Current full UK Driving Licence (old style)* (a provisional licence will not be accepted)
- A utility bill issued within the last three months (not a mobile phone bill)
- Local Authority tax bill (valid for the current year)
- Bank, Building Society or Credit Union statement containing a current address
- The most original mortgage statement from a UK lender

**These documents may be used as an identity document or evidence of address but NOT both.*

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.

Please note an administration fee of £625 plus VAT will be payable by the purchaser on each lot purchased whether sold prior, at the auction or post auction. Cheques made payable to Butters John Bee. Payment by debit card and credit card is also acceptable (2.5% admin charge on credit card).

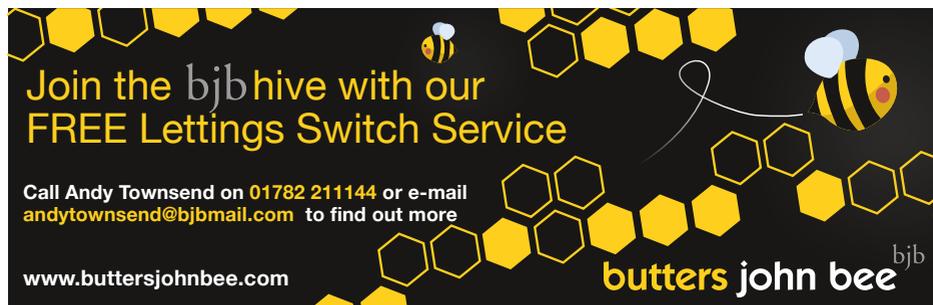
Deposits must be paid by bankers draft, personal/business cheque or debit card. We cannot accept deposit payments by cash or credit card.

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
- 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.
- Make sure you bring with you proof of identity and evidence of your address. This can include a current full UK driving licence, current signed passport plus a recent utility bill, bank or building society statement. A list of acceptable documents can be provided. Original documents **MUST** be provided, photocopies are **NOT** acceptable.
- Check that the properties included in the catalogue will be offered on the day of the sale. Some may be withdrawn, and some may be sold prior to auction.

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



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Order of sale (unless previously sold or withdrawn)

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

Monday 12 June 2017 at 6.30pm



- 1 11 Downey Street, Stoke-on-Trent, Staffordshire, ST1 3BY
- 2 18 Turner Street, Birches Head, Stoke-on-Trent, Staffordshire, ST1 2NJ
- 3 Blackfriar House, Myott Avenue, Newcastle-under-Lyme, Staffordshire, ST5 2EP
- 4 216 Fenpark Road, Fenton, Stoke-on-Trent, Staffordshire, ST4 2PA
- 5 16 Booth Street, Audley, Stoke-on-Trent, Staffordshire, ST7 8EP
- 6 Croft Farm, Stone Road, Hill Chorlton, Staffordshire, ST5 5DR
- 7 4 Oldcroft, Oakengates, Telford, Shropshire, TF2 6HF
- 8 13 Victoria Terrace, Stafford, Staffordshire, ST16 3HA
- 9 4 Brunswick Place, Hanley, Stoke-on-Trent, Staffordshire, ST1 3D
- 10 7 Westminster Street, Crewe, Cheshire, CW2 7LQ
- 11 236 London Road, Stoke, Stoke-on-Trent, Staffordshire, ST4 5RH
- 12 70 Congleton Road, Talke, Stoke-on-Trent, Staffordshire, ST7 1NE
- 13 76 Scotia Road, Tunstall, Stoke-on-Trent, Staffordshire, ST6 4ET
- 14 The Old Shop, Congleton Road, Arclid, Sandbach, Cheshire, CW11 2UJ
- 15 Worthington Hall, 44 Jasper Street, Hanley, Stoke-on-Trent, Staffordshire, ST1 3DA
- 16 Park View, Minton Street, Hartshill, Stoke-on-Trent, Staffordshire, ST4 7NW
- 17 17 McNeill Avenue, Crewe, Cheshire, CW1 3NT
- 18 30 Hayner Grove, Weston Coyney, Stoke-on-Trent, Staffordshire, ST3 6PQ
- 19 Moston Garage and Adjoining Bungalow, Booth Lane, Moston, Sandbach, Cheshire, CW11 3PU
- 20 79 Bond Street, Tunstall, Stoke-on-Trent, Staffordshire, ST6 5HG
- 21 190 Gainsborough Road, Crewe, Cheshire, CW2 7PN
- 22 21 South Street, Ball Green, Stoke-on-Trent, Staffordshire, ST6 8AX
- 23 Rowan Court, Flat 53 Mayfield Drive, Blythe Bridge, Stoke-on-Trent, Staffordshire, ST11 9JF
- 24 22 The Beeches, Nantwich, Cheshire, CW5 5YP
- 25 5 Oaks Crescent, Merridale, Wolverhampton, WV3 9SA
- 26 Green Acre, Rushton Spencer, Macclesfield, SK11 0RN
- 27 4 Rutland Road, Longton, Stoke-on-Trent, Staffordshire, ST3 1EH
- 28 5 Rutland Road, Longton, Stoke-on-Trent, Staffordshire, ST3 1EH
- 29 6 Rutland Road, Longton, Stoke-on-Trent, Staffordshire, ST3 1EH
- 30 47 Furber Street, Crewe, Cheshire, CW1 2PP
- 31 3 Sparrow Street, Smallthorne, Stoke-on-Trent, Staffordshire, ST6 1PW
- 32 Land to rear of 2-12 Kidsgrove Bank, Kidsgrove, Stoke-on-Trent, Staffordshire, ST7 4HG
- 33 19 St Saviours Street, Old Butt Lane, Talke, Stoke-on-Trent, Staffordshire, ST7 1NJ
- 34 2 Fenpark Road, Fenton, Stoke-on-Trent, Staffordshire, ST4 3JU
- 35 14 Grice Road, Hartshill, Stoke-on-Trent, Staffordshire, ST4 7PJ
- 36 Builders Yard adj to 123 Park Road, Silverdale, Newcastle-under-Lyme, Staffordshire, ST5 6NU
- 37 Development Land adj to Builders Yard, Park Road, Silverdale, Newcastle-under-Lyme, ST5 6NU
- 38 103 Middlewich Road, Northwich, Cheshire, CW9 7BU
- 39 27 Heath Hill, Dawley, Telford, Shropshire, TF4 2JT
- 40 22 Summerhill, Sutton Hill, Telford, Shropshire, TF7 4EX
- 41 3 Kingsnorth Place, Meir Park, Stoke-on-Trent, Staffordshire, ST3 7ST
- 42 57 Meredith Street, Crewe, Cheshire, CW1 2PW

- 43 62 Chapel Lane, Harseahead, Stoke-on-Trent, Staffordshire, ST7 4JW
- 44 47 Station Road, Madeley, Telford, Shropshire, TF7 5AX
- 45 138 Church Street, Silverdale, Newcastle-under-Lyme, Staffordshire, ST5 6JH
- 46 Land Adjacent 54/56 Endon Road, Norton, Stoke-on-Trent, Staffordshire, ST6 8NQ
- 47 Methodist Church, 52 Miles Green Road, Bignall End, Stoke-on-Trent, Staffordshire, ST7 8LQ
- 48 14 Mount Pleasant, Kidsgrove, Stoke-on-Trent, Staffordshire, ST7 4EX
- 49 48 and 48a Derrington Avenue, Crewe, Cheshire, CW2 7JB
- 50 The Maze, Seighford Lakes Fisheries, Seighford Road, Aston, Stafford, Staffordshire, ST18 9LQ
- 51 67-69 Edleston Road, Crewe, Cheshire, CW2 7HP
- 52 115 Oldfield Street, Fenton, Stoke-on-Trent, Staffordshire, ST4 3PN
- 53 98 Richmond Road, Crewe, Cheshire, CW1 4BA
- 54 16 King Charles Barns, Church Street, Madeley, Telford, Shropshire, TF7 5BF
- 55 151 Talke Road, Chesterton, Newcastle-under-Lyme, Staffordshire, ST5 7NH
- 56 98 Charlecote Park, Newdale, Telford, Shropshire, TF3 5HD
- 57 Land at Featherbed Lane, Featherbed Lane, Hixon, Staffordshire, ST18 0QF
- 58 36 Cauldon Avenue, Bradwell, Newcastle-under-Lyme, Staffordshire, ST5 8QF
- 59 16 Mynors Street, Hanley, Stoke-on-Trent, Staffordshire, ST1 2DJ
- 60 31 Wood Street, Mow Cop, Stoke-on-Trent, Staffordshire, ST7 3PE
- 61 131 Newcastle Street, Burslem, Stoke-on-Trent, Staffordshire, ST6 3QJ
- 62 Flat 1 Alexandra Court, 51-53 Scott Lidgett Road, Longport, Stoke-on-Trent, Staffordshire, ST6 4NQ
- 63 15 Broadway, Meir, Stoke-on-Trent, Staffordshire, ST3 5PF
- 64 1 Rowley Grove, Stafford, Staffordshire, ST17 9BJ
- 65 22 Westland Street, Penkhull, Stoke-on-Trent, Staffordshire, ST4 7HD
- 66 74 Morton Street, Middleport, Stoke-on-Trent, Staffordshire, ST6 3PL
- 67 Orchards End, 19 Farmers Bank, Silverdale, Newcastle-under-Lyme, Staffordshire, ST5 6NE
- 68 Land Adjacent To 5, Cinderhill Lane, Scholar Green, Stoke-on-Trent, Staffordshire, ST7 3HX
- 69 51 Weston Road, Meir, Stoke-on-Trent, Staffordshire, ST3 6AB
- 70 44 William Terrace, Fegg Hayes, Stoke-on-Trent, Staffordshire, ST6 6QX
- 71 16 Newtown, Newchapel, Stoke-on-Trent, Staffordshire, ST7 4QA
- 72 25 Wingfield Place, Winsford, Cheshire, CW7 1HD
- 73 11 Holly Place, Heron Cross, Stoke-on-Trent, Staffordshire, ST4 3BU
- 74 18 Wood Street, Crewe, Cheshire, CW2 6HH
- 75 9 Russell Street, Wolstanton, Newcastle-under-Lyme, Staffordshire, ST5 8BL
- 76 63 Vincent Street, Crewe, Cheshire, CW1 4AA
- 77 53 Upper Hillchurch Street, Hanley, Stoke-on-Trent, Staffordshire, ST1 2HQ
- 78 70 Denbigh Street, Hanley, Stoke-on-Trent, Staffordshire, ST1 5JB
- 79 Land to rear of 60, Castle Street, Hadley, Telford, Shropshire, TF1 5RA
- 80 28 Fifth Avenue, Kidsgrove, Stoke-on-Trent, Staffordshire, ST7 1DA
- 81 5 The Grove, Hadley, Telford, Shropshire, TF1 6PT
- 82 41 Linden Place, Blurton, Stoke-on-Trent, Staffordshire, ST3 3AT
- 83 2 Rutland Road, Longton, Stoke-on-Trent, Staffordshire, ST3 1EH
- 84 3 Rutland Road, Longton, Stoke-on-Trent, Staffordshire, ST3 1EH

