

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 21st October 2019

www.buttersjohnbee.com



butters john bee

Property auctions

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

Last Auction in 2019

2nd December

Closing Date For Entries

25th October

2020 Auction Dates

27th January

9th March

20th April

1st June

13th July

7th September

5th October

9th November

7th December

Closing Date For Entries

6th December (2019)

31st January

13th March

24th April

5th June

24th July

28th August

25th September

30th October

All auctions start at 6.30pm

Freehold & Leasehold Lots offered in conjunction with...





The Region's Number 1 property auctioneer



John Hand
Auction Manager



Donna Fern
Auction Negotiator



Rob Oulton
Auctioneer

Here at **butters john bee** ^{bjb} we have over 150 years' experience of selling property at auction.

With a dedicated auction team, backed by our Commercial Dept. and branch network of 17 Residential offices covering 4 Counties, you can be sure you are getting the best 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 Solicitors. We also have Residential and Commercial Lettings agencies and Survey.

Whether buying or selling you're in safe hands with **butters john bee**. We operate across Staffordshire, Cheshire, Shropshire and West Mids (sometimes even further afield) to regularly bring you a wide selection of properties.

With 9 sales throughout 2019 we will always have a good mix of Lots on offer. Residential properties to suit all tastes whether it be a buy-to-let investment or a family home, from the traditional 'doer upper' to high spec and refurbished houses, flats and bungalows. Commercial premises for retail, warehouse, or office use, and plots of land in all shapes and sizes both with and without planning.

For years our sales have been

regularly featured on BBC's 'Home Under The Hammer' the most successful property program of all time, making us a national household name, attracting buyers nationwide. Selling at auction is becoming increasingly more popular as the quickest and easiest way to buy and sell property in today's modern market, and **bjb** is 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, and 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

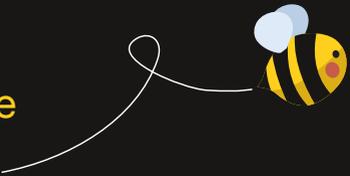
1. HM Revenue & Customs documents
2. Letters from accountants or solicitors
3. Mobile phone bills
4. NHS medical card

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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andytownsend@bjbmail.com to find out more

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fees?!**

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

*Other fees and charges apply and are variable based on the loan amount. 0.49% pm is applicable for the duration of the loan. 12 months as standard. No exit fee applies. Standard construction only.

**On loans up to £500,000 for residential properties only.



Bid live online!

All our sales are broadcast live in conjunction with **proxibid**.

What does the service cost?

Nothing! It's free, you pay the same as any buyer who attends the auction.

Can I just watch?

Yes, many people use the service just to watch the auction.

Why do you need to know my maximum bid?

We set a maximum bid in order to process a suitable deposit, but you conduct the bidding and setting a cap does not mean you have to bid to it. You may set a cap of £100,000 but stop bidding at £88,000 – you are in complete control.

Can I bid on more than one property?

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

How does the auctioneer know I'm bidding?

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

Email auction@bjbmail.com for your registration form

Order of sale (unless previously sold or withdrawn)

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

Monday 21st October 2019 at 6.30pm



- 1 186 Walthall Street, Crewe, Cheshire, CW2 7LB
- 2 22 Brakespeare Street, Goldenhill, Stoke-on-Trent, Staffordshire, ST6 5RY
- 3 26 Robert Heath Street, Smallthorne, Stoke-on-Trent, Staffordshire, ST6 1LH
- 4 32 Trentley Road, Hartshill, Newcastle-under-Lyme, Staffordshire, ST4 8PJ
- 5 65 Poplar Close, Stone, Staffordshire, ST15 0JB
- 6 55 Knype Way, Bradwell, Newcastle-under-Lyme, Staffordshire, ST5 8JL
- 7 102 Station Road, Scholar Green, Stoke-on-Trent, Staffordshire, ST7 3JT
- 8 22 Lombardy Grove, Meir, Stoke-on-Trent, Staffordshire, ST3 5PJ
- 9 24 Orchard Street, Willaston, Nantwich, Cheshire, CW5 6QW
- 10 54 Booth Street, Audley, Newcastle-under-Lyme, Staffordshire, ST7 8EP
- 11 Former Acton Bridge Methodist Church Chapel Lane, Acton Bridge, Northwich, Cheshire, CW8 3QS
- 12 48 Smithyfield Road, Norton, Stoke-on-Trent, Staffordshire, ST6 8JU
- 13 47 Oakland Avenue, Haslington, Crewe, Cheshire, CW1 5PB
- 14 38 Silverdale Road, Silverdale, Newcastle-under-Lyme, Staffordshire, ST5 2TB
- 15 157 Wood End Road, Wolverhampton, West Midlands, WV11 1YJ
- 16 Offley Arms and Development Site Poolside, Madeley, Cheshire, CW3 9DX
- 16a Site to the rear of The Offley Arms Poolside, Madeley, Cheshire, CW3 9DX
- 16b Offley Arms Public House Poolside, Madeley, Cheshire, CW3 9DX
- 17 Land adj. 20 Sandbach Road, Burslem, Stoke-on-Trent, Staffordshire, ST6 2DS
- 18 Land adj. 21 Fraser Street, Burslem, Stoke-on-Trent, Staffordshire, ST6 2DP
- 19 Land adj. 20 Fraser Street, Burslem, Stoke-on-Trent, Staffordshire, ST6 2DP
- 20 3 Fearon Green, Norton, Stoke on Trent, Staffordshire, ST6 8EL
- 21 Apedale House The Drive, Apedale, Newcastle-under-Lyme, Staffordshire, ST5 6BW
- 22 Newport Bedcroft, Barlaston, Staffordshire, ST12 9AL
- 23 35 Crewe Road, Shavington, Crewe, Cheshire, CW5 6QW
- 24 4 Hampshire Crescent, Lightwood, Stoke-on-Trent, Staffordshire, ST3 4TR
- 25 26 East Avenue, Weston, Crewe, Cheshire, CW2 5LZ
- 26 7 Fields Close, Alsager, Stoke-on-Trent, Staffordshire, ST7 2ND
- 27 89 Heaton Terrace, Porthill, Newcastle-under-Lyme, Staffordshire, ST5 8PJ
- 28 109 High Street, Tunstall, Stoke-on-Trent, Staffordshire, ST6 5TA
- 29 59 Gilman Street, Hanley, Stoke-on-Trent, Staffordshire, ST1 3PL
- 30 10 Norfolk Road, Kidsgrove, Stoke-on-Trent, Staffordshire, ST7 1EZ
- 31 194 High Street, Silverdale, Newcastle-under-Lyme, Staffordshire, ST5 6LR
- 32 199 Townfields Road, Winsford, Cheshire CW7 4AX
- 33 Land adjacent 56 Lyndhurst Street, Middleport, Stoke-on-Trent, Staffordshire, ST6 4BH
- 34 Land at Enoch Street, Burslem, Stoke-on-Trent, Staffordshire, ST6 3DL
- 35 73 Westbourne Drive, Tunstall, Stoke-on-Trent, Staffordshire, ST6 5LZ
- 36 Former Church House Gorsty Hill, Tean, Stoke-on-Trent, Staffordshire, ST10 4EL
- 37 Land behind 29 Woodside Road, Alsager, Stoke-on-Trent, Staffordshire, ST7 2DL
- 38 36 Lingfield Drive, Crewe, Cheshire, CW1 3TD
- 39 113 Thistleberry Avenue, Thistleberry, Newcastle-under-Lyme, Staffordshire, ST5 2LW

