

bidders john bee^{bjb}



**Property
auction
catalogue**

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

Monday 11 April 2016

www.biddersjohnbee.com

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

2016 Auction Dates Closing Date For Entries

18 January 2016 — 8 December 2015

29 February 2016 — 25 January 2016

11 April 2016 — 8 March 2016

9 May 2016 — 12 April 2016

13 June 2016 — 10 May 2016

18 July 2016 — 14 June 2016

15 August 2016 — 19 July 2016

12 September 2016 — 16 August 2016

10 October 2016 — 13 September 2016

14 November 2016 — 11 October 2016

12 December 2016 — 15 November 2016

All auctions starting at 6.30pm

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117 Lots

aspire housing

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butters john bee property auctions



Mike Hancock MNAEA
Associate Director
mikehancock@bjbmail.com

April Auction...

“ Following on from 100 lots in our February sale we offer a further 117 lots in our April sale, already our third sale of 2016. This takes us to 290 already offered in the year.

Guide prices start from just £10,000 for a commercial property in Stoke-on-Trent to £585,000 for a block of 6 flats by the river in Stafford.

If you can't attend the auction talk to us about our ever popular live online bidding service, email auction@bjbmail.com for registration information. ”



Peter Sawyer
Auctioneer

Our Auctioneer...

Peter Sawyer is our Property Auctioneer, Peter has a wealth of rostrum experience and has brought the gavel down on thousands of properties over the years.

Peter's face may be familiar as he regularly appears on the popular *Homes under the Hammer* television series on BBC1.



John Hand
johnhand@bjbmail.com

Our internet bidding service continues to grow in popularity with some of our sales having over 50 online bidders ready to click and buy. If you would like to try this service you do need to be pre-registered as early as possible and at the latest by midday on the day of the auction, email auction@bjbmail.com to request your registration form.

We have a team of over 25 expert valuers and surveyors who can advise you on all aspects of selling by auction including...



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Matthew Tolley
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David Wignall
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Buyer's registration form

You do not have to register prior to the auction however if you are intending to bid please complete this form prior to bidding.

Please remember all purchasers are required to provide proof of identity (current signed passport/current UK photo card driving licence etc) and evidence of address (utility bill/bank or building society statement etc).

Buyer's Administration Fee

Each successful buyer will be required to pay **butters john bee** a Buyer's Administration Fee on exchange of contracts for each lot purchased of £625 plus VAT.

Signing contracts and paying 10% deposit money

After the administration process, you will be taken to the solicitor to sign the contract and pay the deposit money.

Lot No(s):

Property:

Bidder's Name: Buyer's Name:

Bidder's Co: Buyer's Co:

Tel. No: Tel. No:

Email: Email:

Address: Address:

.....

.....

Your Solicitors: Contact + Tel No:

Solicitor's address:

.....

If you are the successful bidder, your finance arrangements will be verified by a representative of bjb Financial Services.

FOR OFFICE USE ONLY:

Proof of identity:

Document:

Number:

Proof of address:

Document:

Number:

PURCHASER'S RECEIPT

Date:

Received with thanks, administration fees regarding purchase of the auction lots detailed above.

Total amount received: £ cheque/cash/debit card/credit card (2.5% admin fee for credit card payment)

Cash and credit card payments can only be taken for the administration fee, deposits must be paid by bankers draft, personal/business cheque or debit card.

butters john bee limited VAT No: 159 8572 54

Admin clerk initials

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Property auction buyer's guide

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

- Think ahead, **butters john bee** hold regular auction sales with a catalogue printed some weeks in advance. Either buy a catalogue from one of our offices or download one FREE of charge from our website www.buttersjohnbee.com
- Read the catalogue carefully. Each of our properties carries a brief description. Read our details thoroughly and identify the properties you are interested in.
- Take a look at the property you are interested in. Contact the office listed for viewing arrangements or see the relevant viewing schedule.
- Take legal advice. Purchasing a property at auction is a firm commitment that carries the same legal implications as a signed contract by private treaty. In most cases we have copies of legal documents in our possession, or your solicitor may wish to contact the vendor's solicitor, these legal packs can often be downloaded from our website.
- Read the general conditions of sale at the rear of the catalogue.
- Get a copy of the addendum. These are available online and contain any late amendments, information or alterations.
- Plan ahead if you require mortgage assistance. Note that prospective purchasers should have the necessary mortgage advice well in advance of future auctions.
- Leave time to get a valuation done if required. Your mortgage finance may be reliant upon the results, not to mention your peace of mind.
- Organise your deposit before the auction. We ask for 10% deposit (Subject to a minimum of £1000) once the property is knocked down to you, payable on signing contracts on the day of the auction. Your bank or building society should be made aware of this. The balance of the monies will normally be due within 20 working days of the sale. In addition you have to pay to the auctioneer an administration fee of £625 plus VAT if you purchase at the auction, prior to the auction or post auction. Cheques made payable to **butters john bee**. Deposits must be paid by bankers draft, personal/business cheque or debit card.
- Make sure the Auctioneer has your bid, by clearly indicating with catalogue or hand.
- Make sure you bring with you proof of identity and evidence of your address. This can include a current full UK driving licence, current signed passport plus a recent utility bill, bank or building society statement. A list of acceptable documents can be provided. Original documents **MUST** be provided, photocopies are **NOT** acceptable.
- Check that the properties included in the catalogue will be offered on the day of the sale. Some may be withdrawn, and some may be sold prior to auction.
- Keep calm. Our Auctioneers understand the pressure that first time auction buyers can experience in the sale room, and will be as helpful as possible.
- Arrive in plenty of time. It is useful to get some knowledge of how sales are conducted by seeing other lots being sold.
- If the lot you're bidding for fails to make its reserve it may be that the vendor will decide to accept your bid later so make sure you leave your details with us.
- Be ready to sign immediately when the hammer falls. We shall have a copy of the contract available soon after the hammer falls.
- Be positive, with the right forward planning and research you will find an auction a speedy and simple way of buying a property.
- This catalogue contains details about properties being sold at auction. Those details are subject to change up to and including the day of the auction. Please check our website regularly at buttersjohnbee.com and look out for any additional materials available on the day of the auction, in order to stay fully informed with the up to date information.
Guide Price: An indication of the seller's current minimum acceptable price at auction. The guide price or range of guide prices is given to assist consumers in deciding whether or not to pursue a purchase. It is usual, but not always the case, that a provisional reserve range is agreed between the seller and the auctioneer at the start of marketing. As the reserve is not fixed at this stage and can be adjusted by the seller at any time up to the day of the auction in the light of interest shown during the marketing period, a guide price is issued. This guide price can be shown in the form of a minimum and maximum price range within which an acceptable sale price (reserve) would fall, or as a single price figure within 10% of which the minimum acceptable price (reserve) would fall. A guide price is different to a reserve price (see separate definition). Both the guide price and the reserve price can be subject to change up to and including the day of the auction.
Reserve Price: the seller's minimum acceptable price at auction and the figure below which the auctioneer cannot sell. The reserve price is not disclosed and remains confidential between the seller and the auctioneer. Both the guide price and the reserve price can be subject to change up to and including the day of the auction.

For further information contact our Property Auction Department or email auction@bjbmail.com

Proof of identity and address

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

Original documents MUST be provided. Photocopies are NOT acceptable.

Identity document

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

Evidence of Address

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

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

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

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

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

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i-bidder.com

Watch this auction online



butters john bee have teamed up with i-bidder.com so you can watch and bid on our lots online, on the evening of the sale there will be live audio and video streams available so you won't miss any of the action.

To register for online bidding just request a registration by emailing auction@bjbmail.com



Live Auctions



Timed Auctions



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Catalogues



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29 February auction results

LOT	ADDRESS	SOLD PRICE	LOT	ADDRESS	SOLD PRICE
1	6 The Crescent, Ashley, Market Drayton, Shropshire, TF9 4LL	Unsold	52	26 Lawton Street, Congleton, Cheshire, CW12 1RS	£113,000
2	17 Moore Street, Cobridge, Stoke-on-Trent, Staffordshire, ST6 2HF	£38,000	53	30 Bond Street, Tunstall, Stoke-on-Trent, Staffordshire, ST6 5HF	Did not sell
3	41 Lowther Street, Hanley, Stoke-on-Trent, Staffordshire, ST1 5JE	£44,500	54	2 Sandbach Road, Cobridge, Stoke-on-Trent, Staffordshire, ST6 2DS	£40,250
4	Land Opp Stableford Grange, Newcastle-under-Lyme, Staffordshire, ST5 5JH	£24,500	55	45 St Michaels Road, Stoke-on-Trent, Staffordshire, ST6 6LE	£43,500
5	25 Second Avenue, Ketley Bank, Telford, Shropshire, TF2 0AL	£88,000	56	The Old Vicarage, Cheadle Road, Draycott, Staffordshire, ST11 9RQ	£308,000
6	4 Brookfield, Stirchley, Telford, Shropshire, TF3 1EB	£134,500	57	2 George Street, Chesterton, Newcastle-under-Lyme, Staffordshire, ST5 7DX	£60,000
7	27 High Street, Knutton, Newcastle-under-Lyme, Staffordshire, ST5 1QZ	£42,500	58	12 Florence Street, Newcastle-under-Lyme, Staffordshire, ST5 2BJ	£61,000
8	4 Patterdale Street, Burslem, Stoke-on-Trent, Staffordshire, ST6 7ET	£54,000	59	29 St Michaels Road, Pittshill, Stoke-on-Trent, Staffordshire, ST6 6LE	£45,000
9	3 Second Avenue, Ketley Bank, Telford, Shropshire, TF2 0AL	Postponed	60	122 Pinnox Street, Tunstall, Stoke-on-Trent, Staffordshire, ST6 6AD	Unsold
10	3 Brookfield, Stirchley, Telford, Shropshire, TF3 1EB	£139,000	61	59 Lowther Street, Hanley, Stoke-on-Trent, Staffordshire, ST1 5JE	£38,000
11	14 Pool Street, Fenton, Stoke-on-Trent, Staffordshire, ST4 2PB	£50,000	62	38 Vicarage Lane, Elworth, Sandbach, CW11 3BW	£150,000
12	30 Pool Street, Fenton, Stoke-on-Trent, Staffordshire, ST4 2PB	£45,500	63	81 Lord Street, Crewe, Cheshire, CW2 7DL	Unsold
13	20/22 West Street, Crewe, Cheshire, CW1 3HA	£148,000	64	3 Oakwood Crescent, Crewe, Cheshire, CW2 8TY	£110,000
14	Land At, High Street, Leek, Stoke-on-Trent, Staffordshire, ST13 5DZ	£256,000	65	21 Chapel Street, Mow Cop, Staffordshire, ST7 4NP	£67,000
15	6 Lorimer Place, High Ercall, Telford, Shropshire, TF6 6AQ	£50,000	66	2 Bridge Street, Congleton, Cheshire, CW12 1AY	£177,500
16	14 Witherwood Drive, Malinslee, Telford, Shropshire, TF3 2HT	£57,500	67	Land To The Rear Of, 521, 523 & 525 Leek New Road, Sneyd Green, Stoke-on-Trent, ST1 6EH	£50,000
17	53 Woodshuts Street, Talke, Stoke-on-Trent, Staffordshire, ST7 1LD	Sold prior	68	17 Spark Terrace, Stoke, Stoke-on-Trent, Staffordshire, ST4 7QA	£66,500
18	1a Keeling Street, Wolstanton, Newcastle-under-Lyme, Staffordshire, ST5 0DL	Unsold	69	18 Rowley Avenue, Chesterton, Newcastle-under-Lyme, Staffordshire, ST5 7NP	Unsold
19	20 Eastern Road, Willaston, Nantwich, Cheshire, CW5 7HT	Unsold	70	50 Alexandra Road, Stafford, Staffordshire, ST17 4DE	Unsold
20	78 Waltondale, Woodside, Telford, Shropshire, TF7 5NJ	£70,000	71	3 Checkley Row, Checkley Lane, Checkley, Nantwich, Cheshire, CW5 7QA	Unsold
21	6 Hills Lane Drive, Madeley, Telford, Shropshire, TF7 4BP	£45,500	72	22 Goldenhill Road, Fenton, Stoke-on-Trent, Staffordshire, ST4 3DW	£57,000
22	40 River Street, Congleton, Cheshire, CW12 1HJ	Unsold	73	17 Greendock Street, Longton, Stoke-on-Trent, Staffordshire, ST3 2NA	£47,500
23	1 Brook Avenue, Shavington, Crewe, Cheshire, CW2 5DN	Sold prior	74	17a Church Lane, Bradmore, Wolverhampton, WV3 7ET	Unsold
24	53 Barber Road, Chell, Stoke-on-Trent, Staffordshire, ST6 6JL	£64,000	75	Alexandra Buildings, 76 Moorland Road, Burslem, Stoke-on-Trent, Staffordshire, ST6 1DY	Unsold
25	1 Church View, Stone, Staffordshire, ST15 8EZ	Unsold	76	Former Hulstone Public House, Whitethorn Way, Chesterton, Newcastle-under-Lyme, ST5 7BL	£165,000
26	168 Westbourne, Woodside, Telford, Shropshire, TF7 5QW	£66,000	77	81 Brocklehurst Way, Sneyd Green, Stoke-on-Trent, Staffordshire, ST1 6HN	£77,000
27	45 Wayside, Woodside, Telford, Shropshire, TF7 5NG	£70,000	78	1 Denbigh Street, Hanley, Stoke-on-Trent, Staffordshire, ST1 5JA	£35,000
28	2 Naylor Street, Pittshill, Stoke-on-Trent, Staffordshire, ST6 6LS	£50,000	79	Land At, Watlands Road, Bignall End, Staffordshire, ST7 8QQ	Sold prior
29	24 Fell Street, Smallthorne, Stoke-on-Trent, Staffordshire, ST6 1JT	£39,000	80	6 Denbigh Street, Hanley, Stoke-on-Trent, Staffordshire, ST1 5JB	£45,500
30	70 Church Parade, Oakengates, Telford, Shropshire, TF2 6EX	£90,000	81	3 Oakland Avenue, Haslington, Crewe, Cheshire, CW1 5PB	Sold prior
31	6 Gloucester Avenue, Dawley, Telford, Shropshire, TF4 2HU	£47,500	82	46 Ruskin Road, Crewe, Cheshire, CW2 7JR	£101,000
32	128 Holmes Chapel Road, West Heath, Congleton, Cheshire, CW12 4NX	£227,000	83	Beechville, Albany Road, Newcastle, Staffordshire, ST5 9EJ	£195,000
33	58 New King Street, Audley, Stoke-on-Trent, Staffordshire, ST7 8EX	Unsold	84	31 Regent Road, Stoke-on-Trent, Staffordshire, ST1 3BT	Postponed
34	97a Heathcote Street, Sandford Hill, Stoke-on-Trent, Staffordshire, ST3 1AB	Unsold	85	104 Rowley Avenue, Chesterton, Newcastle-under-Lyme, Staffordshire, ST5 7NY	Unsold
35	58 Heaton Terrace, Porthill, Newcastle-under-Lyme, Staffordshire, ST5 8PL	Unsold	86	2 Bentley Avenue, Newcastle-under-Lyme, Staffordshire, ST5 9DQ	£92,000
36	90 Ruskin Road, Crewe, Cheshire, CW2 7JS	£100,500	87	155 Smithpool Road, Fenton, Stoke-on-Trent, Staffordshire, ST4 4PW	Postponed
37	27 Grosvenor Gardens, Shifnal, Telford, TF11 8EB	£141,000	88	23 Tollgate Court, Trentham Road, Blurton, Stoke-on-Trent, Staffordshire, ST3 3BH	£40,000
38	Freehold Sale, 31-39 Delbury Court, Hollinswood, Telford, Shropshire, TF3 2BS	Sold prior	89	The Coach House, Butterton, Newcastle-under-Lyme, Staffordshire, ST5 4EB	Unsold
39	58-61 Spring Meadow & Garages 23-34, Sutton Hill, Telford, Shropshire, TF7 4AG	Sold prior	90	59 Winifred Street, Hanley, Stoke-on-Trent, Staffordshire, ST1 5DN	£43,000
40	9 Roberts Close, Alsagers Bank, Stoke-on-Trent, Staffordshire, ST7 8BD	Unsold	91	199 Star & Garter Road, Lightwood, Stoke-on-Trent, Staffordshire, ST3 7HJ	Unsold
41	11 Hawthorne Street, Cobridge, Stoke-on-Trent, Staffordshire, ST6 2JD	Sold prior	92	78 Harrington Drive, Parkhall, Stoke-on-Trent, Staffordshire, ST3 5ST	£105,000
42	26 The Hollow, Mount Pleasant, Mow Cop, Staffordshire, ST7 4NW	Unsold	93	13 Gainsborough Road, Chesterton, Newcastle-under-Lyme, Staffordshire, ST5 7LG	£61,500
43	1 Gordon Road, Trench, Telford, Shropshire, TF2 7EX	£60,000	94	2 Grosvenor Avenue, Oakhill, Stoke-on-Trent, Staffordshire, ST4 5BQ	£77,250
44	54 Burford, Brookside, Telford, Shropshire, TF3 1LH	Unsold	95	The Albion Inn with Planning For Houses, Marston Road, Stafford, ST16 3BX	£130,000
45	7 Springfield Close, Chesterton, Newcastle-under-Lyme, Staffordshire, ST5 7LY	£68,500	96	The Cottage Stores, Stone Road, Tittensor, Stoke-on-Trent, Staffordshire, ST12 9HA	Unsold
46	215 Crackley Bank, Newcastle-under-Lyme, Staffordshire, ST5 7AB	£70,000	97	158 Nantwich Road, Crewe, Cheshire, CW2 6BJ	£215,000
47	139 Biddulph Road, Chell, Stoke-on-Trent, Staffordshire, ST6 6TA	Unsold	98	7 Fox Gardens, Talke, Stoke-on-Trent, Staffordshire, ST7 1RG	£69,000
48	54 Denbigh Street, Hanley, Stoke-on-Trent, Staffordshire, ST1 5JB	Unsold	99	30 Tittensor Road, Clayton, Newcastle-under-Lyme, Staffordshire, ST5 3BS	£130,000
49	34 Portland Street, Hanley, Stoke-on-Trent, Staffordshire, ST1 5DW	£45,000	100	14 St Davids Road, Highfields, Stafford, Staffordshire, ST17 9RH	Unsold
50	54 Lyndhurst Street, Burslem, Stoke-on-Trent, Staffordshire, ST6 4BP	£45,000			
51	Hawthorne House, 1 Hawthorne Street, Cobridge, Stoke-on-Trent, Staffordshire, ST6 2JD	Postponed			

