

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 18 January 2016

www.biddersjohnbee.com

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

2016 Auction Dates Closing Date For Entries

18 January 2016 — 8 December 2015

29 February 2016 — 25 January 2016

11 April 2016 — 8 March 2016

9 May 2016 — 12 April 2016

13 June 2016 — 10 May 2016

18 July 2016 — 14 June 2016

15 August 2016 — 19 July 2016

12 September 2016 — 16 August 2016

10 October 2016 — 13 September 2016

14 November 2016 — 11 October 2016

12 December 2016 — 15 November 2016

All auctions starting at 6.30pm

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www.buttersjohnbee.com

Freehold & Leasehold Lots
offered in conjunction with...

73 Lots

GRINDEYS

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Brown&Corbishley

Chesworths SOLICITORS

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Incorporating Epley & Co

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butters john bee property auctions



Mike Hancock MNAEA
Associate Director
mikehancock@bjbmail.com

January Auction...

“ Welcome to a New Year and a new schedule of butters john bee property auctions. With increasing demand we will be holding a record 11 sales at our venue this year offering the fastest means of selling your property.

We start the year with over 70 lots, our usual range of mixed residential property, commercial property and land. Significant changes have been announced by the Government to Stamp Duty Land Tax (SDLT) from April 2016 when buying a second home, there are new rates which will apply to many investors buying at auction. The new tax applies a 3% increase to the current rate at all levels. Enter your property to our February auction now and you can sell before the change is implemented.

Contact us at auction@bjbmail.com to book a free appraisal.



Peter Sawyer FRICS
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
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Steve Malpas
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Craig Meredith
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Matthew Tolley
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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

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Property auction buyer's guide

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

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

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

Proof of identity and address

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

Original documents MUST be provided. Photocopies are NOT acceptable.

Identity document

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

Evidence of Address

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

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

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

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

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

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i-bidder.com

Watch this auction online



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

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



Live Auctions



Timed Auctions



Watch/Listen



Catalogues

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30 November auction results

LOT	ADDRESS	SOLD PRICE	LOT	ADDRESS	SOLD PRICE
1	10 Churston Place, Sneyd Green, Stoke-on-Trent, Staffordshire, ST1 6ED	£94,000	52	Hopwood House, 5-7 Snow Hill, Shelton, Stoke-on-Trent, Staffordshire, ST1 4LU	Postponed
2	207 Beaconsfield Drive, Blurton, Stoke-on-Trent, Staffordshire, ST3 3JD	£89,000	53	15 Sydney Road, Crewe, Cheshire, CW1 4HQ	Sold prior
3	1 Walton Place, Chesterton, Newcastle-under-Lyme, Staffordshire, ST5 7PR	£80,000	54	18 Westfield Drive, Wistaston, Crewe, Cheshire, CW2 8ET	Sold prior
4	8 Oxford Street, Crewe, Cheshire, CW1 3HP	Postponed	55	66 Summerhill, Sutton Hill, Telford, Shropshire, TF7 4EZ	£62,000
5	13 Hill Road, Overdale, Telford, Shropshire, TF3 5AZ	£70,000	56	32 Stebbings, Sutton Hill, Telford, Shropshire, TF7 4JN	Unsold
6	35 Fifth Avenue, Ketley Bank, Telford, Shropshire, TF2 0AT	£65,000	57	47 Tawney Close, Whitehill, Kidsgrove, Stoke-on-Trent, Staffordshire, ST7 4EN	£79,000
7	87 Portland Street, Hanley, Stoke-on-Trent, Staffordshire, ST1 5DR	£43,000	58	8 Audley Street, Knutton, Newcastle-under-Lyme, Staffordshire, ST5 6BZ	Unsold
8	72 Tennyson Road, Stafford, Staffordshire, ST17 9SS	£72,000	59	Three Woods, Burston, Stafford, Staffordshire, ST18 0DR	Postponed
9	25 Fifth Avenue, Ketley Bank, Telford, Shropshire, TF2 0AT	Unsold	60	82 Winchester Road, Fordhouses, Wolverhampton, WV10 6EZ	Postponed
10	28 Attwood Terrace, Dawley, Telford, Shropshire, TF4 2HQ	Sold prior	61	165 Crescent Road, Hadley, Telford, Shropshire, TF1 5LQ	£76,000
11	Land at Mort Lane, Tyldesley, Manchester, M29 8PF	£3,000	62	15 Southgate, Sutton Hill, Telford, Shropshire, TF7 4HD	£66,000
12	Land at Shirley Gardens, Shirley Drive, Heolgerrig, Merthyr Tydfil, CF48 1SE	£2,000	63	38 Haybridge Avenue, Hadley, Telford, Shropshire, TF1 5JR	Sold prior
13	11 Downton Court, Hollinswood, Telford, Shropshire, TF3 2BT	£35,000	64	13 Francis Street, Crewe, Cheshire, CW2 6HF	£60,000
14	35 Churchill Road, Wellington, Telford, Shropshire, TF1 2JH	£75,000	65	19 South Street, Ball Green, Stoke-on-Trent, Staffordshire, ST6 8AX	Unsold
15	Land at Kirton Court, Newark, Nottinghamshire, NG22 9LN	£3,200	66	44 Rushton Road, Cobridge, Stoke-on-Trent, Staffordshire, ST6 2HP	Sold prior
16	Land at North Road, Pontyvaun, Cross Keys, Newport, Caerphilly, NP11 7FS	£2,400	67	141 Church Street, Talke, Stoke-on-Trent, Staffordshire, ST7 1NX	£80,000
17	84 Edleston Road, Crewe, Cheshire, CW2 7HD	Unsold	68	266 Birches Head Road, Birches Head, Stoke-on-Trent, Staffordshire, ST1 6NA	£88,000
18	31 Waterloo Street, Hanley, Stoke-on-Trent, Staffordshire, ST1 3PR	£32,000	69	Land at the Corner of Normacott Road, & Locketts Lane, S-o-T, Staffordshire, ST3 1RD	£21,500
19	25 Highfield Avenue, Meir, Stoke-on-Trent, Staffordshire, ST3 5LZ	£65,000	70	London Road Tavern, London Road, Newcastle-under-Lyme, Staffordshire, ST5 1NB	Sold prior
20	53 Brieryhurst Road, Kidsgrove, Stoke-on-Trent, Staffordshire, ST7 4RZ	Sold prior	71	51 Austin Street, Hanley, Stoke-on-Trent, Staffordshire, ST1 3HT	£48,000
21	102 Birks Street, Stoke, Stoke-on-Trent, Staffordshire, ST4 4HF	£60,000	72	83 Bagnall Road, Milton, Stoke-on-Trent, Staffordshire, ST2 7AY	£131,000
22	Building Plot adj 48 Victoria Street, Chesterton, Newcastle-under-Lyme, Staffs, ST5 7EW	Postponed	73	52 Arnold Street, Nantwich, Cheshire, CW5 5QB	£88,000
23	12a Church Parade, Oakengates, Telford, Shropshire, TF2 6EX	£71,000	74	11 Green Lane, Willaston, Nantwich, Cheshire, CW5 7HY	Sold prior
24	Mill View, 128 Crewe Road, Sandbach, Cheshire, CW11 4PX	£171,000	75	Land at Chapel Street, Silverdale, Newcastle-under-Lyme, Staffordshire, ST5 6QA	£30,000
25	Land at 14-16 Nearcroft Road, Rotherham, South Yorkshire, S61 3RU	£1,600	76	22 Alder Grove, Chesterton, Newcastle-under-Lyme, Staffordshire, ST5 7EX	£47,000
26	Land at Windale, Worsley, Manchester, M28 0SR	£10,200	77	14 St Clair Street, Dresden, Stoke-on-Trent, Staffordshire, ST3 4NQ	Unsold
27	33 Smallwood, Sutton Hill, Telford, Shropshire, TF7 4HJ	£65,000	78	98 Lightwood Road, Lightwood, Stoke-on-Trent, Staffordshire, ST3 4JF	Unsold
28	12 Singleton, Sutton Hill, Telford, Shropshire, TF7 4JQ	Sold prior	79	734 London Road, Oakhill, Stoke-on-Trent, Staffordshire, ST4 5NP	Sold prior
29	3 Orchard Crescent, Kidsgrove, Stoke-on-Trent, Staffordshire, ST7 1JH	Unsold	80	103 Edleston Road, Crewe, Cheshire, CW2 7HP	Unsold
30	53 Vernon Avenue, Audley, Stoke-on-Trent, Staffordshire, ST7 8EG	£85,000	81	31 Masterson Street, Fenton, Stoke-on-Trent, Staffordshire, ST4 3QB	£51,000
31	3 Hillside Close, Arleston, Telford, Shropshire, TF1 2JN	Sold prior	82	10 Cambridge Drive, Clayton, Newcastle-under-Lyme, Staffordshire, ST5 3DD	£165,000
32	4 Hillside Close, Arleston, Telford, Shropshire, TF1 2JN	£80,000	83	172 Wistaston Road, Crewe, Cheshire, CW2 7RJ	Unsold
33	Land at Armroyd Lane, Elsecar, South Yorkshire, S74 8ET	£10,500	84	42 Campbell Road, Stoke-on-Trent, Staffordshire, ST4 4DU	£54,500
34	Land at Rowley Lane, South Emsall, Pontefract, West Yorkshire, WF9 2JP	Postponed	85	Land to the North Side 13 St Michaels Road, Pittshill, Stoke-on-Trent, Staffordshire, ST6 6LE	£7,000
35	3 & 3g Park Road, Congleton, Cheshire, CW12 1DS	£161,000	86	Land at St Martins Road, Talke Pitts, Stoke-on-Trent, Staffordshire, ST7 1HE	£39,000
36	199 Bucknall New Road, Hanley, Stoke-on-Trent, Staffordshire, ST1 2BJ	£59,000	87	87 Church Lane, Wistaston, Crewe, Cheshire, CW2 8ER	Sold prior
37	32 Main Road, Wynnunbury, Nantwich, Cheshire, CW5 7LY	Postponed	88	25 Grosvenor Place, Newcastle-under-Lyme, Staffordshire, ST5 0HS	Sold prior
38	34 Ashfields New Road, Cross Heath, Newcastle-under-Lyme, Staffordshire, ST5 2DJ	£70,000	89	35 Hartshill Road, Hartshill, Stoke-on-Trent, Staffordshire, ST4 7QT	Unsold
39	37 Selbourne, Sutton Hill, Telford, Shropshire, TF7 4AY	£65,000	90	20 The Green, Caverswall, Stoke-on-Trent, Staffordshire, ST11 9EQ	Unsold
40	17 Summerhill, Sutton Hill, Telford, Shropshire, TF7 4EX	£48,000	91	16 Marriott Street, Fenton, Stoke-on-Trent, Staffordshire, ST4 3HR	Sold prior
41	53 Ironmarket, Newcastle-under-Lyme, Staffordshire, ST5 1PE	£306,000	92	197 Hamil Road, Burslem, Stoke-on-Trent, Staffordshire, ST6 1AP	Unsold
42	14 Warwick Close, Kidsgrove, Stoke-on-Trent, Staffordshire, ST7 1HH	Postponed	93	Whitehill Dye Works, Highfield Road, Congleton, Cheshire, CW12 3AE	Unsold
43	66 Southgate, Sutton Hill, Telford, Shropshire, TF7 4HE	£65,000	94	24 Smithpool Road, Fenton, Stoke-on-Trent, Staffordshire, ST4 4NZ	£48,000
44	153 Southgate, Sutton Hill, Telford, Shropshire, TF7 4HH	£65,000	95	23 Kidsgrove Road, Goldenhill, Stoke-on-Trent, Staffordshire, ST6 5SJ	Unsold
45	77 Acton Street, Birches Head, Stoke-on-Trent, Staffordshire, ST1 6NU	£46,000	96	46 High Street, Harsiseahead, Stoke-on-Trent, Staffordshire, ST7 4JT	Unsold
46	23 St Marys Road, Adderley Green, Stoke-on-Trent, Staffordshire, ST3 5DW	£72,000	97	27 Paradise Street, Stoke-on-Trent, Staffordshire, ST6 5AG	Postponed
47	8 Barony Court, Nantwich, Cheshire, CW5 5RD	Unsold	98	The Albion Inn, Marston Road, Stafford, Staffordshire, ST16 3BX	Unsold
48	Post Office Cottage, Newcastle Road, Smallwood, Cheshire, CW11 2TY	Unsold	99	62 Oxford Road, Maybank, Newcastle-under-Lyme, Staffordshire, ST5 0PZ	£68,000
49	119 Wildwood, Woodside, Telford, Shropshire, TF7 5PP	Unsold	100	10 Fearn Avenue, Bradwell, Newcastle-under-Lyme, Staffordshire, ST5 8NE	Unsold
50	166 Wildwood, Woodside, Telford, Shropshire, TF7 5PR	£77,500	101	9 Beaconsfield, Brookside, Telford, Shropshire, TF3 1NF	Sold prior
51	Hopwood House, 3 Snow Hill, Shelton, Stoke-on-Trent, Staffordshire, ST1 4LU	Postponed			

