

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

---



**Property  
auction  
catalogue**

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

**Monday 14 November 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 — 7 June 2016

15 August 2016 — 28 June 2016

12 September 2016 — 2 August 2016

10 October 2016 — 6 September 2016

14 November 2016 — 27 September 2016

12 December 2016 — 1 November 2016

**All auctions starting at 6.30pm**

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

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

## Freehold & Leasehold Lots

offered in conjunction with...

**77 Lots**

**bbs law**

**BESWICKS LEGAL**

**THE ERIC WHITEHEAD PARTNERSHIP SOLICITORS**

**WOOLLISCROFTS SOLICITORS**

**GRINDEYS | Solicitors**

**BOWCOCK & FURSALL SOLICITORS**

**RJS SOLICITORS**

**HALL SMITH WHITTINGHAM LLP**

**B&C**

**McQUADES RESIDENTIAL CONVEYANCING**

**Chesworths SOLICITORS**

**SALMONS**

**DIXON | RIGBY | KEOGH SOLICITORS**

**Hard Morgan & Owen Solicitors**

**JAMESONS Property Lawyers & Commissioners for Oaths**

**TERRY JONES Solicitors**

**Hibberts LLP Solicitors**

**SHAKESPEARES**

**tinsdillsolicitors**

## Did you know?

XX

lots in this  
auction

OVER  
XX

lots sold in our  
auctions in  
2016 so far...

OVER  
£XXm

in sales already  
this year

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



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



**Peter Sawyer**  
Auctioneer



**John Hand**  
johnhand@bjbmail.com



**Jeremy Day**  
jeremyday@bjbmail.com



**Richard Day**  
richardday@bjbmail.com



**Dean Reeves**  
deanreeves@bjbmail.com



**Pete Hutchins**  
petehutchins@bjbmail.com



**Lauren Ellison**  
laurenellison@bjbmail.com



**Samantha Boulton**  
samanthaboulton@bjbmail.com



**Rob Stevenson**  
robertstevenson@bjbmail.com



**Craig Dove**  
craigdove@bjbmail.com



**Paul Jeffries**  
pauljeffries@bjbmail.com



**Gary Fear**  
garyfear@bjbmail.com



**Mark Greenwood**  
markgreenwood@bjbmail.com



**Rebekka Storey**  
rebekkastorey@bjbmail.com

## Introducing your new Lettings team at butters john bee

Here at butters john bee, we've made some changes to our Lettings operation and are committed to providing Landlords and Tenants with the very best service in Staffordshire, Cheshire and Shropshire.

This summer saw the appointment of a new Managing Director of our Lettings Division, Andy Townsend. Andy brings a wealth of experience, knowledge and expertise to our operation, having previously spent the last 9 years developing and managing a 55 branch network with a £16 million turnover for a national company.

Andy told us about his new role at butters john bee. "It's a really exciting time to be joining the team at bjb. We have ambitious plans and our objective is to apply our award-winning customer service and expertise to the lettings industry. We want to be the number one choice for Landlords and Tenants across our 17 branch region."

There are now dedicated Lettings Teams at all 17 bjb branches. The



Newcastle-under-Lyme Lettings office opened in our High Street branch in July and enjoyed a bumper month in August finding homes for 19 new tenants.

Andy Townsend added: "With branches throughout Staffordshire, Cheshire and Shropshire we have a strong presence in the market offering a wide choice of properties available from £400pcm to £1,400pcm. We have good tenants

looking for properties across our network and can offer Landlords a full Management Service. I would encourage Landlords to contact us if they have property to rent."

In addition, butters john bee offers a free Landlord Switching Service, with a fully qualified team taking care of the transfer from your existing lettings agent. Each branch also has access to an Independent Financial Advisor who can help you with all aspects of finance including Buy to Let mortgages.

There is a great opportunity for buyers at this auction. We are offering Landlords £200 off your first year's management fees with us if you buy a property at tonight's auction. Look out for the cut-out voucher in this catalogue.

If you would like to find out more about how the bjb Lettings team could help you, please visit [www.buttersjohnbee.com](http://www.buttersjohnbee.com) or call **01782 211144** for details of your local branch and specialist Lettings Manager.



Join the **bjb** hive with our **FREE Lettings Switch Service**

Call Andy Townsend on **01782 211144** or e-mail [andytownsend@bjbmail.com](mailto:andytownsend@bjbmail.com) to find out more

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

**butters john bee** bjb

# 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.**

# 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)**

# Order of sale (unless previously sold or withdrawn)

## **The Best Western Moat House Hotel, Stoke-on-Trent, Staffordshire, ST1 5BQ Monday 14 November 2016 at 6.30pm**

- 1** 19 Birch Street, Northwood, Stoke-on-Trent, Staffordshire ST1 6PP
- 2** 78 Bold Street, Northwood, Stoke-on-Trent, Staffordshire ST1 6PF
- 3** 181 Regent Street, Wellington, Telford, Shropshire TF1 1PQ
- 4** 25 Dalford Court, Hollinswood, Telford, Shropshire TF3 2BP
- 5** 52 St Michaels Road, Cross Heath, Newcastle-under-Lyme, Staffordshire ST5 9LW
- 6** 57 Basford Park Road, May Bank, Newcastle-under-Lyme, Staffordshire ST5 0PT
- 7** 27 Downton Court, Hollinswood, Telford, Shropshire TF3 2BT
- 8** 26 Spout Way, Malinslee, Telford, Shropshire TF3 2HD
- 9** 39 Lily Street, Wolstanton, Newcastle-under-Lyme, Staffordshire ST5 0BU
- 10** 27 Lily Street, Wolstanton, Newcastle-under-Lyme, Staffordshire ST5 0BU
- 11** 1 Agecroft Road, Northwich, Cheshire CW9 7HP
- 12** 33 Ford Green Road, Smallthorne, Stoke-on-Trent, Staffordshire ST6 1NT
- 13** 231 Alton Street, Crewe, Cheshire CW2 7PU
- 14** 152 Well Street, Biddulph, Stoke-on-Trent, Staffordshire ST8 6EZ
- 15** 10 Coronation Drive, Donnington, Telford, Shropshire TF2 8HX
- 16** 5 Beaconsfield, Brookside, Telford, Shropshire TF3 1NF
- 17** 17 Lambourn Place, Blurton, Stoke-on-Trent, Staffordshire ST3 3HX
- 18** 48 Poplar Drive, Blurton, Stoke-on-Trent, Staffordshire ST3 3AZ
- 19** 9 John Street, Stafford, Staffordshire ST16 3PJ
- 20** 3 Oakengates Road, Donnington, Telford, Shropshire TF2 8BY
- 21** 6 Dundee Street, Goms Mill, Stoke-on-Trent, Staffordshire ST3 2RD
- 22** 15 Cowen Street, Ball Green, Stoke-on-Trent, Staffordshire ST6 8AZ
- 23** 133 The Mill, Enderley Street, Newcastle-under-Lyme, Staffordshire ST5 2AN
- 24** 31 Sherwood Drive, Cannock, Staffordshire WS11 6EG
- 25** 16 Spring Meadow, Sutton Hill, Telford, Shropshire TF7 4AE
- 26** 64 Haybridge Road, Hadley, Telford, Shropshire TF1 6LR
- 27** 132 Henwood Road, Compton, Wolverhampton, West Midlands WV6 8PA
- 28** 67 Mount Pleasant, Bilston, West Midlands WV14 7NE
- 29** 37 Bishopdale, Brookside, Telford, Shropshire TF3 1SB
- 30** 119 Ash Lea Drive, Donnington, Telford, Shropshire TF2 7QW
- 31** 11 Farm Lodge Grove, Malinslee, Telford, Shropshire TF3 2HP
- 32** 7 Farm Lodge Grove, Malinslee, Telford, Shropshire TF3 2HP
- 33** 3 Gordon Road, Trench, Telford, Shropshire TF2 7EX
- 34** 9 Offley Road, Sandbach, Cheshire CW11 1GYF
- 35** Freehold Sale of 36 & 39 (inclusive) Beaconsfield, Brookside, Telford, Shropshire TF3 1NG
- 36** 39 Ash Lea Drive, Donnington, Telford, Shropshire TF2 7QW
- 37** 47 Nash Peake Street, Tunstall, Stoke-on-Trent, Staffordshire ST6 5BS
- 38** 6 Jupiter Street, Smallthorne, Stoke-on-Trent, Staffordshire ST6 1PD
- 39** 1 Stanton Road, Meir, Stoke-on-Trent, Staffordshire ST3 6DD
- 40** 38 Newchapel Road, Kidsgrove, Stoke-on-Trent, Staffordshire ST7 4SG
- 41** 151 Talko Road, Chesterton, Newcastle-under-Lyme, Staffordshire ST5 7NH
- 42** 10 Evans Street, Crewe, Cheshire CW1 3TR
- 43** 44 Green Avenue, Davenham, Northwich, Cheshire CW9 8HZ
- 44** 2a & 2b St Johns Court, Winsford, Cheshire CW7 2RD
- 45** 23 Sherwood Avenue, Stafford, Staffordshire ST17 9BN
- 46** 4 Hornby Drive, Nantwich, Cheshire CW5 6JP
- 47** Sunset View, Alsager Road, Audley, Stoke-on-Trent, Staffordshire ST7 8JQ
- 48** 171 Briarwood, Brookside, Telford, Shropshire TF3 1UA
- 49** 5 Mounts Close, Madeley, Telford, Shropshire TF7 4BU
- 50** 67 Waterside Drive, Blurton, Stoke-on-Trent, Staffordshire ST3 3NU
- 51** 51 Balfour Street, Hanley, Stoke-on-Trent, Staffordshire ST1 3QN
- 52** 4 Brickhouse Street, Burslem, Stoke-on-Trent, Staffordshire ST6 3AE
- 53** 51 Middlewich Street, Crewe, Cheshire CW1 4DA
- 54** 83 Port Vale Court, Hamil Road, Burslem, Stoke-on-Trent ST6 1DF
- 55** 25 Fairfax Street, Birches Head, Stoke-on-Trent, Staffordshire ST1 6NZ
- 56** Land adjacent to 19 Villa Road, Cheddleton, Staffordshire ST13 7EA
- 57** 53 Second Avenue, Kidsgrove, Stoke-on-Trent, Staffordshire ST7 1DD
- 58** 9 Aubrey Street, Goldenhill, Stoke-on-Trent, Staffordshire ST6 4QF
- 59** 21 Tollgate Court, Trentham Road, Blurton, Stoke-on-Trent, Staffordshire ST3 3BH
- 60** 31 Osborne Road, Hartshill, Stoke-on-Trent, Staffordshire ST4 7PF
- 61** 27 Pear Tree Lane, Chesterton, Newcastle-under-Lyme, Staffordshire ST5 7EY
- 62** 44 Sackville Street, Basford, Stoke-on-Trent, Staffordshire ST4 6HX
- 63** 8 Sandbach Road, Cobridge, Stoke-on-Trent, Staffordshire ST6 2DS
- 64** 125 Oversley Road, Stoke-on-Trent, Staffordshire ST6 6TT
- 65** 603 Uttoxeter Road, Meir, Stoke-on-Trent, Staffordshire ST3 5LT
- 66** 14, 16, 18 Mill Street, Congleton, Cheshire CW12 1AB
- 67** 80 Victoria Road, Fenton, Stoke-on-Trent, Staffordshire ST4 2JX
- 68** 74 Alastair Road, Oakhill, Newcastle-under-Lyme, Staffordshire ST4 5BH
- 69** 99 Upper Hillchurch Street, Hanley, Stoke-on-Trent, Staffordshire ST1 2HQ
- 70** 15 John Donne Street, Stafford, Staffordshire ST16 1PN
- 71** 40 Hollinshead Avenue, Wolstanton, Newcastle-under-Lyme, Staffordshire ST5 9DH
- 72** Land at 30 Thomas Street, Packmoor, Stoke-on-Trent, Staffordshire ST7 4SS
- 73** 4 Willow Close, Chesterton, Newcastle-under-Lyme, Staffordshire ST5 7DL
- 74** 12 Stafford Road, Newport, Shropshire TF10 7LX
- 75** Land adj to New Park House, Plot 1 Chivelstone Grove, Trentham, Stoke-on-Trent, Staffordshire ST4 8HN
- 76** Land adj to New Park House, Plot 2 Chivelstone Grove, Trentham, Stoke-on-Trent, Staffordshire ST4 8HN
- 77** Land adj to New Park House, Plot 3 Chivelstone Grove, Trentham, Stoke-on-Trent, Staffordshire ST4 8HN