Order of sale (unless previously sold or withdrawn)

The Best Western Moat House Hotel, Stoke-on-Trent, Staffordshire, ST1 5BQ Monday 11 April 2016 at 6.30pm

- 1** Land adjacent to Stableford Manor, Stableford, Newcastle-under-Lyme, Staffordshire ST5 5JH
- 2** 3 Chesham Road, Stafford, Staffordshire ST16 3JP
- 3** 126 Moston Street, Birches Head, Stoke-on-Trent, Staffordshire ST1 2LT
- 4** 16 Broadway, Meir, Stoke-on-Trent, Staffordshire ST3 5PF
- 5** 55 Meadow Road, Newport, Shropshire TF10 7TQ
- 6** 6 Roberts Road, Madeley, Telford, Shropshire TF7 5JJ
- 7** 7 John Street, Newcastle-under-Lyme, Staffordshire ST5 1JY
- 8** 43 Russell Road, Sandyford, Stoke-on-Trent, Staffordshire ST6 5LR
- 9** 27 Second Avenue, Ketley Bank, Telford, Shropshire TF2 0AL
- 10** 12 The Crescent, Donnington, Telford, Shropshire TF2 8HD
- 11** 3 Rectory Cottages, Audley Road, Barthomley, Cheshire CW2 5PL
- 12** Land at Harding Terrace, Penkhull, Stoke-on-Trent, Staffordshire ST4 5AF
- 13** 55 Meredith Street, Crewe, Cheshire CW1 2PW
- 14** 35 Sweet Briar Crescent, Wistaston, Crewe, Cheshire CW2 8PE
- 15** 47 Park Road, Donnington, Telford, Shropshire TF2 8BP
- 16** Freehold Sale of 115–126 Dunsheath, Hollinswood, Telford, Shropshire TF3 2DA
- 17** 95 Antrobus Street, Congleton, Cheshire CW12 1HE
- 18** 30 Bond Street, Tunstall, Stoke-on-Trent, Staffordshire ST6 5HF
- 19** 11 Windsmoor Street, Stoke, Stoke-on-Trent, Staffordshire ST4 4EH
- 20** 9 Pike Close, Beaconside, Stafford, Staffordshire ST16 3QJ
- 21** 45 Old Butt Lane, Butt Lane, Stoke-on-Trent, Staffordshire ST7 1NJ
- 22** 9 Penningtons Lane, Gawsworth, Macclesfield, Cheshire SK11 7US
- 23** Freehold Sale of 22–27 (inc) Witherwood Drive, Malinslee, Telford, Shropshire TF3 2HT
- 24** 130 Wildwood, Woodside, Telford, Shropshire TF7 5PR
- 25** Former Day Centre, Baddeley Street, Burslem, Stoke-on-Trent, Staffordshire ST6 4EH
- 26** Flats 1/2/3, 17a Lichfield Street, Stone, Staffordshire ST15 8NA
- 27** 523 Crewe Road, Wheelock, Sandbach, Cheshire CW11 3RT
- 28** 5 The Rookery, Silverdale, Newcastle-under-Lyme, Staffordshire ST5 6NA
- 29** Freehold Sale of 143–154 Bembridge, Brookside, Telford, Shropshire TF3 1NE
- 30** 1 Weyman Road, Wellington, Telford, Shropshire TF1 3EF
- 31** 73–75 High Street, Tunstall, Stoke-on-Trent, Staffordshire ST6 5TA
- 32** 28 Ravenscroft Road, Crewe, Cheshire CW2 8PQ
- 33** 2 Cleveland Avenue, High Ercall, Telford, Shropshire TF6 6AH
- 34** 41 Bishopdale, Brookside, Telford, Shropshire TF3 1SB
- 35** 732 Dividy Road, Bentilee, Stoke-on-Trent, Staffordshire ST2 0AJ
- 36** 51 Albert Street, Crewe, Cheshire CW1 2QD
- 37** 33 Furnival Street, Cobridge, Stoke-on-Trent, Staffordshire ST6 2PD
- 38** 141 Ruxley Road, Bucknall, Stoke-on-Trent, Staffordshire ST2 9BT
- 39** 63 Willowfield, Woodside, Telford, Shropshire TF7 5NT
- 40** 35 Dalford Court, Hollinswood, Telford, Shropshire TF3 2BP
- 41** Orchard Cottage, Swanlow Lane, Winsford, Cheshire CW7 4BP
- 42** 38 London Road, Elworth, Sandbach, Cheshire CW11 3BD
- 43** 104 Rowley Avenue, Chesterton, Newcastle-under-Lyme, Staffordshire ST5 7NY
- 44** 36 Wolstanton Road, Chesterton, Newcastle-under-Lyme, Staffordshire ST5 7LX
- 45** 176 Hurleybrook Way, Leegomery, Telford, Shropshire TF1 6UB
- 46** 1 Grove Road, Overdale, Telford, Shropshire TF3 5AW
- 47** 89 Regent Road, Hanley, Stoke-on-Trent, Staffordshire ST1 3BL
- 48** 1110 Leek Road, Hanley, Stoke-on-Trent, Staffordshire ST1 6AS
- 49** 18 Stanwyck, Sutton Hill, Telford, Shropshire TF7 4JJ
- 50** 52 Sandbach Road, Rode Heath, Cheshire ST7 3RN
- 51** 9 Roberts Close, Alsagers Bank, Stoke-on-Trent, Staffordshire ST7 8BD
- 52** 49 Vernon Avenue, Audley, Stoke-on-Trent, Staffordshire ST7 8EG
- 53** 13 Chilworth Grove, Blurton, Stoke-on-Trent, Staffordshire ST3 3ED
- 54** 29 King Street, Kidsgrove, Stoke-on-Trent, Staffordshire ST7 1HL
- 55** 18 Rowley Avenue, Chesterton, Newcastle-under-Lyme, Staffordshire ST5 7NP
- 56** The Cottage Stores, Stone Road, Tittensor, Staffordshire ST12 9HA
- 57** Rosyth, Eccleshall Road, Great Bridgeford, Stafford, Staffordshire ST18 9PS
- 58** 17 Albert Terrace, Stafford, Staffordshire ST16 3EX
- 59** 139 Biddulph Road, Chell, Stoke-on-Trent, Staffordshire ST6 6TA
- 60** 7 Bright Street, Crewe, Cheshire CW1 3AQ
- 61** 12 High Street, Market Drayton, Shropshire TF9 2RS
- 62** 102 McLaren Street, Crewe, Cheshire CW1 3SP
- 63** 492/494 Hartshill Road, Stoke-on-Trent, Staffordshire ST4 6AD
- 64** Land adjacent to Hawthorne Cottage, Randles Lane, Wetley Rocks, Stoke-on-Trent, Staffordshire ST9 0AT
- 65** Hawthorne Cottage, Randles Lane, Wetley Rocks, Stoke-on-Trent, Staffordshire ST9 0AT
- 66** 242 Oxford Road, May Bank, Newcastle-under-Lyme, Staffordshire ST5 0QB
- 67** 536 Lightwood Road, Lightwood, Stoke-on-Trent, Staffordshire ST3 7EH
- 68** 11 Woodstock Street, Goldenhill, Stoke-on-Trent, Staffordshire ST6 5SN
- 69** 4 Derwent House, Hawksmoor Road, Stafford, Staffordshire ST17 9DU
- 70** 175 Orme Road, Poolfields, Newcastle-under-Lyme, Staffordshire ST5 2PB
- 71** 22 Moss Place, Kidsgrove, Stoke-on-Trent, Staffordshire ST7 4DB
- 72** Land at 30 Thomas Street, Packmoor, Stoke-on-Trent, Staffordshire ST7 4SS
- 73** 2 Rigg Street, Crewe, Cheshire CW1 3EB
- 74** 72 Marshfield Avenue, Crewe, Cheshire CW2 8TE
- 75** 206 Waterloo Road, Cobridge, Stoke-on-Trent, Staffordshire ST6 3HQ
- 76** 11 Lowther Street, Hanley, Stoke-on-Trent, Staffordshire ST1 5JE
- 77** 24 Glendale Street, Burslem, Stoke-on-Trent, Staffordshire ST6 2EP
- 78** The Bulls Head Inn, High Street, Alton, Staffordshire ST10 4AQ
- 79** 2 High Street, adjacent to The Bulls Head, Alton, Staffordshire Moorlands ST10 4AQ
- 80** Alexandra Buildings, 76 Moorland Road, Burslem, Stoke-on-Trent, Staffordshire ST6 1DY
- 81** 58 New King Street, Audley, Stoke-on-Trent, Staffordshire ST7 8EX
- 82** 6 The Crescent, Ashley, Market Drayton, Shropshire TF9 4LL
- 83** 507 King Street, Longton, Stoke-on-Trent, Staffordshire ST3 1HD
- 84** 10 Sorbus Drive, Crewe, Cheshire CW1 4EU
- 85** 7 Westminster Street, Crewe, Cheshire CW2 7LQ
- 86** 4 Broadhurst Street, Burslem, Stoke-on-Trent, Staffordshire ST6 1EY
- 87** 58 Newfield Street, Tunstall, Stoke-on-Trent, Staffordshire ST6 5HD

Order of sale (contd)

88	Rockwoods, Newcastle Road, Loggerheads, Market Drayton, Shropshire TF9 4PH
89	49 Beasley Avenue, Chesterton, Newcastle-under-Lyme, Staffordshire ST5 7PE
90	Freehold sale of Flats 1-6, Riverbank Mews, South Street, Stafford, Staffordshire ST16 2BH
91	22 Crossmay Street, Poolfields, Newcastle-under-Lyme, Staffordshire ST5 2TP
92	280 Oxford Gardens, Stafford, Staffordshire ST16 3JQ
93	52 Ricardo Street, Dresden, Stoke-on-Trent, Staffordshire ST3 4EU
94	2 Harvey Road, Meir, Stoke-on-Trent, Staffordshire ST3 6BG
95	35 Hartshill Road, Hartshill, Stoke-on-Trent, Staffordshire ST4 7QT
96	142-142A High Street, Talke Pits, Stoke-on-Trent, Staffordshire ST7 1QG
97	12 Hythe Avenue, Coppenhall, Crewe, Cheshire CW1 3XE
98	27 Ashmuir Close, Crewe, Cheshire CW1 3UQ
99	299 Dawlish Drive, Bentilee, Stoke-on-Trent, Staffordshire ST2 0HQ
100	199 Hamil Road, Burslem, Stoke-on-Trent, Staffordshire ST6 1AP
101	Hawthorne House, 1 Hawthorne Street, Cobridge, Stoke-on-Trent, Staffordshire ST6 2JD
102	48 Broughton Road, Coppenhall, Crewe, Cheshire CW1 4NT
103	92 Meredith Street, Crewe, Cheshire CW1 2PL
104	116 North Street, Stoke, Stoke-on-Trent, Staffordshire ST4 7DG
105	104 Underwood Lane, Crewe, Cheshire CW1 3LE
106	23 Hulme Close, Silverdale, Newcastle-under-Lyme, Staffordshire ST5 6SA
107	8 Heathcote Avenue, Hookgate, Market Drayton, Shropshire TF9 4QF
108	58 Milehouse Lane, Newcastle-under-Lyme, Staffordshire ST5 9JX
109	5 Chilton Street, Heron Cross, Stoke-on-Trent, Staffordshire ST4 3AU
110	6 St Saviours Street, Talke, Stoke-on-Trent, Staffordshire ST7 1LR
111	Land at Ravenscliffe Road, Kidsgrove, Stoke-on-Trent, Staffordshire ST7 4HX
112	Land adjacent to 4 Colclough Avenue, Bradwell, Newcastle-under-Lyme, Staffordshire ST5 8JP
113	Stop Buildings, r/o 211-212 Norton Road, Pelsall, West Midlands WS3 5AD
114	68 Mill Street, Macclesfield, Cheshire SK11 6NH
115	54 Denbigh Street, Hanley, Stoke-on-Trent, Staffordshire ST1 5JB
116	122 Pinnox Street, Tunstall, Stoke-on-Trent, Staffordshire ST6 6AD
117	84 Clare Avenue, Bradwell, Newcastle-under-Lyme, Staffordshire ST5 8PR

Order of sale in alphabetical order

LOT	ADDRESS
36	51 Albert Street, Crewe, Cheshire CW1 2QD
58	17 Albert Terrace, Stafford, Staffordshire ST16 3EX
17	95 Antrobus Street, Congleton, Cheshire CW12 1HE
98	27 Ashmuir Close, Crewe, Cheshire CW1 3UQ
25	Former Day Centre Baddeley Street, Burslem, Stoke-on-Trent, Staffordshire ST6 4EH
89	49 Beasley Avenue, Chesterton, Newcastle-under-Lyme, Staffordshire ST5 7PE
29	Freehold Sale of 143-154 Bembridge, Brookside, Telford, Shropshire TF3 1NE
59	139 Biddulph Road, Chell, Stoke-on-Trent, Staffordshire ST6 6TA
34	41 Bishopdale, Brookside, Telford, Shropshire TF3 1SB
18	30 Bond Street, Tunstall, Stoke-on-Trent, Staffordshire ST6 5HF
60	7 Bright Street, Crewe, Cheshire CW1 3AQ
86	4 Broadhurst Street, Burslem, Stoke-on-Trent, Staffordshire ST6 1EY
4	16 Broadway, Meir, Stoke-on-Trent, Staffordshire ST3 5PF
102	48 Broughton Road, Coppenhall, Crewe, Cheshire CW1 4NT
2	3 Chesham Road, Stafford, Staffordshire ST16 3JP
109	5 Chilton Street, Heron Cross, Stoke-on-Trent, Staffordshire ST4 3AU
53	13 Chilworth Grove, Blurton, Stoke-on-Trent, Staffordshire ST3 3ED
117	84 Clare Avenue, Bradwell, Newcastle-under-Lyme, Staffordshire ST5 8PR
33	2 Cleveland Avenue, High Ercall, Telford, Shropshire TF6 6AH
112	Land adjacent to 4 Colclough Avenue, Bradwell, Newcastle-under-Lyme, Staffordshire ST5 8JP
27	523 Crewe Road, Wheelock, Sandbach, Cheshire CW11 3RT
91	22 Crossmay Street, Poolfields, Newcastle-under-Lyme, Staffordshire ST5 2TP
40	35 Dalford Court, Hollinswood, Telford, Shropshire TF3 2BP
99	299 Dawlish Drive, Bentilee, Stoke-on-Trent, Staffordshire ST2 0HQ
115	54 Denbigh Street, Hanley, Stoke-on-Trent, Staffordshire ST1 5JB
69	4 Derwent House, Hawksmoor Road, Stafford, Staffordshire ST17 9DU
35	732 Dividy Road, Bentilee, Stoke-on-Trent, Staffordshire ST2 0AJ
16	Freehold Sale of 115-126 Dunsheath, Hollinswood, Telford, Shropshire TF3 2DA
57	Rosyth Eccleshall Road, Great Bridgeford, Stafford, Staffordshire ST18 9PS
37	33 Furnival Street, Cobridge, Stoke-on-Trent, Staffordshire ST6 2PD
77	24 Glendale Street, Burslem, Stoke-on-Trent, Staffordshire ST6 2EP
46	1 Grove Road, Overdale, Telford, Shropshire TF3 5AW
100	199 Hamil Road, Burslem, Stoke-on-Trent, Staffordshire ST6 1AP
12	Land at Harding Terrace, Penkull, Stoke-on-Trent, Staffordshire ST4 5AF
95	35 Hartshill Road, Hartshill, Stoke-on-Trent, Staffordshire ST4 7QT

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Order of sale in alphabetical order

