

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 4 December 2017

www.buttersjohnbee.com



bjb

butters john bee

Property auctions 2018

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

2018 Auction Dates

Closing Date For Entries

29th January

29th December

5th March

2nd February

9th April

9th March

21st May

20th April

25th June

25th May

30th July

29th June

3rd September

3rd August

8th October

7th September

12th November

12th October

10th December

9th November

All auctions start at 6.30pm

Freehold & Leasehold Lots offered in conjunction with...

tinsdillsolicitors





The Region's Number 1 property auctioneer

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



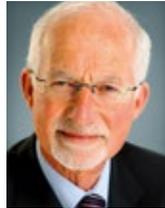
John Hand
Auction Manager.



Donna Fern
Auction Negotiator



Andy Townsend
Managing Director
Lettings/Auction



Peter Sawyer
Auctioneer



Rob Oulton
Auctioneer



Tom Wilde
Auctioneer



Proof of identity and address

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

Original documents MUST be provided.

Photocopies are NOT acceptable.

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

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

In each case, we will need one photo ID and one proof of residence; please see the list below. Failure to produce the correct ID will mean you will not be eligible to bid on the night.

There are a few options available to you:

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

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

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

LIST 1 – PHOTO IDENTIFICATION

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

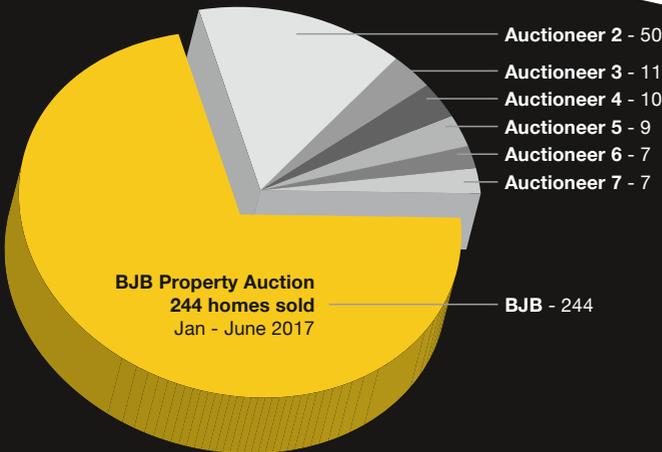
LIST 2 – PROOF OF RESIDENCE

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

Officially Staffordshire's Number 1 Property Auctioneer

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

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



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

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

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Property auction buyer's guide

Buying at auction is becoming far more popular with the public, many of whom have never previously attended a property auction. We have drawn up some basic guidelines to ensure that clients maximise their opportunity to take advantage of such a wide variety of properties available at one venue.

- Think ahead, **butters john bee** hold regular auction sales with a catalogue printed some weeks in advance. Either buy a catalogue from one of our offices or download one FREE of charge from our website www.buttersjohnbee.com
- Read the catalogue carefully. Each of our properties carries a brief description. Read our details thoroughly and identify the properties you are interested in.
- Take a look at the property you are interested in. Contact the office listed for viewing arrangements or see the relevant viewing schedule.
- Take legal advice. Purchasing a property at auction is a firm commitment that carries the same legal implications as a signed contract by private treaty. In most cases we have copies of legal documents in our possession, or your solicitor may wish to contact the vendor's solicitor, these legal packs can often be downloaded from our website.
- Read the general conditions of sale at the rear of the catalogue.
- Get a copy of the addendum. These are available online and contain any late amendments, information or alterations.
- Plan ahead if you require mortgage assistance. Note that prospective purchasers should have the necessary mortgage advice well in advance of future auctions.
- Leave time to get a valuation done if required. Your mortgage finance may be reliant upon the results, not to mention your peace of mind.
- Organise your deposit before the auction. We ask for 10% deposit (Subject to a minimum of £1000) once the property is knocked down to you, payable on signing contracts on the day of the auction. Your bank or building society should be made aware of this. The balance of the monies will normally be due within 20 working days of the sale. In addition you have to pay to the auctioneer an administration fee of £625 plus VAT if you purchase at the auction, prior to the auction or post auction. Cheques made payable to butters john bee. Deposits must be paid by bankers draft, personal/business cheque or debit card.
- Make sure the Auctioneer has your bid, by clearly indicating with catalogue or hand.
- Ensure that you have registered with us before the auction starts, and supplied your two forms of identification. You can do this on the night of the auction, just arrive a bit early to give yourself enough time, or you can go into any of our 17 High Street branches prior to the sale and they will certify you ID free of charge. Original documents MUST be provided, photocopies are NOT acceptable. We will also accept certified ID sent direct from a solicitor or professional body.

- Check that the properties included in the catalogue will be offered on the day of the sale. Some may be withdrawn, and some may be sold prior to auction.
- Keep calm. Our Auctioneers understand the pressure that first time auction buyers can experience in the sale room, and will be as helpful as possible.
- Arrive in plenty of time. It is useful to get some knowledge of how sales are conducted by seeing other lots being sold.
- If the lot you're bidding for fails to make its reserve it may be that the vendor will decide to accept your bid later so make sure you leave your details with us.
- Be ready to sign immediately when the hammer falls. We shall have a copy of the contract available soon after the hammer falls.
- Be positive, with the right forward planning and research you will find an auction a speedy and simple way of buying a property.
- This catalogue contains details about properties being sold at auction. Those details are subject to change up to and including the day of the auction. Please check our website regularly at buttersjohnbee.com 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 4 December 2017 at 6.30pm



- 1 13 Penkville Street, Stoke, Stoke-on-Trent, Staffordshire ST4 5AL
- 2 44 West Brampton, Newcastle-under-Lyme, Staffordshire ST5 2BD
- 3 54 Second Avenue, Kidsgrove, Stoke-on-Trent, Staffordshire ST7 1DE
- 4 65 Rigg Street, Crewe, Cheshire CW1 3EB
- 5 154 Victoria Road, Fenton, Stoke-on-Trent, Staffordshire ST4 2HQ
- 6 71 Park Lane, Knypersley, Stoke-on-Trent, Staffordshire ST8 7BG
- 7 22 Moreton Parade, May Bank, Newcastle-under-Lyme, Staffordshire ST5 0JD
- 8 732 Dividy Road, Bucknall, Stoke-on-Trent, Staffordshire ST2 0AJ
- 9 9 Booth Avenue, Sandbach, Cheshire CW11 4JN
- 10 19 Betley Street, Crewe, Cheshire CW1 2LE
- 11 51 Weston Road, Meir, Stoke-on-Trent, Staffordshire ST3 6AB
- 12 32 Ivy Lane, Alsager, Stoke-on-Trent, Staffordshire ST7 2RQ
- 13 41 Minshall Street, Fenton, Stoke-on-Trent, Staffordshire ST4 4JL
- 14 32 Stanley Road, Hartshill, Stoke-on-Trent, Staffordshire ST4 7PN
- 15 Land adj Eden Bungalow, Sandy Lane, Brown Edge, Stoke-on-Trent, Staffordshire ST6 8QL
- 16 17 Moorland Road, Burslem, Stoke-on-Trent, Staffordshire ST6 1DS
- 17 469 Victoria Road, Stoke-on-Trent, Staffordshire ST1 3JF
- 18 16-18 Stafford Street, Audlem, Crewe, Cheshire CW3 0AP
- 19 3 Slack Street, Macclesfield, Cheshire SK11 7JP
- 20 Premises on 1st & 2nd floor, 120-124 High Street, Tunstall, Stoke-on-Trent ST6 5TN
- 21 169 Bradwell Lane, Bradwell, Newcastle-under-Lyme, Staffordshire ST5 8HZ
- 22 55 Meredith Street, Crewe, Cheshire CW1 2PW
- 23 31F St Chads Fields, Winsford, Cheshire CW7 1LQ
- 24 21 Collis Avenue, Stoke, Stoke-on-Trent, Staffordshire ST4 6DT
- 25 Garages at Dimsdale Parade East, Wolstanton, Newcastle-under-Lyme, Staffordshire ST5 8BU
- 26 2 Wain Avenue, Newcastle-under-Lyme, Staffordshire ST5 2NZ
- 27 181 Crewe Road, Shavington, Crewe, Cheshire CW2 5AH
- 28 59 First Avenue, Kidsgrove, Stoke-on-Trent, Staffordshire ST7 1DN
- 29 7a Hulley Road, Macclesfield, Cheshire SK10 2LL
- 30 2 Roseacre, Thistleberry, Newcastle-under-Lyme, Staffordshire ST5 2LS
- 31 1 Market Street, Longton, Stoke-on-Trent, Staffordshire ST3 1BE
- 32 58 Coleridge Way, Crewe, Cheshire CW1 5LE
- 33 69 Ambassador Road, Hanley, Stoke-on-Trent, Staffordshire ST1 3DN
- 34 Land adjacent to 35 Sutherland Avenue, Dresden, Stoke-on-Trent, Staffordshire ST3 4EQ
- 35 27 Beasley Avenue, Chesterton, Newcastle-under-Lyme, Staffordshire ST5 7PE
- 36 16 Louise Street, Burslem, Stoke-on-Trent, Staffordshire ST6 1AS
- 37 74 Ruskin Road, Crewe, Cheshire CW2 7JS
- 38 149 London Road, Chesterton, Newcastle-under-Lyme, Staffordshire ST5 7JD
- 39 132 Gresty Road, Crewe, Cheshire CW2 6EF
- 40 52 London Road, Chesterton, Newcastle-under-Lyme, Staffordshire ST5 7EL
- 41 31 Keary Street, Stoke, Stoke-on-Trent, Staffordshire ST4 4AS
- 42 64 Lower Milehouse Lane, Knutton, Newcastle-under-Lyme, Staffordshire ST5 9AN

- 43 25 Main Road, Shavington, Crewe, Cheshire CW2 5DY
 44 96 Westport Road, Burslem, Stoke-on-Trent, Staffordshire ST6 4JF
 45 107 Weston Road, Meir, Stoke-on-Trent, Staffordshire ST3 6AN
 46 96 High Street, Silverdale, Newcastle-under-Lyme, Staffordshire ST5 6LY
 47 15 Bedford Street, Crewe, Cheshire CW2 6JA
 48 85 Portland Street, Hanley, Stoke-on-Trent, Staffordshire ST1 5DR
 49 372 King Street, Fenton, Stoke-on-Trent, Staffordshire ST4 3DB
 50 105 Cotswold Avenue, Knutton, Newcastle-under-Lyme, Staffordshire ST5 6HS
 51 247 Walthall Street, Crewe, Cheshire CW2 7LE
 52 72 Cromartie Street, Dresden, Stoke-on-Trent, Staffordshire ST3 4LE
 53 2 Baggott Place, Poolfields, Newcastle-under-Lyme, Staffordshire ST5 2NT
 54 46 Lord Street, Crewe, Cheshire CW2 7DH
 55 56 Erskine Street, Dresden, Stoke-on-Trent, Staffordshire ST3 4NJ
 56 16 Wilson Street, Burslem, Stoke-on-Trent, Staffordshire ST6 1BQ
 57 7 Woodside, Church Lawton, Stoke-on-Trent, Staffordshire ST7 3BX
 58 10 Park View, Park Road, Congleton, Cheshire CW12 1DR
 59 27 Lawton Street, Crewe, Cheshire CW2 7HZ
 60 49 Whitfield Avenue, Newcastle-under-Lyme, Staffordshire ST5 2JQ
 61 39 Camillus Road, Knutton, Newcastle-under-Lyme, Staffordshire ST5 6EA
 62 4 Hollins Crescent, Talke, Stoke-on-Trent, Staffordshire ST7 1JX
 63 11 Ford Lane, Crewe, Cheshire CW1 3EQ
 64 30 King William Street, Tunstall, Stoke-on-Trent, Staffordshire ST6 6EH
 65 8 Rope Lane, Shavington, Crewe, Cheshire CW2 5DT
 66 30 May Place, Fenton, Stoke-on-Trent, Staffordshire ST4 3EA
 67 21 Graham Street, Bucknall, Stoke-on-Trent, Staffordshire ST2 9DD
 68 81 Ainsworth Street, Fenton, Stoke-on-Trent, Staffordshire ST4 4JR
 69 291 Underwood Lane, Crewe, Cheshire CW1 3SG
 70 47 Stonebank Road, Kidsgrove, Stoke-on-Trent, Staffordshire ST7 4HQ
 71 210 Hungerford Road, Crewe, Cheshire CW1 6EX
 72 Land at Farwall Lane, Carlton, Leek, Staffordshire ST10 3JZ
 73 242 Adderley Road, Birmingham B8 1ED
 74 140 St Johns Road, Biddulph, Staffordshire ST8 6ES
 75 Athlone, 6 Angela Place, Bilston, West Midlands WV14 6ND
 76 6 Mossland Road, Sandford Hill, Stoke-on-Trent, Staffordshire ST3 5AB