## Bought an investment?

Email [lettings@bjbmail.com](mailto:lettings@bjbmail.com) to organise a free and honest appraisal of your property

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

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





# Order of sale in alphabetical order

LOT	ADDRESS
11	1 Agecroft Road, Northwich, Cheshire CW9 7HP
68	74 Alastair Road, Oakhill, Newcastle-under-Lyme, Staffordshire ST4 5BH
47	Sunset View Alsager Road, Audley, Stoke-on-Trent, Staffordshire ST7 8JQ
13	231 Alton Street, Crewe, Cheshire CW2 7PU
36	39 Ash Lea Drive, Donnington, Telford, Shropshire TF2 7QW
30	119 Ash Lea Drive, Donnington, Telford, Shropshire TF2 7QW
58	9 Aubrey Street, Goldenhill, Stoke-on-Trent, Staffordshire ST6 4QF
51	51 Balfour Street, Hanley, Stoke-on-Trent, Staffordshire ST1 3QN
6	57 Basford Park Road, May Bank, Newcastle-under-Lyme, Staffordshire ST5 0PT
16	5 Beaconsfield, Brookside, Telford, Shropshire TF3 1NF
35	Freehold Sale of 36 & 39 (inclusive) Beaconsfield, Brookside, Telford, Shropshire TF3 1NG
1	19 Birch Street, Northwood, Stoke-on-Trent, Staffordshire ST1 6PP
29	37 Bishopdale, Brookside, Telford, Shropshire TF3 1SB
2	78 Bold Street, Northwood, Stoke-on-Trent, Staffordshire ST1 6PF
48	171 Briarwood, Brookside, Telford, Shropshire TF3 1UA
52	4 Brickhouse Street, Burslem, Stoke-on-Trent, Staffordshire ST6 3AE
75	Land adj to New Park House, Plot 1 Chivelstone Grove, Trentham, Stoke-on-Trent, Staffordshire ST4 8HN
76	Land adj to New Park House, Plot 2 Chivelstone Grove, Trentham, Stoke-on-Trent, Staffordshire ST4 8HN
77	Land adj to New Park House, Plot 3 Chivelstone Grove, Trentham, Stoke-on-Trent, Staffordshire ST4 8HN
15	10 Coronation Drive, Donnington, Telford, Shropshire TF2 8HX
22	15 Cowen Street, Ball Green, Stoke-on-Trent, Staffordshire ST6 8AZ
4	25 Dalford Court, Hollinswood, Telford, Shropshire TF3 2BP
7	27 Downton Court, Hollinswood, Telford, Shropshire TF3 2BT
21	6 Dundee Street, Goms Mill, Stoke-on-Trent, Staffordshire ST3 2RD
42	10 Evans Street, Crewe, Cheshire CW1 3TR
55	25 Fairfax Street, Birches Head, Stoke-on-Trent, Staffordshire ST1 6NZ
32	7 Farm Lodge Grove, Malinslee, Telford, Shropshire TF3 2HP
31	11 Farm Lodge Grove, Malinslee, Telford, Shropshire TF3 2HP
12	33 Ford Green Road, Smallthorne, Stoke-on-Trent, Staffordshire ST6 1NT
33	3 Gordon Road, Trench, Telford, Shropshire TF2 7EX
43	44 Green Avenue, Davenham, Northwich, Cheshire CW9 8HZ
26	64 Haybridge Road, Hadley, Telford, Shropshire TF1 6LR
27	132 Henwood Road, Compton, Wolverhampton, West Midlands WV6 8PA
71	40 Hollinshead Avenue, Wolstanton, Newcastle-under-Lyme, Staffordshire ST5 9DH
46	4 Hornby Drive, Nantwich, Cheshire CW5 6JP
70	15 John Donne Street, Stafford, Staffordshire ST16 1PN
19	9 John Street, Stafford, Staffordshire ST16 3PJ
38	6 Jupiter Street, Smallthorne, Stoke-on-Trent, Staffordshire ST6 1PD