LOT	ADDRESS
63	492/494 Hartshill Road, Stoke-on-Trent, Staffordshire ST4 6AD
94	2 Harvey Road, Meir, Stoke-on-Trent, Staffordshire ST3 6BG
101	Hawthorne House, 1 Hawthorne Street, Cobridge, Stoke-on-Trent, Staffordshire ST6 2JD
107	8 Heathcote Avenue, Hookgate, Market Drayton, Shropshire TF9 4QF
79	2 High Street, adjacent to The Bulls Head, Alton, Staffordshire Moorlands ST10 4AQ
78	The Bulls Head Inn High Street, Alton, Staffordshire ST10 4AQ
61	12 High Street, Market Drayton, Shropshire TF9 2RS
96	142-142A High Street, Talke Pits, Stoke-on-Trent, Staffordshire ST7 1QG
31	73-75 High Street, Tunstall, Stoke-on-Trent, Staffordshire ST6 5TA
106	23 Hulme Close, Silverdale, Newcastle-under-Lyme, Staffordshire ST5 6SA
45	176 Hurleybrook Way, Leegomery, Telford, Shropshire TF1 6UB
97	12 Hythe Avenue, Coppenhall, Crewe, Cheshire CW1 3XE
7	7 John Street, Newcastle-under-Lyme, Staffordshire ST5 1JY
54	29 King Street, Kidsgrove, Stoke-on-Trent, Staffordshire ST7 1HL
83	507 King Street, Longton, Stoke-on-Trent, Staffordshire ST3 1HD
48	1110 Leek Road, Hanley, Stoke-on-Trent, Staffordshire ST1 6AS
26	Flats 1/2/3, 17a Lichfield Street, Stone, Staffordshire ST15 8NA
67	536 Lightwood Road, Lightwood, Stoke-on-Trent, Staffordshire ST3 7EH
42	38 London Road, Elworth, Sandbach, Cheshire CW11 3BD
76	11 Lowther Street, Hanley, Stoke-on-Trent, Staffordshire ST1 5JE
74	72 Marshfield Avenue, Crewe, Cheshire CW2 8TE
62	102 McLaren Street, Crewe, Cheshire CW1 3SP
5	55 Meadow Road, Newport, Shropshire TF10 7TQ
103	92 Meredith Street, Crewe, Cheshire CW1 2PL
13	55 Meredith Street, Crewe, Cheshire CW1 2PW
108	58 Milehouse Lane, Newcastle-under-Lyme, Staffordshire ST5 9JX
114	68 Mill Street, Macclesfield, Cheshire SK11 6NH
80	Alexandra Buildings, 76 Moorland Road, Burslem, Stoke-on-Trent, Staffordshire ST6 1DY
71	22 Moss Place, Kidsgrove, Stoke-on-Trent, Staffordshire ST7 4DB
3	126 Moston Street, Birches Head, Stoke-on-Trent, Staffordshire ST1 2LT
81	58 New King Street, Audley, Stoke-on-Trent, Staffordshire ST7 8EX
88	Rockwoods Newcastle Road, Loggerheads, Market Drayton, Shropshire TF9 4PH
87	58 Newfield Street, Tunstall, Stoke-on-Trent, Staffordshire ST6 5HD
104	116 North Street, Stoke, Stoke-on-Trent, Staffordshire ST4 7DG
113	Stop Buildings, r/o 211-212 Norton Road, Pelsall, West Midlands WS3 5AD
21	45 Old Butt Lane, Butt Lane, Stoke-on-Trent, Staffordshire ST7 1NJ
70	175 Orme Road, Poolfields, Newcastle-under-Lyme, Staffordshire ST5 2PB
92	280 Oxford Gardens, Stafford, Staffordshire ST16 3JQ
66	242 Oxford Road, May Bank, Newcastle-under-Lyme, Staffordshire ST5 0QB
15	47 Park Road, Donnington, Telford, Shropshire TF2 8BP
22	9 Penningtons Lane, Gawsworth, Macclesfield, Cheshire SK11 7US
20	9 Pike Close, Beaconside, Stafford, Staffordshire ST16 3QJ
116	122 Pinnox Street, Tunstall, Stoke-on-Trent, Staffordshire ST6 6AD

LOT	ADDRESS
65	Hawthorne Cottage Randles Lane, Wetley Rocks, Stoke-on-Trent, Staffordshire ST9 0AT
64	Land adjacent to Hawthorne Cottage Randles Lane, Wetley Rocks, Stoke-on-Trent, Staffordshire ST9 0AT
111	Land at Ravenscliffe Road, Kidsgrove, Stoke-on-Trent, Staffordshire ST7 4HX
32	28 Ravenscroft Road, Crewe, Cheshire CW2 8PQ
11	3 Rectory Cottages, Audley Road, Barthomley, Cheshire CW2 5PL
47	89 Regent Road, Hanley, Stoke-on-Trent, Staffordshire ST1 3BL
93	52 Ricardo Street, Dresden, Stoke-on-Trent, Staffordshire ST3 4EU
73	2 Rigg Street, Crewe, Cheshire CW1 3EB
51	9 Roberts Close, Alsagers Bank, Stoke-on-Trent, Staffordshire ST7 8BD
6	6 Roberts Road, Madeley, Telford, Shropshire TF7 5JJ
55	18 Rowley Avenue, Chesterton, Newcastle-under-Lyme, Staffordshire ST5 7NP
43	104 Rowley Avenue, Chesterton, Newcastle-under-Lyme, Staffordshire ST5 7NY
8	43 Russell Road, Sandyford, Stoke-on-Trent, Staffordshire ST6 5LR
38	141 Ruxley Road, Bucknall, Stoke-on-Trent, Staffordshire ST2 9BT
50	52 Sandbach Road, Rode Heath, Cheshire ST7 3RN
9	27 Second Avenue, Ketley Bank, Telford, Shropshire TF2 0AL
84	10 Sorbus Drive, Crewe, Cheshire CW1 4EU
90	Freehold sale of Flats 1-6, Riverbank Mews South Street, Stafford, Staffordshire ST16 2BH
110	6 St Saviours Street, Talke, Stoke-on-Trent, Staffordshire ST7 1LR
1	Land adjacent to Stableford Manor, Stableford, Newcastle-under-Lyme, Staffordshire ST5 5JH
49	18 Stanwyck, Sutton Hill, Telford, Shropshire TF7 4JJ
56	The Cottage Stores Stone Road, Tittensor, Staffordshire ST12 9HA
41	Orchard Cottage Swanlow Lane, Winsford, Cheshire CW7 4BP
14	35 Sweet Briar Crescent, Wistaston, Crewe, Cheshire CW2 8PE
82	6 The Crescent, Ashley, Market Drayton, Shropshire TF9 4LL
10	12 The Crescent, Donnington, Telford, Shropshire TF2 8HD
28	5 The Rookery, Silverdale, Newcastle-under-Lyme, Staffordshire ST5 6NA
72	Land at 30 Thomas Street, Packmoor, Stoke-on-Trent, Staffordshire ST7 4SS
105	104 Underwood Lane, Crewe, Cheshire CW1 3LE
52	49 Vernon Avenue, Audley, Stoke-on-Trent, Staffordshire ST7 8EG
75	206 Waterloo Road, Cobridge, Stoke-on-Trent, Staffordshire ST6 3HQ
85	7 Westminster Street, Crewe, Cheshire CW2 7LQ
30	1 Weyman Road, Wellington, Telford, Shropshire TF1 3EF
24	130 Wildwood, Woodside, Telford, Shropshire TF7 5PR
39	63 Willowfield, Woodside, Telford, Shropshire TF7 5NT
19	11 Windsmoor Street, Stoke, Stoke-on-Trent, Staffordshire ST4 4EH
23	Freehold Sale of 22-27 (inc) Witherwood Drive, Malinslee, Telford, Shropshire TF3 2HT
44	36 Wolstanton Road, Chesterton, Newcastle-under-Lyme, Staffordshire ST5 7LX
68	11 Woodstock Street, Goldenhill, Stoke-on-Trent, Staffordshire ST6 5SN

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Viewing schedule

Viewing Schedule for properties in and around Crewe on Friday 11 & 18 March and 1 & 8 April, also Saturday 12, 19 & 26 March and 2 & 9 April 2016

LOT	ADDRESS	TIME
73	2 Rigg Street, Crewe, Cheshire, CW1 3EB	09.00am–09.30am
36	51 Albert Street, Crewe, Cheshire, CW1 2QD	09.45am–10.15am
60	7 Bright Street, Crewe, Cheshire, CW1 3AQ	10.30am–11.00am
5	55 Meredith Street, Crewe, Cheshire, CW1 2PW	11.15am–11.45am
98	27 Ashmuir Close, Crewe, Cheshire, CW1 3UQ	12.00pm–12.30pm
102	48 Broughton Road, Crewe, Cheshire, CW1 4NT	12.45pm–1.15pm
97	12 Hythe Avenue, Crewe, Cheshire, CW1 3XE	1.30pm–2.00pm
62	102 McLaren Street, Crewe, Cheshire, CW1 3SP	2.45pm–3.15pm
32	28 Ravenscroft Road, Wistaston, Crewe, Cheshire, CW2 8PQ	3.30pm–4.00pm
14	35 Sweet Briar Crescent, Wistaston, Crewe, Cheshire, CW2 8PE	4.15pm–4.45pm
105	104 Underwood Lane, Crewe, Cheshire, CW1 3LE	5.00pm–5.30pm

Viewing Schedule for properties in and around Alsager on Sunday 13 March, Wednesday 16 March, Saturday 19 March, Sunday 27 March, Wednesday 30 March, Saturday 2 April, Sunday 10 April

LOT	ADDRESS	TIME
50	52 Sandbach Road, Rode Heath, ST7 3RN	09:30am–09:50am
11	Rectory Cottages, 3 Audley Road, Barthomley CW2 5PL	10:15am–10:45am
52	49 Vernon Avenue, Audley, ST7 8EG	11:00am–11:20am
81	58 New King Street, Audley, ST7 8EX	11:30am–11:50am
51	9 Roberts Close, Alsagers Bank, ST7 8BD	12:00pm–12:20pm

Viewing Schedule for properties in and around Kidsgrove on Saturday 12 March, Saturday 19 March, Saturday 26 March, Saturday 2 April and Saturday 9 April

LOT	ADDRESS	TIME
54	29 King Street, Kidsgrove, Stoke-on-Trent, Staffordshire, ST7 1HL	9:30am
71	22 Moss Place, Kidsgrove, Stoke-on-Trent, Staffordshire, ST7 4DB	10:00am
21	45 Old Butt Lane, Talke, Stoke-on-Trent, Staffordshire, ST7 1NJ	11:00am
110	6 St Saviours Street, Talke, Stoke-on-Trent, Staffordshire, ST7 1LR	11:30am

Auction Department 0800 090 2200

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Viewing schedule (contd)

Viewing Schedule for properties in and around Newcastle on Monday 14 March, Thursday 24 March, Tuesday 29 March, Saturday 2 April, Thursday 7 April, Monday 11 April

LOT	ADDRESS	TIME
7	7 John Street, Newcastle-under-Lyme, Staffordshire, ST5 1JY	9.15am–9.30am
108	58 Milehouse Lane, Newcastle-under-Lyme, Staffordshire, ST5 9JX	9.40am–9.55am
44	36 Wolstaton Road, Newcastle-under-Lyme, Staffordshire, ST5 7LX	10.10am–10.25am
91	22 Crossmay Street, Poolfields, Staffordshire, ST5 2TP	10.35am–10.45am
70	175 Orme Road, Poolfields, Staffordshire, ST5 2BP	10.55am–11.10am
28	5 The Rookery, Silverdale, Staffordshire, ST5 6NA	11.20am–11.35am
106	23 Hulme Close, Silverdale, Staffordshire, ST5 6SA	11.45am–12.00pm
55	18 Rowley Avenue, Chesterton, Staffordshire, ST5 7NP	12.15pm–12.30pm
43	104 Rowley Avenue, Chesterton, Staffordshire, ST5 7NY	12.40pm–12.55pm
89	49 Beasley Avenue, Chesterton, Staffordshire, ST5 7PE	1.10pm–1.25pm
117	84 Clare Avenue, Bradwell, Staffordshire, ST5 8PR	1.40pm–1.55pm
66	242 Oxford Road, Maybank, Staffordshire, ST5 0QB	2.10pm–2.25pm
107	8 Heathcote Avenue, Hookgate, Market Drayton, TF9 4QF	3.15pm–3.30pm
88	Rockwoods, Newcastle Road, Market Drayton, TF9 4PH	4.00pm–4.15pm

Viewing Schedule for properties in and around Hanley on Tuesday 29 March, Friday 1 April, Tuesday 5 April and Friday 8 April

LOT	ADDRESS	TIME
19	11 Windsmoor Street, Stoke, Stoke-on-Trent, ST4 4EH	09:00am
104	116 North Street, Stoke, Stoke-on-Trent, ST4 7DG	09:30am
18	30 Bond Street, Tunstall, Stoke-on-Trent, ST6 5HF	10:00am
87	58 Newfield Street, Tunstall, Stoke-on-Trent, ST6 5HD	10:30am
8	43 Russell Road, Sandyford, Stoke-on-Trent, ST6 5LR	11:00am
59	139 Biddulph Road, Chell, Stoke-on-Trent, ST6 6TA	11:30am
86	4 Broadhurst Street, Burslem, Stoke-on-Trent, ST6 1EY	12:00pm
100	199 Hamil Road, Burslem, Stoke-on-Trent, ST6 1AP	12:30pm
77	24 Glendale Street, Burslem, Stoke-on-Trent, ST6 2EP	13:00pm
75	206 Waterloo Road, Cobridge, Stoke-on-Trent, ST6 3HQ	13:30pm
76	11 Lowther Street, Hanley, Stoke-on-Trent, ST1 5JE	14:00pm
115	54 Denbigh Street, Hanley, Stoke-on-Trent, ST1 5JB	14:30pm
3	126 Moston Street, Birches Head, Stoke-on-Trent, ST1 2LT	15:00pm
48	1110 Leek Road, Hanley, Stoke-on-Trent, ST1 6AS	15:3pm
38	141 Ruxley Road, Bucknall, Stoke-on-Trent, ST2 9BT	16:00pm
99	299 Dawlish Drive, Bentilee, Stoke-on-Trent, ST2 0HQ	16:30pm
35	732 Dividy Road, Bentilee, Stoke-on-Trent, ST2 0AJ	17:00pm

Auction Department 0800 090 2200

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Viewing schedule (contd)

Viewing Schedule for properties in and around Longton on Tuesday 15 March, Friday 18 March, Saturday 26 March, Friday 1 April, Tuesday 5 April, Saturday 9 April

LOT	ADDRESS	TIME
109	5 Chilton Street, Heron Cross, Staffordshire, ST4 3AU	9.30am–9.50am
53	13 Chilworth Grove, Blurton, Staffordshire, ST3 3ED	10.00am–10.20am
93	52 Ricardo Street, Dresden, Staffordshire, ST3 4EU	10.30am–11.00am
67	536 Lightwood Road, Lightwood, Staffordshire, ST3 7EH	11.10am–11.30am
94	2 Harvey Road, Meir, Stoke-on-Trent, Staffordshire, ST3 6BG	11.40am–12.00pm

Viewing Schedule for properties in and around Stafford on Saturday 19 March, Saturday 26 March, Saturday 2 April, Saturday 9 April

LOT	ADDRESS	TIME
92	280 Oxford Gardens, Stafford, Staffordshire, ST16 3JQ	9.30am–10.15am
2	3 Chesham Road, Stafford, Staffordshire, ST16 3JP	10.30am–11.15am
90	Flats 1–6 River Bank Mews, Stafford, Staffordshire, ST16 2BH	3.00pm–3.45pm

Sunday 20 March, Sunday 27 March, Sunday 3 April, Sunday 10 April

Lot	Address	Time
20	9 Pike Close, Beaconside, Stafford, Staffordshire, ST16 3QJ	9.30am–10.15am
69	Flat 4 Derwent House, Hawksmoor Road, Stafford, ST17 9DU	10.30am–11.15am
57	Rosyth, Eccleshall Road, Great Bridgeford, Stafford, ST18 9PS	11.30am–12.15pm

Auction Department 0800 090 2200

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Viewing schedule (contd)

Viewing schedule for properties in and around Telford on Monday 21 March, Saturday 2 April and Wednesday 6 April

LOT	ADDRESS	TIME
39	63 Willowfield, Woodside, Telford, Shropshire, TF7 5NT	09.00am–09.20am
24	130 Wildwood, Woodside, Telford, Shropshire, TF7 5PR	09.30am–09.45am
6	6 Roberts Road, Madeley, Telford, Shropshire, TF7 5JJ	09.55am–10.10am
49	18 Stanwyck, Sutton Hill, Telford, Shropshire, TF7 4JJ	10.30am–10.45am
34	41 Bishopdale, Brookside, Telford, Shropshire, TF3 1SB	10.55 am–11.10 am
29	149 Bembridge, Brookside, Telford, Shropshire, TF3 1NE	11.20 am–11.30 am
29	151 Bembridge, Brookside, Telford, Shropshire, TF3 1NE	11.35 am–11.45 am
40	35 Dalford Court, Hollinswood, Telford, Shropshire, TF3 2BP	12.00 pm–12.10 pm
16	115 Dunsheath, Hollinswood, Telford, Shropshire, TF3 2DA	12.20 pm–12.30 pm
16	119 Dunsheath, Hollinswood, Telford, Shropshire, TF3 2DA	12.35 pm–12.45 pm

Tuesday 22 March, Thursday 31 March and Saturday 9 April

LOT	ADDRESS	TIME
23	24 Witherwood Drive, Malinslee, Telford, Shropshire, TF3 2HT	09.00 am–09.15 am
23	27 Witherwood Drive, Malinslee, Telford, Shropshire, TF3 2HT	09.15 am–09.25 am
9	27 Second Avenue, Ketley Bank, Telford, Shropshire, TF2 0AL	09.40 am–09.55 am
46	1 Grove Road, Overdale, Telford, Shropshire, TF3 5AW	10.05 am–10.20 am
45	176 Hurleybrook Way, Leegomery, Telford, Shropshire TF1 6UB	10.35 am–10.50 am
30	1 Weyman Road, Wellington, Telford, Shropshire, TF1 3EF	11.00 am–11.15 am
33	2 Cleveland Avenue, High Ercall, Shropshire, TF6 6AH	11.40 am–11.55 am
5	55 Meadow Road, Newport, T Shropshire, F10 7TQ	12.30 pm–12.40 pm
15	47 Park Road, Donnington, Telford, Shropshire, TF2 8BP	13.00 pm–13.15 pm
10	12 The Crescent, Donnington, Telford, Shropshire, TF2 8HD	13.25 pm–13.40 pm

Auction Department 0800 090 2200

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Now accepting instructions for our 9 May auction