Order of sale

in alphabetical order

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

Monday 12 June 2017 at 6.30pm



- 20 Bond Street, Tunstall, Stoke-on-Trent, Staffordshire, ST6 5HG
- 19 Booth Lane, Moston, Sandbach, Cheshire, CW11 3PU
- 5 Booth Street, Audley, Stoke-on-Trent, Staffordshire, ST7 8EP
- 63 Broadway, Meir, Stoke-on-Trent, Staffordshire, ST3 5PF
- 9 Brunswick Place, Hanley, Stoke-on-Trent, Staffordshire, ST1 3D
- 58 Cauldon Avenue, Bradwell, Newcastle-under-Lyme, Staffordshire, ST5 8QF
- 43 Chapel Lane, Harriseahead, Stoke-on-Trent, Staffordshire, ST7 4JW
- 56 Charlecote Park, Newdale, Telford, Shropshire, TF3 5HD
- 45 Church Street, Silverdale, Newcastle-under-Lyme, Staffordshire, ST5 6JH
- 68 Cinderhill Lane, Scholar Green, Stoke-on-Trent, Staffordshire, ST7 3HX
- 14 Congleton Road, Arclid, Sandbach, Cheshire, CW11 2UJ
- 12 Congleton Road, Talke, Stoke-on-Trent, Staffordshire, ST7 1NE
- 49 Derrington Avenue, Crewe, Cheshire, CW2 7JB
- 1 Downey Street, Stoke-on-Trent, Staffordshire, ST1 3BY
- 51 Edleston Road, Crewe, Cheshire, CW2 7HP
- 46 Endon Road, Norton, Stoke-on-Trent, Staffordshire, ST6 8NQ
- 67 Farmers Bank, Silverdale, Newcastle-under-Lyme, Staffordshire, ST5 6NE
- 57 Featherbed Lane, Hixon, Staffordshire, ST18 0QF
- 4 Fenpark Road, Fenton, Stoke-on-Trent, Staffordshire, ST4 2PA
- 34 Fenpark Road, Fenton, Stoke-on-Trent, Staffordshire, ST4 3JU
- 30 Furber Street, Crewe, Cheshire, CW1 2PP
- 21 Gainsborough Road, Crewe, Cheshire, CW2 7PN
- 35 Grice Road, Hartshill, Stoke-on-Trent, Staffordshire, ST4 7PJ
- 18 Hayner Grove, Weston Coyney, Stoke-on-Trent, Staffordshire, ST3 6PQ
- 39 Heath Hill, Dawley, Telford, Shropshire, TF4 2JT
- 73 Holly Place, Heron Cross, Stoke-on-Trent, Staffordshire, ST4 3BU
- 15 Jasper Street, Hanley, Stoke-on-Trent, Staffordshire, ST1 3DA
- 32 Kidsgrove Bank, Kidsgrove, Stoke-on-Trent, Staffordshire, ST7 4HG
- 54 King Charles Barns, Church Street, Madeley, Telford, Shropshire, TF7 5BF
- 41 Kingsnorth Place, Meir Park, Stoke-on-Trent, Staffordshire, ST3 7ST
- 11 London Road, Stoke, Stoke-on-Trent, Staffordshire, ST4 5RH
- 23 Mayfield Drive, Blythe Bridge, Stoke-on-Trent, Staffordshire, ST11 9JF
- 17 McNeill Avenue, Crewe, Cheshire, CW1 3NT
- 42 Meredith Street, Crewe, Cheshire, CW1 2PW
- 38 Middlewich Road, Northwich, Cheshire, CW9 7BU
- 47 Miles Green Road, Bignall End, Stoke-on-Trent, Staffordshire, ST7 8LQ
- 16 Minton Street, Hartshill, Stoke-on-Trent, Staffordshire, ST4 7NW
- 66 Morton Street, Middleport, Stoke-on-Trent, Staffordshire, ST6 3PL
- 48 Mount Pleasant, Kidsgrove, Stoke-on-Trent, Staffordshire, ST7 4EX
- 59 Mynors Street, Hanley, Stoke-on-Trent, Staffordshire, ST1 2DJ
- 3 Myott Avenue, Newcastle-under-Lyme, Staffordshire, ST5 2EP
- 61 Newcastle Street, Burslem, Stoke-on-Trent, Staffordshire, ST6 3QJ

- 71 Newtown, Newchapel, Stoke-on-Trent, Staffordshire, ST7 4QA
- 25 Oaks Crescent, Merridale, Wolverhampton, WV3 9SA
- 7 Oldcroft, Oakengates, Telford, Shropshire, TF2 6HF
- 52 Oldfield Street, Fenton, Stoke-on-Trent, Staffordshire, ST4 3PN
- 36 Park Road, Silverdale, Newcastle-under-Lyme, Staffordshire, ST5 6NU
- 37 Park Road, Silverdale, Newcastle-under-Lyme, ST5 6NU
- 53 Richmond Road, Crewe, Cheshire, CW1 4BA
- 64 Rowley Grove, Stafford, Staffordshire, ST17 9BJ
- 26 Rushton Spencer, Macclesfield, SK11 0RN
- 27 Rutland Road, Longton, Stoke-on-Trent, Staffordshire, ST3 1EH
- 28 Rutland Road, Longton, Stoke-on-Trent, Staffordshire, ST3 1EH
- 29 Rutland Road, Longton, Stoke-on-Trent, Staffordshire, ST3 1EH
- 13 Scotia Road, Tunstall, Stoke-on-Trent, Staffordshire, ST6 4ET
- 62 Scott Lidgett Road, Longport, Stoke-on-Trent, Staffordshire, ST6 4NQ
- 50 Seighford Road, Aston, Stafford, Staffordshire, ST18 9LQ
- 22 South Street, Ball Green, Stoke-on-Trent, Staffordshire, ST6 8AX
- 31 Sparrow Street, Smallthorne, Stoke-on-Trent, Staffordshire, ST6 1PW
- 33 St Saviours Street, Old Butt Lane, Talke, Stoke-on-Trent, Staffordshire, ST7 1NJ
- 44 Station Road, Madeley, Telford, Shropshire, TF7 5AX
- 6 Stone Road, Hill Chorlton, Staffordshire, ST5 5DR
- 40 Summerhill, Sutton Hill, Telford, Shropshire, TF7 4EX
- 55 Talke Road, Chesterton, Newcastle-under-Lyme, Staffordshire, ST5 7NH
- 24 The Beeches, Nantwich, Cheshire, CW5 5YP
- 2 Turner Street, Birches Head, Stoke-on-Trent, Staffordshire, ST1 2NJ
- 8 Victoria Terrace, Stafford, Staffordshire, ST16 3HA
- 65 Westland Street, Penkhull, Stoke-on-Trent, Staffordshire, ST4 7HD
- 10 Westminster Street, Crewe, Cheshire, CW2 7LQ
- 69 Weston Road, Meir, Stoke-on-Trent, Staffordshire, ST3 6AB
- 70 William Terrace, Fegg Hayes, Stoke-on-Trent, Staffordshire, ST6 6QX
- 72 Wingfield Place, Winsford, Cheshire, CW7 1HD
- 60 Wood Street, Mow Cop, Stoke-on-Trent, Staffordshire, ST7 3PE

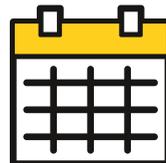
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Viewing schedule



Commercial properties

On Thursday 11th May

& Thursday 25th May

LOT	ADDRESS	TIME
11	236 London Road, Stoke-on-Trent, Staffordshire, ST4 5RH	2.00–2.30pm

Crewe

Friday 12th, 19th, 26th May and 2nd, 9th June and

Saturday 13th, 20th, 27th May and 3rd, 10th June 2017

LOT	ADDRESS	TIME
10	7 Westminster Street, Crewe, Cheshire, CW2 7LQ	9.15am–9.45am
74	18 Wood Street, Crewe, Cheshire, CW2 6HH	10.00am–10.30am
51	67–69 Edleston Road, Crewe, Cheshire, CW2 7HP	10.45am–11.15am
21	190 Gainsborough Road, Crewe, Cheshire, CW2 7PN	11.30am–12.00am
42	57 Meredith Street, Crewe, Cheshire, CW1 2PW	1.00pm–1.30pm
30	47 Furber Street, Crewe, Cheshire, CW1 2PP	1.45pm–2.15pm
76	63 Vincent Street, Crewe, Cheshire, CW1 4AA	2.30pm–3.00pm
53	98 Richmond Road, Crewe, Cheshire, CW1 4BA	3.15pm–3.45pm
17	17 McNeil Avenue, Crewe, Cheshire, CW1 3NT	4.00pm–4.30pm
49	48/48A Derrington Avenue, Crewe, Cheshire, CW2 7JB	By appointment only

Hanley

Tuesday 30th May, Friday 2nd June, Tuesday 6th June, Friday 9th June

LOT	ADDRESS	TIME
01	11 Downey Street, Hanley, Stoke on Trent, ST1 3BY	09.00
09	4 Brunswick Place, Hanley, Stoke on Trent, ST1 3DD	09.30
77	53 Upper Hillchurch Street, Hanley, Stoke on Trent, ST1 2HQ	10.00
59	16 Mynors Street, Hanley, Stoke on Trent, ST1 2DJ	10.30
78	70 Denbigh Street, Hanley, Stoke on Trent, ST1 5BJ	11.00
02	18 Turner Street, Birches Head, Stoke on Trent, ST1 2NJ	11.30
31	3 Sparrow Street, Smallthorne, Stoke on Trent, ST6 1PW	12.00
22	21 South Street, Ball Green, Stoke on Trent, ST6 8AX	12.30
70	44 William Terrace, Fegg Hayes, Stoke on Trent, ST6 6QX	13.00
20	79 Bond Street, Tunstall, Stoke on Trent, ST6 5HG	13.30
13	76 Scotia Road, Burslem, Stoke on Trent, ST6 4ET	14.00
66	74 Morton Street, Middleport, Stoke on Trent, ST6 3PL	14.30
62	Flat 1, Alexandra Court, 51–53 Scott Lidgett Road, Longport, ST6 4NQ	15.00

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.

