

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 29 February 2016

www.biddersjohnbee.com

butters john bee limited (butters john bee) property auctions 2016

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

butters john bee ^{bjb}

www.buttersjohnbee.com

Freehold & Leasehold Lots offered in conjunction with...

100 Lots

butters john bee property auctions



Mike Hancock MNAEA
Associate Director
mikehancock@bjbmail.com

February Auction...

“ We are already approaching our second sale of 2016 with a further 100 varied lots to be offered including land and both commercial and residential property. Our January sale saw an excellent result with 85% of lots sold, continuing our excellent average from 2015 where we sold over 650 lots, 84% of those offered. We are already taking entries for our April 11th sale, email auction@bjbmail.com or call 0800 090 2200 to organise a free appraisal of your property. ”



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...



Dean Reeves
deanreeves@bjbmail.com



Steve Malpas
stevemalpas@bjbmail.com



Lauren Ellison
laurenellison@bjbmail.com



Craig Meredith
craigmeredith@bjbmail.com



Rob Stevenson
robertstevenson@bjbmail.com



Jeremy Day
jeremyday@bjbmail.com



Richard Day
richardday@bjbmail.com



Pete Hutchins
petehutchins@bjbmail.com



Matthew Tolley
matthewtolley@bjbmail.com



David Wignall
davidwignall@bjbmail.com

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: Proof of address:
 Document: Document:
 Number: 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

butters john bee ^{bjb}

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



Watch/Listen



Catalogues



18 January auction results

LOT	ADDRESS	SOLD PRICE	LOT	ADDRESS	SOLD PRICE
1	341 King Street, Fenton, Stoke-on-Trent, Staffordshire, ST4 3EJ	£50,750	38	14 Withywood Drive, Malinslee, Telford, TF3 2HT	Unsold
2	10 Garth Street, Hanley, Stoke-on-Trent, Staffordshire, ST1 2DA	£42,250	39	63 Greenheart, Amington, Tamworth, B77 4NQ	£143,000
3	18 Ercall Gardens, Wellington, Telford, TF1 1RD	Sold prior	40	15 Cheddar Drive, Silverdale, Newcastle-under-Lyme, Staffordshire, ST5 6QR	£41,000
4	7 Cranage Crescent, Wellington, Telford, TF1 2AU	Sold prior	41	15 Queen Street, Audley, Stoke-on-Trent, Staffordshire, ST7 8HD	£93,500
5	Former Garage Site, 6 - 7 Calvert Grove, Bradwell, Newcastle, Staffordshire, ST5 8QA	£40,000	42	14 St Clair Street, Dresden, Stoke-on-Trent, Staffordshire, ST3 4NQ	Sold prior
6	Land Adjacent To, 63 Brittain Avenue, Chesterton, Staffordshire, ST5 7NT	£12,500	43	82 Winchester Road, Fordhouses, Wolverhampton, WV10 6EZ	£93,500
7	44 Mafeking Road, Hadley, Telford, TF1 5LB	£74,000	44	273 London Road, Northwich, Cheshire, CW9 8HD	Unsold
8	6 Gloucester Avenue, Dawley, Telford, TF4 2HU	Unsold	45	32 Stebbings, Sutton Hill, Telford, Shropshire, TF7 4JN	Unsold
9	8 Oxford Street, Crewe, Cheshire, CW1 3HP	£62,500	46	103 Hurleybrook Way, Leegomery, Telford, TF1 6TZ	£90,000
10	80 Smithyfield Road, Norton, Stoke-on-Trent, Staffordshire, ST6 8JT	£61,000	47	Whitehill Dye Works, Highfield Road, Congleton, Cheshire, CW12 3AE	Unsold
11	20 Steventon Road, Wellington, Telford, TF1 2AS	£75,000	48	68 Hope Street, Crewe, Cheshire, CW2 7DR	£66,000
12	25 Fifth Avenue, Ketley Bank, Telford, Shropshire, TF2 0AT	£60,000	49	455 Victoria Road, Hanley, Stoke-on-Trent, Staffordshire, ST1 3JF	£45,000
13	33 Sands Road, HARRISEAHEAD, Stoke-on-Trent, Staffordshire, ST7 4JZ	£130,500	50	23 Sheppard Street, Stoke, Stoke-on-Trent, Staffordshire, ST4 5AE	£80,000
14	8 Grosvenor Place, Wolstanton, Newcastle-under-Lyme, Staffordshire, ST5 0HS	£106,000	51	288 Burford, Brookside, Telford, TF3 1LU	£70,000
15	58-61 Spring Meadow, Sutton Hill, Telford, TF7 4AG & garages 23-34	Unsold	52	167 Regent Street, Wellington, Telford, TF1 1PG	£74,500
16	110 Hurleybrook Way, Leegomery, Telford, TF1 6TZ	£76,500	53	46 High Street, HARRISEAHEAD, Stoke-on-Trent, Staffordshire, ST7 4JT	Sold prior
17	20/22 West Street, Crewe, Cheshire, CW1 3HA	Postponed	54	7 St John Street, Hanley, Stoke-on-Trent, Staffordshire, ST1 2HP	Sold prior
18	3 King George Street, Northwood, Stoke-on-Trent, Staffordshire, ST1 2DZ	£73,000	55	122 Willowfield, Woodside, Telford, TF7 5NX	£71,000
19	2 Steventon Road, Wellington, Telford, TF2 2AS	Sold prior	56	8 Withywood Drive, Malinslee, Telford, TF3 2HT	£57,500
20	51 Meadow Road, Newport, Shropshire, TF10 7TQ	£80,500	57	6 Cowper Street, Fenton, Stoke-on-Trent, Staffordshire, ST4 3LA	£56,000
21	10 Gainsborough Road, Chesterton, Newcastle-under-Lyme, Staffordshire, ST5 7LG	£67,500	58	11 Blake Street, Burslem, Stoke-on-Trent, Staffordshire, ST6 4BE	£47,000
22	36 Wolstanton Road, Chesterton, Newcastle-under-Lyme, Staffordshire, ST5 7LX	Unsold	59	77 Dunsheath, Hollinswood, Telford, TF3 2BY	£73,000
23	20 Eastern Road, Willaston, Nantwich, Cheshire, CW5 7HT	Postponed	60	54 Burford, Brookside, Telford, TF3 1LH	Unsold
24	21 Stockton Lane, Weeping Cross, Stafford, Staffordshire, ST17 0JT	Unsold	61	4 Napley Road, Napley Heath, Market Drayton, Shropshire, TF9 4DR	£130,000
25	69 Dalford Court, Hollinswood, Telford, TF3 2BP	£66,500	62	Building Plot adj to Moss Bridge Cottage, Moss Lane, Sandbach, CW11 3PW	Postponed
26	50 Barn Close, Donnington, Telford, TF2 7QT	£55,000	63	92 Apedale Road, Wood Lane, Stoke-on-Trent, Staffordshire, ST7 8PH	£76,000
27	223 Westbourne, Woodside, Telford, Shropshire, TF7 5QP	Sold prior	64	125 Congleton Road, Talke, Stoke-on-Trent, Staffordshire, ST7 1LY	Sold prior
28	21 Willowfield, Woodside, Telford, TF7 5NS	Unsold	65	10 Chapel Lane, HARRISEAHEAD, Stoke-on-Trent, Staffordshire, ST7 4JJ	£50,000
29	81 Ash Lea Drive, Donnington, Telford, TF2 7QW	£73,500	66	350-352 Waterloo Road, Hanley, Stoke-on-Trent, Staffordshire, ST1 5EH	Unsold
30	Three Woods, Burston, Stafford, Staffordshire, ST18 0DR	£99,000	67	8 Denbigh Street, Hanley, Stoke-on-Trent, Staffordshire, ST1 5JB	Unsold
31	24 Dalford Court, Hollinswood, Telford, Shropshire, TF3 2BP	Sold prior	68	16-18 Church Street, Rookery, Stoke-On-Trent, Staffordshire, ST7 4RS	Postponed
32	148 James Way, Donnington, Telford, TF2 8AZ	£55,000	69	50 Thames Close, Congleton, Cheshire, CW12 3RL	£186,000
33	172 Wistaston Road, Crewe, Cheshire, CW2 7RJ	Unsold	70	84 Edleston Road, Crewe, Cheshire, CW2 7HD	Sold prior
34	Former Day Centre, Baddeley Street, Burslem, Stoke-on-Trent, Staffordshire, ST6 4EH	Postponed	71	Stoke Fish Bar, 189 London Road, Stoke-on-Trent, Staffordshire, ST4 5RW	£40,000
35	84 Barber Road, Chell, Stoke on Trent, Staffordshire, ST6 6JL	£70,250	72	The Mallings, 2 Crown Street, Stone, Staffordshire, ST15 8QN	Sold prior
36	Barn for Conversion, Rook Hall Farm, Trentham Road, Butterton, Newcastle, ST5 4DX	Postponed	73	32 Carberry Way, Parkhall, Stoke-on-Trent, Staffordshire, ST3 5QU	Sold prior
37	Converted Barn, Rook Hall Farm, Trentham Road, Butterton, Stoke-on-Trent, ST5 4DX	Postponed			

Order of sale (unless previously sold or withdrawn)

The Best Western Moat House Hotel, Stoke-on-Trent, Staffordshire, ST1 5BQ Monday 29 February 2016 at 6.30pm

