

**butters john bee**<sup>bjb</sup>

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**Property  
auction  
catalogue**

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

**Monday 9 May 2016**

[www.buttersjohnbee.com](http://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	14 June 2016
15 August 2016	19 July 2016
12 September 2016	16 August 2016
10 October 2016	13 September 2016
14 November 2016	11 October 2016
12 December 2016	15 November 2016

**All auctions starting at 6.30pm**

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**Freehold & Leasehold Lots**  
offered in conjunction with...

**85 Lots**

Logos included: CHARLTONS Solicitors, Hibberts LLP Solicitors, myers&co solicitors, ANSONS the legal solutions, SHEPPARD-FISHER SOLICITORS, HALL SMITH WHITTINGHAM LLP, Paris Smith, R&C, Knights 1759, City of Stoke-on-Trent, poole|alcock SOLICITORS, Ellis-Fermor & Negus SOLICITORS, RJS, SALMONS solicitors, NOWELL MELLER SOLICITORS, SHAKESPEARES, efn, Janet Middleton, redkite solicitors • cyfreithwyr, BESWICKS LEGAL, sas daniels LLP, GRINDEYS, Forster Dear SOLICITORS, Chesworths SOLICITORS, WALTERS & PLASKITT SOLICITORS, McQUADES RESIDENTIAL CONVEYANCING, graham WITHERS SOLICITORS, WOOLLISCROFTS SOLICITORS, ORJ, tinsdillsolicitors, TCS Total Conveyancing Services.

# butters john bee property auctions



**Mike Hancock MNAEA**  
Associate Director  
mikehancock@bjbmail.com

## May Auction...

“ Following our successful April sale the May auction is already our fourth of 2016 and takes us to an incredible 375 lots entered already this year.

The catalogue features a diverse range of residential and commercial property with guide prices starting from just £7,500 for a garage and workshop near Newcastle-under-Lyme to £585,000 for a freehold block of flats in Stafford.

If you can't attend the auction talk to us about our ever popular live online bidding service, email [auktion@bjbmail.com](mailto:auktion@bjbmail.com) for registration information.



**Peter Sawyer**  
Auctioneer

## Our Auctioneer...

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

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



**John Hand**  
[johnhand@bjbmail.com](mailto: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](mailto: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...



**Julia Bramfitt**  
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**Paul Jeffries**  
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**Tom Lamb**  
[tomlamb@bjbmail.com](mailto:tomlamb@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** <sup>bjb</sup>

# 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](http://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](http://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](mailto: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.**

# bidders john bee<sup>bjb</sup>

# i-bidder.com

## Watch this auction online



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

To register for online bidding just request a registration by emailing [auction@bjbmail.com](mailto:auction@bjbmail.com)



Live Auctions



Timed Auctions



Watch/Listen



Catalogues

bidders john bee<sup>bjb</sup>

[www.biddersjohnbee.com](http://www.biddersjohnbee.com)

