

butters john bee^{bjb}



**Property
auction
catalogue**

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

Monday 18 July 2016

www.buttersjohnbee.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 — 7 June 2016

15 August 2016 — 28 June 2016

12 September 2016 — 2 August 2016

10 October 2016 — 6 September 2016

14 November 2016 — 27 September 2016

12 December 2016 — 1 November 2016

All auctions starting at 6.30pm

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Freehold & Leasehold Lots

offered in conjunction with...

59 Lots

butters john bee property auctions



Mike Hancock MNAEA
Associate Director
mikehancock@bjbmail.com

July Auction...

“ Summer is upon us and the weather is finally hotting up yet the market shows no signs of cooling down.

We are offering a further 59 lots this month with our usual wide range of commercial and residential property. Lot 6 is a development opportunity with planning permission for two houses starting at just £25,000, Lot 13 a former youth and community centre suitable for a wide variety of uses with a guide price of just £130,000 and Lot 41 a pretty detached bungalow in the village of Cranberry with a guide price of just £125,000.

As always our live internet bidding service remains popular, email us at auktion@bjbmail.com for a registration form. You must be pre-registered by July 15th.



Peter Sawyer
Auctioneer

Our Auctioneer...

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

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



John Hand
johnhand@bjbmail.com

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



Neil Steen
neilsteen@bjbmail.com



Dean Reeves
deanreeves@bjbmail.com



Julia Bramfitt
juliabramfitt@bjbmail.com



Gary Fear
garyfear@bjbmail.com



Craig Dove
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Pete Hutchins
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Paul Jeffries
pauljeffries@bjbmail.com



Steve Schwartz
stevschwartz@bjbmail.com



Tom Lamb
tomlamb@bjbmail.com



Lauren Ellison
laurenellison@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:

Document:

Number:

Proof of address:

Document:

Number:

PURCHASER'S RECEIPT

Date:

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

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

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

butters john bee limited VAT No: 159 8572 54

Admin clerk initials

butters john bee ^{bjb}

Property auction buyer's guide

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

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

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

Proof of identity and address

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

Original documents MUST be provided. Photocopies are NOT acceptable.

Identity document

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

Evidence of Address

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

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

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

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

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

Loans, mortgages & finance.



In a property **auction**, getting the **finance** together is the key.

Whatever your situation, speak to
the Together team to unlock the right
funding solution.

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behind you
and so is our
finance.”

Michelle Lowe



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Registered office address: Lake View, Lakeside, Cheadle, Cheshire SK8 3GW.

9 May auction results

LOT	ADDRESS	SOLD PRICE	LOT	ADDRESS	SOLD PRICE
1	65 Boughey Road, Shelton, Stoke-on-Trent, Staffordshire, ST4 2BN	£69,000	44	9 Wolseley Road, Rugeley, Staffordshire, WS15 2QH	Withdrawn
2	48 Ashworth Street, Fenton, Stoke-on-Trent, Staffordshire, ST4 4NY	£49,500	45	176 Hurleybrook Way, Leegomery, Telford, Shropshire, TF1 6UB	Unsold
3	82 Holyhead Road, Oakengates, Telford, Shropshire, TF2 6BN	£66,000	46	7 Stanwyck, Sutton Hill, Telford, Shropshire, TF7 4JJ	£65,000
4	51 The Crescent, Donnington, Telford, Shropshire, TF2 8HD	Sold prior	47	142-142a High Street, Talke Pits, Stoke-on-Trent, Staffordshire, ST7 1QG	Withdrawn
5	63 Rose Street, Northwood, Stoke-on-Trent, Staffordshire, ST1 6PG	£55,500	48	41 Piccadilly, Hanley, Stoke-on-Trent, Staffordshire, ST1 1EN	£90,000
6	Garage at Wetherby Close, Chesterton, Newcastle, Staffordshire, ST5 7LR	£22,000	49	7 Westminster Street, Crewe, Cheshire, CW2 7LQ	£79,000
7	179 Regent Street, Wellington, Telford, Shropshire, TF1 1PQ	£74,000	50	135 Wistaston Green Road, Crewe, Cheshire, CW2 8RA	£85,000
8	43 Delbury Court, Hollinswood, Telford, Shropshire, TF3 2BS	Sold prior	51	52 Sandbach Road, Rode Heath, Cheshire, ST7 3RN	Unsold
9	Workshop at Nevada Lane, Burslem, Stoke-on-Trent, Staffordshire, ST6 2BY	Unsold	52	175 Orme Road, Poolfields, Newcastle-under-Lyme, Staffordshire, ST5 2PB	£94,500
10	732 Dividy Road, Bentilee, Stoke-on-Trent, Staffordshire, ST2 0AJ	Withdrawn	53	Land at 30 Thomas Street, Packmoor, Stoke-on-Trent, Staffordshire, ST7 4SS	Unsold
11	22 Crossmay Street, Poolfields, Newcastle-under-Lyme, Staffordshire, ST5 2TP	£90,000	54	Church Road Stores, 17a Church Road, Bradmore, Wolverhampton, WV3 7ET	Unsold
12	Building Plot adj 4 Needhams Bank, Moston, Sandbach, CW11 3PF	£150,000	55	22 Richard Street, Crewe, Cheshire, CW1 3AF	£73,000
13	13 Wayside, Woodside, Telford, Shropshire, TF7 5NG	£74,000	56	Rockwoods, Newcastle Road, Loggerheads, Market Drayton, Shropshire, TF9 4PH	Withdrawn
14	115 Warrensway, Woodside, Telford, Shropshire, TF7 5QE	£70,000	57	111 Crook Lane, Winsford, Cheshire, CW7 3DR	Unsold
15	218 King Street, Fenton, Stoke-on-Trent, Staffordshire, ST4 3EN	Unsold	58	9 Pike Close, Beaconside, Stafford, Staffordshire, ST16 3QJ	Sold prior
16	175 Basford Park Road, May Bank, Newcastle-under-Lyme, Staffordshire, ST5 0PN	£140,000	59	The Bulls Head Inn, High Street, Alton, Staffordshire, ST10 4AQ	Unsold
17	Flats 1-6 Riverbank Mews, South Street, Stafford, Staffordshire, ST16 2BH	Withdrawn	60	14 Packett Street, Fenton, Stoke-on-Trent, Staffordshire, ST4 3DZ	Unsold
18	46 Beveley Road, Oakengates, Telford, Shropshire, TF2 6SD	£77,000	61	52-54 Church Road, Blurton, Stoke-on-Trent, Staffordshire, ST3 3BB	Withdrawn
19	17 James Way, Donnington, Telford, Shropshire, TF2 8AU	£79,500	62	260 Werrington Road, Bucknall, Stoke-on-Trent, Staffordshire, ST2 9AW	Sold prior
20	19 Wyvern, Woodside, Telford, Shropshire, TF7 5QQ	£68,000	63	Yard & Buildings at 80a, Moorland Road, Burslem, Stoke-on-Trent, Staffordshire, ST6 1DY	Unsold
21	51 Balfour Street, Hanley, Stoke-on-Trent, Staffordshire, ST1 3QN	£60,500	64	3 & 3a Richard Moon Street, Crewe, Cheshire, CW1 3AX	Unsold
22	68 Mill Street, Macclesfield, Cheshire, SK11 6NH	Unsold	65	149 Wistaston Road, Crewe, Cheshire, CW2 7RH	£50,500
23	Land adj to 29 Mow Cop Road, Mow Cop, Staffordshire, ST7 4LZ	£50,000	66	17a Church Road, Bradmore, Wolverhampton, WV3 7ET	Withdrawn
24	47 Furber Street, Crewe, Cheshire, CW1 2PP	Withdrawn	67	173 Crewe Road, Church Lawton, Cheshire, ST7 2DG	Unsold
25	7 Bright Street, Crewe, Cheshire, CW1 3AQ	Sold prior	68	22 Adswold Old Hall Road, Cheadle Hulme, Cheadle, Cheshire, SK8 5OZ	Sold prior
26	12 Lorimer Place, High Ercall, Telford, Shropshire, TF6 6AQ	Unsold	69	69a & b, Gilman Street, Hanley, Stoke-on-Trent, Staffordshire, ST1 3PL	£78,000
27	55 Meadow Road, Newport, Shropshire, TF10 7TQ	Unsold	70	32a Broomhill Street, Tunstall, Stoke-on-Trent, Staffordshire, ST6 5JD	£46,000
28	(Flats 1, 2, 3, & 4) 72 Shrewsbury Road, Market Drayton, Shropshire, TF9 3DL	Unsold	71	19 Rutland Street, Hanley, Stoke-on-Trent, Staffordshire, ST1 5JG	£40,000
29	41 Camillus Road, Knutton, Newcastle-under-Lyme, Staffordshire, ST5 6EA	£70,000	72	32 Wise Street, Dresden, Stoke-on-Trent, Staffordshire, ST3 4PQ	Unsold
30	54 Overdale, Overdale, Telford, Shropshire, TF3 5AJ	£83,000	73	3 Newark Grove, Goldenhill, Stoke-on-Trent, Staffordshire, ST6 5NT	Unsold
31	43 Ash Lea Drive, Donnington, Telford, Shropshire, TF2 7QW	£55,000	74	18 Rowley Avenue, Chesterton, Newcastle-under-Lyme, Staffordshire, ST5 7NP	£63,500
32	6 Woodhall Place, Silverdale, Newcastle-under-Lyme, Staffordshire, ST5 6RB	£70,000	75	8 Heathcote Avenue, Hookgate, Market Drayton, Shropshire, TF9 4QF	Unsold
33	63 Burnham Street, Fenton, Stoke-on-Trent, Staffordshire, ST4 3EX	£42,000	76	11 Heath House Lane, Bucknall, Stoke-on-Trent, Staffordshire, ST2 8AH	£122,000
34	63 Princess Street, Winsford, Cheshire, CW7 3EJ	Unsold	77	22 Goldenhill Road, Fenton, Stoke-on-Trent, Staffordshire, ST4 3DW	Unsold
35	Mill House, Eccleshall Road, Great Bridgeford, Stafford, Staffordshire, ST18 9SH	Withdrawn	78	73-75 High Street, Tunstall, Stoke-on-Trent, Staffordshire, ST6 5TA	£37,000
36	2 Cleveland Avenue, High Ercall, Telford, Shropshire, TF6 6AH	Unsold	79	68 Knight Street, Tunstall, Stoke-on-Trent, Staffordshire, ST6 5HY	£39,500
37	19 Ashbourne Close, Dawley, Telford, Shropshire, TF4 2QR	£78,000	80	51 Newport Terrace, Brown Lees, Stoke-on-Trent, Staffordshire, ST8 6PE	Withdrawn
38	33 Barratt Road, Alsager, Cheshire, ST7 2PZ	Unsold	81	17 Albert Terrace, Stafford, Staffordshire, ST16 3EX	Withdrawn
39	48 St Marys Road, Longton, Stoke-on-Trent, Staffordshire, T3 5DW	£55,000	82	24 Brooklyn Street, Crewe, Cheshire, CW2 7JF	Withdrawn
40	Tower Court Flat 2, London Road, Newcastle-under-Lyme, Staffordshire, ST5 1LT	Unsold	83	2 High Street, adjacent to The Bulls Head, Alton, Staffordshire Moorlands, ST10 4AQ	Unsold
41	24 Coverley Place, Penkhull, Stoke-on-Trent, Staffordshire, ST4 5EG	Unsold	84	52 Ricardo Street, Dresden, Stoke-on-Trent, Staffordshire, ST3 4EU	Unsold
42	Rosyth, Eccleshall Road, Great Bridgeford, Stafford, Staffordshire, ST18 9PS	£120,000	85	4 Church Lane, Scholar Green, Staffordshire, ST7 3QQ	Withdrawn
43	49 Vernon Avenue, Audley, Staffordshire, ST7 8EG	£78,000			

Bought an investment?