- 40 586 Trentham Road, Blurton, Stoke-on-Trent, Staffordshire, ST3 3DH
- 41 79 Bond Street, Tunstall, Stoke-On-Trent, Staffordshire, ST6 5HG
- 42 Former Cuddington Methodist Church Mill Lane, Cuddington, Northwich, Cheshire, CW8 2TA
- 43 187 High Street, Halmerend, Stoke-on-Trent, Staffordshire, ST7 8AA
- 44 14 Neville Street, Crewe, Cheshire, CW2 6LA
- 45 15 & 15a Regent Road, Hanley, Stoke-on-Trent, Staffordshire, ST1 3BT
- 46 204 Fenpark Road, Fenton, Stoke on Trent, Staffordshire, ST4 2PA
- 47 8 Newcastle Street, Silverdale, Newcastle-under-Lyme, Staffordshire, ST5 6PQ
- 48 16 Mount Close, Nantwich, Cheshire, CW5 6JJ
- 49 65 Liverpool Road, Kidsgrove, Stoke-on-Trent, Staffordshire, ST7 1EA
- 50 208 Mow Cop Road, Mow Cop, Stoke-on-Trent, Staffordshire, ST7 4NL
- 51 32 Denry Crescent, Bradwell, Newcastle-under-Lyme, Staffordshire, ST
- 52 170 Clayton Road, Clayton, Newcastle-under-Lyme, Staffordshire, ST5 3HR
- 53 198 Uttoxeter Road, Blythe Bridge, Stoke on Trent, Staffordshire, ST11 9JR
- 54 Land adj Sneyd Street, Cobridge, Stoke-on-Trent, Staffordshire, ST6 2PG
- 55 Development Site off Church Road, Blurton, Stoke-on-Trent, Staffordshire, ST3 3AQ
- 56 33 Uttoxeter Road, Longton, Stoke-on-Trent, Staffordshire, ST3 1NY
- 57 Greenways Stone Road, Stoke-on-Trent, Staffordshire, ST5 5DR
- 58 49 Whitehouse Road, Cross Heath, Newcastle-under-Lyme, Staffordshire, ST5 9LQ
- 59 57 Nash Peake Street, Tunstall, Stoke-on-Trent, Staffordshire, ST6 5BS
- 60 43C & 43D Mynors Street, Hanley, Stoke-on-Trent, Staffordshire, ST1 2DH
- 61 48 Milehouse Lane, Milehouse, Newcastle-under-Lyme, Staffordshire, ST5 9JX
- 62 24a East Close, Stone, Staffordshire, ST15 0EF
- 63 3 Bedford Crescent, Clayton, Newcastle-under-Lyme, Staffordshire, ST5 3EH
- 64 44 West Avenue, Crewe, Cheshire, CW1 3AD
- 65 19 Beech Avenue, Rode Heath, Stoke-on-Trent, Staffordshire, ST7 3SH
- 66 55 Dimsdale View East, Wolstanton, Newcastle-under-Lyme, Staffordshire, ST5 8EG
- 67 Flat 39 Cedar Court, Blythe Bridge, Stoke-on-Trent, Staffordshire, ST11 9JE
- 68 56 Waverton Road, Bentilee, Stoke-on-Trent, Staffordshire, ST2 0QY
- 69 43 Lowther Street, Cobridge, Stoke-on-Trent, Staffordshire, ST1 5JE
- 70 58 Caudon Avenue, Bradwell, Newcastle-under-Lyme, Staffordshire, ST5 8JN
- 71 169 Leek Road, Hanley, Stoke-on-Trent, Staffordshire, ST4 2BW

Is your property suitable for sale by auction?

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

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Monday 21st October 2019 at 6.30pm



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- 63 3 Bedford Crescent, Clayton, Newcastle-under-Lyme, Staffordshire, ST5 3EH
- 65 19 Beech Avenue, Rode Heath, Stoke-on-Trent, Staffordshire, ST7 3SH
- 41 79 Bond Street, Tunstall, Stoke-On-Trent, Staffordshire, ST6 5HG
- 10 54 Booth Street, Audley, Newcastle-under-Lyme, Staffordshire, ST7 8EP
- 2 22 Brakespeare Street, Goldenhill, Stoke-on-Trent, Staffordshire, ST6 5RY
- 70 58 Cauldon Avenue, Bradwell, Newcastle-under-Lyme, Staffordshire, ST5 8JN
- 67 Flat 39 Cedar Court, Blythe Bridge, Stoke-on-Trent, Staffordshire, ST11 9JE
- 11 Former Acton Bridge Methodist Church Chapel Lane, Acton Bridge, Northwich, Cheshire, CW8 3QS
- 55 Development Site off Church Road, Blurton, Stoke-on-Trent, Staffordshire, ST3 3AQ
- 52 170 Clayton Road, Clayton, Newcastle-under-Lyme, Staffordshire, ST5 3HR
- 23 35 Crewe Road, Shavington, Crewe, Cheshire, CW5 6QW
- 51 32 Denry Crescent, Bradwell, Newcastle-under-Lyme, Staffordshire, ST
- 66 55 Dimsdale View East, Wolstanton, Newcastle-under-Lyme, Staffordshire, ST5 8EG
- 25 26 East Avenue, Weston, Crewe, Cheshire, CW2 5LZ
- 62 24a East Close, Stone, Staffordshire, ST15 0EF
- 34 Land at Enoch Street, Burslem, Stoke-on-Trent, Staffordshire, ST6 3DL
- 20 3 Fearon Green, Norton, Stoke on Trent, Staffordshire, ST6 8EL
- 46 204 Fenpark Road, Fenton, Stoke on Trent, Staffordshire, ST4 2PA
- 26 7 Fields Close, Alsager, Stoke-on-Trent, Staffordshire, ST7 2ND
- 19 Land adj. 20 Fraser Street, Burslem, Stoke-on-Trent, Staffordshire, ST6 2DP
- 18 Land adj. 21 Fraser Street, Burslem, Stoke-on-Trent, Staffordshire, ST6 2DP
- 29 59 Gilman Street, Hanley, Stoke-on-Trent, Staffordshire, ST1 3PL
- 36 Former Church House Horsty Hill, Tean, Stoke-on-Trent, Staffordshire, ST10 4EL
- 24 4 Hampshire Crescent, Lightwood, Stoke-on-Trent, Staffordshire, ST3 4TR
- 27 89 Heaton Terrace, Porthill, Newcastle-under-Lyme, Staffordshire, ST5 8PJ
- 43 187 High Street, Halmerend, Stoke-on-Trent, Staffordshire, ST7 8AA
- 31 194 High Street, Silverdale, Newcastle-under-Lyme, Staffordshire, ST5 6LR
- 28 109 High Street, Tunstall, Stoke-on-Trent, Staffordshire, ST6 5TA
- 6 55 Knype Way, Bradwell, Newcastle-under-Lyme, Staffordshire, ST5 8JL
- 71 169 Leek Road, Hanley, Stoke-on-Trent, Staffordshire, ST4 2BW
- 38 36 Lingfield Drive, Crewe, Cheshire, CW1 3TD
- 49 65 Liverpool Road, Kidsgrove, Stoke-on-Trent, Staffordshire, ST7 1EA
- 8 22 Lombardy Grove, Meir, Stoke-on-Trent, Staffordshire, ST3 5PJ
- 69 43 Lowther Street, Cobridge, Stoke-on-Trent, Staffordshire, ST1 5JE
- 33 Land adjacent 56 Lyndhurst Street, Middleport, Stoke-on-Trent, Staffordshire, ST6 4BH
- 61 48 Milehouse Lane, Milehouse, Newcastle-under-Lyme, Staffordshire, ST5 9JX
- 42 Former Cuddington Methodist Church Mill Lane, Cuddington, Northwich, Cheshire, CW8 2TA
- 48 16 Mount Close, Nantwich, Cheshire, CW5 6JJ
- 50 208 Mow Cop Road, Mow Cop, Stoke-on-Trent, Staffordshire, ST7 4NL