# 11 April auction results

LOT	ADDRESS	SOLD PRICE	LOT	ADDRESS	SOLD PRICE
1	Land Adjacent To, Stableford Manor, Stableford, Newcastle-under-Lyme, Staffordshire, ST5 5JH	£49,000	60	7 Bright Street, Crewe, Cheshire, CW1 3AQ	Unsold
2	3 Chesham Road, Stafford, Staffordshire, ST16 3JP	£111,000	61	12 High Street, Cheswardine, Market Drayton, Shropshire, TF9 2RS	Withdrawn
3	126 Moston Street, Birches Head, Stoke-on-Trent, Staffordshire, ST1 2LT	£40,500	62	102 McLaren Street, Crewe, Cheshire, CW1 3SP	Withdrawn
4	16 Broadway, Meir, Stoke-on-Trent, Staffordshire, ST3 5PF	Unsold	63	492/494 Hartshill Road, Stoke-on-Trent, Staffordshire, ST4 6AD	Unsold
5	55 Meadow Road, Newport, TF10 7TQ	Unsold	64	Land Adj Hawthorne Cottage, Randles Lane, Wetley Rocks, Stoke-on-Trent, ST9 0AT	£83,000
6	6 Roberts Road, Madeley, Telford, TF7 5JJ	£85,000	65	Hawthorne Cottage, Randles Lane, Wetley Rocks, Stoke-on-Trent, Staffordshire, ST9 0AT	Unsold
7	7 John Street, Newcastle-under-Lyme, Staffordshire, ST5 1JY	Sold prior	66	242 Oxford Road, May Bank, Newcastle-under-Lyme, Staffordshire, ST5 0QB	£92,000
8	43 Russell Road, Sandyford, Stoke-on-Trent, Staffordshire, ST6 5LR	Sold prior	67	536 Lightwood Road, Lightwood, Stoke-on-Trent, Staffordshire, ST3 7EH	£125,000
9	27 Second Avenue, Ketley Bank, Telford, TF2 0AL	£86,000	68	11 Woodstock Street, Goldenhill, Stoke-on-Trent, Staffordshire, ST6 5SN	Sold prior
10	12 The Crescent, Donnington, Telford, TF2 8HD	£87,000	69	4 Derwent House, Hawksmoor Road, Stafford, Staffordshire, ST17 9DU	Withdrawn
11	3 Rectory Cottages, Audley Road, Barthomley, Cheshire, CW2 5PL	£210,000	70	175 Orme Road, Poolfields, Newcastle-under-Lyme, Staffordshire, ST5 2PB	Unsold
12	Land At, Harding Terrace, Penkhull, Stoke-on-Trent, Staffordshire, ST4 5AF	£60,000	71	22 Moss Place, Kidsgrove, Stoke-on-Trent, Staffordshire, ST7 4DB	£80,000
13	55 Meredith Street, Crewe, Cheshire, CW1 2PW	£59,000	72	Land At, 30 Thomas Street, Packmoor, Stoke-on-Trent, Staffordshire, ST7 4SS	Unsold
14	35 Sweet Briar Crescent, Wistaston, Crewe, Cheshire, CW2 8PE	£90,000	73	2 Rigg Street, Crewe, Cheshire, CW1 3EB	Unsold
15	47 Park Road, Donnington, Telford, TF2 8BP	£72,000	74	72 Marshfield Avenue, Crewe, Cheshire, CW2 8TE	Withdrawn
16	115 to 126 Dunsheath, Hollinswood, Telford, TF3 2DA	£126,000	75	206 Waterloo Road, Cobridge, Stoke-on-Trent, Staffordshire, ST6 3HQ	£51,000
17	95 Antrobus Street, Congleton, Cheshire, CW12 1HE	£52,000	76	11 Lowther Street, Hanley, Stoke-on-Trent, Staffordshire, ST1 5JE	£34,000
18	30 Bond Street, Tunstall, Stoke-on-Trent, Staffordshire, ST6 5HF	Unsold	77	24 Glendale Street, Burslem, Stoke-on-Trent, Staffordshire, ST6 2EP	£39,000
19	11 Windsmoor Street, Stoke, Stoke-on-Trent, Staffordshire, ST4 4EH	£48,500	78	The Bulls Head Inn, High Street, Alton, Staffordshire, ST10 4AQ	Withdrawn
20	9 Pike Close, Beaconside, Stafford, Staffordshire, ST16 3QJ	Unsold	79	2 High Street, Adjacent To The Bulls Head, Alton, Staffordshire Moorlands, ST10 4AQ	Unsold
21	45 Old Butt Lane, Butt Lane, Stoke-on-Trent, Staffordshire, ST7 1NJ	£121,000	80	Alexandra Buildings, 76 Moorland Road, Burslem, Stoke-on-Trent, Staffordshire, ST6 1DY	Unsold
22	9 Penningtons Lane, Gawsworth, Macclesfield, Cheshire, SK11 7US	Withdrawn	81	58 New King Street, Audley, Stoke-on-Trent, Staffordshire, ST7 8EX	Sold prior
23	22 to 27 Withywood Drive, Malinslee, Telford, TF3 2HT	Unsold	82	6 The Crescent, Ashley, Market Drayton, Shropshire, TF9 4LL	Sold prior
24	130 Wildwood, Woodside, Telford, TF7 5PR	Unsold	83	507 King Street, Longton, Stoke-on-Trent, Staffordshire, ST3 1HD	£28,500
25	Former Day Centre, Baddeley Street, Burslem, Stoke-on-Trent, Staffordshire, ST6 4EH	£170,000	84	10 Sorbus Drive, Crewe, Cheshire, CW1 4EU	Sold prior
26	Flats 1/2/3, 17a Lichfield Street, Stone, Staffordshire, ST15 8NA	Sold prior	85	7 Westminster Street, Crewe, Cheshire, CW2 7LQ	Unsold
27	523 Crewe Road, Wheelock, Sandbach	£65,000	86	4 Broadhurst Street, Burslem, Stoke-on-Trent, Staffordshire, ST6 1EY	£47,000
28	5 The Rookery, Silverdale, Newcastle-under-Lyme, Staffordshire, ST5 6NA	Sold prior	87	58 Newfield Street, Tunstall, Stoke-on-Trent, Staffordshire, ST6 5HD	£39,500
29	143 to 154 Bembridge, Brookside, Telford, TF3 1NE	Unsold	88	Rockwoods, Newcastle Road, Loggerheads, Market Drayton, Shropshire, TF9 4PH	Withdrawn
30	1 Weyman Road, Wellington, Telford, TF1 3EF	Sold prior	89	49 Beasley Avenue, Chesterton, Newcastle-under-Lyme, Staffordshire, ST5 7PE	Unsold
31	73-75 High Street, Tunstall, Stoke-on-Trent, Staffordshire, ST6 5TA	Unsold	90	Flats 1-6, Riverbank Mews, South Street, Stafford, Staffordshire, ST16 2BH	Withdrawn
32	28 Ravenscroft Road, Crewe, Cheshire, CW2 8PQ	£97,000	91	22 Crossmay Street, Poolfields, Newcastle-under-Lyme, Staffordshire, ST5 2TP	Unsold
33	2 Cleveland Avenue, High Ercall, TF6 6AH	Unsold	92	280 Oxford Gardens, Stafford, Staffordshire, ST16 3JQ	£121,000
34	41 Bishopdale, Brookside, Telford, TF3 1SB	£68,000	93	52 Ricardo Street, Dresden, Stoke-on-Trent, Staffordshire, ST3 4EU	Withdrawn
35	732 Dividy Road, Bentilee, Stoke-on-Trent, Staffordshire, ST2 0AJ	Withdrawn	94	2 Harvey Road, Meir, Stoke-on-Trent, Staffordshire, ST3 6BG	Sold prior
36	51 Albert Street, Crewe, Cheshire, CW1 2QD	Withdrawn	95	35 Hartshill Road, Hartshill, Stoke-on-Trent, Staffordshire, ST4 7QT	Unsold
37	33 Furnival Street, Cobridge, Stoke-on-Trent, Staffordshire, ST6 2PD	£31,000	96	142-142A High Street, Talke Pits, Stoke-on-Trent, Staffordshire, ST7 1QG	Unsold
38	141 Ruxley Road, Bucknall, Stoke-on-Trent, Staffordshire, ST2 9BT	£44,500	97	12 Hythe Avenue, Coppenhall, Crewe, Cheshire, CW1 3XE	Unsold
39	63 Willowfield, Woodside, Telford, TF7 5NT	£70,000	98	27 Ashmuir Close, Crewe, Cheshire, CW1 3UQ	Unsold
40	35 Dalford Court, Hollinswood, Telford, TF3 2BP	Sold prior	99	299 Dawlish Drive, Bentilee, Stoke-on-Trent, Staffordshire, ST2 0HQ	£60,000
41	Orchard Cottage, Swanlow Lane, Winsford, Cheshire, CW7 4BP	Sold prior	100	199 Hamil Road, Burslem, Stoke-on-Trent, Staffordshire, ST6 1AP	£44,000
42	38 London Road, Elworth, Sandbach, Cheshire, CW11 3BD	£93,000	101	Hawthorne House, 1 Hawthorne Street, Cobridge, Stoke-on-Trent, Staffordshire, ST6 2JD	Withdrawn
43	104 Rowley Avenue, Chesterton, Newcastle-under-Lyme, Staffordshire, ST5 7NY	£64,000	102	48 Broughton Road, Coppenhall, Crewe, Cheshire, CW1 4NT	Sold prior
44	36 Wolstanton Road, Chesterton, Newcastle-under-Lyme, Staffordshire, ST5 7LX	Unsold	103	92 Meredith Street, Crewe, Cheshire, CW1 2PL	Withdrawn
45	176 Hurleybrook Way, Leegomery, Telford, TF1 6UB	Unsold	104	116 North Street, Stoke, Stoke-on-Trent, Staffordshire, ST4 7DG	£60,000
46	1 Grove Road, Overdale, Telford, TF3 5AW	£93,000	105	104 Underwood Lane, Crewe, Cheshire, CW1 3LE	£62,000
47	89 Regent Road, Hanley, Stoke-on-Trent, Staffordshire, ST1 3BL	£128,000	106	23 Hulme Close, Silverdale, Newcastle-under-Lyme, Staffordshire, ST5 6SA	£135,000
48	1110 Leek Road, Hanley, Stoke-on-Trent, Staffordshire, ST1 6AS	£65,500	107	8 Heathcote Avenue, Hookgate, Market Drayton, Shropshire, TF9 4QF	Unsold
49	18 Stanwyck, Sutton Hill, Telford, TF7 4JJ	£63,000	108	58 Milehouse Lane, Newcastle-under-Lyme, Staffordshire, ST5 9JX	£91,000
50	52 Sandbach Road, Rode Heath, Cheshire, ST7 3RN	Unsold	109	5 Chilton Street, Heron Cross, Stoke-on-Trent, Staffordshire, ST4 3AU	£46,000
51	9 Roberts Close, Alsagers Bank, Stoke-on-Trent, Staffordshire, ST7 8BD	Unsold	110	6 St Saviours Street, Talke, Stoke-on-Trent, Staffordshire, ST7 1LR	£78,000
52	49 Vernon Avenue, Audley, Stoke-on-Trent, Staffordshire, ST7 8EG	Unsold	111	Land At, Ravenscliffe Road, Kidsgrove, Stoke-on-Trent, Staffordshire, ST7 4HX	£110,000
53	13 Chilworth Grove, Blurton, Stoke-on-Trent, Staffordshire, ST3 3ED	Unsold	112	Land Adjacent To, 4 Colclough Avenue, Bradwell, Newcastle-under-Lyme, Staffordshire, ST5 8JPE	£32,000
54	29 King Street, Kidsgrove, Stoke-on-Trent, Staffordshire, ST7 1HL	£44,500	113	Stop Buildings, R/o 211-212 Norton Road, Pelsall, West Midlands, WS3 5AD	Withdrawn
55	18 Rowley Avenue, Chesterton, Newcastle-under-Lyme, Staffordshire, ST5 7NP	Unsold	114	68 Mill Street, Macclesfield, Cheshire, SK11 6NH	Unsold
56	The Cottage Stores, Stone Road, Tittensor, Staffordshire, ST12 9HA	Sold prior	115	54 Denbigh Street, Hanley, Stoke-on-Trent, Staffordshire, ST1 5JB	Unsold
57	Rosyth, Eccleshall Road, Great Bridgeford, Stafford, ST18 9PS	Unsold	116	122 Pinnox Street, Tunstall, Stoke-on-Trent, Staffordshire, ST6 6AD	Sold prior
58	17 Albert Terrace, Stafford, Staffordshire, ST16 3EX	Unsold	117	84 Clare Avenue, Bradwell, Newcastle-under-Lyme, Staffordshire, ST5 8PR	£60,000
59	139 Biddulph Road, Chell, Stoke-on-Trent, Staffordshire, ST6 6TA	Sold prior			