Kidsgrove**Wednesday May 10th, Wednesday May 17th,****Wednesday, May 24th Wednesday May 31st and Wednesday 7th June**

<i>LOT</i>	<i>PROPERTY</i>	<i>TIME</i>
60	31 Wood Street, Mow Cop, Stoke-on-Trent, Staffordshire, ST7 3PE	10.00am
43	62 Chapel Lane, Harseahead, Stoke-on-Trent, Staffordshire, ST7 4JW	10.30am

Saturday May 13th, Saturday May 20th, Saturday May 27th,**Saturday June.3rd and Saturday June.10th**

<i>LOT</i>	<i>PROPERTY</i>	<i>TIME</i>
12	70 Congleton Road, Talke, Stoke-on-Trent, Staffordshire, ST7 1NE	10.00am
80	28 Fifth Avenue, Kidsgrove, Stoke-on-Trent, Staffordshire, ST7 1DA	10.30am
48	14 Mount Pleasant, Kidsgrove, Stoke-on-Trent, Staffordshire, ST7 4EX	11.00am

Longton**Saturday 13th May, Friday 19th May, Saturday 27th May, Friday 2nd June & Saturday 10th June**

<i>LOT</i>	<i>ADDRESS</i>	<i>TIME</i>
82	41 Linden Place, Burton, Stoke-on-Trent, ST3 3AT	9:00am–9:20am
73	11 Holly Place, Heron Cross, Stoke-on-Trent, ST4 3BU	9:30am–9:50am
04	216 Fenpark Road, Fenton, Stoke-on-Trent, ST4 2PA	10:00am–10:20am
52	115 Oldfield Street, Fenton, Stoke-on-Trent, ST4 3PN	10:30am–10:50am
83	2 Rutland Road, Longton, Stoke-on-Trent, ST4 3PN	11:00am–11.10am
84	3 Rutland Road, Longton, Stoke on Trent, ST4 3PN	11:10am–11:20am
27	4 Rutland Road, Longton, Stoke-on-Trent, ST4 3PN	11:20am–11:30am
28	5 Rutland Road, Longton, Stoke-on-Trent, ST4 3PN	11:30am–11:40am
29	6 Rutland Road, Longton, Stoke-on-Trent, ST4 3PN	11:40am–11:50am
18	30 Hayner Grove, Weston Coyney, Stoke-on-Trent, ST3 6PQ	12.00pm–12.20am
63	15 Broadway, Meir, Stoke-on-Trent, ST3 5PF	12.30pm–12.50pm
23	Flat 53 Rowan Court, Mayfield Drive, Blythe Bridge ST11 9JF	13:00pm–13:20pm
41	3 Kingsnorth Place, Meir Park, Stoke-on-Trent, ST3 7ST	13:30pm–13:50pm

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Newcastle**Thursday 11th May, Thursday 18th May, Saturday 20th May,
Thursday 25th May, Wednesday 31st May, Monday 12th June**

LOT	PROPERTY	TIME
45	138 Church Street, Silverdale, Newcastle-under-Lyme, ST5 6JH	9.30am-9.55am
36	Builder's Yard adj to 123 Park Road, Silverdale, ST5 6NU	10.05am-10.20am
37	Development Land adj to 123 Park Road, Silverdale, ST5 6NU	10.05am-10.20am
03	Blackfriar House, Myott Avenue, Newcastle-under-Lyme, ST5 2EP	10.30am-10.50am
37	Development Land adj to 123 Park Road, Silverdale, ST5 6NU	10.05am-10.20am
03	Blackfriar House, Myott Avenue, Newcastle-under-Lyme, ST5 2EP	10.30am-10.50am
58	36 Caudon Avenue, Bradwell, Newcastle-under-Lyme, ST5 8QF	11.00am-11.15am
55	151 Talke Road, Chesterton, Newcastle-under-Lyme, ST5 7NH	11.25am-11.40pm
65	22, Westland Street, Penkhull, Stoke-on-Trent, ST4 7HD	12.10pm-12.25pm
35	14 Grice Road, Hartshill, Stoke-on-Trent, ST4 7PJ	12.35pm-12.50pm
67	Orchard's End, 19 Farmer's Bank, Chesterton, Newcastle, ST5 6NE	By appointment
06	Croft Farm, Stone Road, Hill Chorlton, ST5 5DR	By appointment

Northwich**Saturday 13th May, Saturday 20th May, and Saturday 27th May**

LOT	PROPERTY	TIME
38	103 Middlewich Road, Northwich, Cheshire, CW9 7BU	10.00-10.30am

Telford**Wednesday 24th May, Thursday 1st June,
Tuesday 6th June, Saturday 10th June**

LOT	PROPERTY	TIME
40	22 Summerhill, Sutton Hill, Telford, Shropshire, TF7 4EX	09.00-09.20
44	47 Station Road, Madeley, Telford, Shropshire, TF7 5AX	09.45-10.05
39	27 Heath Hill, Dawley, Telford, Shropshire, TF4 2JT	10.30-10.50
56	98 Charlecote Park, Newdale, Telford, Shropshire, TF3 5HD	11.05-11.25
81	5 The Grove, Hadley, Telford, Shropshire, TF1 6PT	11.40-12.00
07	4 Oldcroft, Oakengates, Telford, Shropshire, TF2 6HF	12.15-12.35

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LOT

1

**11 Downey Street, Stoke-on-Trent,
Staffordshire, ST1 3BY***GUIDE PRICE **£41,000 plus**

- Mid-terrace property
- Two bedrooms
- In need of renovation and repair
- Two reception rooms
- Close to city centre
- EPC – TBC

**Legal Representative**

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

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

LOT

2**18 Turner Street, Birches Head, Stoke-on-Trent,
Staffordshire, ST1 2NJ*****GUIDE PRICE £40,000 plus**

- End terrace house
- Two reception rooms
- Two bedrooms
- First floor bathroom
- EPC – TBC

**Legal Representative**

Mr Daniel Berger
BBS Law Ltd
0161 8322 500
daniel@bbslaw.co.uk

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

LOT

3**Blackfriar House, Myott Avenue, Newcastle-under-Lyme, Staffordshire, ST5 2EP***GUIDE PRICE **£190,000 plus**

- Detached house
- Three bedrooms
- Three reception rooms
- Gas central heating
- Off road parking and garage
- Garden to front and rear
- EPC – TBC

**Legal Representative**

Mrs Alison Abbotts

Tinsdills Solicitors

01782 612311

alison.abbotts@tinsdills.co.uk

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

LOT

4**216 Fenpark Road, Fenton, Stoke-on-Trent,
Staffordshire, ST4 2PA*****GUIDE PRICE £100,000**

- A traditional semi-detached property
- Three bedrooms
- Spacious accommodation
- Situated in a popular residential area
- Garage and gardens
- EPC – D

**Legal Representative**

Ms Greta Williamson

A H Brooks & Co

01538 383201

gretawilliamson@ahbrooks.co.uk

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

LOT

5**16 Booth Street, Audley, Stoke-on-Trent,
Staffordshire, ST7 8EP***GUIDE PRICE **£72,500**

- Mid-terrace house
- Four bedrooms
- Two reception rooms
- Shower Room, Bathroom
- Enclosed Garden
- EPC – TBC

**Legal Representative**

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

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

LOT

6**Croft Farm, Stone Road, Hill Chorlton,
Staffordshire, ST5 5DR*****GUIDE PRICE £300,000 plus**

- Detached cottage
- Three bedrooms
- Three reception rooms
- LPG central heating
- Approx: 2.34-acre site
- In need of modernisation
- EPC – F

**Legal Representative**

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



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

LOT

7

4 Oldcroft, Oakengates, Telford, Shropshire, TF2 6HF

*GUIDE PRICE **£85,000**

- Semi-detached property
- Two bedrooms
- Lounge & dining room
- Currently tenanted
- AST £6840 p/a
- EPC – D



Legal Representative

Mr Kevin Sherriff
Gardner Iliff & Dowding
01543466941
kevin.sherriff@gidsolicitors.com

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

LOT

8

13 Victoria Terrace, Stafford,
Staffordshire, ST16 3HA

*GUIDE PRICE **£75,000**



- Mid-terrace
- Two bedrooms
- Two receptions
- Kitchen
- Bathroom
- EPC – D



Legal Representative

Mr Gary Carr
Oliver & Co Solicitors
01244 312306
law@oliverandco.co.uk

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

LOT

9

4 Brunswick Place, Hanley, Stoke-on-Trent,
Staffordshire, ST1 3D

*GUIDE PRICE **£75,000 plus**



- Large mid-terrace
- Two first floor bedrooms
- Ground floor bedroom
- Double glazing
- Close to Hanley city centre
- Recently refurbished
- EPC – D



Legal Representative

Ms Juliet Benson

J. Benson

02076254300

juliet@bensonsolicitors.com

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

LOT
10

7 Westminster Street, Crewe,
Cheshire, CW2 7LQ

*GUIDE PRICE **£73,000**



- Spacious terrace property
- Two double bedrooms
- Separate bathroom
- Forecourt & rear yard
- Close to numerous amenities
- EPC – D