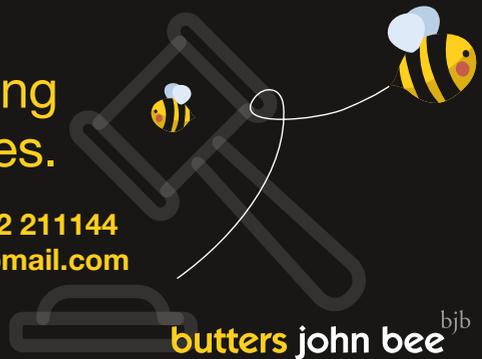
- 60 43C & 43D Mynors Street, Hanley, Stoke-on-Trent, Staffordshire, ST1 2DH
- 59 57 Nash Peake Street, Tunstall, Stoke-on-Trent, Staffordshire, ST6 5BS
- 44 14 Neville Street, Crewe, Cheshire, CW2 6LA
- 47 8 Newcastle Street, Silverdale, Newcastle-under-Lyme, Staffordshire, ST5 6PQ
- 30 10 Norfolk Road, Kidsgrove, Stoke-on-Trent, Staffordshire, ST7 1EZ
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- 5 65 Poplar Close, Stone, Staffordshire, ST15 0JB
- 45 15 & 15a Regent Road, Hanley, Stoke-on-Trent, Staffordshire, ST1 3BT
- 3 26 Robert Heath Street, Smallthorne, Stoke-on-Trent, Staffordshire, ST6 1LH
- 17 Land adj. 20 Sandbach Road, Burslem, Stoke-on-Trent, Staffordshire, ST6 2DS
- 14 38 Silverdale Road, Silverdale, Newcastle-under-Lyme, Staffordshire, ST5 2TB
- 12 48 Smithyfield Road, Norton, Stoke-on-Trent, Staffordshire, ST6 8JU
- 54 Land adj Sneyd Street, Cobridge, Stoke-on-Trent, Staffordshire, ST6 2PG
- 7 102 Station Road, Scholar Green, Stoke-on-Trent, Staffordshire, ST7 3JT
- 57 Greenways Stone Road, Stoke-on-Trent, Staffordshire, ST5 5DR
- 21 Apedale House The Drive, Apedale, Newcastle-under-Lyme, Staffordshire, ST5 6BW
- 39 113 Thistleberry Avenue, Thistleberry, Newcastle-under-Lyme, Staffordshire, ST5 2LW
- 32 199 Townfields Road, Winsford, Cheshire CW7 4AX
- 40 586 Trentham Road, Blurton, Stoke-on-Trent, Staffordshire, ST3 3DH
- 4 32 Trentley Road, Hartshill, Newcastle-under-Lyme, Staffordshire, ST4 8PJ
- 53 198 Uttoxeter Road, Blythe Bridge, Stoke on Trent, Staffordshire, ST11 9JR
- 56 33 Uttoxeter Road, Longton, Stoke-on-Trent, Staffordshire, ST3 1NY
- 1 186 Walthall Street, Crewe, Cheshire, CW2 7LB
- 68 56 Waverton Road, Bentilee, Stoke-on-Trent, Staffordshire, ST2 0QY
- 64 44 West Avenue, Crewe, Cheshire, CW1 3AD
- 35 73 Westbourne Drive, Tunstall, Stoke-on-Trent, Staffordshire, ST6 5LZ
- 58 49 Whitehouse Road, Cross Heath, Newcastle-under-Lyme, Staffordshire, ST5 9LQ
- 15 157 Wood End Road, Wolverhampton, West Midlands, WV11 1YJ
- 37 Land behind 29 Woodside Road, Alsager, Stoke-on-Trent, Staffordshire, ST7 2DL

Landlords.

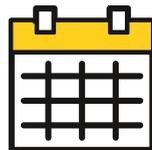
Get tenants buzzing into your properties.

Call Andy Townsend on **01782 211144**
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www.buttersjohnbee.com



Viewing schedule



Hanley

Tuesday 8th, Friday 11th October, Tuesday 15th, Friday 18th October

| <i>LOT</i> | <i>ADDRESS</i> | <i>TIME</i> |
|------------|--|----------------------|
| 20 | 3 Fearon Green, Stoke-on-Trent, Stoke-on-Trent, ST6 8ET | 9.30 - 9.50 |
| 12 | 48 Smithyfield Road, Stoke-on-Trent, Stoke-on-Trent, ST6 8JU | 10.00 - 10.20 |
| 03 | 26 Robert Heath Street, Stoke-on-Trent, Stoke-on-Trent, ST6 1LH | 10.30 - 10.50 |
| 35 | 73 Westbourne Drive, Stoke-on-Trent, Stoke-on-Trent, ST6 5LZ | 11.00 - 11.20 |
| 41 | 79 Bond Street, Stoke-on-Trent, Stoke-On-Trent, ST6 5HG | 11.30 - 11.50 |
| 59 | 57 Nash Peake Street, Stoke-on-Trent, Stoke-on-Trent, ST6 5BS | 12.00 - 12.20 |
| 69 | 43 Lowther Street, Stoke-on-Trent, Stoke-on-Trent, ST1 5JE | 12.30 - 12.50 |
| 60 | 43c & 43d Mynors Street, Stoke-on-Trent, Stoke-on-Trent, ST1 2DH | 13.00 - 13.20 |
| 45 | 15 & 15a Regent Road, Stoke-on-Trent, Stoke-on-Trent, ST1 3BT | 13.30 - 13.50 |
| 29 | 59 Gilman Street, Stoke-on-Trent, Stoke-on-Trent, ST1 3PJ | 14.00 - 14.20 |
| 71 | 169 Leek Road, Stoke-on-Trent, Stoke-on-Trent, ST4 2BW | 14.30 - 14.50 |
| 68 | 56 Waverton Road, Stoke-on-Trent, Stoke-on-Trent, ST2 0QX | 15.00 - 15.20 |

Commercial properties

Thursday 19th September, Thursday 10th October

| <i>LOT</i> | <i>ADDRESS</i> | <i>TIME</i> |
|------------|--|----------------------|
| 42 | Cuddington Methodist Church, Mill Lane, Northwich, CW8 2TA | 2.15 - 2.45pm |
| 11 | Acton Bridge Methodist Church, Chapel Lane, Northwich, CW8 3QS | 3.00 - 3.30pm |

Saturday 5th October, Saturday 19th October

| | | |
|-----------|--|----------------------|
| 42 | Cuddington Methodist Church, Mill Lane, Northwich, CW8 2TA | 11.00 - 11.30 |
| 11 | Acton Bridge Methodist Church, Chapel Lane, Northwich, CW8 3QS | 11.45 - 12.15 |

Alsager

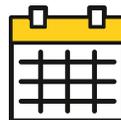
**Sunday 29th September, Saturday 5th October,
Sunday 13th October, and Saturday 19th October**

| <i>LOT</i> | <i>ADDRESS</i> | <i>TIME</i> |
|------------|--|--------------------------|
| 50 | 208 Mow Cop Road, Mount Pleasant, Mow Cop, ST7 4NL | 9:30am - 10:00am |
| 07 | 102 Station Road, Scholar Green, Stoke-on-Trent, ST7 3JT | 10:15am - 10:45am |
| 65 | 19 Beech Avenue, Rode Heath, Stoke-on-Trent, ST7 3SH | 11:00am - 11:30am |
| 43 | 187 High Street, Halmer End, Stoke-on-Trent, ST7 8AA | 12:00pm - 12:30pm |

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

Longton

**Tuesday 24th September, Friday 4th October,
Tuesday 15th October, Saturday 19th October**



LOT ADDRESS

| | |
|-----------|--|
| 67 | Flat 39, Cedar Court, Blythe Bridge, Staffordshire, ST11 9JE |
| 53 | 198 Uttoxeter Road, Blythe Bridge, Staffordshire, ST11 9JR |
| 08 | 22 Lombardy Grove, Meir, Stoke-on-Trent, ST3 5PJ |
| 46 | 204 Fenpark Road, Fenton, Stoke-on-Trent, ST4 2PA |
| 40 | 586 Trentham Road, Blurton, Stoke-on-Trent, ST3 3DH |
| 24 | 4 Hampshire Crescent, Lightwood, Stoke-on-Trent, ST3 4TR |

TIME

| |
|--------------------------|
| 9.30am - 9.50am |
| 10.00am - 10.20am |
| 10.30am - 10.50am |
| 11.00am - 11.20am |
| 11.30am - 11.50am |
| 12.00pm - 12.20pm |

Newcastle

**Thursday 19th September, Thursday 26th September, Thursday 3rd October,
Saturday 12th October, Thursday 17th October, Monday 21st October**

LOT ADDRESS

| | |
|-----------|--|
| 39 | 113 Thistleberry Avenue, Thistleberry, Staffordshire, ST5 2LW |
| 52 | 170 Clayton Road, Clayton, Newcastle-under-Lyme, ST5 3HR |
| 63 | 3 Bedford Crescent, Clayton, Newcastle-under-Lyme, ST5 3EH |
| 04 | 32 Trentley Road, Trentham, Stoke-on-Trent, ST4 8PJ |
| 57 | Greenways, Stone Road, Hill Chorlton, Newcastle, ST5 5DR |
| 14 | 38 Silverdale Road, Newcastle-under-Lyme, ST5 2TB |
| 47 | 8 Newcastle Street, Silverdale, Newcastle-under-Lyme, ST5 6PQ |
| 31 | 194 High Street, Silverdale, Newcastle-under-Lyme, ST5 6LR |
| 58 | 49 Whitehouse Road, Cross Heath, Newcastle-under-Lyme, ST5 9LQ |
| 61 | 48 Milehouse Lane, Wolstanton, Newcastle-under-Lyme, ST5 9JX |
| 66 | 55 Dimsdale View East, Porthill, Newcastle-under-Lyme, ST5 8EG |
| 27 | 89 Heaton Terrace, Porthill, Newcastle-under-Lyme, ST5 8PJ |
| 51 | 32 Denry Crescent, Bradwell, Newcastle-under-Lyme, ST5 8NG |
| 06 | 55 Knype Way, Bradwell, Newcastle-under-Lyme, ST5 8JL |
| 70 | 58 Cauldon Avenue, Bradwell, Newcastle-under-Lyme, ST5 8JN |
| 10 | 54 Booth Street, Audley, Stoke-on-Trent, Staffordshire, ST7 8EP |
| 21 | Apedale House, The Drive, Apedale, Newcastle-under-Lyme, ST5 6BW |