Order of sale (unless previously sold or withdrawn)

The Best Western Moat House Hotel, Stoke-on-Trent, Staffordshire, ST1 5BQ Monday 18 January 2016 at 6.30pm

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

Order of sale in alphabetical order

LOT	ADDRESS
63	92 Apedale Road, Wood Lane, Stoke-on-Trent, Staffordshire, ST7 8PH
29	81 Ash Lea Drive, Donnington, Telford, TF2 7QW
34	Former Day Centre Baddeley Street, Burslem, Stoke-on-Trent, Staffordshire, ST6 4EH
35	84 Barber Road, Chell, Stoke on Trent, Staffordshire, ST6 6JL
26	50 Barn Close, Donnington, Telford, TF2 7QT
58	11 Blake Street, Burslem, Stoke-on-Trent, Staffordshire, ST6 4BE
6	Land Adjacent To, 63 Brittain Avenue, Chesterton, Newcastle-under-Lyme, Staffordshire, ST5 7NT
60	54 Burford, Brookside, Telford, TF3 1LH
51	288 Burford, Brookside, Telford, TF3 1LU
30	Three Woods Burston, Stafford, Staffordshire, ST18 0DR
5	Former Garage Site, 6 - 7 Calvert Grove, Bradwell, Newcastle-under-Lyme, Staffordshire, ST5 8QA
73	32 Carberry Way, Parkhall, Stoke-on-Trent, Staffordshire, ST3 5QU
65	10 Chapel Lane, HARRISEAHEAD, Stoke-on-Trent, Staffordshire, ST7 4JJ
40	15 Cheddar Drive, Silverdale, Newcastle-under-Lyme, Staffordshire, ST5 6QR
68	16-18 Church Street, Rookery, Stoke-On-Trent, Staffordshire, ST7 4RS
64	125 Congleton Road, Talke, Stoke-on-Trent, Staffordshire, ST7 1LY
57	6 Cowper Street, Fenton, Stoke-on-Trent, Staffordshire, ST4 3LA
4	7 Cranage Crescent, Wellington, Telford, TF1 2AU
72	The Maltings, 2 Crown Street, Stone, Staffordshire, ST15 8QN
31	24 Dalford Court, Hollinswood, Telford, Shropshire, TF3 2BP
25	69 Dalford Court, Hollinswood, Telford, TF3 2BP
67	8 Denbigh Street, Hanley, Stoke-on-Trent, Staffordshire, ST1 5JB
59	77 Dunsheath, Hollinswood, Telford, TF3 2BY
23	20 Eastern Road, Willaston, Nantwich, Cheshire, CW5 7HT
70	84 Edleston Road, Crewe, Cheshire, CW2 7HD
3	18 Ercall Gardens, Wellington, Telford, TF1 1RD
12	25 Fifth Avenue, Ketley Bank, Telford, Shropshire, TF2 0AT
21	10 Gainsborough Road, Chesterton, Newcastle-under-Lyme, Staffordshire, ST5 7LG
2	10 Garth Street, Hanley, Stoke-on-Trent, Staffordshire, ST1 2DA
8	6 Gloucester Avenue, Dawley, Telford, TF4 2HU
39	63 Greenheart, Ammington, Tamworth, B77 4NQ.
14	8 Grosvenor Place, Wolstanton, Newcastle-under-Lyme, Staffordshire, ST5 0HS
53	46 High Street, HARRISEAHEAD, Stoke-on-Trent, Staffordshire, ST7 4JT
47	Whitehill Dye Works Highfield Road, Congleton, Cheshire, CW12 3AE
48	68 Hope Street, Crewe, Cheshire, CW2 7DR
16	110 Hurleybrook Way, Leegomery, Telford, TF1 6TZ
46	103 Hurleybrook Way, Leegomery, Telford, TF1 6TZ
32	148 James Way, Donnington, Telford, TF2 8AZ

