

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 25 June 2018

www.buttersjohnbee.com



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Property auctions 2018

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

2018 Auction Dates

- 30th July
- 3rd September
- 8th October
- 12th November
- 10th December

Closing Date For Entries

- 29th June
- 3rd August
- 7th September
- 12th October
- 9th November

All auctions start at 6.30pm

Freehold & Leasehold Lots offered in conjunction with...



City of Stoke-on-Trent



nexus solicitors





The Region's Number 1 property auctioneer



John Hand
Auction Manager



Donna Fern
Auction Negotiator



Rob Oulton
Auctioneer

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

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

Welcome

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

Over many years, our sales have regularly featured on the BBC's 'Homes Under the Hammer' making bjb a

household name, and we have buyers nationwide. The auction route is increasingly becoming more popular, as the quickest and easiest way to buy and sell property in today's modern market, equipped with the latest internet technology, enabling a wider range of buyers to easily access our services.

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

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.

You will need to register before the auction starts if you are intending to bid, as we are required to verify anyone who offers, bids, or buys at butters john bee auctions.

In each case, for proof of ID we will need one item from List A, (if you cannot produce any of the items on list A, then you must produce two of the items on list B). For proof of address one item from List C (If an item is used from List B for the purposes of identity, the same item may NOT be used for the purposes of proof of address) Failure to produce the correct ID will mean you will NOT be eligible to bid on the night.

There are a few options available to you:

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

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

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

LIST A – PROOF OF ID

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

LIST B – PROOF OF ID

- Bank, Building Society or Credit Union Statement dated within the last 3 months (not printed off the internet).
- Benefits or pensions notification letter confirming the right to benefit.
- Blue disabled drivers pass.
- Current UK paper driving licence.
- Local authority tax bill/council tax bill (we can only accept bills dated until the end of June of the year the client contract is signed).
- Medical Card/Certificate.
- National Insurance Card.
- UK Birth Certificate.
- Utility Bill/Utility Statement or Certificate/Letter from a supplier of utilities dated within the last 3 months.

LIST C – PROOF OF ADDRESS

- Bank Statement (dated in the last three months) - may be an e-copy
- Credit Card Statement (dated in the last three months) - may be an e-copy
- Council Tax bill (we can only accept bills dated until the end of June of the year the client contract is signed)
- Current mortgage statement (correspondence address and address the mortgage applies to must be the same)
- Current TV licence
- Driving licence showing current address (paper OR card version) (provisional acceptable) (not acceptable if used as ID)
- Homeowner's current home insurance policy schedule
- Home service provider bill, such as broadband or digital TV dated within the last three months
- Letter from the employer on company headed paper, signed and dated within the last three months (an email from a verified company email address is acceptable)
- Recent documentation confirming the applicant will be/is receiving local housing allowance or housing benefit
- Tenancy agreement signed and dated within the last six months (the customer being checked must be a named tenant on the tenancy agreement)
- Utility bill dated within the last three months
- Letter from the NHS writing to confirm the customer is living at the address
- Letter from bank to confirm the customer is living at the property - no other bank letter is acceptable

THE FOLLOWING FORMS OF PROOF OF ADDRESS ARE NOT ACCEPTABLE

1. HM Revenue & Customs documents
2. Letters from accountants or solicitors
3. Mobile phone bills
4. NHS medical card

Property auction buyer's guide

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

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

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




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Keep up to date with news and events,
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updates on past Lots.

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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 25 June 2018 at 6.30pm

- 1 319 Stone Road, Trentham, Stoke-on-Trent, Staffordshire, ST4 8NH
- 2 49 Norris Road, Stanfields, Stoke-on-Trent, Staffordshire, ST6 7AS
- 3 Black And White Cottage, Main Road, Colwich, Stafford, ST17 0XE
- 4 47 Stanier Street, Fenton, Stoke-on-Trent, Staffordshire, ST4 3LL
- 5 44 Lower Ash Road, Kidsgrove, Stoke-on-Trent, Staffordshire, ST7 1DG
- 6 14 Kettell Avenue, Crewe, Cheshire, CW1 3NJ
- 7 11 Woodland Avenue, Congleton, Cheshire, CW12 1LN
- 8 35 Machin Street, Tunstall, Stoke-on-Trent, Staffordshire, ST6 6BT
- 9 9 Wulstan Drive, May Bank, Newcastle-under-Lyme, Staffordshire, ST5 0RE
- 10 5 Boughey Road, Shelton, Stoke-on-Trent, Staffordshire, ST4 2BZ
- 11 Pinetree House Stone Road, Hill Chorlton, Newcastle-under-Lyme, Staffordshire, ST5 5DR
- 12 37 Church Lane, Mow Cop, Stoke-on-Trent, Staffordshire, ST7 4LX
- 13 29 Cauldon Avenue, Bradwell, Newcastle-under-Lyme, Staffordshire, ST5 8PZ
- 14 300B Foleshill Road, Coventry, West Mids, CV6 5AH
- 15 36 The Bank, Scholar Green, Stoke-on-Trent, Staffordshire, ST7 3BA
- 16 1 Belle Vue Terrace, Sandbach, Cheshire, CW11 4NR
- 17 46 Boughey Road, Shelton, Stoke-on-Trent, Staffordshire, ST4 2BQ
- 18 11 Grove Street, Knutton, Newcastle-under-Lyme, Staffordshire, ST5 6DA
- 19 Land corner of Vernon Avenue & Meadowside Avenue, Audley, Stoke-on-Trent, Staffordshire, ST7 8EH
- 20 16 Appledore Close, Stafford, Staffordshire, ST17 0EW
- 21 28 St Pauls Court, Congreve Road, Stoke-on-Trent, Staffordshire, ST3 2HJ
- 22 63 Wybunbury Road, Willaston, Nantwich, Cheshire, CW5 7JE
- 23 66 Hassam Avenue, Cross Heath, Newcastle-under-Lyme, Staffordshire, ST5 9ET
- 24 Highway Main Road, Ketley Bank, Telford, Shropshire, TF2 0DQ
- 25 98 Boughey Road, Shelton, Stoke-on-Trent, Staffordshire, ST4 2BB
- 26 88 Moorland Road, Burslem, Stoke-on-Trent, Staffordshire, ST6 1DY
- 27 39 St Pauls Street, Burslem, Stoke-on-Trent, Staffordshire, ST6 4BZ
- 28 155 King William Street, Tunstall, Stoke-on-Trent, Staffordshire, ST6 6EQ
- 29 4 Fraser Street, Cobridge, Stoke-on-Trent, Staffordshire, ST6 2DP
- 30 56 Marsh Street South, Hanley, Stoke-on-Trent, Staffordshire, ST1 1JD
- 31 43 Eccleshall Road, Stafford, Staffordshire, ST16 2SL
- 32 120 Buxton Street, Stoke-on-Trent, Staffordshire, ST1 6BN
- 33 Upper Floors, 5 Derby Street And, 11 Market Place, Leek, Staffordshire, ST13 5HH
- 34 43 Rood Hill, Congleton, Cheshire, CW12 1NA
- 35 191 Badger Avenue, Crewe, Cheshire, CW1 3LJ
- 36 3 Lynn Avenue, Talke, Stoke-on-Trent, Staffordshire, ST7 1PA
- 37 53 & 53a Dimsdale Parade East, Newcastle-under-Lyme, Staffordshire, ST5 8DP
- 38 1 Ricardo Street, Dresden, Stoke-on-Trent, Staffordshire, ST3 4EX
- 39 26 Jasper Street, Hanley, Stoke-on-Trent, Staffordshire, ST1 3DA
- 40 33 Hazel Road, Chesterton, Newcastle-under-Lyme, Staffordshire, ST5 7DR

- 41 26 Brickfield Place, Sandford Hill, Stoke-on-Trent, Staffordshire, ST3 5AJ
- 42 109 Haywood Road, Stanfield, Stoke-on-Trent, Staffordshire, ST6 7AP
- 43 73 Campbell Road, Stoke, Stoke-on-Trent, Staffordshire, ST4 4DZ
- 44 3 Canal Side Cottages, Old Chester Road, Barbridge, Nantwich, Cheshire, CW5 6BA
- 45 4 Dorset Place, Kidsgrove, Stoke-on-Trent, Staffordshire, ST7 4BU
- 46 286 Oxford Gardens, Stafford, Staffordshire, ST16 3JQ
- 47 27 Stafford Street, Hanley, Stoke-on-Trent, Staffordshire, ST1 1JU
- 48 161a/b/c Delamere Street, Winsford, Cheshire, CW7 2LY
- 49 25 High Street, Knutton, Newcastle-under-Lyme, Staffordshire, ST5 6DB
- 50 10 Chapel Lane, Harseahead, Stoke-on-Trent, Staffordshire, ST7 4JJ
- 51 Garden Area, 43 Light Oaks Avenue, Light Oaks, Stoke-on-Trent, Staffordshire, ST2 7NF
- 52 35 Chestnut Grove, Chesterton, Newcastle-under-Lyme, Staffordshire, ST5 7DD
- 53 80 & 80a Watlands View, Newcastle-under-Lyme, Staffordshire, ST5 8AH
- 54 87 A&B Hall Street, Burslem, Stoke-on-Trent, Staffordshire, ST6 4BD
- 55 132 Gresty Road, Crewe, Cheshire, CW2 6EF
- 56 136 Biddulph Road, Chell, Stoke-on-Trent, Staffordshire, ST6 6TB
- 57 105 Cotswold Avenue, Knutton, Newcastle-under-Lyme, Staffordshire, ST5 6HS
- 58 Former Stoke-on-Trent Library London Road, Stoke-on-Trent, Staffordshire, ST4 7QR
- 59 2 Baggott Place, Poolfields, Newcastle-under-Lyme, Staffordshire, ST5 2NT
- 60 283 Newcastle Road, Trent Vale, Stoke-on-Trent, Staffordshire, ST4 6PL
- 61 19 William Terrace, Fegg Hayes, Stoke-on-Trent, Staffordshire, ST6 6QX
- 62 57 Cedar Road, Chesterton, Newcastle-under-Lyme, Staffordshire, ST5 7DF
- 63 4 Sandbach Road, Cobridge, Stoke-on-Trent, Staffordshire, ST6 2DS
- 64 6 Sandbach Road, Cobridge, Stoke-on-Trent, Staffordshire, ST6 2DS
- 65 23 High Street, Cheadle, Stoke-on-Trent, Staffordshire, ST10 1AA
- 66 119/119a Hednesford Road, Cannock, Staffordshire, WS11 6LB
- 67 124 Abbots Road, Abbey Hulton, Stoke-on-Trent, Staffordshire, ST2 8DY
- 68 14 Casson Street, Crewe, Cheshire, CW1 3EG
- 69 21 Bullhurst Close, Talke, Stoke-on-Trent, Staffordshire, ST7 1GD
- 70 16 Water Street, Newcastle-under-Lyme, Staffordshire, ST5 1HN
- 71 39 Hungerford Road, Crewe, Cheshire, CW1 5EQ
- 72 Plot 1 Manor Street, Fenton, Stoke-on-Trent, Staffordshire, ST4 2JB
- 73 21 Victoria Road, Fenton, Stoke-on-Trent, Staffordshire, ST4 2HE
- 74 95 Duddell Road, Smallthorne, Stoke-on-Trent, Staffordshire, ST6 1LS
- 75 The Lodge Mill Road, Oakamoor, Stoke-on-Trent, Staffordshire, ST10 3AG
- 76 Flat 23 Penkhull Court Honeywall, Stoke-on-Trent, Staffordshire, ST4 1PA
- 77 Ivy Cottage High Lane, Alsagers Bank, Stoke-on-Trent, Staffordshire, ST7 8BS
- 78 8 Middle Cross Street, Stoke-on-Trent, Staffordshire, ST3 1EB
- 79 122 Victoria Street, Stoke-on-Trent, Staffordshire, ST4 6DU
- 80 29 St John Street, Hanley, Stoke-on-Trent, Staffordshire, ST1 2HT
- 81 31 Galleys Bank, Kidsgrove, Stoke on Trent, Staffordshire, ST7 4DE
- 82 29 Lowther Street, Cobridge, Stoke-on-Trent, Staffordshire, ST1 5JE
- 83 66 Lowther Street, Cobridge, Stoke-on-Trent, Staffordshire, ST1 5JE
- 84 25 Salisbury Avenue, Crewe, Cheshire, CW2 6JW
- 85 8 Trenchard Avenue, Stafford, Staffordshire, ST16 3QB