TIME

| |
|--------------------------|
| 09.10am - 09.25am |
| 09.35am - 09.45am |
| 09.55am - 10.10am |
| 10.10am - 10.25am |
| 10.45am - 11.00am |
| 11.20am - 11.45am |
| 11.55am - 12.10pm |
| 12.20pm - 12.35pm |
| 13.15pm - 13.30pm |
| 13.40pm - 13.55pm |
| 14.05pm - 14.20pm |
| 14.30pm - 14.45pm |
| 14.55pm - 15.10pm |
| 15.20pm - 15.35pm |
| 15.45pm - 16.00pm |
| 16.15pm - 16.30pm |
| 16.50pm - 17.20pm |

Crewe

**Fridays 20th and 27th September and 4th, 11th and 18th October
Saturdays 21st and 28th September and 5th, 12th and 19th October 2019**

LOT ADDRESS

| | |
|-----------|---|
| 13 | 47 Oakland Avenue, Haslington, Crewe, Cheshire, CW1 5PB |
| 64 | 44 West Avenue, Crewe, Cheshire, CW1 3AD |
| 44 | 14 Neville Street, Crewe, Cheshire, CW2 6LA |
| 25 | 26 East Avenue, Weston, Crewe, Cheshire, CW2 5LZ |
| 38 | 36 Lingfield Drive, Crewe, Cheshire, CW1 3HD |

TIME

| |
|--------------------------|
| 09.00am - 09.30am |
| 09.45am - 10.15am |
| 10.30am - 11.00am |
| 11.15am - 11.45am |
| 1.00pm - 1.30pm |

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.

butters john bee^{bjb}

www.buttersjohnbee.com

LOT

1

186 Walthall Street, Crewe, Cheshire, CW2 7LB

*GUIDE PRICE **£30,000 plus**



- Mid-terrace house
- Three bedrooms
- Two reception rooms
- In need of renovation and repair
- Close to Crewe mainline railway
- EPC - TBC

'There will be no access to this property



Legal Representative

James Young
Alexander Grace Law
01282 930403
Jy@alexandergrace-law.co.uk

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

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

LOT

2

22 Brakespeare Street, Goldenhill, Stoke-on-Trent, Staffordshire, ST6 5RY

*GUIDE PRICE **£30,000 plus**



- Mid-terrace house
- Two bedrooms
- Two reception rooms
- Double glazing
- In need of modernisation
- Rear yard
- Cul-de-sac location
- EPC – G



Legal Representative

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

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

LOT
3

26 Robert Heath Street, Smallthorne, Stoke-on-Trent, Staffordshire, ST6 1LH

*GUIDE PRICE **£40,000 plus**



- End-terrace house
- Two bedrooms
- First floor bathroom
- In need of modernisation
- EPC - D

See page 14 for viewing schedule



Legal Representative

Sarah McCleary
Poole Alcock Solicitors
Alsager
01270 653181
Sarahmcclearyteam@poolealcock.co.uk

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

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

LOT
4

32 Trentley Road, Hartshill, Newcastle-under-Lyme, Staffordshire, ST4 8PJ

*GUIDE PRICE **£75,000 plus**



- Ground floor apartment
- Two bedrooms
- Gas central heating
- Double glazing
- In need of modernisation
- Garden front and rear
- Garage
- EPC - D

See page 15 for viewing schedule



Legal Representative

Brenda Devereaux
Gisby Harrison Solicitors
01707 878300
Brenda.devereaux@gisbyharrison.co.uk

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

LOT
5

65 Poplar Close, Stone, Staffordshire, ST15 0JB

*GUIDE PRICE **£35,000 plus**



- Ground floor flat
- One bedroom
- One reception room
- UPVC double glazing
- In need of modernisation
- EPC - TBC

Legal Representative

Caroline Carnes
Woolliscrofts Solicitors
01785 413302
ccarnes@woolliscrofts.co.uk

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

LOT

6

55 Knype Way, Bradwell, Newcastle-under-Lyme,
Staffordshire, ST5 8JL

*GUIDE PRICE **£59,000 plus**



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

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

See page 15 for viewing schedule

Legal Representative

Kavita Keshwala
Anthony Collins Solicitors
0121 200 3242
Kavita.keshwala@anthonicollins.com

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

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

LOT

7

102 Station Road, Scholar Green, Stoke-on-Trent, Staffordshire, ST7 3JT

*GUIDE PRICE **£75,000 plus**



- End-terrace house
- Two bedrooms
- Lounge, kitchen diner
- Utility, ground floor WC
- Basement
- Double glazing & Central heating
- Open views to front
- EPC – D

See page 14 for viewing schedule

Legal Representative

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

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

LOT
8

**22 Lombardy Grove, Meir, Stoke-on-Trent,
Staffordshire, ST3 5PJ**

*GUIDE PRICE **£60,000 plus**



- Semi-detached house
- Two bedrooms
- In need of modernisation
- Newly fitted bathroom
- EPC – D

See page 15 for viewing schedule



Legal Representative

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

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

LOT

9

24 Orchard Street, Willaston, Nantwich,
Cheshire, CW5 6QW

*GUIDE PRICE **£100,000 plus**



- End-terrace house
- Two bedrooms
- Double glazing
- Central heating
- Potential Parking
- EPC – E



Legal Representative

Claire Hilton
Hall Smith Whittingham
01270 610300
chilton@hswsolicitors.co.uk

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

LOT
10

**54 Booth Street, Audley, Newcastle-under-Lyme,
Staffordshire, ST7 8EP**

*GUIDE PRICE **£96,000 plus**



- Semi-detached house
- Three bedrooms
- In need of modernisation
- EPC - E

See page 15 for viewing schedule



Legal Representative

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

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

LOT

11

Former Acton Bridge Methodist Church, Chapel Lane, Acton Bridge, Northwich, CW8 3QS

*GUIDE PRICE **£120,000 plus**



- Former Methodist church
- Village location
- Ideal for a number of uses STPP
- Car park to the side
- EPC - TBC

See page 14 for viewing schedule



Legal Representative

Laura Peace
Sintons LLP
0191 226 7832
laura.peace@sintons.co.uk



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

LOT
12

**48 Smithyfield Road, Norton, Stoke-on-Trent,
Staffordshire, ST6 8JU**

*GUIDE PRICE **£70,000 plus**



- Semi-detached house
- Three bedrooms
- Double glazing
- Central heating
- In need of modernisation
- Shared driveway
- 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

Mrs K Keshwala
Anthony Collins Solicitors
0121 2003242
Kavita.keshwala@anthonymcollins.com

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

**Investment
Opportunity**
Merchants House
Widemarsh Street,
Herefordshire HR4
£449,000

- 4 self contained apartments
- Total Potential Income: £25,740 pa approx yield of 5.7%
- Air B & B potentially £80,000 pa approx 17.8% yield
- Hereford town Centre
- Low maintenance living
- WIFI controlled underfloor heating in all shower rooms



For sale - a historic building which has been lovingly restored and brought back to life. Once a forgotten house, it is now 4 self contained apartments and Landlord space, offering low maintenance living. Merchants House would make an excellent Air B&B due to its location in Hereford town Centre.