LOT	ADDRESS
18	3 King George Street, Northwood, Stoke-on-Trent, Staffordshire, ST1 2DZ
1	341 King Street, Fenton, Stoke-on-Trent, Staffordshire, ST4 3EJ
44	273 London Road, Northwich, Cheshire, CW9 8HD
71	Stoke Fish Bar, 189 London Road, Stoke-on-Trent, Staffordshire, ST4 5RW
7	44 Mafeking Road, Hadley, Telford, TF1 5LB
20	51 Meadow Road, Newport, Shropshire, TF10 7TQ
62	Building Plot adj to Moss Bridge Cottage Moss Lane, Sandbach, CW11 3PW
61	4 Napley Road, Napley Heath, Market Drayton, Shropshire, TF9 4DR
9	8 Oxford Street, Crewe, Cheshire, CW1 3HP
41	15 Queen Street, Audley, Stoke-on-Trent, Staffordshire, ST7 8HD
52	167 Regent Street, Wellington, Telford, TF1 1PG
13	33 Sands Road, HARRISEAHEAD, Stoke-on-Trent, Staffordshire, ST7 4JZ
50	23 Sheppard Street, Stoke, Stoke-on-Trent, Staffordshire, ST4 5AE
10	80 Smithyfield Road, Norton, Stoke-on-Trent, Staffordshire, ST6 8JT
15	Freehold sale of 58 to 61 (inc) Spring Meadow, Sutton Hill, Telford, TF7 4AG with garages 23 to 34 (inc)
42	14 St Clair Street, Dresden, Stoke-on-Trent, Staffordshire, ST3 4NQ
54	7 St John Street, Hanley, Stoke-on-Trent, Staffordshire, ST1 2HP
45	32 Stebbings, Sutton Hill, Telford, Shropshire, TF7 4JN
11	20 Steventon Road, Wellington, Telford, TF1 2AS
19	2 Steventon Road, Wellington, Telford, TF2 2AS
24	21 Stockton Lane, Weeping Cross, Stafford, Staffordshire, ST17 0JT
69	50 Thames Close, Congleton, Cheshire, CW12 3RL
36	Barn for Conversion, Rook Hall Farm Trentham Road, Butterson, Newcastle-under-Lyme, Staffordshire, ST5 4DX
37	Converted Barn, Rook Hall Farm Trentham Road, Butterson, Stoke-on-Trent, Staffordshire, ST5 4DX
49	455 Victoria Road, Hanley, Stoke-on-Trent, Staffordshire, ST1 3JF
66	350-352 Waterloo Road, Hanley, Stoke-on-Trent, Staffordshire, ST1 5EH
17	20/22 West Street, Crewe, Cheshire, CW1 3HA
27	223 Westbourne, Woodside, Telford, Shropshire, TF7 5QP
28	21 Willowfield, Woodside, Telford, TF7 5NS
55	122 Willowfield, Woodside, Telford, TF7 5NX
43	82 Winchester Road, Fordhouses, Wolverhampton, WV10 6EZ
33	172 Wistaston Road, Crewe, Cheshire, CW2 7RJ
38	14 Witherwood Drive, Malinslee, Telford, TF3 2HT
56	8 Witherwood Drive, Malinslee, Telford, TF3 2HT
22	36 Wolstanton Road, Chesterton, Newcastle-under-Lyme, Staffordshire, ST5 7LX

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Viewing schedule

Viewing Schedule for properties in and around Crewe on Friday, 11th, 18th December and 8th and 15th January, Saturday 12th, 19th December and 9th and 16th January 2016

LOT	ADDRESS	TIME
33	172 Wistaston Road, Crewe, Cheshire, CW2 7RJ	11.15am–11.45am
9	8 Oxford Street, Crewe, Cheshire, CW1 3HP	12.00pm–12.30pm
48	68 Hope Street, Crewe, Cheshire, CW2 7DR	12.45pm–1.15pm

Viewing Schedule for properties in and around Crewe on Saturdays 12th, 19th December and 9th and 16th January and at no other time

70	84 Edleston Road, Crewe, Cheshire, CW2 7HD	10.30am–11.00am
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Viewing Schedule for properties in and around Longton Saturday 12th December, Saturday 19th December, Friday 8th January, Tuesday 12th January & Saturday 16th January

73	32 Carberry Way, Parkhall, Stoke-on-Trent, Staffordshire, ST3 5QU	9.30am–9.50am
57	6 Cowper Street, Fenton, Stoke-on-Trent, Staffordshire, ST4 3LA	10.00am–10.20am
42	14 St Clair Street, Dresden, Stoke-on-Trent, Staffordshire, ST3 4NQ	10.30am–10.50am

Viewing Schedule for properties in and around Kidsgrove on Wednesday December 16th, December 23rd, December 30th, January 6th and January 13th, Saturday December 19th, January 2nd, January 9th and January 16th

65	10 Chapel Lane, Harriseahead, Stoke-on-Trent, ST7 4JJ	9:30am
53	46 High Street, Harriseahead, Stoke-on-Trent, ST7 4JT	10:00am
13	33 Sands Road, Harriseahead, Stoke-on-Trent ST74JZ	10:30am
35	84 Barber Road, Chell, Stoke-on-Trent, ST6 6JL	11:00am
64	125 Congleton Road, Butt Lane, Stoke-on-Trent, ST7 1LY	11:30am

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.

Now accepting instructions for our 29 February auction

Closing date 25 January

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Viewing schedule (contd)

Viewing Schedule for properties in and around Newcastle on Thursday 17th December, Monday 21st December, Tuesday 5th January, Saturday 9th January, Thursday 14th January, Monday 18th January

LOT	ADDRESS	TIME
61	4 Napley Road, Napley Heath, Market Drayton, TF9 4DR	9.45am-10.05am
36 & 37	Converted Barn & Barn for conversion at Rook Hall Farm, Trentham Road, Butterton, Stoke-on-Trent, ST5 4DX	10.45am-11.15am
14	8 Grosvenor Place, Wolstanton, Staffordshire, ST5 0HS	11.30am-11.50am
5	Garage Site, 6-7 Calvert Gv, Bradwell, Staffordshire, ST5 8QA	12.05pm-12.20pm
22	36 Wolstanton Road, Chesterton, Staffordshire, ST5 7LX	12.30pm-12.50pm
21	10 Gainsborough Road, Chesterton, Staffordshire, ST5 7LG	1.05pm-1.20pm
6	Land adj 63 Brittian Ave, Chesterton, Staffordshire, ST5 7NT	1.35pm-1.55pm
40	15 Cheddar Drive, Silverdale, Staffordshire, ST5 7LG	2.10pm-2.30pm
63	92 Apedale Road, Wood Street, Stoke-on-Trent, ST7 8PH	2.45pm-3.05pm
41	15 Queen Street, Audley, Stoke-on-Trent, ST7 8HD	3.20pm-3.40pm

Viewing Schedule for Properties in and around Hanley Tuesday 5th, Friday 8th, Tuesday 12th & Friday 15th January 2016