Order of sale in alphabetical order

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



Monday 25 June 2018 at 6.30pm

- 67 124 Abbots Road, Abbey Hulton, Stoke-on-Trent, Staffordshire, ST2 8DY
- 20 16 Appledore Close, Stafford, Staffordshire, ST17 0EW
- 35 191 Badger Avenue, Crewe, Cheshire, CW1 3LJ
- 59 2 Baggott Place, Poolfields, Newcastle-under-Lyme, Staffordshire, ST5 2NT
- 16 1 Belle Vue Terrace, Sandbach, Cheshire, CW11 4NR
- 56 136 Biddulph Road, Chell, Stoke-on-Trent, Staffordshire, ST6 6TB
- 25 98 Boughey Road, Shelton, Stoke-on-Trent, Staffordshire, ST4 2BB
- 17 46 Boughey Road, Shelton, Stoke-on-Trent, Staffordshire, ST4 2BQ
- 10 5 Boughey Road, Shelton, Stoke-on-Trent, Staffordshire, ST4 2BZ
- 41 26 Brickfield Place, Sandford Hill, Stoke-on-Trent, Staffordshire, ST3 5AJ
- 69 21 Bullhurst Close, Talke, Stoke-on-Trent, Staffordshire, ST7 1GD
- 32 120 Buxton Street, Stoke-on-Trent, Staffordshire, ST1 6BN
- 43 73 Campbell Road, Stoke, Stoke-on-Trent, Staffordshire, ST4 4DZ
- 44 3 Canal Side Cottages, Old Chester Road, Barbridge, Nantwich, Cheshire, CW5 6BA
- 68 14 Casson Street, Crewe, Cheshire, CW1 3EG
- 13 29 Cauldon Avenue, Bradwell, Newcastle-under-Lyme, Staffordshire, ST5 8PZ
- 62 57 Cedar Road, Chesterton, Newcastle-under-Lyme, Staffordshire, ST5 7DF
- 50 10 Chapel Lane, Harriseahead, Stoke-on-Trent, Staffordshire, ST7 4JJ
- 52 35 Chestnut Grove, Chesterton, Newcastle-under-Lyme, Staffordshire, ST5 7DD
- 12 37 Church Lane, Mow Cop, Stoke-on-Trent, Staffordshire, ST7 4LX
- 57 105 Cotswold Avenue, Knutton, Newcastle-under-Lyme, Staffordshire, ST5 6HS
- 48 161a/b/c Delamere Street, Winsford, Cheshire, CW7 2LY
- 33 Upper Floors, 5 Derby Street And, 11 Market Place, Leek, Staffordshire, ST13 5HH
- 37 53 & 53a Dimsdale Parade East, Newcastle-under-Lyme, Staffordshire, ST5 8DP
- 45 4 Dorset Place, Kidsgrove, Stoke-on-Trent, Staffordshire, ST7 4BU
- 74 95 Duddell Road, Smallthorne, Stoke-on-Trent, Staffordshire, ST6 1LS
- 31 43 Eccleshall Road, Stafford, Staffordshire, ST16 2SL
- 14 300B Foleshill Road, Coventry, West Mids, CV6 5AH
- 29 4 Fraser Street, Cobridge, Stoke-on-Trent, Staffordshire, ST6 2DP
- 81 31 Galleys Bank, Kidsgrove, Stoke on Trent, Staffordshire, ST7 4DE
- 55 132 Gresty Road, Crewe, Cheshire, CW2 6EF
- 18 11 Grove Street, Knutton, Newcastle-under-Lyme, Staffordshire, ST5 6DA
- 54 87 A&B Hall Street, Burslem, Stoke-on-Trent, Staffordshire, ST6 4BD
- 23 66 Hassam Avenue, Cross Heath, Newcastle-under-Lyme, Staffordshire, ST5 9ET
- 42 109 Haywood Road, Stanfield, Stoke-on-Trent, Staffordshire, ST6 7AP
- 40 33 Hazel Road, Chesterton, Newcastle-under-Lyme, Staffordshire, ST5 7DR
- 66 119/119a, Hednesford Road, Cannock, Staffordshire, WS11 6LB
- 77 Ivy Cottage, High Lane, Alsagers Bank, Stoke-on-Trent, Staffordshire, ST7 8BS
- 65 23 High Street, Cheadle, Stoke-on-Trent, Staffordshire, ST10 1AA
- 49 25 High Street, Knutton, Newcastle-under-Lyme, Staffordshire, ST5 6DB

- 76 Flat 23 Penkhill Court, Honeywall, Stoke-on-Trent, Staffordshire, ST4 1PA
- 71 39 Hungerford Road, Crewe, Cheshire, CW1 5EQ
- 39 26 Jasper Street, Hanley, Stoke-on-Trent, Staffordshire, ST1 3DA
- 6 14 Kettell Avenue, Crewe, Cheshire, CW1 3NJ
- 28 155 King William Street, Tunstall, Stoke-on-Trent, Staffordshire, ST6 6EQ
- 51 Garden Area, 43 Light Oaks Avenue, Light Oaks, Stoke-on-Trent, Staffordshire, ST2 7NF
- 58 Former Stoke-on-Trent Library, London Road, Stoke-on-Trent, Staffordshire, ST4 7QR
- 5 44 Lower Ash Road, Kidsgrove, Stoke-on-Trent, Staffordshire, ST7 1DG
- 82 29 Lowther Street, Cobridge, Stoke-on-Trent, Staffordshire, ST1 5JE
- 83 66 Lowther Street, Cobridge, Stoke-on-Trent, Staffordshire, ST1 5JE
- 36 3 Lynn Avenue, Talke, Stoke-on-Trent, Staffordshire, ST7 1PA
- 8 35 Machin Street, Tunstall, Stoke-on-Trent, Staffordshire, ST6 6BT
- 3 Black And White Cottage, Main Road, Colwich, Stafford, ST17 0XE
- 24 Highway Main Road, Ketley Bank, Telford, Shropshire, TF2 0DQ
- 72 Plot 1 Manor Street, Fenton, Stoke-on-Trent, Staffordshire, ST4 2JB
- 30 56 Marsh Street South, Hanley, Stoke-on-Trent, Staffordshire, ST1 1JD
- 78 8 Middle Cross Street, Stoke-on-Trent, Staffordshire, ST3 1EB
- 75 The Lodge, Mill Road, Oakamoor, Stoke-on-Trent, Staffordshire, ST10 3AG
- 26 88 Moorland Road, Burslem, Stoke-on-Trent, Staffordshire, ST6 1DY
- 60 283 Newcastle Road, Trent Vale, Stoke-on-Trent, Staffordshire, ST4 6PL
- 2 49 Norris Road, Stanfields, Stoke-on-Trent, Staffordshire, ST6 7AS
- 46 286 Oxford Gardens, Stafford, Staffordshire, ST16 3JQ
- 38 1 Ricardo Street, Dresden, Stoke-on-Trent, Staffordshire, ST3 4EX
- 34 43 Rood Hill, Congleton, Cheshire, CW12 1NA
- 84 25 Salisbury Avenue, Crewe, Cheshire, CW2 6JW
- 63 4 Sandbach Road, Cobridge, Stoke-on-Trent, Staffordshire, ST6 2DS
- 64 6 Sandbach Road, Cobridge, Stoke-on-Trent, Staffordshire, ST6 2DS
- 80 29 St John Street, Hanley, Stoke-on-Trent, Staffordshire, ST1 2HT
- 21 28 St Pauls Court, Congreve Road, Stoke-on-Trent, Staffordshire, ST3 2HJ
- 27 39 St Pauls Street, Burslem, Stoke-on-Trent, Staffordshire, ST6 4BZ
- 47 27 Stafford Street, Hanley, Stoke-on-Trent, Staffordshire, ST1 1JU
- 4 47 Stanier Street, Fenton, Stoke-on-Trent, Staffordshire, ST4 3LL
- 11 Pinetree House, Stone Road, Hill Chorlton, Newcastle-under-Lyme, Staffordshire, ST5 5DR
- 1 319 Stone Road, Trentham, Stoke-on-Trent, Staffordshire, ST4 8NH
- 15 36 The Bank, Scholar Green, Stoke-on-Trent, Staffordshire, ST7 3BA
- 85 8 Trenchard Avenue, Stafford, Staffordshire, ST16 3QB
- 19 Land corner of Vernon Avenue & Meadows Avenue, Audley, Stoke-on-Trent, Staffordshire, ST7 8EH
- 73 21 Victoria Road, Fenton, Stoke-on-Trent, Staffordshire, ST4 2HE
- 79 122 Victoria Street, Stoke-on-Trent, Staffordshire ST4 6DU
- 70 16 Water Street, Newcastle-under-Lyme, Staffordshire, ST5 1HN
- 53 80 & 80a Watlands View, Newcastle-under-Lyme, Staffordshire, ST5 8AH
- 61 19 William Terrace, Fegg Hayes, Stoke-on-Trent, Staffordshire, ST6 6QX
- 7 11 Woodland Avenue, Congleton, Cheshire, CW12 1LN
- 9 9 Wulstan Drive, May Bank, Newcastle-under-Lyme, Staffordshire, ST5 0RE
- 22 63 Wyburnbury Road, Willaston, Nantwich, Cheshire, CW5 7JE

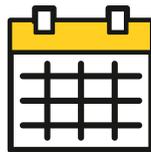
Viewing schedule

Crewe

Friday 1st, 8th, 15th, 22nd of June

Saturday 2nd, 9th, 16th, 23rd of June

LOT	ADDRESS	TIME
55	132 Gresty Road, Crewe, Cheshire, CW2 6ef	09:15am-09:45am
71	39 Hungerford Road, Crewe, Cheshire, CW1 5EQ	10:00am-10:30am
68	14 Casson Street, Crewe, Cheshire, CW1 3EG	10:45am-11:15am
35	191 Badger Avenue, Crewe, Cheshire, CW1 3LJ	11:30am-12:00pm
06	14 Kettell Avenue, Crewe, Cheshire, CW1 3NJ	13:15pm-13:45pm
84	25 Salisbury Avenue, Crewe, Cheshire, CW2 6JW	14:00pm-14:30pm



Kidsgrove

Friday 8th June, Saturday 16th June and Saturday 23rd June

LOT	ADDRESS	TIME
36	3 Lynn Avenue, Talke, Stoke-on-Trent, Staffordshire, ST7 1PA	9.30am
69	21 Bullhurst Close, Talke, Stoke-on-Trent, Staffordshire, ST7 1GD	10.00am
05	44 Lower Ash Road, Talke, Stoke-on-Trent, Staffordshire, ST7 1DG	10.30am
81	31 Galleys Bank, Kidsgrove, Stoke-on-Trent, Staffordshire, ST7 4DE	11.00am
45	4 Dorset Place, Kidsgrove, Stoke-on-Trent, Staffordshire, ST7 4BU	11.30am
50	10 Chapel Lane, Harriseaheead, Stoke-on-Trent, Staffordshire, ST7 4JJ	12.00pm
12	37 Church Lane, Mow Cop, Stoke-on-Trent, Staffordshire, ST7 4LX	12.30pm

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A white outline icon of a clipboard with a yellow circle containing a black checkmark, symbolizing a completed task or appraisal.