**Contact haart MONMOUTH on 01600 772413
or Investor Services on 07960 120267
investorserviceteam@spicerhaart.co.uk**

haart
LAND & NEW HOMES

LOT
13

**47 Oakland Avenue, Haslington, Crewe,
Cheshire, CW1 5PB**

*GUIDE PRICE **£91,000 plus**



- Semi-detached house
- Two bedrooms
- Two reception rooms
- In need of modernisation
- Good sized garden to rear
- EPC - D

See page 15 for viewing schedule



Legal Representative

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

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

LOT
14

38 Silverdale Road, Silverdale, Newcastle-under-Lyme, Staffordshire, ST5 2TB

*GUIDE PRICE **£64,000 plus**



- End town-house
- Two bedrooms
- Gas central heating
- Double glazing
- In need of modernisation
- EPC - E

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

Kavita Keshwala
Anthony Collins Solicitors
0121 200 3242
Kavita.keshwala@anthonycollins.com

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

LOT
15

**157 Wood End Road, Wolverhampton, West
Midlands, WV11 1YJ**

*GUIDE PRICE **£200,000 plus**



- Detached bungalow
- Three bedrooms
- Spacious accommodation
- In need of modernisation
- Considerable front driveway
- Rear garden
- Large plot
- EPC – TBC



Legal Representative

Bernard Yooung
Ian Henery Solicitors
01902 366615
byoong@ianhenery.com



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

LOT
16

Offley Arms and Development Site, Poolside, Madeley, Cheshire, CW3 9DX

*GUIDE PRICE **£355,000 plus VAT**



- Public house with living accommodation & 24 parking spaces
- Some fire damage caused in 2018.
- Property in need of refurbishment.
- Barn with PP 2 bed, 2 bath cottage, parking
- Land with PP 3 townhouses (two 3 bed, one 2 bed)
- Planning ref: 17/00798/FUL
- EPC – TBC



In the event this Lot does not reach its reserve price, then the site will be offered as two separate Lots (see 16a & 16b)

Legal Representative

James Needham
Shoosmiths Solicitors
0370 086 4080
james.needham@shoosmiths.co.uk

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



3d Perspective View



E2

FRONT ELEVATION

LOT
16a

Site to the rear of The Offley Arms, Poolside,
Madeley, Cheshire, CW3 9DX

*GUIDE PRICE **£185,000 plus VAT**



- Development site
- Barn with PP 2 bed, 2 bath cottage & 2 parking spaces.
- Land with PP 3 townhouses (two 3 bed, one 2 bed)
- Planning ref: 17/00798/FUL
- EPC – N/A

This lot will only be offered in the event Lot 16 does not reach its reserve price.



active View



FRONT ELEVATION

Legal Representative

James Needham
Shoosmiths Solicitors
0370 086 4080
james.needham@shoosmiths.co.uk

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

LOT
16b

Offley Arms Public House, Poolside, Madeley, Cheshire, CW3 9DX

*GUIDE PRICE **£170,000 plus VAT**



- Public house with living accommodation & 24 parking spaces.
- Some fire damage caused in 2018.
- Property in need of refurbishment.
- EPC - TBC

This lot will only be offered in the event Lot 16 does not reach its reserve price.



Legal Representative

James Needham
Shoosmiths Solicitors
0370 086 4080
james.needham@shoosmiths.co.uk



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

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

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Paul Jeffries BSc Hons (MRICS) Associate Director

To speak to a member of our professional commercial property team, telephone **01782 212201** or email **commercial@bjbmail.com**

butters john bee ^{bjb}



LOT

17

Land adj. 20 Sandbach Road, Burslem,
Stoke-on-Trent, Staffordshire, ST6 2DS

*Declared Reserve **£5,000**



- Potential development site
- Subject to planning consent
- Site Area: 0.039 Acre (156 m²)
- EPC – N/A



Legal Representative

Amy Wilde
City of Stoke-on-Trent Legal Services
01782 232800
Amy.Wilde@stoke.gov.uk



Apply: Land & New Homes Tel: 01782 211147 Email: residential-land@bjbmail.com

LOT
18

Land adj. 21 Fraser Street, Burslem, Stoke-on-Trent, Staffordshire, ST6 2DP

*Declared Reserve **£5,000**



- Potential development site
- Subject to planning consent
- Site Area: 0.027 Acre (110 m²)
- EPC – N/A



Legal Representative

Amy Wilde
City of Stoke-on-Trent Legal Services
01782 232800
Amy.Wilde@stoke.gov.uk



Apply: Land & New Homes Tel: 01782 211147 Email: residential-land@bjbmail.com

LOT
19

Land adj. 20 Fraser Street, Burslem, Stoke-on-Trent, Staffordshire, ST6 2DP

*Declared Reserve **£5,000**



- Potential development site
- Subject to planning consent
- Site Area: 0.047 Acre (191 m²)
- EPC – N/A



Legal Representative

Amy Wilde
City of Stoke-on-Trent Legal Services
01782 232800
Amy.Wilde@stoke.gov.uk



Apply: Land & New Homes Tel: 01782 211147 Email: residential-land@bjbmail.com

LOT
20

3 Fearon Green, Norton, Stoke on Trent, Staffordshire, ST6 8EL

*GUIDE PRICE **£64,000 plus**



- Semi-detached house
- Three bedrooms
- Gardens front and rear
- In need of modernisation
- Excellent rental area
- EPC - D

See page 14 for viewing schedule



Legal Representative

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

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

LOT
21

Apedale House, The Drive, Apedale, Newcastle-under-Lyme, Staffordshire, ST5 6BW

*GUIDE PRICE **£200,000 plus**



- Detached property
- Three bedrooms
- Three Reception rooms
- Large 'school' room
- In need of renovation and repair.
- Currently uninhabitable
- Large plot
- EPC – N/A

See page 14 for viewing schedule



It is our understanding that the above property may have suffered structural movement, therefore it is suggested that potential purchasers carry out their own structural investigations prior to bidding.

Legal Representative

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

There is a mine shaft within 20 metres of the boundary of the plot

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

LOT
22

**Newpool, Bedcroft, Barlaston, Staffordshire,
ST12 9AL**

*GUIDE PRICE **£315,000 plus**



- Detached house
- Four bedrooms
- Two reception rooms
- In need of modernisation
- Picturesque & desirable Cul-de-Sac location
- PP for replacement dwelling
- EPC - TBC



Legal Representative

Caroline Carnes
Woolliscrofts Solicitors
01785 413302
ccarnes@woolliscrofts.co.uk

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

LOT
23

**35 Crewe Road, Shavington, Crewe, Cheshire,
CW5 6QW**

*GUIDE PRICE **£200,000 plus**



- Detached bungalow
- Two bedrooms
- Double glazing
- Central heating
- Garage & driveway
- Large plot
- EPC - TBC



Legal Representative

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

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

LOT
24

4 Hampshire Crescent, Lightwood, Stoke-on-Trent, Staffordshire, ST3 4TR

*GUIDE PRICE **£180,000 plus**



- Detached house
- Four bedrooms
- Gardens front and rear
- Requires a schedule of works
- EPC – C

See page 15 for viewing schedule



Legal Representative

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

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

LOT
25

**26 East Avenue, Weston, Crewe, Cheshire, CW2
5LZ**

*GUIDE PRICE **£125,000 plus**



- Semi-detached house
- Three bedrooms
- In need of renovation and repair
- Generous gardens
- Village location
- EPC- F

See page 15 for viewing schedule



Legal Representative

Clive Roberts
Minahan Hirst & Co
0161 4858131
solicitors@minahan-hirst.co.uk

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

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Contact us now for a free valuation **0800 090 2200**
or email **auction@bjbmail.com**

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LOT
26

**7 Fields Close, Alsager, Stoke-on-Trent,
Staffordshire, ST7 2ND**

*GUIDE PRICE **£145,000 plus**



- Detached dormer bungalow
- Two bedrooms
- Double glazing & central heating
- In need of modernisation
- Enclosed rear garden
- Off-road parking & garage
- EPC – E



Legal Representative

Sarah Mcleary
Poole Alcock
01270 876550
Sarah.mcleary@poolealcock.co.uk

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

LOT
27

89 Heaton Terrace, Porthill, Newcastle-under-Lyme, Staffordshire, ST5 8PJ

*GUIDE PRICE **£96,500 plus**



- Semi-detached house
- Two bedrooms
- Two reception rooms
- Double glazing
- In need of modernisation
- EPC – D

See page 15 for viewing schedule

Legal Representative

Alison Abbotts
Tinsdills Solicitors
01782 612311
Alison.abbotts@tinsdills.co.uk

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

LOT
28

**109 High Street, Tunstall, Stoke-on-Trent,
Staffordshire, ST6 5TA**

*GUIDE PRICE **£65,000 plus**



- Investment opportunity
- A5 Planning Consent for Hot Food T/Away
- Tunstall Town Centre Location
- Scope for further development
- EPC - TBC