LOT	ADDRESS
17	17 Lambourn Place, Blurton, Stoke-on-Trent, Staffordshire ST3 3HX
10	27 Lily Street, Wolstanton, Newcastle-under-Lyme, Staffordshire ST5 0BU
9	39 Lily Street, Wolstanton, Newcastle-under-Lyme, Staffordshire ST5 0BU
53	51 Middlewich Street, Crewe, Cheshire CW1 4DA
66	14, 16, 18 Mill Street, Congleton, Cheshire CW12 1AB
28	67 Mount Pleasant, Bilston, West Midlands WV14 7NE
49	5 Mounts Close, Madeley, Telford, Shropshire TF7 4BU
37	47 Nash Peake Street, Tunstall, Stoke-on-Trent, Staffordshire ST6 5BS
40	38 Newchapel Road, Kidsgrove, Stoke-on-Trent, Staffordshire ST7 4SG
20	3 Oakengates Road, Donnington, Telford, Shropshire TF2 8BY
34	9 Offley Road, Sandbach, Cheshire CW11 1GYF
60	31 Osborne Road, Hartshill, Stoke-on-Trent, Staffordshire ST4 7PF
64	125 Oversley Road, Stoke-on-Trent, Staffordshire ST6 6TT
61	27 Pear Tree Lane, Chesterton, Newcastle-under-Lyme, Staffordshire ST5 7EY
18	48 Poplar Drive, Blurton, Stoke-on-Trent, Staffordshire ST3 3AZ
54	83 Port Vale Court, Hamil Road, Burslem, Stoke-on-Trent ST6 1DF
3	181 Regent Street, Wellington, Telford, Shropshire TF1 1PQ
62	44 Sackville Street, Basford, Stoke-on-Trent, Staffordshire ST4 6HX
63	8 Sandbach Road, Cobridge, Stoke-on-Trent, Staffordshire ST6 2DS
57	53 Second Avenue, Kidsgrove, Stoke-on-Trent, Staffordshire ST7 1DD
45	23 Sherwood Avenue, Stafford, Staffordshire ST17 9BN
24	31 Sherwood Drive, Cannock, Staffordshire WS11 6EG
8	26 Spout Way, Malinslee, Telford, Shropshire TF3 2HD
25	16 Spring Meadow, Sutton Hill, Telford, Shropshire TF7 4AE
44	2a & 2b St Johns Court, Winsford, Cheshire CW7 2RD
5	52 St Michaels Road, Cross Heath, Newcastle-under-Lyme, Staffordshire ST5 9LW
74	12 Stafford Road, Newport, Shropshire TF10 7LX
39	1 Stanton Road, Meir, Stoke-on-Trent, Staffordshire ST3 6DD
41	151 Talke Road, Chesterton, Newcastle-under-Lyme, Staffordshire ST5 7NH
23	133 The Mill, Enderley Street, Newcastle-under-Lyme, Staffordshire ST5 2AN
72	Land at 30 Thomas Street, Packmoor, Stoke-on-Trent, Staffordshire ST7 4SS
59	21 Tollgate Court, Trentham Road, Blurton, Stoke-on-Trent, Staffordshire ST3 3BH
69	99 Upper Hillchurch Street, Hanley, Stoke-on-Trent, Staffordshire ST1 2HQ
65	603 Uttoxeter Road, Meir, Stoke-on-Trent, Staffordshire ST3 5LT
67	80 Victoria Road, Fenton, Stoke-on-Trent, Staffordshire ST4 2JX
56	Land adjacent to 19 Villa Road, Cheddleton, Staffordshire ST13 7EA
50	67 Waterside Drive, Blurton, Stoke-on-Trent, Staffordshire ST3 3NU
14	152 Well Street, Biddulph, Stoke-on-Trent, Staffordshire ST8 6EZ
73	4 Willow Close, Chesterton, Newcastle-under-Lyme, Staffordshire ST5 7DL

## Is your property suitable for sale by auction?

Email [auction@bjbmail.com](mailto:auction@bjbmail.com) to organise a free and honest appraisal of your property

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

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

## Viewing schedule

## Viewing Schedule for properties in and around Longton Tuesday 18th October, Friday 21st October, Saturday 29th October, Friday 4th November, Saturday 12th November

LOT	ADDRESS	TIME
50	67 Waterside Drive, Blurton, ST3 3NU	9.30am–9.50am
17	17 Lambourn Place, Blurton, ST3 3HX	10.00am–10.20am
59	21 Tollgate Court, Blurton, ST3 3BH	10.30am–10.50am
18	48 Poplar Drive, Blurton, ST3 3AZ	11.00am–11.20am
21	6 Dundee Street, Goms Mill, ST3 2RD	11.30am–11.50am
65	603 Uttoxeter Road, Normacott, ST3 5LT	12.00pm–12.20pm
39	1 Stanton Road, Meir, ST3 6DD	12.30pm–1.50pm

## Viewing Schedule for Hanley Office Properties Tuesday 1st November, Friday 4th November, Tuesday 8th November , Friday 11th November 2016

LOT	ADDRESS	TIME
69	99 Upper Hillchurch Street, Hanley, ST1 2HQ	9.30
1	19 Birch Street, Northwood, ST1 6PP	10.00
2	78 Bold Street, Northwood, ST1 6PF	10.30
55	25 Fairfax Street, Birches Head, ST1 6NZ	11.00
63	8 Sandbach Road, Cobridge, ST6 2DS	11.30
38	6 Jupiter Street, Smallthorne, ST6 1PD	12.00
54	83 Port Vale Court, Burslem, ST6 1DF	12.30
37	47 Nash Peake Street, Tunstall, ST6 5BS	13.00
22	15 Cowen Street, Ball Green, ST6 8AZ	13.30

## 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.

# Bought an investment?

Email [lettings@bjbmail.com](mailto:lettings@bjbmail.com) to organise a free and honest appraisal of your property



# Viewing schedule (contd)

## Viewing Schedule for properties in and around Newcastle on Thursday 13th October, Monday 17th October, Thursday 27th October, Saturday 29th October, Thursday 3rd November, Friday 11th November, Monday 14th November

LOT	ADDRESS	TIME
23	133 The Mill, Enderley Street, Newcastle-under-Lyme, ST5 2AN	9.15 am–9.30 am
68	74 Alastair Road, Oakhill, Stoke-on-Trent, ST4 5BH	9.45 am–10.00 am
60	31 Osbourne Road, Hartshill, Stoke-on-Trent, ST4 7PF	10.15 am–10.30 am
62	44 Sackville Street, Basford, Stoke-on-Trent, ST4 6HX	10.40 am–10.55 am
06	57 Basford Park Road, Maybank, Newcastle-under-Lyme, ST5 0PT	11.10 am–11.25 am
10	27 Lily Street, Wolstanton, Newcastle-under-Lyme, ST5 0BU	11.35 am–11.50 am
09	39 Lily Sreet, Wolstanton, Newcastle-under-Lyme, ST5 0BU	12.00pm–12.15 pm
71	40 Hollinshead Avenue, Wolstanton , Necastle-under-Lyme, ST5 9DH	12.25 pm–12.40 pm
05	52 St. Michaels Road, Cross Heath, Newcastle-under-Lyme, ST5 9LW	12.50 pm–1.05 pm
41	151 Talke Road, Chesterton, Newcastle-under-Lyme, ST5 7NH	1.15 pm–1.30 pm
34	4 Willow Close, Chesterton, Newcastle-under-Lyme, ST5 7DL	1.40 pm–1.55 pm
61	27 Pear Tree Lane, Chesterton, Newcastle-under-Lyme, ST5 7EY	2.10 pm–2.25pm
47	Sunset View, Alsager Road, Audley, ST7 8JQ	2.45 pm–3.00pm

## Viewing Schedule for properties in and around Crewe on Friday, 7th, 14th, 21st, 28th of October and 4th and 11th November, also Saturday 8th, 15th 22nd 29th of October and 5th and 12th November 2016

LOT	ADDRESS	TIME
13	231 Alton Street, Crewe, CW2 7PU	11:00am–11:30am
42	10 Evans Street, Crewe, CW1 3TR	11:45am–12:15pm
53	51 Middlewich Street, Crewe, CW1 4DA	12:30 pm–1:00pm

### 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.

**Get £200 OFF your Lettings Management Fees when you buy through our Auction.**

Cut out this voucher and take it to your local branch or e-mail [andytownsend@bjbmail.com](mailto:andytownsend@bjbmail.com) to find out more

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

**butters john bee** bjb

# Viewing schedule (contd)

## Viewing Schedule for properties in and around Telford on Thursday 13th October, Saturday 22nd October, Wednesday 26th October, Thursday 3rd November & Tuesday 8th November

LOT	ADDRESS	TIME
25	16 Spring Meadow, Sutton Hill, Telford, Shropshire, TF7 4AE	09.00 – 09.20
49	5 Mounts Close, Madeley, Telford, Shropshire, TF7 4BU	09.30 – 09.45
29	37 Bishopdale, Brookside, Telford, Shropshire, TF3 1SB	09.55 – 10.10
48	171 Brianwood, Brookside, Telford, Shropshire, TF3 1UA	10.20 – 10.35
35	38 Beaconsfield, Brookside, Telford, Shropshire, TF3 1NG	10.45 – 10.55
16	5 Beaconsfield, Brookside, Telford, Shropshire, TF3 1NF	10.55 – 11.05
7	27 Downton Court, Hollinswood, Telford, Shropshire, TF3 2BT	11.20 – 11.30
4	25 Dalford Court, Hollinswood, Telford, Shropshire, TF3 2BP	11.40 – 11.50
8	26 Spout Way, Malinslee, Telford, Shropshire, TF3 2HD	12.10 – 12.25
3	181 Regent Street, Wellington, Telford, Shropshire, TF1 1PQ	12.45 – 13.00
26	64 Haybridge Road, Hadley, Telford, Shropshire, TF1 6LR	13.50 – 14.05
33	3 Gordon Road, Trench, Telford, Shropshire, TF2 7EX	14.20 – 14.30
20	3 Oakengates Road, Donnington, Telford, Shropshire, TF2 8BY	14.45 – 15.05
30	119 Ash Lea Drive, Donnington, Telford, Shropshire, TF2 7QW	15.15 – 15.25
15	10 Coronation Drive, Donnington, Telford, Shropshire, TF2 8HX	15.40 – 15.55