Closing date 12 April

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LOT
1

Land adjacent to Stableford Manor, Stableford, Newcastle-under-Lyme, Staffordshire ST5 5JH

*GUIDE PRICE **£20,000**



- Parcel of land
- Approximately 2.01 hectares
- (4.97 acres)

Legal Representative

Mr Sean Mcgrath
DWF Solicitors
1 Scott House, 2 Hardman Place,
Manchester, M3 3AA
0845 165 5396
sean.mcgrath@dwf.co.uk

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

LOT
2

3 Chesham Road, Stafford, Staffordshire ST16 3JP

*GUIDE PRICE **£75,000**



- Traditional semi-detached
- Three bedrooms
- Lounge, dining room
- Kitchen, bathroom
- In need of modernisation
- EPC – F

See page 14 for viewing schedule

Legal Representative

Mr Henry Hutsby
Hutsby Mees Solicitors
5/7a St Marys Grove, Stafford,
ST16 2AT
01785 259211
hhutsby@hutsbymeas.co.uk

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

LOT
3**126 Moston Street, Birches Head, Stoke-on-Trent,
Staffordshire ST1 2LT***GUIDE PRICE **£32,000 plus**

- Mid-terrace property
- Two bedrooms
- Double glazing
- Gas central heating
- In need of modernisation
- EPC – D

See page 13 for viewing schedule

Legal Representative

Mr Momi
V K M Solicitors
48 Queen Street, Wolverhampton,
WV1 3BJ
01902 311155
v.momi@vkmsolicitors.co.uk

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

LOT
4**16 Broadway, Meir, Stoke-on-Trent,
Staffordshire ST3 5PF***GUIDE PRICE **£65,000**

- Semi-detached property
- Two bedrooms
- Corner plot
- In need of modernisation
- EPC – D

Legal Representative

TBC

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

LOT
5

55 Meadow Road, Newport, Shropshire TF10 7TQ

*GUIDE PRICE **£70,000 plus**



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

- First floor flat
- Two bedrooms
- In need of modernisation
- Leasehold
- Ground rent £10 per annum
- Lease 99 years
- EPC – C

See page 15 for viewing schedule

Legal Representative

Miss Penny Mincher
Wrekin Housing Trust Ltd
Colliers Way, Old Park, Telford,
Shropshire, TF3 4AW
01952 217057
Penny.Mincher@wrekinhousingtrust.
org.uk

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

LOT
6

6 Roberts Road, Madeley, Telford, Shropshire TF7 5JJ

*GUIDE PRICE **£80,000 plus**



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

It is our understanding that the above property is considered to be of a non-traditional construction "Wimpey no fines" house classification 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

- Semi-detached house
- Three bedrooms
- In need of modernisation
- Freehold
- EPC – C

See page 15 for viewing schedule

Legal Representative

Miss Penny Mincher
Wrekin Housing Trust Ltd
Colliers Way, Old Park, Telford,
Shropshire, TF3 4AW
01952 217057
Penny.Mincher@wrekinhousingtrust.
org.uk

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

LOT
77 John Street, Newcastle-under-Lyme,
Staffordshire ST5 1JY*GUIDE PRICE **£55,000**

- Mid-terrace property
- Two bedrooms
- Close to town centre
- Attractive kitchen and bathroom suites
- Garden to the rear
- EPC – TBC

See page 13 for viewing schedule

**Legal Representative**

Mrs Janet Farrell
Brown and Corbishley Solicitors
2-4 Queen Street, Newcastle-under-Lyme,
Staffordshire, ST5 1EE
01782 717888
j.farrell@brownandcorbishley.co.uk

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

LOT
843 Russell Road, Sandyford, Stoke-on-Trent,
Staffordshire ST6 5LR*GUIDE PRICE **£60,000 plus**

- End-town house
- Three bedrooms
- Off road parking
- Conservatory
- Generous plot
- EPC – TBC

See page 13 for viewing schedule

**Legal Representative**

Mr Jonathan Manning
Hibberts LLP
144 Nantwich Road, Crewe, Cheshire,
CW2 6BG
01270 215117
jhm@hibberts.com

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

LOT
9

**27 Second Avenue, Ketley Bank, Telford,
Shropshire TF2 0AL**

*GUIDE PRICE **£75,000 plus**



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

- Semi-detached house
- Three bedrooms
- In need of modernisation
- Freehold
- EPC – C

See page 15 for viewing schedule

Legal Representative

Miss Penny Mincher
Wrekin Housing Trust Ltd
Colliers Way, Old Park, Telford,
Shropshire, TF3 4AW
01952 217057
Penny.Mincher@wrekinhousingtrust.
org.uk

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

LOT
10

**12 The Crescent, Donnington, Telford,
Shropshire TF2 8HD**

*GUIDE PRICE **£70,000 plus**



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

- Semi-detached house
- Three bedrooms
- In need of modernisation
- Freehold
- EPC – D

See page 15 for viewing schedule

Legal Representative

Miss Penny Mincher
Wrekin Housing Trust Ltd
Colliers Way, Old Park, Telford,
Shropshire, TF3 4AW
01952 217057
Penny.Mincher@wrekinhousingtrust.
org.uk

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

LOT
11

3 Rectory Cottages, Audley Road, Barthomley, Cheshire CW2 5PL

*GUIDE PRICE **£180,000**



- Semi-detached property
- Three bedrooms
- External WC
- Two reception rooms
- Large rear garden
- Rural location
- Great potential
- EPC – F

See page 12 for viewing schedule

Legal Representative

Mr Mark Deavall
Woolliscrofts
44 Crewe Road, Alsager, Stoke-on-Trent, ST7 2ET
01270 303120
mdeavall@woolliscrofts.co.uk

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

LOT
12

Land at Harding Terrace, Penkull, Stoke-on-Trent, Staffordshire ST4 5AF

*GUIDE PRICE **£55,000**



- Land with planning permission
- 6 x 2 bedroom and 6 x 1 bedroom flats
- Onsite parking
- Planning granted 06/01/2016 (Ref: 58894)
- L shaped site on a rising gradient with trees and foliage.
- Site area 0.13 ha (0.33 acres)
- EPC – N/A

Legal Representative

Dianne E Sumner
Cooks Solicitors
12, Dalewood Road, Lymedale
Business Park, Newcastle,
Staffordshire, ST5 9QA
01782 713 755
dianne@cooks-solicitors.co.uk

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

LOT
13

55 Meredith Street, Crewe, Cheshire CW1 2PW

*GUIDE PRICE **£57,000**



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

See page 12 for viewing schedule

Legal Representative

Martin Measures
Hibberts LLP
25 Barker Street, Nantwich, Cheshire,
CW5 5EN
01270 624225
mhm@hibberts.com

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

LOT
14

35 Sweet Briar Crescent, Wistaston, Crewe, Cheshire CW2 8PE

*GUIDE PRICE **£82,000**



- Semi-detached
- Three bedrooms
- Lounge & dining room
- Driveway & gardens
- Kitchen & utility room
- EPC – TBC

See page 12 for viewing schedule

Legal Representative

Mr Michael Wright
Hall Smith Whittingham
172–174 Nantwich Road, Crewe,
CW2 6BW
01270 212000
michaelwright@hswsolicitors.co.uk

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

LOT
15

47 Park Road, Donnington, Telford,
Shropshire TF2 8BP



- Mid-town house
- Three bedrooms
- In need of modernisation
- Freehold
- EPC – D

See page 15 for viewing schedule

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

*GUIDE PRICE **£58,000 plus**

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

Miss Penny Mincher
Wrekin Housing Trust Ltd
Colliers Way, Old Park, Telford,
Shropshire, TF3 4AW
01952 217057
Penny.Mincher@wrekinhousingtrust.
org.uk

LOT
16

Freehold Sale of 115–126 Dunsheath, Hollinswood,
Telford, Shropshire TF3 2DA



- Freehold sale of block
- Two vacant flats (115 & 119)
- 2 bed ground floor
- In need of modernisation
- EPC – C/C
- Subject to the Leasehold interest of flats 116, 117, 118, 120, 121, 122, 123, 124, 125, 126 Dunsheath

See page 15 for viewing schedule

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

*GUIDE PRICE **£110,000 plus**



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

Miss Penny Mincher
Wrekin Housing Trust Ltd
Colliers Way, Old Park, Telford,
Shropshire, TF3 4AW
01952 217057
Penny.Mincher@wrekinhousingtrust.
org.uk

LOT
17

95 Antrobus Street, Congleton, Cheshire CW12 1HE

*GUIDE PRICE **£55,000**



- Traditional mid-terrace
- Two double bedrooms
- Two reception rooms
- Basement room
- Garden
- Town centre location
- EPC – E

Legal Representative

Mrs Heather Adams
SAS Daniels
Riverside, Mountbatten Way,
Congleton, Cheshire, CW12 1DY
01260 282315
heather.adams@sasdaniels.co.uk

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

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LOT
18

**30 Bond Street, Tunstall, Stoke-on-Trent,
Staffordshire ST6 5HF**

*GUIDE PRICE **£35,000 plus**



- Mid-terrace property
- Currently let at £4,800 per annum
- Not inspected by auctioneers
- EPC – E

See page 13 for viewing schedule

Legal Representative

Miss Alexandra Finney
RJS Solicitors
G1 Bellringer Road, Trentham, Stoke-
on-Trent, ST4 8GB
01782 646320
alex@rjssolicitors.com

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

LOT
19

**11 Windsmoor Street, Stoke, Stoke-on-Trent,
Staffordshire ST4 4EH**

*GUIDE PRICE **£37,000 plus**



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

See page 13 for viewing schedule



Legal Representative

Mr Howard Heath
Beswicks
Sigma House, Lakeside, Festival
Way, Festival Park, Stoke-on-Trent,
Staffordshire, ST1 5RY
01782 205000
howard.heath@beswicks.com

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

LOT
20

**9 Pike Close, Beaconside, Stafford,
Staffordshire ST16 3QJ**

*GUIDE PRICE **£65,000**



- Three bedroom maisonette
- Lounge/diner, kitchen
- Guest WC, bathroom
- In need of modernisation
- EPC – TBC

See page 14 for viewing schedule

Legal Representative

Tedstone
Tedstone George & Tedstone Sols
Crown Bridge, Penkridge, Stafford,
Staffordshire, ST19 5AA
01785 712243
adam@tedstones.com

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

LOT
21

**45 Old Butt Lane, Butt Lane, Stoke-on-Trent,
Staffordshire ST7 1NJ**

*GUIDE PRICE **£110,000**



- End-terrace house
- Three bedrooms
- First floor bathroom
- Impressive spacious gardens
- Extended to ground floor
- In need of modernisation
- EPC – D

See page 12 for viewing schedule

Legal Representative

Mr Nick Mason
Salmons Solicitors
20–22 High Street, Maybank,
Newcastle-under-Lyme, Staffordshire,
ST5 0JB
01782 621266
nick.mason@salmonssolicitors.net

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

LOT
22**9 Penningtons Lane, Gawsworth, Macclesfield,
Cheshire SK11 7US***GUIDE PRICE **£145,000**

- Detached bungalow
- Two double bedrooms
- Recently refurbished
- Off road parking
- Enclosed Garden
- EPC – D

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

**Legal Representative**

Legal Representative
Mr Kevin Richardson
Richardson Law
84 Chapel Lane, Wilmslow, Cheshire,
SK9 5JH
01625 522429
kevin@richardsonlaw.org.uk

LOT
23**Freehold Sale of 22–27 (inc) Witherwood Drive,
Malinslee, Telford, Shropshire TF3 2HT***GUIDE PRICE **£110,000 plus**

- Freehold sale of block
- Two vacant flats (24 & 27)
- 2 bed ground floor
- In need of modernisation
- EPC – C/C
- Subject to the Leasehold interest of flats 22, 23, 25 & 26 Witherwood Drive

See page 15 for viewing schedule

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

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

Legal Representative

Miss Penny Mincher
Wrekin Housing Trust Ltd
Colliers Way, Old Park, Telford,
Shropshire, TF3 4AW
01952 217057
Penny.Mincher@wrekinhousingtrust.
org.uk

LOT
24

**130 Wildwood, Woodside, Telford,
Shropshire TF7 5PR**

*GUIDE PRICE **£70,000 plus**



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

- End-town house
- Four bedrooms
- In need of modernisation
- Freehold
- EPC – D

See page 15 for viewing schedule

Legal Representative

Miss Penny Mincher
Wrekin Housing Trust Ltd
Colliers Way, Old Park, Telford,
Shropshire, TF3 4AW
01952 217057
Penny.Mincher@wrekinhousingtrust.
org.uk

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

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LOT
25

**Former Day Centre, Baddeley Street, Burslem,
Stoke-on-Trent, Staffordshire ST6 4EH**

*GUIDE PRICE **£200,000 plus**



- Former day care centre with onsite parking
- Planning for D1 (Non-residential institution)
- Mainly single storey with a storey section
- Provides a range of rooms including main hall, commercial kitchen, offices, bathrooms and stores
- GIA: 1,348sq m (14,509sq ft)

- Site area: 0.81 acres
- EPC – D (100)

Legal Representative

Stoke-on-Trent City Council
Civic Centre, Legal Services, Glebe Street, Stoke-on-Trent, Staffordshire, ST4 1HH
01782 232745



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

LOT
26

Flats 1/2/3, 17a Lichfield Street, Stone,
Staffordshire ST15 8NA

*GUIDE PRICE **£250,000**



- Single building recently converted into apartments
- Two with 2 bedrooms, one 1 bedroom
- Easy walking distance to Stone town centre
- Roof terrace, fitted kitchens, Well-equipped bathrooms
- Some finishing work required (schedule available on request)

- EPCs – E, F, E

Legal Representative

Mr Sean Spinetto
Pickering & Butters Solicitors
19 Greengate Street, Stafford,
Staffordshire, ST16 2LU
01785 603060
info@pb4law.com

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

LOT
27**523 Crewe Road, Wheelock, Sandbach,
Cheshire CW11 3RT***GUIDE PRICE **£55,000**

- Mid-terraced
- Two bedrooms
- Two reception rooms
- In need of modernisation
- EPC – TBC

Legal Representative

Mr Mike Bracegirdle
Butcher & Barlow
31 Middlewich Road, Sandbach,
Cheshire, CW11 1HW
01270 762521
mbracegirdle@butcher-barlow.co.uk

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

LOT
28**5 The Rookery, Silverdale, Newcastle-under-Lyme,
Staffordshire ST5 6NA***GUIDE PRICE **£50,000**

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

- End-terrace property
- Three bedrooms
- Two reception rooms
- Generous garden to the rear
- EPC – E

See page 13 for viewing schedule

Legal Representative

Bernadette Shaw
Knights Llp
The Brampton, Newcastle-under-Lyme, Staffordshire, ST5 0QW
01782 619225
Bernadette.shaw@knightsllp.co.uk

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

LOT
29

Freehold Sale of 143–154 Bembridge, Brookside, Telford, Shropshire TF3 1NE

*GUIDE PRICE **£70,000 plus**



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

- Freehold sale of block
- Two vacant flats (149 & 151)
- 1 bed ground floor
- In need of modernisation
- EPC – C/C
- Subject to the Leasehold interest of flats 143, 144, 145, 146, 147, 148, 150, 152, 153 & 54 Bembridge

See page 15 for viewing schedule

Legal Representative

Miss Penny Mincher
Wrekin Housing Trust Ltd
Colliers Way, Old Park, Telford,
Shropshire, TF3 4AW
01952 217057
Penny.Mincher@wrekinhousingtrust.org.uk

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

LOT
30

1 Weyman Road, Wellington, Telford, Shropshire TF1 3EF

*GUIDE PRICE **£70,000 plus**



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

- Semi-detached house
- Two bedrooms
- In need of modernisation
- Freehold
- EPC – C

See page 15 for viewing schedule

Legal Representative

Miss Penny Mincher
Wrekin Housing Trust Ltd
Colliers Way, Old Park, Telford,
Shropshire, TF3 4AW
01952 217057
Penny.Mincher@wrekinhousingtrust.org.uk

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

LOT
31**73–75 High Street, Tunstall, Stoke-on-Trent,
Staffordshire ST6 5TA**

- Double fronted ground floor lock up shop
- Let at £5,750pa on a 3 year term from 10/06/2013
- 999 year long leasehold interest of first floor
- 71.53sq m (770sq ft)
- EPC – C

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

*GUIDE PRICE **£40,000 + VAT*****Legal Representative**

Gareth Jones
Eversheds LLP, 1 Callaghan Square,
Cardiff CF10 5BT
020 7919 4500
garethjones@eversheds.com

LOT
32**28 Ravenscroft Road, Crewe, Cheshire CW2 8PQ** *GUIDE PRICE **£96,000–£105,000**

- Semi-detached
- Two bedroom
- Lounge & kitchen
- Private rear garden
- Off road parking
- Modernisation required
- EPC – C

See page 12 for viewing schedule

Legal Representative

Ms Gill Collins
Poole Alcock LLP
238–246 Edleston Road, Crewe,
CW2 7EH
01270 256665
gill.collins@poolealcock.co.uk

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

LOT
33**2 Cleveland Avenue, High Ercall, Telford,
Shropshire TF6 6AH*****GUIDE PRICE £100,000 plus**

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

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

- Semi-detached house
- Three bedrooms
- In need of modernisation
- Freehold
- EPC – D

See page 15 for viewing schedule

Legal Representative

Miss Penny Mincher
Wrekin Housing Trust Ltd
Colliers Way, Old Park, Telford,
Shropshire, TF3 4AW
01952 217057
Penny.Mincher@wrekinhousingtrust.
org.uk

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

Proof of identity and address

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

All successful bidders must provide proof of identity and address to the Auctioneers immediately after the fall of the hammer. (See page 6).