- | | |
|------------|--|
| 1 | 6 The Crescent, Ashley, Market Drayton, Shropshire, TF9 4LL |
| 2 | 17 Moore Street, Cobridge, Stoke-on-Trent, Staffordshire, ST6 2HF |
| 3 | 41 Lowther Street, Hanley, Stoke-on-Trent, Staffordshire, ST1 5JE |
| 4 | Land Opposite Stableford Grange, Stableford, Newcastle-under-Lyme, Staffordshire, ST5 5JH |
| 5 | 25 Second Avenue, Ketley Bank, Telford, Shropshire, TF2 0AL |
| 6 | 4 Brookfield, Stirchley, Telford, Shropshire, TF3 1EB |
| 7 | 27 High Street, Knutton, Newcastle-under-Lyme, Staffordshire, ST5 1QZ |
| 8 | 4 Patterdale Street, Burslem, Stoke-on-Trent, Staffordshire, ST6 7ET |
| 9 | 3 Second Avenue, Ketley Bank, Telford, Shropshire, TF2 0AL |
| 10 | 3 Brookfield, Stirchley, Telford, Shropshire, TF3 1EB |
| 11 | 14 Pool Street, Fenton, Stoke-on-Trent, Staffordshire, ST4 2PB |
| 12 | 30 Pool Street, Fenton, Stoke-on-Trent, Staffordshire, ST4 2PB |
| 13 | 20/22 West Street, Crewe, Cheshire, CW1 3HA |
| 14 | Land At High Street, Leek, Stoke-on-Trent, Staffordshire, ST13 5DZ |
| 15 | 6 Lorimer Place, High Ercall, Telford, Shropshire, TF6 6AQ |
| 16 | 14 Withywood Drive, Malinslee, Telford, Shropshire, TF3 2HT |
| 17 | 53 Woodshutts Street, Talke, Stoke-on-Trent, Staffordshire, ST7 1LD |
| 18 | 1a Keeling Street, Wolstanton, Newcastle-under-Lyme, Staffordshire, ST5 0DL |
| 19 | 20 Eastern Road, Willaston, Nantwich, Cheshire, CW5 7HT |
| 20 | 78 Waltondale, Woodside, Telford, Shropshire, TF7 5NJ |
| 21 | 6 Hills Lane Drive, Madeley, Telford, Shropshire, TF7 4BP |
| 22 | 40 River Street, Congleton, Cheshire, CW12 1HJ |
| 23 | 1 Brook Avenue, Shavington, Crewe, Cheshire, CW2 5DN |
| 24 | 53 Barber Road, Chell, Stoke-on-Trent, Staffordshire, ST6 6JL |
| 25 | 1 Church View, Stone, Staffordshire, ST15 8EZ |
| 26 | 168 Westbourne, Woodside, Telford, Shropshire, TF7 5QW |
| 27 | 45 Wayside, Woodside, Telford, Shropshire, TF7 5NG |
| 28 | 2 Naylor Street, Pittshill, Stoke-on-Trent, Staffordshire, ST6 6LS |
| 29 | 24 Fell Street, Smallthorne, Stoke-on-Trent, Staffordshire, ST6 1JT |
| 30 | 70 Church Parade, Oakengates, Telford, Shropshire, TF2 6EX |
| 31 | 6 Gloucester Avenue, Dawley, Telford, Shropshire, TF4 2HU |
| 32 | 128 Holmes Chapel Road, West Heath, Congleton, Cheshire, CW12 4NX |
| 33 | 58 New King Street, Audley, Stoke-on-Trent, Staffordshire, ST7 8EX |
| 34 | 97a Heathcote Street, Sandford Hill, Stoke-on-Trent, Staffordshire, ST3 1AB |
| 35 | 58 Heaton Terrace, Porthill, Newcastle-under-Lyme, Staffordshire, ST5 8PL |
| 36 | 90 Ruskin Road, Crewe, Cheshire, CW2 7JS |
| 37 | 27 Grosvenor Gardens, Shifnal, Telford, Shropshire, TF11 8EB |
| 38 | Freehold Sale, 31-39 Delbury Court, Hollinswood, Telford, Shropshire, TF3 2BS |
| 39 | Freehold sale of 58 to 61 Spring Meadow & garages 23 to 32 & 34 Sutton Hill, Telford, TF7 4AG |
| 40 | 9 Roberts Close, Alsagers Bank, Stoke-on-Trent, Staffordshire, ST7 8BD |
| 41 | 11 Hawthorne Street, Cobridge, Stoke-on-Trent, Staffordshire, ST6 2JD |
| 42 | 26 The Hollow, Mount Pleasant, Mow Cop, Staffordshire, ST7 4NW |
| 43 | 1 Gordon Road, Trench, Telford, Shropshire, TF2 7EX |
| 44 | 54 Burford, Brookside, Telford, Shropshire, TF3 1LH |
| 45 | 7 Springfield Close, Chesterton, Newcastle-under-Lyme, Staffordshire, ST5 7LY |
| 46 | 215 Crackley Bank, Newcasatle-under-Lyme, Staffordshire, ST5 7AB |
| 47 | 139 Biddulph Road, Chell, Stoke-on-Trent, Staffordshire, ST6 6TA |
| 48 | 54 Denbigh Street, Hanley, Stoke-on-Trent, Staffordshire, ST1 5JB |
| 49 | 34 Portland Street, Hanley, Stoke-on-Trent, Staffordshire, ST1 5DW |
| 50 | 54 Lyndhurst Street, Burslem, Stoke-on-Trent, Staffordshire, ST6 4BP |
| 51 | Hawthorne House, 1 Hawthorne Street, Cobridge, Stoke-on-Trent, Staffordshire, ST6 2JD |
| 52 | 26 Lawton Street, Congleton, Cheshire, CW12 1RS |
| 53 | 30 Bond Street, Tunstall, Stoke-on-Trent, Staffordshire, ST6 5HF |
| 54 | 2 Sandbach Road, Cobridge, Stoke-on-Trent, Staffordshire, ST6 2DS |
| 55 | 45 St Michaels Road, Stoke-on-Trent, Staffordshire, ST6 6LE |
| 56 | The Old Vicarage Cheadle Road, Draycott, Staffordshire, ST11 9RQ |
| 57 | 2 George Street, Chesterton, Newcastle-under-Lyme, Staffordshire, ST5 7DX |
| 58 | 12 Florence Street, Newcastle-under-Lyme, Staffordshire, ST5 2BJ |
| 59 | 29 St Michaels Road, Pittshill, Stoke-on-Trent, Staffordshire, ST6 6LE |
| 60 | 122 Pinnox Street, Tunstall, Stoke-on-Trent, Staffordshire, ST6 6AD |
| 61 | 59 Lowther Street, Hanley, Stoke-on-Trent, Staffordshire, ST1 5JE |
| 62 | 38 Vicarage Lane, Elworth, Sandbach, CW11 3BW |
| 63 | 81 Lord Street, Crewe, Cheshire, CW2 7DL |
| 64 | 3 Oakwood Crescent, Crewe, Cheshire, CW2 8TY |
| 65 | 21 Chapel Street, Mow Cop, Staffordshire, ST7 4NP |
| 66 | 2 Bridge Street, Congleton, Cheshire, CW12 1AY |
| 67 | Land To The Rear Of, 521, 523 & 525 Leek New Road, Sneyd Green, Stoke-on-Trent, Staffordshire, ST1 6EH |
| 68 | 17 Spark Terrace, Stoke, Stoke-on-Trent, Staffordshire, ST4 7QA |
| 69 | 18 Rowley Avenue, Chesterton, Newcastle-under-Lyme, Staffordshire, ST5 7NP |
| 70 | 50 Alexandra Road, Stafford, Staffordshire, ST17 4DE |
| 71 | 3 Checkley Row, Checkley Lane, Checkley, Nantwich, Cheshire, CW5 7QA |
| 72 | 22 Goldenhill Road, Fenton, Stoke-on-Trent, Staffordshire, ST4 3DW |
| 73 | 17 Greendock Street, Longton, Stoke-on-Trent, Staffordshire, ST3 2NA |
| 74 | 17 & 17a Church Road, Bradmore, Wolverhampton WV3 7ET |
| 75 | Alexandra Buildings, 76 Moorland Road, Burslem, Stoke-on-Trent, Staffordshire, ST6 1DY |
| 76 | Former Hulstone Public House, Whitethorn Way, Chesterton, Newcastle-under-Lyme, Staffordshire, ST5 7BL |
| 77 | 81 Brocklehurst Way, Sneyd Green, Stoke-on-Trent, Staffordshire, ST1 6HN |
| 78 | 1 Denbigh Street, Hanley, Stoke-on-Trent, Staffordshire, ST1 5JA |
| 79 | Land At Watlands Road, Bignall End, Staffordshire, ST7 8QQ |
| 80 | 6 Denbigh Street, Hanley, Stoke-on-Trent, Staffordshire, ST1 5JB |
| 81 | 3 Oakland Avenue, Haslington, Crewe, Cheshire, CW1 5PB |
| 82 | 46 Ruskin Road, Crewe, Cheshire, CW2 7JR |
| 83 | Beechville Albany Road, Newcastle, Staffordshire, ST5 9EJ |
| 84 | 31 Regent Road, Stoke-on-Trent, Staffordshire, ST1 3BT |
| 85 | 104 Rowley Avenue, Chesterton, Newcastle-under-Lyme, Staffordshire, ST5 7NY |
| 86 | 2 Bentley Avenue, Newcastle-under-Lyme, Staffordshire, ST5 9DQ |
| 87 | 155 Smithpool Road, Fenton, Stoke-on-Trent, Staffordshire, ST4 4PW |
| 88 | 23 Tollgate Court, Trentham Road, Blurton, Stoke-on-Trent, Staffordshire, ST3 3BH |
| 89 | The Coach House Butterson, Newcastle-under-Lyme, Staffordshire, ST5 4EB |
| 90 | 59 Winifred Street, Hanley, Stoke-on-Trent, Staffordshire, ST1 5DN |
| 91 | 199 Star & Garter Road, Lightwood, Stoke-on-Trent, Staffordshire, ST3 7HJ |
| 92 | 78 Harrington Drive, Parkhall, Stoke-on-Trent, Staffordshire, ST3 5ST |
| 93 | 13 Gainsborough Road, Chesterton, Newcastle-under-Lyme, Staffordshire, ST5 7LG |
| 94 | 2 Grosvenor Avenue, Oakhill, Stoke-on-Trent, Staffordshire, ST4 5BQ |
| 95 | The Albion Inn with Planning For Houses, Marston Road, Stafford, ST16 3BX |
| 96 | The Cottage Stores, Stone Road, Tittensor, Stoke-on-Trent, Staffordshire, ST12 9HA |
| 97 | 158 Nantwich Road, Crewe, Cheshire, CW2 6BJ |
| 98 | 7 Fox Gardens, Talke, Stoke-on-Trent, Staffordshire, ST7 1RG |
| 99 | 30 Tittensor Road, Clayton, Newcastle-under-Lyme, Staffordshire, ST5 3BS |
| 100 | 14 St Davids Road, Highfields, Stafford, ST17 9RH |