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

Longton

**Friday 1st June, Saturday 9th June,
Tuesday 12th June and Saturday 23rd June**

LOT ADDRESS

04	47 Stanier Street, Fenton, Stoke-on-Trent, Staffordshire, ST4 3LL
21	28 St Pauls Court, Congreve Road, Stoke-on-Trent, ST3 2HJ
72	Plot 1 Manor Street, Fenton, Stoke-on-Trent, ST4 2JB



TIME

9.30am-9.50am
10.00am-10.20am
10.30am-11.00am

Tuesday 5th June, Friday 15th June, Tuesday 19th June

LOT ADDRESS

75	The Lodge, Mill Road, Oakamoor, Stoke-on-Trent, ST10 3AG
----	--

TIME

9.30am-10.30am

Newcastle

**Wednesday 30th May, Thursday 7th June, Thursday 14th June,
Thursday 21st June, Saturday 23rd June and Monday 25th June**

LOT ADDRESS

11	Pinetree House, Stone Road, Hill Chorlton, Newcastle-under-Lyme
59	2 Baggott Place, Poolfields, Newcastle-under-Lyme, ST5 2NT
23	66 Hassam Avenue, Cross Heath, Newcastle-under-Lyme, ST5 9ET
57	105 Cotswold Avenue, Knutton, Newcastle-under-Lyme, ST5 6HS
49	25 High Street, Knutton, Newcastle-under-Lyme, ST5 6DB
18	11 Grove Street, Knutton, Newcastle-under-Lyme, ST5 6DA
62	57 Cedar Road, Chesterton, Newcastle-under-Lyme, ST5 7DF
40	33 Hazel Road, Chesterton, Newcastle-under-Lyme, ST5 7DR
52	35 Chestnut Grove, Chesterton, Newcastle-under-Lyme, ST5 7DD
77	Ivy Cottage, High Lane, Alsagers Bank, Stoke-on-Trent, ST7 8BS
13	29 Cauldon Avenue, Bradwell, Newcastle-under-Lyme, ST5 8PZ
53	80/80a Watlands View, Wolstanton, N-u-L, Staffordshire, ST5 8AH
37	53/a Dimsdale Parade East, Wolstanton, N-u-L, Staffs, ST5 8DP
09	9 Wulstan Drive, May Bank, Newcastle-under-Lyme, ST5 0RE
76	23 Penkhull Court, Honeywall, Penkhull, Stoke-on-Trent, ST4 1PA
79	122 Victoria Street, Hartshill, Stoke-on-Trent, ST4 6DU
70	16 Water Street, Newcastle-under-Lyme, Staffordshire, ST5 1HN

TIME

09.30 am-09.45am
10.00 am-10.15am
10.25 am-10.40am
10.50 am-11.05am
11.15am-11.30am
11.40 am-11.55am
12.35 pm-12.50pm
1.55pm-1.15pm
1.25 pm-1.40pm
1.55pm-2.10 pm
2.30 pm-2.45 pm
2.55pm-3.10pm
3.25pm-3.40pm
3.50pm-4.10pm
4.20pm-4.40pm
4.50pm-5.05pm
5.15pm-5.30pm

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Hanley

**Tuesday 12th June, Friday 15th June, Tuesday 19th June
Friday 22nd June**



LOT	ADDRESS	TIME
67	124 Abbotts Road, Abbey Hulton, Stoke-on-Trent, Staffordshire, ST2 8DY	09.00
82	29 Lowther Street, Hanley, Stoke-on-Trent, Staffordshire, ST1 5JE	09.30
83	66 Lowther Street, Hanley, Stoke-on-Trent, Staffordshire, ST1 5JF	09.45
80	29 St John Street, Hanley, Stoke-on-Trent, Staffordshire, ST1 2HT	10.15
39	26 Jasper Street, Hanley, Stoke-on-Trent, Staffordshire, ST1 3DA	10.45
74	95 Duddell Road, Smallthorne, Stoke-on-Trent, Staffordshire, ST6 1LS	11.15
27	39 St Pauls Street, Burslem, Stoke-on-Trent, Staffordshire, ST6 4BZ	11.45
28	155 King William Street, Tunstall, Stoke-on-Trent, Staffordshire, ST6 6EQ	12.15
29	4 Fraser Street, Cobridge, Stoke-on-Trent, Staffordshire, ST6 2DP	12.45
64	6 Sandbach Road, Cobridge, Stoke-on-Trent, Staffordshire, ST6 2DS	13.15
63	4 Sandbach Road, Cobridge, Stoke-on-Trent, Staffordshire, ST6 2DS	13.30
54	87 A&B Hall Street, Burslem, Stoke-on-Trent, Staffordshire, ST6 4BD	14.30
08	35 Machin Street, Tunstall, Stoke-on-Trent, Staffordshire, ST6 6BT	15.00
02	49 Norris Road, Stanfields, Stoke-on-Trent, Staffordshire, ST6 7AS	15.30
10	5 Boughey Road, Shelton, Stoke-on-Trent, Staffordshire, ST4 2BZ	16.15
17	46 Boughey Road, Shelton, Stoke-on-Trent, Staffordshire, ST4 2BQ	16.45
25	98 Boughey Road, Shelton, Stoke-on-Trent, Staffordshire, ST4 2BB	17.15

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LOT

1

319 Stone Road, Trentham, Stoke-on-Trent,
Staffordshire, ST4 8NH

*GUIDE PRICE **£100,000 plus**



- Semi-detached house
- Gardens and driveway
- Not inspected by auctioneers
- EPC – N/A



*A Prohibition Order in place
prevents us from gaining access to
carry out viewings*

Legal Representative

Zoe Carr
Stoke-On-Trent Legal Department
01782 234567
Zoe.Carr@stoke.gov.uk

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

LOT

2

49 Norris Road, Stanfields, Stoke-on-Trent,
Staffordshire, ST6 7AS

*GUIDE PRICE **£50,000 plus**



- Semi-detached house
- Two bedrooms
- Front and rear gardens
- Off road parking
- EPC - TBC

See page 16 for viewing schedule



Legal Representative

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

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

LOT
3

Black & White Cottage, Main Road, Colwich, Stafford, ST17 0XE

*GUIDE PRICE **£230,000 plus**



- Detached period cottage
- Two bedrooms
- Grade II listed
- In need of modernisation
- Garage and garden
- EPC - N/A



Legal Representative

Miss Julie Ashley
Gardner Champion Solicitors
01889582116
julie@gardnerchampion.co.uk

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

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

LOT

4

47 Stanier Street, Fenton, Stoke-on-Trent,
Staffordshire, ST4 3LL

*GUIDE PRICE **£41,000 plus**



- Mid-terrace house
- Two bedrooms
- Two reception rooms
- Fitted kitchen
- Ground floor shower room
- In need of modernisation
- EPC - D

See page 15 for viewing schedule



Legal Representative

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

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

LOT

5

44 Lower Ash Road, Kidsgrove, Stoke-on-Trent,
Staffordshire, ST7 1DG

*GUIDE PRICE **£89,000 plus**



- Semi-detached property
- Three bedrooms
- Two reception rooms
- Gardens front and rear
- EPC - TBC

See page 14 for viewing schedule



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

Legal Representative

Ms Emily Griffiths
Anthony Collins Solicitors
0121 200 3242
tasha.tabannor-robinson@anthonycollins.com

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

LOT

6

14 Kettell Avenue, Crewe, Cheshire, CW1 3NJ

*GUIDE PRICE **£87,000 plus**



- Mid-town house
- Two bedrooms
- Recently refurbished
- Open plan lounge/kitchen
- Generous conservatory
- Off road parking
- EPC - D

See page 14 for viewing schedule



Legal Representative

Mrs Gill Mealor
Poole Alcock LLP
01270 653170
gill.collins@poolealcock.co.uk



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

LOT
7

**11 Woodland Avenue, Congleton, Cheshire,
CW12 1LN**

*GUIDE PRICE **£89,000 plus**



- Semi-detached house
- Three bedrooms
- Garden to rear
- Driveway and Garage
- Convenient location
- EPC - D

It is our understanding that the property has suffered structural movement and therefore it is suggested that potential purchaser's carryout their own structural investigations prior to making a bid at auction.