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

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

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LOT
34**41 Bishopdale, Brookside, Telford,
Shropshire TF3 1SB**

- Mid-town house
- Three bedrooms
- In need of modernisation
- Freehold
- EPC – C

See page 15 for viewing schedule**Apply:** Telford Tel: 01952 204420 Email: telford@bjbmail.com*GUIDE PRICE **£60,000 plus**

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

Miss Penny Mincher
Wrekin Housing Trust Ltd
Colliers Way, Old Park, Telford,
Shropshire, TF3 4AW
01952 217057
Penny.Mincher@wrekinhousingtrust.
org.uk

LOT
35**732 Dividy Road, Bentilee, Stoke-on-Trent,
Staffordshire ST2 0AJ**

- Large end-terrace
- Two bedrooms
- First floor bathroom
- EPC – G

See page 13 for viewing schedule**Apply:** Hanley Tel: 01782 202600 Email: hanley@bjbmail.com*GUIDE PRICE **£35,000 plus****Legal Representative**

Mrs Samantha Jones
Stoke-on-Trent Council
Civic Centre, Glebe Street, Stoke,
Stoke-on-Trent, ST4 1RG
01782 236326
samantha.jones@stoke.gov.uk

LOT
36

51 Albert Street, Crewe, Cheshire CW1 2QD

*GUIDE PRICE **£59,500**



- Spacious mid-terraced house
- Three bedrooms
- Two reception rooms
- Gardens
- No upward chain
- EPC – TBC

See page 12 for viewing schedule

Legal Representative

Mrs Kate Heath
Poole Alcock
6 Middlewich Road, Sandbach,
Cheshire, CW11 1DL
01270 762325
kate.heath@poolealcock.co.uk

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

LOT
37

33 Furnival Street, Cobridge, Stoke-on-Trent, Staffordshire ST6 2PD

*GUIDE PRICE **£27,500 plus**



- End-terrace house
- Not inspected by auctioneers
- EPC – G



Legal Representative

Mrs Rachel Byles
Woolliscrofts Solicitors
6-10 Broad Street, Hanley, Stoke-on-Trent, Staffordshire, ST1 4EU
01782 204000
rbytes@woolliscrofts.co.uk

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

LOT
38**141 Ruxley Road, Bucknall, Stoke-on-Trent,
Staffordshire ST2 9BT**

- Mid-town house
- Two bedrooms
- Two reception rooms
- Gas central heating
- Popular location
- EPC – D

See page 13 for viewing schedule**Apply:** Hanley Tel: 01782 202600 Email: hanley@bjbmail.com*GUIDE PRICE **£30,000 plus****Legal Representative**

Mrs Kerry Dundas
Myers & Co Solicitors
33/43 Price Street, Burslem, Stoke-
on-Trent, Staffordshire, ST6 4JJ
01782 577000
kerry.dundas@myerssolicitors.co.uk

LOT
39**63 Willowfield, Woodside, Telford,
Shropshire TF7 5NT**

- Mid-town house
- Three bedrooms
- Garage
- In need of modernisation
- Freehold
- EPC – C

See page 15 for viewing schedule**Apply:** Telford Tel: 01952 204420 Email: telford@bjbmail.com*GUIDE PRICE **£60,000 plus**

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

Miss Penny Mincher
Wrekin Housing Trust Ltd
Colliers Way, Old Park, Telford,
Shropshire, TF3 4AW
01952 217057
Penny.Mincher@wrekinhousingtrust.
org.uk

LOT
40

**35 Dalford Court, Hollinswood, Telford,
Shropshire TF3 2BP**

*GUIDE PRICE **£55,000 plus**



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

- Ground floor flat
- Two bedrooms
- In need of modernisation
- Leasehold
- Ground rent £10 per annum
- Lease 99 years
- EPC – C

See page 15 for viewing schedule

Legal Representative

Miss Penny Mincher
Wrekin Housing Trust Ltd
Colliers Way, Old Park, Telford,
Shropshire, TF3 4AW
01952 217057
Penny.Mincher@wrekinhousingtrust.
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* Source: El Group

LOT
41**Orchard Cottage, Swanlow Lane, Winsford,
Cheshire CW7 4BP***GUIDE PRICE **£148,000**

- Detached bungalow
- Three bedrooms
- PP for 4 bed detached
- Ref (15/05085/FUL)
- Double garage
- Sought after location
- EPC – E

Legal Representative

Mr Andy Parry
Dixon Rigby Keogh Solicitors
34 Crewe Road, Sandbach, Cheshire,
CW11 4NF
01270 766550
andy.parry@drk-law.co.uk

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

LOT
42**38 London Road, Elworth, Sandbach,
Cheshire CW11 3BD***GUIDE PRICE **£75,000**

Buyers are advised they must not be connected to the seller with the meaning of section 118 of the Charities Act 2011 (The Act)

- End-terrace
- Two bedrooms
- Two reception rooms
- Rear garden
- EPC – D

Legal Representative

Mr John Gibbons
Hibberts LLP
29 St Marys Street, Whitchurch,
Shropshire, SY13 1RA
01948 662231
www.hibberts.com

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

LOT
43

104 Rowley Avenue, Chesterton, Newcastle-under-Lyme, Staffordshire ST5 7NY

*GUIDE PRICE **£58,000 plus**



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.

- Mid-townhouse
- Three bedrooms
- UPVC double glazing
- Garden to front and rear
- EPC – F

See page 13 for viewing schedule

Legal Representative

Mr Stewart Freeman
Shakespeare Martineau Solicitors LLP
Bridgeway House, Bridgeway,
Stratford-upon-Avon, Warwickshire,
CV37 6YX
0845 630 8833
stewart.freeman@shma.co.uk

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

LOT
44

36 Wolstanton Road, Chesterton, Newcastle-under-Lyme, Staffordshire ST5 7LX

*GUIDE PRICE **£90,000 plus**



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.

- Semi-detached house
- Three bedrooms
- Gas central heating
- Double glazing
- Generous gardens
- Driveway for off road parking
- EPC – D

See page 13 for viewing schedule

Legal Representative

Mr Stewart Freeman
Shakespeare Martineau Solicitors LLP
Bridgeway House, Bridgeway,
Stratford-upon-Avon, Warwickshire,
CV37 6YX
0845 630 8833
stewart.freeman@shma.co.uk

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

LOT
45**176 Hurleybrook Way, Leegomery, Telford,
Shropshire TF1 6UB**

- Mid-town house
- Four bedrooms
- In need of modernisation
- Freehold
- EPC – TBC

See page 15 for viewing schedule**Apply:** Telford Tel: 01952 204420 Email: telford@bjbmail.com*GUIDE PRICE **£70,000 plus**

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

Miss Penny Mincher
Wrekin Housing Trust Ltd
Colliers Way, Old Park, Telford,
Shropshire, TF3 4AW
01952 217057
Penny.Mincher@wrekinhousingtrust.
org.uk

LOT
46**1 Grove Road, Overdale, Telford,
Shropshire TF3 5AW**

- Semi-detached house
- Three bedrooms
- In need of modernisation
- Freehold
- EPC – C

See page 15 for viewing schedule**Apply:** Telford Tel: 01952 204420 Email: telford@bjbmail.com*GUIDE PRICE **£75,000 plus**

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

Miss Penny Mincher
Wrekin Housing Trust Ltd
Colliers Way, Old Park, Telford,
Shropshire, TF3 4AW
01952 217057
Penny.Mincher@wrekinhousingtrust.
org.uk

LOT
47

**89 Regent Road, Hanley, Stoke-on-Trent,
Staffordshire ST1 3BL**

*GUIDE PRICE **£112,000**



- Prominently located
- Close to Hanley city centre
- First floor living accommodation
- Suitable for a variety of uses STPP
- Close to new bus station development
- EPC – E (112)

Legal Representative

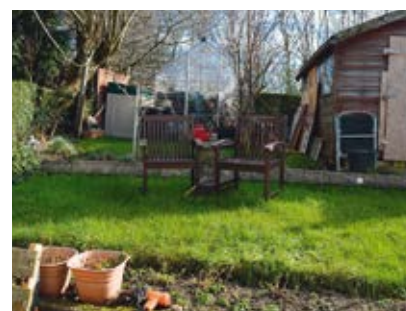
Mr Adam Mayer
Nowell Meller
24 Market Place, Stoke-on-Trent,
ST6 4AX
01782 813315
Adam@nowellmeller.co.uk

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

LOT
48

**1110 Leek Road, Hanley, Stoke-on-Trent,
Staffordshire ST1 6AS**

*GUIDE PRICE **£50,000 plus**



- Semi-detached bungalow
- Two bedrooms
- Gardens
- Gas central heating
- Majority double glazing
- EPC – D

See page 13 for viewing schedule

Legal Representative

Mr Ray Basnett
Woolliscrofts Solicitors
6-10 Broad Street, Hanley, Stoke-on-Trent,
Staffordshire, ST1 4EU
01782 204000
rbasnett@woolliscrofts.co.uk

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

LOT
49**18 Stanwyck, Sutton Hill, Telford,
Shropshire TF7 4JJ***GUIDE PRICE **£60,000 plus**

- Mid-town house
- Three bedrooms
- In need of modernisation
- Freehold
- EPC – C

See page 15 for viewing schedule

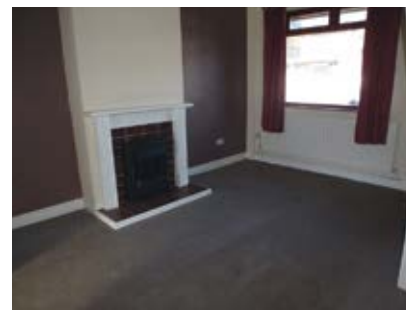
The seller is a registered social landlord and is therefore prohibited from selling a property to anyone who is an employee or director of the seller, or was in the last 12 months an employee or director, or is a close relative of such a person or an agent on their behalf

Legal Representative

Miss Penny Mincher
Wrekin Housing Trust Ltd
Colliers Way, Old Park, Telford,
Shropshire, TF3 4AW
01952 217057
Penny.Mincher@wrekinhousingtrust.
org.uk

Apply: Telford Tel: 01952 204420 Email: telford@bjbmail.comLOT
50**52 Sandbach Road, Rode Heath, Cheshire ST7 3RN***GUIDE PRICE **£90,000**

- Mid-terrace house
- Two bedrooms
- Lounge, kitchen/diner
- Gas CH, D/glazed
- Parking and rear garden
- EPC – E

See page 12 for viewing schedule**Legal Representative**

Mrs Zoe Cartlidge
Poole Alcock L.L.P
2a Lawton Road, Alsager, Cheshire,
ST7 2BJ
01270 876550
zoe.cartlidge@poolealcock.co.uk

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

LOT
51

**9 Roberts Close, Alsagers Bank, Stoke-on-Trent,
Staffordshire ST7 8BD**

*GUIDE PRICE **£85,000 plus**



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

- Semi-detached house
- Three bedrooms
- Gas CH, double glazed
- Large rear garden
- EPC – C

See page 12 for viewing schedule

Legal Representative

Mr Stewart Freeman
Shakespeare Martineau Solicitors LLP
Bridgeway House, Bridgeway,
Stratford-upon-Avon, Warwickshire,
CV37 6YX
0845 630 8833
stewart.freeman@shma.co.uk

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

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Catalogues

LOT
52**49 Vernon Avenue, Audley, Stoke-on-Trent,
Staffordshire ST7 8EG**

- Semi-detached house
- Three bedrooms
- Kitchen, G/F WC
- Double glazed
- Parking and gardens
- EPC – E

See page 12 for viewing schedule**Apply:** Alsager Tel: 01270 877778 Email: alsager@bjbmail.com*GUIDE PRICE **£80,000 plus**

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

Legal Representative

Mr Stewart Freeman
Shakespeare Martineau Solicitors LLP
Bridgeway House, Bridgeway,
Stratford-upon-Avon, Warwickshire,
CV37 6YX
0845 630 8833
stewart.freeman@shma.co.uk

LOT
53**13 Chilworth Grove, Blurton, Stoke-on-Trent,
Staffordshire ST3 3ED**

- Semi-detached
- Three bedrooms
- Good size rear garden
- Off road parking
- EPC – C

See page 14 for viewing schedule**Apply:** Longton Tel: 01782 594777 Email: longton@bjbmail.com*GUIDE PRICE **£79,500****Legal Representative**

Miss Kayleigh Doyle
Blackburn Preston
28/30 Washway Road, Sale,
Manchester, M33 7QY
01619732434
kdoyle@bannisterpreston.co.uk

LOT 54 29 King Street, Kidsgrove, Stoke-on-Trent, Staffordshire ST7 1HL

*GUIDE PRICE **£35,000**



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

See page 12 for viewing schedule

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

Legal Representative

Mr Tim Brooke
Massers & Co.
Russell House, Tudor Square, West
Bridgford, Nottingham, NG2 6BT
0115 851 1666
timb@massers.co.uk

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

LOT 55 18 Rowley Avenue, Chesterton, Newcastle-under-Lyme, Staffordshire ST5 7NP

*GUIDE PRICE **£58,000 plus**



- End-townhouse
- Three bedrooms
- Gas central heating
- Double glazing
- In need of modernisation
- EPC – C

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

Legal Representative

Mr Stewart Freeman
Shakespeare Martineau Solicitors LLP
Bridgeway House, Bridgeway,
Stratford-upon-Avon, Warwickshire,
CV37 6YX
0845 630 8833
stewart.freeman@shma.co.uk

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

LOT
56**The Cottage Stores, Stone Road, Tittensor,
Staffordshire ST12 9HA**

- Historic former cottage
- More recently used for commercial
- Accommodation above
- 905sq ft (84.07sq m)
- Planning permission for C3 Residential (Granted October 2015)
- EPC – D

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

*GUIDE PRICE **£80,000 plus****Legal Representative**

Bernadette Shaw
Knights Llp
The Brampton, Newcastle-under-Lyme, Staffordshire, ST5 0QW
01782 619225
Bernadette.shaw@knightsllp.co.uk

LOT
57**Rosyth, Eccleshall Road, Great Bridgeford,
Stafford, Staffordshire ST18 9PS**

- Semi-detached
- Three bedrooms
- In need of modernisation
- Two reception rooms
- Generous gardens
- EPC – F

See page 14 for viewing schedule

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

*GUIDE PRICE **£125,000****Legal Representative**

Mr Mark Shepherd
Shepherd Fisher
14/15 Mill Street, Stafford, ST16 2AJ
01785 250606
msheppard@sheppardfisher.co.uk

LOT 58 17 Albert Terrace, Stafford, Staffordshire ST16 3EX

*GUIDE PRICE **£105,000**



- Traditional mid-terraced house
- Three bedrooms
- Lounge & dining room
- Cellar & modern kitchen
- Well-presented throughout
- Garden to rear
- EPC – D

Legal Representative

Ms Wendy Rogers
 ORJ Solicitors
 Queensville House, 49 Queensville,
 Stafford, ST17 4NL
 01785 223440
 wendy.rogers@orj.co.uk

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

LOT 59 139 Biddulph Road, Chell, Stoke-on-Trent, Staffordshire ST6 6TA

*GUIDE PRICE **£90,000 plus**



- Spacious detached property
- Three bedrooms
- Gas central heating
- Bathroom & en suite
- Off road parking
- Two reception rooms
- Utility
- Gardens

- EPC – D

See page 13 for viewing schedule

Legal Representative

Ms Alison Wright
 Grindeys Solicitors
 Glebe Court, Glebe Street, Stoke,
 Stoke-on-Trent, Staffordshire,
 ST4 1ET
 01782 846441
 kathryn.hindson@grindeys.com

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

LOT
60**7 Bright Street, Crewe, Cheshire CW1 3AQ***GUIDE PRICE **£58,000**

- End-terraced house
- Three bedroom
- Two reception rooms
- Good sized rear yard
- Close to town centre
- EPC – E

Legal Representative

Mr Jonathan Manning
Hibberts LLP
144 Nantwich Road, Crewe, Cheshire,
CW2 6BG
01270 215117
jhm@hibberts.com

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

LOT
61**12 High Street, Market Drayton,
Shropshire TF9 2RS***GUIDE PRICE **£70,000**

- Retail unit
- Market Drayton town centre
- Suitable for alternative uses
- Potential to convert 1st & 2nd floor
- EPC – TBC

Legal Representative

Ms Sharon Petford
Dunn & Co

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

LOT
62

102 McLaren Street, Crewe, Cheshire CW1 3SP

*GUIDE PRICE **£96,000**



- Three bedroom bungalow
- Driveway & garage
- Spacious breakfast kitchen
- Good sized lounge
- Gardens front & rear
- In need of modernisation
- EPC – D

See page 12 for viewing schedule

Legal Representative

Mr Michael Wright
Hall Smith Whittingham
172–174 Nantwich Road, Crewe,
CW2 6BW
01270 212000
michaelwright@hswsolicitors.co.uk

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

LOT
63

492/494 Hartshill Road, Stoke-on-Trent, Staffordshire ST4 6AD

*GUIDE PRICE **£120,000**



- Two storey double fronted professional offices
- Well-presented throughout with a range of partitioned offices
- Aluminium frontage, alarm, fire alarm and central heating
- Second floor storage via loft ladders
- Prominent busy road location