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Order of sale (unless previously sold or withdrawn)

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

- 1** 26 Ridge Road, Sandyford, Stoke-on-Trent, Staffordshire ST6 5LG
- 2** 66 Ridge Road, Sandyford, Stoke-on-Trent, Staffordshire ST6 5LP
- 3** 30 Broomfield Road, Newport, Shropshire TF10 7PW
- 4** 15 Churchill Road, Arleston, Telford, Shropshire TF1 2JB
- 5** 3 Napley Road, Napley Heath, Market Drayton, Shropshire TF9 4DR
- 6** Parcel of Land/Garages adj to 48 Stafford Avenue, Clayton, Newcastle-under-Lyme, Staffordshire ST5 3BJ
- 7** 31 Ash Lea Drive, Donnington, Telford, Shropshire TF2 7QW
- 8** 89 Freeston Avenue, Snedshill, Telford, Shropshire TF2 9EN
- 9** 10 Queens Gardens, Talke Pits, Stoke-on-Trent, Staffordshire ST7 1PG
- 10** 14 Packett Street, Fenton, Stoke-on-Trent, Staffordshire ST4 3DZ
- 11** 34 Coronation Drive, Donnington, Telford, Shropshire TF2 8HY
- 12** 37 Ash Lea Drive, Donnington, Telford, Shropshire TF2 7QW
- 13** Milward Hall, Salisbury Street, Leek, Staffordshire ST13 5EE
- 14** 27 New Street, Haslington, Crewe, Cheshire CW1 5PN
- 15** 176 Davenport Avenue, Crewe, Cheshire CW2 6LZ
- 16** 348 Leek Road, Hanley, Stoke-on-Trent, Staffordshire ST1 3JL
- 17** 23 Ercall View, Overdale, Telford, Shropshire TF3 5AP
- 18** 82 Beaconsfield, Brookside, Telford, Shropshire TF3 1NH
- 19** 21 West View, Rocester, Uttoxeter, Staffordshire ST14 5JY
- 20** Land To The Rear Of The Old Boars Head, High Street, Halmerend, Stoke-on-Trent, Staffordshire ST7 8AG
- 21** 5 Turner Avenue, Wood Lane, Bignall End, Stoke-on-Trent, Staffordshire ST7 8PF
- 22** 69 Townfields, Sandbach, Cheshire CW11 3PQ
- 23** 77/79 West Street, St Georges, Telford, Shropshire TF2 9HY
- 24** 8 Festival Gardens, Wellington, Telford, Shropshire TF1 2JD
- 25** 115 Ash Lea Drive, Donnington, Telford, Shropshire TF2 7QW
- 26** 23 Sunnymead, Sutton Hill, Telford, Shropshire TF7 4AZ
- 28** 90 Oakley Street, Crewe, Cheshire CW1 2NL
- 29** 39 Samuel Street, Packmoor, Stoke-on-Trent, Staffordshire ST7 4SR
- 30** 83 Petersfield Road, Stoke-on-Trent, Staffordshire ST6 6SS
- 31** 41 East Street, Weston Coyney, Stoke-on-Trent, Staffordshire ST3 6QJ
- 32** 22 Goldenhill Road, Fenton, Stoke-on-Trent, Staffordshire ST4 3DW
- 33** 5-6 Ashwood, Longton, Stoke-on-Trent, Staffordshire ST3 1DP
- 34** 18 Ball Hays Green, Leek, Staffordshire ST13 6BQ
- 35** 185 Lansdowne Road, Sydney, Crewe, Cheshire CW1 5LR
- 36** 32 Edward Street, Crewe, Cheshire CW2 6HQ
- 37** 10 Attlee Crescent, Highfields, Stafford, Staffordshire ST17 9RU
- 38** 12 Cherry Tree Road, Chesterton, Newcastle-under-Lyme, Staffordshire ST5 7BP
- 39** Building Plot adj to Laburnam Villas, Mill Road, Wollerton, Market Drayton, Shropshire TF9 3NE
- 40** 61 Emery Avenue, Newcastle-under-Lyme, Staffordshire ST5 2JG
- 41** The Bungalow, Biddles Lane, Cranberry, Staffordshire ST21 6SQ
- 42** 6 St Bernards Road, Newcastle-under-Lyme, Staffordshire ST5 6HH
- 43** 14 Littlefield, Trent Vale, Stoke-on-Trent, Staffordshire ST4 5LR
- 44** 31 Greenacres Way, Newport, Shropshire TF10 7PH
- 45** The Mansion, The Hill, Sandbach, Cheshire CW11 1FD
- 46** 25 Russell Road, Sandyford, Stoke-on-Trent, Staffordshire ST6 5LS
- 47** Flats 1-6, Riverbank Mews, South Street, Stafford, Staffordshire ST16 2BH
- 48** 17 Birch Road, Bignall End, Stoke-on-Trent, Staffordshire ST7 8LB
- 49** 16-18 Church Street, Rookery, Stoke-on-Trent, Staffordshire ST7 4RS
- 50** 7 Trubshaw Place, Kidsgrove, Stoke-on-Trent, Staffordshire ST7 4SB
- 51** 39 Berdmore Street, Fenton, Stoke-on-Trent, Staffordshire ST4 3HD
- 52** 60 Westminster Street, Crewe, Cheshire CW2 7LF
- 53** 36 Glover Street, Crewe, Cheshire CW1 3LD
- 54** 120 Wereton Road, Audley, Stoke-on-Trent, Staffordshire ST7 8HE
- 55** 57 Holland Street, Crewe, Cheshire CW1 3TT
- 56** 29 Sefton Street, Etruria, Stoke-on-Trent, Staffordshire ST1 4BQ
- 57** 178 Congleton Road, Talke, Stoke-on-Trent, Staffordshire ST7 1LT
- 58** 5 Marriott Street, Fenton, Stoke-on-Trent, Staffordshire ST4 3HR
- 59** 27 Sloane Way, Stoke-on-Trent, Staffordshire ST4 3QZ

Is your property suitable for
sale by auction?

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

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Order of sale in alphabetical order

LOT	ADDRESS
7	31 Ash Lea Drive, Donnington, Telford, Shropshire TF2 7QW
12	37 Ash Lea Drive, Donnington, Telford, Shropshire TF2 7QW
25	115 Ash Lea Drive, Donnington, Telford, Shropshire TF2 7QW
33	5-6 Ashwood, Longton, Stoke-on-Trent, Staffordshire ST3 1DP
37	10 Attlee Crescent, Highfields, Stafford, Staffordshire ST17 9RU
34	18 Ball Haye Green, Leek, Staffordshire ST13 6BQ
18	82 Beaconsfield, Brookside, Telford, Shropshire TF3 1NH
51	39 Berdmore Street, Fenton, Stoke-on-Trent, Staffordshire ST4 3HD
41	The Bungalow Biddles Lane, Cranberry, Staffordshire ST21 6SQ
48	17 Birch Road, Bignall End, Stoke-on-Trent, Staffordshire ST7 8LB
3	30 Broomfield Road, Newport, Shropshire TF10 7PW
38	12 Cherry Tree Road, Chesterton, Newcastle-under-Lyme, Staffordshire ST5 7BP
49	16-18 Church Street, Rookery, Stoke-on-Trent, Staffordshire ST7 4RS
4	15 Churchill Road, Arleston, Telford, Shropshire TF1 2JB
57	178 Congleton Road, Talke, Stoke-on-Trent, Staffordshire ST7 1LT
11	34 Coronation Drive, Donnington, Telford, Shropshire TF2 8HY
15	176 Davenport Avenue, Crewe, Cheshire CW2 6LZ
31	41 East Street, Weston Coyney, Stoke-on-Trent, Staffordshire ST3 6QJ
36	32 Edward Street, Crewe, Cheshire CW2 6HQ
40	61 Emery Avenue, Newcastle-under-Lyme, Staffordshire ST5 2JG
17	23 Ercall View, Overdale, Telford, Shropshire TF3 5AP
24	8 Festival Gardens, Wellington, Telford, Shropshire TF1 2JD
8	89 Freeston Avenue, Snedshill, Telford, Shropshire TF2 9EN
53	36 Glover Street, Crewe, Cheshire CW1 3LD
32	22 Goldenhill Road, Fenton, Stoke-on-Trent, Staffordshire ST4 3DW
44	31 Greenacres Way, Newport, Shropshire TF10 7PH
20	Land To The Rear High Street, Halmerend, Stoke-on-Trent, Staffordshire ST7 8AG Of The Old Boars Head
55	57 Holland Street, Crewe, Cheshire CW1 3TT
35	185 Lansdowne Road, Sydney, Crewe, Cheshire CW1 5LR
16	348 Leek Road, Hanley, Stoke-on-Trent, Staffordshire ST1 3JL
43	14 Littlefield, Trent Vale, Stoke-on-Trent, Staffordshire ST4 5LR