Legal Representative

Mrs Claire Hilton
Hall Smith Whittingham Solicitors
01270 610300
clairehilton@hswsolicitors.co.uk

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

LOT

11**236 London Road, Stoke, Stoke-on-Trent,
Staffordshire, ST4 5RH*****GUIDE PRICE £65,000 plus**

- Mixed use investment
- Ground floor Barbers shop
- Self-contained 1 bed flat
- Large garage/workshop to rear
- Current rent: £7,800 per p/a
- Potential to increase via letting of garage
- EPC – G(201)

**Legal Representative**

Mr Melvyn Barker
Walters & Plaskitt
01782 819611
mbarker@waltersandplaskitt.com

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

LOT
12

70 Congleton Road, Talke, Stoke-on-Trent,
Staffordshire, ST7 1NE

*GUIDE PRICE **£70,000**



- End-terrace
- Three bedrooms
- Garden to rear
- Well-presented bathroom and kitchen
- Popular location
- EPC – F



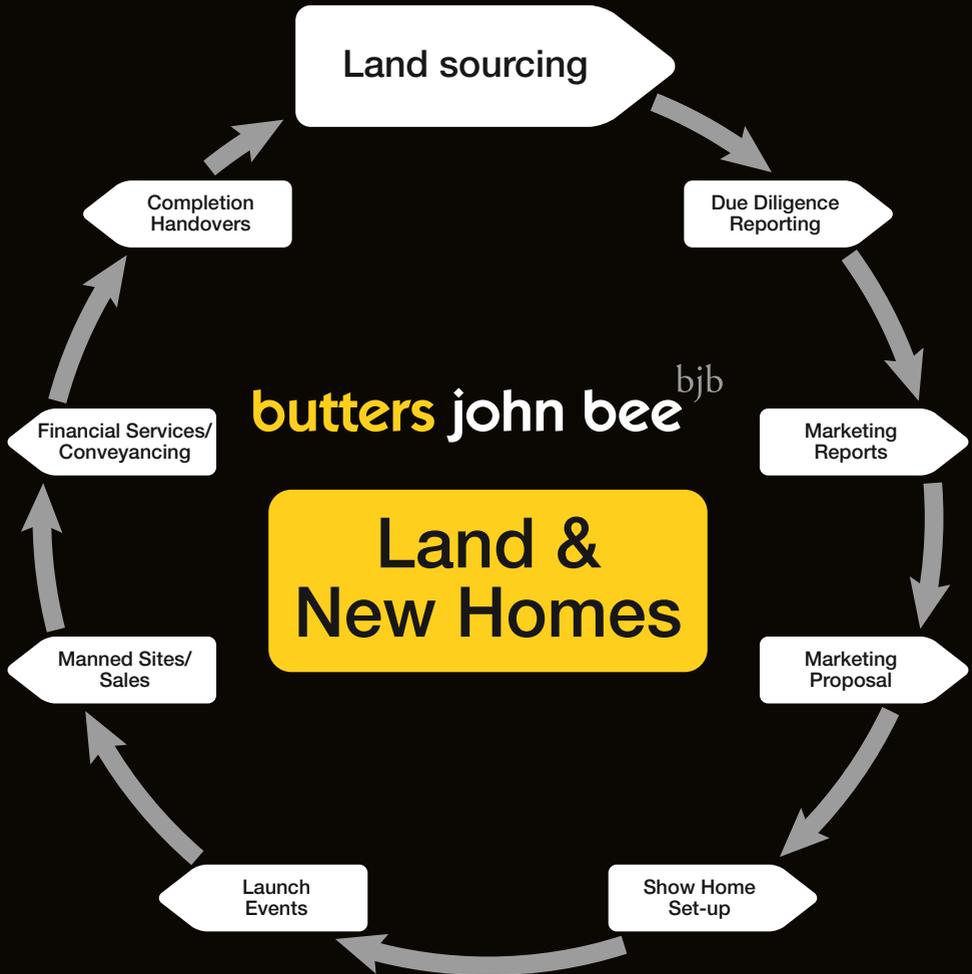
Legal Representative

Mrs Sam Sharratt
Tinsdills Solicitors
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sam.sharratt@tinsdills.co.uk

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Associate Director – Land and New Homes

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KatyHarwood@bjbmail.com

LOT
13

76 Scotia Road, Tunstall, Stoke-on-Trent,
Staffordshire, ST6 4ET

*GUIDE PRICE **£40,000 plus**



- Large mid-terrace
- Three bedrooms
- First floor bathroom
- EPC – D



Legal Representative

Mr Daniel Berger
BBS Law Ltd
0161 8322 500
daniel@bbslaw.co.uk

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

LOT
14

The Old Shop, Congleton Road, Arclid,
Sandbach, Cheshire, CW11 2UJ

*GUIDE PRICE **£155,000**



- Detached cottage
- Three bedrooms
- Semi-rural setting
- Outbuildings
- EPC – G



Legal Representative

Mr Clive Penson
HT Legal Ltd
0161 368 3434
clive.penson@htlegal.co.uk



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

LOT
15

**Worthington Hall, 44 Jasper Street, Hanley,
Stoke-on-Trent, Staffordshire, ST1 3DA**

*GUIDE PRICE **£115,000 plus**



- Former chapel
- Suitable for a number of uses or re-development, subject to PP
- Within walking distance of the city centre
- Overlooking Potteries Way
- EPC – E



Legal Representative

TBC

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

LOT
16**Park View, Minton Street, Hartshill,
Stoke-on-Trent, Staffordshire, ST4 7NW***GUIDE PRICE **£50,000 plus**

- A detached property
- Six letting rooms (one vacant)
- Ground floor/first floor shared cooking/living areas
- Yield of £22,236 p/a (circa £26,000 fully let)
- Not inspected by the auctioneer
- EPC – TBC

It is suggested that potential purchasers make enquiries with their lender as to whether this property is suitable for mortgage purposes. We understand that there is no direct or formal right of access to the property, nor any lawful right of way.

Legal Representative

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DWF Solicitors
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new homes

LOT
17

17 McNeill Avenue, Crewe, Cheshire, CW1 3NT

*GUIDE PRICE **£70,000**



- Generous mid-terrace
- Three bedrooms
- Large dining kitchen
- Downstairs W.C
- Upstairs bathroom
- Attractive rear garden
- Driveway to front
- EPC – D



Legal Representative

Mr Paul Fagan
 Aticus Law
 01616416092
 paulfagan@aticuslaw.co.uk

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

LOT
18

30 Hayner Grove, Weston Coyney, Stoke-on-Trent, Staffordshire, ST3 6PQ

*GUIDE PRICE **£140,000**



- Detached bungalow
- Two bedrooms
- Gardens to front, side and rear
- Driveway
- Detached garage
- Popular residential area
- EPC – D



Legal Representative

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

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

LOT
19

Moston Garage and Adjoining Bungalow, Booth Lane, Moston, Sandbach, Cheshire, CW11 3PU

*GUIDE PRICE **£550,000 plus**



- Filling Station and 3-bedroom bungalow on main road A533
- 4 x quad pumps and 1 x commercial diesel pump
- Forecourt, shop, 3 x workshop bays and compound
- Includes two ramps and equipment
- Site area 0.587 acres
- Adjoining three bedroom detached bungalow
- Detached garage, front garden and paved rear garden
- Site area 0.15 acres
- Within close proximity of seven residential development sites, with approx 1450 houses
- Business currently trading – vacant possession on completion
- Planning granted for B1 use Ref 17/0069C
- Residential EPC – E
- Commercial EPC – TBC



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



Legal Representative

Mr Nick Parson
Dixon Rigby Keogh Solicitors
01270 766550
nick.parson@drk-law.co.uk

LOT
20

79 Bond Street, Tunstall, Stoke-on-Trent,
Staffordshire, ST6 5HG

*GUIDE PRICE **£35,000 plus**



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



Legal Representative

Mr Daniel Berger
BBS Law Ltd
0161 8322 500
daniel@bbslaw.co.uk

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

LOT
21

190 Gainsborough Road, Crewe,
Cheshire, CW2 7PN

*GUIDE PRICE **£110,000**



- End-terrace property
- Three bedrooms
- Two reception rooms
- In need of modernisation
- Garden and garage at rear
- EPC – TBC



Legal Representative

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

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

LOT
22

21 South Street, Ball Green, Stoke-on-Trent,
Staffordshire, ST6 8AX

*GUIDE PRICE **£39,000 plus**



- Mid-terrace house
- Two bedrooms
- Rear garden
- Double glazing
- Gas central heating
- EPC – D



Legal Representative

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

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

LOT
23

**Rowan Court, Flat 53 Mayfield Drive, Blythe
Bridge, Stoke-on-Trent, Staffordshire, ST11 9JF**

*GUIDE PRICE **£58,500**



- Two-bedroom apartment
- Spacious accommodation
- Communal parking area
- Popular location
- EPC – F



Legal Representative

Ms Greta Williamson
A H Brooks & Co
01538 383201
gretawilliamson@ahbrooks.co.uk

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

LOT
24**22 The Beeches, Nantwich, Cheshire, CW5 5YP***GUIDE PRICE **£120,000**

- Semi-detached
- Two bedrooms
- Superb location
- Great potential
- Close to town centre
- EPC – E

**Legal Representative**

Mr Steven Coles
Hall Smith Wittingham
01270 212000
scoles@hswsolicitors.co.uk

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

LOT
25

**5 Oaks Crescent, Merridale,
Wolverhampton, WV3 9SA**

***GUIDE PRICE £265,000**



- Potential investment opportunity
- Five bedrooms
- Two reception rooms
- Lapsed PP conversion 3 two bed flats
- Close to town centre
- Generous size plot
- EPC – D



Legal Representative

Mrs Kate Heath
Poole Alcock LLP
01270 762325
kate.heath@poolealcock.co.uk

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* Source: El Group

LOT
26

Green Acre, Rushton Spencer, Macclesfield, SK11 0RN

*GUIDE PRICE **£235,000**



- Detached cottage
- Three bedrooms
- Two reception rooms
- In need of renovation and repair
- Open views
- Rural location
- EPC – TBC



Legal Representative

Ms Gillian Pierce
Hardington Hogg
01670 515955
info@hardingtonhogg.co.uk

Apply: Macclesfield Tel: 01625 869996 Email: macclesfield@bjbmail.com

LOT
27**4 Rutland Road, Longton, Stoke-on-Trent,
Staffordshire, ST3 1EH***GUIDE PRICE **£85,000**

- New build town-house
- Three bedrooms
- Off road parking
- Garden
- Select development of six properties
- EPC – B



The photos on the profile are of the show home for illustration purposes.