50	23 Sheppard Street, Stoke, Stoke on Trent, ST4 5AE	09.40am
49	455 Victoria Road, Hanley, Stoke on Trent, ST1 3JF	10.15am
18	3 King George Street, Northwood, Stoke on Trent, ST1 2DZ	10.50am
54	7 St John Street, Hanley, Stoke on Trent, ST1 2HP	11.20am
2	10 Garth Street, Hanley, Stoke on Trent, ST1 2DA	11.50am
67	8 Denbigh Street, Hanley, Stoke on Trent, ST1 5JB	12.20pm
66	350-352 Waterloo Road, Hanley, Stoke on Trent, ST1 5EH	12.50pm
58	11 Blake Street, Burslem, Stoke on Trent, ST6 4BE	13.30pm
10	80 Smithyfield Road, Norton, Stoke on Trent, ST6 8JT	14.00pm

Auction Department 0800 090 2200

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

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Viewing schedule (contd)

Viewings in and around Telford on Wednesday 16th December, Saturday 9th January & Thursday 14th January

LOT	ADDRESS	TIME
52	167 Regent Street, Wellington, Telford, TF1 1PG	09.00am–09.15am
3	18 Ercall Gardens, Wellington, Telford, TF1 1RD	09.25am–09.40am
4	7 Cranage Crescent, Wellington, Telford, TF1 2AU	09.50am–10.05am
11	20 Steventon Road, Wellington, Telford, TF1 2AS	10.10am–10.25am
19	2 Steventon Road, Wellington, Telford, TF1 2AS	10.25am–10.40am
46	103 Hurleybrook Way, Leegomery, Telford, TF1 6TZ	10.55am–11.10am
16	110 Hurleybrook Way, Leegomery, Telford, TF1 6TZ	11.10am–11.25am
7	44 Mafeking Road, Hadley, Telford, TF1 5LB	11.40am–11.55am
32	148 James Way, Donnington, Telford, TF2 8AZ	12.05pm–12.15pm
29	81 Ash Lea Drive, Donnington, Telford, TF2 7QW	12.25pm–12.40pm
26	50 Barn Close, Donnington, Telford, TF2 7QT	12.45pm–12.55pm
20	51 Meadow Road, Newport, Shropshire, TF10 7TQ	13.45pm–13.55pm

Viewing Schedule for Commercial properties Tuesday 8th December, Friday 11th December, Tuesday 15th December, Thursday 7th January & Tuesday 12th January

34	Former Day Centre, Baddley Street, Burslem, ST6 4EH	11.00–11.30am
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Viewings in and around Telford on Thursday 17th December, Thursday 7th January & Saturday 16th January

56	8 Withywood Drive, Malinslee, Telford, TF3 2HT	09.00am–09.10am
38	14 Withywood Drive, Malinslee, Telford, TF3 2HT	09.15am–09.25am
8	6 Gloucester Avenue, Dawley, Telford, TF4 2HU	09.35am–09.45am
28	21 Willowfield, Woodside, Telford, TF7 5NS	10.00 am–10.15am
55	122 Willowfield, Woodside, Telford, TF7 5NX	10.20am–10.35am
27	233 Westbourne, Woodside, Telford, TF7 5QP	10.45am–11.05am
15	61 Spring Meadow, Sutton Hill, Telford, TF7 4AG	11.20am–11.30am
45	32 Stebbings, Sutton Hill, Telford, TF7 4JN	11.40am–11.55am
60	54 Burford, Brookside, Telford, TF3 1LH	12.05pm–12.20pm
51	288 Burford, Brookside, Telford, TF3 1LU	12.25pm–12.40pm
12	25 Fifth Avenue, Ketley Bank, Telford, TF2 0AT	12.55pm–13.10pm
59	77 Dunsheath, Hollinswood, Telford, TF3 2BY	13.55pm–14.05pm
25	69 Dalford Court, Hollinswood, Telford, TF3 2BP	14.15pm–14.25pm
31	24 Dalford Court, Hollinswood, Telford, TF3 2BP	14.30pm–14.50pm

Auction Department 0800 090 2200

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

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LOT
1

**341 King Street, Fenton, Stoke-on-Trent,
Staffordshire, ST4 3EJ**

GUIDE PRICE* **£32,000**



- Mid-town house
- Three double bedrooms
- Two reception rooms
- Accommodation over three floors
- Council tax band – A
- EPC – G

Legal Representative

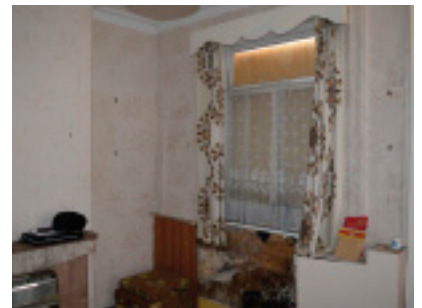
Mr Ken McRae
Chesworths
37 Trentham Road, Longton, Stoke-
on-Trent, Staffordshire, ST3 4DQ
01782 599992
kenmcr@chesworths.co.uk

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

LOT
2

**10 Garth Street, Hanley, Stoke-on-Trent,
Staffordshire, ST1 2DA**

GUIDE PRICE* **£25,000 plus**



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

**See page 12 for
viewing schedule**



Legal Representative

Zoe Carr
Stoke-on-Trent Legal Department
Stoke-on-Trent City Council, Glebe
Street, PO BOX, Stoke-on-Trent,
Staffordshire, ST4 1HH
01782 234567
Zoe.Carr@Stoke.gov.uk

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

LOT
3**18 Ercall Gardens, Wellington, Telford, Shropshire,
TF1 1RD**GUIDE PRICE* **£76,000 plus**

- Three bedrooms
- 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.comLOT
4**7 Cranage Crescent, Wellington, Telford,
Shropshire, TF1 2AU**GUIDE PRICE* **£68,000 plus**

- Three bedrooms
- 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
5

Former Garage Site, 6 – 7 Calvert Grove, Bradwell, Newcastle-under-Lyme, Staffordshire, ST5 8QA

GUIDE PRICE* **£25,000 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.

- Building plot
- Approx. 0.14 acre
- Outline planning permission for two x two bedroom semi-detached houses
- N.U.L. 15/00653/OUT
- EPC – N/A

See page 12 for viewing schedule



Legal Representative

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

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

LOT
6

Land adjacent to 63 Brittain Avenue, Chesterton, Newcastle-under-Lyme, Staffordshire, ST5 7NT

GUIDE PRICE* **£12,000 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.

- Building plot
- Outline PP for one dwelling
- N-U-L 15/00771/OUT
- EPC – N/A

See page 12 for viewing schedule



Legal Representative

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

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

LOT
744 Mafeking Road, Hadley, Telford, Shropshire, TF1
5LBGUIDE PRICE* **£60,000 plus**

- Three bedrooms
- End-townhouse
- 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.

The property has suffered recent water damage due to burst pipes

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
86 Gloucester Avenue, Dawley, Telford, Shropshire,
TF4 2HUGUIDE PRICE* **£45,000 plus**

- 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

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.