Order of sale in alphabetical order

LOT	ADDRESS	LOT	ADDRESS
83	Beechville Albany Road, Newcastle, Staffordshire, ST5 9EJ	50	54 Lyndhurst Street, Burslem, Stoke-on-Trent, Staffordshire, ST6 4BP
70	50 Alexandra Road, Stafford, Staffordshire, ST17 4DE	95	The Albion Inn with Planning For Houses Marston Road, Stafford, ST16 3BX
24	53 Barber Road, Chell, Stoke-on-Trent, Staffordshire, ST6 6JL	2	17 Moore Street, Cobridge, Stoke-on-Trent, Staffordshire, ST6 2HF
86	2 Bentley Avenue, Newcastle-under-Lyme, Staffordshire, ST5 9DQ	75	Alexandra Buildings, 76 Moorland Road, Burslem, Stoke-on-Trent, Staffordshire, ST6 1DY
47	139 Biddulph Road, Chell, Stoke-on-Trent, Staffordshire, ST6 6TA	97	158 Nantwich Road, Crewe, Cheshire, CW2 6BJ
53	30 Bond Street, Tunstall, Stoke-on-Trent, Staffordshire, ST6 5HF	28	2 Naylor Street, Pittshill, Stoke-on-Trent, Staffordshire, ST6 6LS
66	2 Bridge Street, Congleton, Cheshire, CW12 1AY	33	58 New King Street, Audley, Stoke-on-Trent, Staffordshire, ST7 8EX
77	81 Brocklehurst Way, Sneyd Green, Stoke-on-Trent, Staffordshire, ST1 6HN	81	3 Oakland Avenue, Haslington, Crewe, Cheshire, CW1 5PB
23	1 Brook Avenue, Shavington, Crewe, Cheshire, CW2 5DN	64	3 Oakwood Crescent, Crewe, Cheshire, CW2 8TY
6	4 Brookfield, Stirchley, Telford, Shropshire, TF3 1EB	8	4 Patterdale Street, Burslem, Stoke-on-Trent, Staffordshire, ST6 7ET
10	3 Brookfield, Stirchley, Telford, Shropshire, TF3 1EB	60	122 Pinnox Street, Tunstall, Stoke-on-Trent, Staffordshire, ST6 6AD
44	54 Burford, Brookside, Telford, Shropshire, TF3 1LH	11	14 Pool Street, Fenton, Stoke-on-Trent, Staffordshire, ST4 2PB
89	The Coach House Butterson, Newcastle-under-Lyme, Staffordshire, ST5 4EB	12	30 Pool Street, Fenton, Stoke-on-Trent, Staffordshire, ST4 2PB
65	21 Chapel Street, Mow Cop, Staffordshire, ST7 4NP	49	34 Portland Street, Hanley, Stoke-on-Trent, Staffordshire, ST1 5DW
56	The Old Vicarage Cheadle Road, Draycott, Staffordshire, ST11 9RQ	84	31 Regent Road, Stoke-on-Trent, Staffordshire, ST1 3BT
71	3 Checkley Row, Checkley Lane, Checkley, Nantwich, Cheshire, CW5 7QA	22	40 River Street, Congleton, Cheshire, CW12 1HJ
30	70 Church Parade, Oakengates, Telford, Shropshire, TF2 6EX	40	9 Roberts Close, Alsagers Bank, Stoke-on-Trent, Staffordshire, ST7 8BD
74	17 & 17a Church Road, Bradmore, Wolverhampton WV3 7ET	69	18 Rowley Avenue, Chesterton, Newcastle-under-Lyme, Staffordshire, ST5 7NP
25	1 Church View, Stone, Staffordshire, ST15 8EZ	85	104 Rowley Avenue, Chesterton, Newcastle-under-Lyme, Staffordshire, ST5 7NY
46	215 Crackley Bank, Newcastle-under-Lyme, Staffordshire, ST5 7AB	82	46 Ruskin Road, Crewe, Cheshire, CW2 7JR
38	Freehold Sale, 31-39 Delbury Court, Hollinswood, Telford, Shropshire, TF3 2BS	36	90 Ruskin Road, Crewe, Cheshire, CW2 7JS
78	1 Denbigh Street, Hanley, Stoke-on-Trent, Staffordshire, ST1 5JA	54	2 Sandbach Road, Cobridge, Stoke-on-Trent, Staffordshire, ST6 2DS
48	54 Denbigh Street, Hanley, Stoke-on-Trent, Staffordshire, ST1 5JB	5	25 Second Avenue, Ketley Bank, Telford, Shropshire, TF2 0AL
80	6 Denbigh Street, Hanley, Stoke-on-Trent, Staffordshire, ST1 5JB	9	3 Second Avenue, Ketley Bank, Telford, Shropshire, TF2 0AL
19	20 Eastern Road, Willaston, Nantwich, Cheshire, CW5 7HT	87	155 Smithpool Road, Fenton, Stoke-on-Trent, Staffordshire, ST4 4PW
29	24 Fell Street, Smallthorne, Stoke-on-Trent, Staffordshire, ST6 1JT	68	17 Spark Terrace, Stoke, Stoke-on-Trent, Staffordshire, ST4 7QA
58	12 Florence Street, Newcastle-under-Lyme, Staffordshire, ST5 2BJ	39	Freehold Sale of 58-61 Spring Meadow & garages 23 to 32 & 34 Sutton Hill, Telford, TF7 4AG
98	7 Fox Gardens, Talke, Stoke-on-Trent, Staffordshire, ST7 1RG	45	7 Springfield Close, Chesterton, Newcastle-under-Lyme, Staffordshire, ST5 7LY
93	13 Gainsborough Road, Chesterton, Newcastle-under-Lyme, Staffordshire, ST5 7LG	100	14 St Davids Road, Highfields, Stafford, ST17 9RH
57	2 George Street, Chesterton, Newcastle-under-Lyme, Staffordshire, ST5 7DX	59	29 St Michaels Road, Pittshill, Stoke-on-Trent, Staffordshire, ST6 6LE
31	6 Gloucester Avenue, Dawley, Telford, Shropshire, TF4 2HU	55	45 St Michaels Road, Stoke-on-Trent, Staffordshire, ST6 6LE
72	22 Goldenhill Road, Fenton, Stoke-on-Trent, Staffordshire, ST4 3DW	4	Land Opposite Stableford Grange Stableford, Newcastle-under-Lyme, Staffordshire, ST5 5JH
43	1 Gordon Road, Trench, Telford, Shropshire, TF2 7EX	91	199 Star & Garter Road, Lightwood, Stoke-on-Trent, Staffordshire, ST3 7HJ
73	17 Greendock Street, Longton, Stoke-on-Trent, Staffordshire, ST3 2NA	96	The Cottage Stores Stone Road, Tittensor, Stoke-on-Trent, Staffordshire, ST12 9HA
94	2 Grosvenor Avenue, Oakhill, Stoke-on-Trent, Staffordshire, ST4 5BQ	1	6 The Crescent, Ashley, Market Drayton, Shropshire, TF9 4LL
37	27 Grosvenor Gardens, Shifnal, Telford, Shropshire, TF11 8EB	42	26 The Hollow, Mount Pleasant, Mow Cop, Staffordshire, ST7 4NW
92	78 Harrington Drive, Parkhall, Stoke-on-Trent, Staffordshire, ST3 5ST	99	30 Tittensor Road, Clayton, Newcastle-under-Lyme, Staffordshire, ST5 3BS
41	11 Hawthorne Street, Cobridge, Stoke-on-Trent, Staffordshire, ST6 2JD	88	23 Tollgate Court, Trentham Road, Blurton, Stoke-on-Trent, Staffordshire, ST3 3BH
51	Hawthorne House, 1 Hawthorne Street, Cobridge, Stoke-on-Trent, Staffordshire, ST6 2JD	62	38 Vicarage Lane, Elworth, Sandbach, CW11 3BW
34	97a Heathcote Street, Sandford Hill, Stoke-on-Trent, Staffordshire, ST3 1AB	20	78 Waltondale, Woodside, Telford, Shropshire, TF7 5NJ
35	58 Heaton Terrace, Porthill, Newcastle-under-Lyme, Staffordshire, ST5 8PL	79	Land At Watlands Road, Bignall End, Staffordshire, ST7 8QQ
7	27 High Street, Knutton, Newcastle-under-Lyme, Staffordshire, ST5 1QZ	27	45 Wayside, Woodside, Telford, Shropshire, TF7 5NG
14	Land At High Street, Leek, Stoke-on-Trent, Staffordshire, ST13 5DZ	13	20/22 West Street, Crewe, Cheshire, CW1 3HA
21	6 Hills Lane Drive, Madeley, Telford, Shropshire, TF7 4BP	26	168 Westbourne, Woodside, Telford, Shropshire, TF7 5QW
32	128 Holmes Chapel Road, West Heath, Congleton, Cheshire, CW12 4NX	76	Former Hulstone Public House Whitethorn Way, Chesterton, Newcastle-under-Lyme, Staffordshire, ST5 7BL
18	1a Keeling Street, Wolstanton, Newcastle-under-Lyme, Staffordshire, ST5 0DL	90	59 Winifred Street, Hanley, Stoke-on-Trent, Staffordshire, ST1 5DN
52	26 Lawton Street, Congleton, Cheshire, CW12 1RS	16	14 Witherwood Drive, Malinslee, Telford, Shropshire, TF3 2HT
67	Land To The Rear Of, 521, 523 & 525 Leek New Road, Sneyd Green, Stoke-on-Trent, Staffordshire, ST1 6EH	17	53 Woodshutts Street, Talke, Stoke-on-Trent, Staffordshire, ST7 1LD
63	81 Lord Street, Crewe, Cheshire, CW2 7DL		
15	6 Lorimer Place, High Ercall, Telford, Shropshire, TF6 6AQ		
3	41 Lowther Street, Hanley, Stoke-on-Trent, Staffordshire, ST1 5JE		
61	59 Lowther Street, Hanley, Stoke-on-Trent, Staffordshire, ST1 5JE		

Viewing schedule

Viewing Schedule for Alsager properties on; Wednesday 3rd February, Saturday 6th February, Wednesday 10th February, Wednesday 17th February, Wednesday 24th February and Saturday 27th February

LOT	ADDRESS	TIME
33	58 New King Street, Audley, ST7 8EX	11.00am–11.20am
40	9 Roberts Close, Alsagers Bank, ST7 8BD	11.30am–11.50am

Saturday 30th January, Saturday 6th February, Saturday 13th February Saturday 20th February, Saturday 27th February

42	26 The Hollow, Mow Cop, ST7 4NW	2.00pm–3.00pm
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Viewing Schedule for Commercial properties on; Thursday 28th January, Saturday 6th February & Saturday 20th February

51	Hawthorne House, 1 Hawthorne Street, Cobridge, Stoke-on-Trent, ST6 2JD	2.00–3.00 pm
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Thursday 4th February 2016

83	Beechville, Albany Road, Newcastle, Staffordshire ST5 9EJ	10.00–11.00 am
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Thursday 11th February 2016

83	Beechville, Albany Road, Newcastle, Staffordshire ST5 9EJ	12.00–1.00 pm
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Thursday 25th February 2016

83	Beechville, Albany Road, Newcastle, Staffordshire ST5 9EJ	2.00–3.00 pm
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Viewing Schedule for properties in and around Crewe on; Friday 29th January, 5th, 12th, 19th and 26th February, and Saturday 30th January, 6th, 13th, 20th and 27 February.

64	3 Oakwood Crescent, Crewe, Cheshire, CW2 8DY	10.45am–11.15am
81	3 Oakland Avenue, Haslington, Crewe, Cheshire, CW1 5PB	11.30am–12.00pm
36	90 Ruskin Road, Crewe, Cheshire, CW2 7JS	12.15pm–12.45pm
82	46 Ruskin Road, Crewe, Cheshire, CW2 7JR	1.00pm–1.30pm
97	158 Nantwich Road, Crewe, Cheshire, CW2 6BJ	2.15pm–2.45pm
23	1 Brook Avenue, Shavington, Crewe, Cheshire, CW2 5DN	3.00pm–3.30pm

Friday 29th January, 5th 12th, 19th and 26th February 2016

63	81 Lord Street, Crewe, Cheshire, CW2 7DL	10.00am–10.30am
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Viewing Schedule for property in and around Nantwich Saturdays 30th January, 13th February, 27th February

71	3 Checkley Row, Checkley Lane, Checkley, Cheshire, CW5 7QA	12.00–1.00 pm
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Wednesdays 3rd, 10th, 17th, 24th February

71	3 Checkley Row, Checkley Lane, Checkley, Cheshire, CW5 7QA	9.00–10.00 am
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Auction Department 0800 090 2200

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

Viewing schedule (contd)

Viewing Schedule for Properties in and around Hanley on; Tuesday 16th February, Tuesday 23rd February, Friday 19th February & 26th February 2016

LOT	ADDRESS	TIME
68	17 Spark Terrace, Stoke, Stoke-on-Trent, ST4 7QA	09.30am
78	1 Denbigh Street, Hanley, Stoke-on-Trent, ST1 5JA	10.00am
80	6 Denbigh Street, Hanley, Stoke-on-Trent, ST1 5JB	10.20am
48	54 Denbigh Street, Hanley, Stoke-on-Trent, ST1 5JB	10.40am
3	41 Lowther Street, Hanley, Stoke-on-Trent, ST1 5JE	11.00am
61	59 Lowther Street, Hanley, Stoke-on-Trent, ST1 5JE	11.20am
49	34 Portland Street, Hanley, Stoke-on-Trent, ST1 5DW	11.40am
90	59 Winifred Street, Hanley, Stoke-on-Trent, ST1 5DN	12.00pm
41	11 Hawthorne Street, Cobridge, Stoke-on-Trent, ST6 2JD	12.20pm
2	17 Moore Street, Cobridge, Stoke-on-Trent, ST6 2HF	12.40pm
54	2 Sandbach Road, Cobridge, Stoke-on-Trent, ST6 2DS	13.00pm
29	24 Fell Street, Smallthorne, Stoke-on-Trent, ST6 1JT	13.30pm
50	54 Lyndhurst Street, Burslem, Stoke-on-Trent, ST6 4BP	14.00pm
8	4 Patterdale Street, Burslem, Stoke-on-Trent, ST6 7ET	14.30pm
24	53 Barber Road, Chell, Stoke-on-Trent, ST6 6JL	15.00pm
59	29 St Michaels Road, Pitshill, Stoke-on-Trent, ST6 6LE	15.30pm
28	2 Naylor Street, Pitshill, Stoke-on-Trent, ST6 6LS	16.00pm
53	30 Bond Street, Tunstall, Stoke-on-Trent, ST6 5HF	16.30pm
60	122 Pinnox Street, Tunstall, Stoke-on-Trent, ST6 6AD	17.00pm