### Auction Department 0800 090 2200

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

# Is your property suitable for sale by auction?

Email [auction@bjbmail.com](mailto:auction@bjbmail.com) to organise a FREE and honest appraisal of your property

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

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

## Decisions on the **spot...**

With an expert team and all-together different approach to lending, we look at your individual situation to get you the right decision, right away.\*

- Pre-approved funding available
- Flexible terms - 3,6,9,12 months
- Free valuation and legal scheme
- Employed, self employed, limited companies, LLPs, sole traders, and partnerships accepted

For on the spot decisions you can rely on, call us on **0161 933 7155**, visit us at [togethermoney.com/auctionfinance](https://togethermoney.com/auctionfinance) or **speak to us at auction.**

Residential and commercial, first and second charge mortgages | Buy-to-let  
Bridging finance | Auction finance

\* We can make in principle decisions on the same day

**Loans, mortgages & finance.**

LOT  
**1**

**19 Birch Street, Northwood, Stoke-on-Trent,  
Staffordshire ST1 6PP**

\*GUIDE PRICE **£46,000 plus**



- Large end terrace
- Three bedrooms
- Two reception rooms
- Double glazing
- Gas central heating
- EPC – D

See page 10 for viewing schedule

**Legal Representative**

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

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

LOT  
**2**

**78 Bold Street, Northwood, Stoke-on-Trent,  
Staffordshire ST1 6PF**

\*GUIDE PRICE **£50,000 plus**



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

See page 10 for viewing schedule

**Legal Representative**

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

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

LOT  
**3****181 Regent Street, Wellington, Telford,  
Shropshire TF1 1PQ**\*GUIDE PRICE **£63,000 plus**

- Mid terrace house
- Three bedrooms
- In need of modernisation
- Freehold
- EPC – TBC

**See page 12 for viewing schedule**

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

**Legal Representative**

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

**Apply:** Telford Tel: 01952 204420 Email: telford@bjbmail.comLOT  
**4****25 Dalford Court, Hollinswood, Telford,  
Shropshire TF3 2BP**\*GUIDE PRICE **£52,000 plus**

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

**See page 12 for viewing schedule**

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

**Legal Representative**

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

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

LOT  
**5**

**52 St Michaels Road, Cross Heath,  
Newcastle-under-Lyme, Staffordshire ST5 9LW**

\*GUIDE PRICE **£68,000 plus**



- End-terrace house
- Two bedrooms
- Gas central heating
- UPVC double glazing
- Generous plot
- EPC – D

**See page 11 for viewing schedule**

**Legal Representative**

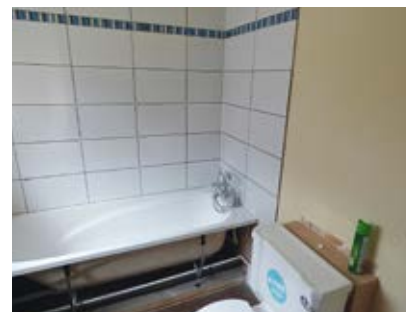
Ryan Carr  
Grindeys Solicitors  
Swift House, Glebe Street, Stoke-on-Trent, ST4 1HG  
01782 846441  
ryan.carr@grindeys.com

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

LOT  
**6**

**57 Basford Park Road, May Bank,  
Newcastle-under-Lyme, Staffordshire ST5 0PT**

\*GUIDE PRICE **£65,000 plus**



- Mid-terrace house
- Two bedrooms
- Two reception rooms
- Gas central heating
- UPVC double glazing
- EPC – D

**See page 11 for viewing schedule**

**Legal Representative**

Mrs Alison Abbotts  
Tinsdills Solicitors  
15–19 Marsh Parade, Newcastle-under-Lyme, Staffordshire, ST5 1BT  
01782 262031  
alison.abbotts@tinsdills.co.uk

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



LOT  
727 Downton Court, Hollilnswood, Telford,  
Shropshire TF3 2BT

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

See page 12 for viewing schedule

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

\*GUIDE PRICE **£52,000 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  
826 Spout Way, Malinslee, Telford,  
Shropshire TF3 2HD

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

See page 12 for viewing schedule

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

\*GUIDE PRICE **£85,000 plus**

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

**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**

**39 Lily Street, Wolstanton, Newcastle-under-Lyme,  
Staffordshire ST5 0BU**

\*GUIDE PRICE **£64,000**



- Mid terraced property
- Two double bedrooms
- Two reception rooms
- Well proportioned accommodation
- Enclosed rear yard
- EPC – TBC

**See page 11 for viewing schedule**

**Legal Representative**

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

**Apply:** Newcastle Tel: 01782 622155 Email: [newcastle@bjbmail.com](mailto:newcastle@bjbmail.com)

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



**The region's number 1  
property auctioneer\***

**With 11 auctions in 2016 it's the fastest way to  
sell your property**

For a free appraisal of your property  
call **0800 090 2200** or email [auction@bjbmail.com](mailto:auction@bjbmail.com)

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

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

\* Source: El Group

LOT  
**10****27 Lily Street, Wolstanton, Newcastle-under-Lyme,  
Staffordshire ST5 0BU**\*GUIDE PRICE **£62,000**

- End terraced property
- Two double bedrooms
- Enclosed rear yard
- Gas central heating and majority double glazing
- EPC – TBC

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

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

**Apply:** Newcastle Tel: 01782 622155 Email: newcastle@bjbmail.comLOT  
**11****1 Agecroft Road, Northwich, Cheshire CW9 7HP**\*GUIDE PRICE **£100,000**

- Three bed semi detached
- Occupying a spacious plot
- Two reception rooms and kitchen
- Gardens front and rear
- Drive for several cars and double garage
- EPC – E

**Legal Representative**

Rebeca Antony  
Moss Haselhurst Solicitors  
2 Castle Street, Northwich, Cheshire,  
CW8 1AB  
01606 74301  
rebecca.antony@mosshaselhurst.  
co.uk

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

LOT  
**12**

**33 Ford Green Road, Smallthorne, Stoke-on-Trent, Staffordshire ST6 1NT**

\*GUIDE PRICE **£40,000 plus**



- Two storey retail premises
- Prominent corner position
- 802 sq ft (74.55 sq m)
- Suit variety of retail uses or Hot food takeaway (STPP)
- EPC – TBC

**Legal Representative**

Ray Basnett  
Woollicrofts Solicitors  
13–19 Morris Square, Wolstanton,  
Newcastle-under-Lyme, Staffordshire,  
ST5 0EN  
01782 204000  
rbasnett@woollicrofts.co.uk

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

LOT  
**13**

**231 Alton Street, Crewe, Cheshire CW2 7PU**

\*GUIDE PRICE **£64,000**



- 2/3 bed terrace house
- Two reception rooms
- Kitchen & bathroom
- Private rear garden
- Close to train station
- EPC – D

**See page 11 for viewing schedule**

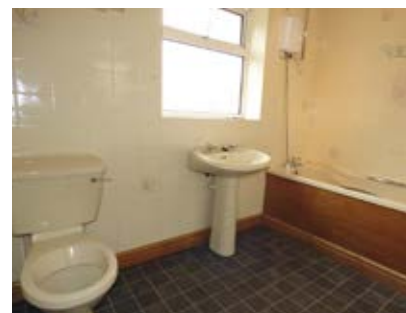
**Legal Representative**

Mrs Gillian Stretch  
Speakman & Co  
180 Nantwich Rd,  
Crewe,  
CW2 6BS

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

LOT  
**14****152 Well Street, Biddulph, Stoke-on-Trent,  
Staffordshire ST8 6EZ**\*GUIDE PRICE **£100,000**

- Detached double garage
- Semi detached
- Three bedrooms
- First floor bathroom
- Corner plot location
- Good views from the first floor
- EPC – D

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

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

LOT  
**15****10 Coronation Drive, Donnington, Telford,  
Shropshire TF2 8HX**\*GUIDE PRICE **£55,000 plus**