# Order of sale (unless previously sold or withdrawn)

## The Best Western Moat House Hotel, Stoke-on-Trent, Staffordshire, ST1 5BQ Monday 9 May 2016 at 6.30pm

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

# Order of sale in alphabetical order

LOT	ADDRESS
68	22 Adswold Old Hall Road, Cheadle Hulme, Cheadle, Cheshire SK8 5QZ
81	17 Albert Terrace, Stafford, Staffordshire ST16 3EX
31	43 Ash Lea Drive, Donnington, Telford, Shropshire TF2 7QW
37	19 Ashbourne Close, Dawley, Telford, Shropshire TF4 2QR
2	48 Ashworth Street, Fenton, Stoke-on-Trent, Staffordshire ST4 4NY
21	51 Balfour Street, Hanley, Stoke-on-Trent, Staffordshire ST1 3QN
38	33 Barratt Road, Alsager, Cheshire ST7 2PZ
16	175 Basford Park Road, May Bank, Newcastle-under-Lyme, Staffordshire ST5 0PN
18	46 Beveley Road, Oakengates, Telford, Shropshire TF2 6SD
1	65 Boughey Road, Shelton, Stoke-on-Trent, Staffordshire ST4 2BN
25	7 Bright Street, Crewe, Cheshire CW1 3AQ
82	24 Brooklyn Street, Crewe, Cheshire CW2 7JF
70	32a Broomhill Street, Tunstall, Stoke-on-Trent, Staffordshire ST6 5JD
33	63 Burnham Street, Fenton, Stoke-on-Trent, Staffordshire ST4 3EY
29	41 Camillus Road, Knutton, Newcastle-under-Lyme, Staffordshire ST5 6EA
85	4 Church Lane, Scholar Green, Staffordshire ST7 3QQ
61	52-54 Church Road, Blurton, Stoke-on-Trent, Staffordshire ST3 3BB
54	Church Road Stores, 17a Church Road, Bradmore, Wolverhampton WV3 7ET
66	17a Church Road, Bradmore, Wolverhampton WV3 7ET
36	2 Cleveland Avenue, High Ercall, Telford, Shropshire TF6 6AH
41	24 Coverley Place, Penkhull, Stoke-on-Trent, Staffordshire ST4 5EG
67	173 Crewe Road, Church Lawton, Cheshire ST7 2DG
57	111 Crook Lane, Winsford, Cheshire CW7 3DR
11	22 Crossmay Street, Poolfields, Newcastle-under-Lyme, Staffordshire ST5 2TP
8	43 Delbury Court, Hollinswood, Telford, Shropshire TF3 2BS
10	732 Dividy Road, Bucknall, Stoke-on-Trent, Staffordshire ST2 0AJ
35	Mill House, Eccleshall Road, Great Bridgeford, Stafford, Staffordshire ST18 9SH
42	Rosyth Eccleshall Road, Great Bridgeford, Stafford, Staffordshire ST18 9PS
24	47 Furber Street, Crewe CW1 2PP
69	69A & B Gilman Street, Hanley, Stoke-on-Trent, Staffordshire ST1 3PL
77	22 Goldenhill Road, Fenton, Stoke-on-Trent ST4 3DW
76	11 Heath House Lane, Bucknall, Stoke-on-Trent, Staffordshire ST2 8AH
75	8 Heathcote Avenue, Hookgate, Market Drayton, Shropshire TF9 4QF
83	2 High Street, adjacent to The Bulls Head, Alton, Staffordshire Moorlands ST10 4AQ
59	The Bulls Head Inn High Street, Alton, Staffordshire ST10 4AQ
47	142-142A High Street, Talke Pits, Stoke-on-Trent, Staffordshire ST7 1QG
78	73-75 High Street, Tunstall, Stoke-on-Trent, Staffordshire ST6 5TA
3	82 Holyhead Road, Oakengates, Telford, Shropshire TF2 6BN
45	176 Hurleybrook Way, Leegomery, Telford, Shropshire TF1 6UB
19	17 James Way, Donnington, Telford, Shropshire TF2 7HH
15	218 King Street, Fenton, Stoke-on-Trent, Staffordshire ST4 3EN
79	68 Knight Street, Tunstall, Stoke-on-Trent, Staffordshire ST6 5HY
40	Tower Court, Flat 2 London Road, Newcastle-under-Lyme, Staffordshire ST5 1LT

LOT	ADDRESS
26	12 Lorimer Place, High Ercall, Telford, Shropshire TF6 6AQ
27	55 Meadow Road, Newport, Shropshire TF10 7TQ
22	68 Mill Street, Macclesfield, Cheshire SK11 6NH
63	Yard and Buildings, 80a Moorland Road, Burslem, Stoke-on-Trent, Staffordshire ST6 1DY
23	Land adjacent to 29 Mow Cop Road, Mow Cop, Staffordshire ST7 4LZ
12	Building plot adj to 4 Needhams Bank, Moston, Sandbach CW11 3PF
9	Workshop at Nevada Lane, Burslem, Stoke-on-Trent, Staffordshire ST6 2BY
73	3 Newark Grove, Goldenhill, Stoke-on-Trent, Staffordshire ST6 5NT
56	Rockwoods Newcastle Road, Loggerheads, Market Drayton, Shropshire TF9 4PH
80	51 Newpool Terrace, Brown Lees, Stoke-on-Trent, Staffordshire ST8 6PE
52	175 Orme Road, Poolfields, Newcastle-under-Lyme, Staffordshire ST5 2PB
30	54 Overdale, Overdale, Telford, Shropshire TF3 5AJ
60	14 Packett Street, Fenton, Stoke-on-Trent, Staffordshire ST4 3DZ
48	41 Piccadilly, Hanley, Stoke-on-Trent, Staffordshire ST1 1EN
58	9 Pike Close, Beaconside, Stafford, Staffordshire ST16 3QJ
34	63 Princess Street, Winsford, Cheshire CW7 3EJ
7	179 Regent Street, Wellington, Telford, Shropshire TF1 1PQ
64	3 & 3a Richard Moon Street, Crewe, Cheshire CW1 3AX
55	22 Richard Street, Crewe, Cheshire CW1 3AF
5	63 Rose Street, Northwood, Stoke-on-Trent, Staffordshire ST1 6PG
74	18 Rowley Avenue, Chesterton, Newcastle-under-Lyme, Staffordshire ST5 7NP
71	19 Rutland Street, Hanley, Stoke-on-Trent, Staffordshire ST1 5JG
51	52 Sandbach Road, Rode Heath, Cheshire ST7 3RN
28	Flats 1, 2, 3 and 4, 72 Shrewsbury Road, Market Drayton, Shropshire TF9 3DL
17	Flats 1-6, Riverbank Mews South Street, Stafford, Staffordshire ST16 2BH
39	48 St Marys Road, Longton, Stoke-on-Trent, Staffordshire T3 5DW
46	7 Stanwyck, Sutton Hill, Telford, Shropshire TF7 4JJ
4	51 The Crescent, Donnington, Telford, Shropshire TF2 8HD
53	Land at 30 Thomas Street, Packmoor, Stoke-on-Trent, Staffordshire ST7 4SS
43	49 Vernon Avenue, Audley, Staffordshire ST7 8EG
14	115 Warrens Way, Woodside, Telford, Shropshire TF7 5QE
13	48 Wayside, Woodside, Telford, Shropshire TF7 5NG
62	260 Werrington Road, Bucknall, Stoke-on-Trent, Staffordshire ST2 9AW
49	7 Westminster Street, Crewe, Cheshire CW2 7LQ
6	Garage at Wetherby Close, Chesterton, Newcastle, Staffordshire ST5 7LR
72	32 Wise Street, Dresden, Stoke-on-Trent, Staffordshire ST3 4PQ
50	135 Wistaston Green Road, Crewe, Cheshire CW2 8RA
65	149 Wistaston Road, Crewe, Cheshire CW2 7RH
44	9 Wolseley Road, Rugeley, Staffordshire WS15 2QH
32	6 Woodhall Place, Silverdale, Newcastle-under-Lyme, Staffordshire ST5 6RB
20	19 Wyvern, Woodside, Telford, Shropshire TF7 5QQ

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# Viewing schedule

## Viewing schedule for properties in and around Telford on Friday 22nd April, Tuesday 26th April, Friday 29th April, Wednesday 4th May & Saturday 7th May

LOT	ADDRESS	TIME
14	115 Warrensway, Woodside, Shropshire, TF7 5QE	09.00-09.15
20	19 Wyvern, Woodside, Telford, Shropshire, TF7 5QQ	09.25-09.40
13	48 Wayside, Woodside, Telford, Shropshire, TF7 5NG	09.50-10.05
46	7 Stanwyck, Sutton Hill, Telford, Shropshire, TF7 4JJ	10.15-10.30
08	43 Delbury Court, Hollinswood, Telford, Shropshire, TF3 2BS	10.45-10.55
03	82 Holyhead Road, Oakengates, Telford, Shropshire, TF2 6BN	11.05-11.15
18	46 Beverley Road, Oakengates, Telford, Shropshire, TF2 6SD	11.30-11.45
30	54 Overdale, Overdale, Telford, Shropshire, TF3 5AJ	12.00-12.15
37	19 Ashbourne Close, Dawley, Telford, Shropshire, TF4 2QR	12.30-12.45
07	179 Regent Street, Wellington, Telford, Shropshire, TF1 1PQ	13.05-13.20
45	176 Hurleybrook Way, Leegomery, Telford, Shropshire, TF1 6UB	14.00-14.15
36	2 Cleveland Avenue, High Ercall, Telford, Shropshire, TF6 6AH	14.35-14.50
26	12 Lorimer Place, High Ercall, Telford, Shropshire, TF6 6AQ	14.55-15.05
19	17 James Way, Donnington, Telford, Shropshire, TF2 7HH	15.25-15.40
04	51 The Crescent, Donnington, Telford, Shropshire, TF2 8HD	15.50-16.05
31	43 Ash Lea Drive, Donnington, Telford, Shropshire, TF2 7QW	16.15-16.25
27	55 Meadow Road, Newport, Shropshire, TF10 7TQ	16.50-17.00

## Viewing Schedule for properties in and around Newcastle on Monday 18th April, Saturday 23rd April, Thursday 28th April, Tuesday 3rd May, Thursday 5th May, Monday 9th May