- 183.59sq m (1,976sq ft)
- EPC – D



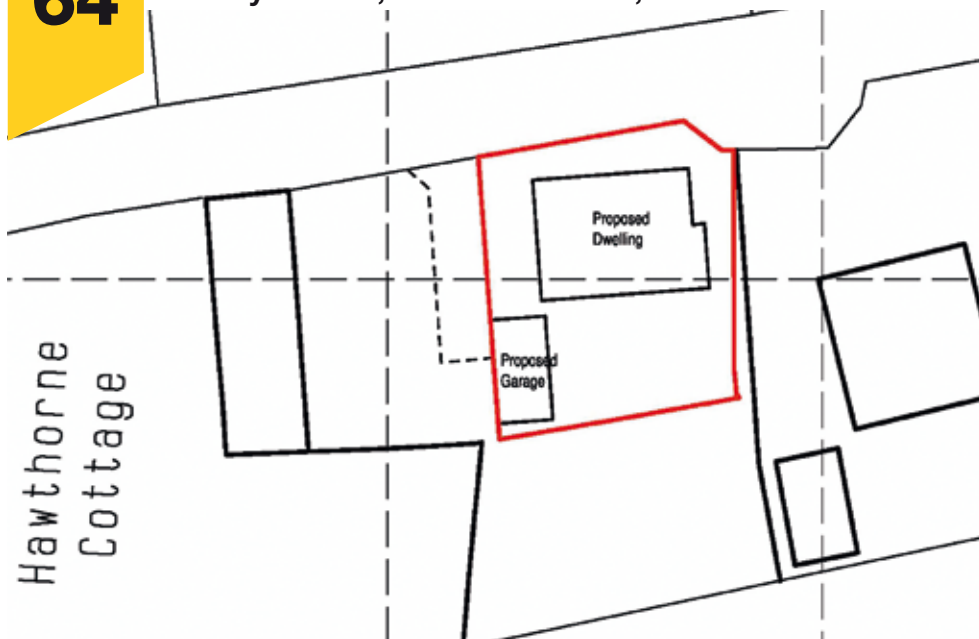
Legal Representative

Mr C Murphy
Whiteheads
6 Water Street, Newcastle-under-Lyme, Staffordshire, ST5 1HR
01782 615278
cpm@whiteheads.uk.com

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

LOT 64 Land adjacent to Hawthorne Cottage, Randles Lane, Wetley Rocks, Stoke-on-Trent, Staffordshire ST9 0AT

*GUIDE PRICE **£75,000 plus**



- Building plot
- Planning for detached dwelling with garage
- App ref SMD/2014/0749
- Semi-rural location
- Approx 210sq metres
- EPC – N/A

Legal Representative

Mrs Liz Mayer
Beeston Shenton Partnership
64 King Street, Newcastle,
Staffordshire, ST5 1JB
01782 662424
liz.mayer@beestonshenton.co.uk

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

LOT 65 Hawthorne Cottage, Randles Lane, Wetley Rocks, Stoke-on-Trent, Staffordshire ST9 0AT

*GUIDE PRICE **£123,000 plus**



This lot will only be offered, if the land adjacent (Lot 64) is sold

- Detached cottage
- Two bedrooms
- Off road parking
- Gas central heating
- Double glazing
- Semi-rural location
- EPC – E

Legal Representative

Mrs Liz Mayer
Beeston Shenton Partnership
64 King Street, Newcastle,
Staffordshire, ST5 1JB
01782 662424
liz.mayer@beestonshenton.co.uk

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

LOT
66**242 Oxford Road, May Bank, Newcastle-under-Lyme, Staffordshire ST5 0QB***GUIDE PRICE **£90,000 plus**

- Attractive mid-terrace
- Three bedrooms
- Three reception rooms
- Popular residential location
- EPC – D

See page 13 for viewing schedule

Legal Representative

Bernadette Shaw
Knights Llp
The Brampton, Newcastle-under-Lyme, Staffordshire, ST5 0QW
01782 619225
Bernadette.shaw@knightsllp.co.uk

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

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

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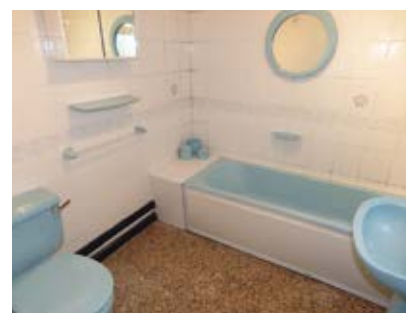


LOT
67**536 Lightwood Road, Lightwood, Stoke-on-Trent,
Staffordshire ST3 7EH***GUIDE PRICE **£115,000**

- Semi-detached property
- Three bedrooms
- Two reception rooms
- Open views to rear
- EPC – TBC

See page 14 for viewing schedule**Legal Representative**

Mr Clint Hughes
Jamesons Solicitors
1a Church Lane, Knutton, Newcastle-
under-Lyme, Staffordshire, ST5 6EP
01782 719009
clinthughes@jamesons-conveyancing.
co.uk

Apply: Longton Tel: 01782 594777 Email: longton@bjbmail.comLOT
68**11 Woodstock Street, Goldenhill, Stoke-on-Trent,
Staffordshire ST6 5SN***GUIDE PRICE **£45,000**

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

Legal Representative

Mrs Alison Abbotts
Tinsdills
15-19 Marsh Parade, Newcastle-
under-Lyme, Staffordshire, ST5 1BT
01782 612311
alison.abbotts@tinsdills.co.uk

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

LOT
69

**4 Derwent House, Hawksmoor Road, Stafford,
Staffordshire ST17 9DU**

*GUIDE PRICE **£60,000**



- First floor flat
- Two bedrooms
- Lounge
- Kitchen
- Bathroom
- EPC – C

See page 14 for viewing schedule

Legal Representative

Mrs Gill Squires
GCS Property Solicitors
12 Winsford Crescent, Hillcroft Park,
Stafford, ST17 0PH
01785 604820
gillsquire@gcspropertysolicitors.co.uk

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

LOT
70

**175 Orme Road, Poolfields, Newcastle-under-Lyme,
Staffordshire ST5 2PB**

*GUIDE PRICE **£95,000 plus**



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.

- End-townhouse
- Three bedrooms
- Gas central
- UPVC double glazing
- EPC – D

See page 13 for viewing schedule

Legal Representative

Mr Stewart Freeman
Shakespeare Martineau Solicitors LLP
Bridgeway House, Bridgeway,
Stratford-upon-Avon, Warwickshire,
CV37 6YX
0845 630 8833
stewart.freeman@shma.co.uk

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

LOT
71**22 Moss Place, Kidsgrove, Stoke-on-Trent,
Staffordshire ST7 4DB**

- Semi-detached house
- Three bedrooms
- Two reception rooms
- First floor bathroom
- Gardens front and rear
- In need of modernisation
- EPC – C

See page 12 for viewing schedule

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

*GUIDE PRICE **£80,000 plus**

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

Legal Representative

Mr Stewart Freeman
Shakespeare Martineau Solicitors LLP
Bridgeway House, Bridgeway,
Stratford-upon-Avon, Warwickshire,
CV37 6YX
0845 630 8833
stewart.freeman@shma.co.uk

LOT
72**Land at 30 Thomas Street, Packmoor, Stoke-on-Trent,
Staffordshire ST7 4SS**

- PP granted for a pair of semi-detached houses
- Three bedrooms
- Ref (58503/FUL)
- EPC – N/A

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

*GUIDE PRICE **£70,000****Legal Representative**

Katie Henshall
Tinsdills Solicitors
Hays House, 25 Albion Street, Stoke-on-Trent, ST1 1QF
01782 252300
katy.henshall@tinsdills.co.uk

LOT
73

2 Rigg Street, Crewe, Cheshire CW1 3EB

*GUIDE PRICE **£59,500**



- End-terrace property
- Two double bedrooms
- Two reception rooms
- Spacious throughout
- Double glazed
- Gas central heating
- EPC – D

See page 12 for viewing schedule

Legal Representative

Mr Michael Wright
Hall Smith Whittingham
172–174 Nantwich Road, Crewe,
CW2 6BW
01270 212000
michaelwright@hswsolicitors.co.uk

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

LOT
74

72 Marshfield Avenue, Crewe, Cheshire CW2 8TE

*GUIDE PRICE **£78,000**



- End-terrace
- Three bedrooms
- Lounge & dining kitchen
- Summer room & loft room
- Driveway & gardens
- Close to Bentley Motors
- EPC – E

Legal Representative

Mr Michael Wright
Hall Smith Whittingham
172–174 Nantwich Road, Crewe,
CW2 6BW
01270 212000
michaelwright@hswsolicitors.co.uk

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

LOT
75

**206 Waterloo Road, Cobridge, Stoke-on-Trent,
Staffordshire ST6 3HQ**

*GUIDE PRICE **£46,000 plus**



- Large end-terrace property
- Four bedrooms
- Two reception rooms
- Rear yard
- EPC – E

See page 13 for viewing schedule



Legal Representative

Mr Harsimran Singh
H S Lawyer
79 Birmingham Road, West
Bromwich, West Midlands, B70 6PX
0121 525 2555
harsimran@hs-lawyers.co.uk

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

LOT
76

**11 Lowther Street, Hanley, Stoke-on-Trent,
Staffordshire ST1 5JE**

*GUIDE PRICE **£33,000 plus**



- Mid-terrace house
- Two bedrooms
- Gas central heating
- Double glazing
- Close to city centre
- EPC – D

See page 13 for viewing schedule



Legal Representative

Mr Majid Mahmood
England Stickland & Neale
267–269 High Street, Erdington,
Birmingham, B23 6SR
0121 3777773
majid.mahmood@esnsolicitors.com

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

LOT
77**24 Glendale Street, Burslem, Stoke-on-Trent,
Staffordshire ST6 2EP***GUIDE PRICE **£23,000 plus**

- End-terrace house
- Two bedrooms
- Partial double glazing
- In need of modernisation
- Carport
- EPC – G

See page 13 for viewing schedule

Legal Representative

Ms Sarah Hill
Myers & Co
33–43 Price Street, Burslem, Stoke-
on-Trent, Staffordshire, ST6 4EN
01782 577000
sarah.hill@myerssolicitors.co.uk

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

Proof of identity and address

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

All successful bidders must provide proof of identity and address to the Auctioneers immediately after the fall of the hammer. (See page 6).

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

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

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www.buttersjohnbee.com



LOT
78**The Bulls Head Inn, High Street, Alton,
Staffordshire ST10 4AQ***GUIDE PRICE **£200,000 plus**

- Traditional 17th century Public House and B&B close to Alton Towers
- 3 bed owner's accommodation
- Picturesque village location
- 72 covers
- 3 letting rooms
- Large car park to rear
- EPC – TBC

Legal Representative

Mr Sean Hogan
Paris Smith LLP
Number 1 London Road,
Southampton, SO15 2AE
023 8048 2126-direct
sean.hogan@parissmith.co.uk

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

LOT
79

**2 High Street, adjacent to The Bulls Head, Alton,
Staffordshire Moorlands ST10 4AQ**

*GUIDE PRICE **£125,000**



This lot will only be offered if Lot 78 is sold

- Period semi-detached
- Three bedrooms (all en suites)
- Over four floors
- Village location
- Conservation area
- Council tax band – C
- EPC – E

Legal Representative

Mr Sean Hogan
Paris Smith LLP
Number 1 London Road,
Southampton, SO15 2AE
023 8048 2126-direct
sean.hogan@parissmith.co.uk

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

LOT
80

**Alexandra Buildings, 76 Moorland Road, Burslem,
Stoke-on-Trent, Staffordshire ST6 1DY**

*GUIDE PRICE **£75,000 plus**



- Two storey offices located within Burslem town centre
- Offering a range of private offices, plus two loft rooms and basement
- Kitchen and toilet facilities
- Pay and display on street parking to the front
- 129.38sq m (1,392sq ft)
- EPC – E

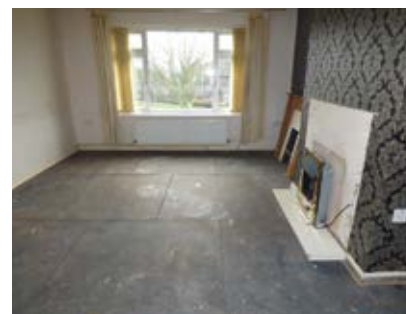
Legal Representative

Mr Adrian Knibbs
Myers & Co
33–43 High Street, Burslem, Stoke-on-Trent, Staffordshire, ST6 4EN
01782 577000
adrian.knibbs@myerssolicitors.co.uk

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

LOT
81**58 New King Street, Audley, Stoke-on-Trent,
Staffordshire ST7 8EX**

- First floor apartment
- Two bedrooms
- Lounge
- Kitchen
- In need of modernisation
- EPC – TBC

See page 12 for viewing schedule**Apply:** Alsager Tel: 01270 877778 Email: alsager@bjbmail.com*GUIDE PRICE **£46,000 plus**

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

Legal Representative

Mr Stewart Freeman
Shakespeare Martineau Solicitors LLP
Bridgeway House, Bridgeway,
Stratford-upon-Avon, Warwickshire,
CV37 6YX
0845 630 8833
stewart.freeman@shma.co.uk

LOT
82**6 The Crescent, Ashley, Market Drayton,
Shropshire TF9 4LL**

- Semi-detached house
- Three bedrooms
- Air source heat pump heating
- Double glazing
- Rural location
- EPC – E

See page 13 for viewing schedule**Apply:** Newcastle Tel: 01782 622155 Email: newcastle@bjbmail.com*GUIDE PRICE **£120,000 plus**

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

Legal Representative

Mr Stewart Freeman
Shakespeare Martineau Solicitors LLP
Bridgeway House, Bridgeway,
Stratford-upon-Avon, Warwickshire,
CV37 6YX
0845 630 8833
stewart.freeman@shma.co.uk

LOT
83

**507 King Street, Longton, Stoke-on-Trent,
Staffordshire ST3 1HD**

*GUIDE PRICE **£10,000**



- Two storey end of terrace commercial building requiring repair
- An advertising hoarding provides an income of £500pa
- 5 year lease from 1st January 2014.
- EPC – TBC

Legal Representative

Mr Simon Abbots
Beswicks
Sigma House, Lakeside, Stoke-on-Trent, Staffs, ST1 5RY
01782 205000
simon.abbotts@beswicks.com

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LOT
84

10 Sorbus Drive, Crewe, Cheshire CW1 4EU

*GUIDE PRICE **£75,000**



- Three bedroom
- Semi-detached
- Close to town centre
- Good sized rear garden
- Lounge
- Off road parking
- EPC – D

Legal Representative

Mr Jonathan Manning
Hibberts LLP
144 Nantwich Road, Crewe, Cheshire,
CW2 6BG
01270 215117
jhm@hibberts.com

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

LOT
85

7 Westminster Street, Crewe, Cheshire CW2 7LQ

*GUIDE PRICE **£75,000**



- Spacious mid-terraced house
- Two double bedrooms
- Two reception rooms
- Refitted kitchen & bathroom
- Close to shops & amenities
- EPC – D

Legal Representative

Mr Michael Wright
Hall Smith Whittingham
172–174 Nantwich Road, Crewe,
CW2 6BW
01270 212000
michaelwright@hswsolicitors.co.uk

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

LOT
86

4 Broadhurst Street, Burslem, Stoke-on-Trent, Staffordshire ST6 1EY

*GUIDE PRICE **£47,000 plus**



- Mid-terraced property
- Two bedrooms
- Two reception rooms
- Gas central heating
- Double glazing
- EPC rating – D

See page 13 for viewing schedule

Legal Representative

Ms Debby Hackney
Nowell Meller
24 Market Place, Burslem, Stoke-on-Trent, Staffordshire, ST6 4AX
01782 813315
debby.hackney@nowellmeller.co.uk

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

LOT
87

58 Newfield Street, Tunstall, Stoke-on-Trent, Staffordshire ST6 5HD

*GUIDE PRICE **£39,500 plus**



- Mid-terrace house
- Two bedrooms
- Gas central heating
- Majority double glazing
- Rear yard
- EPC – D

See page 13 for viewing schedule

Legal Representative

Ms Hannah Stazaker
Myers & Co Solicitors
43 Price Street, Stoke-on-Trent, ST6 4EN
01782 577000
hannah.stazaker@myerssolicitors.co.uk

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

LOT
88**Rockwoods, Newcastle Road, Loggerheads,
Market Drayton, Shropshire TF9 4PH***GUIDE PRICE **£275,000 plus**

- Detached dormer bungalow
- Three/four bedrooms
- Two reception rooms
- Two bathrooms
- In need of modernisation
- Plot size approx. 1.2 acres
- EPC – D

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

Mrs Alison Abbotts
Tinsdills Solicitors
47 High Street, Sandbach, Cheshire,
CW11 1ST
01270 761111
alison.abbotts@tinsdills.co.uk

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

Proof of identity and address

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

All successful bidders must provide proof of identity and address to the Auctioneers immediately after the fall of the hammer. (See page 6).