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

**See page 12 for viewing schedule****Apply:** Telford Tel: 01952 204420 Email: telford@bjbmail.com

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

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

**Legal Representative**

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

LOT  
**16**

**5 Beaconsfield, Brookside, Telford,  
Shropshire TF3 1NF**

\*GUIDE PRICE **£36,000 plus**



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

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

**See page 12 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

**butters john bee** <sup>bjb</sup>  
POWERED BY proxibid.

**butters john bee have teamed up with Proxibid to enable you to watch and bid in their property auctions online.**



**Three Simple Steps:**

1. Log in to proxibid.com/bjb
2. Register for the auction
3. Bid online in real time



Live Auctions



Timed Auctions



Watch & Listen



Catalogues

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

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

LOT  
**17****17 Lambourn Place, Blurton, Stoke-on-Trent,  
Staffordshire ST3 3HX**\*GUIDE PRICE **£65,000**

- Semi-detached house
- Three bedrooms
- Off road parking
- Good size garden
- Gas central heating
- Double glazing
- EPC – D

**See page 10 for viewing schedule****Legal Representative**

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

**Apply:** Longton Tel: 01782 594777 Email: longton@bjbmail.comLOT  
**18****48 Poplar Drive, Blurton, Stoke-on-Trent,  
Staffordshire ST3 3AZ**\*GUIDE PRICE **£90,000**

- Semi-detached property
- Three bedrooms
- Through lounge/diner
- Driveway parking
- In need of modernisation
- Garage
- EPC – D

**See page 10 for viewing schedule****Legal Representative**

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

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

**LOT 19** 9 John Street, Stafford, Staffordshire ST16 3PJ

\*GUIDE PRICE **£110,000**



- End terraced house
- Three bedrooms
- Lounge
- Dining room
- Rear parking
- EPC – E

**Legal Representative**

Ms Caroline Carnes  
 Woolliscrofts Solicitors  
 51 High Street, Stone, Staffordshire,  
 ST15 8AF  
 01785 413302  
 ccarnes@woolliscrofts.co.uk

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

**LOT 20** 3 Oakengates Road, Donnington, Telford, Shropshire TF2 8BY

\*GUIDE PRICE **£65,000**



- Semi-detached property
- Three bedrooms
- Two reception rooms
- Off road parking
- Close to local amenities
- EPC – D

**See page 12 for viewing schedule**

**Legal Representative**

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

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



LOT  
**21**

**6 Dundee Street, Goms Mill, Stoke-on-Trent,  
Staffordshire ST3 2RD**

\*GUIDE PRICE **£49,000**



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

See page 10 for viewing schedule



**Legal Representative**

Tim Halliday  
Eric Whitehead Partnership  
14 Chapel St, Cheadle, Staffordshire,  
ST10 1DY  
01538 755761  
timothyhalliday@ericwhitehead.co.uk

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

LOT  
**22**

**15 Cowen Street, Ball Green,  
Stoke-on-Trent, Staffordshire ST6 8AZ**

\*GUIDE PRICE **£55,000 plus**



- Spacious property
- Three bedrooms
- Rear garden
- Gas central heating
- Double glazing
- EPC – F

See page 10 for viewing schedule



**Legal Representative**

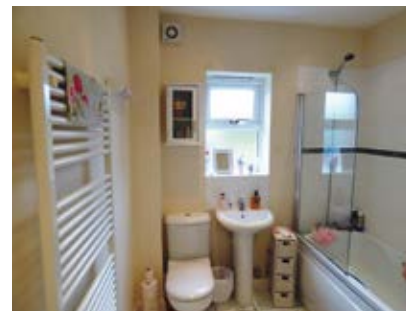
Mr Tim Halliday  
The Eric Whitehead Partnership  
St Giles Chambers, 14 Chapel  
Street, Cheadle, Stoke-on-Trent,  
Staffordshire, ST10 1DY  
01538 755761  
timothyhalliday@ericwhitehead.co.uk

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

LOT  
**23**

**133 The Mill, Enderley Street, Newcastle-under-Lyme, Staffordshire ST5 2AN**

\*GUIDE PRICE **£89,000**



- Modern ground floor apartment
- Two bedrooms
- Stunning open plan kitchen living area
- Allocated parking
- EPC – B

**See page 11 for viewing schedule**

**Legal Representative**

Mrs Diane Sumner  
 N.E Cooke & Co  
 Unit 3, Fellgate Court, Froghall  
 Newcastle, ST5 2UE  
 01782 611090  
 dianne@cooks-solicitors.co.uk

**Apply:** Newcastle Tel: 01782 622155 Email: [newcastle@bjbmail.com](mailto:newcastle@bjbmail.com)

# Commercially minded...

## The region's leading commercial specialists in: Sales, lettings and public auction

Retail – Industrial – Warehouse  
Office – Leisure – Developments

# 01782 212201

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

LOT  
**24****31 Sherwood Drive, Cannock,  
Staffordshire WS11 6EG**\*GUIDE PRICE **£50,000**

- End terraced house
- Lounge & kitchen/diner
- Three bedrooms
- In need of modernisation
- EPC – E

**Apply:** Cannock Tel: 01543 500030 Email: [cannock@bjbmail.com](mailto:cannock@bjbmail.com)



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

**Legal Representative**

Ms Rachel McMillan  
JMW Solicitors  
1 Bryom Place, Spinningfields,  
Manchester, M3 3HG  
0345 402 0001  
[rachel.mcmillan@jmw.co.uk](mailto:rachel.mcmillan@jmw.co.uk)

LOT  
**25****16 Spring Meadow, Sutton Hill, Telford,  
Shropshire TF7 4AE**\*GUIDE PRICE **£52,000 plus**

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

**See page 12 for viewing schedule**

*The seller is a registered social landlord and is therefore prohibited from selling a property to anyone who is an employee or director of the seller, or was in the last 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](mailto:Penny.Mincher@wrekinhousingtrust.org.uk)

**Apply:** Telford Tel: 01952 204420 Email: [telford@bjbmail.com](mailto:telford@bjbmail.com)

LOT  
**26****64 Haybridge Road, Hadley, Telford,  
Shropshire TF1 6LR**\*GUIDE PRICE **£72,000 plus**

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

**See page 12 for viewing schedule**

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

*It is our understanding that the above property is considered to be of a non-traditional construction 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**

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  
**27****132 Henwood Road, Compton, Wolverhampton,  
West Midlands WV6 8PA**\*GUIDE PRICE **£65,000 plus**

- Semi-detached property
- Three bedrooms
- Garage & driveway
- EPC – TBC

*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.*

**Legal Representative**

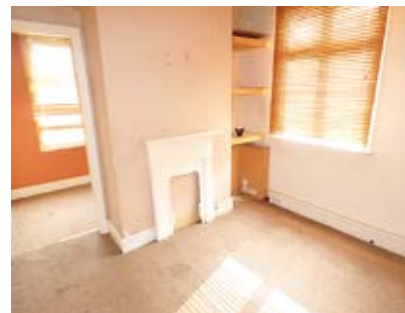
Mr Paul Simon  
Thomas Simon Solicitors  
62 Newport Road, Cardiff, CF24 0DF  
02920 557231  
paul.simon@thomas-simon.co.uk

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

LOT  
**28****67 Mount Pleasant, Bilston,  
West Midlands WV14 7NE**

- Traditional mid terrace
- Four bedrooms/study
- Three receptions
- Original features
- EPC – D

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

\*GUIDE PRICE **£100,000****Legal Representative**

Ms Charlotte Felton  
O'Neill Patient Solicitors LLP  
Chester House, 2 Chester Road,  
Hazel Grove, Stockport, Cheshire,  
SK7 5NT  
01616943112  
charlotte.felton@oneillpatient.co.uk

LOT  
**29****37 Bishopdale, Brookside, Telford,  
Shropshire TF3 1SB**

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

**See page 12 for viewing schedule**

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

\*GUIDE PRICE **£65,000 plus**

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

**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  
**30**

119 Ash Lea Drive, Donnington, Telford,  
Shropshire TF2 7QW

\*GUIDE PRICE **£46,000 plus**



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

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

**See page 12 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

Join the **bjb** hive  
with our **FREE** Lettings  
Switch Service

Call Andy Townsend on **01782 211144**  
or e-mail **andytownsend@bjbmail.com**  
to find out more

**www.buttersjohnbee.com**

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

\*GUIDE PRICE **£50,000**

LOT  
**31** 11 Farm Lodge Grove, Malinslee, Telford,  
Shropshire TF3 2HP



- First floor flat
- Two bedrooms
- Currently let at £5580 per annum
- EPC – B

**Legal Representative**

Ms Fatema Miah  
Saffron Solicitors  
The CIBA Building, 146 Hagley Road,  
Birmingham, B16 9NX  
0121 4549040  
commercial@saffronsolicitors.com

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

LOT  
**32** 7 Farm Lodge Grove, Malinslee, Telford,  
Shropshire TF3 2HP

\*GUIDE PRICE **£40,000**

- Ground floor flat
- One bedroom
- Currently let at £5100 per annum
- EPC – C

**Legal Representative**

Ms Fatema Miah  
Saffron Solicitors  
The CIBA Building, 146 Hagley Road,  
Birmingham, B16 9NX  
0121 4549040  
commercial@saffronsolicitors.com