Legal Representative

Ms Greta Williamson
A H Brooks & Co
01538 383201
gretawilliamson@ahbrooks.co.uk

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

LOT
28

5 Rutland Road, Longton, Stoke-on-Trent,
Staffordshire, ST3 1EH

*GUIDE PRICE **£85,000**



- New build town-house
- Three bedrooms
- Off road parking
- Garden
- Select development of six properties
- EPC – B



The photos on the profile are of the show home for illustration purposes.

Legal Representative

Ms Greta Williamson
A H Brooks & Co
01538 383201
gretawilliamson@ahbrooks.co.uk

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

LOT
29

6 Rutland Road, Longton, Stoke-on-Trent,
Staffordshire, ST3 1EH

*GUIDE PRICE **£85,000**



- New build end town-house
- Three bedrooms
- Off road parking
- Garden
- Select development of six properties
- EPC – B



The photos on the profile are of the show home for illustration purposes.

Legal Representative

Ms Greta Williamson
A H Brooks & Co
01538 383201
gretawilliamson@ahbrooks.co.uk

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

LOT
30

47 Furber Street, Crewe, Cheshire, CW1 2PP

*GUIDE PRICE **£50,000**

- End terrace property
- Two double bedrooms
- Two reception rooms
- Large bathroom
- Good size rear garden
- In need of modernisation
- EPC – G

**Legal Representative**

Mrs Gill Collins
Poole Alcock LLP
01270 256665
gill.collins@poolealcock.co.uk

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

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LOT
31

**3 Sparrow Street, Smallthorne, Stoke-on-Trent,
Staffordshire, ST6 1PW**

*GUIDE PRICE **£35,000 plus**



- Mid-terrace house
- Two bedrooms
- First floor bathroom
- Two reception rooms
- Rear yard
- EPC – TBC



Legal Representative

Mr Daniel Berger
BBS Law Ltd
0161 8322 500
daniel@bbslaw.co.uk

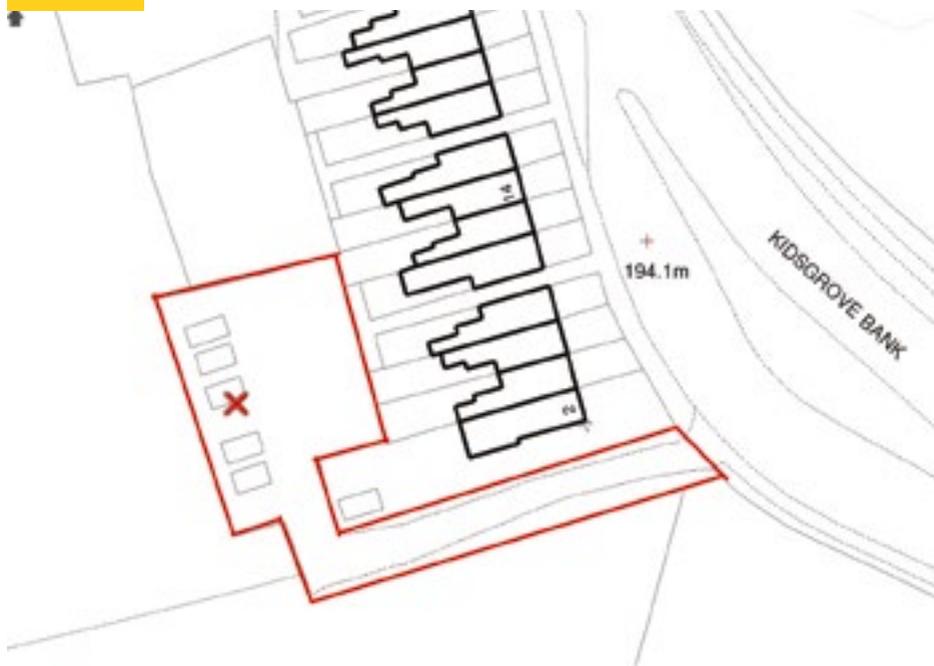
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* Guide/reserve price definitions can be found on page 6

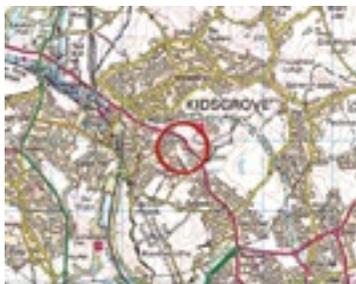
LOT
32

Land to rear of 2-12 Kidsgrove Bank, Kidsgrove,
Stoke-on-Trent, Staffordshire, ST7 4HG

*GUIDE PRICE **£5,000**



- Parcel of land
- Approx 0.22 acres
- Close to town centre
- Site of former garages
- EPC – N/A



Legal Representative

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

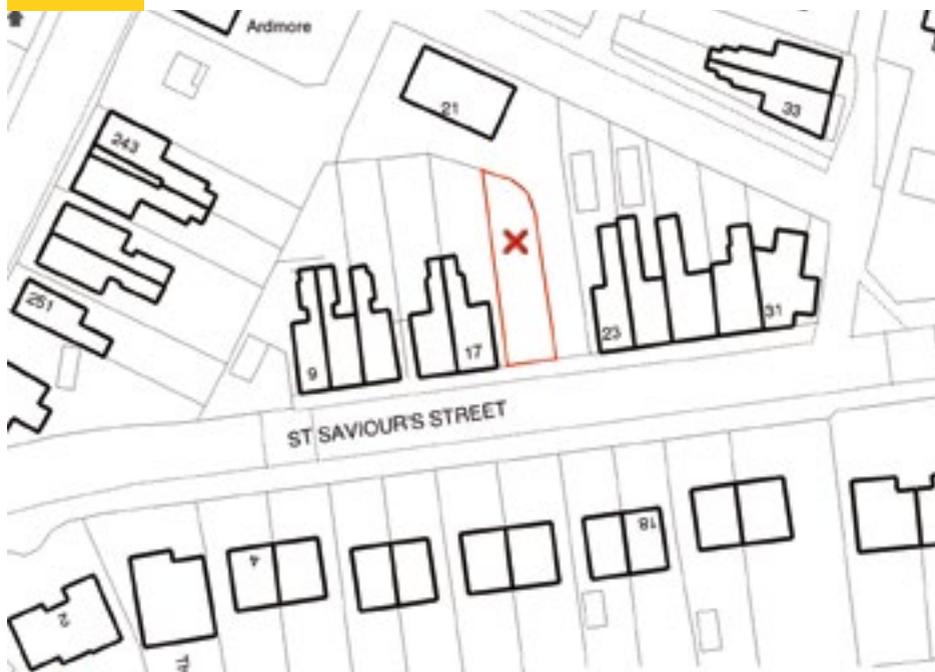
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LOT

33

19 St Saviours Street, Old Butt Lane, Talke,
Stoke-on-Trent, Staffordshire, ST7 1NJ

*GUIDE PRICE **£40,000**



- Building plot
- PP for two bed det house
- Plan no 13/00043/CN03
- Foundations built
- EPC – N/A



Legal Representative

Mr Clint Hughes
Jamesons Property Lawyers
01782 719009
clinhughes@jamesons-conveyancing.co.uk

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

LOT
34

2 Fenpark Road, Fenton, Stoke-on-Trent,
Staffordshire, ST4 3JU

*GUIDE PRICE **£70,000 plus**



- Mixed investment opportunity
- Ground floor hair salon let at £4,200 p/a
- 5 Year lease renewal being completed
- First floor self-contained two-bedroom flat vacant
- Ground floor lock up garage let on a 999 year long leasehold at a peppercorn rent
- NIA 1,345 sq ft
- EPC – C (54)



Legal Representative

Ms Jaqui Mayer

Chesworths

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jacquimayer@chesworths.co.uk

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LOT
35

14 Grice Road, Hartshill, Stoke-on-Trent,
Staffordshire, ST4 7PJ

*GUIDE PRICE **£100,000**



- Semi-detached property
- Two bedrooms
- Off road parking
- Detached garage
- Desirable residential area
- EPC – D



Legal Representative

Mr Tahir Rafiq
Tahir Solicitors
0161 740 2333
tahir.jurissolicitors@hotmail.com

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

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

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

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LOT

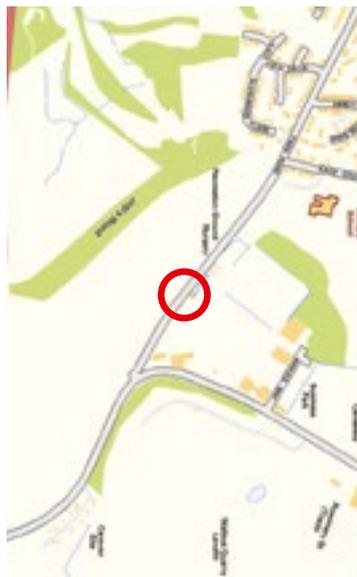
36

Builders Yard adj to 123 Park Road, Silverdale,
Newcastle-under-Lyme, Staffordshire, ST5 6NU
*GUIDE PRICE **£75,000 plus**