LOT	ADDRESS	TIME
40	2 Tower Court, No 1 London Road, Newcastle, ST5 1LT	9.15am-9.30am
52	175 Orme Road, Poolfields, Newcastle, ST5 2PB	9.40am-9.55am
11	22 Crossmay Street, Poolfields, Newcastle, ST5 2TP	10.05am-10.20am
29	41 Camillus Road, Knutton, Newcastle, ST5 6EA	10.30am-10.45am
32	6 Woodhall Place, Silverdale, Newcastle, ST5 6RB	10.55am-11.05am
74	18 Rowley Avenue, Chesterton, Newcastle, ST5 7NP	11.20am-11.35am
41	24 Coverley Place, Penkull, Newcastle, ST4 5EG	11.45am-12.00pm
16	175 Basford Park Road, May Bank, Newcastle, ST5 0PN	12.10pm-12.45pm
56	Rockwoods, Newcastle Road, Market Drayton, TF9 4PH	1.00pm-1.30pm
75	8 Heathcote Avenue, Hookgate, Market Drayton, TF9 4QF	1.45pm-2.00pm
28	72 Shrewsbury Road, Market Drayton, TF9 3DL	2.15pm-2.30pm

### 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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# Viewing schedule (contd)

## Viewing schedule for properties in and around Hanley on Tuesday 26th & Friday 29th April, Tuesday 3rd May & Friday 6th May 2016

LOT	PROPERTY	TIME
73	3 Newark Grove, Goldenhill, Stoke-on-Trent, ST6 5NT	09:30
70	32a Broomhill Street, Tunstall, Stoke-on-Trent, ST6 5JD	10:00
79	68 Knight Street, Tunstall, Stoke-on-Trent, ST6 5HY	10:30
71	19 Rutland Street, Hanley, Stoke-on-Trent, ST1 5JG	11:00
05	63 Rose Street, Northwood, Stoke-on-Trent, ST1 6PG	11:30
69	69 A&B Gilman Street, Hanley, Stoke-on-Trent, ST1 3PL	12:00
01	65 Boughy Road, Shelton, Stoke-on-Trent, ST4 2BN	12:30
76	11 Heath House Lane, Bucknall, Stoke-on-Trent, ST2 8AH	13:00
10	732 Dividy Road, Bucknall, Stoke-on-Trent, ST2 0AJ	13:40

## Viewing Schedule for properties in and around Crewe on Friday, 15th, 22nd and 29th April and 6th May and Saturday 16th, 23rd, 30th April and 7th May

LOT	ADDRESS	TIME
49	7 Westminster Street, Crewe, Cheshire, CW2 7LQ	9.00am-09.30am
82	24 Brooklyn Street, Crewe, Cheshire, CW2 7JF	09.45am-10.15am
65	149 Wistaston Road, Crewe, Cheshire, CW2 7RH	10.30am-11.00am
64	3 & 3a Richard Moon Street, Crewe, Cheshire, CW1 3AX	11.15am-11.45am
55	22 Richard Street, Crewe, Cheshire, CW1 3AF	12noon-12.30pm
24	47 Furber Street, Crewe, Cheshire, CW1 2PP	1.30pm-2.00pm
25	7 Bright Street, Crewe, Cheshire, CW1 3AQ	2.15pm-2.45pm
<b>Strictly by appointment only</b>		
50	135 Wistaston Green Road, Crewe, Cheshire, CW2 8RA	

### Auction Department 0800 090 2200

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# Viewing schedule (contd)

## Viewing Schedule for Alsager properties on Sunday 17th April, Saturday 23rd April, Saturday 30th April, Sunday 8th May

LOT	ADDRESS	TIME
51	52 Sandbach Road, Rode Heath, ST73RN	10:00am–10.20am
67	173 Crewe Road, Church Lawton, ST7 2DG	10.30am–10.50am
43	49 Vernon Avenue, Audley, ST7 8EG	11:10am–11:30am

## Viewing Schedule for Alsager properties on Monday 18th April, Monday 25th April, Saturday 7th May

LOT	ADDRESS	TIME
38	33 Barratt Road, Alsager, ST7 2PZ	10:00am–10.30am

## Viewing Schedule for properties in and around Longton Tuesday 19th April, Saturday 23rd April, Friday 29th April, Tuesday 3rd May & Saturday 7th May

LOT	ADDRESS	TIME
39	48 St Mary's Road, Longton, Stoke-on-Trent, ST3 5DW	9.30am – 9.50am
60	14 Packett Street, Fenton, Stoke-on-Trent, ST4 3DZ	10.00am – 10.20am
33	63 Burnham Street, Fenton, Stoke-on-Trent, ST4 3EY	10.30am – 10.50am
77	22 Goldenhill Road, Fenton, S Stoke-on-Trent, T4 3DW	11.00am – 11.20am
15	218 King Street, Fenton, Stoke-on-Trent, ST4 3EN	11.30am – 11.50am
2	48 Ashworth Street, Fenton, Stoke-on-Trent, ST4 4NY	12.00pm – 12.20pm
72	32 Wise Street, Dresden, Stoke-on-Trent ST3 4PQ	12.30pm – 12.50pm
84	52 Ricardo Street, Dresden, Stoke-on-Trent ST3 4EU	1.00pm – 1.20pm

### 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**

**65 Boughey Road, Shelton, Stoke-on-Trent,  
Staffordshire ST4 2BN**

\*GUIDE PRICE **£50,000 plus**



- Mid terrace house
- Two bedrooms
- Forecourted
- First floor bathroom
- Close to Staffordshire University
- EPC – G

**See page 12 for viewing schedule**

**Legal Representative**

Ms Katherine Pinnell  
Grindeys Solicitors  
Glebe Court, Glebe Street, Stoke-on-Trent, Staffordshire, ST4 1ET  
01782 846441  
katherine.pinnell@grindeys.com

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

LOT  
**2**

**48 Ashworth Street, Fenton, Stoke-on-Trent,  
Staffordshire ST4 4NY**

\*GUIDE PRICE **£47,000**



- Mid terraced property
- Two bedrooms
- Two reception rooms
- Double glazed
- Council tax band – A
- EPC – E

**See page 13 for viewing schedule**

**Legal Representative**

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

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

LOT  
382 Holyhead Road, Oakengates, Telford,  
Shropshire TF2 6BN

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

See page 11 for viewing schedule

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

\*GUIDE PRICE **£50,000 plus**

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

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

**Legal Representative**

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

LOT  
451 The Crescent, Donnington, Telford,  
Shropshire TF2 8HD

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

See page 11 for viewing schedule

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

\*GUIDE PRICE **£68,000 plus**

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

**Legal Representative**

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

LOT  
**5**

**63 Rose Street, Northwood, Stoke-on-Trent, Staffordshire ST1 6PG**

\*GUIDE PRICE **£45,000 plus**



- Mid terraced house
- Gas central heating
- Double glazing
- Two reception rooms
- Two bedrooms
- EPC – TBC

See page 12 for viewing schedule

**Legal Representative**

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

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

LOT  
**6**

**Garage at Wetherby Close, Chesterton, Newcastle, Staffordshire ST5 7LR**

\*GUIDE PRICE **£7,500 plus**



- Garage premises
- 560sq ft (52.02sq m)
- Stores and workshop within
- Vehicular door to front
- Direct access from Wetherby Close
- EPC – N/A

**Legal Representative**

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

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



LOT  
7179 Regent Street, Wellington, Telford,  
Shropshire TF1 1PQ

- Mid-terrace house
- Two bedrooms
- In need of modernisation
- Freehold
- EPC – D

See page 11 for viewing schedule

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

\*GUIDE PRICE **£62,000 plus**

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

**Legal Representative**

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

LOT  
843 Delbury Court, Hollinswood, Telford,  
Shropshire TF3 2BS

- Second floor flat
- One bedroom
- In need of modernisation
- Leasehold
- Lease – 99 years
- Ground rent £10 per annum
- EPC – B

See page 11 for viewing schedule

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

\*GUIDE PRICE **£50,000 plus**

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

**Legal Representative**

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

LOT  
**9**

**Workshop at Nevada Lane, Burslem, Stoke-on-Trent, Staffordshire ST6 2BY**

\*GUIDE PRICE **£20,000**



- A commercial investment opportunity producing £2,340 pa.
- Forming part of the larger Greater Sneyd Hill Industrial Estate
- Let on a 3 year term from 01/04/2016.
- GIA: 93sq m (1,000sq ft)
- EPC – N/A

**Legal Representative**

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

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

LOT  
**10**

**732 Dividy Road, Bucknall, Stoke-on-Trent, Staffordshire ST2 0AJ**

\*GUIDE PRICE **£35,000 plus**



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

**See page 12 for viewing schedule**

**Legal Representative**

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

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

LOT  
**11****22 Crossmay Street, Poolfields, Newcastle-under-Lyme, Staffordshire ST5 2TP**\*GUIDE PRICE **TBC**

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

**See page 11 for viewing schedule**

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

**Legal Representative**

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

**Apply:** Newcastle Tel: 01782 622155 Email: newcastle@bjbmail.comLOT  
**12****Building plot adj to 4 Needhams Bank, Moston, Sandbach CW11 3PF**\*GUIDE PRICE **£150,000**

- Building plot with Planning permission for a 3 bed detached house
- Ref 15/4892C
- EPC – N/A