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Order of sale

in alphabetical order

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

Monday 4 December 2017 at 6.30pm



- 73 Adderley Road, Birmingham B8 1ED
- 68 Ainsworth Street, Fenton, Stoke-on-Trent, Staffordshire ST4 4JR
- 33 Ambassador Road, Hanley, Stoke-on-Trent, Staffordshire ST1 3DN
- 75 Angela Place, Bilston, West Midlands WV14 6ND
- 53 Baggott Place, Poolfields, Newcastle-under-Lyme, Staffordshire ST5 2NT
- 35 Beasley Avenue, Chesterton, Newcastle-under-Lyme, Staffordshire ST5 7PE
- 47 Bedford Street, Crewe, Cheshire CW2 6JA
- 10 Betley Street, Crewe, Cheshire CW1 2LE
- 9 Booth Avenue, Sandbach, Cheshire CW11 4JN
- 21 Bradwell Lane, Bradwell, Newcastle-under-Lyme, Staffordshire ST5 8HZ
- 61 Camillus Road, Knutton, Newcastle-under-Lyme, Staffordshire ST5 6EA
- 32 Coleridge Way, Crewe, Cheshire CW1 5LE
- 24 Collis Avenue, Stoke, Stoke-on-Trent, Staffordshire ST4 6DT
- 50 Cotswold Avenue, Knutton, Newcastle-under-Lyme, Staffordshire ST5 6HS
- 27 Crewe Road, Shavington, Crewe, Cheshire CW2 5AH
- 52 Cromartie Street, Dresden, Stoke-on-Trent, Staffordshire ST3 4LE
- 25 Dimsdale Parade East, Wolstanton, Newcastle-under-Lyme, Staffordshire ST5 8BU
- 8 Dividy Road, Bucknall, Stoke-on-Trent, Staffordshire ST2 0AJ
- 55 Erskine Street, Dresden, Stoke-on-Trent, Staffordshire ST3 4NJ
- 72 Farwall Lane, Carlton, Leek, Staffordshire ST10 3JZ
- 28 First Avenue, Kidsgrove, Stoke-on-Trent, Staffordshire ST7 1DN
- 63 Ford Lane, Crewe, Cheshire CW1 3EQ
- 67 Graham Street, Bucknall, Stoke-on-Trent, Staffordshire ST2 9DD
- 39 Gresty Road, Crewe, Cheshire CW2 6EF
- 46 High Street, Silverdale, Newcastle-under-Lyme, Staffordshire ST5 6LY
- 20 High Street, Tunstall, Stoke-on-Trent ST6 5TN
- 62 Hollins Crescent, Talke, Stoke-on-Trent, Staffordshire ST7 1JX
- 29 Hulley Road, Macclesfield, Cheshire SK10 2LL
- 71 Hungerford Road, Crewe, Cheshire CW1 6EX
- 12 Ivy Lane, Alsager, Stoke-on-Trent, Staffordshire ST7 2RQ
- 41 Keary Street, Stoke, Stoke-on-Trent, Staffordshire ST4 4AS
- 49 King Street, Fenton, Stoke-on-Trent, Staffordshire ST4 3DB
- 64 King William Street, Tunstall, Stoke-on-Trent, Staffordshire ST6 6EH
- 59 Lawton Street, Crewe, Cheshire CW2 7HZ
- 38 London Road, Chesterton, Newcastle-under-Lyme, Staffordshire ST5 7JD
- 40 London Road, Chesterton, Newcastle-under-Lyme, Staffordshire ST5 7EL
- 54 Lord Street, Crewe, Cheshire CW2 7DH
- 36 Louise Street, Burslem, Stoke-on-Trent, Staffordshire ST6 1AS
- 42 Lower Milehouse Lane, Knutton, Newcastle-under-Lyme, Staffordshire ST5 9AN
- 43 Main Road, Shavington, Crewe, Cheshire CW2 5DY
- 31 Market Street, Longton, Stoke-on-Trent, Staffordshire ST3 1BE
- 66 May Place, Fenton, Stoke-on-Trent, Staffordshire ST4 3EA

- 22 Meredith Street, Crewe, Cheshire CW1 2PW
- 13 Minshall Street, Fenton, Stoke-on-Trent, Staffordshire ST4 4JL
- 16 Moorland Road, Burslem, Stoke-on-Trent, Staffordshire ST6 1DS
- 7 Moreton Parade, May Bank, Newcastle-under-Lyme, Staffordshire ST5 0JD
- 76 Mossland Road, Sandford Hill, Stoke-on-Trent, Staffordshire ST3 5AB
- 6 Park Lane, Knypersley, Stoke-on-Trent, Staffordshire ST8 7BG
- 58 Park View, Park Road, Congleton, Cheshire CW12 1DR
- 1 Penkville Street, Stoke, Stoke-on-Trent, Staffordshire ST4 5AL
- 48 Portland Street, Hanley, Stoke-on-Trent, Staffordshire ST1 5DR
- 4 Rigg Street, Crewe, Cheshire CW1 3EB
- 65 Rope Lane, Shavington, Crewe, Cheshire CW2 5DT
- 30 Roseacre, Thistleberry, Newcastle-under-Lyme, Staffordshire ST5 2LS
- 37 Ruskin Road, Crewe, Cheshire CW2 7JS
- 15 Sandy Lane, Brown Edge, Stoke-on-Trent, Staffordshire ST6 8QL
- 3 Second Avenue, Kidsgrove, Stoke-on-Trent, Staffordshire ST7 1DE
- 19 Slack Street, Macclesfield, Cheshire SK11 7JP
- 23 St Chads Fields, Winsford, Cheshire CW7 1LQ
- 74 St Johns Road, Biddulph, Staffordshire ST8 6ES
- 18 Stafford Street, Audlem, Crewe, Cheshire CW3 0AP
- 14 Stanley Road, Hartshill, Stoke-on-Trent, Staffordshire ST4 7PN
- 70 Stonebank Road, Kidsgrove, Stoke-on-Trent, Staffordshire ST7 4HQ
- 34 Sutherland Avenue, Dresden, Stoke-on-Trent, Staffordshire ST3 4EQ
- 69 Underwood Lane, Crewe, Cheshire CW1 3SG
- 5 Victoria Road, Fenton, Stoke-on-Trent, Staffordshire ST4 2HQ
- 17 Victoria Road, Stoke-on-Trent, Staffordshire ST1 3JF
- 26 Wain Avenue, Newcastle-under-Lyme, Staffordshire ST5 2NZ
- 51 Walthall Street, Crewe, Cheshire CW2 7LE
- 2 West Brampton, Newcastle-under-Lyme, Staffordshire ST5 2BD
- 11 Weston Road, Meir, Stoke-on-Trent, Staffordshire ST3 6AB
- 45 Weston Road, Meir, Stoke-on-Trent, Staffordshire ST3 6AN
- 44 Westport Road, Burslem, Stoke-on-Trent, Staffordshire ST6 4JF
- 60 Whitfield Avenue, Newcastle-under-Lyme, Staffordshire ST5 2JQ
- 56 Wilson Street, Burslem, Stoke-on-Trent, Staffordshire ST6 1BQ
- 57 Woodside, Church Lawton, Stoke-on-Trent, Staffordshire ST7 3BX

Bought an investment?

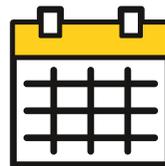
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Viewing schedule



Crewe

**Friday 3rd, 10th, 17th, 24th November and 1st December
2017 and Saturday 4th, 11th, 18th, 25th November and
2nd December 2017**

LOT	ADDRESS	TIME
37	74 Ruskin Road, Crewe, Cheshire, CW2 7JS	09.00am–09.20am
47	15 Bedford Street, Crewe, Cheshire, CW2 6JA	09.35am–09.55am
39	132 Gresty Road, Crewe, Cheshire, CW2 6EF	10.10am–10.30am
54	46 Lord Street, Crewe, Cheshire, CW2 7DH	10.45am–11.05am
59	27 Lawton Street, Crewe, Cheshire, CW2 7HZ	11.10pm–11.30pm
10	19 Betley Street, Crewe, Cheshire, CW1 2LE	11.45pm–12.05pm
69	291 Underwood Lane, Crewe, Cheshire, CW1 3SG	12.20pm–12.40pm
63	11 Ford Lane, Crewe, Cheshire, C W1 3EQ	12.55pm–1.15pm
4	65 Rigg Street, Crewe, Cheshire, CW1 3EB	1.30pm–1.50pm
22	55 Meredith Street, Crewe, Cheshire, CW1 2PW	2.05pm–2.25pm
32	58 Coleridge Way, Crewe, Cheshire, CW1 5LE	2.50pm–3.20pm
27	181 Crewe Road, Shavington, Crewe, Cheshire, CW2 5AH	3.35pm–4.05pm
43	25 Main Road, Shavington, Crewe, Cheshire, CW2 5DY	4.20pm–4.50pm
71	210 Hungerford Road, Crewe, Cheshire, CW1 6EX	5.05pm–5.35pm

STRICTLY BY APPOINTMENT ONLY

51 247 Walthall Street, Crewe, Cheshire, CW2 7LE

Kidsgrove

**Saturday 4th November 18th November & 2nd December,
Wednesday 8th November & 22nd November**

LOT	ADDRESS	TIME
28	59 First Avenue, Kidsgrove, Stoke-on-Trent, Staffordshire, ST7 1DN	10.00am
62	4 Hollins Crescent, Kidsgrove, Stoke-on-Trent, Staffordshire, ST7 1JX	10.30am

STRICTLY BY APPOINTMENT ONLY

3 54 Second Avenue, Kidsgrove, Stoke-on-Trent, Staffordshire, ST7 1DE

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

Longton

**Saturday 4th November, Tuesday 7th November,
Saturday 18th November, Tuesday 21st November
and Saturday 2nd December**



LOT	ADDRESS	TIME
45	107 Weston Road, Meir, Stoke-on-Trent, Staffordshire, ST3 6AN	9.30–9.50
52	72 Cromartie Street, Dresden, Stoke-on-Trent, ST3 4LE	10.00–10.20
55	56 Erskine Street, Dresden, Stoke-on-Trent ST3 4NJ	10.30–10.50
49	372 King Street, Fenton, Stoke-on-Trent, Staffordshire, ST4 3DB	11.00–11.20
5	154 Victoria Road, Fenton, Stoke-on-Trent, Staffs, ST4 2HQ	11.30–11.50
13	41 Minshall Street, Mount Pleasant, Stoke-on-Trent, ST4 4JL	12.00–12:20
68	81 Ainsworth Street, Mount Pleasant, Stoke-on-Trent, ST4 4JR	12.30–12.50

Newcastle

**Thursday 2nd November, Thursday 9th November, Saturday 18th November,
Thursday 23rd November, Thursday 30th November, Monday 4th December**

LOT	ADDRESS	TIME
24	21 Collis Avenue, Stoke, Stoke-on-Trent, Staffordshire, ST4 6DT	09.30am–09.45am
41	31 Keary Street, Stoke, Stoke-on-Trent, Staffordshire, ST4 4AS	9.55am–10.10am
14	32 Stanley Road, Hartshill, Stoke-on-Trent, Staffordshire, ST4 7PN	10.20am–10.35am
7	22 Moreton Parade, Maybank, Newcastle-under-Lyme, ST5 0JD	10.50am–11.05am
21	169 Bradwell Lane, Bradwell, Newcastle-under-Lyme, ST5 8HZ	11.15am–11.30am
35	27 Beasley Avenue, Chesterton, Newcastle-under-Lyme, ST5 7PE	11.40am–11.55pm
40	52 London Road, Chesterton, Newcastle-under-Lyme, ST5 7EL	12.10pm–12.25pm
38	149 London Road, Chesterton, Newcastle-under-Lyme, ST5 7JD	12.50pm–1.05pm
42	64 Lower Milehouse Lane, Knutton, Newcastle-under-Lyme, ST5 9AN	1.15pm–1.30pm
61	39 Camillus Road, Knutton, Newcastle-under-Lyme, ST5 6EA	1.45pm–2pm
50	105 Cotswold Avenue, Knutton, Newcastle-under-Lyme, ST5 6HS	2.10pm–2.25pm
53	2 Baggot Place, Poolfields, Newcastle-under-Lyme, ST5 2NT	2.35pm–2.50pm
26	2 Wain Avenue, Poolfields, Newcastle-under-Lyme, ST5 2NZ	3pm–3.15pm
60	49 Whitfield Road, Thistleberry, Newcastle-under-Lyme, ST5 2JQ	3.25pm–3.40pm
30	2 Roseacre, Thistleberry, Newcastle-under-Lyme, ST5 2LS	3.55pm–4.10pm
2	44 West Brampton, Newcastle-under-Lyme, Staffordshire, ST5 2BD	4.25pm–4.40pm
46	96 High Street, Silverdale, Newcastle-under-Lyme, ST5 6LY	4.50pm–5.05pm

Is your property suitable for sale by auction?