Viewing Schedule for properties in and around Kidsgrove on; Saturday 6th, 13th, 20th & 27th February

55	45 St Michaels Road, Stoke-on-Trent, Staffordshire, ST6 6LE	9.30am
17	53 Woodshutts Street, Talke, Stoke-on-Trent, Staffordshire, ST7 1LD	10.00am
98	7 Fox Gardens, Talke, Stoke-on-Trent, Staffordshire, ST7 1RG	10.30am

Viewing Schedule for properties in and around Longton Friday 5th February, Tuesday 9th February, Saturday 13th February, Friday 19th February, Tuesday 23rd February & Saturday 27th February

LOT	ADDRESS	TIME
56	The Old Vicarage, Cheadle Road, Draycott, Staffordshire, ST11 9RQ	9.00am–9.20am
91	199 Star & Garter Road, Lightwood, Staffordshire, ST3 7HJ	9.30am–9.50am
88	23 Tollgate Court, Trentham Road, Blurton, Staffordshire, ST3 3BH	10.00am–10.20am
73	17 Greendock Street, Longton, Staffordshire, ST3 2NA	10.30am–10.50am
87	155 Smithpool Road, Fenton, Staffordshire, ST4 4PW	11.00am–11.20am
11	14 Pool Street, Fenton, Staffordshire, ST4 2PB	11.30am–11.45am
12	30 Pool Street, Fenton, Staffordshire, ST4 2PB	11.45am–12.00pm
72	22 Goldenhill Road, Fenton, Staffordshire, ST4 3DW	12.10pm–12.25pm
34	97a Heathcote Street, Sandford Hill, Staffordshire, ST3 1AB	12.30pm–12.50pm
92	78 Harrington Drive, Parkhall, Staffordshire, ST3 5ST	1.00pm–1.20pm

Auction Department 0800 090 2200

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Please contact the office prior to viewing the properties to confirm the times are still the same.

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Viewing schedule (contd)

Viewing Schedule for properties in and around Newcastle on; Thursday 4th February, Monday 8th February, Thursday 11th February, Thursday 18th February, Saturday 26th February, Monday 29th February.

1	6 The Crescent, Ashley, Market Drayton, TF9 4LL	9.15am–9.30am
89	The Coach House, Butterton, Staffordshire, ST5 4EB	10.15am–11.15am
94	2 Grosvenor Avenue, Oakhill, Staffordshire, ST4 5BQ	11.40am–11.55am
99	30 Tittensor Road, Clayton, Staffordshire, ST5 3BS	12.05pm–12.20pm
58	12 Florence Street, Newcastle-under-Lyme, ST5 2BJ	12.30pm–12.45pm
7	27 High Street, Knutton, Staffordshire, ST5 1QZ	12.55pm–1.10pm
86	2 Bentley Avenue, Newcastle-under-Lyme, ST5 9DQ	1.20pm–1.35pm
18	1a Keeling Street, Wolstanton, Staffordshire, ST5 0DL	1.45pm–2.00pm
35	58 Heaton Terrace, Porthill, Staffordshire, ST5 8PL	2.10pm–2.25pm
46	215 Crackley Bank, Chesterton, Staffordshire, ST5 7AB	2.35pm–2.50pm
57	2 George Street, Chesterton, Staffordshire, ST5 7DX	3.00pm–3.15pm
69	18 Rowley Avenue, Chesterton, Staffordshire, ST5 7NP	3.25pm–3.40pm
85	104 Rowley Avenue, Chesterton, Staffordshire, ST5 7NY	3.45pm–4.00pm
93	13 Gainsborough Road, Chesterton, Staffordshire, ST5 7LG	4.10pm–4.25pm
45	7 Springfield Close, Chesterton, Staffordshire, ST5 7LY	4.30pm–4.45pm

Viewing Schedule for properties in and around Telford on; Thursday 4th, Wednesday 10th, Thursday 18th, Tuesday 23rd & Saturday 27th February

16	14 Withywood Drive, Malinslee, Telford, TF3 2HT	09.00–09.10
31	6 Gloucester Avenue, Dawley, Telford, TF4 2HU	09.20–09.30
26	168 Westbourne, Woodside, Telford, TF7 5QW	09.45–10.00
20	78 Waltondale, Woodside, Telford, TF7 5NJ	10.10–10.25
27	45 Wayside, Woodside, Telford, TF7 5NG	10.35–10.50
21	6 Hills Lane Drive, Madeley, Telford, TF7 4BP	11.05–11.15
39	61 Spring Meadow, Sutton Hill, Telford, TF7 4AG	11.25–11.35
44	54 Burford, Brookside, Telford, TF3 1LH	11.50–12.05
10	3 Brookfield, Stirchley, Telford, TF3 1EB	12.15–12.30
6	4 Brookfield, Stirchley, Telford, TF3 1EB	12.30–12.45
38	31 Delbury Court, Hollinswood, TF3 2BS	12.55–13.05
38	32 Delbury Court, Hollinswood, TF3 2BS	13.05–13.15
30	70 Church Parade, Oakengates, Telford, TF2 6EX	14.05–14.20
5	25 Second Avenue, Ketley Bank, Telford, TF2 0AL	14.30–14.45
9	3 Second Avenue, Ketley Bank, Telford, TF2 0AL	14.50–15.05
43	1 Gordon Road, Trench, Telford, TF2 7EX	15.20–15.30
15	6 Lorimer Place, High Ercall, TF6 6AQ	15.50–16.00

Contact our Telford Branch on 01952 204420 for viewing details on 27 Grosvenor Gardens

Auction Department 0800 090 2200

Please note that these viewing times are provisional times only and may be subject to change.

Please contact the office prior to viewing the properties to confirm the times are still the same.

Please note we are not able to guarantee access to tenanted properties. Our representative will only be at each property for a limited time only, so punctuality is essential.

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LOT
1**6 The Crescent, Ashley, Market Drayton,
Shropshire, TF9 4LL**GUIDE PRICE* **£115,000 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.

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

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
2**17 Moore Street, Cobridge, Stoke-on-Trent,
Staffordshire, ST6 2HF**GUIDE PRICE* **£35,000 plus**

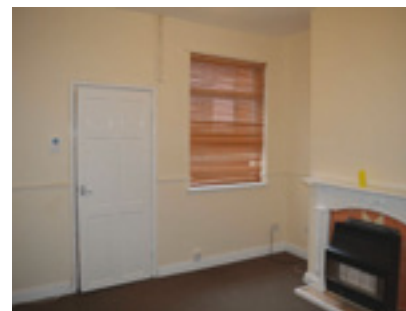
- Two bedroom
- Mid terrace
- Gas central heating
- Double glazing
- EPC - D

See page 12 for viewing schedule

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

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

LOT
3**41 Lowther Street, Hanley, Stoke-on-Trent,
Staffordshire, ST1 5JE**GUIDE PRICE* **£38,000 plus**

- Mid-terrace house
- Two bedrooms
- Gas central heating
- Double glazing
- Useful loft with velux window
- EPC - C

See page 12 for viewing schedule

Legal Representative

Mr Melvin Barker
Walters and Plaskitt
Bews Corner, 2 Westport Road, Burslem,
Stoke On Trent, Staffordshire, ST6 4AW
01782 819611
annetteb@waltersandplaskitt.com

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

LOT
4**Land opposite Stableford Grange, Stableford,
Newcastle-under-Lyme, Staffordshire, ST5 5JH**GUIDE PRICE* **£5,000 plus**

- Parcel of land
- Approx 2,719 sq m (0.67 acres)
- EPC - N/A

Legal Representative

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
5

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

GUIDE PRICE* **£75,000 plus**



- Three bed
- Semi-detached house
- In need of modernisation
- Freehold
- 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 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.com

LOT
6

**4 Brookfield, Stirchley, Telford, Shropshire,
TF3 1EBT**

GUIDE PRICE* **£85,000 plus**



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

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

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
7

**27 High Street, Knutton, Newcastle-under-Lyme,
Staffordshire, ST5 1QZ**

GUIDE PRICE* **£40,000 plus**



- Mid-terraced house
- Two bedrooms
- Gas central heating
- UPVC double glazing
- In need of modernisation
- EPC - TBC

See page 13 for viewing schedule

Legal Representative

Mr Daniel Berger
Zatman & Co
1 The Cottages, Deva Centre, Trinity
Way, Manchester, M3 7BE
0161 8322 500
daniel@bbszatman.co.uk

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

LOT
8

**4 Patterdale Street, Burslem, Stoke-on-Trent,
Staffordshire, ST6 7ET**

GUIDE PRICE* **£40,000 plus**



- Mid terrace house
- Two bedrooms
- Popular location
- Double glazing
- EPC - F

See page 12 for viewing schedule



Legal Representative

Mr Daniel Berger
Zatman & Co
1 The Cottages, Deva Centre, Trinity
Way, Manchester, M3 7BE
0161 8322 500
daniel@bbszatman.co.uk

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

LOT
9**3 Second Avenue, Ketley Bank, Telford, Shropshire,
TF2 0AL**GUIDE PRICE* **£75,000 plus**

- Three bed
- Semi-detached house
- In need of modernisation
- Freehold
- EPC - TBC

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 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
10**3 Brookfield, Stirchley, Telford, Shropshire,
TF3 1EB**GUIDE PRICE* **£85,000 plus**

- Semi-detached house
- Three bedrooms
- Rear garden
- In need of modernisation
- EPC - D

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 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.com

LOT
11**14 Pool Street, Fenton, Stoke-on-Trent,
Staffordshire, ST4 2PB**GUIDE PRICE* **£37,000 plus**

- End terrace
- Two reception rooms
- Two bedrooms
- Ground floor WC
- In need of modernisation
- EPC - E

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

Mr Daniel Berger
Zatman & Co
1 The Cottages, Deva Centre, Trinity
Way, Manchester, M3 7BE
0161 8322 500
daniel@bbszatman.co.uk

Apply: Longton Tel: 01782 594777 Email: longton@bjbmail.comLOT
12**30 Pool Street, Fenton, Stoke-on-Trent,
Staffordshire, ST4 2PB**GUIDE PRICE* **£37,000 plus**

- Terraced property
- Two reception rooms
- Two bedrooms
- In need of modernisation
- Garden area to rear
- EPC - F

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

Mr Daniel Berger
Zatman & Co
1 The Cottages, Deva Centre, Trinity
Way, Manchester, M3 7BE
0161 8322 500
daniel@bbszatman.co.uk

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

LOT
13

20/22 West Street, Crewe, Cheshire,
CW1 3HA



- Excellent residential investment opportunity
- 4 x 1 bedroom flats
- 3 flats let at £433.33 every four weekly
- 1 vacant flat
- Each with lounge, kitchen, double bedroom and bathroom.
- Gas central heating.
- Rear balcony, fire escape and shared court yard
- EPC - TBC

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

GUIDE PRICE* **£130,000 plus**



Legal Representative

Mr Doug Robertson
Irwin Mitchell LLP
2 Wellington Place, Leeds, LS1 4BZ
0113 218 6428
doug.robertson@irwinmitchell.com

LOT
14

Land at High Street, Leek, Stoke-on-Trent,
Staffordshire, ST13 5DZS



- A potential development site located within Leek town centre
- Frontage onto High Street and Strangman Street
- Split level
- Site area: 0.30 acres
- EPC - N/A

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

GUIDE PRICE* **£120,000 plus**



Legal Representative

Mr Andrius Roos
Brabners LLP
Horton House, Exchange Flags,
Liverpool, L2 3YL
0151 600 3083
Andrius.Roos@brabners.com

LOT
15

**6 Lorimer Place, High Ercall, Telford, Shropshire,
TF6 6AQ**

GUIDE PRICE* **£45,000 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.