**For illustration purposes only.
Please check title plan for
boundaries.**



- Building plot
- Full pp for 3 bed bungalows
- N-U-L 15/00879/FUL
- EPC – N/A



Legal Representative

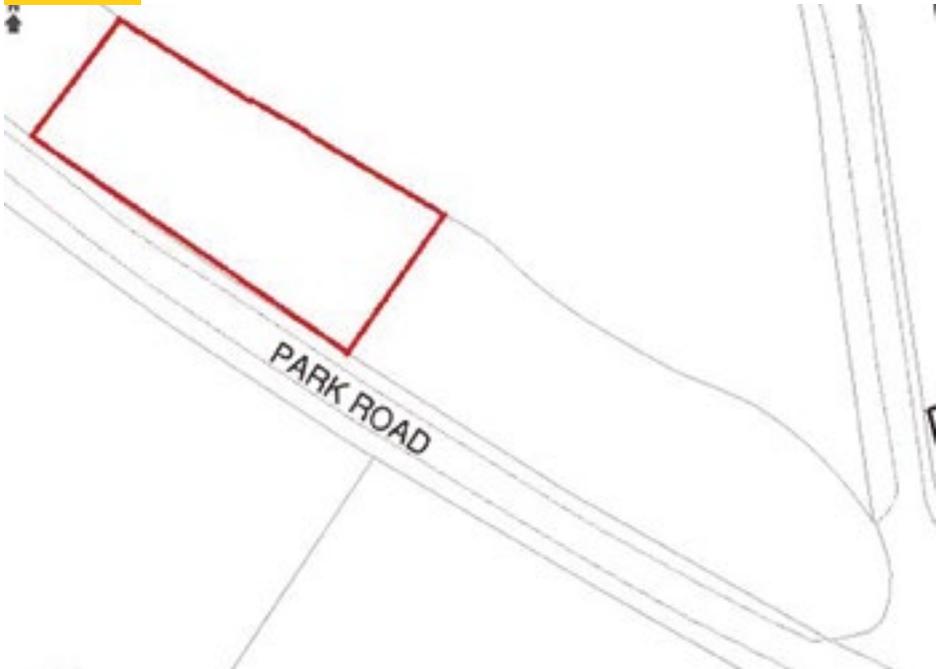
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kerry.boyle@tinsdills.co.uk

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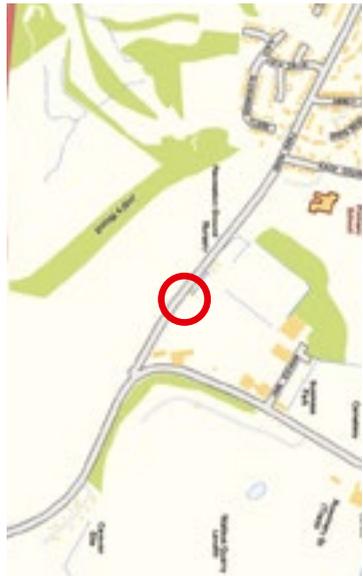
LOT
37

Development Land adj to Builders Yard, Park Road, Silverdale, Newcastle-under-Lyme, ST5 6NU

*GUIDE PRICE **£30,000 plus**



- Development land
- Subject to gaining all necessary planning consents
- EPC – N/A



Legal Representative

Miss Kerry Boyle
Tinsdills Solicitors
01782 262031
kerry.boyle@tinsdills.co.uk

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

LOT
38**103 Middlewich Road, Northwich, Cheshire,
CW9 7BU***GUIDE PRICE **£72,000**

- Mid-terrace property
- Two double bedrooms
- Recently fitted windows
- In need of modernisation
- EPC – D

**Legal Representative**

Ms Janet Bossons
Moss & Haselhurst Solicitors
01606 592159
janet.bossons@mossaselhurst.co.uk

Apply: Northwich Tel: 01606 352888 Email: northwich@bjbmail.com

LOT
39

27 Heath Hill, Dawley, Telford,
Shropshire, TF4 2JT

*GUIDE PRICE **£105,000**



- Extended detached cottage
- Two bedrooms
- Two reception rooms
- Re-fitted bathroom
- Close to local amenities
- EPC – E



Legal Representative

Mr Steve Carver
Parry Carver
01952 641291
steve.carver@parrycarver.co.uk

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LOT
40

22 Summerhill, Sutton Hill, Telford,
Shropshire, TF7 4EX

*GUIDE PRICE **£45,000**



- Mid-terrace property
- Three bedrooms
- Lounge & kitchen diner
- In need of modernising
- EPC – F



Legal Representative

Mr David Gallagher
Gallaghers Solicitors
01952 250274
david@gallaghers-conveyancers.co.uk



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

LOT
41

**3 Kingsnorth Place, Meir Park, Stoke-on-Trent,
Staffordshire, ST3 7ST**

*GUIDE PRICE **£112,500**



- Semi-detached bungalow
- Two bedrooms
- Desirable location
- Good size gardens
- EPC – TBC



Legal Representative

Mr Whitmore
Clyde Chappell & Botham Solicitors
01782 599577
janice@clydechappellandbotham.com

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

LOT
42

57 Meredith Street, Crewe, Cheshire, CW1 2PW

*GUIDE PRICE **£87,000**



- End-terrace property
- Two bedrooms
- Rear courtyard
- Single garage
- Currently used as a Barber shop
- EPC – TBC



Legal Representative

Mr Steven Coles
Hall Smith Whittingham
01270 212000
stevencoles@hswsolicitors.co.uk

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

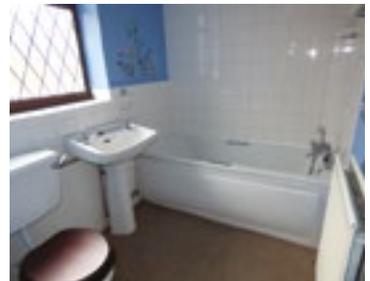
LOT
43

62 Chapel Lane, Harseahead, Stoke-on-Trent,
Staffordshire, ST7 4JW

*GUIDE PRICE **£50,000**



- Terraced cottage
- Two bedrooms
- Popular location
- In need of modernisation
- EPC – E



Legal Representative

Mrs Sam Sharratt
Tinsdills Solicitors
01538 399332
sam.sharratt@tinsdills.co.uk

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

* Guide/reserve price definitions can be found on page 6

LOT
44

**47 Station Road, Madeley, Telford,
Shropshire, TF7 5AX**

*GUIDE PRICE **£80,000**



- End-terrace cottage style
- Two bedrooms
- Parking to rear
- Courtyard garden
- Currently let £5700 p/a
- EPC – D



Legal Representative

Mr David Gallagher
Gallaghers Solicitors
01952250274
david@gallaghers-conveyancers.co.uk

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LOT
45

138 Church Street, Silverdale, Newcastle-under-Lyme, Staffordshire, ST5 6JH

*GUIDE PRICE **£65,000 plus**



- Mid-terraced house
- Three bedrooms
- Two reception rooms
- Gas central heating
- Garden to rear
- EPC – D

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.

It is suggested that potential purchasers carry out their own structural investigations prior to making a bid at auction.

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

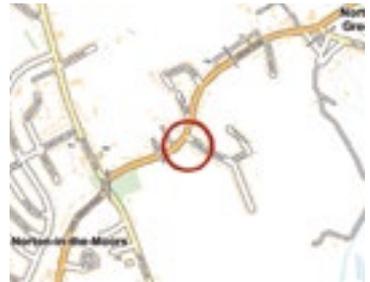
LOT
46

Land Adjacent 54/56 Endon Road, Norton,
Stoke-on-Trent, Staffordshire, ST6 8NQ

*GUIDE PRICE **£60,000 plus**



- Building Plot
- Approx 313 Square Metres
- Planning for two storey dwelling
- Application Number 59174
- EPC – N/A



Legal Representative

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

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

LOT
47

**Methodist Church, 52 Miles Green Road, Bignall
End, Stoke-on-Trent, Staffordshire, ST7 8LQ**

*GUIDE PRICE **£130,000**



- Part converted church
- Semi-rural location
- Planning no 04/00977/COU
- Views to front and rear
- EPC – G



Legal Representative

Ms Gillian Stretch
Speakman & Co
01270 214237
gillian@speakman.co.uk

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

LOT
48

14 Mount Pleasant, Kidsgrove, Stoke-on-Trent,
Staffordshire, ST7 4EX

*GUIDE PRICE **£65,000**



- Terraced cottage
- Three bedrooms
- Large garden
- In need of modernisation
- Close to town centre
- EPC – TBC



Legal Representative

Ms Sarah Brookes

Martin Kaye LLP

01952 525937

sarahbrookes@martinkaye.co.uk

www.martinkaye.co.uk

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

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LOT
49

48 and 48a Derrington Avenue, Crewe,
Cheshire, CW2 7JB

*GUIDE PRICE **£78,000**



- Two one bed apartments
- First floor has protected tenant
- Modernisation required
- Close to Crewe town centre
- Close to mainline railway
- EPC – D/D



Legal Representative

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

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

LOT
50

The Maze, Seighford Lakes Fisheries, Seighford Road, Aston, Stafford, Staffordshire, ST18 9LQ

*GUIDE PRICE **£135,000 plus**



- Fishing Lake
- 9.65 Acres
- Part of the popular Seighford Lakes Fishing Complex
- Freehold
- 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
51

67–69 Edleston Road, Crewe,
Cheshire, CW2 7HP

*GUIDE PRICE **£150,000**



- Ideal investment property
- Six Bedrooms
- Communal lounge/dining area
- Utility room
- Parking at rear
- Fully modernised
- EPC – D



Legal Representative

Mr Tom Carley
Nigel Broadhead Mynard Solicitors
01245 269909

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

LOT
52**115 Oldfield Street, Fenton, Stoke-on-Trent,
Staffordshire, ST4 3PN***GUIDE PRICE **£35,000**

- Mid-terrace property
- Two bedrooms
- Two reception rooms
- In need of modernisation
- Rear yard
- EPC – TBC

**Legal Representative**

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

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

LOT
53

98 Richmond Road, Crewe, Cheshire, CW1 4BA

*GUIDE PRICE **£70,000**



- Bay fronted terrace
- Three bedrooms
- Gardens
- In need of modernisation
- EPC – D



Legal Representative

Miss Lucy Dobbie
Hall Smith Whittingham
01270 212000
ldobbie@hswsolicitors.co.uk

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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

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

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LOT
54

**16 King Charles Barns, Church Street, Madeley,
Telford, Shropshire, TF7 5BF**

***GUIDE PRICE £105,000 plus**



- Grade II Listed
- Barn conversion
- Two bedrooms
- Open plan living
- Leasehold
- EPC – C



Legal Representative

Mr Andrew Davies
MFG Solicitors
01952 641651
andrew.davies@mfgsolicitors.com

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

LOT
55**151 Talke Road, Chesterton, Newcastle-under-Lyme, Staffordshire, ST5 7NH***GUIDE PRICE **£50,000 plus**

- Semi-detached house
- Three bedrooms
- Two reception rooms
- Gas central heating
- UPVC double glazing
- In need of modernisation
- EPC – D

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.