Legal Representative

Mr Roger Gough
Wains Solicitors
01260 279414
reception@wainssolicitors.co.uk

Apply: Timothy A Brown Tel: 01260 271255 Email: contact@timothyabrown.co.uk



LOT

8

35 Machin Street, Tunstall, Stoke-on-Trent,
Staffordshire, ST6 6BT

*GUIDE PRICE **£25,000 plus**



- End-terrace house
- Two bedrooms
- Two reception rooms
- In need of complete modernisation
- EPC - TBC

See page 16 for viewing schedule

Legal Representative

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

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

LOT
9

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

*GUIDE PRICE **£275,000 plus**



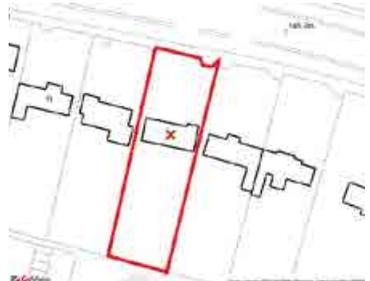
- Detached house
- Three bedrooms
- Two reception rooms
- Conservatory
- Plot measures 0.3 acres
- Needs modernisation
- EPC - D

See page 15 for viewing schedule



Legal Representative

Mrs Vicki Moetamedi
Poole Alcock LLP Solicitors
01270 762325
vicky.moetamedi@poolealcock.co.uk



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LOT
10

**5 Boughey Road, Shelton, Stoke-on-Trent,
Staffordshire, ST4 2BZ**

*GUIDE PRICE **£135,000 plus**



- Mid-terraced house
- Six Bedrooms
- Two Bathrooms
- Garage
- Close to the University
- Let up to 30/06/18 at £17,930 p/a (exclusive of bills)
- EPC - D

See page 16 for viewing schedule



Legal Representative

Mrs Annemarie McQuade
McQuades Residential Conveyancing
01782 810875
annemarie@mcquades.info

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

LOT
11

**Pinetree House, Stone Road, Hill Chorlton,
Newcastle-under-Lyme, Staffordshire, ST5 5DR**
*GUIDE PRICE **£200,000 plus**



- Substantial detached property
- Five bedrooms
- Spacious living accommodation throughout
- Pleasant semi-rural setting
- Stunning views over surrounding countryside
- EPC - F

See page 15 for viewing schedule



Legal Representative

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

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

LOT
12

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

*GUIDE PRICE **£91,000 plus**



- Semi-detached property
- Three bedrooms
- In need of modernisation
- Village location
- Off road parking
- EPC - D

See page 14 for viewing schedule



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

Legal Representative

Ms Emily Griffiths
Anthony Collins Solicitors
0121 200 3242
tasha.tabannor-robinson@anthonycollins.com

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

LOT
13

29 Cauldon Avenue, Bradwell, Newcastle-under-Lyme, Staffordshire, ST5 8PZ

*GUIDE PRICE **£55,000 plus**



- Semi-detached house
- Three bedrooms
- Gas central heating
- Double glazing
- Large plot
- EPC - D

See page 15 for viewing schedule

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

Legal Representative

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

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

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

LOT
14

**300b Foleshill Road, Coventry, West Mids, CV6
5AH**

*GUIDE PRICE **£175,000 plus**



- End town-house
- Four bedrooms
- Three storeys
- In need of modernisation
- EPC - D



Legal Representative

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

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

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

LOT
15

**36 The Bank, Scholar Green, Stoke-on-Trent,
Staffordshire, ST7 3BA**

*GUIDE PRICE **£80,000 plus**



- Mid-terrace house
- Three bedrooms
- Lounge/Kitchen diner
- Large rear garden
- Parking to rear
- EPC - TBC



Legal Representative

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

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

Proof of identity and address

A buyer's administration fee of £700 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

16

1 Belle Vue Terrace, Sandbach, Cheshire,
CW11 4NR

*GUIDE PRICE **£80,000 plus**



- Semi-detached House
- Two bedrooms
- Two reception rooms
- GCH & DG
- In need of modernisation
- EPC - D

Legal Representative

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

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

LOT

17

46 Boughey Road, Shelton, Stoke-on-Trent,
Staffordshire, ST4 2BQ

*GUIDE PRICE **£125,000 plus**



- Mid-terrace house
- Five Bedrooms
- Three Bathrooms
- Rear Yard
- Close to the University
- Let at £15,639 p/a exclusive until 30/06/18
- EPC - C

See page 16 for viewing schedule



Legal Representative

Mrs Annemarie McQuade
McQuades Residential Conveyancing
01782 810875
annemarie@mcquades.info

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

LOT
18

11 Grove Street, Knutton, Newcastle-under-Lyme, Staffordshire, ST5 6DA

*GUIDE PRICE **£38,000 plus**



- Mid-terraced house
- Two bedrooms
- Two reception rooms
- Currently tenanted
- Yield of £4,740 pcm
- 6 mth AST from 08.08.16.
- EPC - D

See page 15 for viewing schedule

Legal Representative

Ms Nicola Fairhurst
Marsden Rawsthorn Solicitors Ltd
PR2 9NB
01772 799601
nfairhurst@marsdenrawthorn.com

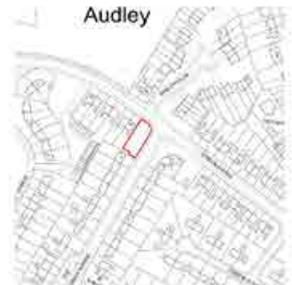
Apply: Newcastle Tel: 01782 622155 Email: newcastle@bjbmail.com

LOT
19

Land corner of Vernon Avenue & Meadowside Avenue, Audley, Stoke-on-Trent, Staffordshire, ST7 8EH
*GUIDE PRICE **£33,000 plus**



- Building plot
- Outline planning permission
- Detached two bed property
- Planning ref: 17/00805/OUT
- EPC – N/A



Legal Representative

Ms Emily Griffiths
Anthony Collins Solicitors
0121 200 3242
tasha.tabannor-robinson@anthonicollins.com

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

LOT
20

**16 Appledore Close, Stafford, Staffordshire,
ST17 0EW**

*GUIDE PRICE **£140,000 plus**



- Semi-detached bungalow
- Two bedrooms and loft rooms
- In need of modernisation
- Garage and gardens
- EPC - TBC



Legal Representative

Avery Knights Solicitors LTD
0845 458 6291
info@averyknights.com

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

LOT
21

28 St Pauls Court, Congreve Road, Stoke-on-Trent, Staffordshire, ST3 2HJ

*GUIDE PRICE **£55,000 plus**



- Ground floor apartment
- One bedroom
- Ideal buy to let investment
- Easy access to major road commuter networks
- Not inspected by Auctioneers
- EPC - E

See page 15 for viewing schedule

Legal Representative

Mrs Dianne E Sumner
Cooks Solicitors
01782611090
dianne@cooks-solicitors.co.uk

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LOT
22

**63 Wybunbury Road, Willaston, Nantwich,
Cheshire, CW5 7JE**

*GUIDE PRICE **£80,000 plus**



- Cute semi-detached cottage
- Two bedrooms
- In need of modernisation
- Gardens to Rear
- EPC - F

Legal Representative

Mrs Susannah Taylor
Bowcock Cuerden LLP
01270 611106
staylor@bowcockcuerden.co.uk

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

LOT
23

66 Hassam Avenue, Cross Heath, Newcastle-under-Lyme, Staffordshire, ST5 9ET

*GUIDE PRICE **£73,000 plus**



- End town-house
- Two bedrooms
- Gas central heating
- Corner plot
- In need of modernisation
- EPC - D

See page 15 for viewing schedule



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

Legal Representative

Ms Emily Griffiths
Anthony Collins Solicitors
0121 200 3242
tasha.tabannor-robinson@anthonicollins.com

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

LOT
24

**Highway, Main Road, Ketley Bank, Telford,
Shropshire, TF2 0DQ**

*GUIDE PRICE **£95,000 plus**



- Detached bungalow
- Two Bedrooms
- Driveway & gardens
- In need of modernisation
- EPC - TBC

It is our understanding that the property has suffered structural movement and therefore it is suggested that potential purchaser's carryout their own structural investigations prior to making a bid at auction.

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

Legal Representative

Jacqui Embrey
Graham Withers LLD
01743 236345
jacqui.embrey@grahamwithers.co.uk

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

LOT
25

**98 Boughey Road, Shelton, Stoke-on-Trent,
Staffordshire, ST4 2BB**

*GUIDE PRICE **£85,000 plus**



- Mid-terrace house
- Three bedrooms
- Ground floor bathroom
- Rear Yard
- Close to the University
- Let from 1/07/18- 30/6/19
- At £8,952 p/a exclusive of bills
- EPC - E

See page 16 for viewing schedule



Legal Representative

Mrs Annemarie McQuade
McQuades Residential Conveyancing
01782 810875
annemarie@mcquades.info



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

LOT
26

**88 Moorland Road, Burslem, Stoke-on-Trent,
Staffordshire, ST6 1DY**

*GUIDE PRICE **£100,000 plus**



- Well-presented 2 storey commercial property.
- Workshop at rear.
- Main road location.
- Gas central heating.
- Double glazed.
- Alarmed
- EPC - D



Legal Representative

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

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

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

LOT
27

**39 St Pauls Street, Burslem, Stoke-on-Trent,
Staffordshire, ST6 4BZ**

*GUIDE PRICE **£38,000 plus**



- Mid-terrace house
- Currently let at £5,100 p/a
- Not Inspected by auctioneers
- EPC - D

See page 16 for viewing schedule

Legal Representative

Ms Nicola Fairhurst
Marsden Rawsthorn Solicitors Ltd
01772 799601
NFairhurst@marsdenrawsthorn.com

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

LOT
28

155 King William Street, Tunstall, Stoke-on-Trent, Staffordshire, ST6 6EQ

*GUIDE PRICE **£38,000 plus**



- Mid-terrace house
- Currently let at £4,740 p/a
- Not inspected by auctioneers
- EPC - D

See page 16 for viewing schedule

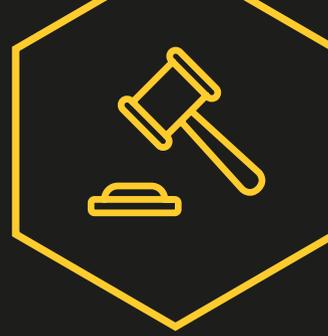


Legal Representative

Ms Nicola Fairhurst
Marsden Rawsthorn Solicitors Ltd
01772 799601
NFairhurst@marsdenrawsthorn.com

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LOT
29

**4 Fraser Street, Cobridge, Stoke-on-Trent,
Staffordshire, ST6 2DP**

*GUIDE PRICE **£38,000 plus**



- Mid-terrace house
- Currently let at £4,140 p/a
- Not inspected by auctioneers
- EPC - D

See page 16 for viewing schedule

Legal Representative

Ms Nicola Fairhurst
Marsden Rawsthorn Solicitors Ltd
01772 799601
NFairhurst@marsdenrawsthorn.com

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

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

LOT
30

**56 Marsh Street South, Hanley, Stoke-on-Trent,
Staffordshire, ST1 1JD**

*GUIDE PRICE **£39,000 plus**



- Prominent retail unit
- NIA: 522 Sq ft (48.49 Sq m)
- Recently refurbished
- Hanley city centre location
- For sale with vacant possession
- EPC - D



Legal Representative

Mr Murray Cantlay
Woolliscrofts Solicitors
01782 200632 DD
mcantlay@woolliscrofts.co.uk

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

LOT
31

**43 Eccleshall Road, Stafford, Staffordshire,
ST16 2SL**

*GUIDE PRICE **£125,000 plus**



- Development plot
- Outline PP for 7 apartments
- Planning ref: 17/26235/OUT
- Site area approx 0.12 acres
- EPC – N/A



Legal Representative

Mr Henry Hutsby

Hutsby Mees

01785 251145

hhutsby@hutsbymeas.co.uk



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

LOT
32

**120 Buxton Street, Stoke-on-Trent, Staffordshire,
ST1 6BN**

*GUIDE PRICE **£75,000 plus**



- Semi-detached house
- Three bedrooms
- In need of modernisation
- Garden
- Popular location
- EPC - G



Legal Representative

Mrs J Brammer
Myers & Co Solicitors
01782 577000
julie.brammer@myerssolicitors.co.uk