Email auction@bjbmail.com to organise a FREE and honest appraisal of your property

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

Hanley**Tuesday 21st & 28th November and Friday 24th November
& Friday 1st December**

LOT	ADDRESS	TIME
8	732 Dividy Road, Bucknall, Stoke-on-Trent, Staffordshire, ST2 0AJ	9.30am
67	21 Graham Street, Bucknall, Stoke-on-Trent, Staffordshire, ST2 9DD	10.00am
33	69 Ambassador Road, Hanley, Stoke-on-Trent, Staffordshire, ST1 3DN	10.30am
48	85 Portland Street, Hanley, Stoke-on-Trent, Staffordshire, ST1 5DR	11.00am
17	469 Victoria Road, Hanley, Stoke-on-Trent, Staffordshire, ST1 3JF	11.30am
1	13 Penkville Street, Stoke, Stoke-on-Trent, Staffordshire, ST4 5AL	12.00am
56	16 Wilson Street, Burslem, Stoke-on-Trent, Staffordshire, ST6 1BQ	12.30pm
36	16 Louise Street, Burslem, Stoke-on-Trent, Staffordshire, ST6 1AS	13.00pm
44	96 Westport Road, Burslem, Stoke-on-Trent, Staffordshire, ST6 4J	13.30pm
64	30 King William Street, Tunstall, Stoke-on-Trent, Staffordshire, ST6 6EH	14.00pm
20	Upper floors 120–124 High Street, Tunstall, Stoke-on-Trent, ST6 5TN	14.30pm

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

LOT

1**13 Penkville Street, Stoke, Stoke-on-Trent,
Staffordshire ST4 5AL*****GUIDE PRICE £55,000 plus**

- Mid-terrace house
- Two bedrooms
- Two reception rooms
- Popular location
- Garage/workshop
- EPC – F

See page 14 for viewing schedule



Legal Representative

Michelle Birchall
Grindeys Solicitor
Michelle.Birchall@grindeys.com
01782 840202

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

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

LOT

2**44 West Brampton, Newcastle-under-Lyme,
Staffordshire ST5 2BD***GUIDE PRICE **£100,000 plus**

- Mid-terraced house
- Two bedrooms
- First floor bathroom
- Cellar
- Garden to rear
- In need of modernisation
- EPC – D

See page 13 for viewing schedule

**Legal Representative**

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

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

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

LOT

3**54 Second Avenue, Kidsgrove, Stoke-on-Trent,
Staffordshire ST7 1DE*****GUIDE PRICE £90,000**

- Semi-detached property
- Three bedrooms
- Excellent rental potential
- Modern fitted kitchen
- Well presented
- Ample driveway parking
- EPC – D

See page 12 for viewing schedule



Legal Representative

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

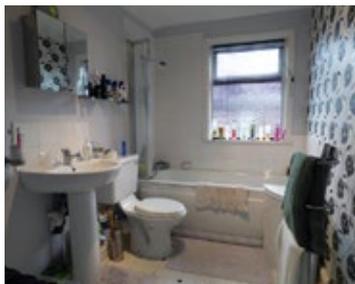
Apply: Kidsgrove Tel: 01782 784442 Email: kidsgrove@bjbmail.com

LOT

4**65 Rigg Street, Crewe, Cheshire CW1 3EB*****GUIDE PRICE £55,000**

- Mid-terrace house
- Two bedrooms
- In need of modernisation
- EPC – F

See page 12 for viewing schedule



Legal Representative

Mr Simon Masters
 Dixon Rigby Keogh Solicitors
 01270 766550
 louise.cole@drk-law.co.uk

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

LOT

5**154 Victoria Road, Fenton, Stoke-on-Trent,
Staffordshire ST4 2HQ***GUIDE PRICE **£30,000**

- Mid-terrace house
- Two double bedrooms
- Two reception rooms
- Garage
- Enclosed rear yard
- In need of modernisation
- EPC – TBC

See page 13 for viewing schedule

Legal Representative

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



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

LOT

6

71 Park Lane, Knypersley, Stoke-on-Trent,
Staffordshire ST8 7BG

*GUIDE PRICE **£99,000 plus**



- Detached bungalow
- Part finished renovation project
- Generous plot
- Planning for single storey extension
- Planning ref SMD/2015/0087
- EPC – D



Legal Representative

Mrs Stephanie Mierzwa
Charltons Solicitors
01782 522111
steph@charltonssolicitors.co.uk



Apply: Congleton Tel: 01260 280000 Email: congleton@bjbmail.com

LOT

7

22 Moreton Parade, May Bank, Newcastle-under-Lyme, Staffordshire ST5 0JD

*GUIDE PRICE **£125,000 plus**

- End townhouse
- Three bedrooms
- Two reception rooms
- First floor bathroom
- Popular location
- EPC – D

See page 13 for viewing schedule



Legal Representative

Mr Gurcharam Bhaker
 Bhaker Tomlinsons
 01952 270555
 gb@bhaktom-solicitors.co.uk

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

LOT

8

732 Dividy Road, Bucknall, Stoke-on-Trent,
Staffordshire ST2 0AJ*GUIDE PRICE **£30,000 plus**

- Large end-terrace
- Two bedrooms
- First floor bathroom
- Convenient location
- EPC – E

See page 14 for viewing schedule

Legal Representative

Mrs Samantha Jones
Stoke-on-Trent Council
01782 236326
samantha.jones@stoke.gov.uk

A 125 year Lease, at a premium, will be granted to the purchaser on the completion date. The purchaser will need to repair the property to bring it up to a standard detailed within the Lease. Following the Council confirming all necessary repairs have been completed, the purchaser will be able to purchase the freehold for £1. Failure to comply with the repairing obligations means the Council is able to serve a break notice and terminate the Lease. The Council is prohibited from selling the property to anyone other than a potential owner/occupier of the of the property who intends to occupy the property as their only or principal home

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

LOT

9

9 Booth Avenue, Sandbach, Cheshire CW11 4JN

*GUIDE PRICE **£95,000**

- Semi-detached dormer bungalow
- Two bedrooms
- Two reception rooms
- Garden front and rear
- EPC – TBC



Legal Representative

Mrs Kerry Dundas
Myers & Co Solicitors
01782 525017
kerry.dundas@myerssolicitors.co.uk

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

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* Source: El Group

LOT

10

19 Betley Street, Crewe, Cheshire CW1 2LE

*GUIDE PRICE **£62,000**

- End terrace cottage
- Close to town centre
- Period property – Grade II listed
- Private parking
- EPC – TBC

See page 12 for viewing schedule



Legal Representative

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

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

LOT

11**51 Weston Road, Meir, Stoke-on-Trent,
Staffordshire ST3 6AB***GUIDE PRICE **£39,000 plus**

- Prominent retail unit
- Main road location
- NIA: 958sq ft (89.00sq 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
12

32 Ivy Lane, Alsager, Stoke-on-Trent,
Staffordshire ST7 2RQ

*GUIDE PRICE **£125,000**



- Semi-detached bungalow
- Two bedrooms
- Lounge and kitchen
- Bathroom
- GCH/D/G
- Conservatory
- EPC – D



Legal Representative

Mrs Kerry Dundas
Myers & Co Solicitors
01782 525016
Kerry.dundas@myerssolicitors.co.uk



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

LOT
13

**41 Minshall Street, Fenton, Stoke-on-Trent,
Staffordshire ST4 4JL**

*GUIDE PRICE **£50,000**



- Mid-terrace house
- Two bedrooms
- Two reception rooms
- Double glazing & central heating
- Enclosed rear yard
- EPC – D

See page 13 for viewing schedule

Legal Representative

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



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

LOT
14

32 Stanley Road, Hartshill, Stoke-on-Trent,
Staffordshire ST4 7PN

*GUIDE PRICE **£80,000**



- Spacious townhouse
- Two bedrooms
- Popular location of Hartshill
- Attractive rear garden
- Addition of a conservatory
- EPC – D

See page 13 for viewing schedule



We suggest that any interested parties make enquiries of mortgage lenders as to whether the property is considered suitable for mortgage purposes.

Legal Representative

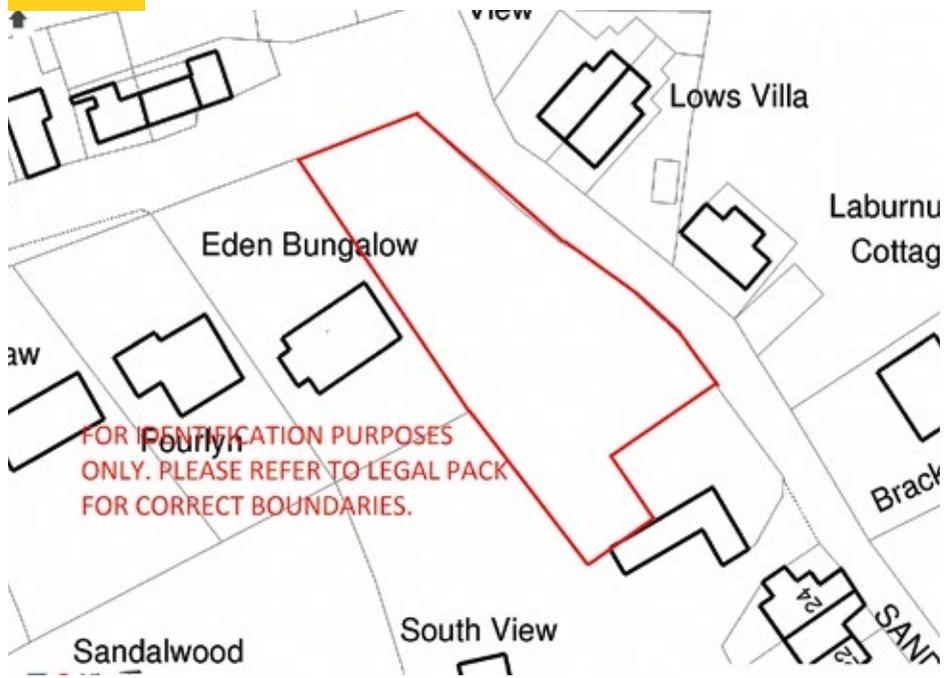
Mr Robin Lichfield
Lichfield Reynolds Solicitors
01782 289122
robin.lichfield@lichfield-reynolds.co.uk

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

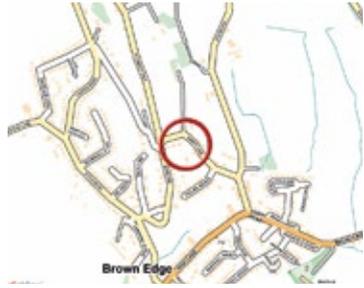
LOT
15

Land adj Eden Bungalow, Sandy Lane, Brown Edge, Stoke-on-Trent, Staffordshire ST6 8QL

*GUIDE PRICE **£150,000**



- Building plot
- Approximately 0.27 acres
- Planning for 3 detached dwellings
- Ref; SMD/2016/0654
- Popular location
- EPC – N/A



Legal Representative

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

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

LOT
16

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

*GUIDE PRICE **£52,000**



- Commercial investment opportunity producing £6,804 p/a
- 20 year Lease from 02/07/01 to 01/07/21
- Trading as a hot food takeaway
- Prominent corner position within Burslem town centre
- Ground floor sales counter, kitchen, preparation area & WC
- 1st floor two rooms
- Advertising hoarding let on a long leasehold at a peppercorn rent
- EPC – D 97



Legal Representative

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

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

LOT
17**469 Victoria Road, Stoke-on-Trent,
Staffordshire ST1 3JF***GUIDE PRICE **£35,000 plus**

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

See page 14 for viewing schedule

Legal Representative

Mrs Samantha Jones
Stoke-on-Trent Council
01782 236326
samantha.jones@stoke.gov.uk