**Legal Representative**

Mr K Carroll  
Brown & Corbishley Solicitors  
11 The Commons  
Sandbach  
CW11 1EG

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

LOT  
**13**

**48 Wayside, Woodside, Telford,  
Shropshire TF7 5NG**

\*GUIDE PRICE **£58,000 plus**



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

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

**See page 11 for viewing schedule**

**Legal Representative**

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

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

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\*GUIDE PRICE **£60,000 plus**

LOT  
**14** 115 Warrensway, Woodside, Telford,  
Shropshire TF7 5QE



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

See page 11 for viewing schedule

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

**Legal Representative**

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  
**15** 218 King Street, Fenton, Stoke-on-Trent,  
Staffordshire ST4 3EN



- Mid-terraced
- Three bedrooms
- Three reception rooms
- First floor bathroom
- Council tax band – A
- EPC – E

See page 13 for viewing schedule

\*GUIDE PRICE **£55,000**

**Legal Representative**

Mrs Susan Lewis  
Grindeys Solicitors  
Glebe Court, Glebe Street, Stoke-on-  
Trent, Staffordshire, ST4 1ET  
01782 846441  
susan.lewis@grindeys.com

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

LOT  
**16**

**175 Basford Park Road, May Bank, Newcastle-under-Lyme, Staffordshire ST5 0PN**

\*GUIDE PRICE **£135,000**



- Three bedrooms
- Semi detached
- Recently refurbished
- Sought after residential location
- EPC – E

See page 11 for viewing schedule

**Legal Representative**

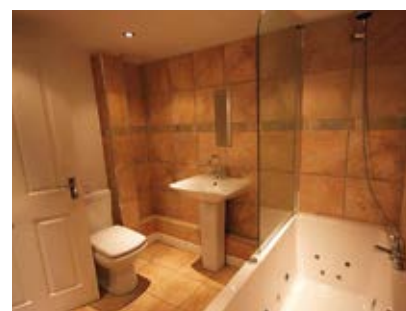
Mellisa Halpin  
Red Kite Law LLP,  
14–15 Spillman Street, Carmarthen,  
West Wales, SA31 1SR  
01267 239000  
enquiries@redkitelaw.co.uk

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

LOT  
**17**

**Flats 1–6, Riverbank Mews, South Street, Stafford, Staffordshire ST16 2BH**

\*GUIDE PRICE **£585,000**



- Freehold sale of six Apartments
- Riverside location
- Well presented
- 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  
**18****46 Beveley Road, Oakengates, Telford,  
Shropshire TF2 6SD**\*GUIDE PRICE **£70,000**

- Semi-detached property
- Two bedrooms
- Two receptions
- Off road parking
- EPC – E

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

Janet Middleton  
Janet Middleton Solicitors  
1 Wrekin Drive, Donnington, Telford,  
TF2 8DN  
01952 605577  
janet@middletonlaw.co.uk

**Apply:** Telford Tel: 01952 204420 Email: telford@bjbmail.comLOT  
**19****17 James Way, Donnington, Telford,  
Shropshire TF2 7HH**\*GUIDE PRICE **£67,000 plus**

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

**See page 11 for viewing schedule**

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

**Legal Representative**

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

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

LOT  
**20**

**19 Wyvern, Woodside, Telford, Shropshire TF7 5QQ**

\*GUIDE PRICE **£70,000 plus**



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

**See page 11 for viewing schedule**

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

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

**Legal Representative**

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

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

# 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  
**21****51 Balfour Street, Hanley, Stoke-on-Trent,  
Staffordshire ST1 3QN**\*GUIDE PRICE **£60,000**

- A mixed commercial and residential investment opportunity
- Producing £7,900pa, with an attractive net yield of 13.1%
- Consisting of a ground floor business premise and self-contained 1st floor one bedroom flat.
- Ground floor let on a 5 year term from 17/11/2015 at £4,000pa (first year half rent incentive)
- 1st floor flat let at £325pcm, 6 month AST from 27/01/2016
- Commercial EPC – G
- Residential EPC – F

**Legal Representative**

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

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

LOT  
**22****68 Mill Street, Macclesfield, Cheshire SK11 6NH**\*GUIDE PRICE **£70,000**

- Retail unit
- Macclesfield town centre
- Additional first & second floor space
- Close to Lloyds Bank, Bon Marche, WH Smith & River Island
- EPC – F (140)

**Legal Representative**

Mrs Helen Gowin  
SAS Daniels LLP  
Churchill Way, Macclesfield, Cheshire, SK11 6AY, 01  
01260 282351  
helen.gowin@sasdaniels.co.uk

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

**LOT 23** Land adjacent to 29 Mow Cop Road, Mow Cop, Staffordshire ST7 4LZ

\*GUIDE PRICE **£45,000**



- Building plot
- Outline PP for detached dwelling
- REF: 15/00899/OUT
- Village location
- Far reaching views
- EPC – N/A

**Legal Representative**

Mr Ian Ashley  
 Chesworths Solicitors  
 37 Trentham Road, Longton, Stoke  
 On Trent, Staffordshire, ST3 4DQ  
 01782 599992  
 ianashley@chesworths.co.uk

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

**LOT 24** 47 Furber Street, Crewe CW1 2PP

\*GUIDE PRICE **£50,000 plus**



- End terrace property
- Two reception rooms
- Two double bedrooms
- Large bathroom
- Good size rear garden
- In need of modernisation
- EPC – G

**See page 12 for viewing schedule**

**Legal Representative**

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

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

LOT  
**25****7 Bright Street, Crewe, Cheshire CW1 3AQ**\*GUIDE PRICE **£50,000**

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

**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.comLOT  
**26****12 Lorimer Place, High Ercall, Telford,  
Shropshire TF6 6AQ**\*GUIDE PRICE **£60,000 plus**

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

**See page 11 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

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

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

LOT  
**27****55 Meadow Road, Newport, Shropshire TF10 7TQ**\*GUIDE PRICE **£75,000 plus**

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

See page 11 for viewing schedule

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**Legal Representative**

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

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

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

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

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LOT  
**28**

**Flats 1, 2, 3 and 4, 72 Shrewsbury Road, Market Drayton, Shropshire TF9 3DL**

\*GUIDE PRICE **£260,000**



- Block of purpose built apartments
- Four individual one bedroom apartments
- Two ground floor and two first floor apartments
- Three currently let on AST at £400pcm per apartment
- All four previously let at total income of £19,200 per annum

- EPC – B

**See page 11 for viewing schedule**

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



**Legal Representative**

Mary Corlett  
Graham Withers & Co  
46 Cheshire Street, Market Drayton,  
Shropshire, TF9 1PQ  
01630 657222  
mary.corlett@grahamwithers.co.uk

LOT  
**29**

**41 Camillus Road, Knutton, Newcastle-under-Lyme, Staffordshire ST5 6EA**

\*GUIDE PRICE **£65,000 plus**



- Semi-detached house
- In need of modernisation
- Three bedroom, GCH/DG
- EPC – C

**See page 11 for viewing schedule**

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



*The seller is a registered social landlord and is therefore prohibited from selling a property to anyone who is an employee or director of the seller, or was in the last 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

LOT  
**30****54 Overdale, Overdale, Telford, Shropshire TF3 5AJ**\*GUIDE PRICE **£75,000 plus**

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

**See page 11 for viewing schedule**

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

**Legal Representative**

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  
**31****43 Ash Lea Drive, Donnington, Telford, Shropshire TF2 7QW**\*GUIDE PRICE **£50,000 plus**

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

**See page 11 for viewing schedule**

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**Legal Representative**

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

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

LOT  
**32****6 Woodhall Place, Silverdale, Newcastle-under-Lyme, Staffordshire ST5 6RB**\*GUIDE PRICE **£65,000**

- Semi-detached house
- Three bedrooms
- Gas central heating
- Double glazing
- In need of modernisation
- Cul-de-sac
- Red ash issues to floors
- EPC – C

**See page 11 for viewing schedule**

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**Legal Representative**

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

**Apply:** Newcastle Tel: 01782 622155 Email: newcastle@bjbmail.comLOT  
**33****63 Burnham Street, Fenton, Stoke-on-Trent, Staffordshire ST4 3EY**\*GUIDE PRICE **£34,000**

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

**See page 13 for viewing schedule**

*It is our understanding that the property has no usable kitchen facilities, and therefore it is suggested that potential purchasers make their own enquiries of mortgage lenders as to whether the property is considered fit for mortgage purposes prior to making a bid at auction.*

**Legal Representative**

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

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

LOT  
**34**

**63 Princess Street, Winsford, Cheshire CW7 3EJ**

\*GUIDE PRICE **£65,000**



*The buyer will pay a buyer's fee of 2% of the purchase price plus VAT upon completion in addition to the buyer's administration fee*

- Popular location
- Two reception rooms
- Two bedrooms
- GCH and double glazing
- EPC – D