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

LOT
33

Upper Floors, 5 Derby Street And, 11 Market
Place, Leek, Staffordshire, ST13 5HH

*GUIDE PRICE **£75,000 plus**



- 1st & 2nd floors benefitting from planning for conversion
- To form 3 x 2 bed flats
- Planning Ref: SMD/2017/0760
- Grade II Listed building
- Located within the heart of Leek town centre
- EPC - N/A



Legal Representative

Mrs Suzanne Day
Quality Solicitors Amphlett Lissimore
02087686860
s.day@allaw.co.uk

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

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

LOT

34

43 Rood Hill, Congleton, Cheshire, CW12 1NA

*GUIDE PRICE **£220,000 plus**



- Detached property
- Three bedrooms
- Well presented
- EPC - TBC



Legal Representative

Mrs Kerry Dundas
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01782 525 016
kerry.dundas@myerssolicitors.co.uk



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

LOT
35

191 Badger Avenue, Crewe, Cheshire, CW1 3LJ

*GUIDE PRICE **£140,000 plus**



- End of terrace property
- Currently arranged as 7 letting rooms
- Kitchen/utility/dining room
- Bathroom
- Two shower rooms
- Rear yard & car port
- EPC - TBC

See page 14 for viewing schedule



Legal Representative

Mrs Kerry Dundas
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01782 577000
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Apply: Crewe Tel: 01270 213541 Email: crewe@bjbmail.com

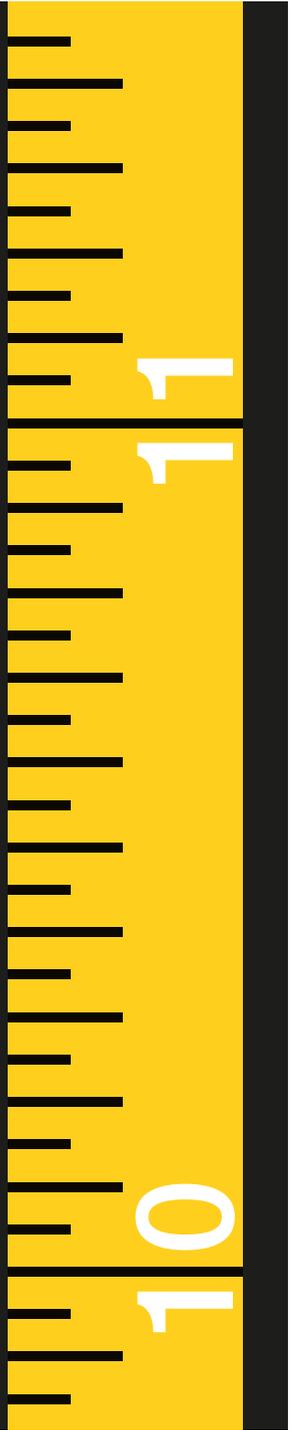
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LOT
36

**3 Lynn Avenue, Talke, Stoke-on-Trent,
Staffordshire, ST7 1PA**

*GUIDE PRICE **£140,000 plus**



- End town-house
- Detached property
- Three bedrooms
- Well-presented throughout
- Driveway parking
- Single detached garage
- EPC - C

See page 14 for viewing schedule



Legal Representative

Mr Richard Baum
Lupton Fawcett Solicitors
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richard.baum@lf-lp.com

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

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

LOT
37

53 & 53a Dimsdale Parade East, Newcastle-under-Lyme, Staffordshire, ST5 8DP

*GUIDE PRICE **£60,000 plus**



- Mid-terraced property
- Split into 2 one bed flats
- GF will be vacating on 16.05.2018
- First floor flat is currently vacant
- EPC - D

See page 15 for viewing schedule



Legal Representative

Mr Roger Gough
Wains Solicitors
01260 279414
lisabradshaw2@wainsolicitors.co.uk

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

LOT
38

**1 Ricardo Street, Dresden, Stoke-on-Trent,
Staffordshire, ST3 4EX**

*GUIDE PRICE **£195,000 plus**



- 20 bed former nursing home
- Planning for 10 flats, 5 x 1 bedroom & 5 x 2 bedroom
- Granted 19/08/2015 (Ref: 58468)
- Vehicle access from Cobden Street
- Onsite parking
- GIA: 7,962 sq ft
- Site area 0.75 acres
- EPC - D



Legal Representative

Mrs Lisa Wicks
Crumplin Solicitors
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* Guide/reserve price definitions can be found on page 7

LOT
39

**26 Jasper Street, Hanley, Stoke-on-Trent,
Staffordshire, ST1 3DA**

*GUIDE PRICE **£65,000 plus**



- Mid town-house
- Three bedrooms
- First floor shower room
- Very close to city centre
- Brick built store to rear
- EPC - TBC

See page 16 for viewing schedule



Legal Representative

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

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

LOT
40

33 Hazel Road, Chesterton, Newcastle-under-Lyme, Staffordshire, ST5 7DR

*GUIDE PRICE **£55,000 plus**



- End townhouse
- Two bedrooms
- Gas central heating
- Double glazing
- In need of modernisation
- EPC - D

See page 15 for viewing schedule



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

Legal Representative

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LOT

41

26 Brickfield Place, Sandford Hill, Stoke-on-Trent, Staffordshire, ST3 5AJ

*GUIDE PRICE **£64,000 plus**



- Semi-detached house
- Two bedrooms
- Spacious dining kitchen
- GF W.C. FF wet room
- CH & majority D/G
- In need of modernisation
- EPC - D



Legal Representative

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

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

LOT
42

**109 Haywood Road, Stanfield, Stoke-on-Trent,
Staffordshire, ST6 7AP**

*GUIDE PRICE **£100,000 plus**



- Ground floor retail with part two storey section
- 1st floor three bedroom flat, part completed
- Right of access over the rear yard
- Generous sized retail unit of approx 1,001 sq ft
- Corner position within a residential area
- 0.1 mile from Haywood Hospital
- Commercial EPC - G (168)
- Residential EPC - D (66)



Legal Representative

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

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LOT
43

**73 Campbell Road, Stoke, Stoke-on-Trent,
Staffordshire, ST4 4DZ**

*GUIDE PRICE **£60,000 plus**



- Victorian mid-terraced property
- Three bedrooms
- Two reception rooms
- Conveniently situated
- Easy access to commuter links
- EPC - D



Legal Representative

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

LOT
44

3 Canal Side Cottages, Old Chester Road, Barbridge, Nantwich, Cheshire, CW5 6BA

*GUIDE PRICE **£120,000 plus**



- Mid-terrace cottage
- Two bedrooms
- In need of modernisation
- Gardens to rear
- EPC - F



Legal Representative

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

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LOT
45

**4 Dorset Place, Kidsgrove, Stoke-on-Trent,
Staffordshire, ST7 4BU**

*GUIDE PRICE **£84,000 plus**



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

See page 14 for viewing schedule



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

Legal Representative

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Anthony Collins Solicitors
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tasha.tabannor-robinson@anthonycollins.com

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

LOT
46

**286 Oxford Gardens, Stafford, Staffordshire,
ST16 3JQ**

*GUIDE PRICE **£100,000 plus**



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



Legal Representative

Mr Henry Hutsby
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LOT
47

**27 Stafford Street, Hanley, Stoke-on-Trent,
Staffordshire, ST1 1JU**

*GUIDE PRICE **£175,000 plus**



- Town centre investment & development opportunity
- Ground floor let since 1992
- 10 years from 01/10/2012, £14,500 p/a
- Self-contained upper floor offices (vacant)
- PP conversion to 1 x 1 bed & 1 x 2 bed flats
- Planning Ref: 58456
- NIA: 2,547 sq ft
- EPC - E (103)



Games Workshop Limited is a subsidiary of Games Workshop Group Plc and incorporated in 1979 with a reported turnover of £123.648m, pretax profit of £37.821m and net worth of £23.245m as of May 2017, an increase on 2016.

Legal Representative

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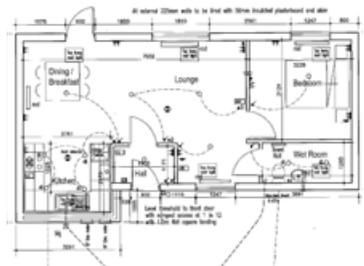
LOT
48

**161a/b/c Delamere Street, Winsford, Cheshire,
CW7 2LY**

*GUIDE PRICE **£140,000 plus**



- 2 Bedroomed Apt
- 1 Bedroomed Apt
- Detached development opportunity
- Ideal 1-bed bungalow or workshop/storage unit (STPP)
- Close proximity to local amenities
- Income producing a yield in excess of £11,000 p/a
- EPC - TBC



Legal Representative

Mr John Hyatt
Butcher & Barlow LLP
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lwalker@butcher-barlow.co.uk

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

LOT
49

**25 High Street, Knutton, Newcastle-under-Lyme,
Staffordshire, ST5 6DB**

*GUIDE PRICE **£35,000 plus**



- Mid-terraced house
- Two bedrooms
- Two reception rooms
- Double glazing
- In need of modernisation
- Yard to rear
- EPC - TBC

See page 15 for viewing schedule



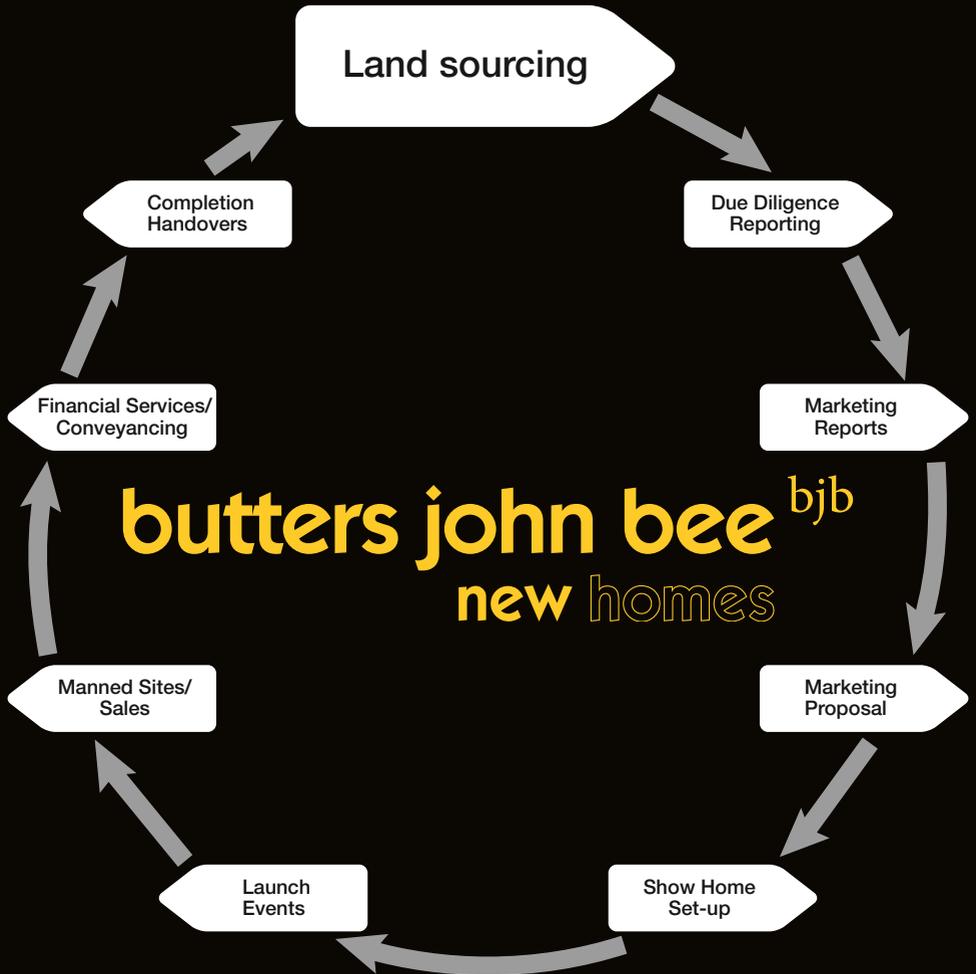
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LOT
50