LOT	ADDRESS
58	5 Marriott Street, Fenton, Stoke-on-Trent, Staffordshire ST4 3HR
39	Building Plot adj Mill Road, Wollerton, Market Drayton, Shropshire TF9 3NE to Laburnam Villas
5	3 Napley Road, Napley Heath, Market Drayton, Shropshire TF9 4DR
14	27 New Street, Haslington, Crewe, Cheshire CW1 5PN
28	90 Oakley Street, Crewe, Cheshire CW1 2NL
10	14 Packett Street, Fenton, Stoke-on-Trent, Staffordshire ST4 3DZ
30	83 Petersfield Road, Stoke-on-Trent, Staffordshire ST6 6SS
9	10 Queens Gardens, Talke Pits, Stoke-on-Trent, Staffordshire ST7 1PG
1	26 Ridge Road, Sandyford, Stoke-on-Trent, Staffordshire ST6 5LG
2	66 Ridge Road, Sandyford, Stoke-on-Trent, Staffordshire ST6 5LP
46	25 Russell Road, Sandyford, Stoke-on-Trent, Staffordshire ST6 5LS
13	Milward Hall Salisbury Street, Leek, Staffordshire ST13 5EE
29	39 Samuel Street, Packmoor, Stoke-on-Trent, Staffordshire ST7 4SR
56	29 Sefton Street, Etruria, Stoke-on-Trent, Staffordshire ST1 4BQ
59	27 Sloane Way, Stoke-on-Trent, Staffordshire ST4 3QZ
47	Flats 1-6, South Street, Stafford, Staffordshire ST16 2BH Riverbank Mews
42	6 St Bernards Road, Newcastle-under-Lyme, Staffordshire ST5 6HH
6	Parcel of Land/ Stafford Avenue, Clayton, Newcastle-under-Lyme, Staffordshire Garages adj ST5 3BJ to 48
26	23 Sunnymead, Sutton Hill, Telford, Shropshire TF7 4AZ
45	The Mansion The Hill, Sandbach, Cheshire CW11 1FD
22	69 Townfields, Sandbach, Cheshire CW11 3PQ
50	7 Trubshaw Place, Kidsgrove, Stoke-on-Trent, Staffordshire ST7 4SB
21	5 Turner Avenue, Wood Lane, Bignall End, Stoke-on-Trent, Staffordshire ST7 8PF
54	120 Wereton Road, Audley, Stoke-on-Trent, Staffordshire ST7 8HE
23	77/79 West Street, St Georges, Telford, Shropshire TF2 9HY
19	21 West View, Rocester, Uttoxeter, Staffordshire ST14 5JY
52	60 Westminster Street, Crewe, Cheshire CW2 7LF

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Viewing schedule

Viewing Schedule for properties in and around Crewe on Friday, 17th, 24th June and 1st, 8th and 15th July. Also Saturday 18th, 25th June and 2nd, 9th and 16th July 2016

LOT	ADDRESS	TIME
14	27 New Street, Haslington, Cheshire, CW1 5PN	09.15am–09.45am
35	185 Lansdowne Road, Crewe, Cheshire, CW1 5LR	10.00am–10.30am
53	36 Glover Street, Crewe, Cheshire, CW1 3LD	10.45am–11.15am
00*	24 Brooklyn Street, Crewe, Cheshire, CW2 7JF	11.45am–12.15pm
28	90 Oakley Street, Crewe, Cheshire, CW1 2NL	1.15pm–1.45pm
00*	47 Furber Street, Crewe, Cheshire, CW1 2PP	2.00pm–2.30pm
55	57 Holland Street, Crewe, Cheshire, CW1 3TT	2.45pm–3.15pm
52	60 Westminster Street, Crewe, Cheshire, CW2 7LF	3.30pm–4.00pm
15	176 Davenport Avenue, Crewe, Cheshire, CW2 6LZ	4.15pm–4.45pm

On the above dates and also 10th and 11th June

36	32 Edward Street, Crewe, Cheshire, CW2 6HQ	2.45pm–3.15pm
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*NB Those properties marked with an asterix * will be entered into later Auctions.*

Viewing Schedule for properties in and around Newcastle on Thursday 16th June, Tuesday 21st June, Monday 27th June, Saturday 2nd July, Thursday 7th July, Monday 11th July, Monday 18th July

LOT	ADDRESS	TIME
43	14 Littlefield, Trent Vale, Newcastle, ST4 5LR	9.10am–9.25am
40	61 Emery Avenue, Westlands, Newcastle, ST5 2JG	9.35am–9.50am
42	6 St. Bernards Road, Knutton, Newcastle, ST5 6HH	10.00am–10.15am
38	12 Cherry Tree Road, Chesterton, Newcastle, ST5 7BP	10.25am–10.40am
48	17 Birch Road, Bignall End, Stoke-on-Trent, ST7 8LB	10.55am–11.10am
21	5 Turner Avenue, Bignall End, Stoke-on-Trent, ST7 8PF	11.20am–11.35am
54	120 Wereton Road, Audley, Stoke-on-Trent, ST7 8HE	11.45am–12.00pm
05	3 Napley Road, Napley Heath, Market Drayton, TF9 4DR	12.30pm–12.45pm

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.

Is your property suitable for sale by auction?

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Viewing schedule (contd)

Viewing Schedule for properties in and around Hanley on Tuesday 5th July, Friday 8th July, Tuesday 12th July, and Friday 15th July 2016

LOT	PROPERTY	TIME
34	18 Ball Haye Green, Leek, ST13 6BQ	10:00
16	348 Leek Road, Hanley, Stoke-on-Trent, ST1 3JL	11:00
56	29 Sefton Street, Etruria, Stoke-on-Trent, ST1 4BQ	11:30
29	39 Samuel Street, Packmoor, Stoke-on-Trent, ST7 4SR	12:00
01	26 Ridge Road, Sandyford, Stoke-on-Trent, ST6 5LG	12:30
02	66 Ridge Road, Sandyford, Stoke-on-Trent, ST6 5LP	13:00
46	25 Russell Road, Sandyford, Stoke-on-Trent, ST6 5LS	13:30

Viewing Schedule for properties in and around Longton on Friday 24th June, Tuesday 28th June, Saturday 2nd July, Friday 8th July & Saturday 16th July

LOT	ADDRESS	TIME
32	22 Goldenhill Road, Fenton, ST4 3DW	9.30am–9.50am
10	14 Packett Street, Fenton, ST4 3DZ	10.00am–10.20am
51	39 Berdmore Street, Fenton, ST4 3HD	10.30am–10.50am
58	5 Marriott Street, Fenton, ST4 3HR	11.00am–11.20am
59	27 Sloane Way, Fenton, ST4 3QZ	11.30am–11.50am
33	5–6 Ashwood, Longton, ST3 1DP	12.00pm–1.00pm

Viewings for Auction Properties in and around Telford on Thursday 23rd June, Thursday 30th June, Tuesday 5th July, and Saturday 16th July

LOT	ADDRESS	TIME
26	23 Sunnymead, Sutton Hill, Telford, TF7 4AZ	09.00–09.20
18	82 Beaconsfield, Brookside, Telford, TF3 1NH	09.30–09.40
17	23 Ercall View, Overdale, Telford, TF3 5AP	10.00–10.15
04	15 Churchill Road, Wellington, Telford, TF1 2JB	10.35–10.50
24	8 Festival Gardens, Wellington, Telford, TF1 2JD	10.55–11.10
08	89 Freeston Avenue, Snedshill, Telford, TF2 9EN	11.30–11.45
07	31 Ash Lea Drive, Donnington, Telford, TF2 7QW	11.55–12.05
12	37 Ash Lea Drive, Donnington, Telford, TF2 7QW	12.05–12.15
25	115 Ash Lea Drive, Donnington, Telford, TF2 7QW	12.20–12.30
11	34 Coronation Drive, Donnington, Telford, TF2 8HY	12.40–12.55
44	31 Greenacres Way, Newport, TF10 7PH	13.55–14.15
03	30 Broomfield Road, Newport, TF10 7PW	14.20–14.35

Auction Department 0800 090 2200

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

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LOT
1

**26 Ridge Road, Sandyford, Stoke-on-Trent,
Staffordshire ST6 5LG**

*GUIDE PRICE **£50,000 plus**



- Mid-town house
- Three bedrooms
- Double glazed
- Rear garden
- EPC – TBC

See page 13 for viewing schedule

Legal Representative

Mr J Manning
Hibert, Durrard & Moxon
144 Nantwich Road, Crewe, Cheshire,
CW2 6BG
01270 215117
jhm@hibberts.com

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

LOT
2

**66 Ridge Road, Sandyford, Stoke-on-Trent,
Staffordshire ST6 5LP**

*GUIDE PRICE **£50,000 plus**



- End town house
- Three bedrooms
- Partial double glazing
- Gas central heating
- Rear garden
- EPC – D

See page 13 for viewing schedule

Legal Representative

Mr J Manning
Hibert, Durrard & Moxon
144 Nantwich Road, Crewe, Cheshire,
CW2 6BG
01270 215117
jhm@hibberts.com

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

LOT
3

**30 Broomfield Road, Newport,
Shropshire TF10 7PW**

*GUIDE PRICE **£105,000 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
4

**15 Churchill Road, Arleston, Telford,
Shropshire TF1 2JB**

*GUIDE PRICE **£66,000 plus**



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

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

**3 Napley Road, Napley Heath, Market Drayton,
Shropshire TF9 4DR**

*GUIDE PRICE **£115,000 plus**



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

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

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

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LOT
6Parcel of Land/Garages adj to 48 Stafford Avenue,
Clayton, Newcastle-under-Lyme, Staffordshire ST5 3BJ*GUIDE PRICE **£25,000 plus**

- Parcel of land
- Approx 0.40 acre
- Outline planning permission
- 16/00073/OUT
- 2 pairs of two bedroom semis

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,
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CV37 6YX
0845 630 8833
stewart.freeman@shma.co.uk

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

LOT
731 Ash Lea Drive, Donnington, Telford,
Shropshire TF2 7QW*GUIDE PRICE **£48,000 plus**

- Ground floor flat
- Two bedrooms
- In need of modernisation
- Leasehold
- Ground rent £10 per annum
- Lease – 99 Years
- 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
8