A 125 year Lease, at a premium, will be granted to the purchaser on the completion date. The purchaser will need to repair the property to bring it up to a standard detailed within the Lease. Following the Council confirming all necessary repairs have been completed, the purchaser will be able to purchase the freehold for £1. Failure to comply with the repairing obligations means the Council is able to serve a break notice and terminate the Lease. The Council is prohibited from selling the property to anyone other than a potential owner/occupier of the of the property who intends to occupy the property as their only or principal home

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

LOT
18

16–18 Stafford Street, Audlem, Crewe,
Cheshire CW3 0AP

*GUIDE PRICE **£200,000**



- Detached property
- Currently set out as two properties
- Seven bedrooms
- Additional loft rooms
- Gardens & outbuildings
- EPC – G



The ground floor of number 16 is currently classified as commercial

Legal Representative

Beth Sales
Aaron & Partners LLP
Tel. 01244 405555
Beth.sales@aaronandpartners.com

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

Proof of identity and address

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

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

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

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

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LOT
19

3 Slack Street, Macclesfield, Cheshire SK11 7JP

*GUIDE PRICE **£70,500**



- End-terrace cottage
- One double bedroom
- Recently refurbished
- Refitted kitchen/bathroom
- Close to town centre
- EPC – D



Legal Representative

Mr Kevin Bowden
The Eric Whitehead Partnership Solicitors
01538 755761
kevinbowden@ericwhitehead.co.uk

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

LOT
20

Premises on 1st & 2nd floor, 120–124 High Street, Tunstall, Stoke-on-Trent ST6 5TN

*GUIDE PRICE **£70,000 plus**



- Substantial 2 storey property
- Potential conversion; 3 large duplex flats (STPP)
- Potential for a variety of uses (STPP)
- Leasehold
- EPC – TBC

See page 14 for viewing schedule



Legal Representative

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

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

LOT
21

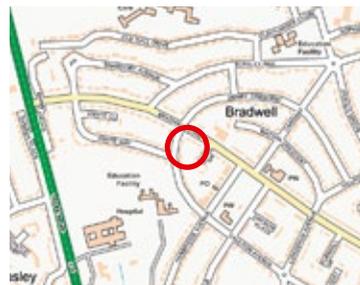
169 Bradwell Lane, Bradwell, Newcastle-under-Lyme, Staffordshire ST5 8HZ

*GUIDE PRICE **£91,000 plus**



- Semi-detached house
- Three bedrooms
- Gas central heating
- Double glazing
- Needs modernisation
- EPC – D

See page 13 for viewing schedule



Legal Representative

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

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

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

LOT
22

55 Meredith Street, Crewe, Cheshire CW1 2PW

*GUIDE PRICE **£78,000**



- Victorian mid-terrace house
- Two bedrooms
- Two reception rooms
- Kitchen & bathroom
- Fully modernised
- Close to Crewe town centre
- EPC – E

See page 12 for viewing schedule



Legal Representative

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

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

LOT
23

**31F St Chads Fields, Winsford,
Cheshire CW7 1LQ**

*GUIDE PRICE **£54,000**



- Second floor apartment
- One bedroom
- Modernised
- Communal gardens
- Potential rental at £5,400 p/a
- EPC – D



Legal Representative

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

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

LOT
24

21 Collis Avenue, Stoke, Stoke-on-Trent,
Staffordshire ST4 6DT

*GUIDE PRICE **£95,000**



- Semi-detached property
- Two bedrooms
- Open plan kitchen-dining area
- Off road parking
- Situated within pleasant cul de sac
- EPC – D

See page 13 for viewing schedule



Legal Representative

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

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

LOT
25

Garages at Dimsdale Parade East, Wolstanton, Newcastle-under-Lyme, Staffordshire ST5 8BU

*GUIDE PRICE **£40,000 plus**



- 11 x lock up garages
- Popular location, producing £4,569 pa when fully let
- One vacant garage, subject to change
- Long standing occupiers
- All 7 garages in the far parade
- 4 of 6 garages in the near side parade
- The access is located opposite Chelmsford Road
- EPC – N/A



Legal Representative

Mr Steve Kirwan
Nowell Meller Solicitors
01782 831833
steve@nowellmeller.co.uk



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

LOT
26

2 Wain Avenue, Newcastle-under-Lyme,
Staffordshire ST5 2NZ

*GUIDE PRICE **£85,000**



- Semi-detached property
- Two bedrooms
- Generous corner plot
- Front and rear gardens
- EPC – D

See page 13 for viewing schedule



Legal Representative

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

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

LOT
27

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

*GUIDE PRICE **£80,000**



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

See page 12 for viewing schedule



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

Legal Representative

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

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Email auction@bjbmail.com for your registration form

LOT
28

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

*GUIDE PRICE **£91,000 plus**



- Semi-detached property
- Three bedrooms
- Two reception rooms
- In need of modernisation
- Gardens front and rear
- EPC – D

See page 12 for viewing schedule



Legal Representative

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

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

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

LOT
29

7a Hulley Road, Macclesfield, Cheshire SK10 2LL

*GUIDE PRICE **£63,000**



- Mid terraced cottage
- One bedroom
- Fitted kitchen and bathroom
- Double glazed windows
- Parking space
- Communal yard to rear
- EPC – E



Legal Representative

Ms Ruth Massey

Wains

01625 429511

rm@wainssolicitors.co.uk

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

LOT
30

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

*GUIDE PRICE **£168,000 plus**



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

See page 13 for viewing schedule



1680 sqm approx



1680 sqm approx

Legal Representative

Sophie Ellis
Beswicks Legal
01782 205000
sophie.ellis@beswicks.com

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

LOT
31

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

*GUIDE PRICE **£50,000 plus**



- Two storey retail premises
- Main road location
- 911 sq ft (84.6 sq m)
- EPC – D



Legal Representative

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

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

LOT
32

58 Coleridge Way, Crewe, Cheshire CW1 5LE

*GUIDE PRICE **£105,000**



- Semi-detached property
- Three generous bedrooms
- In need of modernisation
- Garden & garage to rear
- EPC – D

See page 12 for viewing schedule



Legal Representative

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



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

LOT
33

69 Ambassador Road, Hanley, Stoke-on-Trent,
Staffordshire ST1 3DN

*GUIDE PRICE **£50,000 plus**



- Modern first floor apartment
- One bedroom
- Leasehold
- GCH & D/G
- Allocated parking space
- Close to city centre
- Partially furnished
- EPC – B

See page 14 for viewing schedule



Legal Representative

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

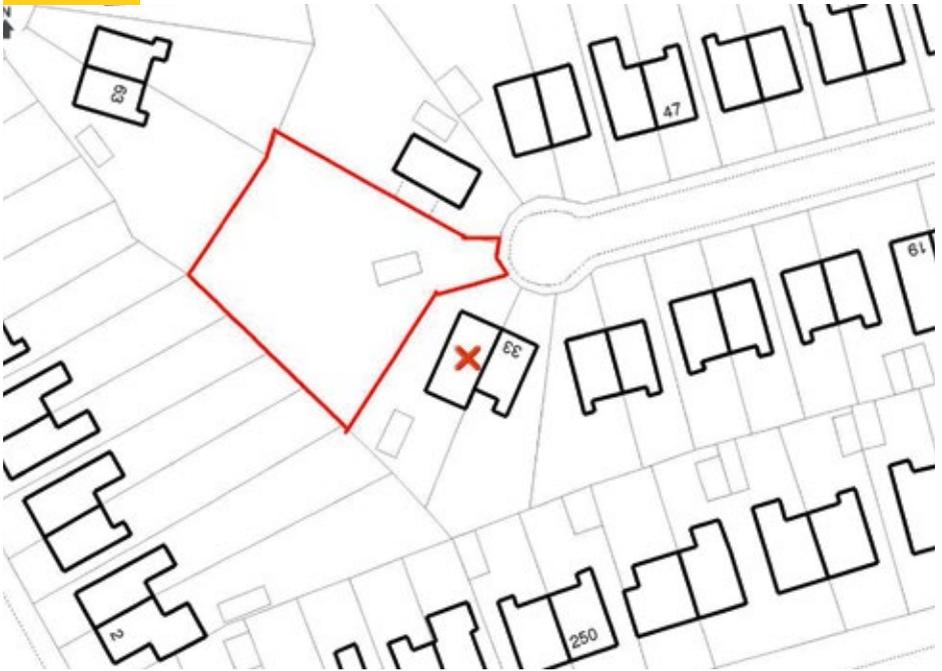
Apply: Hanley Tel: 01782 202600 Email: hanley@bjbmail.com

LOT

34

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

*GUIDE PRICE **£40,000 plus**



- Residential development
- Land for sale
- Outline planning
- Ref – 57884/out
- Two semi det. dwellings
- Cul de sac position
- Approx 0.15 acres
- EPC – N/A



Legal Representative

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

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

LOT
35**27 Beasley Avenue, Chesterton, Newcastle-under-Lyme, Staffordshire ST5 7PE***GUIDE PRICE **£65,000 plus**

- End-townhouse
- Two bedrooms
- Double glazing
- Gas central heating
- Generous rear garden
- In need of modernisation
- EPC – C

See page 13 for viewing schedule



Legal Representative

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

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

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

LOT
36

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

*GUIDE PRICE **£37,000**



- Mid-terrace house
- Two bedrooms
- Forecourt
- Rear yard
- EPC – TBC

See page 14 for viewing schedule

Legal Representative

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



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

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

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

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

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

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LOT
37

74 Ruskin Road, Crewe, Cheshire CW2 7JS

*GUIDE PRICE **£100,000**



- Mid terraced property
- Three bedrooms
- Cellar
- Large breakfast kitchen
- Extended property
- Spacious lounge/diner
- Close to local amenities
- EPC – D

See page 12 for viewing schedule

Legal Representative

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



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

LOT
38

149 London Road, Chesterton, Newcastle-under-Lyme, Staffordshire ST5 7JD

*GUIDE PRICE **£110,000**



- Substantial end terraced property
- Currently arranged with six bedrooms
- Communal kitchen-dining area with separate living room
- Bathroom and separate shower room
- Income producing property
- Three rooms currently let at £10,596 p/a
- Potential rental income approximately £21,096 p/a
- EPC – F



See page 13 for viewing schedule

Legal Representative

Mr Andrew D Fairlie
Read Roper & Read Solicitors
0161 8326905
afairlie@readroper.co.uk



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

LOT
39

132 Gresty Road, Crewe, Cheshire CW2 6EF

*GUIDE PRICE **£95,000**



- Mid-terrace house
- Five bedrooms
- Modernised
- Currently let at £18,200 p/a
- EPC – D

See page 12 for viewing schedule

Legal Representative

Mr Neil Boonin
Carlsons
02084453331
neil.boonin@carlsonssolicitors.com



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

LOT
40

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

*GUIDE PRICE **£59,000 plus**



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



See page 13 for viewing schedule

Legal Representative

Mrs Janet Farrell
Salmons Solicitors
336 Hartshill Road, Hartshill, Stoke-on-Trent, Staffs,
ST4 7NX
01782 639827
janet.farrell@salmonssolicitors.net



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

LOT
41

**31 Keary Street, Stoke, Stoke-on-Trent,
Staffordshire ST4 4AS**

*GUIDE PRICE **£40,000**



- Mid terraced property
- Two bedrooms
- Two reception rooms
- Convenient location
- EPC – E

See page 13 for viewing schedule



Legal Representative

Tinsdills
Alison Abbots
alison.abbotts@tinsdills.co.uk
01782 612311

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

LOT
42

64 Lower Milehouse Lane, Knutton, Newcastle-under-Lyme, Staffordshire ST5 9AN

*GUIDE PRICE **£73,000 plus**



- End-townhouse
- Three bedrooms
- Gas central heating
- Double glazing
- Off road parking
- Generous rear garden
- EPC – C



See page 13 for viewing schedule

Legal Representative

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

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

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

LOT
43

25 Main Road, Shavington, Crewe,
Cheshire CW2 5DY

*GUIDE PRICE **£141,000**



- Semi-detached property
- Three bedrooms
- Two reception rooms
- Shower room
- In need of modernisation
- Private rear garden
- GCH/DG
- EPC – D

See page 12 for viewing schedule



Legal Representative

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



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

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

LOT
44

**96 Westport Road, Burslem, Stoke-on-Trent,
Staffordshire ST6 4JF**

*GUIDE PRICE **£75,000 plus**



- Semi detached house
- Three bedrooms
- Popular location
- Gardens
- EPC – D

See page 14 for viewing schedule



Legal Representative

Mr Murray Cantlay
Woolliscrofts Solicitors
01782 204000
mcantlay@woolliscrofts.co.uk