**10 Chapel Lane, Harseahead, Stoke-on-Trent,
Staffordshire, ST7 4JJ**

*GUIDE PRICE **£78,000 plus**



- Mid-terrace property
- Two bedrooms
- Kitchen & bathroom
- Garden at rear
- EPC - D

See page 14 for viewing schedule



Legal Representative

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

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

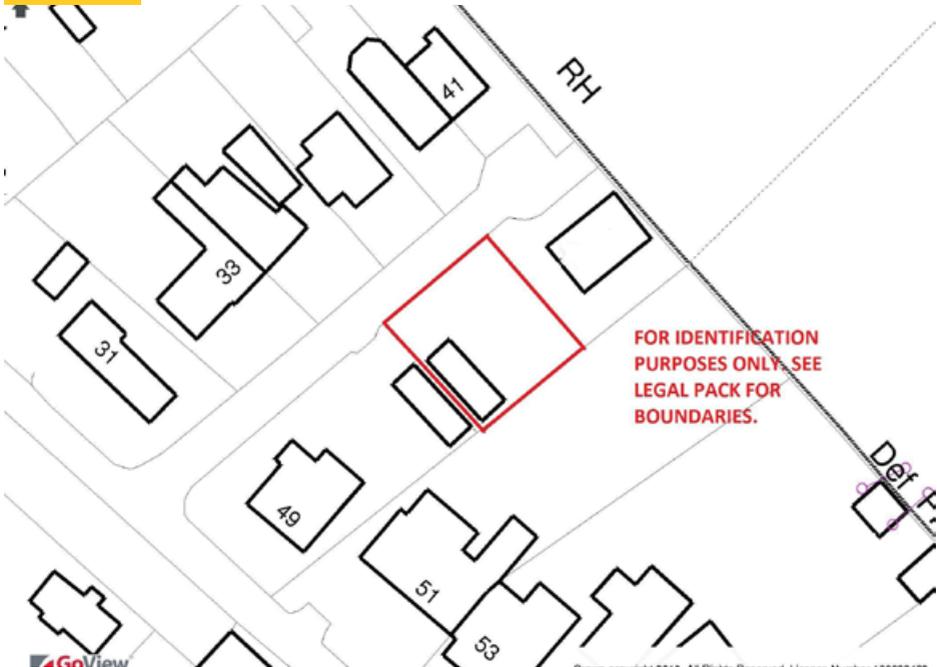
* Guide/reserve price definitions can be found on page 7

LOT

51

Garden Area At, 43 Light Oaks Avenue, Light Oaks, Stoke-on-Trent, Staffordshire, ST2 7NF

*GUIDE PRICE **£100,000 plus**



- Building plot
- Outline planning permission
- Residential single dwelling
- Ref number: 61644/OUT
- Approximately 255 Sq metres
- Sought after location
- EPC – N/A



Legal Representative

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

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

LOT
52

35 Chestnut Grove, Chesterton, Newcastle-under-Lyme, Staffordshire, ST5 7DD

*GUIDE PRICE **£73,000 plus**



- Spacious semi-detached property
- Three bedrooms
- Gas central heating
- Occupying a generous plot
- Ample off-road parking and gardens
- EPC - D

See page 15 for viewing schedule



Legal Representative

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

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LOT
53

80 & 80a Watlands View, Newcastle-under-Lyme, Staffordshire, ST5 8AH

*GUIDE PRICE **£70,000 plus**



- Mid-terrace property
- Two 1 bed flats
- GF let on 12-month AST from Sep16 yield £4,140 p/a
- FF let on 6-month AST from Jan18 yield £4,200 p/a
- Current total yield £8,340 p/a
- EPC - D /G

See page 15 for viewing schedule



Legal Representative

Mr Richard Scholes
RJS Solicitors
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Richard@rjssolicitors.com

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

LOT
54

**87 A&B Hall Street, Burslem, Stoke-on-Trent,
Staffordshire, ST6 4BD**

*GUIDE PRICE **£65,000 plus**



- End-terrace house
- Converted into two flats
- Both one bedroom
- Freehold
- In need of modernisation
- EPC - D

See page 16 for viewing schedule



Legal Representative

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

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

LOT

55

132 Gresty Road, Crewe, Cheshire, CW2 6EF

*GUIDE PRICE **£91,000 plus**



- Mid-terrace property
- Five bedrooms
- GCH & DG
- Recently modernised
- Previously achieved a yield of 23%
- Rear garden
- EPC - D

See page 14 for viewing schedule



Legal Representative

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

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

LOT
56

**136 Biddulph Road, Chell, Stoke-on-Trent,
Staffordshire, ST6 6TB**

*GUIDE PRICE **£90,000 plus**



- Spacious detached bungalow
- Three/four bedrooms
- Conservatory
- Driveway and garage
- EPC - TBC

Legal Representative

Ms Deborah Rosson
Brown & Corbishley Solicitors
01782 717888
d.rosson@brownandcorbishley.co.uk

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

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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
57

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

*GUIDE PRICE **£75,000 plus**



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



See page 15 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 12 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
58

Former Stoke-on-Trent Library, London Road, Stoke-on-Trent, Staffordshire, ST4 7QR

*GUIDE PRICE **£175,000 plus**



- Grade II Listed building of local interest
- Three storey property
- Open plan halls on ground & lower ground levels
- First floor gallery, meeting room & WC
- Listed status 1991, built in 1878 by Charles Lynam
- Purpose built library & Shakespeare Institute
- Many original features including floor tiling
- GIA: 5,102 sq ft
- EPC – N/A



Legal Representative

Mr Rob Bailey
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rob@rjssolicitors.com



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

LOT
59

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

*GUIDE PRICE **£84,000 plus**



- End town-house
- Three bedrooms
- GCH & DG
- In need of modernisation
- Off road parking
- Cul-de-sac
- EPC - C



See page 15 for viewing schedule

*Disclaimer: Whilst every effort has been made to ensure the accuracy of the floor plan contained herein, measurements of rooms, windows, doors and other details are approximate and are not intended to be exact. The floor plan is provided for information only and should not be relied upon for any legal or financial purposes. The floor plan is subject to change without notice. © 2017. Made with SketchUp 2017.

Legal Representative

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LOT
60

**283 Newcastle Road, Trent Vale, Stoke-on-Trent,
Staffordshire, ST4 6PL**

*GUIDE PRICE **£69,000 plus**



- End-terrace house
- Two bedrooms
- Two reception rooms
- First floor bathroom
- Gas central heating
- In need of modernisation
- Rear yard
- EPC - F

Legal Representative

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LOT
61

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

*GUIDE PRICE **£45,000 plus**



- End-terrace property
- Three bedrooms
- Double glazing
- Convenient location
- EPC - F



Legal Representative

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LOT
62

57 Cedar Road, Chesterton, Newcastle-under-Lyme, Staffordshire, ST5 7DF

*GUIDE PRICE **£73,000 plus**



- Semi-detached house
- Three bedrooms
- Gas central heating
- Double glazing
- Garden to front & rear
- Block paved driveway
- EPC - D

See page 15 for viewing schedule



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

Legal Representative

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LOT
63

**4 Sandbach Road, Cobridge, Stoke-on-Trent,
Staffordshire, ST6 2DS**

*GUIDE PRICE **£37,000 plus**



- Mid-terrace house
- Two/three bedrooms
- Two reception rooms
- Close to city centre
- EPC - TBC

See page 16 for viewing schedule



Legal Representative

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

LOT
64

**6 Sandbach Road, Cobridge, Stoke-on-Trent,
Staffordshire, ST6 2DS**

*GUIDE PRICE **£45,000 plus**



- Mid- terrace house
- Three bedrooms
- Open living/dining room
- Majority double glazed
- Close to city centre
- EPC - TBC

See page 16 for viewing schedule



Legal Representative

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LOT
65

**23 High Street, Cheadle, Stoke-on-Trent,
Staffordshire, ST10 1AA**

*GUIDE PRICE **£130,000 plus**



- Mixed use investment, currently fully let
- One of Staffordshire's original butcher's shops
- GF retail £12,000 p/a
- FF offices £6,000 p/a
- Rear yard with Portakabin
- EPC - D



Legal Representative

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LOT
66

119/119a Hednesford Road, Cannock,
Staffordshire, WS11 6LB

*GUIDE PRICE **£149,500 plus**



- Mixed use Investment
- Established business Tenant
- ERV £12,500 p/a
- Prominent position
- Close to Cannock town centre
- NIA: 1084 Sq ft (100.70 Sq m)
- EPC - E



Legal Representative

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01782 599992
ianashley@chesworths.co.uk

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

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

LOT
67

124 Abbots Road, Abbey Hulton, Stoke-on-Trent, Staffordshire, ST2 8DY

*GUIDE PRICE **£65,000 plus**



- Semi-detached property
- Three bedrooms
- Front and rear garden
- Driveway
- EPC - TBC

See page 16 for viewing schedule



Legal Representative

Ms Catherine Griffiths
Charltons
01782 522111
catherine@charltonssolicitors.co.uk

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LOT
68

14 Casson Street, Crewe, Cheshire, CW1 3EG

*GUIDE PRICE **£60,000 plus**



- Mid-terrace property
- Two double bedrooms
- Two reception rooms
- First floor bathroom
- Rear yard
- EPC - E

See page 14 for viewing schedule



Legal Representative

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

LOT
69

**21 Bullhurst Close, Talke, Stoke-on-Trent,
Staffordshire, ST7 1GD**

*GUIDE PRICE **£78,000 plus**



- Third floor apartment
- Two bedrooms
- Open plan living
- Allocated parking
- Leasehold
- Ideal rental investment
- EPC - C



It is recommended that potential purchasers, make enquiries in respect of the terms of the lease, to establish if the property is suitable for mortgage lending purposes.