**89 Freeston Avenue, Snedshill, Telford,
Shropshire TF2 9EN**

*GUIDE PRICE **£75,000 plus**



- End-town house
- Three bedrooms
- In need of modernisation
- Freehold
- EPC – TBC

See page 13 for viewing schedule

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

Legal Representative

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

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

LOT
9

**10 Queens Gardens, Talke Pits, Stoke-on-Trent,
Staffordshire ST7 1PG**

*GUIDE PRICE **£70,000**



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



Legal Representative

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

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

LOT
10**14 Packett Street, Fenton, Stoke-on-Trent,
Staffordshire ST4 3DZ***GUIDE PRICE **£39,000**

- Mid terrace property
- Two reception rooms
- Two bedrooms
- Ground floor bathroom
- Rear yard
- EPC – D

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

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

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

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* Source: El Group

LOT
11**34 Coronation Drive, Donnington, Telford,
Shropshire TF2 8HY***GUIDE PRICE **£70,000 plus**

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 enquiries of mortgage lenders as to whether the property is considered fit for mortgage purposes 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 12 months an employee or director, or is a close relative of such a person or an agent on their behalf

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

See page 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
12**37 Ash Lea Drive, Donnington, Telford,
Shropshire TF2 7QW***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

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

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
13**Milward Hall, Salisbury Street, Leek,
Staffordshire ST13 5EE***GUIDE PRICE **£130,000**

- Former youth and community centre
- Suitable for alternative uses
- Large open plan first floor
- Lift and stair access
- Car park to the side
- EPC – TBC

Legal Representative

Ms Beverly Sutherland
Staffordshire County Council
2 Staffordshire Place, Wedgewood
Building, Tipping Street, Stafford,
ST16 2DH
01785 895735
bev.sutherland@staffordshire.gov.uk

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

LOT
14**27 New Street, Haslington, Crewe,
Cheshire CW1 5PN***GUIDE PRICE **£73,000**

- Two bed Victorian Cottage
- Two reception rooms
- Desirable village location
- In need of modernisation
- EPC – F

See page 12 for viewing schedule

Legal Representative

Ms Lisa Harding
Hibberts LLP
25 Barker Street, Nantwich, Cheshire,
CW5 5EN
01270 624225
llh@hibberts.com

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

LOT
15

176 Davenport Avenue, Crewe, Cheshire CW2 6LZ

*GUIDE PRICE **£69,000**



- Spacious end terraced house
- Lounge & breakfast kitchen
- Three good sized bedrooms
- Modern double glazing
- Gas central heating
- Gardens front and rear
- In need of modernisation
- EPC – TBC

See page 12 for viewing schedule

Legal Representative

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

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

LOT
16

348 Leek Road, Hanley, Stoke-on-Trent,
Staffordshire ST1 3JL

*GUIDE PRICE **£55,000 plus**



- Large mid terrace house
- Potential of four letting rooms
- Gas central heating
- Close to Staffs University
- EPC – TBC

See page 13 for viewing schedule



Legal Representative

Miss Jessica Bromley
Knights LLP
Head Office The Brampton,
Newcastle, Staffordshire, ST5 0QW,
England
01782 619225
jessica.bromley@knights1759.co.uk

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

LOT
17**23 Ercall View, Overdale, Telford,
Shropshire TF3 5AP**

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

See page 13 for viewing schedule*GUIDE PRICE **£75,000 plus**

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

Legal Representative

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

Apply: Telford Tel: 01952 204420 Email: telford@bjbmail.comLOT
18**82 Beaconsfield, Brookside, Telford,
Shropshire TF3 1NH**

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

See page 13 for viewing schedule*GUIDE PRICE **£35,000 plus**

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

Legal Representative

Miss Penny Mincher
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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
19**21 West View, Rocester, Uttoxeter,
Staffordshire ST14 5JY***GUIDE PRICE **£75,000**

- Mid-terrace
- Two bedrooms
- Two reception
- First floor bathroom
- Far reaching views
- EPC – F

John German 

John German
Tel: 01889 567444
Email: uttoxeter@johngerman.co.uk

Legal Representative

Mr Andrew Burrows
Tinsdills Solicitors
10 Derby Street, Leek, Staffordshire,
ST13 5AW
01538 394103 DD
andrew.burrows@tinsdills.co.uk

Apply: Auction Department Tel: 0800 090 2200 Email: auction@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
20**Land To The Rear Of The Old Boars Head, High Street, *GUIDE PRICE £125,000 plus Halmerend, Stoke-on-Trent, Staffordshire ST7 8AG**

- Building land
- Planning permission
- 8 dwellings
- Associated parking
- EPC – N/A
- PP ref 15/00588/REM

Legal Representative

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

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

LOT
21**5 Turner Avenue, Wood Lane, Bignall End, Stoke-on-Trent, Staffordshire ST7 8PF***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 twelve months an employee or director, or is a close relative of such a person or an agent on their behalf.

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

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
22

69 Townfields, Sandbach, Cheshire CW11 3PQ

*GUIDE PRICE **£100,000**



- End mews property
- Three bedrooms
- Driveway
- Gardens
- EPC – D

Legal Representative

Mrs K Heath
Poole Alcock & Co Solicitors
6 Middlewich Road
Sandbach
Cheshire
CW11 1DL

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

LOT
23

77/79 West Street, St Georges, Telford, Shropshire TF2 9HY

*GUIDE PRICE **£27,500**



- Mid terrace property
- In need of renovation and repair
- Built over three floor
- Extensive rear garden
- EPC – TBC

Please Note: This property is unsuitable for viewings.

Legal Representative

Miss Emma Evans
Clarkes solicitors
Hazledine House, Telford Centre,
Telford, Shropshire, TF3 4JL
01952 278164
emma.evans@clarkeslaw.co.uk

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

LOT
24**8 Festival Gardens, Wellington, Telford,
Shropshire TF1 2JD***GUIDE PRICE **£75,000 plus**

- Mid-town house
- Three bedrooms
- 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
25**115 Ash Lea Drive, Donnington, Telford,
Shropshire TF2 7QW***GUIDE PRICE **£48,000 plus**

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

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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
26

**23 Sunnymead, Sutton Hill, Telford,
Shropshire TF7 4AZ**

*GUIDE PRICE **£58,000 plus**



- Mid-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
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Shropshire, TF3 4AW
01952 217057
Penny.Mincher@wrekinhousingtrust.
org.uk

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*GUIDE PRICE **£175,000**

- Former nursing & residential home
- 20 bedrooms, communal lounge, kitchen area and lift facility
- On-site parking
- Planning for 10 x 1 bedroom flats granted 19th August 2015 (Ref: 58468)
- EPC – D

Legal Representative
TBC

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

LOT
28 90 Oakley Street, Crewe, Cheshire CW1 2NL

*GUIDE PRICE **£46,000**

- Three bed terraced house
- Lounge & dining room
- Kitchen & bathroom
- Close to Crewe town centre
- In need of modernisation
- EPC – F

See page 12 for viewing schedule

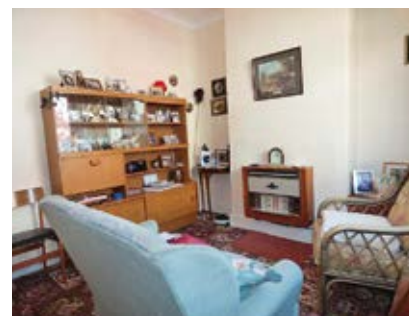
Legal Representative
Ms Pat Carlisle
Hall Smith Whittingham
1 Dysart Buildings, Nantwich,
Cheshire, CW5 5DP
01270 610 300
patcarlisle@hswsolicitors.co.uk

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

LOT
29

**39 Samuel Street, Packmoor, Stoke-on-Trent,
Staffordshire ST7 4SR**

*GUIDE PRICE **£45,000 plus**



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

See page 13 for viewing schedule

Legal Representative

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

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

LOT
30

**83 Petersfield Road, Stoke-on-Trent,
Staffordshire ST6 6SS**

*GUIDE PRICE **£50,000**



- End terrace property
- In need of modernisation
- Two reception rooms
- Garden to side and rear
- Popular residential area
- EPC – D

Legal Representative

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

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

*GUIDE PRICE **£80,000**LOT
31**41 East Street, Weston Coyney, Stoke-on-Trent,
Staffordshire ST3 6QJ**

- Semi-detached property
- Three bedrooms
- Two reception rooms
- Tenanted
- Producing an income of £6,032 per annum
- Good size rear garden
- Open aspect to rear
- EPC – D

Legal Representative

Mr Vinnie Mahmood
Morris Blackmore Walters Ltd
69 High Street, Tunstall, Stoke-on-Trent, Staffordshire, ST6 5TA
01782 903028
office@mbw-law.co.uk

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

This catalogue contains details about properties being sold at auction. Those details are subject to change up to and including the day of the auction. Please check our website regularly at buttersjohnbee.com and look out for any additional materials available on the day of the auction, in order to stay fully informed with the up to date information.