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

LOT
45

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

*GUIDE PRICE **£65,000**



- Mid-town house
- Three bedrooms
- Recently refurbished
- Fitted kitchen
- DG / GCH
- Rear parking
- EPC – D

See page 13 for viewing schedule



Legal Representative

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



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

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LOT
46

96 High Street, Silverdale, Newcastle-under-Lyme, Staffordshire ST5 6LY

*GUIDE PRICE **£100,000**

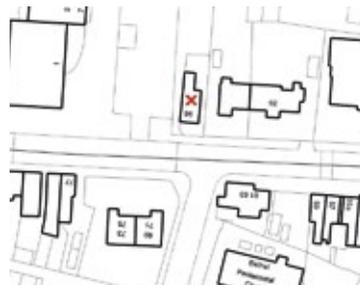


- Detached house
- Three bedrooms
- Two reception rooms
- Popular residential location
- Proximity of Newcastle-under-Lyme
- Near to village of Keele and the university.
- EPC – E

See page 13 for viewing schedule

Legal Representative

Mr Pirmal Luxman
Fitz Solicitors
01753 592000
info@fitz-legal.com



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

LOT
47

15 Bedford Street, Crewe, Cheshire CW2 6JA

*GUIDE PRICE **£64,000**



- Mid-terraced house
- Two bedrooms
- Two reception rooms
- Previously let at £4,800 p/a
- Gardens
- EPC – D

See page 12 for viewing schedule



Legal Representative

Julie Miles Tim Hartland
CJCH Solicitors
02920483181
j.miles@cjch.co.uk

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

LOT
48

85 Portland Street, Hanley, Stoke-on-Trent,
Staffordshire ST1 5DR

*GUIDE PRICE **£32,000 plus**



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

See page 14 for viewing schedule



Legal Representative

Mr Tim Halliday
The Eric Whitehead Partnership
01538 755761
timothyhalliday@ericwhitehead.co.uk

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

LOT
49

**372 King Street, Fenton, Stoke-on-Trent,
Staffordshire ST4 3DB**

*GUIDE PRICE **£40,000**



- Mid-terrace house
- Two bedroom
- Two reception rooms
- DG & GCH
- Currently let at £4,320 p/a
- EPC – D

See page 13 for viewing schedule



Legal Representative

Mr Ray Basnett
Woolliscrofts solicitors
01782 406820
rbasnett@woolliscrofts.co.uk

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

LOT
50

105 Cotswold Avenue, Knutton, Newcastle-under-Lyme, Staffordshire ST5 6HS

*GUIDE PRICE **£78,000 plus**



- Semi-detached house
- Three bedrooms
- Gas central heating
- Double glazing
- Garden to front and rear
- EPC – D

See page 13 for viewing schedule



Legal Representative

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

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

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

LOT
51

247 Walthall Street, Crewe, Cheshire CW2 7LE

*GUIDE PRICE **£114,000**



- Mid terraced property
- Double bay fronted
- Converted into three flats
- Popular location
- Close to amenities
- Viewing recommended
- EPC – E

See page 12 for viewing schedule



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
52

**72 Cromartie Street, Dresden, Stoke-on-Trent,
Staffordshire ST3 4LE**

*GUIDE PRICE **£56,000**



- End-terrace house
- Two bedrooms
- Two reception rooms
- Fitted kitchen
- Majority D/G & CH
- Enclosed rear yard
- EPC – F

See page 13 for viewing schedule

Legal Representative

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



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

LOT
53

2 Baggott Place, Poolfields, Newcastle-under-Lyme, Staffordshire ST5 2NT

*GUIDE PRICE **£88,000 plus**



- End townhouse
- Three bedrooms
- Gas central heating
- Double glazing
- Off road parking
- Cul-de-sac
- In need of modernisation
- EPC – C



See page 13 for viewing schedule

Legal Representative

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

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
54

46 Lord Street, Crewe, Cheshire CW2 7DH

*GUIDE PRICE **£100,000**



- End-terrace house
- Five bedrooms
- Modernised
- Currently let at £21,600 p/a
- EPC – E

See page 12 for viewing schedule

Legal Representative

Mr Neil Boonin
Carlsons
02084453331
neil.boonin@carlsonssolicitors.com



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LOT
55

56 Erskine Street, Dresden, Stoke-on-Trent,
Staffordshire ST3 4NJ

*GUIDE PRICE **£50,000**



- Mid-terrace house
- Two bedrooms
- Fitted kitchen
- One through lounge/diner
- EPC – D

See page 13 for viewing schedule



Legal Representative

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

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

LOT
56

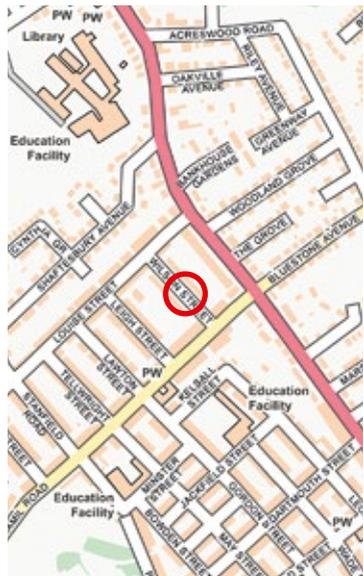
16 Wilson Street, Burslem, Stoke-on-Trent,
Staffordshire ST6 1BQ

*GUIDE PRICE **£45,000 plus**



- Terrace house
- EPC – TBC

See page 14 for viewing schedule



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
57

7 Woodside, Church Lawton, Stoke-on-Trent,
Staffordshire ST7 3BX

*GUIDE PRICE **£185,000**



- Detached bungalow
- Two bedrooms
- Lounge, kitchen, sun room
- Gas central heating
- Double glazing
- Garage
- Parking and gardens
- EPC – D



Legal Representative

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

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

LOT
58

10 Park View, Park Road, Congleton,
Cheshire CW12 1DR

*GUIDE PRICE **£125,000 plus**



- Period townhouse
- Three bedrooms
- Two reception rooms
- Front and rear garden
- Garage to rear
- EPC – F



It is our understanding that the property has suffered structural movement and therefore it is suggested that potential purchasers carry out their own structural investigations prior to making a bid at auction.

Legal Representative

Miss Tracey Boulton
Poole Alcock LLP Solicitors
01270 876 550
Sarah.Hooper@poolealcock.co.uk

Apply: Congleton Tel: 01260 280000 Email: congleton@bjbmail.com

LOT
59

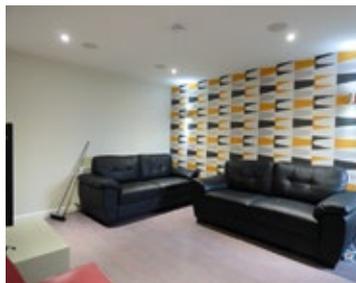
27 Lawton Street, Crewe, Cheshire CW2 7HZ

*GUIDE PRICE **£90,000**



- Mid-terrace property
- Five bedrooms
- Ideal investment opportunity
- Modernised
- EPC – D

See page 12 for viewing schedule



Legal Representative

Mr Neil Boonin
Carlsons
02084453331
neil.boonin@carlsonssolicitors.com

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

LOT
60

**49 Whitfield Avenue, Newcastle-under-Lyme,
Staffordshire ST5 2JQ**

*GUIDE PRICE **£140,000**



- Traditional semi-detached property
- Three bedrooms
- Two reception rooms
- Front and rear gardens
- Driveway and garage
- Sought after location
- EPC – F

See page 13 for viewing schedule



Legal Representative

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

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

LOT
61**39 Camillus Road, Knutton, Newcastle-under-Lyme, Staffordshire ST5 6EA*****GUIDE PRICE £73,000 plus**

- Semi-detached house
- Three bedrooms
- Gas central heating
- Double glazing
- Generous plot
- In need of modernisation
- EPC – C

See page 13 for viewing schedule



Legal Representative

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

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

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

LOT
62

**4 Hollins Crescent, Talke, Stoke-on-Trent,
Staffordshire ST7 1JX**

*GUIDE PRICE **£96,000 plus**



- Large semi-detached house
- Three bedrooms
- Gardens
- Two reception rooms
- EPC – C

See page 12 for viewing schedule



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

Legal Representative

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

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

LOT

63**11 Ford Lane, Crewe, Cheshire CW1 3EQ***GUIDE PRICE **£64,000**

- Two bedroom mid terrace
- Upstairs bathroom
- Lounge
- Dining room
- Kitchen
- Close to town centre
- First time buy or investment
- EPC – D

See page 12 for viewing schedule

Legal Representative

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

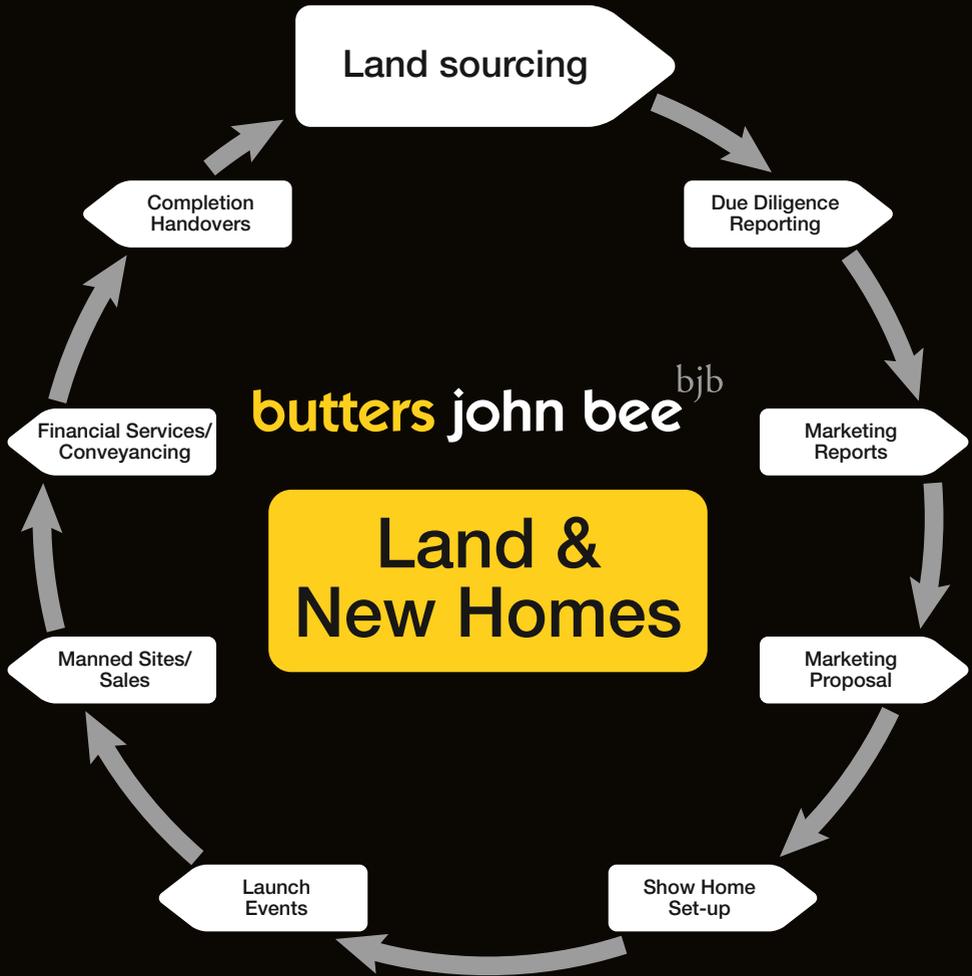


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* Guide/reserve price definitions can be found on page 7

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Associate Director – Land and New Homes

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KatyHarwood@bjbmail.com

LOT
64

30 King William Street, Tunstall, Stoke-on-Trent,
Staffordshire ST6 6EH

*GUIDE PRICE **£39,000 plus**



- Mid terraced house
- Two bedrooms
- Gas central heating
- Double glazing
- Viewing essential
- EPC – D

See page 14 for viewing schedule



Legal Representative

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



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

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

LOT
65

**8 Rope Lane, Shavington, Crewe,
Cheshire CW2 5DT**

*GUIDE PRICE **£130,000**



- Charming cottage
- Two bedrooms
- Great potential
- Gas central heating
- Village location
- EPC – TBC



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

Legal Representative

Ms Stacey Jackson
Poole Alcock LLP Solicitors
01270 625478
stacey.jackson@poolealcock.co.uk