Legal Representative

Ms Tracey Wilcox
Poole Alcock LLP Solicitors
01270 876550
sarah.hooper@poolealcock.co.uk

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

LOT
70

**16 Water Street, Newcastle-under-Lyme,
Staffordshire, ST5 1HN**

*GUIDE PRICE **£265,000 plus**



- Substantial Victorian mid terraced property
- Currently arranged as a nine-bedroom HMO
- Six en suite bedrooms
- Situated close to the centre of Newcastle-under-Lyme
- Income generating property
- EPC - TBC

See page 15 for viewing schedule



Legal Representative

Mrs Kerry Boyle
Tinsdills Solicitors
01782 612311
kerry.boyle@tinsdills.co.uk

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

LOT
71

**39 Hungerford Road, Crewe, Cheshire,
CW1 5EQ**

*GUIDE PRICE **£82,000 plus**



- Mid-terrace house
- Two bedrooms
- Open plan living
- GCH & DG
- Off road parking
- Rear garden
- Convenient location
- EPC - E

See page 14 for viewing schedule



Legal Representative

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

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

LOT
72

**Plot 1, Manor Street, Fenton, Stoke-on-Trent,
Staffordshire, ST4 2JB**

*GUIDE PRICE **£97,000 plus**



- New build end of terrace
- Two-bedrooms
- Modern fitted kitchen
- Modern family bathroom
- Newly decorated
- Double glazing & new Central heating
- Off-road parking and rear garden
- EPC - TBC

See page 15 for viewing schedule



Legal Representative

Nicola Nolan
Versus Law Solicitors
0845 555 0606
nn@versuslaw.co.uk

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

LOT
73

**21 Victoria Road, Fenton, Stoke-on-Trent,
Staffordshire, ST4 2HE**

*GUIDE PRICE **£70,000 plus**



- Large retail property
- With large stores and workshop area
- First floor showroom
- TFA 2,212 sq. Ft (205.49 sq. m)
- Busy main road location
- EPC - TBC



Legal Representative

Debby Hackney

Nowell Meller Solicitors

01782 813315

Debby.hackney@nowellmeller.co.uk

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

LOT
74

**95 Duddell Road, Smallthorne, Stoke-on-Trent,
Staffordshire, ST6 1LS**

*GUIDE PRICE **£65,000 plus**



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

See page 16 for viewing schedule



Legal Representative

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

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

Investor Club Membership offers:

- Regular market and legislation updates via our Newsletters and information bulletins
- Details of new build developments including leaseback and off plan opportunities via our Land and New Homes department
- Exclusive invitations to pre-launches and open days
- Details of potential investment properties via our network of over 200 branches
- Details of properties that our current landlords are selling with tenancies in place (including whole portfolio sales). These will be sent to our Investor Club prior to going on the open market.
- Expected rental prices and yields on all property details sent via the Investor Club
- Dedicated Just Mortgages advisor working as part of the Investor Services Team who specialises in Buy to Let mortgage products and gearing for investors.



LOT
75

The Lodge, Mill Road, Oakamoor, Stoke-on-Trent, Staffordshire, ST10 3AG

*GUIDE PRICE **£300,000 plus**



- Fantastic Development opportunity
- PP for 3 bed detached home
- Ref; SMD/2016/0770
- Woodland Setting
- Located in the Churnet Valley
- Complete with a 9-metre workshop
- EPC - F

See page 15 for viewing schedule



Legal Representative

Ms Liz Delf
Bowcock & Pursaill
01889 598888
ld@bowcockpursaill.co.uk

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

LOT
76

Flat 23 Penkhull Court, Honeywall, Stoke-on-Trent, Staffordshire, ST4 1PA

*GUIDE PRICE **£48,000 plus**



- Second floor flat
- Two bedrooms
- Well-presented kitchen and bathroom
- Leasehold
- Ideally located within Penkhull
- EPC - C

See page 15 for viewing schedule



Legal Representative

Quality Solicitors
01745 343661

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

LOT

77

Ivy Cottage, High Lane, Alsagers Bank, Stoke-on-Trent, Staffordshire, ST7 8BS

*GUIDE PRICE **£46,000 plus**



FOR ILLUSTRATION PURPOSES ONLY.
PLEASE REFER TO TITLE FOR EXACT
BOUNDARY INFORMATION.

- Development plot
- Potential for various uses
- Subject to planning
- Unique and interesting opportunity
- Derelict site with remains of previous dwelling
- EPC – N/A

See page 15 for viewing schedule



Legal Representative

Mrs Emma Millington
Beswicks
0333 220 1559
emma.millington@beswicks.com

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

LOT
78

8 Middle Cross Street, Stoke-on-Trent, Staffordshire, ST3 1EB

*GUIDE PRICE **£265,000 plus**



- A newly converted licensed, 9 en-suite bedroom HMO
- Fully let producing a gross income of £42,484 p/a
- All occupants employees of a locally based multinational employer
- Shared kitchen, laundry room, low maintenance enclosed yard
- CCTV, CH, Cellar, PIR lighting
- Two combi boilers, one for each floor
- EPC - C (73)



Legal Representative

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



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

LOT
79

**122 Victoria Street, Stoke-on-Trent, Staffordshire
ST4 6DU**

*GUIDE PRICE **£55,000 plus**



- Spacious end terraced property
- Two-bedrooms
- Three reception rooms
- Rear garden, separate garage
- EPC - D

See page 15 for viewing schedule



Legal Representative

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

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

LOT
80

**29 St John Street, Hanley, Stoke-on-Trent,
Staffordshire, ST1 2HT**

*GUIDE PRICE **£41,000 plus**



- Mid-terrace house
- Three bedrooms
- Yard & Outbuilding
- Close to city centre
- EPC - TBC

See page 16 for viewing schedule



Legal Representative

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

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

LOT
81

**31 Galleys Bank, Kidsgrove, Stoke on Trent,
Staffordshire, ST7 4DE**

*GUIDE PRICE **£91,000 plus**



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

See page 14 for viewing schedule

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

Legal Representative

Ms Emily Griffiths
Anthony Collins Solicitors
0121 200 3242
tasha.tabannor-robinson@anthonycollins.com

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

LOT
82

**29 Lowther Street, Cobridge, Stoke-on-Trent,
Staffordshire, ST1 5JE**

*GUIDE PRICE **£40,000 plus**



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

See page 16 for viewing schedule



Legal Representative

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

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

LOT
83

**66 Lowther Street, Cobridge, Stoke-on-Trent,
Staffordshire, ST1 5JE**

*GUIDE PRICE **£40,000 plus**



- Mid-terrace house
- Two bedrooms
- First floor bathroom
- Freehold
- In need of modernisation
- EPC - TBC

See page 16 for viewing schedule



Legal Representative

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

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

LOT
84

**25 Salisbury Avenue, Crewe, Cheshire,
CW2 6JW**

*GUIDE PRICE **£123,000 plus**



- Detached property
- Three bedrooms
- Period features
- In need of renovation & repair
- Gardens to front and rear
- EPC - G

See page 14 for viewing schedule



Legal Representative

Mr Huw Dod
Speakman & Co
01270 214237
gillian@speakman.co.uk

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

LOT
85

**8 Trenchard Avenue, Stafford, Staffordshire,
ST16 3QB**

*GUIDE PRICE **£65,000 plus**



- Semi-detached house
- Two bedrooms
- Two reception rooms
- In need of modernisation
- EPC - TBC

Legal Representative

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

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Notes

Notes

Notes

Common Auction Conditions

3rd Edition. Reproduced with the consent of 

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

Glossary

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

Wherever it makes sense:

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

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

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

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

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

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

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

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

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

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

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

Auctioneers The auctioneers at the **auction**.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

VAT option An option to tax.

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

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

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

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

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

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

A6.4 **We** may accept payment by debit or credit card. Credit card 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 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 action.
(b) If the **lot** is registered land the **seller** is to give to the **buyer** within five **business days** of the **contract date** an official copy of the entries on the register and title plan and, where noted on the register, of all documents subject to which the **lot** is being sold.
(c) If the **lot** is not registered land the **seller** is to give to the **buyer** within five **business days** an abstract or epitome of title starting from the root of title mentioned in the **special conditions** (or, if none is mentioned, a good root of title more than fifteen years old) and must produce to the **buyer** the original or an examined copy of every relevant document.
(d) If title is in the course of registration, title is to consist of certified copies of:
(i) the application for registration of title made to the land registry;
(ii) the **documents** accompanying that application;
(iii) evidence that all applicable stamp duty land tax relating to that application has been paid; and
(iv) a letter under which the **seller** or its conveyancer agrees to use all reasonable endeavours to answer any requisitions

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

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

G11

Arrears

Part 1 Current rent

- G11.1 "Current rent" means, in respect of each of the **tenancies** subject to which the lot is sold, the instalment of rent and other sums payable by the tenant in advance on the most recent rent payment date on or within four months preceding **completion**.
- G11.2 If on **completion** there are any **arrears** of current rent the **buyer** must pay them, whether or not details of those **arrears** are given in the **special conditions**.
- G11.3 Parts 2 and 3 of this **condition** G11 do not apply to **arrears** of current rent.

Part 2 Buyer to pay for arrears

- G11.4 Part 2 of this **condition** G11 applies where the **special conditions** give details of **arrears**.
- G11.5 The **buyer** is on **completion** to pay, in addition to any other money then due, an amount equal to all **arrears** of which details are set out in the **special conditions**.
- G11.6 If those **arrears** are not **old arrears** the **seller** is to assign to the **buyer** all rights that the **seller** has to recover those **arrears**.

Part 3 Buyer not to pay for arrears

- G11.7 Part 3 of this **condition** G11 applies where the **special conditions**:
(a) so state; or
(b) give no details of any **arrears**.
- G11.8 While any **arrears** due to the **seller** remain unpaid the **buyer** must:
(a) try to collect them in the ordinary course of management but need not take legal proceedings or forfeit the **tenancy**; (b) pay them to the **seller** within five **business days** of receipt in cleared funds (plus interest at the **interest rate** calculated on a daily basis for each subsequent day's delay in payment);
(c) on request, at the cost of the **seller**, assign to the **seller** or as the **seller** may direct the right to demand and sue for **old arrears**, such assignment to be in such form as the **seller's** conveyancer may reasonably require;
(d) if reasonably required, allow the **seller's** conveyancer to have on loan the counterpart of any **tenancy** against an undertaking to hold it to the **buyer's** order;
(e) not without the consent of the **seller** release any tenant or surety from liability to pay **arrears** or accept a surrender of or forfeit any **tenancy** under which **arrears** are due; and (f) if the **buyer** disposes of the **lot** prior to recovery of all **arrears** obtain from the **buyer's** successor in title a covenant in favour of the **seller** in similar form to part 3 of this **condition** G11.

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

G12 Management

- G12.1 This **condition** G12 applies where the **lot** is sold subject to **tenancies**.
- G12.2 The **seller** is to manage the **lot** in accordance with its standard management policies pending **completion**.
- G12.3 The **seller** must consult the **buyer** on all management issues that would affect the **buyer** after **completion** (such as, but not limited to, an application for licence; a rent review; a variation, surrender, agreement to surrender or proposed forfeiture of a **tenancy**; or a new tenancy or agreement to grant a new tenancy) and:
(a) the **seller** must comply with the **buyer's** reasonable requirements unless to do so would (but for the indemnity in paragraph (c)) expose the **seller** to a liability that the **seller** would not otherwise have, in which case the **seller** may act reasonably in such a way as to avoid that liability;

(b) if the **seller** gives the **buyer** notice of the **seller's** intended act and the **buyer** does not object within five **business days** giving reasons for the objection the **seller** may act as the **seller** intends; and
(c) the **buyer** is to indemnify the **seller** against all loss or liability the **seller** incurs through acting as the **buyer** requires, or by reason of delay caused by the **buyer**.