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
9

8 Oxford Street, Crewe, Cheshire, CW1 3HP

GUIDE PRICE* **£35,000**



- Two bed Victorian terraced
- Lounge & dining room
- Kitchen & two bathrooms
- Walled rear yard
- Close to amenities
- EPC – E

See page 11 for viewing schedule

Legal Representative

Simon Masters
Dixon Rigby Keogh
Lex House, Middlewich, Cheshire,
CW10 9BH
01606 835736
simon.masters@drk-law.co.uk

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

LOT
10

80 Smithyfield Road, Norton, Stoke-on-Trent, Staffordshire, ST6 8JT

GUIDE PRICE* **£55,000 plus**



- Semi-detached house
- Three bedrooms
- Gas central heating
- Double glazing
- Rear garden
- EPC – D

See page 12 for viewing schedule



Legal Representative

Ms Jan Sweetman
Hobson and Latham
47 Gildredge Road, Eastbourne, East
Sussex, BN21 4RY
01323 412333
jan.sweetman@hobsonandlatham.
co.uk

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

LOT
11**20 Steventon Road, Wellington, Telford, Shropshire,
TF1 2AS**GUIDE PRICE* **£68,000 plus**

- Two bedrooms
- 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.comLOT
12**25 Fifth Avenue, Ketley Bank, Telford, Shropshire,
TF2 0AT**GUIDE PRICE* **£55,000 plus**

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

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

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

Legal Representative

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
13

**33 Sands Road, Harseahead, Stoke-on-Trent,
Staffordshire, ST7 4JZ**

GUIDE PRICE* **£90,000**



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

- Semi-detached
- Three bedrooms
- One reception room
- First floor bathroom
- Gardens front and rear
- Field views to the rear
- Popular residential location
- EPC – D

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

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LOT
14**8 Grosvenor Place, Wolstanton, Newcastle-under-Lyme, Staffordshire, ST5 0HS**GUIDE PRICE* **£80,000 plus**

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

See page 12 for
viewing schedule

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

Legal Representative

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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
15**Freehold Sale of 58-61 Spring Meadow and Garages
23-34, Sutton Hill, Telford, Shropshire, TF7 4AG**GUIDE PRICE* **£70,000 plus**

- First floor flat
- One bedroom
- Includes 12 garages (one let on long leasehold) the other 11 being let producing a combined annual rent of £5,025.28
- 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
16

110 Hurleybrook Way, Leegomery, Telford,
Shropshire, TF1 6TZ

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

- 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

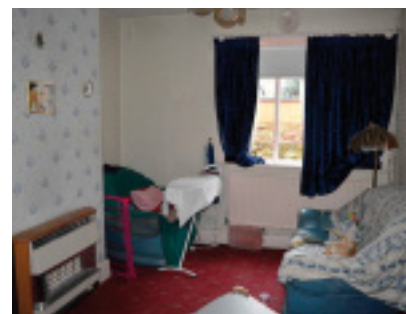
Apply: Telford Tel: 01952 204420 Email: telford@bjbmail.com

LOT
17



LOT
18**3 King George Street, Northwood, Stoke-on-Trent,
Staffordshire, ST1 2DZ**GUIDE PRICE* **£50,000 plus**

- Spacious end town house
- Two reception rooms
- Three bedrooms
- Rear garden
- EPC – F

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

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

Apply: Hanley Tel: 01782 202600 Email: hanley@bjbmail.comLOT
19**2 Steventon Road, Wellington, Telford, Shropshire,
TF1 2AS**GUIDE PRICE* **£80,000 plus**

- Four bedrooms
- 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
20**51 Meadow Road, Newport, Telford, Shropshire,
TF10 7TQ**GUIDE PRICE* **£70,000 plus**

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

- Two 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

Legal Representative

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

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LOT
21**10 Gainsborough Road, Chesterton, Newcastle-under-Lyme, Staffordshire, ST5 7LG**

- End-townhouse
- Three bedrooms
- Gas central heating
- Double glazing
- EPC – D

See page 12 for
viewing schedule

**Legal Representative**

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

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.

Solar panels will be removed prior to legal completion.

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

LOT
22**36 Wolstanton Road, Chesterton, Newcastle-under-Lyme, Staffordshire, ST5 7LX**

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

See page 12 for
viewing schedule

**Legal Representative**

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

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.

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

LOT
23

20 Eastern Road, Willaston, Nantwich, Cheshire,
CW5 7HT

GUIDE PRICE* **£200,000**



- Semi-detached home
- Three bedrooms
- Great potential
- GCH & D/G
- Garage & gardens
- Village location
- EPC – E

Legal Representative

James Williams
Poole Alcock
The Dowery, 22 Barker Street,
Nantwich, Cheshire, CW5 5ST
01270 625478
cer@poolealcock.co.uk

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

LOT
24

21 Stockton Lane, Weeping Cross, Stafford,
Staffordshire, ST17 0JT

GUIDE PRICE* **£180,000**



- Spacious semi-detached
- Envious large plot
- Lounge & Conservatory
- Fitted kitchen
- Three bedrooms
- Off road parking
- EPC – E

Legal Representative

Ms Louise Palmer
ORJ Solicitors
Queensville House, Queensville,
Stafford, Staffordshire, ST17 4NL
01785 223440
louise.palmer@orj.co.uk

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

LOT
25**69 Dalford Court, Hollinswood, Telford, Shropshire,
TF3 2BP**GUIDE PRICE* **£55,000 plus**

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

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
26**50 Barn Close, Donnington, Telford, Shropshire,
TF2 7QT**GUIDE PRICE* **£46,000 plus**

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

LOT
27**223 Westbourne, Woodside, Telford, Shropshire,
TF7 5QP**GUIDE PRICE* **£65,000**

- End-terrace house
- Three bedrooms
- Lounge & breakfast kitchen
- Detached garage
- EPC – E

See page 13 for viewing schedule

Legal Representative

Ms Kirsty McWilliams
Quality Solicitors Davisons
Sycamore House, Calthorpe Road,
Edgbaston, Birmingham, B15 1TH
0121 685 1234
k.mcwilliams@qsdavisons.com

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

Proof of identity and address

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

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

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

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

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LOT
28**21 Willowfield, Woodside, Telford, Shropshire, TF7
5NS**GUIDE PRICE* **£59,000 plus**

- Two bedrooms
- End-townhouse
- 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.comLOT
29**81 Ash Lea Drive, Donnigton, Telford, Shropshire,
TF2 7QW**GUIDE PRICE* **£62,000 plus**

- Three bedrooms
- End-townhouse
- 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
30

**Three Woods, Burston, Stafford, Staffordshire,
ST18 0DR**

GUIDE PRICE* **£90,000 plus**



- Part built detached house
- Two bedrooms
- Electric heating
- Engineered timber system build
- EPC – N/A

Legal Representative

Mr Mark Sheppard
Sheppard Fisher
14/15 Mill Street, Stafford, ST162AJ
01785 250606
msheppard@sheppardfisher.co.uk

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

LOT
31

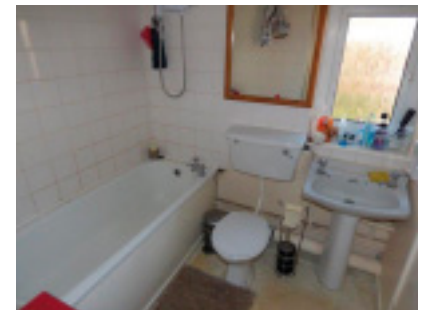
**24 Dalford Court, Hollinswood, Telford, Shropshire,
TF3 2BP**

GUIDE PRICE* **£58,000**



- Second floor apartment
- Two bedrooms
- Sold Subject to AST
- Rental income is £5,400pa
- EPC – D

See page 13 for viewing schedule



Legal Representative

Mr Adam Opperman
Gallaghers
Suite 11 Broadway House, 2 Haygate
Road, Wellington, Telford, TF1 1 QA
01952 250274
adam@gallaghers-conveyancers.
co.uk

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

LOT
32**148 James Way, Donnington, Telford, Shropshire,
TF2 8AZ**GUIDE PRICE* **£48,000 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 bedroom
- First 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.
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* Source: El Group

LOT
33

172 Wistaston Road, Crewe, Cheshire, CW2 7RJ

GUIDE PRICE* **£78,000**

- Spacious Victorian terrace
- Three bedrooms & bathroom
- Two reception rooms
- Kitchen & conservatory
- Large private rear garden
- EPC – D

See page 11 for viewing schedule

Legal Representative

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

Apply: Crewe Tel: 01270 213541 Email: crewe@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).