Legal Representative

Mr Vijay Momi
VKM Solicitors
01902 311155
v.momi@vkmsolicitors.co.uk

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

LOT
29

**59 Gilman Street, Hanley, Stoke-on-Trent,
Staffordshire, ST1 3PL**

*GUIDE PRICE **£140,000 plus**



- End-terrace property
- Three bedrooms
- Previous planning for 6-8 dwellings
- In need of renovation and repair
- Development opportunity
- Close to City centre
- EPC – TBC

See page 14 for viewing schedule



Legal Representative

Andrew Grace
Dicksons Solicitors
01782 262424
Andrew.grace@dicksonssolicitorsf.co.uk

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

LOT
30

**10 Norfolk Road, Kidsgrove, Stoke-on-Trent,
Staffordshire, ST7 1EZ**

*GUIDE PRICE **£45,000 plus**



- Semi-detached house
- Lounge & fitted kitchen
- Double glazing
- In need of renovation and repair
- Enclosed rear garden
- EPC – TBC



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

Legal Representative

Kavita Keshwala
Anthony Collins Solicitors
0121 200 3242
Kavita.keshwala@anthonymcollins.com

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

LOT
31

194 High Street, Silverdale, Newcastle-under-Lyme, Staffordshire, ST5 6LR

*GUIDE PRICE **£70,000 plus**



- End-terrace house
- Two bedrooms
- Ground floor bathroom
- In need of modernisation
- Courtyard style garden
- EPC – E

See page 15 for viewing schedule



Legal Representative

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

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

LOT
32

**199 Townfields Road, Winsford, Cheshire CW7
4AX**

*GUIDE PRICE **£90,000 plus**



- Semi-detached house
- Three bedrooms
- Two Reception Rooms
- In need of modernisation
- Garden
- EPC – G



Legal Representative

Mike Bracegirdle
Butcher Barlow
01606 334309
mbracegirdle@butcher-barlow.co.uk

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

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

LOT
33

Land adjacent 56 Lyndhurst Street, Middleport, Stoke-on-Trent, Staffordshire, ST6 4BH

*Declared Reserve **£5,000**



- Potential for development
- Subject to planning consent
- Site Area: 0.076 Acre (307 m²)
- EPC – N/A



Legal Representative

Amy Wilde
City of Stoke-on-Trent Legal Services
01782 232800
Amy.Wilde@stoke.gov.uk



Apply: Land & New Homes Tel: 01782 211147 E-mail: residential-land@bjbmail.com

LOT
34

Land at Enoch Street, Burslem, Stoke-on-Trent, Staffordshire, ST6 3DL

*Declared Reserve **£5,000**



- Potential development site
- Subject to planning consent
- Site Area: 0.23 Acre (932 m²)
- EPC – N/A



Legal Representative

Amy Wilde
City of Stoke-on-Trent Legal Services
01782 232800
Amy.Wilde@stoke.gov.uk



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LOT
35

**73 Westbourne Drive, Tunstall, Stoke-on-Trent,
Staffordshire, ST6 5LZ**

*GUIDE PRICE **£50,000 plus**



- Semi-detached house
- Three bedrooms
- Gardens
- Currently let at £5,100 p/a
- EPC - D



Legal Representative

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

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

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

LOT
36

Former Church House, Gorsty Hill, Tean, Stoke-on-Trent, Staffordshire, ST10 4EL

*GUIDE PRICE **£80,000 plus**



- Ground and first floor detached property
- Separate entrance to first floor
- Ground floor various rooms
- First floor former flat
- EPC - TBC



Legal Representative

Michelle McQuillan
Nowell Meller Solicitors
01782 813315
michelle.mcquillan@nowellmeller.co.uk

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

LOT
37

Land behind 29 Woodside Road, Alsager, Stoke-on-Trent, Staffordshire, ST7 2DL

*GUIDE PRICE **£45,000 plus**



- Development site
- Approx.
- PP three bed detached
- Ref;
- EPC – N/A

Legal Representative

Mrs Kerry Dundas

Myers & Co

01782 577000

Kerry.dundas@myerssolicitors.co.uk

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

LOT
38

36 Lingfield Drive, Crewe, Cheshire, CW1 3TD

*GUIDE PRICE **£120,000 plus**



- Semi-detached bungalow
- Three bedrooms
- Enclosed rear garden
- Driveway providing ample off road parking
- EPC- C

See page 15 for viewing schedule



Legal Representative

Alison Greatbanks
Hall Smith Whittingham
172-174 Nantwich Road, Crewe, Cheshire, CW2 6BW
01270 212000



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

LOT
39

**113 Thistleberry Avenue, Thistleberry,
Newcastle-under-Lyme, Staffordshire, ST5 2LW**
*GUIDE PRICE **£135,000 plus**



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

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

See page 15 for viewing schedule

Legal Representative

Kavita Keshwala
Anthony Collins Solicitors
0121 200 3242
Kavita.keshwala@anthonicollins.com

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

LOT
40

**586 Trentham Road, Blurton, Stoke-on-Trent,
Staffordshire, ST3 3DH**

*GUIDE PRICE **£125,000 plus**



- Semi-detached house
- Three bedrooms
- In need of modernisation
- Off road parking
- Enclosed rear garden
- EPC – D

See page 15 for viewing schedule



Legal Representative

Emily Brown
Poole Alcock Solicitors
01270 350141
emilybrown@poolealcock.co.uk

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

LOT

41

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

*GUIDE PRICE **£38,000 plus**



- Mid-terrace house
- Two bedrooms
- Two reception rooms
- Currently let at £4,800 p/a
- EPC – C

See page 14 for viewing schedule



Legal Representative

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

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

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

LOT
42

Former Cuddington Methodist Church, Mill Lane, Cuddington, Northwich, Cheshire, CW8 2TA

*GUIDE PRICE **£85,000 plus**



- Former Methodist church
- Two large rooms
- Ideal for a number of uses STPP
- Village location
- EPC - TBC

See page 14 for viewing schedule



Legal Representative

Laura Peace
Sintons LLP
0191 226 7832
laura.peace@sintons.co.uk

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

LOT
43

**187 High Street, Halmerend, Stoke-on-Trent,
Staffordshire, ST7 8AA**

*GUIDE PRICE **£60,000 plus**



- First floor apartment
- One bedroom
- Double glazing & central heating
- New build
- Allocated parking space
- EPC – TBC

See page 14 for viewing schedule



Legal Representative

Mr Darren Barwick
MSB Solicitors
0151 281 9040
darrenbarwick@msbsolicitors.co.uk



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LOT

44

14 Neville Street, Crewe, Cheshire, CW2 6LA

*GUIDE PRICE **£100,000 plus**



- Semi-detached house
- Three bedrooms
- In need of renovation and repair
- Front and rear gardens
- EPC- D

See page 15 for viewing schedule



Legal Representative

James Williams
Poole Alcock
01270 625478
nantwich@poolealcock.co.uk

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

LOT
45

**15 & 15a Regent Road, Hanley, Stoke-on-Trent,
Staffordshire, ST1 3BT**

*GUIDE PRICE **£85,000 plus**



- End-terrace property
- Currently converted
- Two self-contained flats
- Both two bedrooms
- Close to city centre
- EPC – D

See page 14 for viewing schedule



Legal Representative

Babul Ahmed
A.H.Page Solicitors
0208 554 1985
ahmed@ahpage.com

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

LOT
46

**204 Fenpark Road, Fenton, Stoke on Trent,
Staffordshire, ST4 2PA**

*GUIDE PRICE **£90,000 plus**



- Semi-detached house
- Two bedrooms
- In need of modernisation
- Driveway parking
- Gardens front & rear
- EPC – D

See page 15 for viewing schedule



Legal Representative

Ms Donna Richardson
Youngs Solicitors
01782 339200
D.richardson@youngs.law

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

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

LOT
47

8 Newcastle Street, Silverdale, Newcastle-under-Lyme, Staffordshire, ST5 6PQ

*GUIDE PRICE **£90,000 plus**



- Semi-detached house
- Three bedrooms
- Two reception rooms
- Gas central heating
- Double glazing
- In need of modernisation
- Separate brick built single garage
- EPC - E