**Legal Representative**

Miss Emma Pulley  
Forster Dean  
213, Nantwich Road, Crewe,  
Cheshire, CW2 6DA  
01270 254064  
emmapulley@forsterdean.co.uk

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

LOT  
**35**

**Mill House, Eccleshall Road, Great Bridgeford, Stafford, Staffordshire ST18 9SH**

\*GUIDE PRICE **£300,000**



- Detached house
- Former working mill
- Abundance of character
- 8 bedrooms
- Substantial accommodation
- EPC – G

**Legal Representative**

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

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



LOT  
**36**

**2 Cleveland Avenue, High Ercall, Telford,  
Shropshire TF6 6AH**



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

**See page 11 for viewing schedule**

\*GUIDE PRICE **£110,000 plus**

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

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

**Legal Representative**

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

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

LOT  
**37**

**19 Ashbourne Close, Dawley, Telford,  
Shropshire TF4 2QR**



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

**See page 11 for viewing schedule**

\*GUIDE PRICE **£77,000 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.com

LOT  
**38****33 Barratt Road, Alsager, Cheshire ST7 2PZ**\*GUIDE PRICE **£80,000**

*It is our understanding that the above property may have suffered structural movement, therefore it is suggested that potential purchasers carry out their own structural investigations and enquiries of mortgage lenders as to whether the property is considered fit for mortgage purposes prior to making a bid at auction.*

- Three bedroom dormer
- Lounge/kitchen/diner
- Sun room
- GCH, double glazing
- EPC – E

**See page 13 for viewing schedule**

**Legal Representative**

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

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

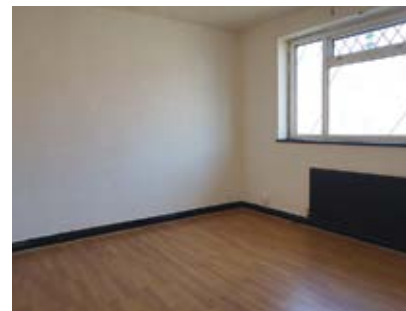
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LOT  
**39****48 St Marys Road, Longton, Stoke-on-Trent,  
Staffordshire T3 5DW**\*GUIDE PRICE **£55,000**

- Semi-detached house
- Three bedrooms
- Two reception rooms
- Good sized rear garden
- Council tax band – A
- EPC – TBC

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

Miss Iona Wilson  
Total Conveyancing Services  
Bickerton House, Lloyd Drive,  
Cheshire Oaks Business Park,  
Ellesmere Port, Cheshire, CH65 9HQ  
0151 3488700  
iona.wilson@total-conveyancing.com

**Apply:** Longton Tel: 01782 594777 Email: longton@bjbmail.comLOT  
**40****Tower Court, Flat 2 London Road, Newcastle-  
under-Lyme, Staffordshire ST5 1LT**\*GUIDE PRICE **£80,000 plus**

- Flat
- Two bedrooms
- Double glazing
- Currently let at £8,100 per annum
- EPC – TBA
- Not inspected by the auctioneer.

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

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

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

LOT  
**41**

**24 Coverley Place, Penkhull, Stoke-on-Trent,  
Staffordshire ST4 5EG**

\*GUIDE PRICE **£95,000**



- Mid-townhouse
- Currently let at £5,940 per annum
- Not inspected by auctioneer
- EPC – D

**See page 11 for viewing schedule**

**Legal Representative**

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

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

LOT  
**42**

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

\*GUIDE PRICE **£125,000**



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

**Legal Representative**

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

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

LOT  
**43****49 Vernon Avenue, Audley, Staffordshire ST7 8EG**\*GUIDE PRICE **TBC**

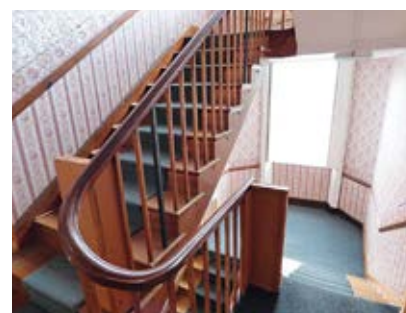
- Semi-detached house
- Lounge, dining room
- Kitchen, G/F WC
- Three bedrooms, bathroom
- Double glazed
- EPC – E

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

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

**Apply:** Alsager Tel: 01270 877778 Email: alsager@bjbmail.comLOT  
**44****9 Wolseley Road, Rugeley, Staffordshire WS15 2QH**\*GUIDE PRICE **£225,000**

- Unique opportunity
- Georgian building
- Grade II listed
- Three storey accommodation
- Rear cottage
- EPC – N/A

**Legal Representative**

Ms Julie Tomasik  
Ansons Solicitors  
St Marys Chambers, 5-7 Breadmarket  
Street, Lichfield, Staffordshire,  
WS13 6LQ  
01543263456

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

LOT  
**45**

176 Hurleybrook Way, Leegomery, Telford,  
Shropshire TF1 6UB

\*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*

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

**See page 11 for viewing schedule**

**Legal Representative**

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

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

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**butters john bee** <sup>bjb</sup> [www.buttersjohnbee.com](http://www.buttersjohnbee.com)

\* Source: El Group

LOT  
**46****7 Stanwyck, Sutton Hill, Telford,  
Shropshire TF7 4JJ**

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

**See page 11 for viewing schedule**\*GUIDE PRICE **£60,000 plus**

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

**Legal Representative**

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

**Apply:** Telford Tel: 01952 204420 Email: telford@bjbmail.comLOT  
**47****142–142A High Street, Talke Pits, Stoke-on-Trent,  
Staffordshire ST7 1QG**

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

\*GUIDE PRICE **TBC**

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

**Legal Representative**

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

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

LOT  
**48**

**41 Piccadilly, Hanley, Stoke-on-Trent, Staffordshire ST1 1EN**

\*GUIDE PRICE **£85,000**



- Town centre investment opportunity
- Ground floor cafe premise with upper floors t/a Suede
- Located adjacent The Regent Theatre
- Let on a 10 year lease from 25th July 2013
- Stepped rent Yrs 1 & 2 £6,000pa, Yr 3 £9,000, Yr 4 £11,000 & Yr 5 £12,000
- Full repairing and insuring lease
- EPC – C

**Legal Representative**

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

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

LOT  
**49**

**7 Westminster Street, Crewe, Cheshire CW2 7LQ**

\*GUIDE PRICE **£75,000**



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

**See page 12 for viewing schedule**

**Legal Representative**

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

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



LOT  
**50****135 Wistaston Green Road, Crewe,  
Cheshire CW2 8RA**\*GUIDE PRICE **£78,000**

- Semi detached house
- Two bedrooms
- Good size kitchen
- Ground floor bathroom
- Garden to rear
- Let at £4,200 per annum
- EPC – F

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

Jonathan Manning  
Hibberts LLP  
144 Nantwich Road, Crewe, Cheshire,  
CW2 6BG  
01270 215117

**Apply:** Crewe Tel: 01270 213541 Email: crewe@bjbmail.comLOT  
**51****52 Sandbach Road, Rode Heath, Cheshire ST7 3RN**\*GUIDE PRICE **£80,000**

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

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

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

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

LOT  
**52**

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

\*GUIDE PRICE **TBC**



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

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

See page 11 for viewing schedule

**Legal Representative**

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

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

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Catalogues

LOT  
**53****Land at 30 Thomas Street, Packmoor, Stoke-on-Trent, Staffordshire ST7 4SS**\*GUIDE PRICE **£58,000**

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

**Legal Representative**

Mr Murray Cantlay  
 Woolliscrofts  
 Woolliscrofts Solicitors Ltd, Butterfield Place, Stoke-on-Trent, ST6 6BA  
 01782 204000  
 mcantlay@woolliscrofts.co.uk

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

LOT  
**54****Church Road Stores, 17a Church Road, Bradmore, Wolverhampton WV3 7ET**\*GUIDE PRICE **£160,000**

*The buyer will pay a buyer's fee of 2% of the purchase price plus VAT upon completion in addition to the buyer's administration fee*

- Ground floor retail premises
- Let at £10,800pa – refer to legal pack for lease
- Convenience store
- NIA: 841sq ft (78.13sq m)
- Freehold
- Upper floors available separately, Lot 66
- EPC – D (181)

**Legal Representative**

Ms Meena Kumari  
 Kumari-Banga Solicitors  
 179 Newhampton Road East,  
 Wolverhampton, WV1 4PQ  
 01902 423651  
 mail@kumari-banga.co.uk

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

LOT  
**55**

**22 Richard Street, Crewe, Cheshire CW1 3AF**

\*GUIDE PRICE **£65,000 plus**



- Spacious Victorian terraced
- Two reception rooms
- Kitchen & guest WC
- Three bedrooms & bathroom
- Walled rear yard
- Close to numerous amenities
- EPC – D

**See page 12 for viewing schedule**

**Legal Representative**

Mr Graham Quinn  
Quinn Solicitors  
2 St Marys Walk, Chorley, Lancashire,  
PR7 2RT  
01257241818  
graham@quinnsolicitors.co.uk