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

Mr Stewart Freeman
Shakespeare Martineau Solicitors LLP
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stewart.freeman@shma.co.uk

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

LOT
56**98 Charlecote Park, Newdale, Telford,
Shropshire, TF3 5HD***GUIDE PRICE **£105,000**

- Mid-terrace property
- Three bedrooms
- Lounge & kitchen diner
- Previously let at £6600 p/a
- EPC – D

**Legal Representative**

Mr Andrew Davies
MFG Solicitors
01952 641651
andrew.davies@mfgsolicitors.com

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

LOT
57

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

*GUIDE PRICE **£45,000**



- Building plot
- PP for detached 1 bed bungalow
- Ref: 15/22623/OUT
- Popular village
- 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

LOT
58

36 Cauldon Avenue, Bradwell, Newcastle-under-Lyme, Staffordshire, ST5 8QF

*GUIDE PRICE **£50,000 plus**



- Semi-detached house
- Three bedrooms
- Two reception rooms
- Gas central heating
- Double glazing
- Generous garden
- EPC – D

It is our understanding that this property is 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.

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LOT
59**16 Mynors Street, Hanley, Stoke-on-Trent,
Staffordshire, ST1 2DJ***GUIDE PRICE **£46,000 plus**

- Mid terrace house
- Not inspected by the Auctioneers
- Let at £4650 p/a
- EPC – D

**Legal Representative**

Mr George Constant
Philip Ross Solicitors
020 76366969
George.constant@philipross.com

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

LOT
60

**31 Wood Street, Mow Cop, Stoke-on-Trent,
Staffordshire, ST7 3PE**

*GUIDE PRICE **£110,000**



- Semi-detached house
- Three bedrooms
- First floor shower room
- Off road parking
- Gardens front and rear
- In need of modernisation
- EPC – TBC



Legal Representative

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



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

LOT
61

**131 Newcastle Street, Burslem, Stoke-on-Trent,
Staffordshire, ST6 3QJ**

*GUIDE PRICE **£45,000 plus**



- A former Chinese take-away
- Fully equipped
- Main road position
- Large residential population close by
- With first floor living accommodation
- EPC – TBC



Legal Representative –

Mr Paul Kay
Leadbeater & Kay Solicitors
01782 201933
conveyancing3@leadbeaterkay.co.uk

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

LOT
62

**Flat 1 Alexandra Court, 51–53 Scott Lidgett Road,
Longport, Stoke-on-Trent, Staffordshire, ST6 4NQ**

***GUIDE PRICE £30,000 plus**



- Ground floor flat
- One bedroom
- Leasehold
- Spacious accommodation
- EPC – E



Legal Representative

Mrs Alison Thomas
Lichfield and Reynolds Solicitors
01782 289122
alison.thomas@lichfield-reynolds.co.uk

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

LOT
63

15 Broadway, Meir, Stoke-on-Trent,
Staffordshire, ST3 5PF

*GUIDE PRICE **£60,000**



- End town-house
- Three bedrooms
- Off road parking
- Garden to the rear
- EPC – D



Legal Representative

Ms Greta Williamson
A H Brooks & Co
01538 383201
gretawilliamson@ahbrooks.co.uk

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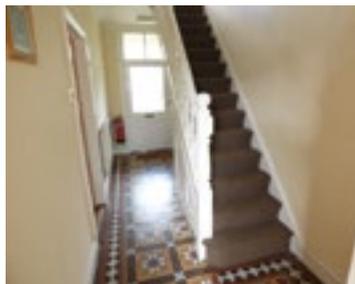
LOT
64

**1 Rowley Grove, Stafford,
Staffordshire, ST17 9BJ**

*GUIDE PRICE **£125,000**



- Six bedroom HMO
- Partially let
- Corner plot location
- Circa £17,000 p/a when fully let
- Near to town
- Near to train station
- EPC – E



Legal Representative

Mr Gary Carr
Oliver & Co Solicitors
01244 312306
law@oliverandco.co.uk

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

LOT
65

22 Westland Street, Penkull, Stoke-on-Trent,
Staffordshire, ST4 7HD

*GUIDE PRICE **£80,000**



- Substantial corner terrace
- Three bedrooms
- Three reception rooms
- Additional stable block and garage adjoining
- Development opportunity (subject to gaining PP)
- EPC – E



Legal Representative

Mr Roger Brooks
Roger Brookes & Co Solicitors
01538 385656
roger@rogerbrookes.demon.co.uk

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

LOT
66

74 Morton Street, Middleport, Stoke-on-Trent,
Staffordshire, ST6 3PL

*GUIDE PRICE **£45,000**



- Mid terrace property
- Two bedrooms
- Double glazing
- Central heating
- Conveniently located
- EPC – D



Legal Representative

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

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

LOT
67**Orchards End, 19 Farmers Bank, Silverdale,
Newcastle-under-Lyme, Staffordshire, ST5 6NE***GUIDE PRICE **£150,000**

- Detached Bungalow
- Three bedrooms
- Positioned on a generous plot
- Approx 0.24 acre
- Ideally located within Silverdale
- EPC – E

**Legal Representative**

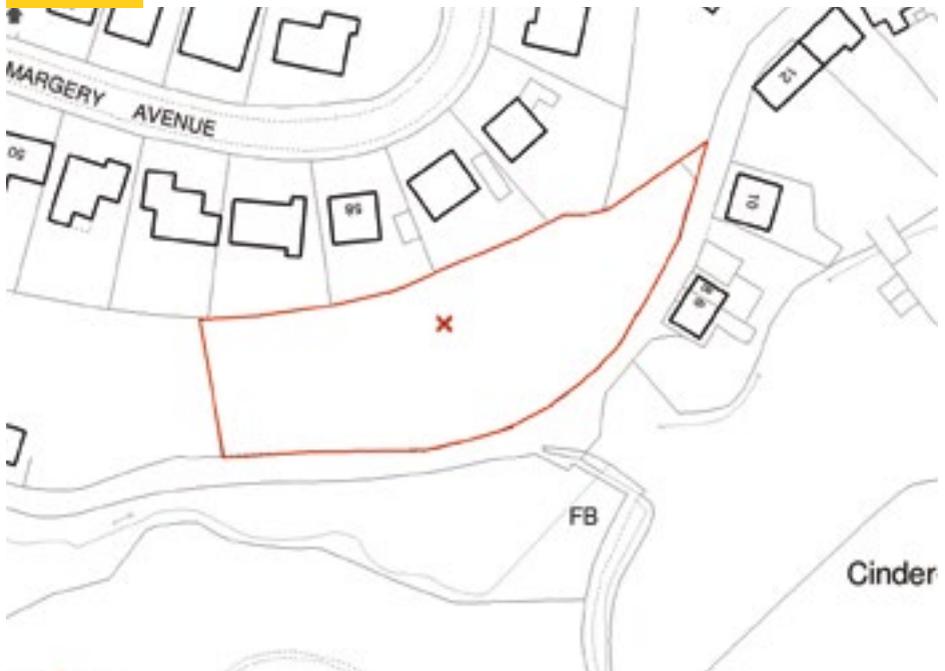
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adele.baskerville@dicksonssolicitors.co.uk

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

LOT
68

Land Adjacent To 5, Cinderhill Lane, Scholar Green, Stoke-on-Trent, Staffordshire, ST7 3HX

*GUIDE PRICE **£250,000**



- Two large building plots
- Planning No. 16/4506C
- 0.56 acres
- Situated close to canal
- Excellent elevated position
- EPC N/A



Legal Representative

Mrs Kate Smith
Knights Professional Services LTD
01782 349572
kate.smith@knights1759.co.uk

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

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LOT
69

51 Weston Road, Meir, Stoke-on-Trent,
Staffordshire, ST3 6AB

*GUIDE PRICE **£45,000 plus**



- Prominent Retail Unit
- Main Road location
- NIA: 958 Sq ft (89.00 Sq m)
- Extensive rear yard/car park
- Electric Roller Shutter
- EPC – E



Legal Representative

Peter Haycock
A H Brooks and Co
01538 754253
peterhaycock@ahbrooks.co.uk



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

LOT
70

44 William Terrace, Fegg Hayes, Stoke-on-Trent,
Staffordshire, ST6 6QX

*GUIDE PRICE **£38,000 plus**



- Mid-terraced house
- Two bedrooms
- Rear yard
- EPC – F



Legal Representative

Ms Alison Abbotts

Tinsdills

01782 612311

alison.abbotts@tinsdills.co.uk

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

LOT
71**16 Newtown, Newchapel, Stoke-on-Trent,
Staffordshire, ST7 4QA***GUIDE PRICE **£90,000**

- Detached bungalow
- Three bedrooms
- Good location
- Backs onto open land
- In need of modernisation
- EPC – E

**Legal Representative**

Miss Kylie Taylor
 Woolliscrofts Solicitors
 01782 204000
 ktaylor@woolliscrofts.co.uk

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

LOT
72**25 Wingfield Place,
Winsford, Cheshire, CW7 1HD***GUIDE PRICE **£80,000**

- Semi-detached house
- Three bedrooms
- In need of modernisation
- Garage
- EPC – G



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

Legal Representative

Legal Representative
Ms Janet Bossons
Moss & Haselhurst Solicitors
01606 592159
janet.bossons@mossaselhurst.co.uk

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

LOT
73**11 Holly Place, Heron Cross, Stoke-on-Trent,
Staffordshire, ST4 3BU***GUIDE PRICE **£46,000**

- Terrace property
- Two bedrooms
- Two reception rooms
- EPC – D

**Legal Representative**

Mrs Julie Brammer
Myers & Co Solicitors
01782 577000
stephen.myers@myerssolicitors.co.uk

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

LOT

74**18 Wood Street, Crewe, Cheshire, CW2 6HH*****GUIDE PRICE £50,000**

- Mid-terrace
- Two good size bedrooms
- Large reception room
- First floor bathroom
- In need of modernisation
- Town centre location
- EPC – E