- One bed
- Ground floor flat
- In need of modernisation
- Leasehold
- Ground Rent - £10 per annum
- Term 99 years on completion
- EPC - D

See page 13 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
16

**14 Witherwood Drive, Malinslee, Telford, Shropshire,
TF3 2HT**

GUIDE PRICE* **£54,000 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

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

See page 13 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
17**53 Woodshutts Street, Talke, Stoke-on-Trent,
Staffordshire, ST7 1LD**GUIDE PRICE* **£40,000 plus**

- Mid-terrace
- Two bedrooms
- In need of modernisation
- Two reception rooms
- First floor bathroom
- EPC - D

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

Mr Daniel Berger
Zatman & Co
1 The Cottages, Deva Centre, Trinity
Way, Manchester, M3 7BE
0161 8322 500
daniel@bbszatman.co.uk

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

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LOT
18**1a Keeling Street, Wolstanton, Newcastle-under-Lyme, Staffordshire, ST5 0DL**GUIDE PRICE* **£50,000 plus**

- Ground floor flat
- One bedroom
- Gas central heating
- Majority double glazing
- Yard and outbuildings to rear
- Ready to be occupied
- Previously let at £4,500 per annum
- EPC - C

See page 13 for viewing schedule**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: Newcastle Tel: 01782 622155 Email: newcastle@bjbmail.comLOT
19**20 Eastern Road, Willaston, Nantwich, Cheshire, CW5 7HT**GUIDE PRICE* **£160,000 plus**

- Semi-detached home
- Three bedrooms
- Great potential
- GCH & DG
- Garage & gardens
- Village location
- EPC - E

Legal Representative

Ms Cherry Riddlesdin
Poole Alcock
The Dowry, 22 Barker Street,
Nantwich, Cheshire, CW5 5ST
01270 625478
cer@poolealcock.co.uk

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

LOT
20

78 Waltondale, Woodside, Telford, Shropshire, TF7 5NJ

GUIDE PRICE* **£60,000 plus**



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

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 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.com

LOT
21

6 Hills Lane Drive, Madeley, Telford, Shropshire, TF7 4BP

GUIDE PRICE* **£38,000 plus**



- Two bed
- First floor flat
- In need of modernisation
- Leasehold
- Ground Rent - £10 per annum
- Term 99 years on completion
- 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 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.com

LOT
22**40 River Street, Congleton, Cheshire, CW12 1HJ**GUIDE PRICE* **£69,000 plus**

- Double fronted end terrace
- Two bedrooms
- First floor bathroom
- Lounge/dining room
- Close to town centre
- Yard to side and rear
- 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

LOT
23**1 Brook Avenue, Shavington, Crewe, Cheshire, CW2 5DN**GUIDE PRICE* **£110,000 plus**

- Mature semi-detached
- Three bedrooms
- Two reception rooms
- Gardens
- Workshop
- Off road parking
- In need of refurbishment
- EPC - G

See page 11 for viewing schedule

Legal Representative

Mrs Lynne Thornton
Lynn Thornton
50 Crewe Road, Shavington, Crewe,
CW2 5JB
567987
lynnethornton.legal@btconnect.com

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

LOT
24

**53 Barber Road, Chell, Stoke-on-Trent,
Staffordshire, ST6 6JL**

GUIDE PRICE* **£59,000 plus**



- Mid-town house
- Two bedrooms
- Double glazing
- Good sized rear garden
- EPC - E

See page 12 for viewing schedule

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

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LOT
25**1 Church View, Stone, Staffordshire, ST15 8EZ**GUIDE PRICE* **£76,000 plus**

Ground Floor



- Ground floor apartment
- One bedroom
- Well presented
- Leasehold
- Outdoor terrace
- Town location
- EPC - TBC

Legal Representative

Ms Katie Nixon
Bowcock & Pursail
Bowcock Pursail Solicitors, 8 Stafford
Street, Eccleshall, Stafford, ST21 6BH
01785 339514
kn@bowcockpursail.co.uk

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

LOT
26**168 Westbourne, Woodside, Telford, Shropshire, TF7 5QW**GUIDE PRICE* **£60,000 plus**

- Three bed
- End-town house
- In need of modernisation
- Freehold
- 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 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.com

LOT
27**45 Wayside, Woodside, Telford, Shropshire,
TF7 5NG**GUIDE PRICE* **£60,000 plus**

- Three bed
- End-town house
- In need of modernisation
- Freehold
- EPC - D

See page 13 for viewing schedule

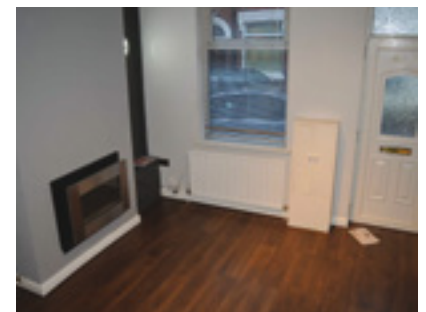
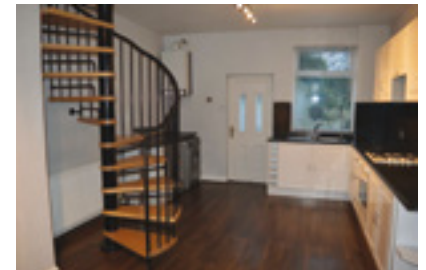
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Legal Representative

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
28**2 Naylor Street, Pittshill, Stoke-on-Trent,
Staffordshire, ST6 6LS**GUIDE PRICE* **£50,000**

- End terrace
- Well presented
- Two bedrooms
- First floor bathroom
- Gas central heating
- Double glazing
- EPC - E

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

Mrs Rachel Silvester
Grindeys Solicitors
Glebe Court, Glebe Street, Stoke-on-
Trent, Staffordshire, ST4 1ET
01782 846441
rachel.silvester@grindeys.com

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

LOT
29

**24 Fell Street, Smallthorne, Stoke-on-Trent,
Staffordshire, ST6 1JT**

GUIDE PRICE* **£35,000 plus**



- End terraced house
- Gas central heating
- Double glazing
- First floor bathroom
- Two bedrooms
- Two reception rooms
- Rear yard
- EPC - E

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
30

**70 Church Parade, Oakengates, Telford,
Shropshire, TF2 6EX**

GUIDE PRICE* **£65,000 plus**



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

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 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.com

LOT
31

**6 Gloucester Avenue, Dawley, Telford, Shropshire,
TF4 2HU**

GUIDE PRICE* **£45,000 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 "Wates" house classification and therefore it is suggested that potential purchasers make their own enquires of mortgage lenders as to whether the property is considered fit for mortgage purposes prior to making a bid at auction.

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

See page 13 for viewing schedule

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

Legal Representative

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

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
32**128 Holmes Chapel Road, West Heath, Congleton,
Cheshire, CW12 4NX**GUIDE PRICE* **£140,000 plus**

- Detached bungalow
- West Heath location
- Three bedrooms
- Adjoining one bedroom annex
- Larger than average plot
- Driveway and gardens
- Detached garage
- EPC - TBC

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

LOT
33**58 New King Street, Audley, Stoke-on-Trent,
Staffordshire, ST7 8EX**GUIDE PRICE* **£50,000 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 apartment
- Lounge
- Kitchen
- Two bedrooms
- Bathroom
- Needs updating
- EPC - TBC

**See page 11 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

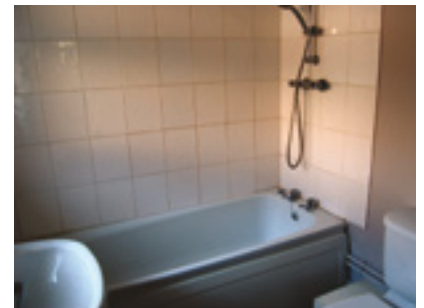
Apply: Alsager Tel: 01270 877778 Email: alsager@bjbmail.com

LOT
34**97a Heathcote Street, Sandford Hill, Stoke-on-Trent, Staffordshire, ST3 1AB**GUIDE PRICE* **£65,000**

- Bungalow
- Semi detached
- Two bedrooms
- Conservatory
- Council tax band- B
- EPC - D

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

Mr Ken McRae
Chesworths
37 Trentham Road, Longton, Stoke-on-Trent, Staffordshire, ST3 4DQ
01782 599992
kenmcrae@chesworths.co.uk

Apply: Longton Tel: 01782 594777 Email: longton@bjbmail.comLOT
35**58 Heaton Terrace, Porthill, Newcastle-under-Lyme, Staffordshire, ST5 8PL**GUIDE PRICE* **£70,000**

- Mid terraced property
- Two bedrooms
- Popular residential location
- Newly fitted kitchen
- EPC - G

See page 13 for viewing schedule

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

Legal Representative

Mrs Rachael Warrender
Grindeys
Glebe Court, Stoke-on-Trent, ST4 1ET
01782 846441
rachael.warrender@grindeys.com

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

LOT
36**90 Ruskin Road, Crewe, Cheshire, CW2 7JS**GUIDE PRICE* **£91,000**

- Spacious three bed terrace
- Two reception rooms
- Refitted breakfast kitchen
- Rear yard & parking space
- Currently let at £6,600 per annum
- EPC - TBC

See page 11 for viewing schedule**Legal Representative**

Mr Steven Coles
Hall Smith Whittingham
172-174 Nantwich Road, Crewe,
Cheshire, CW2 6BW
01270 212000
stevencoles@hswsolicitors.co.uk

Apply: Crewe Tel: 01270 213541 Email: crewe@bjbmail.comLOT
37**27 Grosvenor Gardens, Shifnal, Telford,
Shropshire, TF11 8EB**GUIDE PRICE* **£135,000**

- Semi-detached property
- Three bedrooms
- Conservatory
- Cul-de-sac location
- EPC - F

**Legal Representative**

Miss Yvonne Masters
Terry Jones Solicitors
7 Hollinswood Court, Stafford Park 1,
Telford, Shropshire, TF3 3DE
01952 297979
yvonnem@terry-jones.co.uk

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

LOT
38**Freehold Sale of 31-39 Delbury Court, Hollinswood,
Telford, Shropshire, TF3 2BS**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

- Two vacant ground floor one bed flats
- Subject to the Leasehold interest of flats 33 & 39 Delbury Court
- Ground floor flat
- In need of modernisation
- EPC - C (31)
- EPC - D (32)

See page 13 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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* Subject to status

LOT
39

Freehold sale of 58 to 61 Spring Meadow & garages 23 to 32 & 34 Sutton Hill, Telford, TF7 4AG

GUIDE PRICE* **£72,000 plus**



- 1 vacant 1 bed first floor flat
- Subject to the leasehold interests of flats 58,59 & 60 Spring Meadow
- 11 let garages (producing a combined annual rent of £5025.28)
- In need of modernisation
- Freehold
- EPC - D

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 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.com

LOT
40

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

GUIDE PRICE* **£90,000 plus**



- Semi-detached house
- Lounge, kitchen
- Three bedrooms, bathroom
- GCH & DG
- Large rear garden
- EPC - TBC

See page 11 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

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

LOT
41**11 Hawthorne Street, Cobridge, Stoke-on-Trent,
Staffordshire, ST6 2JD**GUIDE PRICE* **£30,000 plus**

- Mid terrace house
- Three bedrooms
- In need of modernisation
- Gas central heating
- Double glazing
- EPC - TBC

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

Mr Melvin Barker
Walters and Plaskitt
Bews Corner, 2 Westport Road,
Burslem, Stoke On Trent,
Staffordshire, ST6 4AW
01782 819611
annetteb@waltersandplaskitt.com

Apply: Hanley Tel: 01782 202600 Email: hanley@bjbmail.commLOT
42**26 The Hollow, Mount Pleasant, Mow Cop,
Staffordshire, ST7 4NW**GUIDE PRICE* **£75,000 plus**

- Mature end terrace
- Two bedrooms
- Outstanding views
- Well planned accommodation
- Gardens front & rear
- GCH & DG
- EPC - E

See page 11 for viewing schedule**Legal Representative**

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

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

LOT
43**1 Gordon Road, Trench, Telford,
Shropshire, TF2 7EX**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

- Two bed
- Ground floor flat
- In need of modernisation
- Leasehold
- Ground Rent - £10 per annum
- Term 99 years on completion
- EPC - TBC

See page 13 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.comLOT
44**54 Burford, Brookside, Telford, Shropshire,
TF3 1LH**GUIDE PRICE* **£72,000 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.