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

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

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LOT
32

**22 Goldenhill Road, Fenton, Stoke-on-Trent,
Staffordshire ST4 3DW**

*GUIDE PRICE **£55,000**



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

See page 13 for viewing schedule

Legal Representative

Mr Luke Humphries
Fosters Law
67 High Street, Herne Bay, Kent, CT6
5LQ
01843 222543
luke.humphries@fosters-law.co.uk

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

LOT
33

**5–6 Ashwood, Longton, Stoke-on-Trent,
Staffordshire ST3 1DP**

*GUIDE PRICE **£135,000**



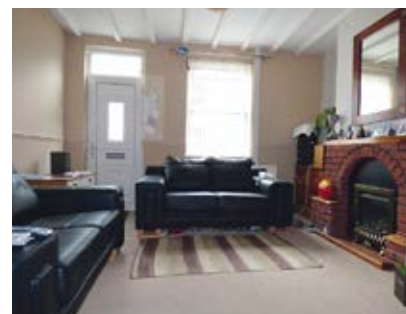
- Substantial terrace property
- Formerly two properties
- Potential for development
- Suitable for a number of uses
- Subject to planning permission
- EPC – D

See page 13 for viewing schedule

Legal Representative

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

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

LOT
34**18 Ball Hays Green, Leek, Staffordshire ST13 6BQ***GUIDE PRICE **£85,000 plus**

- Mid terrace house
- Three bedrooms
- Three floors
- Close to town centre
- Gas central heating
- Double glazing
- Rear yard
- EPC – TBC

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

Mr Roger Gough
Wains Solicitors
28 West Street, Congleton, Cheshire,
CW12 1JR
01260 279414
LisaBradshaw2@wainssolicitors.co.uk

Apply: Hanley Tel: 01782 202600 Email: hanley@bjbmail.comLOT
35**185 Lansdowne Road, Sydney, Crewe,
Cheshire CW1 5LR***GUIDE PRICE **£87,000**

- End two bedroom terraced
- Parking for many vehicles
- Lounge & breakfast kitchen
- In need of modernisation
- EPC – D

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

Mr Gareth J Lloyd
Quality Solicitors Hopleys GMA
39 King Street, Wrexham, Clwyd,
LL11 1HR, 01978291322
01978291322
gareth.lloyd@wrexhamsolicitors.co.uk

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

LOT
36

32 Edward Street, Crewe, Cheshire CW2 6HQ

*GUIDE PRICE **£96,000**



- Four bed student terraced
- Currently fully occupied
- £12,200 per annum
- Ideal investment property
- Close to Crewe Railway
- Close to amenities
- Close to University
- EPC – E

See page 12 for viewing schedule

Legal Representative

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

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



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LOT
37**10 Attlee Crescent, Highfields, Stafford,
Staffordshire ST17 9RU***GUIDE PRICE **£92,000**

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

- Mid terrace house
- Three bedrooms
- Lounge/diner, kitchen
- Bathroom, separate WC
- Gardens
- EPC – D

Legal Representative

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

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

LOT
38**12 Cherry Tree Road, Chesterton, Newcastle-
under-Lyme, Staffordshire ST5 7BP***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 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
- In need of modernisation
- 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
39

Building Plot adj to Laburnam Villas, Mill Road, Wollerton, Market Drayton, Shropshire TF9 3NE
ORDER TO TITLE PLAN FOR BOUNDARIES



- Building plot
- Approx 0.5 acre
- Outline PP for one dwelling. Shropshire Council: 14/05144/OUT
- EPC – N/A

*GUIDE PRICE **£100,000 plus**



Legal Representative

Mary Davies
Linder Myers Solicitors
29 High Street, Shrewsbury,
Shropshire, FY1 1SQ
01743 231491
mary.davies@lindermyers.co.uk

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

LOT
40

61 Emery Avenue, Newcastle-under-Lyme, Staffordshire ST5 2JG



- Detached house
- Two bedrooms
- Sought after residential location
- Deceptively spacious accommodation
- Detached garage and gardens
- EPC – F

See page 12 for viewing schedule

*GUIDE PRICE **£150,000**



Legal Representative

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

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

LOT
41**The Bungalow, Biddles Lane, Cranberry,
Staffordshire ST21 6SQ***GUIDE PRICE **£125,000**

- Detached bungalow
- Two bedrooms
- Lounge
- Dining kitchen
- Garage & parking
- Rural location
- Council tax band – D
- EPC – TBC

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

Legal Representative

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

LOT
42**6 St Bernards Road, Newcastle-under-Lyme,
Staffordshire ST5 6HH***GUIDE PRICE **£70,000**

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.

- Mid terraced house
- Three bedrooms
- Double glazing and gas central heating
- Off road parking and garden to the rear
- EPC – E

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
43

**14 Littlefield, Trent Vale, Stoke-on-Trent,
Staffordshire ST4 5LR**

*GUIDE PRICE **£110,000 plus**



- Semi-detached house
- Three bedrooms
- Gas central heating
- UPVC double glazing
- Two garages
- In need of modernisation
- EPC – D

See page 12 for viewing schedule

Legal Representative

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

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

LOT
44

31 Greenacres Way, Newport, Shropshire TF10 7PH

*GUIDE PRICE **£110,000**



- Semi-detached property
- Two bedrooms
- Corner plot
- Garage & driveway
- EPC – TBC

See page 13 for viewing schedule

Legal Representative

Ms Joanne Roberts
Terry Jones Solicitors
Terry Jones, Stafford Park 1, Telford,
Shropshire, TF3 3DE
01952 297979
joanner@terry-jones.co.uk

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

LOT
45**The Mansion, The Hill, Sandbach,
Cheshire CW11 1FD***GUIDE PRICE **£625,000 plus**

- A prestigious Grade II Listed former care home within a site area of 0.75 acres
- Benefitting from planning for the conversion to form 12 apartments with associated parking and landscaping
- To form 5 x 1 bedroom, 5 x 2 bedroom and 2 x 3 bedroom apartments
- Demolition of the newer build elements to the north and west elevations

- Planning Ref: 14/3215C
- Site area: 0.3 ha (0.75 acres)
- EPC – NA

Legal Representative

Myersons Solicitors
Regent Road
Altrincham
Cheshire
WA14 1RX
Tel. 0161 941 4000
Contact: Jeremy Lee
Email Jeremy.Lee@myerson.co.uk

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

LOT
46

25 Russell Road, Sandyford, Stoke-on-Trent,
Staffordshire ST6 5LS

*GUIDE PRICE **£50,000 plus**



- Mid-town house
- Gas central heating
- Double glazing
- Three bedrooms
- Rear garden
- EPC – TBC

See page 13 for viewing schedule

Legal Representative

Mr J Manning
 Hibbert, Durrard & Moxon
 144 Nantwich Road, Crewe, Cheshire,
 CW2 6BG
 01270 215117
 jhm@hibberts.com

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

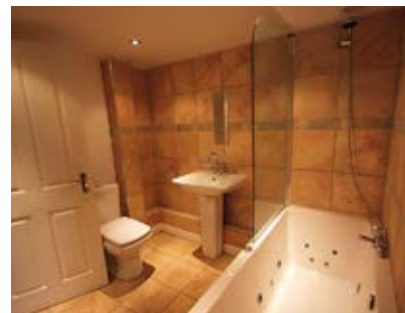
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LOT
47**Flats 1–6, Riverbank Mews, South Street, Stafford,
Staffordshire ST16 2BH***GUIDE PRICE **£585,000**

- Six apartments
- Riverside location
- Well presented
- Additional planning 16/24159/ful
- EPC – C (1–6)

Legal Representative

Tedstone

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

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

LOT
48**17 Birch Road, Bignall End, Stoke-on-Trent,
Staffordshire ST7 8LB***GUIDE PRICE **£80,000**

It is our understanding that a mining report shows an adit within 20 metres of the boundary of this property and therefore it is suggested that potential purchasers make their own enquiries of mortgage lenders as to whether the property is considered fit for mortgage purposes prior to making a bid at auction.

- Semi-detached bungalow
- Two bedrooms
- Gas central heating
- UPVC double glazing
- Garage and driveway
- EPC – D

See page 12 for viewing schedule

Legal Representative

Mrs Alison Abbotts

Tinsdills

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

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

LOT
49

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

*GUIDE PRICE **£160,000**



- Pair of semi-detached homes sold as one lot
- Assured Shorthold Tenancy ending 30/04/2017 and 15/03/2017
- Annual gross income £11880.00
- Each property has:
 - Two bedrooms
 - One reception room
- Kitchen/Diner
- First floor bathroom
- Parking space
- Rear garden
- Popular location
- EPC – C/C

Legal Representative

Mr Chris Broadbent
CM Broadbent
Close House Farm, Bibbys Lane,
Macclesfield, Cheshire, SK10 2PJ
cmb.law@zen.co.uk

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

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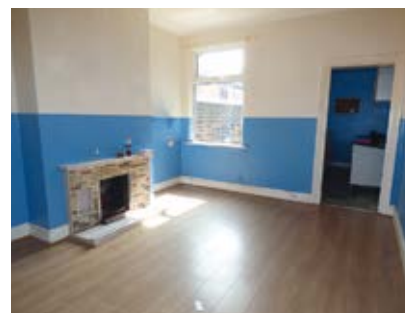
LOT
50**7 Trubshaw Place, Kidsgrove, Stoke-on-Trent,
Staffordshire ST7 4SB***GUIDE PRICE **£90,000**

- No upward chain
- Semi-detached house
- Three bedrooms
- First floor bathroom
- Gardens front and rear
- EPC – D

Legal Representative

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

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

LOT
51**39 Berdmore Street, Fenton, Stoke-on-Trent,
Staffordshire ST4 3HD***GUIDE PRICE **£40,000**

- Mid-terrace property
- Two reception rooms
- Two bedrooms
- In need of modernisation
- Yard to rear
- EPC – G

See page 13 for viewing schedule

Legal Representative

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

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

LOT
52**60 Westminster Street, Crewe, Cheshire CW2 7LF***GUIDE PRICE **£67,000**

- Spacious bay fronted terrace
- Two reception rooms
- Two bedrooms & box room
- Kitchen & large bathroom
- Utility area and W.C
- In need of modernisation
- EPC – F

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

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

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

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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
53**36 Glover Street, Crewe, Cheshire CW1 3LD***GUIDE PRICE **£78,000**

- Two bedroom semi detached
- Driveway & detached garage
- Lounge & kitchen
- EPC – E

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

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

Apply: Crewe Tel: 01270 213541 Email: crewe@bjbmail.comLOT
54**120 Wereton Road, Audley, Stoke-on-Trent, Staffordshire ST7 8HE***GUIDE PRICE **£120,000 plus**

- Semi-detached house
- Four bedrooms
- Gas central heating
- Double glazing
- In need of modernisation
- EPC – TBC

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
55

57 Holland Street, Crewe, Cheshire CW1 3TT

*GUIDE PRICE **£91,000**



- Three bed semi detached
- Large open plan lounge
- Dining kitchen
- Driveway & detached garage
- Gardens to the front & rear
- In need of modernisation
- EPC – TBC

See page 12 for viewing schedule

Legal Representative

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

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* Source: El Group

LOT
56**29 Sefton Street, Etruria, Stoke-on-Trent,
Staffordshire ST1 4BQ***GUIDE PRICE **£39,500 plus**

- Mid terrace house
- In need of modernisation
- Two reception rooms
- Two bedrooms
- Rear yard
- Brick built outbuildings
- EPC – G

See page 13 for viewing schedule

Legal Representative

Ms Louise Clarke
Beeston Shenton Solicitors
5 Middlewich Road, Sandbach,
Cheshire, CW11 1XR
01270 750057
louise.clarke@beestonshenton.co.uk

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

LOT
57**178 Congleton Road, Talke, Stoke-on-Trent,
Staffordshire ST7 1LT***GUIDE PRICE **£90,000**

- Semi-detached home
- Parking to front
- Garden to rear
- Cellar and loft conversion
- In need of modernisation
- EPC – E

Legal Representative

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

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

LOT
58**5 Marriott Street, Fenton, Stoke-on-Trent,
Staffordshire ST4 3HR***GUIDE PRICE **£38,000**

- Mid terrace property
- Two reception rooms
- Two bedrooms
- In need of modernisation
- Yard area to rear
- EPC – E

See page 13 for viewing schedule

Legal Representative

Miss Saiqa Bi
Young & Co Solicitors
Edward House, Uttoxeter
Road, Longton, Stoke-on-Trent,
Staffordshire, ST3 1WZ
01782 339200
conveyancing@youngandco.com

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

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LOT
59**27 Sloane Way, Stoke-on-Trent, Staffordshire
ST4 3QZ***GUIDE PRICE **£38,000**

It is a ground floor 999 year leasehold flat and is owned in the style of a Tyneside flat. Please see legal pack for further details.