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

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

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www.buttersjohnbee.com



LOT
89

49 Beasley Avenue, Chesterton, Newcastle-under-Lyme, Staffordshire ST5 7PE

*GUIDE PRICE **£60,000 plus**



- Semi-detached house
- Three bedrooms
- Gas central heating
- UPVC double glazing
- Let at £5,100pa
- 6 month AST from 8th Jan 2016
- EPC – D

See page 13 for viewing schedule

Legal Representative

Mr Terry Jones
Terry Jones Solicitors
64 Upper Bar, Newport, Shropshire,
TF10 7EJ
01952 810307

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

LOT
90

Freehold sale of Flats 1–6, Riverbank Mews, South Street, Stafford, Staffordshire ST16 2BH

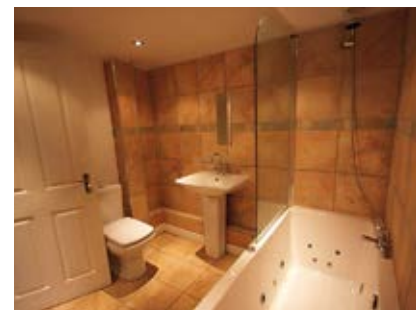
*GUIDE PRICE **£585,000**



- Block of 6 apartments
- Riverside location
- Investment opportunity
- Three let on assured shorthold tenancies, three currently vacant
- Total income when fully let approx. £39,000 per annum
- Well presented

- EPC – C (1–6)

See page 14 for viewing schedule



Legal Representative

Mr Adam Tedstone
Tedstone George & Tedstone Sols
Crown Bridge, Penkridge, Stafford,
Staffordshire, ST19 5AA
01785 712243
adam@tedstones.com

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

LOT
91**22 Crossmay Street, Poolfields, Newcastle-under-Lyme, Staffordshire ST5 2TP***GUIDE PRICE **£90,000 plus**

- Mid-townhouse
- Three bedrooms
- Gas central
- UPVC double glazing
- EPC – C

See page 13 for viewing schedule

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

Legal Representative

Mr Stewart Freeman
Shakespeare Martineau Solicitors LLP
Bridgeway House, Bridgeway,
Stratford-upon-Avon, Warwickshire,
CV37 6YX
0845 630 8833
stewart.freeman@shma.co.uk

Apply: Newcastle Tel: 01782 622155 Email: newcastle@bjbmail.comLOT
92**280 Oxford Gardens, Stafford, Staffordshire ST16 3JQ***GUIDE PRICE **£100,000**

- Semi-detached
- Three bedrooms
- Lounge/diner
- Garage
- Popular location
- EPC – E

See page 14 for viewing schedule**Legal Representative**

Ms Wendy Rogers
ORJ Solicitors
Queensville House, 49 Queensville,
Stafford, ST17 4NL
01785 223440
wendy.rogers@orj.co.uk

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

LOT
93

**52 Ricardo Street, Dresden, Stoke-on-Trent,
Staffordshire ST3 4EU**

*GUIDE PRICE **£140,000**



- Period semi-detached
- Three bedrooms
- Original features
- Three reception rooms
- Council tax band – B
- EPC – E

See page 14 for viewing schedule

Legal Representative

Mr Robert Meredith
Ellis – Fermor & Negus
35 Derby Road, Long Eaton,
Nottingham, NG10 1LU
0115 972 5222
r.meredith@ellis-fermor.co.uk

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

LOT
94

**2 Harvey Road, Meir, Stoke-on-Trent,
Staffordshire ST3 6BG**

*GUIDE PRICE **£55,000**



- Semi-detached house
- Three bedrooms
- Lounge
- Modern fitted kitchen
- Council tax band – A
- EPC – C

See page 14 for viewing schedule

Legal Representative

Mr Brendan Whalley
Knights LLP
The Brampton, Newcastle-under-
Lyme, Staffordshire, ST5 0QW
01782 619225
Brendan.whalley@knightsllp.co.uk

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

LOT
95**35 Hartshill Road, Hartshill, Stoke-on-Trent,
Staffordshire ST4 7QT***GUIDE PRICE **£125,000**

- Mixed investment opportunity
- Ground floor convenience shop let on a 25 year lease from 22/01/2010 at £8,700pa
- Five residential letting rooms, with shared kitchen and bathroom facilities over part ground and first floors
- Integrated fire and smoke alarms, central heating
- Located on the edge of Stoke town centre
- Residential EPC – B
- Commercial EPC – B
- 3, 4 rooms let producing £11,880 pa

Legal Representative

Mr Neil Watkins
R R Williams Solicitors
Warwick House, 9 High Street, Sutton
Coldfield, West Midlands, B72 1XH
0121 354 7870
neil.watkin@rrwilliams.co.uk

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

LOT
96**142–142A High Street, Talke Pits, Stoke-on-Trent,
Staffordshire ST7 1QG***GUIDE PRICE **£60,000 plus**

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

- Retail unit
- Vacant first floor one bedroom flat with separate entrance
- Current income from ground floor £2,500pa
- EPC – F (142)

Legal Representative

Mr Stewart Freeman
Shakespeare Martineau Solicitors LLP
Bridgeway House, Bridgeway,
Stratford-upon-Avon, Warwickshire,
CV37 6YX
0845 630 8833
stewart.freeman@shma.co.uk

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

LOT
97

**12 Hythe Avenue, Coppenhall, Crewe,
Cheshire CW1 3XE**

*GUIDE PRICE **£87,000**



- One bedroom bungalow
- Spacious living room
- Entrance hallway
- Fitted kitchen
- Small summer room
- Shower room
- Gardens front & rear
- EPC – D

See page 12 for viewing schedule

Legal Representative

Mr Michael Wright
Hall Smith Whittingham
172 – 174 Nantwich Road, Crewe,
Cheshire, CW2 6BW
01270 212000
mwright@hswsolicitors.co.uk

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LOT
98**27 Ashmuir Close, Crewe, Cheshire CW1 3UQ***GUIDE PRICE **£82,000**

- Three bed mews property
- Dining kitchen & lounge
- Utility room & guest WC
- Driveway & single garage
- EPC – E

See page 12 for viewing schedule

Legal Representative

Mrs Anne-Marie McQuade
McQuades
McQuades Conveyancing, Park
Road, Burslem, Stoke-on-Trent,
Staffordshire, ST6 1EG
01782 810875
annemarie@mcquades.info

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

LOT
99**299 Dawlish Drive, Bentilee, Stoke-on-Trent,
Staffordshire ST2 0HQ***GUIDE PRICE **£52,000 plus**

- End-town house
- Three bedrooms
- With gas central heating
- Gardens
- EPC – TBC

See page 13 for viewing schedule

**Legal Representative**

Mr Ray Basnett
Woolliscrofts Solicitors
6-10 Broad Street, Hanley, Stoke-on-
Trent, Staffordshire, ST1 4EU
01782 204000
rbasnett@woolliscrofts.co.uk

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

LOT 100 199 Hamil Road, Burslem, Stoke-on-Trent, Staffordshire ST6 1AP



- Mid-terraced property
- Two bedrooms
- Two reception rooms
- Rear yard
- EPC – D

See page 13 for viewing schedule

*GUIDE PRICE **£40,000 plus**



Legal Representative

Ms Debby Hackney
Nowell Meller
24 Market Place, Burlsem, Stoke-on-Trent, Staffordshire, ST6 4AX
01782 813315
debby.hackney@nowellmeller.co.uk

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

LOT 101 Hawthorne House, 1 Hawthorne Street, Cobridge, Stoke-on-Trent, Staffordshire ST6 2JD



- Income producing HMO
- 9 bedrooms
- When full Gross Income is £38,000pa
- Recently refurbished and upgraded
- EPC – E

*GUIDE PRICE **£220,000 plus**



Legal Representative

Mr Richard Saum
Beswicks
Sigma House, Lakeside, Festival Park, Stoke-on-Trent, Staffordshire, ST1 5RY
01782205000
richard.saum@beswicks.com

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

LOT
102

48 Broughton Road, Coppenhall, Crewe,
Cheshire CW1 4NT

*GUIDE PRICE **£96,000**



- Semi-detached
- Three bed
- Driveway & private garden
- Two reception rooms
- Well regarded location
- EPC – E

See page 12 for viewing schedule

Legal Representative

Mrs Sharon Plane
Goddard Dunbar
34–36 Hightown, Crewe, CW1 3BS
01270 580537
sharon@goddarddunbar.co.uk

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

LOT
103

92 Meredith Street, Crewe, Cheshire CW1 2PL

*GUIDE PRICE **£50,000**



- Mid-terrace property
- Two double bedrooms
- Family bathroom
- Rear courtyard garden
- EPC – F

Legal Representative

Ms Gillian Stretch
Speakman & Co
180 Nantwich Road, Crewe, CW2 6BS
01270 214237
gillian@speakman.co.uk

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

LOT
104

**116 North Street, Stoke, Stoke-on-Trent,
Staffordshire ST4 7DG**

*GUIDE PRICE **£55,000 plus**



- Spacious end-terrace
- Three bedrooms
- Two reception rooms
- Popular location
- EPC – TBC

See page 13 for viewing schedule

Legal Representative

Mr Ray Basnett
 Woolliscrofts Solicitors
 6-10 Broad Street, Hanley, Stoke-on-Trent, Staffordshire, ST1 4EU
 01782 204000
 rbasnett@woolliscrofts.co.uk

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* Source: El Group

LOT
105

104 Underwood Lane, Crewe, Cheshire CW1 3LE

*GUIDE PRICE **£58,500**



- Mid-terrace cottage
- Two bedrooms
- Two reception rooms
- Good sized bathroom
- Private rear yard
- EPC – E

See page 12 for viewing schedule

Legal Representative

Mr Michael Wright
Hall Smith Whittingham
172 – 174 Nantwich Road, Crewe,
Cheshire, CW2 6BW
01270 212000
mwright@hswsolitors.co.uk

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

LOT
106

23 Hulme Close, Silverdale, Newcastle-under-Lyme,
Staffordshire ST5 6SA

*GUIDE PRICE **£125,000 plus**



- Detached house
- Three bedrooms
- Two reception rooms
- Electric heating
- UPVC double glazing
- Garage & carport
- In need of modernisation
- EPC – E

Legal Representative

Mrs Emma Millington
Beswicks
Sigma House, Lakeside, Festival
Way, Stoke-on-Trent, Staffordshire,
ST1 5RY
01782 205000
emma.millington@beswicks.com

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

LOT
107

**8 Heathcote Avenue, Hookgate, Market Drayton,
Shropshire TF9 4QF**

*GUIDE PRICE **£185,000 plus**



It is our understanding that this property has had a sub floor infill test with a 3 Class result. We therefore suggest that interested parties make enquiries of mortgage lenders as to whether the property is considered suitable for mortgage purposes

- Detached bungalow
- Three bedrooms
- Electric central heating
- Double glazing
- Off road parking
- EPC – F

See page 13 for viewing schedule

Legal Representative

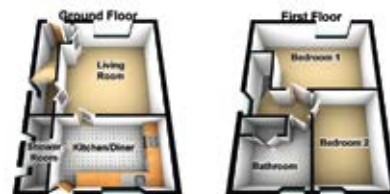
Ms Alison Abbotts
Tinsdills
15–19 Marsh Parade, Newcastle,
Staffordshire, ST5 1BT
01782 652335 DD
alison.abbotts@tinsdills.co.uk

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

LOT
108

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

*GUIDE PRICE **£70,000**



- Semi-detached property
- Two bedrooms
- Driveway providing ample off road parking
- Garage
- Front and rear gardens
- EPC – D

See page 13 for viewing schedule

Legal Representative

Mrs J Farrell
Brown & Corbishley
2 Queen Street, Newcastle-under-Lyme,
Staffordshire, ST5 1EE
01782 717888
j.farrell@brownandcorbishley.co.uk

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

LOT
109

**5 Chilton Street, Heron Cross, Stoke-on-Trent,
Staffordshire ST4 3AU**

*GUIDE PRICE **£35,000**



- Mid-terraced house
- Two double bedrooms
- Two reception rooms
- Gas central heating
- Upvc double glazing
- Council tax band – A
- EPC – D

See page 14 for viewing schedule

Legal Representative

Mr Andrew Burrows
Tinsdills Solicitors Hanley
Hays House, 25 Albion Street, Stoke-
on-Trent, ST1 1QF
01782 262031
andrew.burrows@tinsdills.co.uk

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

LOT
110

**6 St Saviours Street, Talke, Stoke-on-Trent,
Staffordshire ST7 1LR**

*GUIDE PRICE **£70,000 plus**



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

- Semi-detached house
- Three bedrooms
- First floor bathroom
- Ground floor WC
- Large rear garden
- EPC – C

See page 12 for viewing schedule

Legal Representative

Mr Stewart Freeman
Shakespeare Martineau Solicitors LLP
Bridgeway House, Bridgeway,
Stratford-upon-Avon, Warwickshire,
CV37 6YX
0845 630 8833
stewart.freeman@shma.co.uk

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

LOT
111

Land at Ravenscliffe Road, Kidsgrove, Stoke-on-Trent, Staffordshire ST7 4HX

*GUIDE PRICE **£100,000**



- Building plot and woodland
- PP 4 bed detached
- Ref (15/00562/OUT)
- 0.43 acres
- EPC – N/A

Legal Representative

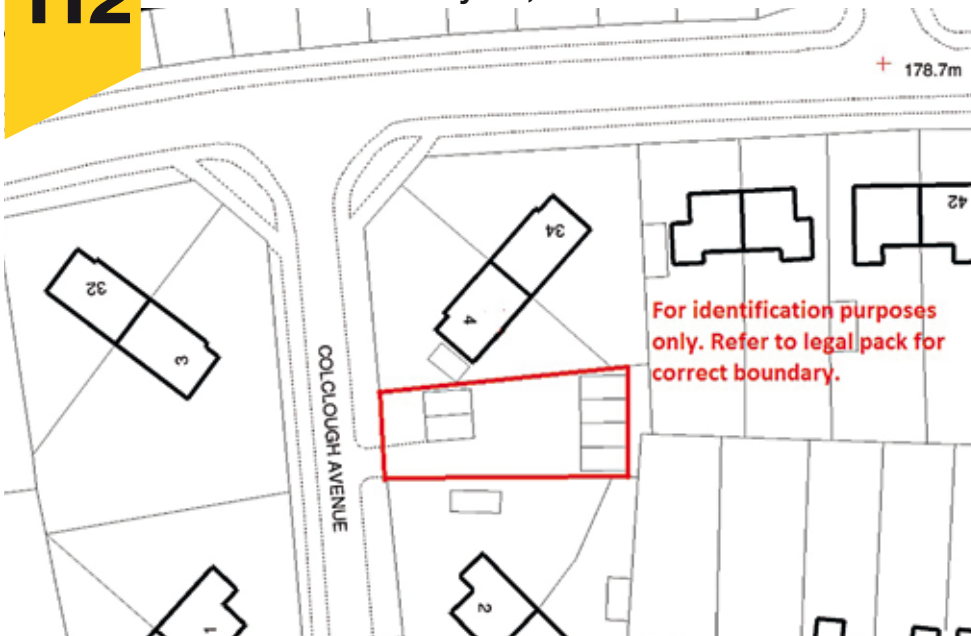
Mr Simon Plant
Kenneth Jones Solicitors
43 Liverpool Road, Kidsgrove, Stoke-on-Trent, Staffordshire, ST7 1EA
01782 771113
simon@kenneth-jones.co.uk

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

LOT
112

Land adjacent to 4 Colclough Avenue, Bradwell, Newcastle-under-Lyme, Staffordshire ST5 8JP

*GUIDE PRICE **£25,000 plus**



- Parcel of land
- PP for one dwelling
- Ref 15/00965/OUT
- Newcastle Borough Council
- EPC – N/A

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

Legal Representative

Mr Stewart Freeman
Shakespeare Martineau Solicitors LLP
Bridgeway House, Bridgeway,
Stratford-upon-Avon, Warwickshire,
CV37 6YX
0845 630 8833
stewart.freeman@shma.co.uk

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

LOT
113

**Stop Buildings, r/o 211–212 Norton Road, Pelsall,
West Midlands WS3 5AD**

*GUIDE PRICE **£65,000 plus**



- Canal side property
- Picturesque location
- Recently refurbished
- 817sq ft (75.65sq m)
- Suit variety of uses (STPP)
- 25KVA Generator included with sale
- EPC – G/G

Legal Representative

Dunham Guest & Lyons
29 Wolverhampton Road, Cannock,
Staffordshire, WS11 1AP
01543 462121

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

LOT
114

68 Mill Street, Macclesfield, Cheshire SK11 6NH

*GUIDE PRICE **£85,000**



- Retail unit
- Macclesfield town centre
- Additional 1st & 2nd floor space
- Close to Lloyds Bank, Bon Marche,
WH Smith & River Island
- EPC – TBC

Legal Representative

Mr Steven Percy
SAS Daniels LLP
Churchill Way, Macclesfield, Cheshire,
SK11 6AY, 01
01260 282351
Steven.Percy@sasdaniels.co.uk

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

LOT
115

**54 Denbigh Street, Hanley, Stoke-on-Trent,
Staffordshire ST1 5JB**

*GUIDE PRICE **£35,000 plus**



- Mid-terrace property
- Currently let at £4,680 per annum
- Not inspected by auctioneers
- EPC – D

See page 13 for viewing schedule

Legal Representative

Miss Alexandra Finney
RJS Solicitors
G1 Bellringer Road, Trentham, Stoke-on-Trent, ST4 8GB
01782 646320
alex@rjssolicitors.com

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

LOT
116

**122 Pinnox Street, Tunstall, Stoke-on-Trent,
Staffordshire ST6 6AD**

*GUIDE PRICE **£35,000 plus**



- Mid-terrace house
- Let at £4,320 per annum
- Not inspected by auctioneers
- EPC – E

Legal Representative

Miss Alexandra Finney
RJS Solicitors
G1 Bellringer Road, Trentham, Stoke-on-Trent, ST4 8GB
01782 646320
alex@rjssolicitors.com

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

LOT
117**84 Clare Avenue, Bradwell, Newcastle-under-Lyme,
Staffordshire ST5 8PR***GUIDE PRICE **£55,000 plus**

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.

- Semi-detached house
- Three bedrooms
- Gas central heating
- UPVC double glazing
- EPC – D

See page 13 for viewing schedule

Legal Representative

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

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

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Condition Rating	Definition
3	Defects which are serious and/or need to be repaired, replaced or investigated urgently.
2	Defects that need repairing or replacing but are not considered to be serious or urgent. The property need to be monitored in the event of a problem.
1	No repair is currently needed. The property need be monitored in the normal way.

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Notes

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

Glossary

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

Wherever it makes sense:

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

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

Addendum An amendment or addition to the **conditions** or to the **particulars** or to both whether contained in a supplement to the **catalogue**, a written notice from the auctioneers or an oral announcement at the **auction**.

Agreed completion date Subject to **condition** G9.3: (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 **sales conditions**.