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

LOT  
**33****3 Gordon Road, Trench, Telford,  
Shropshire TF2 7EX**\*GUIDE PRICE **£56,000 plus**

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

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

**See page 12 for viewing schedule**

**Legal Representative**

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

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

LOT  
**34****9 Offley Road, Sandbach, Cheshire CW11 1GYF**\*GUIDE PRICE **£250,000**

- Detached Bungalow
- 2/3 Bedrooms
- Extensive Plot
- Desirable Location
- EPC – TBC

**Legal Representative**

Mr Andy Parry  
Dixon Rigby Keogh  
34 Crewe Road  
Sandbach  
Cheshire  
CW11 4NF

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



LOT  
**35****Freehold Sale of 36 & 39 (inclusive) Beaconsfield,  
Brookside, Telford, Shropshire TF3 1NG**\*GUIDE PRICE **£40,000 plus**

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

- Freehold to block
- Subject to Leasehold interests of 37, 36 and 39 Beaconsfield
- 1 vacant flat; 38 Beaconsfield
- 2 bed ground floor flat
- In need of modernisation
- EPC – C

**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

**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.

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

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



**LOT 36** 39 Ash Lea Drive, Donnington, Telford, Shropshire TF2 7QW

\*GUIDE PRICE **£46,000 plus**



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

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

**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** 47 Nash Peake Street, Tunstall, Stoke-on-Trent, Staffordshire ST6 5BS

\*GUIDE PRICE **£45,000 plus**



- Large forecourted terrace
- Three bedrooms
- Gas central heating
- Double glazing
- EPC – C

**See page 10 for viewing schedule**

**Legal Representative**

Mr Tim Halliday  
 The Eric Whitehead Partnership  
 St Giles Chambers, 14 Chapel  
 Street, Cheadle, Stoke-on-Trent,  
 Staffordshire, ST10 1DY  
 01538 755761  
 timothyhalliday@ericwhitehead.co.uk

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

LOT  
**38****6 Jupiter Street, Smallthorne, Stoke-on-Trent,  
Staffordshire ST6 1PD**\*GUIDE PRICE **£41,000 plus**

- Mid terrace house
- Two bedrooms
- Gas central heating
- Double glazing
- EPC – D

**See page 10 for viewing schedule****Legal Representative**

Mr Tim Halliday  
The Eric Whitehead Partnership  
St Giles Chambers, 14 Chapel  
Street, Cheadle, Stoke-on-Trent,  
Staffordshire, ST10 1DY  
01538 755761  
timothyhalliday@ericwhitehead.co.uk

**Apply:** Hanley Tel: 01782 202600 Email: hanley@bjbmail.comLOT  
**39****1 Stanton Road, Meir, Stoke-on-Trent,  
Staffordshire ST3 6DD**\*GUIDE PRICE **£58,000**

- End townhouse
- Three bedrooms
- Modern kitchen & bathroom
- Gardens front & rear
- Double glazing
- EPC – D

**See page 10 for viewing schedule****Legal Representative**

Mr Steve Kelsall  
EPO Lawyers  
46 High Street, Sutton Coldfield, West  
Midlands, B72 1UQ  
0121 6869444  
steve.kelsall@e-p-o.co.uk

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

LOT  
**40**

**38 Newchapel Road, Kidsgrove, Stoke-on-Trent,  
Staffordshire ST7 4SG**

\*GUIDE PRICE **£100,000**



*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*

- Semi-detached house
- Three bedrooms
- Ground floor wet room
- First floor bathroom
- Gardens front and rear
- EPC – C

**Legal Representative**

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

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

# Complete Residential Property Management Services

If you are buying to let or are an existing landlord butters john bee's letting specialists can provide a complete marketing and management service.

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



**butters john bee** <sup>bjb</sup> 01782 211144 [www.buttersjohnbee.com](http://www.buttersjohnbee.com)

LOT  
**41****151 Talke Road, Chesterton, Newcastle-under-Lyme, Staffordshire ST5 7NH**\*GUIDE PRICE **£55,000 plus**

- Semi-detached house
- Three bedrooms
- Two reception rooms
- Gas central heating
- UPVC double glazing
- In need of modernisation
- 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.*

*It is our understanding that this property is considered to be of a non-traditional construction and we therefore suggest that interested parties make enquiries of mortgage lenders as to whether the property is considered suitable for mortgage purposes.*

**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  
**42****10 Evans Street, Crewe, Cheshire CW1 3TR**\*GUIDE PRICE **£86,000**

- Three bed bay fronted house
- Two reception rooms
- Refitted bathroom
- Good sized rear garden
- EPC – D

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

Mrs Lynn Thornton  
50 Crewe Road,  
Shavington  
Crewe  
CW2 5JB  
01270 567987

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

LOT  
**43**

**44 Green Avenue, Davenham, Northwich,  
Cheshire CW9 8HZ**

\*GUIDE PRICE **£160,000**



- Three bed semi in popular location
- Two reception rooms
- Close to most amenities
- Gardens front and rear
- Driveway and single garage
- EPC – TBC

**Legal Representative**

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

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

LOT  
**44**

**2a & 2b St Johns Court, Winsford,  
Cheshire CW7 2RD**

\*GUIDE PRICE **£100,000**



- Detached property
- Built as two apartments
- Both currently let on assured short hold tenancies
- Number 2a – Current tenancy occupied 1 yrs plus
- Current income £4800pa
- Number 2b – Current tenancy occupied 5 yrs plus
- Current income £4800pa
- Total income – £9600pa
- EPC – C

**Legal Representative**

Mr Brian Lever  
Salehs LLP  
Didsbury House, 748 Wilmslow Road,  
Didsbury, Manchester, M20 2DW  
0161 434 9991  
ag@salehs.co.uk

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

LOT  
**45****23 Sherwood Avenue, Stafford,  
Staffordshire ST17 9BN**\*GUIDE PRICE **£145,000**

- Semi-detached house
- Three bedrooms
- Lounge, dining room
- Gardens and driveway
- EPC – E

**Legal Representative**

Miss Vicky Follows  
Hand Morgan & Owen  
17 Martin Street, Stafford, ST16 2LF  
01785211411  
vfollows@hmo.co.uk

**Apply:** Stafford Tel: 01785 246000 Email: [stafford@bjbmail.com](mailto:stafford@bjbmail.com)

# Proof of identity and address

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

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

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

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

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

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



LOT  
**46**

**4 Hornby Drive, Nantwich, Cheshire CW5 6JP**

\*GUIDE PRICE **£250,000**



- Detached dormer house
- Three bedrooms
- Sought after location
- Generous size plot
- Garage & gardens
- EPC – E

**Legal Representative**

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

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

LOT  
**47**

**Sunset View, Alsager Road, Audley, Stoke-on-Trent, Staffordshire ST7 8JQ**

\*GUIDE PRICE **£85,000 plus**



- Semi-detached house
- Two reception rooms
- Two bedrooms
- Loft room
- Ground floor bathroom
- In need of modernisation
- EPC – TBC
- Not inspected by the auctioneer

**See page 11 for viewing schedule**

**Legal Representative**

Mr David Beresford  
Wilkin Chapman Solicitors  
The Hall, Lairgate, Beverley, East  
Yorkshire, HU17 8HL  
01482 398398  
dberesford@wilkinchapman.co.uk

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



LOT  
**48****171 Briarwood, Brookside, Telford,  
Shropshire TF3 1UA**\*GUIDE PRICE **£75,000 plus**

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

**See page 12 for viewing schedule**

*The seller is a registered social landlord and is therefore prohibited from selling a property to anyone who is an employee or director of the seller, or was in the last 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  
**49****5 Mounts Close, Madeley, Telford,  
Shropshire TF7 4BU**\*GUIDE PRICE **£75,000 plus**

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

**See page 12 for viewing schedule**

*The seller is a registered social landlord and is therefore prohibited from selling a property to anyone who is an employee or director of the seller, or was in the last 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  
**50**

**67 Waterside Drive, Blurton, Stoke-on-Trent, Staffordshire ST3 3NU**

\*GUIDE PRICE **£70,000**



- Ex-local authority
- Semi-detached property
- Three bedrooms
- Off road parking
- Recently refurbished
- EPC – D

See page 10 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

LOT  
**51**

**51 Balfour Street, Hanley, Stoke-on-Trent, Staffordshire ST1 3QN**

\*GUIDE PRICE **£45,000 plus**



- A mixed commercial and residential investment opportunity located 0.6 mile from Hanley town centre
- Producing £7,900pa
- 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
- 1st floor flat let at £3,900pa
- Commercial EPC – G
- Residential EPC – F