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

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LOT
34**Former Day Centre, Baddeley Street, Burslem,
Stoke-on-Trent, Staffordshire, ST6 4EH**GUIDE PRICE* **£200,000**

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

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

**See page 13 for
viewing schedule**



Legal Representative

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

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

LOT
35**84 Barber Road, Chell, Stoke on Trent,
Staffordshire, ST6 6JL**GUIDE PRICE* **£65,000**

- Three bedrooms
- Ground floor bathroom
- Semi detached
- Parking and garage
- Rear garden
- EPC – E

See page 11 for viewing schedule

Legal Representative

Mr Murray Cantlay
Wooliscrofts
Town Hall Chambers, Tunstall, Stoke-
on-Trent, Staffordshire, ST6 6BA
01782 204000
mcantlay@woolliscrofts.co.uk

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

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

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

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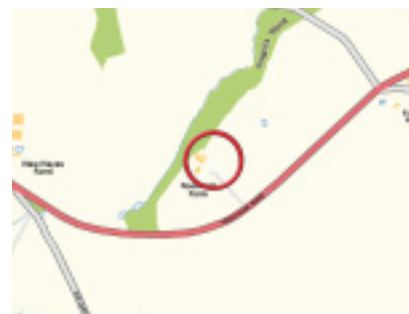
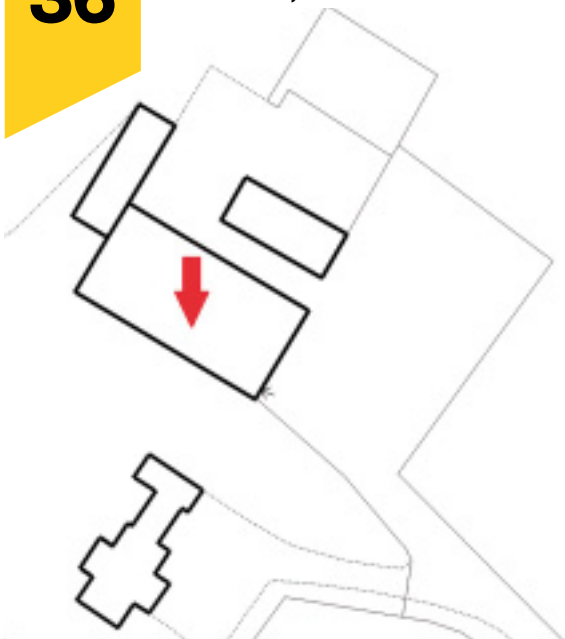
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LOT
36

Barn for Conversion, Rook Hall Farm, Trentham Road, Butterton, Newcastle-under-Lyme, Staffordshire, ST5 4DX

GUIDE PRICE* **£80,000 plus**



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

- Detached barn
- Planning approval
- Ref: 14/00490/COUNOY
- Superb location
- EPC – N/A

Legal Representative

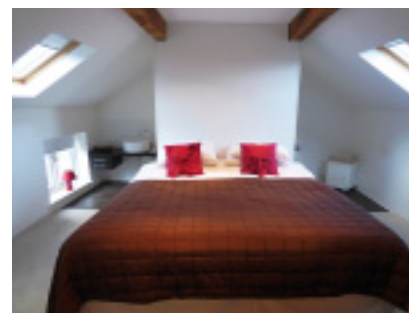
Miss Kerry Boyle
Tinsdills Solicitors
Chichester House, Broad Street,
Hanley, ST1 4EU
01782 262031
kerry.boyle@tinsdills.co.uk

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

LOT
37

Converted Barn, Rook Hall Farm, Trentham Road, Butterton, Stoke-on-Trent, Staffordshire, ST5 4DX

GUIDE PRICE* **£200,000 plus**



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

- Converted barn
- Ground floor accommodation
- Ancillary first floor accommodation
- High standard of presentation
- Semi-rural location
- Close to commuter links
- EPC – F

See page 12 for viewing schedule

Legal Representative

Miss Kerry Boyle
Tinsdills Solicitors
Chichester House, Broad Street,
Hanley, ST1 4EU
01782 262031
kerry.boyle@tinsdills.co.uk

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

LOT
38

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

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

- 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

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* Subject to status

LOT
39**63 Greenheart, Tamworth, Staffordshire, B77 4NQ**GUIDE PRICE* **£115,000**

- Semi detached house
- Lounge & kitchen/diner
- Three bedrooms & bathroom
- Off street parking
- EPC – Tbc

Legal Representative

Mr Rob Thomas
 PLS Solicitors
 2 Aegean Road, Atlantic Street,
 Broadheath, Altrincham, Cheshire,
 WA14 5UW
 0333 014 6150
 rthomas@pls-solicitors.co.uk

Apply: Cannock Tel: 01543 500030 Email: cannock@bjbmail.com

LOT
40**15 Cheddar Drive, Silverdale, Newcastle-under-Lyme, Staffordshire, ST5 6QR**GUIDE PRICE* **£37,000 plus**

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

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

- Semi-detached house
- Two bedrooms
- Gas central heating
- UPVC double glazing
- EPC – C

See page 12 for viewing schedule

**Legal Representative**

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

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

LOT 41 15 Queen Street, Audley, Stoke-on-Trent, Staffordshire, ST7 8HD

GUIDE PRICE* **£80,000 plus**



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

- Semi-detached house
- Two bedrooms
- Gas central heating
- UPVC double glazing
- Needs updating
- EPC – D

See page 12 for viewing schedule



Legal Representative

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

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

LOT 42 14 St Clair Street, Dresden, Stoke-on-Trent, Staffordshire, ST3 4NQ

GUIDE PRICE* **£52,500**



- Mid terraced property
- Two double bedrooms
- Two reception rooms
- Useful loft space
- First floor WC
- EPC – D

See page 11 for viewing schedule

Legal Representative

Ms Claire Stanton
RAW Clark & Co. Solicitors
One Trinity Green, Eldon Street, South
Shields, Tyne And Wear, NE33 1SA
0191 4813430
law@rawclark.co.uk

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

LOT
43

**82 Winchester Road, Fordhouses, Wolverhampton,
WV10 6EZ**

GUIDE PRICE* **£80,000**



- Semi-detached house
- Three bedrooms
- In need of modernisation
- Off-road parking
- Garage
- EPC – G

Legal Representative

Ms Joyce Anderson
Parry Carver
7 Church Street, Wellington, Telford,
Shropshire, TF1 1BX
01952 641291
joyce.anderson@parrycarver.co.uk

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

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* Guide/reserve price definitions can be found on page 5

LOT
44

273 London Road, Northwich, Cheshire, CW9 8HD

GUIDE PRICE* **£135,000**



- Three bed
- End-terrace house
- Near to town centre
- Two rec rooms and dining kitchen
- Garden to the rear and parking
- EPC – D

Legal Representative

Mr Hugh Lloyd
Dixon Rigby Keogh
Old Bank Chambers, 32 High Street,
Northwich, Cheshire, CW9 5BL
01606 48111
dhl@drk-law.co.uk

Apply: Northwich Tel: 01606 352888 Email: northwich@bjbmail.com

LOT
45

32 Stebbings, Sutton Hill, Telford, Shropshire, TF7 4JN

GUIDE PRICE* **£60,000 plus**



- End town house
- Three bedrooms
- 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
46**103 Hurleybrook Way, Leegomery, Telford,
Shropshire, TF1 6TZ**GUIDE PRICE* **£70,000 plus**

- Four bedrooms
- Mid-townhouse
- 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.comLOT
47**Whitehill Dye Works, Highfield Road, Congleton,
Cheshire, CW12 3AE**GUIDE PRICE* **£50,000**

- With outline PP to convert to residential
- Total floor area 1,040 sq.ft
- Close to Congleton town centre
- Mainly residential area
- EPC – TBC

**Legal Representative**

Kate Bouchier
Trowers & Hamblins LLP
55 Princess Street, Manchester, M2
4EW
0161 838 2025
kbouchier@trowers.com

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

LOT
48

68 Hope Street, Crewe, Cheshire, CW2 7DR

GUIDE PRICE* **£53,000**



- Three bed terraced house
- Two reception rooms
- Kitchen & wet room
- Rear yard
- Close to train station
- EPC -E