- Three bedrooms
- End-townhouse
- In need of modernisation
- Freehold
- EPC - C

See page 13 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
45**7 Springfield Close, Chesterton, Newcastle-under-Lyme, Staffordshire, ST5 7LY**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 twelve months an employee or director, or is a close relative of such a person or an agent on their behalf.

- Detached bungalow
- Two bedrooms
- Gas central heating
- UPVC double glazing
- Garden to front and rear
- 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

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* Source: EI Group

LOT
46

**215 Crackley Bank, Newcasatle-under-Lyme,
Staffordshire, ST5 7AB**

GUIDE PRICE* **£70,000**



- Semi detached property
- Two bedrooms plus study/nursery
- Two reception rooms
- Gas central heating and double glazing
- EPC - E

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

LOT
47

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

GUIDE PRICE* **£100,000 Plus**



Spacious detached property

- Three bedrooms
- Gas central heating
- Bathroom & en suite
- Off road parking
- Gardens
- EPC - D

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
48

**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 12 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
49

**34 Portland Street, Hanley, Stoke-on-Trent,
Staffordshire, ST1 5DW**

GUIDE PRICE* **£35,000 plus**



- Mid-townhouse property
- Currently let at £3,600 per annum
- Not inspected by auctioneers
- EPC - TBC

See page 12 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
50**54 Lyndhurst Street, Burslem, Stoke-on-Trent,
Staffordshire, ST6 4BP**GUIDE PRICE* **£35,000 plus**

- Mid-terrace property
- Currently let at £4,080 per annum
- Not inspected by auctioneers
- EPC - E

See page 12 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

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
51

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

GUIDE PRICE* **£220,000 plus**



- Income producing HMO
- 9 bedrooms
- When full gross income up to £38,000 per annum
- Recently refurbished and upgraded
- EPC - E

See page 11 for viewing schedule

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
52

26 Lawton Street, Congleton, Cheshire, CW12 1RS

GUIDE PRICE* **£99,000 plus**



- Town centre investment opportunity producing £12,350 pa
- Ground floor patisserie let at £7,800 pa on a 10 year lease from June 2013
- 2 bedroom maisonette flat let at £4,550 pa on a 6month AST
- Commercial EPC - D
- Residential EPC - F

Legal Representative

Adrian Knibbs
Myers & Co
33-43 Price Street
Burslem
Stoke-on-Trent
Staffordshire
ST6 6EN

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

LOT
53**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 12 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.comLOT
54**2 Sandbach Road, Cobridge, Stoke-on-Trent,
Staffordshire, ST6 2DS**GUIDE PRICE* **£35,000 plus**

- End terrace property
- Currently let at £4,320 per annum
- Not inspected by auctioneers
- EPC - F

See page 12 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
55

45 St Michaels Road, Stoke-on-Trent, Staffordshire,
ST6 6LE

GUIDE PRICE* **£30,000 plus**



- Two bedrooms
- Two reception rooms
- Mid terraced property
- Upvc double glazing
- Garden to rear
- Popular residential area
- EPC - TBC

See page 12 for viewing schedule

Legal Representative

Ms Kate Bloor
Beswicks Solicitors
Sigma House, Lakeside, Festival
Park, Festival Way, Stoke-on-Trent,
Staffordshire, ST1 5TD
01782 205000
kate.bloor@beswicks.com

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

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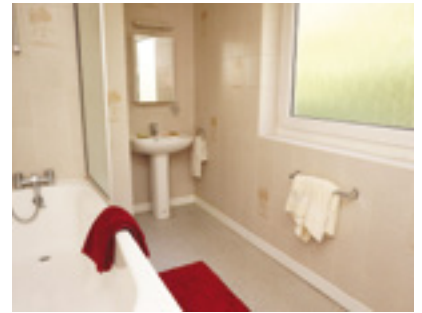
Timed auctions



Watch/Listen



Catalogues

LOT
56**The Old Vicarage, Cheadle Road, Draycott,
Staffordshire, ST11 9RQ**GUIDE PRICE* **£225,000 plus**

- Superb private location
- Individual detached
- 4/5 bedrooms
- Split level design
- Council tax band - F
- EPC - E

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

Mr Nicolas John
The Eric Whitehead Partnership
14 Chapel Street, Cheadle,
Staffordshire, ST10 1DY
01538 755761
nicolasjohn@ericwhitehead.co.uk

Apply: Longton Tel: 01782 594777 Email: longton@bjbmail.comLOT
57**2 George Street, Chesterton, Newcastle-under-
Lyme, Staffordshire, ST5 7DX**GUIDE PRICE* **£60,000**

- Semi-detached house
- Three bedrooms
- UPVC double glazing
- In need of modernisation
- EPC - TBC

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

Mr Anthony Nelson
Hawarth & Gallagher
39 Hamilton Square, Birkenhead,
CH41 5BP
01516478624
anthony.jnelson@hgsolicitors.co.uk

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

LOT
58

**12 Florence Street, Newcastle-under-Lyme,
Staffordshire, ST5 2BJ**

GUIDE PRICE* **£50,000 plus**



- Mid terrace house
- Two bedrooms
- Close to town centre
- In need of modernisation
- EPC - F

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
59

**29 St Michaels Road, Pittshill, Stoke-on-Trent,
Staffordshire, ST6 6LE**

GUIDE PRICE* **£35,000 plus**



- Mid-terrace property
- Currently let at £4,440 per annum
- Not inspected by auctioneer
- EPC - TBC

See page 12 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
60**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

See page 12 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.comLOT
61**59 Lowther Street, Hanley, Stoke-on-Trent,
Staffordshire, ST1 5JE**GUIDE PRICE* **£35,000 plus**

- Mid-terrace property
- Currently let at £3,640 per annum
- Not inspected by auctioneer
- EPC - D

See page 12 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
62**38 Vicarage Lane, Elworth, Sandbach, CW11 3BW**GUIDE PRICE* **£150,000**

- Semi-detached house
- Three bedrooms
- Two reception rooms
- Single garage
- EPC – F

Legal Representative

Ms Faye Harper
 Blackhurst Budd Solicitors
 22 Edward Street, Blackpool,
 Lancashire FY1 1BA
 01253 629333
 info@blackhurstbudd.co.uk

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

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LOT
63**81 Lord Street, Crewe, Cheshire, CW2 7DL**GUIDE PRICE* **£68,000 plus**

- Three bed Victorian terrace
- Lounge & dining room
- Kitchen & bathroom
- Good sized rear garden
- Close to amenities
- EPC - E

See page 11 for viewing schedule**Legal Representative**

Mrs Sheila Mills
Hall Smith Whittingham
1 Dysart Buildings, Nantwich,
Cheshire, CW5 5DP
01270 610300
smills@hswsolicitors.co.uk

Apply: Crewe Tel: 01270 213541 Email: crewe@bjbmail.comLOT
64**3 Oakwood Crescent, Crewe, Cheshire, CW2 8TY**GUIDE PRICE* **£100,000**

- Semi-detached property
- Popular location
- Three bedrooms
- Garage
- Driveway
- Garden
- EPC - E

See page 11 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
65

**21 Chapel Street, Mow Cop, Staffordshire,
ST7 4NP**

GUIDE PRICE* **£49,000 plus**



- End terrace property
- Three bedrooms
- Two reception rooms
- Semi-rural village location
- Open views to rear
- In need of general updating
- EPC - D

Legal Representative

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

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

LOT
66

**2 Bridge Street, Congleton, Cheshire,
CW12 1AY**

GUIDE PRICE* **£160,000 plus VAT**



- Town Centre Investment
- Impressive three storey property
- Passing Rent: £16,000pa
- 5 year lease with 2 year break option
- Freehold
- EPC - D (82)

Legal Representative

TBC

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

LOT
67

Land to the rear of, 521, 523 & 525 Leek New Road,
Sneyd Green, Stoke-on-Trent, Staffordshire, ST1 6EH

GUIDE PRICE* **£50,000 plus**



- Building plot
- Outline planning permission for Dormer bungalow & garage
- Application No 58413
- Approx 0.40 Acres
- EPC – N/A

Legal Representative

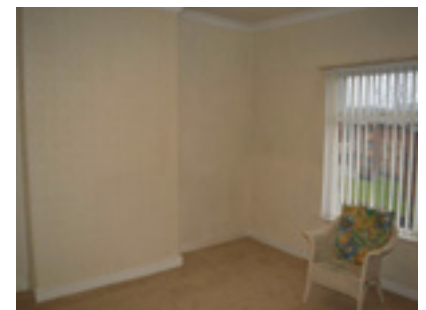
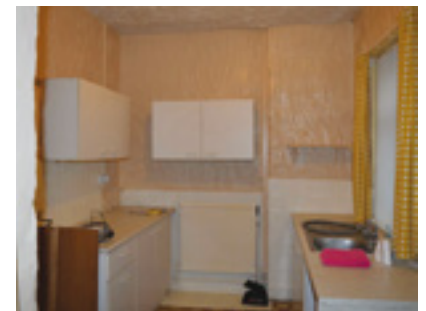
Mr Roger Gough
Wains Solicitors
28 West Street, Congleton, Cheshire,
CW12 1JR
01260 279414
lisabradshaw2@wainssolicitors.co.uk

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

LOT
68

17 Spark Terrace, Stoke, Stoke-on-Trent,
Staffordshire, ST4 7QA

GUIDE PRICE* **£49,000 plus**



- Large end terrace
- Two bedrooms
- First floor bathroom
- Gas central heating
- Double glazing
- EPC - TBC

See page 12 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: Hanley Tel: 01782 202600 Email: hanley@bjbmail.com

LOT
69**18 Rowley Avenue, Chesterton,
Newcastle-under-Lyme, Staffordshire, ST5 7NP**GUIDE PRICE* **£65,000 plus**

- Ex-local authority
- Three bedrooms
- Semi-detached house
- Gas central heating
- Double glazing
- In need of modernisation
- EPC - TBC

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

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

LOT
70**50 Alexandra Road, Stafford, Staffordshire,
ST17 4DE**GUIDE PRICE* **£125,000**

- Mid terraced house
- Two flats
- Well presented
- Near to town
- Near to train station
- EPC – E (Flat 1)
- EPC – E (Flat 2)

See page 12 for viewing schedule

Due to the conversion of the property it is suggested that potential purchasers make their own enquires of mortgage lenders as to whether the property is considered fit for mortgage purposes prior to making a bid at auction.

Legal Representative

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

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

LOT
71**3 Checkley Row, Checkley Lane, Checkley,
Nantwich, Cheshire, CW5 7QA**GUIDE PRICE* **£150,000**

The buyer will pay a buyers fee of 2% of the purchase price plus VAT in addition to the buyers administration fee.