G13 Rent deposits

- G13.1 This **condition** G13 applies where the **seller** is holding or otherwise entitled to money by way of rent deposit in respect of a **tenancy**. In this **condition** G13 "rent deposit deed" means the deed or other document under which the rent deposit is held.
- G13.2 If the rent deposit is not assignable the **seller** must on **completion** hold the rent deposit on trust for the **buyer** and, subject to the terms of the rent deposit deed, comply at the cost of the **buyer** with the **buyer's** lawful instructions.
- G13.3 Otherwise the **seller** must on **completion** pay and assign its interest in the rent deposit to the **buyer** under an assignment in which the buyer covenants with the **seller** to: (a) observe and perform the **seller's** covenants and conditions in the rent deposit deed and indemnify the **seller** in respect of any breach;
(b) give notice of assignment to the tenant; and
(c) give such direct covenant to the tenant as may be required by the rent deposit deed.

G14 VAT

- G14.1 Where a **sale condition** requires money to be paid or other consideration to be given, the payer must also pay any **VAT** that is chargeable on that money or consideration, but only if given a valid **VAT** invoice.
- G14.2 Where the **special conditions** state that no **VAT option** has been made the **seller** confirms that none has been made by it or by any company in the same **VAT** group nor will be prior to **completion**.

G15 Transfer as a going concern

- G15.1 Where the **special conditions** so state:
(a) the **seller** and the **buyer** intend, and will take all practicable steps (short of an appeal) to procure, that the sale is treated as a transfer of a going concern; and
(b) this **condition** G15 applies.
- G15.2 The **seller** confirms that the **seller**
(a) is registered for **VAT**, either in the **seller's** name or as a member of the same **VAT** group; and
(b) has (unless the sale is a standard-rated supply) made in relation to the **lot** a **VAT option** that remains valid and will not be revoked before **completion**.
- G15.3 The **buyer** confirms that:
(a) it is registered for **VAT**, either in the **buyer's** name or as a member of a **VAT** group;
(b) it has made, or will make before **completion**, a **VAT option** in relation to the **lot** and will not revoke it before or within three months after **completion**;
(c) article 5(2B) of the Value Added Tax (Special Provisions) Order 1995 does not apply to it; and
(d) it is not buying the **lot** as a nominee for another person.
- G15.4 The **buyer** is to give to the **seller** as early as possible before the **agreed completion date** evidence:
(a) of the **buyer's** **VAT** registration;
(b) that the **buyer** has made a **VAT option**; and
(c) that the **VAT option** has been notified in writing to HM Revenue and Customs; and if it does not produce the relevant evidence at least two **business days** before the **agreed completion date**, **condition** G14.1 applies at **completion**.
- G15.5 The **buyer** confirms that after **completion** the **buyer** intends to:
(a) retain and manage the **lot** for the **buyer's** own benefit as a continuing business as a going concern subject to and with the benefit of the **tenancies**; and
(b) collect the rents payable under the **tenancies** and charge **VAT** on them
- G15.6 If, after **completion**, it is found that the sale of the **lot** is not a transfer of a going concern then:
(a) the **seller's** conveyancer is to notify the **buyer's** conveyancer of that finding and provide a **VAT** invoice in

- respect of the sale of the **lot**;
- (b) the **buyer** must within five **business days** of receipt of the **VAT** invoice pay to the **seller** the **VAT** due; and
- (c) if **VAT** is payable because the **buyer** has not complied with this **condition** G15, the **buyer** must pay and indemnify the **seller** against all costs, interest, penalties or surcharges that the **seller** incurs as a result.
- G16 Capital allowances**
- G16.1 This **condition** G16 applies where the **special conditions** state that there are capital allowances available in respect of the **lot**.
- G16.2 The **seller** is promptly to supply to the **buyer** all information reasonably required by the **buyer** in connection with the **buyer's** claim for capital allowances.
- G16.3 The value to be attributed to those items on which capital allowances may be claimed is set out in the **special conditions**.
- G16.4 The **seller** and **buyer** agree:
- (a) to make an election on **completion** under Section 198 of the Capital Allowances Act 2001 to give effect to this **condition** G16; and
- (b) to submit the value specified in the **special conditions** to HM Revenue and Customs for the purposes of their respective capital allowance computations.
- G17 Maintenance agreements**
- G17.1 The **seller** agrees to use reasonable endeavours to transfer to the **buyer**, at the **buyer's** cost, the benefit of the maintenance agreements specified in the **special conditions**.
- G17.2 The **buyer** must assume, and indemnify the **seller** in respect of, all liability under such contracts from the **actual completion date**.
- G18 Landlord and Tenant Act 1987**
- G18.1 This **condition** G18 applies where the sale is a relevant disposal for the purposes of part I of the Landlord and Tenant Act 1987.
- G18.2 The **seller** warrants that the **seller** has complied with sections 5B and 7 of that Act and that the requisite majority of qualifying tenants has not accepted the offer.
- G19 Sale by practitioner**
- G19.1 This **condition** G19 applies where the sale is by a **practitioner** either as **seller** or as agent of the **seller**.
- G19.2 The **practitioner** has been duly appointed and is empowered to sell the **lot**.
- G19.3 Neither the **practitioner** nor the firm or any member of the firm to which the **practitioner** belongs has any personal liability in connection with the sale or the performance of the **seller's** obligations. The **transfer** is to include a declaration excluding that personal liability.
- G19.4 The **lot** is sold:
- (a) in its condition at **completion**;
- (b) for such title as the **seller** may have; and
- (c) with no title guarantee;
- and the **buyer** has no right to terminate the contract or any other remedy if information provided about the **lot** is inaccurate, incomplete or missing.
- G19.5 Where relevant:
- (a) the **documents** must include certified copies of those under which the **practitioner** is appointed, the document of appointment and the **practitioner's** acceptance of appointment; and
- (b) the **seller** may require the **transfer** to be by the lender exercising its power of sale under the Law of Property Act 1925.
- G19.6 The **buyer** understands this **condition** G19 and agrees that it is fair in the circumstances of a sale by a **practitioner**.
- G20 TUPE**
- G20.1 If the **special conditions** state "There are no employees to which **TUPE** applies", this is a warranty by the **seller** to this effect.
- G20.2 If the **special conditions** do not state "There are no employees to which **TUPE** applies" the following paragraphs apply:
- (a) The **seller** must notify the **buyer** of those employees whose contracts of employment will transfer to the **buyer** on **completion** (the "Transferring Employees"). This notification must be given to the **buyer** not less than 14 days before **completion**.
- (b) The **buyer** confirms that it will comply with its obligations under **TUPE** and any **special conditions** in respect of the Transferring Employees.
- (c) The **buyer** and the **seller** acknowledge that pursuant to and subject to **TUPE**, the contracts of employment between the Transferring Employees and the **seller** will transfer to the **buyer** on **completion**.
- (d) The **buyer** is to keep the **seller** indemnified against all liability for the Transferring Employees after **completion**.
- G21 Environmental**
- G21.1 This **condition** G21 only applies where the **special conditions** so provide.
- G21.2 The **seller** has made available such reports as the **seller** has as to the environmental condition of the lot and has given the **buyer** the opportunity to carry out investigations (whether or not the **buyer** has read those reports or carried out any investigation) and the **buyer** admits that the **price** takes into account the environmental condition of the **lot**.
- G21.3 The **buyer** agrees to indemnify the **seller** in respect of all liability for or resulting from the environmental condition of the **lot**.
- G22 Service Charge**
- G22.1 This **condition** G22 applies where the lot is sold subject to **tenancies** that include service charge provisions.
- G22.2 No apportionment is to be made at **completion** in respect of service charges.
- G22.3 Within two months after **completion** the **seller** must provide to the **buyer** a detailed service charge account for the service charge year current on **completion** showing:
- (a) service charge expenditure attributable to each **tenancy**;
- (b) payments on account of service charge received from each tenant;
- (c) any amounts due from a tenant that have not been received;
- (d) any service charge expenditure that is not attributable to any **tenancy** and is for that reason irrecoverable.
- G22.4 In respect of each **tenancy**, if the service charge account shows that:
- (a) payments on account (whether received or still then due from a tenant) exceed attributable service charge expenditure, the **seller** must pay to the **buyer** an amount equal to the excess when it provides the service charge account;
- (b) attributable service charge expenditure exceeds payments on account (whether those payments have been received or are still then due), the **buyer** must use all reasonable endeavours to recover the shortfall from the tenant at the next service charge reconciliation date and pay the amount so recovered to the **seller** within five **business days** of receipt in cleared funds; but in respect of payments on account that are still due from a tenant **condition** G11 (**arrears**) applies.
- G22.5 In respect of service charge expenditure that is not attributable to any **tenancy** the **seller** must pay the expenditure incurred in respect of the period before **actual completion date** and the **buyer** must pay the expenditure incurred in respect of the period after **actual completion date**. Any necessary monetary adjustment is to be made within five **business days** of the **seller** providing the service charge account to the **buyer**.
- G22.6 If the **seller** holds any reserve or sinking fund on account of future service charge expenditure or a depreciation fund:
- (a) the **seller** must pay it (including any interest earned on it) to the **buyer** on **completion**; and
- (b) the **buyer** must covenant with the **seller** to hold it in accordance with the terms of the **tenancies** and to indemnify the **seller** if it does not do so.
- G23. Rent reviews**
- G23.1 This **condition** G23 applies where the **lot** is sold subject to a **tenancy** under which a rent review due on or before the **actual completion date** has not been agreed or determined.
- G23.2 The **seller** may continue negotiations or rent review proceedings up to the **actual completion date** but may not

	agree the level of the revised rent or commence rent review proceedings without the written consent of the buyer , such consent not to be unreasonably withheld or delayed.		
G23.3	Following completion the buyer must complete rent review negotiations or proceedings as soon as reasonably practicable but may not agree the level of the revised rent without the written consent of the seller , such consent not to be unreasonably withheld or delayed.	G27	Registration at the Land Registry
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.	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.
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.	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.
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.	G28	Notices and other communications
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 .	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.
G23.8	The seller and the buyer are to bear their own costs in relation to rent review negotiations and proceedings.	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 .
G24	Tenancy renewals	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 .
G24.1	This condition G24 applies where the tenant under a tenancy has the right to remain in occupation under part II of the Landlord and Tenant Act 1954 (as amended) and references to notices and proceedings are to notices and proceedings under that Act.	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.
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.	G29	Contracts (Rights of Third Parties) Act 1999
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.	G30	Extra General Conditions
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.	G17.2	The following general conditions are to be treated as being amended as follows: the word "actual" shall be replaced by the word "agreed"
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.	G25.3	(b) the words "or cost" shall be added at the end.
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		

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