See page 11 for viewing schedule

Legal Representative

Mr Michael Wright
 Hall Smith Whittingham
 172 – 174 Nantwich Road
 Crewe
 Cheshire
 CW2 6BW
 01270 212000

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

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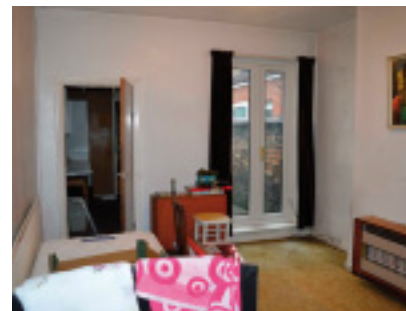
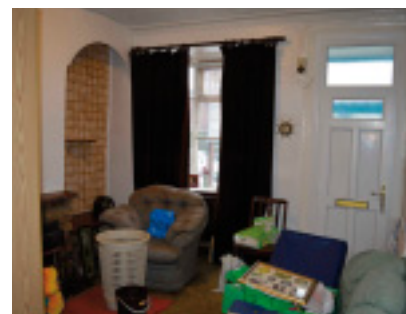
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 * Subject to status

LOT
49

**455 Victoria Road, Hanley, Stoke-on-Trent,
Staffordshire, ST1 3JF**

GUIDE PRICE* **£45,000 plus**



- Forecourted mid terrace
- Two bedrooms
- Gas central heating
- Majority 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
50

**23 Sheppard Street, Stoke, Stoke-on-Trent,
Staffordshire, ST4 5AE**

GUIDE PRICE* **£60,000 plus**



- Spacious terrace property
- Three bedrooms
- Popular location
- Partial double glazing
- EPC – F

See page 12 for viewing schedule

Legal Representative

Ms Suzanne Doherty
Grindeys Solicitors
Glebe Court, Glebe Street, Stoke,
Stoke-on-Trent, Staffordshire, ST4
1ET
01782 846441
suzanne.doherty@grindeys.com

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

LOT
51

288 Burford, Brookside, Telford, Shropshire, TF3 1LU

GUIDE PRICE* **£60,000 plus**



- Three bedrooms
- Mid-townhouse
- 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
52

167 Regent Street, Wellington, Telford, Shropshire, TF1 1PG

GUIDE PRICE* **£62,000 plus**



- Two bedrooms
- Mid-townhouse
- 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

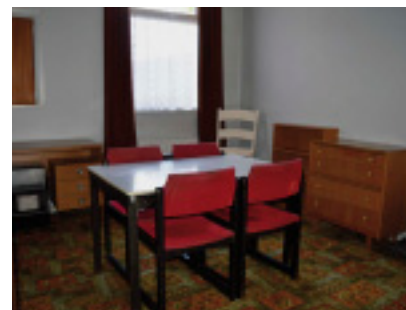
Apply: Telford Tel: 01952 204420 Email: telford@bjbmail.com

LOT
53**46 High Street, Harriseahead, Stoke-on-Trent,
Staffordshire, ST7 4JT**GUIDE PRICE* **£60,000**

- Semi-detached house
- Two bedrooms
- Two reception rooms
- Ground floor bathroom
- First floor wet room
- Popular residential location
- In need of modernisation
- EPC – D

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

Zoe Cartledge
2a Lawton Road
Alsager
Stoke-On-Trent
ST7 2BJ
01270 876550
01270 872683
alsager@poolealcock.co.uk

Apply: Kidsgrove Tel: 01782 784442 Email: kidsgrove@bjbmail.comLOT
54**7 St John Street, Hanley, Stoke-on-Trent,
Staffordshire, ST1 2HP**GUIDE PRICE* **£39,000 plus**

- Large mid terrace
- Two bedrooms
- First floor bathroom
- Gas central heating
- Double glazing
- EPC – D

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

Mr Paul Russell
HSR Law
7 South Parade, Doncaster, South
Yorkshire, DN1 2DY
01302 347815
Paul.Russell@hsrlaw.co.uk

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

LOT
55**122 Willowfield, Woodside, Telford, Shropshire, TF7
5NX**GUIDE PRICE* **£68,000 plus**

- Three bedrooms
- Mid-townhouse
- 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

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
56**8 Withywood Drive, Malinslee, Telford, Shropshire,
TF3 2HT**GUIDE PRICE* **£58,000 plus**

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

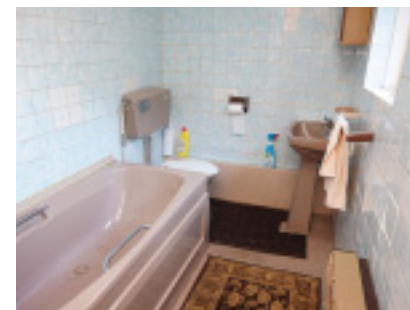
- Two bedrooms
- Ground floor flat
- In need of modernisation
- Leasehold
- Lease – 99 years
- Ground rent – £10 per annum
- EPC – C

See page 13 for viewing schedule

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
57**6 Cowper Street, Fenton, Stoke-on-Trent,
Staffordshire, ST4 3LA**GUIDE PRICE* **£38,000**

- Mid-terraced property
- Two double bedrooms
- Two reception rooms
- UPVC double glazing
- EPC – F

See page 11 for viewing schedule

Legal Representative

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

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

LOT
58

11 Blake Street, Burslem, Stoke-on-Trent, Staffordshire, ST6 4BE

GUIDE PRICE* **£41,000 plus**



- End terraced property
- Majority double glazed
- Large property
- Two reception rooms
- Three bedrooms
- Rear garden area
- EPC – F

See page 12 for viewing schedule

Legal Representative

Mr Murray Cantlay
Wooliscrofts
Town Hall Chambers, Tunstall, Stoke-on-Trent, Staffordshire, ST6 6BA
01782 204000
mcantlay@woolliscrofts.co.uk

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

LOT
59

77 Dunsheath, Hollinswood, Telford, Shropshire, TF3 2BY

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 bedrooms
- Ground floor flat
- In need of modernisation
- Leasehold
- Lease – 99 years
- Ground rent – £10 per annum
- 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
60**54 Burford, Brookside, Telford, Shropshire,
TF3 1LH**GUIDE PRICE* **£63,000 plus**

- Three bedrooms
- End-townhouse
- 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.comLOT
61**4 Napley Road, Napley Heath, Market Drayton,
Shropshire, TF9 4DR**GUIDE PRICE* **£100,000**

- Semi-detached house
- Three bedrooms
- Air source heat pump heating
- Rural location
- Off road parking
- Open views
- EPC – E

**See page 12 for
viewing schedule**

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

Legal Representative

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

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

LOT
62

Building Plot adj to Moss Bridge Cottage, Moss Lane, Sandbach, CW11 3PW

GUIDE PRICE* **£150,000**



- Canal side building plot with PP
- Executive style 4 bed design
- Adj to Trent & Mersey Canal
- Planning number 12/4399C
- EPC – N/A

Legal Representative

John Hyatt
 Butcher & Barlow LLP
 31 Middlewich Street
 Sandbach
 Cheshire
 CW11 1HW
 Tel: 01270 762521

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

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* Source: El Group

LOT
63**92 Apedale Road, Wood Lane, Stoke-on-Trent,
Staffordshire, ST7 8PH**GUIDE PRICE* **£80,000**

- Semi-detached house
- Two bedrooms & box room
- Double glazing
- Gas central heating
- In need of renovation & repair
- EPC – E

See page 12 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 Alison Abbotts
Tinsdills
15 – 19 Marsh Parade
Newcastle-under-Lyme
Staffordshire
ST5 1BT
01782 612311
alisonabbotts@tinsdills.co.uk

Apply: Newcastle Tel: 01782 622155 Email: newcastle@bjbmail.comLOT
64**125 Congleton Road, Talke, Stoke-on-Trent,
Staffordshire, ST7 1LY**GUIDE PRICE* **£45,000**

- Two bedrooms
- Two reception rooms
- First floor bathroom
- Mid-terraced property
- Popular Butt Lane area
- Town centre location
- EPC – E