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

LOT
66

30 May Place, Fenton, Stoke-on-Trent,
Staffordshire ST4 3EA

*GUIDE PRICE **£35,000**



- Mid-terrace property
- Two bedrooms
- Downstairs shower room
- Not inspected by Auctioneer
- EPC – D



Legal Representative

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

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

LOT
67

**21 Graham Street, Bucknall, Stoke-on-Trent,
Staffordshire ST2 9DD**

*GUIDE PRICE **£50,000**



- End-town house
- Two bedrooms
- Driveway to side
- Parking to rear
- Rear garden
- EPC – TBC

See page 14 for viewing schedule



Legal Representative

Mr Martin Cox
Moseleys Solicitors
01543 414100
mcox@moseleys.co.uk

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

LOT
68

81 Ainsworth Street, Fenton, Stoke-on-Trent,
Staffordshire ST4 4JR

*GUIDE PRICE **£45,000**



- Mid-terrace house
- Two bedrooms
- Courtyard to the rear
- EPC – TBC

See page 13 for viewing schedule



Legal Representative

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

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

LOT
69

291 Underwood Lane, Crewe,
Cheshire CW1 3SG

*GUIDE PRICE **£73,000**



- Semi-detached
- Potential three bedrooms
- Conservatory
- Dg & GCH
- Gardens, driveway
- EPC – F

See page 12 for viewing schedule



Legal Representative

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



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

LOT
70

47 Stonebank Road, Kidsgrove, Stoke-on-Trent,
Staffordshire ST7 4HQ

*GUIDE PRICE **£82,000**



- Semi-detached property
- Three bedrooms
- Fully modernised throughout
- Two bathrooms
- Garden to rear
- EPC – G



Legal Representative

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

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LOT
71

210 Hungerford Road, Crewe,
Cheshire CW1 6EX

*GUIDE PRICE **£110,000**



- Mid-terraced property
- Four bedrooms fully let
- Property is arranged over three floors.
- Garden and parking to rear
- Two storey detached coach house to the rear.
- Currently achieving £14,960 p/a
- EPC – E

See page 12 for viewing schedule



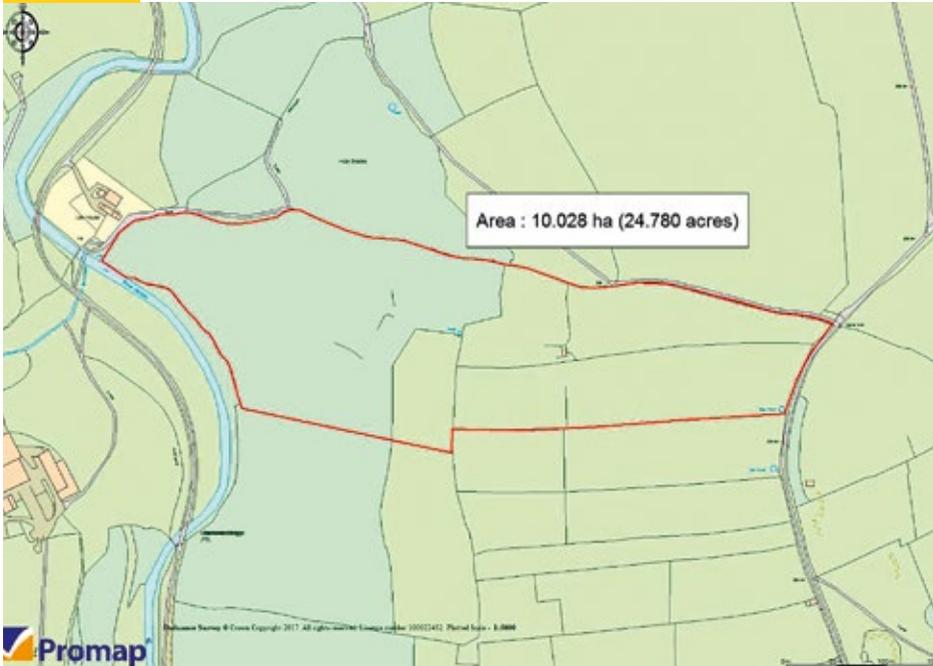
Legal Representative

Mary Corlett
Graham Withers & Co
01630 657222
mary.corlett@grahamwithers.co.uk



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

LOT

72**Land at Farwall Lane, Carlton, Leek,
Staffordshire ST10 3JZ***GUIDE PRICE **£150,000 plus**

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

Legal Representative

Ms Yasmin Uddin

TLT LLP

yasmin.uddin@tltsolicitors.com

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

LOT
73

242 Adderley Road, Birmingham B8 1ED

*GUIDE PRICE **£60,000**



- Mid-terrace house
- Two bedrooms
- Kitchen
- Bathroom
- Freehold
- Rear garden
- EPC – C



Legal Representative

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

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

LOT
74

140 St Johns Road, Biddulph,
Staffordshire ST8 6ES

*GUIDE PRICE **£75,000 plus**



- Semi-detached house
- Three bedrooms
- Recently renovated
- Driveway/garden
- EPC – E



Legal Representative

Mrs Stephanie Mierzwa
Charltons Solicitors
01782 522111
steph@charltonssolicitors.co.uk

Apply: Congleton Tel: 01260 280000 Email: congleton@bjbmail.com

LOT
75

**Athlone, 6 Angela Place, Bilston,
West Midlands WV14 6ND**

***GUIDE PRICE £100,000**



- Semi-detached house
- Three bedrooms
- Double glazed, central heating
- Two receptions
- Drive, rear garden
- EPC – TBC



Legal Representative

Mrs Lisa Richardson
Poole Alcock LLP Solicitors
01270 762325
lisa.richardson@poolealcock.co.uk

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

LOT
76

**6 Mossland Road, Sandford Hill, Stoke-on-Trent,
Staffordshire ST3 5AB**

*GUIDE PRICE **£80,000**



- Semi-detached house
- Three bedrooms
- Lounge & dining/kitchen
- Conservatory
- Utility and ground floor WC
- Wet room
- Gardens front and rear, garage
- GCH and UPVC DG
- EPC – TBC



Legal Representative

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

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Notes

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Glossary

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

Wherever it makes sense:

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

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

Addendum An amendment or addition to the **conditions** or to the **particulars** or to both

whether contained in a supplement to the **catalogue**, a written notice from the auctioneers or an oral announcement at the **auction**.

Agreed completion date Subject to **condition** G9.3:

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

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

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

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

Auction The auction advertised in the **catalogue**.

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

Auctioneers The auctioneers at the **auction**.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

VAT option An option to tax.

We (and us and our) The **auctioneers**.

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

Important notice

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

- Take professional advice from a conveyancer and, in appropriate cases, a chartered surveyor and an accountant;
- Read the conditions;
- Inspect the lot;
- Carry out usual searches and make usual enquiries;
- Check the content of all available leases and other documents relating to the lot;

- Have finance available for the deposit and purchase price;
- Check whether VAT registration and election is advisable;

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

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

Auction Conduct Conditions

A1 Introduction

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

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

A2 Our role

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

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

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

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

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

A3 Bidding and reserve prices

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

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

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

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

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

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

A4 The particulars and other information

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

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

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

A4.4 If **we** provide information, or a copy of a document, provided by others **we** do so only on the basis that **we**

are not responsible for the accuracy of that information or document.

A5 The contract

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

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

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

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

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

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

A5.5 The deposit:

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

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

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

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

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

A6 Extra Auction Conduct Conditions

A6.1 Despite any **condition** to the contrary:

- The minimum deposit **we** accept is £1,000 (or the total **price**, if less). A **special condition** may, however, require a higher minimum deposit

(b) Sub-clause (a) of **Auction Conduct Condition** A5.5 shall be deemed to be deleted and shall be replaced with the following: "(a) is to be held as agent for the **seller** unless expressly stated otherwise in the **special conditions** provided that where **VAT** would be chargeable on the deposit were it to be held as agent for the **seller**, the deposit will be held as stakeholder despite any contrary provision in any **condition**; and"

(c) where the deposit is paid to **us** to be held as stakeholder, **we** may if **we** choose transfer all or part of it to the **seller's** conveyancer for them to hold as stakeholder in **our** place. Any part of the deposit not so transferred will be held by **us** as stakeholder.

A6.2 The **buyer** will pay an administration fee of £625 plus **VAT** to **us** for each **lot** purchased at the **auction**, prior to **auction** or post **auction** in addition to the deposit.

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

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

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

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

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

General Conditions

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

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

G1 The lot

- G1.1 The **lot** (including any rights to be granted or reserved, and any exclusions from it) is described in the **special conditions**, or if not so described the **lot** is that referred to in the **sale memorandum**.
- G1.2 The **lot** is sold subject to any **tenancies** disclosed by the **special conditions**, but otherwise with vacant possession on **completion**.
- G1.3 The **lot** is sold subject to all matters contained or referred to in the **documents**, but excluding any **financial charges**: these the seller must discharge on or before **completion**.
- G1.4 The **lot** is also sold subject to such of the following as may affect it, whether they arise before or after the **contract date** and whether or not they are disclosed by the **seller** or are apparent from inspection of the lot or from the **documents**:
- (a) matters registered or capable of registration as local land charges;
 - (b) matters registered or capable of registration by any competent authority or under the provisions of any statute;
 - (c) notices, orders, demands, proposals and requirements of any competent authority;
 - (d) charges, notices, orders, restrictions, agreements and other matters relating to town and country planning, highways or public health;
 - (e) rights, easements, quasi-easements, and wayleaves;
 - (f) outgoing and other liabilities;
 - (g) any interest which overrides, within the meaning of the Land Registration Act 2002;
 - (h) matters that ought to be disclosed by the searches and enquiries a prudent buyer would make, whether or not the **buyer** has made them; and
 - (i) anything the **seller** does not and could not reasonably know about.
- G1.5 Where anything subject to which the **lot** is sold would expose the **seller** to liability the **buyer** is to comply with it and indemnify the **seller** against that liability.
- G1.6 The **seller** must notify the **buyer** of any notices, orders, demands, proposals and requirements of any competent authority of which it learns after the **contract date** but the **buyer** must comply with them and keep the **seller** indemnified.
- G1.7 The **lot** does not include any tenant's or trade fixtures or fittings.
- G1.8 Where chattels are included in the **lot** the **buyer** takes them as they are at **completion** and the **seller** is not liable if they are not fit for use.
- G1.9 The **buyer** buys with full knowledge of:
- (a) the **documents**, whether or not the **buyer** has read them; and
 - (b) the physical condition of the **lot** and what could reasonably be discovered on inspection of it, whether or not the **buyer** has inspected it.
- G1.10 The **buyer** is not to rely on the information contained in the **particulars** but may rely on the **seller's** conveyancer's written replies to preliminary enquiries to the extent stated in those replies.
- ### G2 Deposit
- G2.1 The amount of the deposit is the greater of:
- (a) any minimum deposit stated in the **auction conduct conditions** (or the total **price**, if this is less than that minimum); and
 - (b) 10% of the **price** (exclusive of any **VAT** on the **price**).
- G2.2 The deposit
- (a) must be paid in pounds sterling by cheque or banker's draft drawn on an **approved financial institution** (or by any other means of payment that the **auctioneers** may accept); and
 - (b) is to be held as stakeholder unless the **auction conduct**