- Semi-detached cottage
- Three bedrooms
- Great potential
- Rural location
- Views over fields
- Plans for extension
- EPC - G

Legal Representative

Martyn Measures
Hibberts LLP
25 Barker Street, Nantwich, Cheshire,
CW5 5EN
01270 624225

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

LOT
72**22 Goldenhill Road, Fenton, Stoke-on-Trent,
Staffordshire, ST4 3DW**GUIDE PRICE* **£50,000**

- Mid-terraced property
- Three bedrooms
- Two reception rooms
- Parking to rear
- Council tax band - A
- EPC - D

See page 13 for viewing schedule

Legal Representative

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

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

LOT
73**17 Greendock Street, Longton, Stoke-on-Trent,
Staffordshire, ST3 2NA**GUIDE PRICE* **£38,000**

- Mid terraced property
- Two bedrooms
- Two reception rooms
- Currently let at £5,100 per annum
- Combi gas central heating
- Double glazing
- Council tax band - A
- EPC - E

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

Mr Amir Choudhary
Buckles Solicitors
Grant House, 101 Bourges Boulevard,
Peterborough, PE1 1NG
01733 888814-direct
amir.choudhary@buckles-law.co.uk

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



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* Subject to status

LOT
74

**17a Church Road, Bradmore, Wolverhampton,
WV3 7ET**

GUIDE PRICE* **£260,000**



- Shop and 4 Bedroom living Accommodation
- Retail area approx. 750 sq ft
- Upvc double glazing and gas central heating to residential accommodation

See page 13 for viewing schedule

Legal Representative
TBC

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

LOT
75

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

GUIDE PRICE* **£90,000 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
- 129.38 sq m (1,392 sq ft)
- EPC - E

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

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

LOT
76**Former Hulstone Public House, Whitethorn Way,
Chesterton, Newcastle-under-Lyme, Staffordshire, ST5 7BL**GUIDE PRICE* **£150,000 plus**

- Former Public House requiring repair and renovation
- Located within a residential estate
- Site area 0.52 acres
- Not inspected by the auctioneer
- EPC - TBC

Legal Representative

Mr Steven Park
Dicksons Solicitors
Gordon Chambers, 30-36 Cheapside,
Hanley, Stoke-on-Trent, Staffordshire,
ST1 1HQ
01782 262424
Steven.Park@dicksonssolicitors.co.uk

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

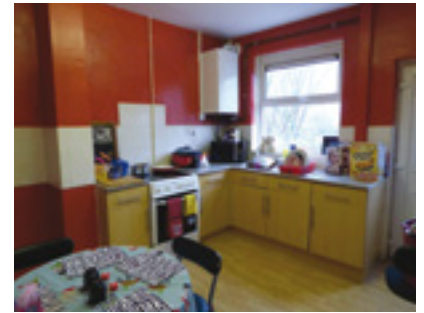
LOT
77**81 Brocklehurst Way, Sneyd Green, Stoke-on-Trent,
Staffordshire, ST1 6HN**GUIDE PRICE* **£55,000 plus**

- Semi-detached house
- Three bedrooms
- Garage
- Shared driveway
- Double glazing
- Gas central heating
- EPC - D

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
78**1 Denbigh Street, Hanley, Stoke-on-Trent,
Staffordshire, ST1 5JA**GUIDE PRICE* **£35,000 plus**

- Mid terrace property
- Two bedrooms
- Double glazing
- Gas central heating
- Let at £4800 per annum
- EPC - C

See page 12 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.comLOT
79**Land At, Watlands Road, Bignall End, Staffordshire,
ST7 8QQ**GUIDE PRICE* **£50,000**

- Residential building plot
- Planning permission for detached dwelling
- Ref 13/00182/FUL
- 0.06 acres/0.03ha
- EPC - N/A

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
80

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

GUIDE PRICE* **£35,000 plus**



- Mid terrace property
- Two bedrooms
- Double glazing
- Gas central heating
- Rear yard
- EPC - D

See page 12 for viewing schedule

Legal Representative

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

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

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LOT
81**3 Oakland Avenue, Haslington, Crewe, Cheshire,
CW1 5PB**GUIDE PRICE* **£155,000**

- Five bedroom detached
- Three reception rooms
- Two bathrooms
- Garage & private garden
- Desirable Village location
- EPC - E

See page 11 for viewing schedule**Legal Representative**

Mr Steven Coles
Hall Smith Whittingham
172-174 Nantwich Road, Crewe,
Cheshire, CW2 6BW
01270 212000
stevencoles@hswsolicitors.co.uk

Apply: Crewe Tel: 01270 213541 Email: crewe@bjbmail.comLOT
82**46 Ruskin Road, Crewe, Cheshire, CW2 7JR**GUIDE PRICE* **£91,000**

- Spacious three bed terraced
- Two reception rooms
- Rear yard & garage
- Currently let at £6,600 per annum
- Close to amenities
- EPC - D

Legal Representative

Mr Steven Coles
Hall Smith Whittingham
172-174 Nantwich Road, Crewe,
Cheshire, CW2 6BW
01270 212000
stevencoles@hswsolicitors.co.uk

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

LOT
83

**Beechville, Albany Road, Newcastle, Staffordshire,
ST5 9EJ**

GUIDE PRICE* **£195,000 plus**



- Three storey mixed use Investment
- Producing £16,297 pa
- Part let potential for £30,000 pa
- 2369 sq ft (219.71 sq m)
- Fronting A34 in Newcastle
- EPC – C (66)

See page 11 for viewing schedule

Legal Representative

Mr Kevin Carroll
Brown and Corbishley Solicitors
11 The Commons, Sandbach, Cheshire,
CW11 1EG
01270 527402
k.carroll@brownandcorbishley.co.uk

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

LOT
84**31 Regent Road, Stoke-on-Trent, Staffordshire,
ST1 3BT**GUIDE PRICE* **£75,000 plus**

- Two Storey Office Premises
- Close to City Centre
- 1049 Sq ft (97.45 Sq m)
- Car parking to rear
- Suit Residential Conversion (STPP)
- EPC - E (105)

Legal Representative

Mrs Julie Meers
Mark Redler & Co solicitors Mark
Redler & Co Solicitors
23 Greengate Street, Stafford, ST16
2HS
01785 256445
jmeers@markredler.co.uk

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

LOT
85**104 Rowley Avenue, Chesterton, Newcastle-under-
Lyme, Staffordshire, ST5 7NY**GUIDE PRICE* **£65,000 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
86

**2 Bentley Avenue, Newcastle-under-Lyme,
Staffordshire, ST5 9DQ**

GUIDE PRICE* **£80,000**



- Semi detached house
- Three bedrooms
- Generous plot
- Popular residential location
- EPC - TBC

See page 13 for viewing schedule

Legal Representative

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

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

LOT
87

**155 Smithpool Road, Fenton, Stoke-on-Trent,
Staffordshire, ST4 4PW**

GUIDE PRICE* **£55,000**



- End terraced property
- Three bedrooms
- No vendor chain
- Two reception rooms
- Modern kitchen
- Council tax band - A
- EPC- E

See page 13 for viewing schedule

Legal Representative

Ms Rachael Warrander
Grindeys Solicitors
Glebe Court, Stoke, Stoke-on-Trent,
ST4 1ET
01782846441
rachael.warrander@grindeys.com

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

LOT
88**23 Tollgate Court, Trentham Road, Blurton, Stoke-on-Trent, Staffordshire, ST3 3BH**GUIDE PRICE* **£37,000**

- One bedroom flat
- Second floor
- Modern kitchen & bathroom
- Parking at rear
- EPC Rating - F

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

Mr Ashley Harrison
Harrisons Solicitors
7 Castle Street, Reading, Berkshire,
RG1 7SB
0118-959-8974
ashley.harrison@harrisonssolicitors.
com

Apply: Longton Tel: 01782 594777 Email: longton@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).

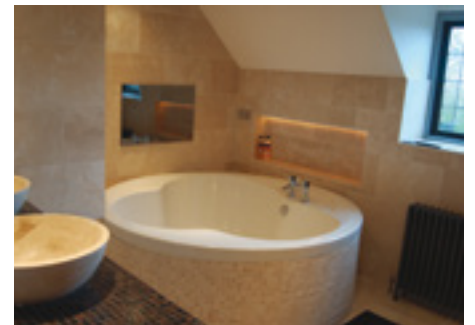
If the buyer's details are different from the successful bidder's, then the buyer will also be required to submit their details as above. If the successful bidder is buying on behalf of a company we also require a letter from that company on their letterhead authorising the bidder to bid on their behalf,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

butters john bee^{bjb}

www.buttersjohnbee.com



LOT
89**The Coach House, Butterton, Newcastle-under-Lyme, Staffordshire, ST5 4EB**GUIDE PRICE* **£475,000 plus**

- Detached coach house
- Four double bedrooms
- Four bathrooms
- Double garage and driveway
- Superb ground and views
- EPC - D

See page 13 for viewing schedule

Legal Representative

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

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

LOT
90**59 Winifred Street, Hanley, Stoke-on-Trent,
Staffordshire, ST1 5DNH**GUIDE PRICE* **£35,000 plus**

- End terrace property
- Two bedrooms
- Gas central heating
- Double glazing
- Rear yard
- EPC - G

See page 12 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.comLOT
91**199 Star & Garter Road, Lightwood, Stoke-on-Trent,
Staffordshire, ST3 7HJ**GUIDE PRICE* **£100,000**

- Three bedroom semi-detached
- Bay fronted lounge
- Spacious dining kitchen
- First floor bathroom
- In need of modernisation
- EPC - E

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

Jacqui Mayer
 Chesworths
 37 Trentham Road, Longton, Stoke-on-Trent,
 Staffordshire, ST3 4DQ
 01782 599993
 jacquimayer@chesworths.co.uk

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

LOT
92

**78 Harrington Drive, Parkhall, Stoke-on-Trent,
Staffordshire, ST3 5ST**

GUIDE PRICE* **£80,000**



- Detached bungalow
- Two bedrooms
- Extended accommodation
- Cul de sac position
- Council tax band - A
- EPC - TBC

See page 13 for viewing schedule

Legal Representative

Mr Ken McRae
Chesworths
37 Trentham Road, Longton, Stoke-
on-Trent, Staffordshire, ST3 4DQ
01782 599992
kenmcr@chesworths.co.uk

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

LOT
93

**13 Gainsborough Road, Chesterton, Newcastle-
under-Lyme, Staffordshire, ST5 7LG**

GUIDE PRICE* **£50,000 plus**



- Ex local authority
- Semi-detached house
- Two bedrooms
- Gas central heating
- UPVC double glazing
- EPC - TBA

**See page 13 for
viewing schedule**



Legal Representative

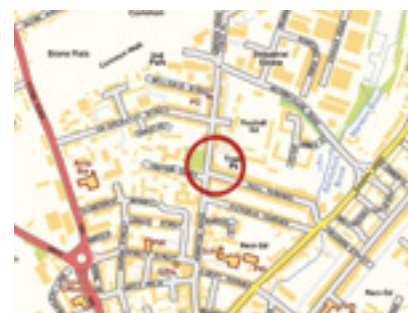
Mr Stewart Freeman
Shakespeare Martineau Solicitors LLP
Bridgeway House, Bridgeway,
Stratford-upon-Avon, Warwickshire,
CV37 6YX
0845 630 8833
stewart.freeman@shma.co.uk

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

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

LOT
94**2 Grosvenor Avenue, Oakhill, Stoke-on-Trent,
Staffordshire, ST4 5BQ**GUIDE PRICE* **£70,000 plus**