- One bedroom maisonette flat
- In need of modernisation
- Off road parking
- Double glazing
- Council tax band – A
- EPC – F

See page 13 for viewing schedule

Legal Representative

Mr Nick Green
Smith Partnership
45 High Street, Burton-on-Trent,
Staffordshire, DE14 1JP
01283 492967
nick.green@smithpartnership.co.uk

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Notes

HOME SWEET HOME

OR HOUSE OF HORRORS?

FIND OUT IN THE RICS HOMEBUYER REPORT



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

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

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

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



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

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

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Notes

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

Glossary

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

Wherever it makes sense:

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

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

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

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

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

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

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

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

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

Auctioneers The auctioneers at the **auction**.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

VAT option An option to tax.

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

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

Important notice

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

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

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

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

Auction Conduct Conditions

A1 Introduction

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

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

A2 Our role

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

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

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

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

A3 Bidding and reserve prices

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

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

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

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

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

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

A4 The particulars and other information

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

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

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

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

A5 The contract

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

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

A5.3 **You** must before leaving the **auction**: (a) provide all information **we** reasonably need from **you** to enable us to complete the **sale memorandum** (including proof of your identity if required by **us**); (b) sign the completed **sale memorandum**; and (c) pay the deposit.

A5.4 If **you** do not **we** may either: (a) as agent for the **seller** treat that failure as **your** repudiation of the **contract** and offer the **lot** for sale again: the **seller** may then have a claim against **you** for breach of contract; or (b) sign the **sale memorandum** on **your** behalf.

A5.5 The deposit: (a) is to be held as stakeholder where **VAT** would be chargeable on the deposit were it to be held as agent for the **seller**, but otherwise is to be held as stated in the **sale conditions**; and (b) must be paid in pounds sterling by cheque or by bankers' draft made payable to **us** on an **approved financial institution**. The extra auction conduct conditions may state if **we** accept any other form of payment.

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

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

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

- A5.8 Where the **buyer** is a company **you** warrant that the **buyer** is properly constituted and able to buy the **lot**.
- A6 Extra Auction Conduct Conditions**
- A6.1 Despite any **condition** to the contrary:
 (a) The minimum deposit **we** accept is £1,000 (or the total **price**, if less). A **special condition** may, however, require a higher minimum deposit
 (b) Sub-clause (a) of **Auction Conduct Condition** A5.5 shall be deemed to be deleted and shall be replaced with the following: "(a) is to be held as agent for the **seller** unless expressly stated otherwise in the **special conditions** provided that where VAT would be chargeable on the deposit were it to be held as agent for the **seller**, the deposit will be held as stakeholder despite any contrary provision in any **condition**; and"
 (c) where the deposit is paid to **us** to be held as stakeholder, **we** may if **we** choose transfer all or part of it to the **seller's** conveyancer for them to hold as stakeholder in **our** place. Any part of the deposit not so transferred will be held by **us** as stakeholder.
- A6.2 The **buyer** will pay an administration fee of £625 plus VAT to **us** for each **lot** purchased at the **auction**, prior to **auction** or post **auction** in addition to the deposit.
- A6.3 The **buyer** will provide proof of identity and residency to **us**.
- A6.4 **We** may accept payment by debit or credit card. Credit card payments carry a 2.5% surcharge. Credit card payment is not allowed for payment of deposit.
- A6.5 **We** may refuse admittance to any person attending the **auction**. **We** do not have to explain why.
- A6.6 The **buyer** will be photographed at the auction before the contract is signed.
- A6.7 The **Seller** will not be under any obligation to remove any rubbish or other items whatsoever from the **lot** prior to **completion** of the purchase and the **Buyer** will not be allowed to delay **completion** or refuse to complete or claim compensation in respect of any rubbish or other items remaining on the **lot**.

General Conditions

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

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

G1 The lot

- G1.1 The **lot** (including any rights to be granted or reserved, and any exclusions from it) is described in the **special conditions**, or if not so described the **lot** is that referred to in the **sale memorandum**.
- G1.2 The **lot** is sold subject to any **tenancies** disclosed by the **special conditions**, but otherwise with vacant possession on **completion**.
- G1.3 The **lot** is sold subject to all matters contained or referred to in the **documents**, but excluding any **financial charges**: these the seller must discharge on or before **completion**.
- G1.4 The **lot** is also sold subject to such of the following as may affect it, whether they arise before or after the **contract date** and whether or not they are disclosed by the **seller** or are apparent from inspection of the **lot** or from the **documents**:
 (a) matters registered or capable of registration as local land charges;
 (b) matters registered or capable of registration by any competent authority or under the provisions of any statute;
 (c) notices, orders, demands, proposals and requirements of any competent authority;
 (d) charges, notices, orders, restrictions, agreements and other matters relating to town and country planning, highways or public health;
 (e) rights, easements, quasi-easements, and wayleaves;
 (f) outgoing and other liabilities;
 (g) any interest which overrides, within the meaning of the Land Registration Act 2002;
 (h) matters that ought to be disclosed by the searches and 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 endorsement (signed as a deed by the **buyer** if **condition** G5.2 applies) five **business days** before that date or (if later) two **business days** after the draft has been approved by the **seller**; and
 (b) the **seller** must approve or revise the draft **transfer** within five **business days** of receiving it from the **buyer**.
- G5.2 If the **seller** remains liable in any respect in relation to the **lot** (or a tenancy) following completion the buyer is specifically to covenant in the transfer to indemnify the seller against that liability.
- G5.3 The **seller** cannot be required to **transfer** the **lot** to anyone other than the **buyer**, or by more than one **transfer**.
- G6 Completion**
- G6.1 **Completion** is to take place at the offices of the **seller's** conveyancer, or where the **seller** may reasonably require, on the **agreed completion date**. The **seller** can only be required to complete on a **business day** and between the hours of 0930 and 1700.
- G6.2 The amount payable on **completion** is the balance of the **price** adjusted to take account of apportionments plus (if applicable) **VAT** and interest.
- G6.3 Payment is to be made in pounds sterling and only by:
 (a) direct transfer to the **seller's** conveyancer's client account; and
 (b) the release of any deposit held by a stakeholder.
- G6.4 Unless the **seller** and the **buyer** otherwise agree, **completion** cannot take place until both have complied with their obligations under the **contract** and the balance of the **price** is unconditionally received in the **seller's** conveyancer's client account.
- G6.5 If **completion** takes place after 1400 hours for a reason other than the **seller's** default it is to be treated, for the purposes of apportionment and calculating interest, as if it had taken place on the next **business day**.
- G6.6 Where applicable the **contract** remains in force following **completion**.
- G7 Notice to complete**
- G7.1 The **seller** or the **buyer** may on or after the **agreed completion date** but before **completion** give the other notice to complete within ten **business days** (excluding the date on which the notice is given) making time of the essence.
- G7.2 The person giving the notice must be **ready to complete**.
- G7.3 If the **buyer** fails to comply with a notice to complete the **seller** may, without affecting any other remedy the **seller** has:

- (a) terminate the **contract**;
- (b) claim the deposit and any interest on it if held by a stakeholder;
- (c) forfeit the deposit and any interest on it;
- (d) resell the **lot**; and
- (e) claim damages from the **buyer**.
- G7.4 If the **seller** fails to comply with a notice to complete the **buyer** may, without affecting any other remedy the **buyer** has:
- (a) terminate the **contract**; and
- (b) recover the deposit and any interest on it from the **seller** or, if applicable, a stakeholder.
- G8 If the contract is brought to an end**
- If the **contract** is lawfully brought to an end:
- (a) the **buyer** must return all papers to the **seller** and appoints the **seller** its agent to cancel any registration of the **contract**; and
- (b) the **seller** must return the deposit and any interest on it to the **buyer** (and the **buyer** may claim it from the stakeholder, if applicable) unless the **seller** is entitled to forfeit the deposit under **condition** G7.3.
- G9 Landlord's licence**
- G9.1 Where the **lot** is or includes leasehold land and licence to assign is required this **condition** G9 applies.
- G9.2 The **contract** is conditional on that licence being obtained, by way of formal licence if that is what the landlord lawfully requires.
- G9.3 The **agreed completion date** is not to be earlier than the date five **business days** after the **seller** has given notice to the **buyer** that licence has been obtained.
- G9.4 The **seller** must:
- (a) use all reasonable endeavours to obtain the licence at the **seller's** expense; and
- (b) enter into any authorised guarantee agreement properly required.
- G9.5 The **buyer** must:
- (a) promptly provide references and other relevant information; and
- (b) comply with the landlord's lawful requirements.
- G9.6 If within three months of the **contract date** (or such longer period as the **seller** and **buyer** agree) the licence has not been obtained the **seller** or the **buyer** may (if not then in breach of any obligation under this **condition** G9) by notice to the other terminate the **contract** at any time before licence is obtained. That termination is without prejudice to the claims of either **seller** or **buyer** for breach of this **condition** G9.
- G10 Interest and apportionments**
- G10.1 If the **actual completion date** is after the **agreed completion date** for any reason other than the **seller's** default the **buyer** must pay interest at the **interest rate** on the **price** (less any deposit paid) from the **agreed completion date** up to and including the **actual completion date**.
- G10.2 Subject to **condition** G11 the **seller** is not obliged to apportion or account for any sum at **completion** unless the **seller** has received that sum in cleared funds. The **seller** must pay to the **buyer** after **completion** any sum to which the **buyer** is entitled that the **seller** subsequently receives in cleared funds.
- G10.3 Income and outgoings are to be apportioned at **actual completion date** unless:
- (a) the **buyer** is liable to pay interest; and
- (b) the **seller** has given notice to the **buyer** at any time up to **completion** requiring apportionment on the date from which interest becomes payable by the **buyer**; in which event income and outgoings are to be apportioned on the date from which interest becomes payable by the **buyer**.
- G10.4 Apportionments are to be calculated on the basis that:
- (a) the **seller** receives income and is liable for outgoings for the whole of the day on which apportionment is to be made;
- (b) annual income and expenditure accrues at an equal daily rate assuming 365 days in a year, and income and expenditure relating to some other period accrues at an equal daily rate during the period to which it relates; and
- (c) where the amount to be apportioned is not known at **completion** apportionment is to be made by reference to a reasonable estimate and further payment is to be made by **seller** or **buyer** as appropriate within five **business days** of the date when the amount is known.
- G11 Arrears**
- Part 1 Current rent**
- G11.1 "Current rent" means, in respect of each of the **tenancies** subject to which the lot is sold, the instalment of rent and other sums payable by the tenant in advance on the most recent rent payment date on or within four months preceding **completion**.
- G11.2 If on **completion** there are any **arrears** of current rent the **buyer** must pay them, whether or not details of those **arrears** are given in the **special conditions**.
- G11.3 Parts 2 and 3 of this **condition** G11 do not apply to **arrears** of current rent.
- Part 2 Buyer to pay for arrears**
- G11.4 Part 2 of this **condition** G11 applies where the **special conditions** give details of **arrears**.
- G11.5 The **buyer** is on **completion** to pay, in addition to any other money then due, an amount equal to all **arrears** of which details are set out in the **special conditions**.
- G11.6 If those **arrears** are not **old arrears** the **seller** is to assign to the **buyer** all rights that the **seller** has to recover those **arrears**.
- Part 3 Buyer not to pay for arrears**
- G11.7 Part 3 of this **condition** G11 applies where the **special conditions**:
- (a) so state; or
- (b) give no details of any **arrears**.
- G11.8 While any **arrears** due to the **seller** remain unpaid the **buyer** must:
- (a) try to collect them in the ordinary course of management but need not take legal proceedings or forfeit the **tenancy**;
- (b) pay them to the **seller** within five **business days** of receipt in cleared funds (plus interest at the **interest rate** calculated on a daily basis for each subsequent day's delay in payment);
- (c) on request, at the cost of the **seller**, assign to the **seller** or as the **seller** may direct the right to demand and sue for **old arrears**, such assignment to be in such form as the **seller's** conveyancer may reasonably require;
- (d) if reasonably required, allow the **seller's** conveyancer to have on loan the counterpart of any **tenancy** against an undertaking to hold it to the **buyer's** order;
- (e) not without the consent of the **seller** release any tenant or surety from liability to pay **arrears** or accept a surrender of or forfeit any **tenancy** under which **arrears** are due; and
- (f) if the **buyer** disposes of the **lot** prior to recovery of all **arrears** obtain from the **buyer's** successor in title a covenant in favour of the **seller** in similar form to part 3 of this **condition** G11.
- G11.9 Where the **seller** has the right to recover **arrears** it must not without the **buyer's** written consent bring insolvency proceedings against a tenant or seek the removal of goods from the **lot**.
- G12 Management**
- G12.1 This **condition** G12 applies where the **lot** is sold subject to **tenancies**.
- G12.2 The **seller** is to manage the **lot** in accordance with its standard management policies pending **completion**.
- G12.3 The **seller** must consult the **buyer** on all management issues that would affect the **buyer** after **completion** (such as, but not limited to, an application for licence; a rent review; a variation, surrender, agreement to surrender or proposed forfeiture of a **tenancy**; or a new tenancy or agreement to grant a new tenancy) and:
- (a) the **seller** must comply with the **buyer's** reasonable requirements unless to do so would (but for the indemnity in paragraph (c)) expose the **seller** to a liability that the **seller** would not otherwise have, in which case the **seller** may act reasonably in such a way as to avoid that liability;
- (b) if the **seller** gives the **buyer** notice of the **seller's** intended act and the **buyer** does not object within five **business days** giving reasons for the objection the **seller** may act as the **seller** intends; and
- (c) the **buyer** is to indemnify the **seller** against all loss or liability the **seller** incurs through acting as the **buyer** requires, or by reason of delay caused by the **buyer**.
- G13 Rent deposits**
- G13.1 This **condition** G13 applies where the **seller** is holding or otherwise entitled to money by way of rent deposit in respect of a **tenancy**. In this **condition** G13 "rent deposit deed" means the deed or other document under which the rent deposit is held.
- G13.2 If the rent deposit is not assignable the **seller** must on **completion** hold the rent deposit on trust for the **buyer** and, subject to the terms of the rent deposit deed, comply at the cost of the **buyer** with the **buyer's** lawful instructions.
- G13.3 Otherwise the **seller** must on **completion** pay and assign its interest in the rent deposit to the **buyer** under an assignment in which the buyer covenants with the **seller** to:
- (a) observe and perform the **seller's** covenants and conditions in the rent deposit deed and indemnify the **seller** in respect of any breach;
- (b) give notice of assignment to the tenant; and
- (c) give such direct covenant to the tenant as may be required by the rent deposit deed.
- G14 VAT**
- G14.1 Where a **sale condition** requires money to be paid or other consideration to be given, the payer must also pay any **VAT** that is chargeable on that money or consideration, but only if given a valid **VAT** invoice.
- G14.2 Where the **special conditions** state that no **VAT option** has been made the **seller** confirms that none
- has been made by it or by any company in the same **VAT** group nor will be prior to **completion**.
- G15 Transfer as a going concern**
- G15.1 Where the **special conditions** so state:
- (a) the **seller** and the **buyer** intend, and will take all practicable steps (short of an appeal) to procure, that the sale is treated as a transfer of a going concern; and
- (b) this **condition** G15 applies.
- G15.2 The **seller** confirms that the **seller**
- (a) is registered for **VAT**, either in the **seller's** name or as a member of the same **VAT** group; and
- (b) has (unless the sale is a standard-rated supply) made in relation to the **lot** a **VAT option** that remains valid and will not be revoked before **completion**.
- G15.3 The **buyer** confirms that:
- (a) it is registered for **VAT**, either in the **buyer's** name or as a member of a **VAT** group;
- (b) it has made, or will make before **completion**, a **VAT option** in relation to the **lot** and will not revoke it before or within three months after **completion**;
- (c) article 5(2B) of the Value Added Tax (Special Provisions) Order 1995 does not apply to it; and
- (d) it is not buying the **lot** as a nominee for another person.
- G15.4 The **buyer** is to give to the **seller** as early as possible before the **agreed completion date** evidence:
- (a) of the **buyer's** **VAT** registration;
- (b) that the **buyer** has made a **VAT option**; and
- (c) that the **VAT option** has been notified in writing to HM Revenue and Customs; and if it does not produce the relevant evidence at least two **business days** before the **agreed completion date**, **condition** G14.1 applies at **completion**.
- G15.5 The **buyer** confirms that after **completion** the **buyer** intends to:
- (a) retain and manage the **lot** for the **buyer's** own benefit as a continuing business as a going concern subject to and with the benefit of the **tenancies**; and
- (b) collect the rents payable under the **tenancies** and charge **VAT** on them
- G15.6 If, after **completion**, it is found that the sale of the **lot** is not a transfer of a going concern then:
- (a) the **seller's** conveyancer is to notify the **buyer's** conveyancer of that finding and provide a **VAT** invoice in respect of the sale of the **lot**;
- (b) the **buyer** must within five **business days** of receipt of the **VAT** invoice pay to the **seller** the **VAT** due; and
- (c) if **VAT** is payable because the **buyer** has not complied with this **condition** G15, the **buyer** must pay and indemnify the **seller** against all costs, interest, penalties or surcharges that the **seller** incurs as a result.
- G16 Capital allowances**
- G16.1 This **condition** G16 applies where the **special conditions** state that there are capital allowances available in respect of the **lot**.
- G16.2 The **seller** is promptly to supply to the **buyer** all information reasonably required by the **buyer** in connection with the **buyer's** claim for capital allowances.
- G16.3 The value to be attributed to those items on which capital allowances may be claimed is set out in the **special conditions**.
- G16.4 The **seller** and **buyer** agree:
- (a) to make an election on **completion** under Section 198 of the Capital Allowances Act 2001 to give effect to this **condition** G16; and
- (b) to submit the value specified in the **special conditions** to HM Revenue and Customs for the purposes of their respective capital allowance computations.
- G17 Maintenance agreements**
- G17.1 The **seller** agrees to use reasonable endeavours to transfer to the **buyer**, at the **buyer's** cost, the benefit of the maintenance agreements specified in the **special conditions**.
- G17.2 The **buyer** must assume, and indemnify the **seller** in respect of, all liability under such contracts from the **actual completion date**.
- G18 Landlord and Tenant Act 1987**
- G18.1 This **condition** G18 applies where the sale is a relevant disposal for the purposes of part I of the Landlord and Tenant Act 1987.
- G18.2 The **seller** warrants that the **seller** has complied with sections 5B and 7 of that Act and that the requisite majority of qualifying tenants has not accepted the offer.
- G19 Sale by practitioner**
- G19.1 This **condition** G19 applies where the sale is by a **practitioner** either as **seller** or as agent of the **seller**.
- G19.2 The **practitioner** has been duly appointed and is empowered to sell the **lot**.
- G19.3 Neither the **practitioner** nor the firm or any member of the firm to which the **practitioner** belongs has any personal liability in connection with the sale or the