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

Mr Murray Cantlay
Wooliscrofts
Town Hall Chambers, Tunstall, Stoke-
on-Trent, Staffordshire, ST6 6BA
01782 204000
mcantlay@woolliscrofts.co.uk

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

LOT
65

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

GUIDE PRICE* **£50,000**



- Two bedrooms
- One reception room
- Rear garden
- Mid-terraced property
- Popular location
- Ground floor shower
- EPC – F

See page 11 for viewing schedule

Legal Representative

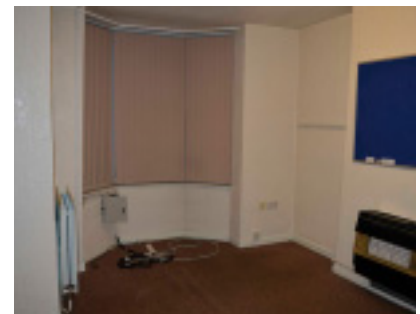
Richard Scholes
RJS Solicitors
G1, Bellringer Road,
Trentham Business Quarter
Trentham Lakes South
Stoke-on-Trent
Staffordshire ST4 8GB

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

LOT
66

350-352 Waterloo Road, Hanley, Stoke-on-Trent, Staffordshire, ST1 5EH

GUIDE PRICE* **£80,000 plus**



- Substantial property
- Six letting rooms
- Reception room
- Two kitchens
- Two bathrooms
- Shower room
- EPC – D

See page 12 for viewing schedule

Legal Representative

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

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

LOT
67 8 Denbigh Street, Hanley, Stoke-on-Trent,
Staffordshire, ST1 5JB

GUIDE PRICE* **£37,000 plus**

- Mid terrace house
- Two bedrooms
- Double glazing
- Close to city centre
- EPC – G

See page 12 for viewing schedule

Legal Representative

Mr Roger Madgett
Chamberlins Solicitors
Victoria Chambers, Beach Road,
Lowestoft, Suffolk, NR32 1DT
01502 573241
roger@chamberlins.info

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

LOT
68 16-18 Church Street, Rookery, Stoke-on-Trent,
Staffordshire, ST7 4RS

GUIDE PRICE* **£169,000**

- Pair of semi-detached homes sold as one lot
- Let on Assured Shorthold Tenancy to 15/09/2016 and 15/03/2017 respectively
- Annual gross income £11880.00
- Each with;
- Two bedrooms
- One reception room
- Kitchen/Diner
- First floor bathroom
- Rear garden
- Popular location
- EPC – C (16)
- EPC – C (18)

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

**Legal Representative**

Chris Broadbent
Chris M Broadbent Solicitors
Close House Farm,
Bibbys Lane
Macclesfield
Cheshire, SK10 2PJ
Telephone: 01625 420 597
FAX: 01625 501 366

LOT
69

50 Thames Close, Congleton, Cheshire, CW12 3RL

GUIDE PRICE* **£135,000 plus**



- Detached bungalow
- Quiet cul de sac location
- Large plot
- Three bedrooms
- Conservatory
- Garage and gardens
- In need of updating
- 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
70

84 Edleston Road, Crewe, Cheshire, CW2 7HD

GUIDE PRICE* **£110,000**



- Three bed Victorian house
- Bedsit with kitchenette
- Modern one bed maisonette
- Parking to the rear
- Close to Town Centre
- EPC – D(84)
- EPC – C(84a)

See page 11 for viewing schedule

Legal Representative

Mrs Zoe Cartlidge
Poole Alcock Solicitors
2a Lawton Road, Alsager, Stoke-on-Trent,
Staffordshire, ST7 2BJ
01270 876550
zjc@poolealcock.co.uk

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

LOT
71**Stoke Fish Bar, 189 London Road, Stoke-on-Trent,
Staffordshire, ST4 5RW**

- Former take- away
- Close Stoke to Town Centre
- Equipped although untested
- Mixed residential and commercial area
- EPC – TBC

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

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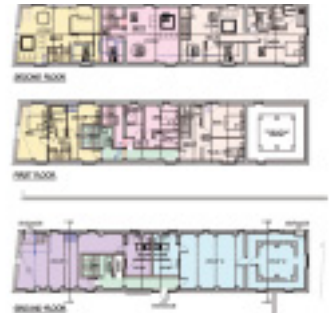
Come and see us at the lettings stand before you leave and let us tell you about all of our services, how we can find you a tenant quickly and the special fee discounts available to buyers who buy at our auction.



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LOT 72 The Maltings, 2 Crown Street, Stone, Staffordshire, ST15 8QN

DECLARED RESERVE **£59,000**



- Grade II Listed three storey building
- Development opportunity
- Planning for 2 retail units and duplex apartments (expires Feb 2016)
- Town centre location
- EPC – TBC

Legal Representative

Ms Sally Butter
 Graham Withers and Co
 46 Cheshire Street, Market Drayton,
 Shropshire, TF9 1PQ
 01630 657222
 sally.butter@grahamwithers.co.uk

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

LOT 73 32 Carberry Way, Parkhall, Stoke-on-Trent, Staffordshire, ST3 5QU

GUIDE PRICE* **£80,000**



- Semi-detached bungalow
- Two bedrooms
- Garage & driveway
- Council tax band – B
- EPC – D

See page 11 for viewing schedule

Legal Representative

Jaqui Mayer
 Chesworths
 37 Trentham Road, Longton, Stoke
 On Trent, ST3 4DQ
 01782 599992
 jacquimayer@chesworths.co.uk

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

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- 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.

Make sure your dream home isn't a nightmare in disguise with RICS Homebuyer Report



Condition Rating	Definition
3	Defects which are serious and/or need to be repaired/replaced or investigated urgently.
2	Defects that need repairing or replacing but are not considered to be either serious or urgent. The property must be maintained to the normal level.
1	No repair is currently needed. The property must be maintained to the normal level.

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Notes

Notes

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

Glossary

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

Wherever it makes sense:

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

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

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

Agreed completion date Subject to **condition** G9.3: (a) the date specified in the **special conditions**; or (b) if no date is specified, 20 **business days** after the **contract date**; but if that date is not a **business day** the first subsequent **business day**.

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

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

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

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

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

Auctioneers The auctioneers at the **auction**.

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

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

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

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

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

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

Contract date The date of the **auction** or, if the **lot** is not sold at the **auction**: (a) the date of the **sale memorandum** signed by both the **seller** and **buyer**; or (b) if contracts are exchanged, the date of exchange. If exchange is not effected in person or by an irrevocable agreement to exchange made by telephone, fax or electronic mail the date of exchange is the date on which both parts have been signed and posted or otherwise placed beyond normal retrieval.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

VAT option An option to tax.

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

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

Important notice

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

- Take professional advice from a conveyancer and, in appropriate cases, a chartered surveyor and an accountant;
- Read the conditions;
- Inspect the lot;
- Carry out usual searches and make usual enquiries;
- Check the content of all available leases and other documents relating to the lot;
- Have finance available for the deposit and purchase price;
- Check whether VAT registration and election is advisable;

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

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

Auction Conduct Conditions

A1 Introduction

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

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

A2 Our role

A2.1 As agents for each **seller** we have authority to: (a) prepare the **catalogue** from information supplied by or on behalf of each **seller**; (b) offer each **lot** for sale; (c) sell each **lot**; (d) receive and hold deposits; (e) sign each **sale memorandum**; and (f) treat a **contract** as repudiated if the **buyer** fails to sign a **sale memorandum** or pay a deposit as required by these **auction conduct conditions**.

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

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

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

A3 Bidding and reserve prices

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

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

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

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

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

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

A4 The particulars and other information

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

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

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

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

A5 The contract

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

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

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

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

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

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

A5.5 The deposit:

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

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

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

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

- A5.8 Where the **buyer** is a company **you** warrant that the **buyer** is properly constituted and able to buy the **lot**.
- A6 Extra Auction Conduct Conditions**
- A6.1 Despite any **condition** to the contrary:
 (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 enquires 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

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

butters john bee ^{bjb}

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