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

LOT  
**56**

**Rockwoods, Newcastle Road, Loggerheads,  
Market Drayton, Shropshire TF9 4PH**

\*GUIDE PRICE **£250,000 plus**



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

**See page 11 for viewing schedule**



**Legal Representative**

Mrs Bernadette Shaw  
Knights LLP, The Brampton,  
Newcastle-under-Lyme, ST5 0QW  
01782 619225

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

LOT  
**57****111 Crook Lane, Winsford, Cheshire CW7 3DR**\*GUIDE PRICE **£99,000**

*We understand alterations have been made to the property which may affect the ability to mortgage, it is suggested that potential purchasers carry out their own investigations and enquiries of mortgage lenders as to whether the property is fit for mortgage purposes prior to making a bid at auction.*

- Semi detached home
- Three bedrooms
- Lounge diner
- New kitchen and bathroom
- Rear garden
- EPC – D

**Legal Representative**

Ms Kamila Rhaman Solicitors LLP, 756 Warwick Road, Tyseley, Birmingham, B11 2HJ  
0121 690 2020  
info@cambridgesolicitorsllp.com

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

LOT  
**58****9 Pike Close, Beaconside, Stafford, Staffordshire ST16 3QJ**\*GUIDE PRICE **£65,000**

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

**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  
**59**

**The Bulls Head Inn, High Street, Alton,  
Staffordshire ST10 4AQ**

\*GUIDE PRICE **£185,000 plus**



- Traditional 17th century coachman's Inn in the village of Alton, 1.5 miles from Alton Towers.
- 3/4 letting rooms.
- Includes 35 seat restaurant with a further 35 seats in the Pub
- Run as B&B or hotel.
- Owner's accommodation.
- Car park to rear.

- Adjoining property also being offered – Lot 83
- EPC – N/A

**Legal Representative**

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

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

LOT  
**60****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.comLOT  
**61****52–54 Church Road, Blurton,  
Stoke-on-Trent, Staffordshire ST3 3BB**\*GUIDE PRICE **£180,000**

- Individual detached
- Period cottage
- Three bedrooms
- Conservatory
- Council tax band – C
- EPC rating – F

**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

LOT  
**62**

260 Werrington Road, Bucknall, Stoke-on-Trent,  
Staffordshire ST2 9AW

\*GUIDE PRICE **£35,000 plus**



- Two storey property
- Ground floor retail
- First floor flat
- Main road location
- In need of modernisation
- EPC – TBC

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

# Commercially minded...

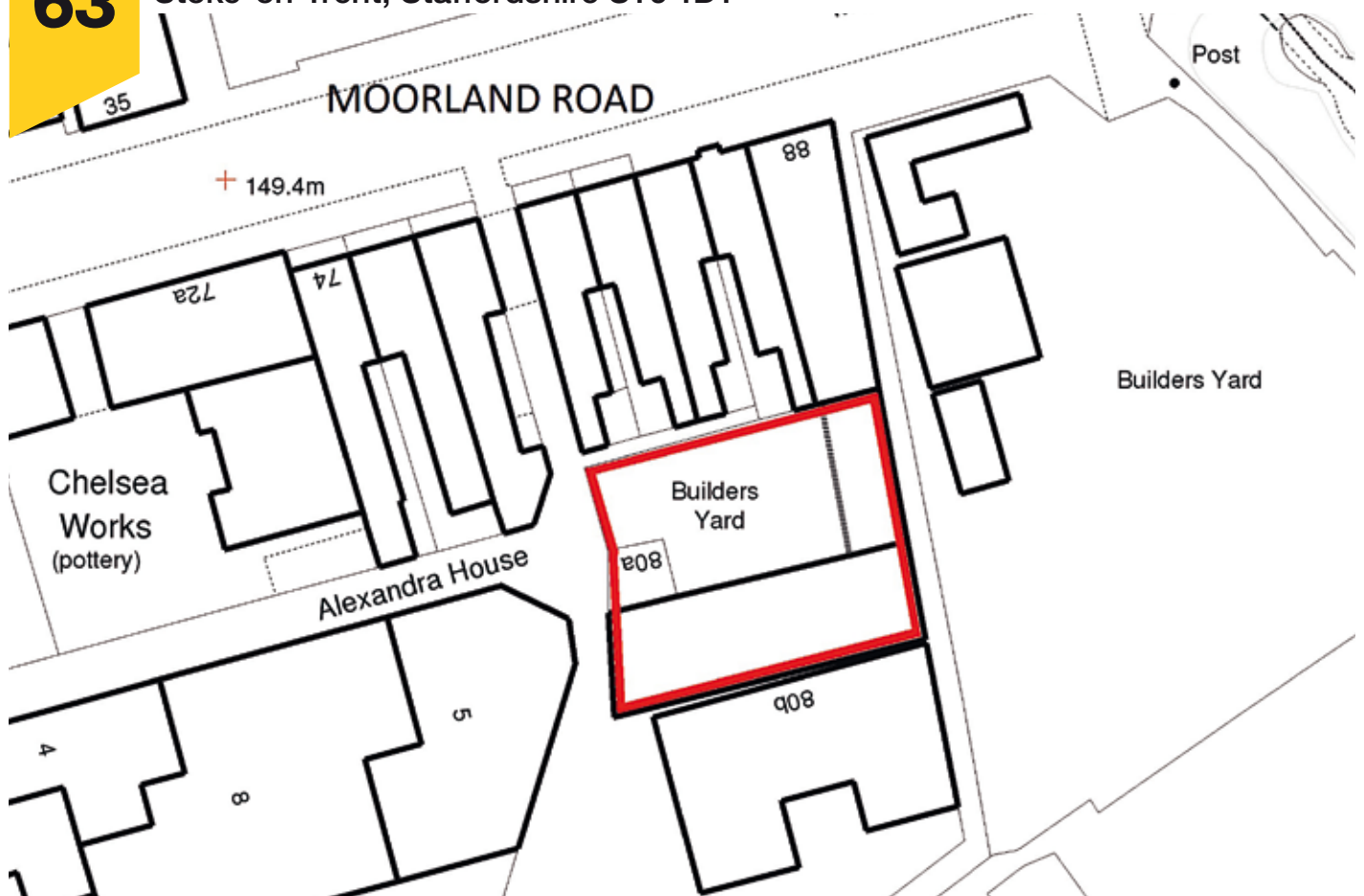
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LOT  
**63****Yard and Buildings, 80a Moorland Road, Burslem,  
Stoke-on-Trent, Staffordshire ST6 1DY**\*GUIDE PRICE **£60,000**

- Builders yard and buildings including offices requiring repair.
- A range of two storey workshops/stores
- Two storey office building with kitchen, toilet and alarmed
- GIA: 574sq m (6,183sq ft)
- Site area 0.12 acres
- EPC – TBC

**Legal Representative**

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

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

**LOT 64** 3 & 3a Richard Moon Street, Crewe, Cheshire CW1 3AX

\*GUIDE PRICE **£78,000**



- Two apartments:
  - Ground floor one bedroom
  - Currently let at £350pcm
  - Living/dining room
  - Rear yard
  - First floor two bedrooms
  - Lounge
  - Bathroom/Utility
- EPC 3A – F

**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 65** 149 Wistaston Road, Crewe, Cheshire CW2 7RH

\*GUIDE PRICE **£46,000**



- Victorian terraced property
  - Two reception rooms
  - Two bedrooms & bathroom
  - Rear yard
  - Double glazing & gas G.C.H
  - Close to Crewe town centre
  - In need of modernisation
  - EPC – TBC
- See page 12 for viewing schedule**

**Legal Representative**

Ms Emma Liddle  
Mincoffs  
5 Osborne Terrace, Newcastle Upon  
Tyne, NE2 1SQ  
0191 212 7758  
eliddle@mincoffs.co.uk

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

LOT  
**66**

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

\*GUIDE PRICE **£125,000**



*The buyer will pay a buyer's fee of 2% of the purchase price plus VAT upon completion in addition to the buyer's administration fee*

- 4 bed accommodation
- Gas central heating
- Double glazing
- Retail premises available separately – Lot 54
- EPC – E
- Currently producing £6600 per annum

**Legal Representative**

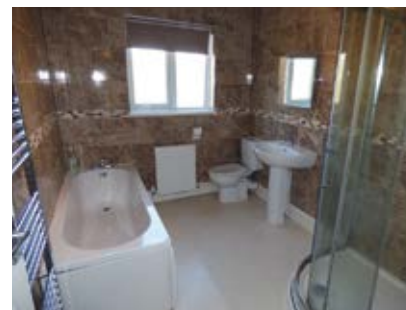
Ms Meena Kumari  
Kumari-Banga Solicitors  
179 Newhampton Road East,  
Wolverhampton, WV1 4PQ  
01902 423651  
mail@kumari-banga.co.uk