- performance of the **seller's** obligations. The **transfer** is to include a declaration excluding that personal liability.
- G19.4 The **lot** is sold:
 (a) in its condition at **completion**;
 (b) for such title as the **seller** may have; and
 (c) with no title guarantee;
 and the **buyer** has no right to terminate the contract or any other remedy if information provided about the **lot** is inaccurate, incomplete or missing.
- G19.5 Where relevant:
 (a) the **documents** must include certified copies of those under which the **practitioner** is appointed, the document of appointment and the **practitioner's** acceptance of appointment; and
 (b) the **seller** may require the **transfer** to be by the lender exercising its power of sale under the Law of Property Act 1925.
- G19.6 The **buyer** understands this **condition** G19 and agrees that it is fair in the circumstances of a sale by a **practitioner**.
- G20 TUPE**
- G20.1 If the **special conditions** state "There are no employees to which **TUPE** applies", this is a warranty by the **seller** to this effect.
- G20.2 If the **special conditions** do not state "There are no employees to which **TUPE** applies" the following paragraphs apply:
 (a) The **seller** must notify the **buyer** of those employees whose contracts of employment will transfer to the **buyer** on **completion** (the "Transferring Employees"). This notification must be given to the **buyer** not less than 14 days before **completion**.
 (b) The **buyer** confirms that it will comply with its obligations under **TUPE** and any **special conditions** in respect of the Transferring Employees.
 (c) The **buyer** and the **seller** acknowledge that pursuant and subject to **TUPE**, the contracts of employment between the Transferring Employees and the **seller** will transfer to the **buyer** on **completion**.
 (d) The **buyer** is to keep the **seller** indemnified against all liability for the Transferring Employees after **completion**.
- G21 Environmental**
- G21.1 This **condition** G21 only applies where the **special conditions** so provide.
- G21.2 The **seller** has made available such reports as the **seller** has as to the environmental condition of the lot and has given the **buyer** the opportunity to carry out investigations (whether or not the **buyer** has read those reports or carried out any investigation) and the **buyer** admits that the **price** takes into account the environmental condition of the **lot**.
- G21.3 The **buyer** agrees to indemnify the **seller** in respect of all liability for or resulting from the environmental condition of the **lot**.
- G22 Service Charge**
- G22.1 This **condition** G22 applies where the lot is sold subject to **tenancies** that include service charge provisions.
- G22.2 No apportionment is to be made at **completion** in respect of service charges.
- G22.3 Within two months after **completion** the **seller** must provide to the **buyer** a detailed service charge account for the service charge year current on **completion** showing:
 (a) service charge expenditure attributable to each **tenancy**;
 (b) payments on account of service charge received from each tenant;
 (c) any amounts due from a tenant that have not been received;
 (d) any service charge expenditure that is not attributable to any **tenancy** and is for that reason irrecoverable.
- G22.4 In respect of each **tenancy**, if the service charge account shows that:
 (a) payments on account (whether received or still then due from a tenant) exceed attributable service charge expenditure, the **seller** must pay to the **buyer** an amount equal to the excess when it provides the service charge account;
 (b) attributable service charge expenditure exceeds payments on account (whether those payments have been received or are still then due), the **buyer** must use all reasonable endeavours to recover the shortfall from the tenant at the next service charge reconciliation date and pay the amount so recovered to the **seller** within five **business days** of receipt in cleared funds; but in respect of payments on account that are still due from a tenant **condition** G11 (**arrear**s) applies.
- G22.5 In respect of service charge expenditure that is not attributable to any **tenancy** the **seller** must pay the expenditure incurred in respect of the period before **actual completion date** and the **buyer** must pay the expenditure incurred in respect of the period after **actual completion date**. Any necessary monetary adjustment is to be made within five **business days** of the **seller** providing the service charge account to the **buyer**.
- G22.6 If the **seller** holds any reserve or sinking fund on account of future service charge expenditure or a depreciation fund:
 (a) the **seller** must pay it (including any interest earned on it) to the **buyer** on **completion**; and
 (b) the **buyer** must covenant with the **seller** to hold it in accordance with the terms of the **tenancies** and to indemnify the **seller** if it does not do so.
- G23. Rent reviews**
- G23.1 This **condition** G23 applies where the **lot** is sold subject to a **tenancy** under which a rent review due on or before the **actual completion date** has not been agreed or determined.
- G23.2 The **seller** may continue negotiations or rent review proceedings up to the **actual completion date** but may not agree the level of the revised rent or commence rent review proceedings without the written consent of the **buyer**, such consent not to be unreasonably withheld or delayed.
- G23.3 Following **completion** the **buyer** must complete rent review negotiations or proceedings as soon as reasonably practicable but may not agree the level of the revised rent without the written consent of the **seller**, such consent not to be unreasonably withheld or delayed.
- G23.4 The **seller** must promptly:
 (a) give to the **buyer** full details of all rent review negotiations and proceedings, including copies of all correspondence and other papers; and
 (b) use all reasonable endeavours to substitute the **buyer** for the **seller** in any rent review proceedings.
- G23.5 The **seller** and the **buyer** are to keep each other informed of the progress of the rent review and have regard to any proposals the other makes in relation to it.
- G23.6 When the rent review has been agreed or determined the **buyer** must account to the **seller** for any increased rent and interest recovered from the tenant that relates to the **seller's** period of ownership within five **business days** of receipt of cleared funds.
- G23.7 If a rent review is agreed or determined before **completion** but the increased rent and any interest recoverable from the tenant has not been received by **completion** the increased rent and any interest recoverable is to be treated as **arrear**s.
- G23.8 The **seller** and the **buyer** are to bear their own costs in relation to rent review negotiations and proceedings.
- G24 Tenancy renewals**
- G24.1 This **condition** G24 applies where the tenant under a **tenancy** has the right to remain in occupation under part II of the Landlord and Tenant Act 1954 (as amended) and references to notices and proceedings are to notices and proceedings under that Act.
- G24.2 Where practicable, without exposing the **seller** to liability or penalty, the **seller** must not without the written consent of the **buyer** (which the **buyer** must not unreasonably withhold or delay) serve or respond to any notice or begin or continue any proceedings.
- G24.3 If the **seller** receives a notice the **seller** must send a copy to the **buyer** within five **business days** and act as the **buyer** reasonably directs in relation to it.
- G24.4 Following **completion** the **buyer** must:
 (a) with the co-operation of the **seller** take immediate steps to substitute itself as a party to any proceedings;
 (b) use all reasonable endeavours to conclude any proceedings or negotiations for the renewal of the **tenancy** and the determination of any interim rent as soon as reasonably practicable at the best rent or rents reasonably obtainable; and
 (c) if any increased rent is recovered from the tenant (whether as interim rent or under the renewed **tenancy**) account to the **seller** for the part of that increase that relates to the **seller's** period of ownership of the **lot** within five **business days** of receipt of cleared funds.
- G24.5 The **seller** and the **buyer** are to bear their own costs in relation to the renewal of the tenancy and any proceedings relating to this.
- G25 Warranties**
- G25.1 Available warranties are listed in the **special conditions**.
- G25.2 Where a warranty is assignable the **seller** must:
 (a) on **completion** assign it to the **buyer** and give notice of assignment to the person who gave the warranty; and
 (b) apply for (and the **seller** and the **buyer** must use all reasonable endeavours to obtain) any consent to assign that is required. If consent has not been obtained by **completion** the warranty must be assigned within five **business days** after the consent has been obtained.
- G25.3 If a warranty is not assignable the **seller** must after **completion**:
 (a) hold the warranty on trust for the **buyer**; and
- (b) at the **buyer's** cost comply with such of the lawful instructions of the **buyer** in relation to the warranty as do not place the **seller** in breach of its terms or expose the **seller** to any liability or penalty.
- G26 No assignment**
- The **buyer** must not assign, mortgage or otherwise transfer or part with the whole or any part of the **buyer's** interest under this **contract**.
- G27 Registration at the Land Registry**
- G27.1 This condition G27.1 applies where the **lot** is leasehold and its sale either triggers first registration or is a registrable disposition. The **buyer** must at its own expense and as soon as practicable:
 (a) procure that it becomes registered at Land Registry as proprietor of the **lot**;
 (b) procure that all rights granted and reserved by the lease under which the **lot** is held are properly noted against the affected titles; and
 (c) provide the **seller** with an official copy of the register relating to such lease showing itself registered as proprietor.
- G27.2 This condition G27.2 applies where the **lot** comprises part of a registered title.
 The **buyer** must at its own expense and as soon as practicable:
 (a) apply for registration of the **transfer**;
 (b) provide the **seller** with an official copy and title plan for the **buyer's** new title; and
 (c) join in any representations the **seller** may properly make to Land Registry relating to the application.
- G28 Notices and other communications**
- G28.1 All communications, including notices, must be in writing. Communication to or by the **seller** or the **buyer** may be given to or by their conveyancers.
- G28.2 A communication may be relied on if:
 (a) delivered by hand; or
 (b) made electronically and personally acknowledged (automatic acknowledgement does not count); or
 (c) there is proof that it was sent to the address of the person to whom it is to be given (as specified in the **sale memorandum**) by a postal service that offers normally to deliver mail the next following **business day**.
- G28.3 A communication is to be treated as received:
 (a) when delivered, if delivered by hand; or
 (b) when personally acknowledged, if made electronically; but if delivered or made after 1700 hours on a **business day** a communication is to be treated as received on the next **business day**.
- G28.4 A communication sent by a postal service that offers normally to deliver mail the next following **business day** will be treated as received on the second **business day** after it has been posted.
- G29 Contracts (Rights of Third Parties) Act 1999**
 No one is intended to have any benefit under the **contract** pursuant to the Contract (Rights of Third Parties) Act 1999.
- G30 Extra General Conditions**
 The following general conditions are to be treated as being amended as follows:
- G17.2 the word "actual" shall be replaced by the word "agreed"
- G25.3 (b) the words "or cost" shall be added at the end.

Special Conditions of Sale Sale memorandum

Date

Name and address of **seller**

Name and address of **buyer**

.....

.....

.....

.....

.....

.....

Tel:

Tel:

Lot

Address

The price (excluding any **VAT**) £

Deposit paid £

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

We acknowledge receipt of the deposit

Signed by the **buyer**

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

The **seller's** conveyancer is

The **buyer's** conveyancer is

Name

Name

Address

Address

.....

.....

.....

.....

Contact

Contact

Registration Form for Proxy/Telephone/Internet Bidding

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

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

Date of Auction Lot Numbers

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

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

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

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

Purchaser's Details

Full Name

Company

Address

..... Postcode

Telephone: Business Home Mobile

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

Solicitors

..... Postcode

For the attention of Telephone

Signature of Prospective Purchaser Date

Name (BLOCK CAPITALS)

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

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

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

TERMS AND CONDITIONS FOR PROXY/TELEPHONE BIDDERS/INTERNET BIDDERS

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

butters john bee ^{bjb}

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