**Legal Representative**

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

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

LOT  
**52****4 Brickhouse Street, Burslem, Stoke-on-Trent,  
Staffordshire ST6 3AE**\*GUIDE PRICE **£35,000 plus**

- Two storey double fronted retail unit
- First floor two-bedroom living accommodation
- Rear two storey storage unit
- Total area: 125.72 sq m (1,353 sq ft)
- EPC – TBC

**Legal Representative**

Mr Jeremy Cooke  
 Enoch Evans Solicitors  
 St Pauls Chambers, 6–9 Hatherton  
 Road, Walsall, WS1 1XS  
 01922 720333  
 jgc@enoch-evans.co.uk

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

LOT  
**53****51 Middlewich Street, Crewe, Cheshire CW1 4DA**\*GUIDE PRICE **£50,000**

- Three bedroom end terraced
- Two reception rooms
- Garden & garage to rear
- In need of modernisation
- EPC – TBC

**See page 11 for viewing schedule**

**Legal Representative**

Mrs Sophie Whittingham  
 Hall Smith Whittingham  
 172/174 Nantwich Road, Crewe,  
 Cheshire, CW2 6BW  
 01270 212000  
 swhittingham@hswsolicitors.co.uk

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

LOT  
**54**

**83 Port Vale Court, Hamil Road, Burslem,  
Stoke-on-Trent ST6 1DF**

\*GUIDE PRICE **£39,000 plus**



- 8th floor leasehold apartment
- Two double bedrooms
- Spacious accommodation
- Overlooking Burslem park
- EPC – F

**Legal Representative**

Mrs Suzanne Doherty  
Grindeys Solicitors  
Glebe Court, Glebe Street, Stoke-on-Trent, ST4 1ET  
01782 840567  
suzanne.doherty@grindeys.com

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

LOT  
**55**

**25 Fairfax Street, Birches Head, Stoke-on-Trent,  
Staffordshire ST1 6NZ**

\*GUIDE PRICE **£55,000 plus**



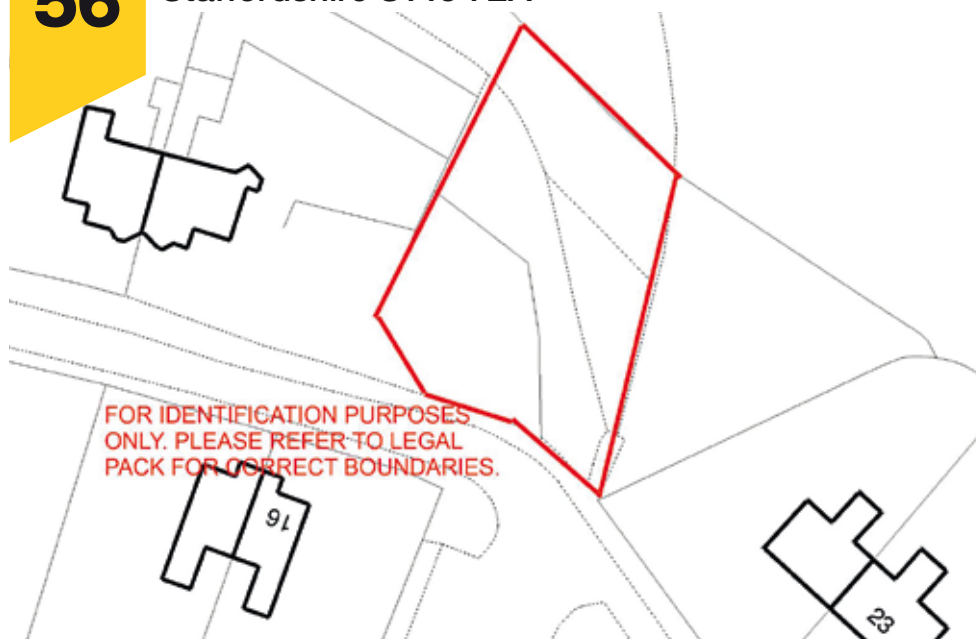
- Mid terrace house
- Two bedrooms
- First floor bathroom
- Popular location
- EPC – D

**See page 10 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:** Hanley Tel: 01782 202600 Email: hanley@bjbmail.com

LOT  
**56****Land adjacent to 19 Villa Road, Cheddleton,  
Staffordshire ST13 7EA**\*GUIDE PRICE **£18,000**

- Parcel of land
- Approximately 0.25 acres
- EPC – N/A

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

The owner of the land is an employee  
of butters john bee

**Legal Representative**

Ms Greta Williamson  
A H Brookes & Co  
Derby House, Derby Street, Leek,  
Staffordshire, ST13 6JG  
01538 383201  
gretawilliamson@ahbrooks.co.uk

LOT  
**57****53 Second Avenue, Kidsgrove, Stoke-on-Trent,  
Staffordshire ST7 1DD**\*GUIDE PRICE **£70,000**

- Semi-detached house
- Three bedrooms
- Two reception rooms
- Gardens front and rear
- In need of modernisation
- EPC – E

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

Buyers should be aware of the Mining  
report and a Chancel check report,  
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 an  
acceptable offer.

**Legal Representative**

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

LOT  
**58**

**9 Aubrey Street, Goldenhill, Stoke-on-Trent, Staffordshire ST6 4QF**

\*GUIDE PRICE **£49,000**



- Three bedroom end terrace
- In need of modernisation
- Semi-rural location
- Field views front and rear
- First floor bathroom
- Garage to rear
- EPC – D

**Legal Representative**

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

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

LOT  
**59**

**21 Tollgate Court, Trentham Road, Blurton, Stoke-on-Trent, Staffordshire ST3 3BH**

\*GUIDE PRICE **£35,000**



- One-bedroom flat
- Second floor
- Kitchen & bathroom
- Parking at rear
- EPC – E

**See page 10 for viewing schedule**

**Legal Representative**

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

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

LOT  
**60****31 Osborne Road, Hartshill, Stoke-on-Trent,  
Staffordshire ST4 7PF**\*GUIDE PRICE **£92,000**

- Semi detached property
- Currently two bedrooms (previously three bedrooms)
- Off road parking and garage
- Popular residential area in Hartshill
- EPC – F

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

Mr Michael Rothwell  
Bowcock & Pursaill  
2 Ridge House, Ridgehouse Drive,  
Festival Park, Stoke-on-Trent,  
ST1 5SJ  
01782 200000  
mr@bowcockpursaill.co.uk

**Apply:** Newcastle Tel: 01782 622155 Email: newcastle@bjbmail.comLOT  
**61****27 Pear Tree Lane, Chesterton, Newcastle-under-  
Lyme, Staffordshire ST5 7EY**\*GUIDE PRICE **£65,000 plus**

- Semi-detached house
- Three bedrooms
- Two reception rooms
- Partial gas central heating
- UPVC double glazing
- Garden to front and rear
- 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

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

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

LOT  
**62**

**44 Sackville Street, Basford, Stoke-on-Trent,  
Staffordshire ST4 6HX**

\*GUIDE PRICE **£85,000 plus**



- End town house
- Two bedrooms
- Gas central heating
- Double glazing
- Gardens front and rear
- EPC – D

**See page 11 for viewing schedule**

**Legal Representative**

Assistant General Council  
Hillside (Shared Services) Ltd  
Bet 365 House, Media Way, Stoke-on-Trent, ST1 5SZ  
01782 957939  
Denis.hall@bet365.com

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

LOT  
**63**

**8 Sandbach Road, Cobridge, Stoke-on-Trent,  
Staffordshire ST6 2DS**

\*GUIDE PRICE **£28,000 plus**



- Two reception rooms
- Two bedrooms
- Rear yard
- EPC – TBC

**See page 10 for viewing schedule**

**Legal Representative**

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

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



LOT  
**64****125 Oversley Road, Stoke-on-Trent,  
Staffordshire ST6 6TT**\*GUIDE PRICE **£80,000**

- Double fronted family home
- Spacious living accommodation
- Four bedrooms
- Gardens front and rear
- EPC – D

**Legal Representative**

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

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

LOT  
**65****603 Uttoxeter Road, Meir, Stoke-on-Trent,  
Staffordshire ST3 5LT**\*GUIDE PRICE **£40,000**

- Mid-terrace property
- Two reception rooms
- Three bedrooms
- Ground floor bathroom
- In need of modernisation
- Yard to rear
- EPC – D