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

LOT  
**67**

**173 Crewe Road, Church Lawton,  
Cheshire ST7 2DG**

\*GUIDE PRICE **£110,000**



- Mid terrace house
- Lounge, dining room
- Modern fitted kitchen, two bedrooms
- Modern bathroom, loft room
- Gas CH, double glazed
- Enclosed rear garden
- EPC – D

**See page 13 for viewing schedule**

**Legal Representative**

Poole Alcock  
Mrs Zoe Cartlidge  
2A Lawton Road, Alsager, Cheshire,  
ST7 2BJ  
01270 876550  
zjc@poolealcock.com

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

LOT  
**68**

**22 Adswold Old Hall Road, Cheadle Hulme, Cheadle, Cheshire SK8 5QZ**

\*GUIDE PRICE **£115,000**



- Semi-detached house
- Three bedrooms
- No chain
- Cul de sac location
- Two reception rooms
- First floor bathroom
- Gardens
- EPC – E

**Legal Representative**

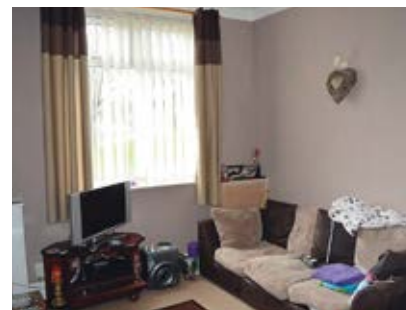
Mr Andrius Roos  
Brabners LLP  
Horton House, Exchange Flags,  
Liverpool, L2 3YL  
0151 600 3083 DD AR  
Andrius.Roos@brabners.com

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

LOT  
**69**

**69A & B Gilman Street, Hanley, Stoke-on-Trent, Staffordshire ST1 3PL**

\*GUIDE PRICE **£63,000 plus**



- Forecourted terrace property
- Split into two flats
- Let at £7,800 per annum
- Close to city centre
- Garage
- EPC – TBC

**See page 12 for viewing schedule**

**Legal Representative**

Mrs Suzanne Doherty  
Grindeys Solicitors  
SWIFT HOUSE, Glebe Street, Stoke-on-Trent, ST4 1HG  
01782 846441  
suzanne.doherty@grindeys.com

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

LOT  
**70****32a Broomhill Street, Tunstall, Stoke-on-Trent,  
Staffordshire ST6 5JD**\*GUIDE PRICE **£46,000 plus**

- Large corner terrace property
- Gas central heating
- Two reception rooms
- Three bedrooms
- EPC – E

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

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

**Apply:** Hanley Tel: 01782 202600 Email: hanley@bjbmail.comLOT  
**71****19 Rutland Street, Hanley, Stoke-on-Trent,  
Staffordshire ST1 5JG**\*GUIDE PRICE **£35,000 plus**

- Mid terrace house
- Let at £3,960 per annum
- Two bedrooms
- Gas central heating
- Double glazing
- Close to city centre
- EPC – E

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

Mr H Singh  
H & V Solicitors  
380 Dudley Road, Wolverhampton,  
WV2 3AY  
01902 659 351  
harsimran@hvsolicitors.co.uk

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

LOT  
**72**

**32 Wise Street, Dresden, Stoke-on-Trent,  
Staffordshire ST3 4PQ**

\*GUIDE PRICE **£65,000**



- Mid-town house
- Three bedrooms
- Accommodation over three floors
- Ground Floor WC
- Council tax band – A
- EPC – D

**See page 13 for viewing schedule**

**Legal Representative**

Mr Ian Ashley  
 Chesworths Solicitors  
 37 Trentham Road, Longton, Stoke  
 On Trent, Staffordshire, ST3 4DQ  
 01782 599992  
 ianashley@chesworths.co.uk

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

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LOT  
**73****3 Newark Grove, Goldenhill, Stoke-on-Trent,  
Staffordshire ST6 5NT**

- Mid-town house
- Gas central heating
- Double glazing
- Two bedrooms
- EPC – C

See page 12 for viewing schedule

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

\*GUIDE PRICE **£55,000 plus****Legal Representative**

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

LOT  
**74****18 Rowley Avenue, Chesterton, Newcastle-under-Lyme,  
Staffordshire ST5 7NP**

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

See page 11 for viewing schedule

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

\*GUIDE PRICE **£58,000**

*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 12 months an employee or director, or is a close relative of such a person or an agent on their behalf.*

**Legal Representative**

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

LOT  
**75**

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

\*GUIDE PRICE **£175,000 plus**



*It is our understanding that this property has concrete floors suffering from sulphate attack (class 3) and we therefore suggest that interested parties make enquiries of mortgage lenders as to whether the property is considered suitable for mortgage purposes.*

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

**See page 11 for viewing schedule**

**Legal Representative**

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

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\* Source: El Group



LOT  
**76****11 Heath House Lane, Bucknall, Stoke-on-Trent,  
Staffordshire ST2 8AH**

- Detached bungalow
- Approximately 0.45 acres
- In need of modernisation
- Outbuildings
- Ample parking
- EPC – E

See page 12 for viewing schedule

\*GUIDE PRICE **£100,000 plus****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: Hanley Tel: 01782 202600 Email: hanley@bjbmail.com

LOT  
**77****22 Goldenhill Road, Fenton,  
Stoke-on-Trent ST4 3DW**

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

See page 13 for viewing schedule

\*GUIDE PRICE **£55,000****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  
**78**

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



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

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

\*GUIDE PRICE **£35,000 + Vat**



**Legal Representative**

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

LOT  
**79**

**68 Knight Street, Tunstall, Stoke-on-Trent,  
Staffordshire ST6 5HY**



- Mid terraced house
- In need of modernisation
- Two bedrooms
- EPC – G

**See page 12 for viewing schedule**

\*GUIDE PRICE **£20,000 plus**

**Legal Representative**

Mr Stephen Vasey  
Walters & Plaskitt Solicitors  
2 Westport Road, Burslem, Stoke-on-Trent, ST6 4AW  
01782 819611  
s.vasey@waltersandplaskitt.com

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

LOT  
**80****51 Newpool Terrace, Brown Lees, Stoke-on-Trent,  
Staffordshire ST8 6PE**\*GUIDE PRICE **£55,000**

- Mid terrace property
- In need of modernisation
- Two reception rooms
- Garden to rear
- Popular residential area
- EPC – E

**Legal Representative**

Mrs Stephanie Mierzwa  
Charltons Solicitors  
84 High Street, Biddulph, Stoke-on-Trent, ST8 6AS  
01782 522111  
steph@charltonssolicitors.co.uk

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

LOT  
**81****17 Albert Terrace, Stafford, Staffordshire ST16 3EX**\*GUIDE PRICE **£105,000**

- Traditional mid terrace
- Three bedrooms
- Lounge & dining room
- Cellar & modern kitchen
- Garden to rear
- EPC – D

**Legal Representative**

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

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

LOT  
**82**

24 Brooklyn Street, Crewe, Cheshire CW2 7JF

\*GUIDE PRICE **£69,000**



- Spacious three bed terraced
- Two reception rooms
- Three bedrooms & bathroom
- Guest WC & conservatory
- Walled rear garden
- Close to shops & amenities
- EPC – D

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.com

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**83****2 High Street, adjacent to The Bulls Head, Alton,  
Staffordshire Moorlands ST10 4AQ**\*GUIDE PRICE **£125,000**

- Currently used as a 4 bedroom B&B supporting the adjacent Bull's Head Inn also for sale. Lot 59
- Easy conversion to 3 bedroom townhouse with cellar and garden office.
- Development opportunity for conversion to two dwellings stpp.
- Suitable for use as a High Street retail/ business with owner residence above and basement/storage below stpp.
- EPC – E

**Legal Representative**

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

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

LOT  
**84****52 Ricardo Street, Dresden, Stoke-on-Trent,  
Staffordshire ST3 4EU**\*GUIDE PRICE **£130,000**

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

**See page 13 for viewing schedule**

**Legal Representative**

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

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

LOT  
**85****4 Church Lane, Scholar Green,  
Staffordshire ST7 3QQ**\*GUIDE PRICE **£150,000**

- Link-detached house
- Three bedrooms
- Lounge, dining room
- Kitchen, utility
- Double glazed, gas CH
- Gardens, parking, garage
- EPC – D

**Legal Representative**

Mr Gareth Tucker  
Bower and Bailey  
Willow House, 2 Heynes Place,  
Station Lane, Witney, Oxfordshire,  
OX28 4YN  
01993 705095  
gtucker@bowerandbailey.co.uk

**Apply:** Alsager Tel: 01270 877778 Email: alsager@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](http://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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- 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.
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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 disappplied or varied by the **sale conditions** (even by a **condition** purporting to replace the whole of the Common Auction Conditions). They can be varied only if **we** agree.

### A2 Our role

- A2.1 As agents for each **seller** we have authority to:
- (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

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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 <sup>bjb</sup>

## Head Office

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