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

Contract date The date of the **auction** or, if the **lot** is not sold at the **auction**: (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 disapplied 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: (a) prepare the **catalogue** from information supplied by or on behalf of each **seller**; (b) offer each **lot** for sale; (c) sell each **lot**; (d) receive and hold deposits; (e) sign each **sale memorandum**; and (f) 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**: (a) 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**); (b) sign the completed **sale memorandum**; and (c) pay the deposit.

A5.4 If **you** do not **we** may either: (a) 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 (b) sign the **sale memorandum** on **your** behalf.

A5.5 The deposit: (a) 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 (b) 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:

- (a) **you** are personally liable to buy the **lot** even if **you** are acting as an agent; and
- (b) **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:
 (a) The minimum deposit **we** accept is £1,000 (or the total **price**, if less). A **special condition** may, however, require a higher minimum deposit
 (b) Sub-clause (a) of **Auction Conduct Condition** A5.5 shall be deemed to be deleted and shall be replaced with the following: "(a) is to be held as agent for the **seller** unless expressly stated otherwise in the **special conditions** provided that where VAT would be chargeable on the deposit were it to be held as agent for the **seller**, the deposit will be held as stakeholder despite any contrary provision in any **condition**; and"
 (c) where the deposit is paid to **us** to be held as stakeholder, **we** may if **we** choose transfer all or part of it to the **seller's** conveyancer for them to hold as stakeholder in **our** place. Any part of the deposit not so transferred will be held by **us** as stakeholder.
- A6.2 The **buyer** will pay an administration fee of £625 plus VAT to **us** for each **lot** purchased at the **auction**, prior to **auction** or post **auction** in addition to the deposit.
- A6.3 The **buyer** will provide proof of identity and residency to **us**.
- A6.4 **We** may accept payment by debit or credit card. Credit card payments carry a 2.5% surcharge. Credit card payment is not allowed for payment of deposit.
- A6.5 **We** may refuse admittance to any person attending the **auction**. **We** do not have to explain why.
- A6.6 The **buyer** will be photographed at the auction before the contract is signed.
- A6.7 The **Seller** will not be under any obligation to remove any rubbish or other items whatsoever from the **lot** prior to **completion** of the purchase and the **Buyer** will not be allowed to delay **completion** or refuse to complete or claim compensation in respect of any rubbish or other items remaining on the **lot**.

General Conditions

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

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

G1 The lot

- G1.1 The **lot** (including any rights to be granted or reserved, and any exclusions from it) is described in the **special conditions**, or if not so described the **lot** is that referred to in the **sale memorandum**.
- G1.2 The **lot** is sold subject to any **tenancies** disclosed by the **special conditions**, but otherwise with vacant possession on **completion**.
- G1.3 The **lot** is sold subject to all matters contained or referred to in the **documents**, but excluding any **financial charges**: these the seller must discharge on or before **completion**.
- G1.4 The **lot** is also sold subject to such of the following as may affect it, whether they arise before or after the **contract date** and whether or not they are disclosed by the **seller** or are apparent from inspection of the **lot** or from the **documents**:
 (a) matters registered or capable of registration as local land charges;
 (b) matters registered or capable of registration by any competent authority or under the provisions of any statute;
 (c) notices, orders, demands, proposals and requirements of any competent authority;
 (d) charges, notices, orders, restrictions, agreements and other matters relating to town and country planning, highways or public health;
 (e) rights, easements, quasi-easements, and wayleaves;
 (f) outgoing and other liabilities;
 (g) any interest which overrides, within the meaning of the Land Registration Act 2002;
 (h) matters that ought to be disclosed by the searches and enquiries a prudent buyer would make, whether or not the **buyer** has made them; and
 (i) anything the **seller** does not and could not reasonably know about.
- G1.5 Where anything subject to which the **lot** is sold would expose the **seller** to liability the **buyer** is to comply with it and indemnify the **seller** against that liability.
- G1.6 The **seller** must notify the **buyer** of any notices, orders, demands, proposals and requirements of any competent authority of which it learns after the **contract date** but the **buyer** must comply with them and keep the **seller** indemnified.
- G1.7 The **lot** does not include any tenant's or trade fixtures or fittings.
- G1.8 Where chattels are included in the **lot** the **buyer** takes them as they are at **completion** and the **seller** is not liable if they are not fit for use.

- G1.9 The **buyer** buys with full knowledge of:
 (a) the **documents**, whether or not the **buyer** has read them; and
 (b) the physical condition of the **lot** and what could reasonably be discovered on inspection of it, whether or not the **buyer** has inspected it.
- G1.10 The **buyer** is not to rely on the information contained in the **particulars** but may rely on the **seller's** conveyancer's written replies to preliminary enquiries to the extent stated in those replies.
- G2 Deposit**
- G2.1 The amount of the deposit is the greater of:
 (a) any minimum deposit stated in the **auction conduct conditions** (or the total **price**, if this is less than that minimum); and
 (b) 10% of the **price** (exclusive of any **VAT** on the **price**).
- G2.2 The deposit
 (a) must be paid in pounds sterling by cheque or banker's draft drawn on an **approved financial institution** (or by any other means of payment that the **auctioneers** may accept); and
 (b) is to be held as stakeholder unless the **auction conduct conditions** provide that it is to be held as agent for the **seller**.
- G2.3 Where the **auctioneers** hold the deposit as stakeholder they are authorised to release it (and interest on it if applicable) to the **seller** on **completion** or, if **completion** does not take place, to the person entitled to it under the **sale conditions**.
- G2.4 If a cheque for all or part of the deposit is not cleared on first presentation the **seller** may treat the **contract** as at an end and bring a claim against the **buyer** for breach of contract.
- G2.5 Interest earned on the deposit belongs to the **seller** unless the **sale conditions** provide otherwise.
- G3 Between contract and completion**
- G3.1 Unless the **special conditions** state otherwise, the **seller** is to insure the **lot** from and including the **contract date** to **completion** and:
 (a) produce to the **buyer** on request all relevant insurance details;
 (b) pay the premiums when due;
 (c) if 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 **auction** 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 endorsement (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;
- (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 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 (**arrear**s) applies.
- G22.5 In respect of service charge expenditure that is not attributable to any **tenancy** the **seller** must pay the expenditure incurred in respect of the period before **actual completion date** and the **buyer** must pay the expenditure incurred in respect of the period after **actual completion date**. Any necessary monetary adjustment is to be made within five **business days** of the **seller** providing the service charge account to the **buyer**.
- G22.6 If the **seller** holds any reserve or sinking fund on account of future service charge expenditure or a depreciation fund:
 (a) the **seller** must pay it (including any interest earned on it) to the **buyer** on **completion**; and
 (b) the **buyer** must covenant with the **seller** to hold it in accordance with the terms of the **tenancies** and to indemnify the **seller** if it does not do so.
- G23. Rent reviews**
- G23.1 This **condition** G23 applies where the **lot** is sold subject to a **tenancy** under which a rent review due on or before the **actual completion date** has not been agreed or determined.
- G23.2 The **seller** may continue negotiations or rent review proceedings up to the **actual completion date** but may not agree the level of the revised rent or commence rent review proceedings without the written consent of the **buyer**, such consent not to be unreasonably withheld or delayed.
- G23.3 Following **completion** the **buyer** must complete rent review negotiations or proceedings as soon as reasonably practicable but may not agree the level of the revised rent without the written consent of the **seller**, such consent not to be unreasonably withheld or delayed.
- G23.4 The **seller** must promptly:
 (a) give to the **buyer** full details of all rent review negotiations and proceedings, including copies of all correspondence and other papers; and
 (b) use all reasonable endeavours to substitute the **buyer** for the **seller** in any rent review proceedings.
- G23.5 The **seller** and the **buyer** are to keep each other informed of the progress of the rent review and have regard to any proposals the other makes in relation to it.
- G23.6 When the rent review has been agreed or determined the **buyer** must account to the **seller** for any increased rent and interest recovered from the tenant that relates to the **seller's** period of ownership within five **business days** of receipt of cleared funds.
- G23.7 If a rent review is agreed or determined before **completion** but the increased rent and any interest recoverable from the tenant has not been received by **completion** the increased rent and any interest recoverable is to be treated as **arrear**s.
- G23.8 The **seller** and the **buyer** are to bear their own costs in relation to rent review negotiations and proceedings.
- G24 Tenancy renewals**
- G24.1 This **condition** G24 applies where the tenant under a **tenancy** has the right to remain in occupation under part II of the Landlord and Tenant Act 1954 (as amended) and references to notices and proceedings are to notices and proceedings under that Act.
- G24.2 Where practicable, without exposing the **seller** to liability or penalty, the **seller** must not without the written consent of the **buyer** (which the **buyer** must not unreasonably withhold or delay) serve or respond to any notice or begin or continue any proceedings.
- G24.3 If the **seller** receives a notice the **seller** must send a copy to the **buyer** within five **business days** and act as the **buyer** reasonably directs in relation to it.
- G24.4 Following **completion** the **buyer** must:
 (a) with the co-operation of the **seller** take immediate steps to substitute itself as a party to any proceedings;
 (b) use all reasonable endeavours to conclude any proceedings or negotiations for the renewal of the **tenancy** and the determination of any interim rent as soon as reasonably practicable at the best rent or rents reasonably obtainable; and
 (c) if any increased rent is recovered from the tenant (whether as interim rent or under the renewed **tenancy**) account to the **seller** for the part of that increase that relates to the **seller's** period of ownership of the **lot** within five **business days** of receipt of cleared funds.
- G24.5 The **seller** and the **buyer** are to bear their own costs in relation to the renewal of the tenancy and any proceedings relating to this.
- G25 Warranties**
- G25.1 Available warranties are listed in the **special conditions**.
- G25.2 Where a warranty is assignable the **seller** must:
 (a) on **completion** assign it to the **buyer** and give notice of assignment to the person who gave the warranty; and
 (b) apply for (and the **seller** and the **buyer** must use all reasonable endeavours to obtain) any consent to assign that is required. If consent has not been obtained by **completion** the warranty must be assigned within five **business days** after the consent has been obtained.
- G25.3 If a warranty is not assignable the **seller** must after **completion**:
 (a) hold the warranty on trust for the **buyer**; and
- (b) at the **buyer's** cost comply with such of the lawful instructions of the **buyer** in relation to the warranty as do not place the **seller** in breach of its terms or expose the **seller** to any liability or penalty.
- G26 No assignment**
- The **buyer** must not assign, mortgage or otherwise transfer or part with the whole or any part of the **buyer's** interest under this **contract**.
- G27 Registration at the Land Registry**
- G27.1 This condition G27.1 applies where the **lot** is leasehold and its sale either triggers first registration or is a registrable disposition. The **buyer** must at its own expense and as soon as practicable:
 (a) procure that it becomes registered at Land Registry as proprietor of the **lot**;
 (b) procure that all rights granted and reserved by the lease under which the **lot** is held are properly noted against the affected titles; and
 (c) provide the **seller** with an official copy of the register relating to such lease showing itself registered as proprietor.
- G27.2 This condition G27.2 applies where the **lot** comprises part of a registered title.
 The **buyer** must at its own expense and as soon as practicable:
 (a) apply for registration of the **transfer**;
 (b) provide the **seller** with an official copy and title plan for the **buyer's** new title; and
 (c) join in any representations the **seller** may properly make to Land Registry relating to the application.
- G28 Notices and other communications**
- G28.1 All communications, including notices, must be in writing. Communication to or by the **seller** or the **buyer** may be given to or by their conveyancers.
- G28.2 A communication may be relied on if:
 (a) delivered by hand; or
 (b) made electronically and personally acknowledged (automatic acknowledgement does not count); or
 (c) there is proof that it was sent to the address of the person to whom it is to be given (as specified in the **sale memorandum**) by a postal service that offers normally to deliver mail the next following **business day**.
- G28.3 A communication is to be treated as received:
 (a) when delivered, if delivered by hand; or
 (b) when personally acknowledged, if made electronically; but if delivered or made after 1700 hours on a **business day** a communication is to be treated as received on the next **business day**.
- G28.4 A communication sent by a postal service that offers normally to deliver mail the next following **business day** will be treated as received on the second **business day** after it has been posted.
- G29 Contracts (Rights of Third Parties) Act 1999**
- No one is intended to have any benefit under the **contract** pursuant to the Contract (Rights of Third Parties) Act 1999.
- G30 Extra General Conditions**
- The following general conditions are to be treated as being amended as follows:
- G17.2 the word "actual" shall be replaced by the word "agreed"
- G25.3 (b) the words "or cost" shall be added at the end.

Special Conditions of Sale Sale memorandum

Date

Name and address of **seller**

Name and address of **buyer**

.....

.....

.....

.....

.....

.....

Tel:

Tel:

Lot

Address

The price (excluding any **VAT**) £

Deposit paid £

The **seller** agrees to sell and the **buyer** agrees to buy the **lot** for the **price**.
This agreement is subject to the **sale conditions** so far as they apply to the **lot**.

We acknowledge receipt of the deposit

Signed by the **buyer**

Signed by us as agent for the **seller**

The **seller's** conveyancer is

The **buyer's** conveyancer is

Name

Name

Address

Address

.....

.....

.....

.....

Contact

Contact

Registration Form for Proxy/Telephone/Internet Bidding

I hereby instruct and authorise **butters john bee** to bid on my behalf in accordance with the terms and conditions as set out in their catalogue and/or attached to this form and I understand that should my bid be successful the offer will be binding upon me. For telephone bidding **butters john bee** will bid on my behalf by taking my instructions by telephone when the relevant lot is being offered at the auction.

I wish to bid **by telephone / by proxy / online** (please circle your preferred option)

Date of Auction Lot Numbers

Address of Lot
(Please include separate list of addresses for multiple lots)

Maximum Bid Price £ (in words)
(The Auctioneers will not bid beyond the maximum bid price under any circumstances)

I would like to be contacted to make deposit payment by debit card.

I enclose herewith my cheque for 10% of my maximum bid (£1,000 minimum) £ plus the administration fee of **£625** (plus VAT) made payable to butters john bee.

Purchaser's Details

Full Name

Company

Address

..... Postcode

Telephone: Business Home Mobile

Please specify which number to use for telephone bidding or another number if different from one of the above

Solicitors

..... Postcode

For the attention of Telephone

Signature of Prospective Purchaser Date

Name (BLOCK CAPITALS)

This completed proxy/telephone/internet bidding form, cleared deposit funds cheque, administration fee, certified proof of identity and address must be returned five working days prior to the Auction. The Auctioneer can only bid on your behalf once the deposit cheque has cleared.

Any alterations to your instructions must be received IN WRITING prior to the start of the Auction.

Return to: **butters john bee Property Auction Department, Lake View, Festival Way, Stoke-on-Trent, Staffordshire, ST1 5BJ**

TERMS AND CONDITIONS FOR PROXY/TELEPHONE BIDDERS/INTERNET BIDDERS

1. The maximum bid price must be an exact and certain figure. If there is any confusion the auctioneer reserves the right not to bid on behalf of the prospective purchaser.
2. The prospective purchaser appoints the auctioneer as agent and authorises the auctioneer, partner or employee of the auctioneer to bid for the relevant lot on their behalf.
3. The prospective purchaser is deemed to have read the auction catalogue, the sale contract, the general conditions of sale, any special conditions relating to the particular lot and any addendum relating to the lot issued prior to the sale and to have full knowledge thereof. The prospective purchaser is advised to telephone the auctioneers on the day of the auction to ensure there are no amendments or alterations. In any event the prospective purchaser will be deemed to have knowledge of such amendments.
4. The prospective purchaser authorises the auctioneer or any director or employee of the auctioneer to sign the contract for the purchase of the relevant lot as agents at or after the auction.
5. Where the deposit is more than 10% of the eventual purchase price the balance will be considered as an additional deposit towards the purchase price and will not be returned to the purchaser.
6. In respect of a proxy bid the prospective purchaser will be advised if the relevant lot has been successfully purchased as soon as possible after the auction or the following day.
7. When the lot is not purchased by the prospective purchaser the deposit and administration fee will be returned in full as soon as is reasonably possible.
8. The authority to bid can only be withdrawn by notification in writing delivered to the head office of butters john bee at least two hours before the start of the sale or to the Auctioneer in the saleroom up to half an hour before the start of the sale. It is the prospective purchaser's responsibility to obtain confirmation in writing from the auctioneers to acknowledge receipt of the withdrawal notification and without such a receipt the authority to bid stands and the contract for the purchase of any property is binding on the prospective purchaser.
9. The auctioneer gives no guarantee or warranty that a bid will be made on behalf of the prospective purchaser (and in respect of telephone bids should they become disconnected or inaudible during bidding or are unobtainable) and the auctioneer will not be held liable whatsoever for any failure to bid on behalf of the prospective purchaser and no reason may be given. The auctioneer will not be held responsible for any resulting financial loss, costs or damages incurred by the prospective purchaser as a result thereof.
10. The prospective purchaser must provide the Auctioneer with an original or certified copy of identity documentation and confirmation of address. This can include a current full UK driving licence, current signed passport etc plus a recent utility bill, Bank or Building Society statement etc. Copies must be signed "original seen" and dated, by your Solicitor. We cannot bid on your behalf until these have been received. A list of acceptable documents can be provided.
11. In addition to the contractual deposit the prospective purchaser must pay an administrative charge of **£625** plus VAT for each lot. Cheques made payable to Butters John Bee.
12. The auctioneer gives priority to bids made in the auction room by attending parties.
13. If bidding on multiple Lots one Maximum Bid Price must be agreed.
14. With regards to Proxy Bids, the amount of the prospective Buyer's maximum bid will not be disclosed to the seller or any other person either during or after the sale without the consent of the prospective Buyer.

butters john bee ^{bjb}

Head Office

Lake View
Festival Way
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