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

- G2.3 Where the **auctioneers** hold the deposit as stakeholder they are authorised to release it (and interest on it if applicable) to the **seller** on **completion** or, if **completion** does not take place, to the person entitled to it under the **sale conditions**.
- G2.4 If a cheque for all or part of the deposit is not cleared on first presentation the **seller** may treat the **contract** as at an end and bring a claim against the **buyer** for breach of contract.
- G2.5 Interest earned on the deposit belongs to the **seller** unless the **sale conditions** provide otherwise.
- ### G3 Between contract and completion
- G3.1 Unless the **special conditions** state otherwise, the **seller** is to insure the **lot** from and including the **contract date** to **completion** and:
- (a) produce to the **buyer** on request all relevant insurance details;
 - (b) pay the premiums when due;
 - (c) if by the **buyer** so requests, and pays any additional premium, use reasonable endeavours to increase the sum insured or make other changes to the policy;
 - (d) at the request of the **buyer** use reasonable endeavours to have the **buyer's** interest noted on the policy if it does not cover a contracting purchaser;
 - (e) unless otherwise agreed, cancel the insurance at **completion**, apply for a refund of premium and (subject to the rights of any tenant or other third party) pay that refund to the **buyer**; and
 - (f) (subject to the rights of any tenant or other third party) hold on trust for the **buyer** any insurance payments that the **seller** receives in respect of loss or damage arising after the **contract date** or assign to the **buyer** the benefit of any claim; and the **buyer** must on **completion** reimburse to the **seller** the cost of that insurance (to the extent not already paid by the **buyer** or a tenant or other third party) for the period from and including the **contract date** to **completion**.
- G3.2 No damage to or destruction of the **lot** nor any deterioration in its condition, however caused, entitles the **buyer** to any reduction in **price**, or to delay **completion**, or to refuse to complete.
- G3.3 Section 47 of the Law of Property Act 1925 does not apply.
- G3.4 Unless the **buyer** is already lawfully in occupation of the **lot** the **buyer** has no right to enter into occupation prior to **completion**.
- ### G4 Title and identity
- G4.1 Unless **condition** G4.2 applies, the **buyer** accepts the title of the **seller** to the **lot** as at the **contract date** and may raise no requisition or objection except in relation to any matter that occurs after the **contract date**.
- G4.2 If any of the **documents** is not made available before the **action** the following provisions apply:
- (a) The buyer may raise no requisition on or objection to any of the documents that is made available before the auction.
 - (b) If the **lot** is registered land the **seller** is to give to the **buyer** within five **business days** of the **contract date** an official copy of the entries on the register and title plan and, where noted on the register, of all documents subject to which the **lot** is being sold.
 - (c) If the **lot** is not registered land the **seller** is to give to the **buyer** within five **business days** an abstract or epitome of title starting from the root of title mentioned in the **special conditions** (or, if none is mentioned, a good root of title more than fifteen years old) and must produce to the **buyer** the original or an examined copy of every relevant document.
 - (d) If title is in the course of registration, title is to consist of certified copies of:
 - (i) the application for registration of title made to the land registry;
 - (ii) the **documents** accompanying that application;
 - (iii) evidence that all applicable stamp duty land tax relating to that application has been paid; and
 - (iv) a letter under which the **seller** or its conveyancer agrees to use all reasonable endeavours to answer any requisitions

- raised by the land registry and to instruct the land registry to send the completed registration documents to the **buyer**.
- (e) The **buyer** has no right to object to or make requisitions on any title information more than seven **business days** after that information has been given to the **buyer**.
- G4.3 Unless otherwise stated in the **special conditions** the **seller** sells with full title guarantee except that (and the **transfer** shall so provide):
- (a) the covenant set out in section 3 of the Law of Property (Miscellaneous Provisions) Act 1994 shall not extend to matters recorded in registers open to public inspection; these are to be treated as within the actual knowledge of the **buyer**; and
- (b) the covenant set out in section 4 of the Law of Property (Miscellaneous Provisions) Act 1994 shall not extend to any condition or tenant's obligation relating to the state or condition of the **lot** where the **lot** is leasehold property.
- G4.4 The **transfer** is to have effect as if expressly subject to all matters subject to which the **lot** is sold under the **contract**.
- G4.5 The **seller** does not have to produce, nor may the **buyer** object to or make a requisition in relation to, any prior or superior title even if it is referred to in the **documents**.
- G4.6 The **seller** (and, if relevant, the **buyer**) must produce to each other such confirmation of, or evidence of, their identity and that of their mortgagees and attorneys (if any) as is necessary for the other to be able to comply with applicable Land Registry Rules when making application for registration of the transaction to which the **conditions** apply.
- G5 Transfer**
- G5.1 Unless a form of **transfer** is prescribed by the **special conditions**:
- (a) the **buyer** must supply a draft **transfer** to the **seller** at least ten **business days** before the **agreed completion date** and the engrossment (signed as a deed by the **buyer** if **condition** G5.2 applies) five **business days** before that date or (if later) two **business days** after the draft has been approved by the **seller**; and
- (b) the **seller** must approve or revise the draft **transfer** within five **business days** of receiving it from the **buyer**.
- G5.2 If the **seller** remains liable in any respect in relation to the **lot** (or a tenancy) following completion the **buyer** is specifically to covenant in the transfer to indemnify the seller against that liability.
- G5.3 The **seller** cannot be required to **transfer** the **lot** to anyone other than the **buyer**, or by more than one **transfer**.
- G6 Completion**
- G6.1 **Completion** is to take place at the offices of the **seller's** conveyancer, or where the **seller** may reasonably require, on the **agreed completion date**. The **seller** can only be required to complete on a **business day** and between the hours of 0930 and 1700.
- G6.2 The amount payable on **completion** is the balance of the **price** adjusted to take account of apportionments plus (if applicable) **VAT** and interest.
- G6.3 Payment is to be made in pounds sterling and only by:
- (a) direct transfer to the **seller's** conveyancer's client account; and
- (b) the release of any deposit held by a stakeholder.
- G6.4 Unless the **seller** and the **buyer** otherwise agree, **completion** cannot take place until both have complied with their obligations under the **contract** and the balance of the **price** is unconditionally received in the **seller's** conveyancer's client account.
- G6.5 If **completion** takes place after 1400 hours for a reason other than the **seller's** default it is to be treated, for the purposes of apportionment and calculating interest, as if it had taken place on the next **business day**.
- G6.6 Where applicable the **contract** remains in force following **completion**.
- G7 Notice to complete**
- G7.1 The **seller** or the **buyer** may on or after the **agreed completion date** but before **completion** give the other notice to complete within ten **business days** (excluding the date on which the notice is given) making time of the essence.
- G7.2 The person giving the notice must be **ready to complete**.
- G7.3 If the **buyer** fails to comply with a notice to complete the **seller** may, without affecting any other remedy the **seller** has:
- (a) terminate the **contract**;
- (b) claim the deposit and any interest on it if held by a stakeholder;
- (c) forfeit the deposit and any interest on it;
- (d) sell the **lot**; and
- (e) claim damages from the **buyer**.
- G7.4 If the **seller** fails to comply with a notice to complete the **buyer** may, without affecting any other remedy the **buyer** has:
- (a) terminate the **contract**; and
- (b) recover the deposit and any interest on it from the **seller** or, if applicable, a stakeholder.
- G8 If the contract is brought to an end**
- If the **contract** is lawfully brought to an end:
- (a) the **buyer** must return all papers to the **seller** and appoints the **seller** its agent to cancel any registration of the **contract**; and
- (b) the **seller** must return the deposit and any interest on it to the **buyer** (and the **buyer** may claim it from the stakeholder, if applicable) unless the **seller** is entitled to forfeit the deposit under **condition** G7.3.
- G9 Landlord's licence**
- G9.1 Where the **lot** is or includes leasehold land and licence to assign is required this **condition** G9 applies.
- G9.2 The **contract** is conditional on that licence being obtained, by way of formal licence if that is what the landlord lawfully requires.
- G9.3 The **agreed completion date** is not to be earlier than the date five **business days** after the **seller** has given notice to the **buyer** that licence has been obtained.
- G9.4 The **seller** must:
- (a) use all reasonable endeavours to obtain the licence at the **seller's** expense; and
- (b) enter into any authorised guarantee agreement properly required.
- G9.5 The **buyer** must:
- (a) promptly provide references and other relevant information; and
- (b) comply with the landlord's lawful requirements.
- G9.6 If within three months of the **contract date** (or such longer period as the **seller** and **buyer** agree) the licence has not been obtained the **seller** or the **buyer** may (if not then in breach of any obligation under this **condition** G9) by notice to the other terminate the **contract** at any time before licence is obtained. That termination is without prejudice to the claims of either **seller** or **buyer** for breach of this **condition** G9.
- G10 Interest and apportionments**
- G10.1 If the **actual completion date** is after the **agreed completion date** for any reason other than the **seller's** default the **buyer** must pay interest at the **interest rate** on the **price** (less any deposit paid) from the **agreed completion date** up to and including the **actual completion date**.
- G10.2 Subject to **condition** G11 the **seller** is not obliged to apportion or account for any sum at **completion** unless the **seller** has received that sum in cleared funds. The **seller** must pay to the **buyer** after **completion** any sum to which the **buyer** is entitled that the **seller** subsequently receives in cleared funds.
- G10.3 Income and outgoings are to be apportioned at **actual completion date** unless:
- (a) the **buyer** is liable to pay interest; and
- (b) the **seller** has given notice to the **buyer** at any time up to **completion** requiring apportionment on the date from which interest becomes payable by the **buyer**; in which event income and outgoings are to be apportioned on the date from which interest becomes payable by the **buyer**.
- G10.4 Apportionments are to be calculated on the basis that:
- (a) the **seller** receives income and is liable for outgoings for the whole of the day on which apportionment is to be made;
- (b) annual income and expenditure accrues at an equal

daily rate assuming 365 days in a year, and income and expenditure relating to some other period accrues at an equal daily rate during the period to which it relates; and (c) where the amount to be apportioned is not known at **completion** apportionment is to be made by reference to a reasonable estimate and further payment is to be made by **seller** or **buyer** as appropriate within five **business days** of the date when the amount is known.

G11 Arrears

Part 1 Current rent

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

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

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

Part 2 Buyer to pay for arrears

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

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

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

Part 3 Buyer not to pay for arrears

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

(a) so state; or

(b) give no details of any **arrears**.

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

(a) try to collect them in the ordinary course of management but need not take legal proceedings or forfeit the **tenancy**;

(b) pay them to the **seller** within five **business days** of receipt in cleared funds (plus interest at the **interest rate** calculated on a daily basis for each subsequent day's delay in payment);

(c) on request, at the cost of the **seller**, assign to the **seller** or as the **seller** may direct the right to demand and sue for **old arrears**, such assignment to be in such form as the **seller's** conveyancer may reasonably require;

(d) if reasonably required, allow the **seller's** conveyancer to have on loan the counterpart of any **tenancy** against an undertaking to hold it to the **buyer's** order;

(e) not without the consent of the **seller** release any tenant or surety from liability to pay **arrears** or accept a surrender of or forfeit any **tenancy** under which **arrears** are due; and

(f) if the **buyer** disposes of the **lot** prior to recovery of all **arrears** obtain from the **buyer's** successor in title a covenant in favour of the **seller** in similar form to part 3 of this **condition** G11.

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

G12 Management

G12.1 This **condition** G12 applies where the **lot** is sold subject to **tenancies**.

G12.2 The **seller** is to manage the **lot** in accordance with its standard management policies pending **completion**.

G12.3 The **seller** must consult the **buyer** on all management issues that would affect the **buyer** after **completion** (such as, but not limited to, an application for licence; a rent review; a variation, surrender, agreement to surrender or proposed forfeiture of a **tenancy**; or a new tenancy or agreement to grant a new tenancy) and:

(a) the **seller** must comply with the **buyer's** reasonable requirements unless to do so would (but for the indemnity in paragraph (c)) expose the **seller** to a liability that the **seller** would not otherwise have, in which case the **seller** may act reasonably in such a way as to avoid that liability;

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

(c) the **buyer** is to indemnify the **seller** against all loss or liability the **seller** incurs through acting as the **buyer** requires, or by reason of delay caused by the **buyer**.

G13 Rent deposits

G13.1 This **condition** G13 applies where the **seller** is holding or otherwise entitled to money by way of rent deposit in respect of a **tenancy**. In this **condition** G13 "rent deposit deed" means the deed or other document under which the rent deposit is held.

G13.2 If the rent deposit is not assignable the **seller** must on **completion** hold the rent deposit on trust for the **buyer** and, subject to the terms of the rent deposit deed, comply at the cost of the **buyer** with the **buyer's** lawful instructions.

G13.3 Otherwise the **seller** must on **completion** pay and assign its interest in the rent deposit to the **buyer** under an assignment in which the buyer covenants with the **seller** to:

(a) observe and perform the **seller's** covenants and conditions in the rent deposit deed and indemnify the **seller** in respect of any breach;

(b) give notice of assignment to the tenant; and

(c) give such direct covenant to the tenant as may be required by the rent deposit deed.

G14 VAT

G14.1 Where a **sale condition** requires money to be paid or other consideration to be given, the payer must also pay any **VAT** that is chargeable on that money or consideration, but only if given a valid **VAT** invoice.

G14.2 Where the **special conditions** state that no **VAT option** has been made the **seller** confirms that none has been made by it or by any company in the same **VAT** group nor will be prior to **completion**.

G15 Transfer as a going concern

G15.1 Where the **special conditions** so state:

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

(b) this **condition** G15 applies.

G15.2 The **seller** confirms that the **seller**

(a) is registered for **VAT**, either in the **seller's** name or as a member of the same **VAT** group; and

(b) has (unless the sale is a standard-rated supply) made in relation to the **lot** a **VAT option** that remains valid and will not be revoked before **completion**.