**Legal Representative**

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

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

LOT
75

9 Russell Street, Wolstanton, Newcastle-under-Lyme, Staffordshire, ST5 8BL

*GUIDE PRICE **£225,000 plus**



- Extensive property with development potential
- Previously let to multiple occupiers earning circa £20,000 p/a
- Detached 3 bed house
- Retail unit and two workshops attached
- 2560 Sq ft (237.82 Sq m)
- Sold with vacant possession
- EPC – TBC



Legal Representative

TBC

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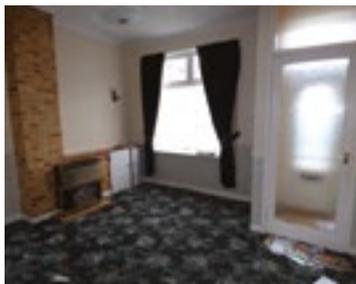
LOT
76

63 Vincent Street, Crewe, Cheshire, CW1 4AA

*GUIDE PRICE **£65,000**



- Mid terraced home
- Two bedrooms
- Lounge/dining room
- Lean to conservatory
- In need of modernisation
- EPC – G



Legal Representative

Mrs Kate Heath
Poole Alcock LLP
01270 762325
kate.heath@poolealcock.co.uk

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

LOT
77

53 Upper Hillchurch Street, Hanley, Stoke-on-Trent, Staffordshire, ST1 2HQ

*GUIDE PRICE **£50,000 plus**



- Large mid-terrace
- Three bedrooms
- Double glazing
- Central heating
- EPC – D



Legal Representative

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

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

LOT

78**70 Denbigh Street, Hanley, Stoke-on-Trent,
Staffordshire, ST1 5JB***GUIDE PRICE **£35,000 plus**

- Mid-terrace house
- Not inspected by the Auctioneer
- Let at £3840 p/a
- EPC – D

**Legal Representative**

Mr George Constant
Philip Ross Solicitors
020 76366969
George.constant@philipross.com

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

LOT
79

Land to rear of 60, Castle Street, Hadley, Telford,
Shropshire, TF1 5RA

*GUIDE PRICE **£40,000 plus**



- Building plot
- Outline planning for the erection of a three bedroom detached property
- Planning ref: TWC/2015/1017
- EPC – N/A



Legal Representative

Mr David Gallagher
Gallaghers Solicitors
01952250274
david@gallaghers-conveyancers.co.uk

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

LOT
80

28 Fifth Avenue, Kidsgrove, Stoke-on-Trent,
Staffordshire, ST7 1DA

*GUIDE PRICE **£65,000 plus**



- Semi-detached house
- Three bedrooms
- First floor bathroom
- Off road parking
- Gardens front and rear
- In need of modernisation
- EPC – D

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

Buyers should be aware of the mining report, and therefore it is suggested that potential purchaser's make their own enquiries of mortgage lenders as to whether the property is mortgageable prior to making a bid at auction.

Legal Representative

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

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

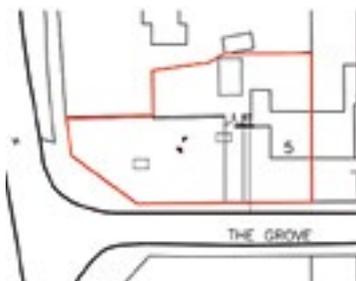
LOT
81

5 The Grove, Hadley, Telford,
Shropshire, TF1 6PT

*GUIDE PRICE **£180,000**



- End-terrace property
- Three bedrooms
- Recently renovated
- Building plot
- PP ref TWC/2016/0466
- Outline planning for 2 dwellings
- EPC – G



Legal Representative

Janet Middleton
Janet Middleton Solicitors
01952 605577
janet@middletonlaw.co.uk

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

LOT
82

41 Linden Place, Blurton, Stoke-on-Trent,
Staffordshire, ST3 3AT

*GUIDE PRICE **£72,000**



- Semi-detached house
- Two bedrooms
- Immaculately presented
- Modernised throughout
- Good size garden
- EPC – TBC



Legal Representative

Mr Andrew Burrows
Tinsdills Solicitors
01538 394103 DD
andrew.burrows@tinsdills.co.uk

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

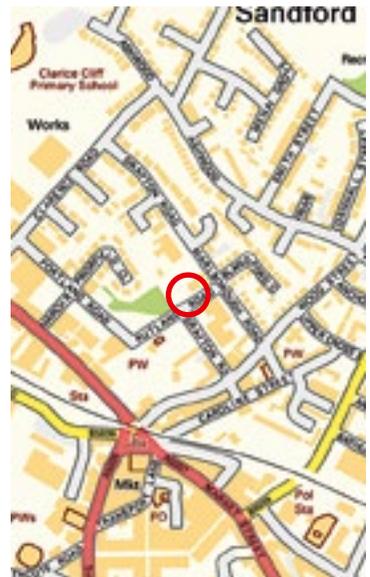
LOT
83

2 Rutland Road, Longton, Stoke-on-Trent,
Staffordshire, ST3 1EH

*GUIDE PRICE **£85,000**



- New build town house
- Three bedrooms
- Off road parking
- Garden
- Select development of six properties
- EPC – TBC



Legal Representative

Ms Greta Williamson
A H Brooks & Co
01538 383201
gretawilliamson@ahbrooks.co.uk

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

LOT
84

3 Rutland Road, Longton, Stoke-on-Trent,
Staffordshire, ST3 1EH

*GUIDE PRICE **£85,000**



- New build town house
- Three bedrooms
- Off road parking
- Garden
- Select development of six properties
- EPC – TBC



Legal Representative

Ms Greta Williamson
A H Brooks & Co
01538 383201
gretawilliamson@ahbrooks.co.uk

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Notes



Notes



AUCTION FINANCE

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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 enquires 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 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:
- give to the **buyer** full details of all rent review negotiations and proceedings, including copies of all correspondence and other papers; and
 - use all reasonable endeavours to substitute the **buyer** for the **seller** in any rent review proceedings.
- G23.5 The **seller** and the **buyer** are to keep each other informed of the progress of the rent review and have regard to any proposals the other makes in relation to it.
- G23.6 When the rent review has been agreed or determined the **buyer** must account to the **seller** for any increased rent and interest recovered from the tenant that relates to the **seller's** period of ownership within five **business days** of receipt of cleared funds.
- G23.7 If a rent review is agreed or determined before **completion** but the increased rent and any interest recoverable from the tenant has not been received by **completion** the increased rent and any interest recoverable is to be treated as **arrears**.
- 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:
- with the co-operation of the **seller** take immediate steps to substitute itself as a party to any proceedings;
 - use all reasonable endeavours to conclude any proceedings or negotiations for the renewal of the **tenancy** and the determination of any interim rent as soon as reasonably practicable at the best rent or rents reasonably obtainable; and
 - if any increased rent is recovered from the tenant (whether as interim rent or under the renewed **tenancy**) account to the **seller** for the part of that increase that relates to the **seller's** period of ownership of the **lot** within five **business days** of receipt of cleared funds.
- G24.5 The **seller** and the **buyer** are to bear their own costs in relation to the renewal of the tenancy and any proceedings relating to this.
- G25 Warranties**
- G25.1 Available warranties are listed in the **special conditions**.
- G25.2 Where a warranty is assignable the **seller** must:
- on **completion** assign it to the **buyer** and give notice of assignment to the person who gave the warranty; and
 - apply for (and the **seller** and the **buyer** must use all reasonable endeavours to obtain) any consent to assign that is required. If consent has not been obtained by **completion** the warranty must be assigned within five **business days** after the consent has been obtained.
- G25.3 If a warranty is not assignable the **seller** must after **completion**:
- hold the warranty on trust for the **buyer**; and
 - at the **buyer's** cost comply with such of the lawful instructions of the **buyer** in relation to the warranty as do not place the **seller** in breach of its terms or expose the **seller** to any liability or penalty.
- G26 No assignment**
- The **buyer** must not assign, mortgage or otherwise transfer or part with the whole or any part of the **buyer's** interest under this **contract**.
- G27 Registration at the Land Registry**
- G27.1 This condition G27.1 applies where the **lot** is leasehold and its sale either triggers first registration or is a registrable disposition. The **buyer** must at its own expense and as soon as practicable:
- procure that it becomes registered at Land Registry as proprietor of the **lot**;
 - procure that all rights granted and reserved by the lease under which the **lot** is held are properly noted against the affected titles; and
 - provide the **seller** with an official copy of the register relating to such lease showing itself registered as proprietor.
- G27.2 This condition G27.2 applies where the **lot** comprises part of a registered title.
- The **buyer** must at its own expense and as soon as practicable:
- apply for registration of the **transfer**;
 - provide the **seller** with an official copy and title plan for the **buyer's** new title; and
 - join in any representations the **seller** may properly make to Land Registry relating to the application.
- G28 Notices and other communications**
- G28.1 All communications, including notices, must be in writing. Communication to or by the **seller** or the **buyer** may be given to or by their conveyancers.
- G28.2 A communication may be relied on if:
- delivered by hand; or
 - made electronically and personally acknowledged (automatic acknowledgement does not count); or
 - there is proof that it was sent to the address of the person to whom it is to be given (as specified in the **sale memorandum**) by a postal service that offers normally to deliver mail the next following **business day**.
- G28.3 A communication is to be treated as received:
- when delivered, if delivered by hand; or
 - when personally acknowledged, if made electronically; but if delivered or made after 1700 hours on a **business day** a communication is to be treated as received on the next **business day**.
- G28.4 A communication sent by a postal service that offers normally to deliver mail the next following **business day** will be treated as received on the second **business day** after it has been posted.
- G29 Contracts (Rights of Third Parties) Act 1999**
- No one is intended to have any benefit under the **contract** pursuant to the Contract (Rights of Third Parties) Act 1999.
- G30 Extra General Conditions**
- The following general conditions are to be treated as being amended as follows:
- G17.2 the word "actual" shall be replaced by the word "agreed"
- G25.3 (b) the words "or cost" shall be added at the end.



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