See page 15 for viewing schedule



Legal Representative

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

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

LOT

48

16 Mount Close, Nantwich, Cheshire, CW5 6JJ

*GUIDE PRICE **£149,000 plus**



- Semi-detached house
- Three/four bedrooms
- Two/three reception rooms
- In need of modernisation
- Gardens & driveway
- EPC - TBC



Legal Representative

Tim Jobson
Jobsons Solicitors Ltd
01785 711568
tim@jobsonssolicitors.co.uk

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LOT

49

65 Liverpool Road, Kidsgrove, Stoke-on-Trent,
Staffordshire, ST7 1EA

*GUIDE PRICE **£80,000 plus**



- Ground floor retail unit
- Residential first floor flat
- Separate entrance to flat
- Prominent location within Kidsgrove
- EPC - TBC



Legal Representative

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

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

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

LOT
50

**208 Mow Cop Road, Mow Cop, Stoke-on-Trent,
Staffordshire, ST7 4NL**

*GUIDE PRICE **£170,000 plus**



- Detached house
- Two double bedrooms
- Lounge/kitchen diner
- Playroom/office
- Double glazing
- In need of Modernisation
- Double garage
- EPC – TBC

See page 14 for viewing schedule

Legal Representative

Martyn Measures
Hibberts LLP
01270 624225
Martyn.measures@hibberts.com

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

LOT
51

32 Denry Crescent, Bradwell, Newcastle-under-Lyme, Staffordshire, ST5 8NG

*GUIDE PRICE **£69,000 plus**



- Semi-detached house
- Three bedrooms
- Gas central heating
- Double glazing
- In need of modernisation
- EPC - E

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

Kavita Keshwala
Anthony Collins Solicitors
0121 200 3242
Kavita.keshwala@anthonicollins.com

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

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

LOT
52

170 Clayton Road, Clayton, Newcastle-under-Lyme, Staffordshire, ST5 3HR

*GUIDE PRICE **£90,000 plus**



- Semi-detached house
- Two bedrooms
- Garage to rear
- Electric storage heating
- Double glazing
- In need of modernisation
- EPC – E

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

See page 15 for viewing schedule

Legal Representative

Kavita Keshwala
Anthony Collins Solicitors
0121 200 3242
Kavita.Keshwala@anthonicollins.com

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

LOT
53

**198 Uttoxeter Road, Blythe Bridge, Stoke on
Trent, Staffordshire, ST11 9JR**

***GUIDE PRICE £85,000 plus**



- Mid-townhouse
- Three bedrooms
- In need of modernisation
- Off road parking
- Garages at rear
- EPC – TBC

See page 15 for viewing schedule



Legal Representative

Sewell Mullings Logie
01285 650000
info@sml-law.co.uk

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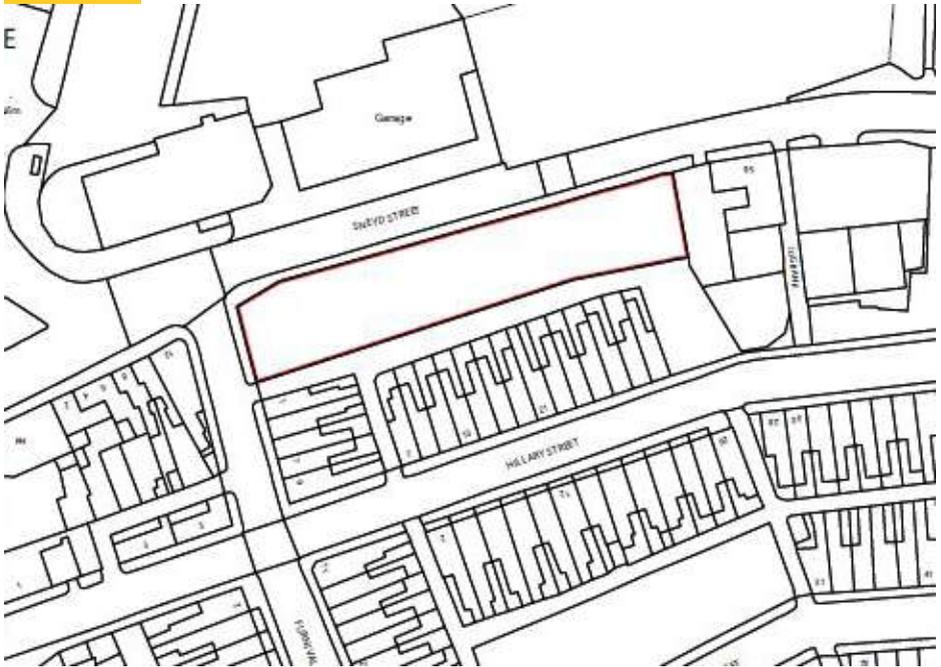
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butters john bee ^{bjb}
land & new homes

LOT
54

Land adj. Sneyd Street, Stoke-on-Trent, Staffordshire, ST6 2PG

*Declared Reserve **£10,000**



- Potential development site
- Subject to planning consent
- Site Area: 0.30 Acre (1,249 m²)
- EPC – N/A



Legal Representative

Amy Wilde
City of Stoke-on-Trent Legal Services
01782 232800
Amy.Wilde@stoke.gov.uk



Apply: Land & New Homes Tel: 01782 211147 Email: residential-land@bjbmail.com

LOT
55

Development Site off Church Road, Blurton, Stoke-on-Trent, Staffordshire, ST3 3AQ

*GUIDE PRICE **£135,000 plus**



- Residential building site
- PP for 4 houses & 2 bungalows
- Planning Ref: 55936/OUT & 59064/RES
- Works on site already commenced
- EPC - N/A



Legal Representative

Kerry Boyle
Tinsdills Solicitors
01782 652369
kerry.boyle@tinsdills.co.uk

Apply: Land & New Homes Tel: 01782 211147 Email: residential-land@bjbmail.com

LOT
56

**33 Uttoxeter Road, Longton, Stoke-on-Trent,
Staffordshire, ST3 1NY**

*GUIDE PRICE **£90,000 plus**



- Main road retail premises
- 3 storey, with basement
- Gas central heating
- Double glazing
- Intercom system
- Rear Yard
- EPC - TBC



Legal Representative

Ms Emma Fauch

RJS Solicitors

01782 646320

emma@rjssolicitors.com

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

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

LOT
57

**Greenways, Stone Road, Stoke-on-Trent,
Staffordshire, ST5 5DR**

*GUIDE PRICE **£170,000 plus**



- Detached bungalow
- Two bedrooms
- In need of modernisation
- Generous plot
- EPC - TBC

See page 15 for viewing schedule



Legal Representative

Rachel Byles
Woolliscrofts Solicitors
01782 204000
enquiries@woolliscrofts.co.uk



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

LOT
58

49 Whitehouse Road, Cross Heath, Newcastle-under-Lyme, Staffordshire, ST5 9LQ
*GUIDE PRICE **£81,000 plus**



- Semi-detached house
- Three bedrooms
- Gas central heating
- In need of modernisation
- EPC - F

See page 15 for viewing schedule



Legal Representative

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

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

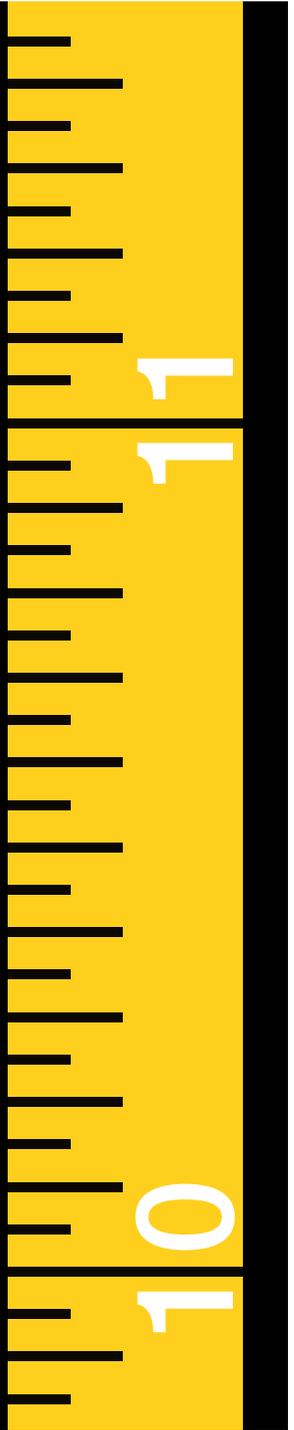
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LOT
59