G15.3 The **buyer** confirms that:

(a) it is registered for **VAT**, either in the **buyer's** name or as a member of a **VAT** group;

(b) it has made, or will make before **completion**, a **VAT option** in relation to the **lot** and will not revoke it before or within three months after **completion**;

(c) article 5(2B) of the Value Added Tax (Special Provisions) Order 1995 does not apply to it; and

(d) it is not buying the **lot** as a nominee for another person.

G15.4 The **buyer** is to give to the **seller** as early as possible before the **agreed completion date** evidence:

(a) of the **buyer's** **VAT** registration;

(b) that the **buyer** has made a **VAT option**; and

(c) that the **VAT option** has been notified in writing to HM Revenue and Customs; and if it does not produce the relevant evidence at least two **business days** before the **agreed completion date**, **condition** G14.1 applies at **completion**.

G15.5 The **buyer** confirms that after **completion** the **buyer** intends to:

(a) retain and manage the **lot** for the **buyer's** own benefit as a continuing business as a going concern subject to and with the benefit of the **tenancies**; and

(b) collect the rents payable under the **tenancies** and charge **VAT** on them

G15.6 If, after **completion**, it is found that the sale of the **lot** is not a transfer of a going concern then:

(a) the **seller's** conveyancer is to notify the **buyer's** conveyancer of that finding and provide a **VAT** invoice in

respect of the sale of the **lot**;

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

G16 Capital allowances

G16.1 This **condition** G16 applies where the **special conditions** state that there are capital allowances available in respect of the **lot**.

G16.2 The **seller** is promptly to supply to the **buyer** all information reasonably required by the **buyer** in connection with the **buyer's** claim for capital allowances.

G16.3 The value to be attributed to those items on which capital allowances may be claimed is set out in the **special conditions**.

G16.4 The **seller** and **buyer** agree:

(a) to make an election on **completion** under Section 198 of the Capital Allowances Act 2001 to give effect to this **condition** G16; and

(b) to submit the value specified in the **special conditions** to HM Revenue and Customs for the purposes of their respective capital allowance computations.

G17 Maintenance agreements

G17.1 The **seller** agrees to use reasonable endeavours to transfer to the **buyer**, at the **buyer's** cost, the benefit of the maintenance agreements specified in the **special conditions**.

G17.2 The **buyer** must assume, and indemnify the **seller** in respect of, all liability under such contracts from the **actual completion date**.

G18 Landlord and Tenant Act 1987

G18.1 This **condition** G18 applies where the sale is a relevant disposal for the purposes of part 1 of the Landlord and Tenant Act 1987.

G18.2 The **seller** warrants that the **seller** has complied with sections 5B and 7 of that Act and that the requisite majority of qualifying tenants has not accepted the offer.

G19 Sale by practitioner

G19.1 This **condition** G19 applies where the sale is by a **practitioner** either as **seller** or as agent of the **seller**.

G19.2 The **practitioner** has been duly appointed and is empowered to sell the **lot**.

G19.3 Neither the **practitioner** nor the firm or any member of the firm to which the **practitioner** belongs has any personal liability in connection with the sale or the performance of the **seller's** obligations. The **transfer** is to include a declaration excluding that personal liability.

G19.4 The **lot** is sold:

(a) in its condition at **completion**;
 (b) for such title as the **seller** may have; and
 (c) with no title guarantee;

and the **buyer** has no right to terminate the contract or any other remedy if information provided about the **lot** is inaccurate, incomplete or missing.

G19.5 Where relevant:

(a) the **documents** must include certified copies of those under which the **practitioner** is appointed, the document of appointment and the **practitioner's** acceptance of appointment; and

(b) the **seller** may require the **transfer** to be by the lender exercising its power of sale under the Law of Property Act 1925.

G19.6 The **buyer** understands this **condition** G19 and agrees that it is fair in the circumstances of a sale by a **practitioner**.

G20 TUPE

G20.1 If the **special conditions** state "There are no employees to which **TUPE** applies", this is a warranty by the **seller** to this effect.

G20.2 If the **special conditions** do not state "There are no employees to which **TUPE** applies" the following paragraphs apply:

(a) The **seller** must notify the **buyer** of those employees whose contracts of employment will transfer to the **buyer** on **completion** (the "Transferring Employees"). This

notification must be given to the **buyer** not less than 14 days before **completion**.

(b) The **buyer** confirms that it will comply with its obligations under **TUPE** and any **special conditions** in respect of the Transferring Employees.

(c) The **buyer** and the **seller** acknowledge that pursuant and subject to **TUPE**, the contracts of employment between the Transferring Employees and the **seller** will transfer to the **buyer** on **completion**.

(d) The **buyer** is to keep the **seller** indemnified against all liability for the Transferring Employees after **completion**.

G21 Environmental

G21.1 This **condition** G21 only applies where the **special conditions** so provide.

G21.2 The **seller** has made available such reports as the **seller** has as to the environmental condition of the lot and has given the **buyer** the opportunity to carry out investigations (whether or not the **buyer** has read those reports or carried out any investigation) and the **buyer** admits that the **price** takes into account the environmental condition of the **lot**.

G21.3 The **buyer** agrees to indemnify the **seller** in respect of all liability for or resulting from the environmental condition of the **lot**.

G22 Service Charge

G22.1 This **condition** G22 applies where the lot is sold subject to **tenancies** that include service charge provisions.

G22.2 No apportionment is to be made at **completion** in respect of service charges.

G22.3 Within two months after **completion** the **seller** must provide to the **buyer** a detailed service charge account for the service charge year current on **completion** showing:
 (a) service charge expenditure attributable to each **tenancy**;
 (b) payments on account of service charge received from each tenant;
 (c) any amounts due from a tenant that have not been received;
 (d) any service charge expenditure that is not attributable to any **tenancy** and is for that reason irrecoverable.

G22.4 In respect of each **tenancy**, if the service charge account shows that:

(a) payments on account (whether received or still then due from a tenant) exceed attributable service charge expenditure, the **seller** must pay to the **buyer** an amount equal to the excess when it provides the service charge account;

(b) attributable service charge expenditure exceeds payments on account (whether those payments have been received or are still then due), the **buyer** must use all reasonable endeavours to recover the shortfall from the tenant at the next service charge reconciliation date but the amount so recovered to the **seller** within five **business days** of receipt in cleared funds; but in respect of payments on account that are still due from a tenant **condition** G11 (**arrears**) applies.

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

G22.6 If the **seller** holds any reserve or sinking fund on account of future service charge expenditure or a depreciation fund:

(a) the **seller** must pay it (including any interest earned on it) to the **buyer** on **completion**; and
 (b) the **buyer** must covenant with the **seller** to hold it in accordance with the terms of the **tenancies** and to indemnify the **seller** if it does not do so.

G23. Rent reviews

G23.1 This **condition** G23 applies where the **lot** is sold subject to a **tenancy** under which a rent review due on or before the **actual completion date** has not been agreed or determined.

G23.2 The **seller** may continue negotiations or rent review proceedings up to the **actual completion date** but may not

- agree the level of the revised rent or commence rent review proceedings without the written consent of the **buyer**, such consent not to be unreasonably withheld or delayed.
- G23.3 Following **completion** the **buyer** must complete rent review negotiations or proceedings as soon as reasonably practicable but may not agree the level of the revised rent without the written consent of the **seller**, such consent not to be unreasonably withheld or delayed.
- G23.4 The **seller** must promptly:
(a) give to the **buyer** full details of all rent review negotiations and proceedings, including copies of all correspondence and other papers; and
(b) use all reasonable endeavours to substitute the **buyer** for the **seller** in any rent review proceedings.
- G23.5 The **seller** and the **buyer** are to keep each other informed of the progress of the rent review and have regard to any proposals the other makes in relation to it.
- G23.6 When the rent review has been agreed or determined the **buyer** must account to the **seller** for any increased rent and interest recovered from the tenant that relates to the **seller's** period of ownership within five **business days** of receipt of cleared funds.
- G23.7 If a rent review is agreed or determined before **completion** but the increased rent and any interest recoverable from the tenant has not been received by **completion** the increased rent and any interest recoverable is to be treated as **arrears**.
- G23.8 The **seller** and the **buyer** are to bear their own costs in relation to rent review negotiations and proceedings.
- G24 Tenancy renewals**
- G24.1 This **condition** G24 applies where the tenant under a **tenancy** has the right to remain in occupation under part I of the Landlord and Tenant Act 1954 (as amended) and references to notices and proceedings are to notices and proceedings under that Act.
- G24.2 Where practicable, without exposing the **seller** to liability or penalty, the **seller** must not without the written consent of the **buyer** (which the **buyer** must not unreasonably withhold or delay) serve or respond to any notice or begin or continue any proceedings.
- G24.3 If the **seller** receives a notice the **seller** must send a copy to the **buyer** within five **business days** and act as the **buyer** reasonably directs in relation to it.
- G24.4 Following **completion** the **buyer** must:
(a) with the co-operation of the **seller** take immediate steps to substitute itself as a party to any proceedings;
(b) use all reasonable endeavours to conclude any proceedings or negotiations for the renewal of the **tenancy** and the determination of any interim rent as soon as reasonably practicable at the best rent or rents reasonably obtainable; and
(c) if any increased rent is recovered from the tenant (whether as interim rent or under the renewed **tenancy**) account to the **seller** for the part of that increase that relates to the **seller's** period of ownership of the **lot** within five **business days** of receipt of cleared funds.
- G24.5 The **seller** and the **buyer** are to bear their own costs in relation to the renewal of the tenancy and any proceedings relating to this.
- G25 Warranties**
- G25.1 Available warranties are listed in the **special conditions**.
- G25.2 Where a warranty is assignable the **seller** must:
(a) on **completion** assign it to the **buyer** and give notice of assignment to the person who gave the warranty; and
(b) apply for (and the **seller** and the **buyer** must use all reasonable endeavours to obtain) any consent to assign that is required. If consent has not been obtained by **completion** the warranty must be assigned within five **business days** after the consent has been obtained.
- G25.3 If a warranty is not assignable the **seller** must after **completion**:
(a) hold the warranty on trust for the **buyer**; and
(b) at the **buyer's** cost comply with such of the lawful instructions of the **buyer** in relation to the warranty as do not place the **seller** in breach of its terms or expose the **seller** to any liability or penalty.
- G26 No assignment**
- The **buyer** must not assign, mortgage or otherwise transfer or part with the whole or any part of the **buyer's** interest under this **contract**.
- G27 Registration at the Land Registry**
- G27.1 This condition G27.1 applies where the **lot** is leasehold and its sale either triggers first registration or is a registrable disposition. The **buyer** must at its own expense and as soon as practicable:
(a) procure that it becomes registered at Land Registry as proprietor of the **lot**;
(b) procure that all rights granted and reserved by the lease under which the **lot** is held are properly noted against the affected titles; and
(c) provide the **seller** with an official copy of the register relating to such lease showing itself registered as proprietor.
- G27.2 This condition G27.2 applies where the **lot** comprises part of a registered title.
The **buyer** must at its own expense and as soon as practicable:
(a) apply for registration of the **transfer**;
(b) provide the **seller** with an official copy and title plan for the **buyer's** new title; and
(c) join in any representations the **seller** may properly make to Land Registry relating to the application.
- G28 Notices and other communications**
- G28.1 All communications, including notices, must be in writing. Communication to or by the **seller** or the **buyer** may be given to or by their conveyancers.
- G28.2 A communication may be relied on if:
(a) delivered by hand; or
(b) made electronically and personally acknowledged (automatic acknowledgement does not count); or
(c) there is proof that it was sent to the address of the person to whom it is to be given (as specified in the **sale memorandum**) by a postal service that offers normally to deliver mail the next following **business day**.
- G28.3 A communication is to be treated as received:
(a) when delivered, if delivered by hand; or
(b) when personally acknowledged, if made electronically; but if delivered or made after 1700 hours on a **business day** a communication is to be treated as received on the next **business day**.
- G28.4 A communication sent by a postal service that offers normally to deliver mail the next following **business day** will be treated as received on the second **business day** after it has been posted.
- G29 Contracts (Rights of Third Parties) Act 1999**
No one is intended to have any benefit under the **contract** pursuant to the Contract (Rights of Third Parties) Act 1999.
- G30 Extra General Conditions**
The following general conditions are to be treated as being amended as follows:
G17.2 the word "actual" shall be replaced by the word "agreed"
G25.3 (b) the words "or cost" shall be added at the end.



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