- End-terraced house
- Double fronted
- Three bedrooms
- Three reception rooms
- Forecourt and rear garden
- Gas central heating
- In need of modernisation
- EPC - TBC

See page 13 for viewing schedule**Legal Representative**
TBC**Apply:** Newcastle Tel: 01782 622155 Email: newcastle@bjbmail.comLOT
95**The Albion Inn with Planning For Houses, Marston
Road, Stafford, ST16 3BX**GUIDE PRICE* **£150,000 plus**

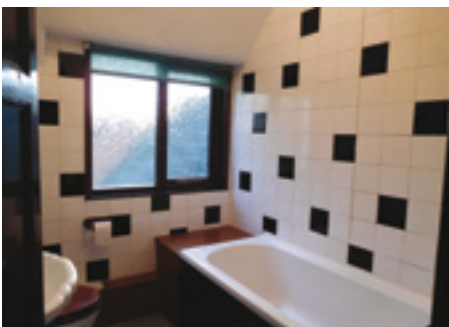
- Residential Development Opportunity
- With Full Planning for 3 Dwellings
- 2 x 3 Bed Houses, 1 x 2 Bed House
- Part Conversion / Part Demolition
- With Off Street Parking
- EPC - D (89)
- VAT is not applicable if purchased for development/conversion

See page 13 for viewing schedule**Legal Representative**
Mr Richard Egan
ORJ Solicitors
Queensville House, Queensville,
Stafford, ST17 4NL
01785 223440
richard.egan@orj.co.uk**Apply:** Commercial Tel: 01782 212201 Email: commercial@bjbmail.com

LOT
96

**The Cottage Stores, Stone Road, Tittensor,
Stoke-on-Trent, Staffordshire, ST12 9HA**

GUIDE PRICE* **£95,000 plus**



- Historic former cottage
- More recently used for Commercial Uses
- 905 Sq ft (84.07 Sq m)
- Planning Permission for C3 Residential (Granted October 2015)
- 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: Commercial Tel: 01782 212201 Email: commercial@bjbmail.com

LOT
97

158 Nantwich Road, Crewe, Cheshire, CW2 6BJ

GUIDE PRICE* **£150,000**



- Substantial seven bed house
- Ideal for multiple occupancy
- Two bathrooms & W.C
- Fitted kitchen with appliances
- Walking distance to railway
- Close to many amenities
- EPC -TBC

See page 11 for viewing schedule

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
98

7 Fox Gardens, Talke, Stoke-on-Trent,
Staffordshire, ST7 1RG

GUIDE PRICE* **£55,000**



- Mid-town house
- Three bedrooms
- Ground floor WC
- Lounge/dining room
- First floor bathroom
- Off road parking
- Garden to rear
- EPC - D

See page 12 for viewing schedule



Legal Representative

Ms Sarah Dean
RJS Solicitors
G1 Bellringer Road, Trentham, Stoke-
on-Trent, Staffordshire, ST4 8GB
01782 646320
leisha@rjsolicitors.com

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

LOT
99**30 Tittensor Road, Clayton,
Newcastle-under-Lyme, Staffordshire, ST5 3BS**GUIDE PRICE* **£120,000**

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

- Detached bungalow
- Generous plot
- Popular residential location
- Planning Ref 15/00928/FUL
- EPC - F

See page 13 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: Newcastle Tel: 01782 622155 Email: newcastle@bjbmail.com

LOT
100**14 St Davids Road, Highfields, Stafford, ST17 9RH**GUIDE PRICE* **£72,500**

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.

- Mid terrace
- Three beds
- Lounge diner
- Kitchen
- Utility
- EPC-TBC

Legal Representative

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

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



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OR HOUSE OF HORRORS?

FIND OUT IN THE RICS HOMEBUYER REPORT



When buying a home do you know what you are letting yourself in for? It may have problems you will not be aware of, but which a member of the Royal Institute of Chartered Surveyors (RICS) is trained to look for and report on.

Before you commit make sure you have the RICS Homebuyer Report to help you:

- make an informed decision on whether to go ahead with buying the property;
- decide what is a reasonable price to pay for the property;
- take account of any repairs or replacements the property needs and
- consider if you need any further advice before exchanging contracts.

The report is colour coded to make it easy to see if and where there are problems with the property.



Condition Rating	Definition
3	Defects which are serious and/or need to be repaired, replaced or investigated urgently.
2	Defects which need repairing or replacing but are not considered to be a major issue or urgent. The property must be maintained in the normal way.
1	No report is normally needed. The property must be maintained in the normal way.

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Common Auction Conditions

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

Glossary

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

Wherever it makes sense:

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

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

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

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

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

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

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

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

A3 Bidding and reserve prices

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

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

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

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

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

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

A4 The particulars and other information

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

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

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

A4.4 If **we** provide information, or a copy of a document, provided by others **we** do so only on the basis that **we** are not responsible for the accuracy of that information or document.

A5 The contract

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

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

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

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

- A5.8 Where the **buyer** is a company **you** warrant that the **buyer** is properly constituted and able to buy the **lot**.
- A6 Extra Auction Conduct Conditions**
- A6.1 Despite any **condition** to the contrary:
 (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 engrossment (signed as a deed by the **buyer** if **condition** G5.2 applies) five **business days** before that date or (if later) two **business days** after the draft has been approved by the **seller**; and
 (b) the **seller** must approve or revise the draft **transfer** within five **business days** of receiving it from the **buyer**.
- G5.2 If the **seller** remains liable in any respect in relation to the **lot** (or a tenancy) following completion the **buyer** is specifically to covenant in the transfer to indemnify the **seller** against that liability.
- G5.3 The **seller** cannot be required to **transfer** the **lot** to anyone other than the **buyer**, or by more than one **transfer**.
- G6 Completion**
- G6.1 **Completion** is to take place at the offices of the **seller's** conveyancer, or where the **seller** may reasonably require, on the **agreed completion date**. The **seller** can only be required to complete on a **business day** and between the hours of 0930 and 1700.
- G6.2 The amount payable on **completion** is the balance of the **price** adjusted to take account of apportionments plus (if applicable) **VAT** and interest.
- G6.3 Payment is to be made in pounds sterling and only by:
 (a) direct transfer to the **seller's** conveyancer's client account; and
 (b) the release of any deposit held by a stakeholder.
- G6.4 Unless the **seller** and the **buyer** otherwise agree, **completion** cannot take place until both have complied with their obligations under the **contract** and the balance of the **price** is unconditionally received in the **seller's** conveyancer's client account.
- G6.5 If **completion** takes place after 1400 hours for a reason other than the **seller's** default it is to be treated, for the purposes of apportionment and calculating interest, as if it had taken place on the next **business day**.
- G6.6 Where applicable the **contract** remains in force following **completion**.
- G7 Notice to complete**
- G7.1 The **seller** or the **buyer** may on or after the **agreed completion date** but before **completion** give the other notice to complete within ten **business days** (excluding the date on which the notice is given) making time of the essence.
- G7.2 The person giving the notice must be **ready to complete**.
- G7.3 If the **buyer** fails to comply with a notice to complete the **seller** may, without affecting any other remedy the **seller** has:

- (a) terminate the **contract**;
- (b) claim the deposit and any interest on it if held by a stakeholder;
- (c) forfeit the deposit and any interest on it;
- (d) resell the **lot**; and
- (e) claim damages from the **buyer**.
- G7.4 If the **seller** fails to comply with a notice to complete the **buyer** may, without affecting any other remedy the **buyer** has:
- (a) terminate the **contract**; and
- (b) recover the deposit and any interest on it from the **seller** or, if applicable, a stakeholder.
- G8 If the contract is brought to an end**
If the **contract** is lawfully brought to an end:
- (a) the **buyer** must return all papers to the **seller** and appoints the **seller** its agent to cancel any registration of the **contract**; and
- (b) the **seller** must return the deposit and any interest on it to the **buyer** (and the **buyer** may claim it from the stakeholder, if applicable) unless the **seller** is entitled to forfeit the deposit under **condition** G7.3.
- G9 Landlord's licence**
- G9.1 Where the **lot** is or includes leasehold land and licence to assign is required this **condition** G9 applies.
- G9.2 The **contract** is conditional on that licence being obtained, by way of formal licence if that is what the landlord lawfully requires.
- G9.3 The **agreed completion date** is not to be earlier than the date five **business days** after the **seller** has given notice to the **buyer** that licence has been obtained.
- G9.4 The **seller** must:
- (a) use all reasonable endeavours to obtain the licence at the **seller's** expense; and
- (b) enter into any authorised guarantee agreement properly required.
- G9.5 The **buyer** must:
- (a) promptly provide references and other relevant information; and
- (b) comply with the landlord's lawful requirements.
- G9.6 If within three months of the **contract date** (or such longer period as the **seller** and **buyer** agree) the licence has not been obtained the **seller** or the **buyer** may (if not then in breach of any obligation under this **condition** G9) by notice to the other terminate the **contract** at any time before licence is obtained. That termination is without prejudice to the claims of either **seller** or **buyer** for breach of this **condition** G9.
- G10 Interest and apportionments**
- G10.1 If the **actual completion date** is after the **agreed completion date** for any reason other than the **seller's** default the **buyer** must pay interest at the **interest rate** on the **price** (less any deposit paid) from the **agreed completion date** up to and including the **actual completion date**.
- G10.2 Subject to **condition** G11 the **seller** is not obliged to apportion or account for any sum at **completion** unless the **seller** has received that sum in cleared funds. The **seller** must pay to the **buyer** after **completion** any sum to which the **buyer** is entitled that the **seller** subsequently receives in cleared funds.
- G10.3 Income and outgoings are to be apportioned at **actual completion date** unless:
- (a) the **buyer** is liable to pay interest; and
- (b) the **seller** has given notice to the **buyer** at any time up to **completion** requiring apportionment on the date from which interest becomes payable by the **buyer**; in which event income and outgoings are to be apportioned on the date from which interest becomes payable by the **buyer**.
- G10.4 Apportionments are to be calculated on the basis that:
- (a) the **seller** receives income and is liable for outgoings for the whole of the day on which apportionment is to be made;
- (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

- 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- The auctioneer gives priority to bids made in the auction room by attending parties.
- If bidding on multiple Lots one Maximum Bid Price must be agreed.
- 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
Stoke-on-Trent
ST1 5BJ

Alsager
01270 877 778
alsager@bjbmail.com

Cannock
01543 500030
cannock@bjbmail.com

Congleton
01260 280 000
congleton@bjbmail.com

Crewe
01270 213 541
crewe@bjbmail.com

Hanley
01782 202 600
hanley@bjbmail.com

Kidsgrove
01782 784 442
kidsgrove@bjbmail.com

Longton
01782 594 777
longton@bjbmail.com

Macclesfield
01625 869996
macclesfield@
bjbmail.com

Nantwich
01270 623 444
nantwich@bjbmail.com

Newcastle
01782 622 155
newcastle@bjbmail.com

Northwich
01606 352888
northwich@bjbmail.com

Sandbach
01270 768 919
sandbach@bjbmail.com

Stone
01785 813 400
stone@bjbmail.com

Stafford
01785 246 000
stafford@bjbmail.com

Telford
01952 204420
telford@bjbmail.com

Winsford
01606 593444
winsford@bjbmail.com

Wolverhampton
01902 710888
wolverhampton@
bjbmail.com

Commercial
0800 090 2290
commercial@bjbmail.com

Residential Lettings
01782 211144
lettings@bjbmail.com

Survey Department
0800 280 0699
survey@bjbmail.com

General Auctions
01782 267752
ws@bjbmail.com

Property Auctions
0800 090 2200
auction@bjbmail.com