**57 Nash Peake Street, Tunstall, Stoke-on-Trent,
Staffordshire, ST6 5BS**

*GUIDE PRICE **£38,000 plus**



- Mid-terrace house
- Three bedrooms
- Currently let at £4,680 p/a
- EPC - TBC

See page 14 for viewing schedule



Legal Representative

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

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

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

LOT
60

43C & 43D Mynors Street, Hanley, Stoke-on-Trent, Staffordshire, ST1 2DH

*GUIDE PRICE **£35,000 plus**



- Two studio flats
- One freehold
- Both one bedroom
- Close to City centre
- Ideal Buy to Let
- EPC – E/F

See page 14 for viewing schedule



Legal Representative

Mr Simon Plant
Kenneth Jones Solicitors
simon@kenneth-jones.co.uk

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

LOT
61

**48 Milehouse Lane, Milehouse, Newcastle-
under-Lyme, Staffordshire, ST5 9JX**

***GUIDE PRICE £81,000 plus**



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

See page 15 for viewing schedule



Legal Representative

TBC

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

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

LOT
62

24a East Close, Stone, Staffordshire, ST15 0EF

*GUIDE PRICE **£38,000 plus**



- First floor flat
- Two bedrooms
- One reception room
- UPVC double glazing
- In need of modernisation
- EPC - F



Legal Representative

Caroline Carnes
Woolliscrofts Solicitors
01785 413302
ccarnes@woolliscrofts.co.uk

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

LOT
63

3 Bedford Crescent, Clayton, Newcastle-under-Lyme, Staffordshire, ST5 3EH

*GUIDE PRICE **£82,000 plus**



- Semi-detached house
- Three 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

Kavita Keshwala,
Anthony Collins Solicitors
0121 200 3242
kavita.keshwala@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.

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LOT
64

44 West Avenue, Crewe, Cheshire, CW1 3AD

*GUIDE PRICE **£50,000 plus**



- End-terrace house
- Two double bedrooms
- First floor bathroom
- Attractive rear garden
- EPC- TBC

See page 15 for viewing schedule



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

Legal Representative

Mrs Minnie Alam
Rowlinsons Solicitors
01928 735333
info@rowlinsons.co.uk

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

LOT
65

**19 Beech Avenue, Rode Heath, Stoke-on-Trent,
Staffordshire, ST7 3SH**

*GUIDE PRICE **£160,000 plus**



- Dormer bungalow
- Three bedrooms
- Lounge
- Kitchen diner
- Ground floor WC
- Double glazing & Central heating
- EPC – TBC

See page 14 for viewing schedule

Legal Representative

Chloe Heath
Poole Alcock Alsager
01270 876550
chloe.heath@poolealcock.co.uk

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

LOT
66

55 Dimsdale View East, Wolstanton, Newcastle-under-Lyme, Staffordshire, ST5 8EG

*GUIDE PRICE **£65,000 plus**



- Semi-detached house
- Three bedrooms
- Ground floor bathroom
- Double glazing
- Gas central heating
- In need of renovation and repair
- EPC – E

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

See page 15 for viewing schedule

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

Legal Representative

Kavita Keshwala
Anthony Collins Solicitors
0212 200 3242
Kavita.keshwala@anthonicollins.com

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

LOT
67

Flat 39 Cedar Court, Blythe Bridge, Stoke-on-Trent, Staffordshire, ST11 9JE

*GUIDE PRICE **£30,000 plus**



- First floor flat
- Three bedrooms
- In need of modernisation
- EPC – C

See page 15 for viewing schedule



Legal Representative

Lucy Milner
CBTC Millichips
0121 500 6363
Lucy.milner@cbtcsolicitors.co.uk

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

LOT
68

**56 Waverton Road, Bentilee, Stoke-on-Trent,
Staffordshire, ST2 0QY**

*GUIDE PRICE **£69,000 plus**



- Semi-detached house
- Three bedrooms
- Gardens, off road parking
- Currently let at £5,100 p/a
- EPC - D

See page 14 for viewing schedule



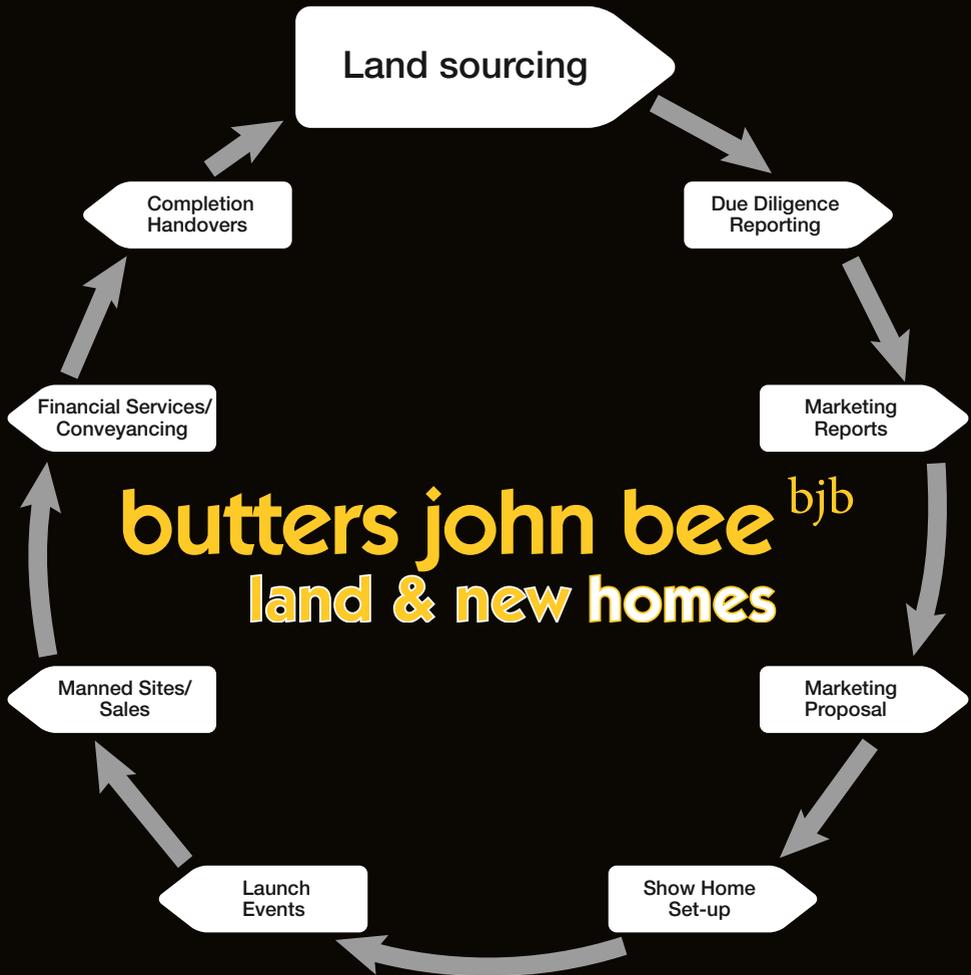
Legal Representative

Emma Holmes
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Paul Beardmore

Director Residential Land

07809 215045

PaulBeardmore@bjbmail.com

LOT
69

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

*GUIDE PRICE **£41,000 plus**



- Mid-terrace house
- Three bedrooms
- First floor bathroom
- Close to City centre
- EPC - D

See page 14 for viewing schedule



Legal Representative

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

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

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

LOT
70

58 Cauldon Avenue, Bradwell, Newcastle-under-Lyme, Staffordshire, ST5 8JN

*GUIDE PRICE **£59,000 plus**



- Semi-detached house
- Three 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

Kavita Keshwala
Anthony Collins Solicitors
0121 200 3242
Kavita.keshwala@anthonymcollins.com

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

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

LOT
71

**169 Leek Road, Hanley, Stoke-on-Trent,
Staffordshire, ST4 2BW**

***GUIDE PRICE £100,000 plus**



- Mid-terrace property
- Four bedroom HMO
- Opposite Staffs University
- Student let area
- Close to amenities
- EPC - E

See page 14 for viewing schedule



Legal Representative

Kerry Dundas,
Myers and Co
01782 577000
Kerry.dundas@myerssolicitors.co.uk

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

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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www.buttersjohnbee.com

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

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

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| | 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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