**See page 10 for viewing schedule**

**Legal Representative**

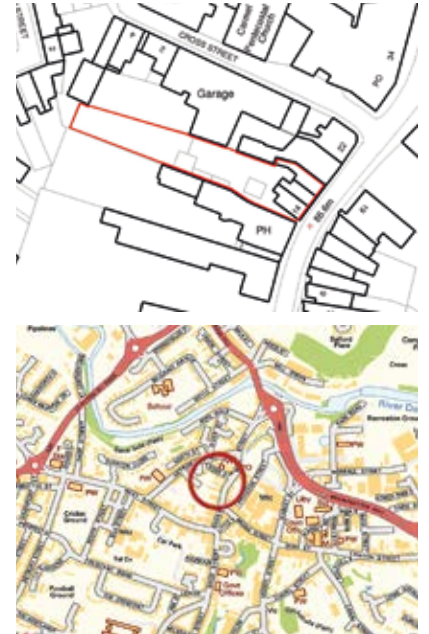
Mr Daniel Berger  
BBS Law Ltd  
1 The Cottages, Deva Centre, Trinity Way, Manchester, M3 7BE  
0161 8322 500  
daniel@bbslaw.co.uk

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

**LOT 66** 14, 16, 18 Mill Street, Congleton, Cheshire CW12 1AB



\*GUIDE PRICE **£90,000 plus**



- 3 x 2 storey retail units requiring repair and renovation
- Rear garden and outbuildings with pedestrian access to the side elevation from Mill Street
- Located within Congleton town centre
- Site area 0.14 acres
- NIA: 1,204 ss ft
- EPC – F (14)
- EPC – G (16)
- EPC – E (18)



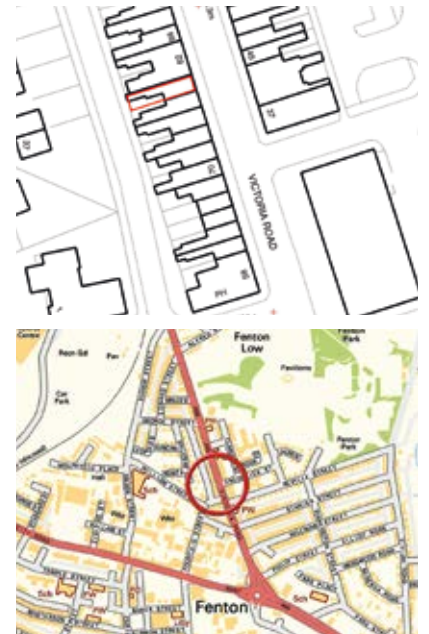
**Legal Representative**  
 Carolyn Brooksbank  
 Hibberts LLP Solicitors  
 144 Nantwich Road, Crewe, Cheshire, CW2 6BG  
 01270 215117  
 cjb@hibberts.com

**Apply:** Timothy A Brown Tel: 01260 271255 Email: contact@timothyabrown.co.uk

**LOT 67** 80 Victoria Road, Fenton, Stoke-on-Trent, Staffordshire ST4 2JX



\*GUIDE PRICE **£50,000**



- Mid-terrace mixed use property
- Ground floor lock up shop, formerly a post office
- Retail area with suspended ceiling, integrated lighting, kitchen, WC and basement
- Separate first floor one bedroom flat
- Central heating, UPVC doors and windows
- EPC – D
- EPC – D

**Legal Representative**  
 Mr Kevin Carroll  
 Brown & 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  
**68****74 Alastair Road, Oakhill, Newcastle-under-Lyme,  
Staffordshire ST4 5BH**\*GUIDE PRICE **£60,000 plus**

- Mid-terraced house
- Two bedrooms
- Two reception rooms
- UPVC double glazing
- Gas central heating
- EPC – E

See page 11 for viewing schedule

**Legal Representative**

Mr Murray Cantlay  
Woolliscrofts Solicitors  
Hollinshead Chambers, Butterfield  
Place, Tunstall, Stoke-on-Trent,  
Staffordshire, ST6 6BA  
01782 200632 DD  
mcantlay@woolliscrofts.co.uk

Apply: Newcastle Tel: 01782 622155 Email: [newcastle@bjbmail.com](mailto:newcastle@bjbmail.com)

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



## The region's number 1 property auctioneer\*

With 11 auctions in 2016 it's the fastest way to  
sell your property

For a free appraisal of your property  
call 0800 090 2200 or email [auction@bjbmail.com](mailto:auction@bjbmail.com)

butters john bee <sup>bjb</sup>

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

\* Source: El Group

LOT  
**69**

**99 Upper Hillchurch Street, Hanley, Stoke-on-Trent, Staffordshire ST1 2HQ**

\*GUIDE PRICE **£45,000 plus**



- Mid terrace property
- Two bedrooms
- Double glazing
- Central heating
- Convenient location
- EPC – C

See page 10 for viewing schedule

**Legal Representative**

Ms Oliveen Elliot  
Veale Wasbrough Vizards LLP  
45 Clarendon Road, Watford,  
WD17 1SZ  
01923 215 082  
oelliott@vww.co.uk

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

LOT  
**70**

**15 John Donne Street, Stafford, Staffordshire ST16 1PN**

\*GUIDE PRICE **£70,000**



- End terraced
- Two bedrooms
- Lounge
- Kitchen diner
- Bathroom
- EPC – D

**Legal Representative**

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

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

LOT  
**71****40 Hollinshead Avenue, Wolstanton, Newcastle-under-Lyme, Staffordshire ST5 9DH**

- Semi-detached house
- Three bedrooms
- Gas central heating
- UPVC double glazing
- Garden to front and rear
- EPC – D

**See page 11 for viewing schedule****Apply:** Newcastle Tel: 01782 622155 Email: [newcastle@bjbmail.com](mailto:newcastle@bjbmail.com)\*GUIDE PRICE **£75,000 plus**

*The seller is a registered social landlord and is therefore prohibited from selling a property to anyone who is an employee or director of the seller, or was in the last 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](mailto:stewart.freeman@shma.co.uk)

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

- Plot of land 0.05 acre
- PP Ref (58503/FUL)
- For two 3 bed semi
- EPC – N/A

**Apply:** Kidsgrove Tel: 01782 784442 Email: [kidsgrove@bjbmail.com](mailto:kidsgrove@bjbmail.com)\*GUIDE PRICE **£58,000****Legal Representative**

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

LOT  
**73****4 Willow Close, Chesterton, Newcastle-under-Lyme, Staffordshire ST5 7DL**\*GUIDE PRICE **£47,000 plus**

- Semi-detached house
- Three bedrooms
- Gas central heating
- Double glazing
- Rear vehicular access
- EPC – TBA

*It is our understanding that this property is considered to be of a non-traditional construction and we therefore suggest that interested parties make enquiries of mortgage lenders as to whether the property is considered suitable for mortgage purposes.*

**Legal Representative**

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

**Apply:** Newcastle Tel: 01782 622155 Email: [newcastle@bjbmail.com](mailto:newcastle@bjbmail.com)

# Proof of identity and address

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

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

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

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

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

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



LOT  
**74**

12 Stafford Road, Newport, Shropshire TF10 7LX

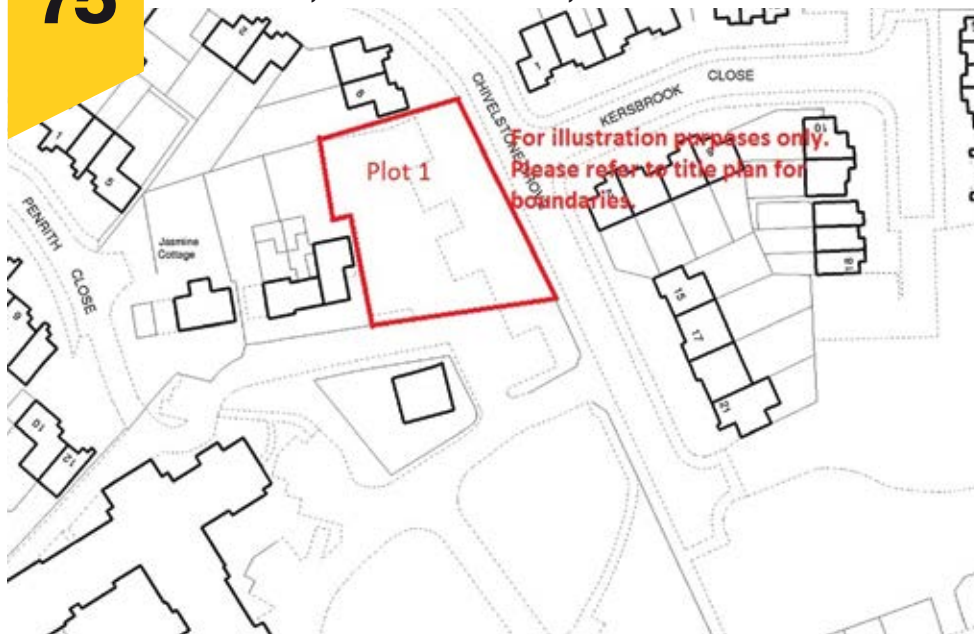
\*GUIDE PRICE **£180,000****XX PIC TO  
COME**

- Detached cottage
- Three bedrooms
- PP to extended into 4 bedrooms
- TWC/2016/0398
- Potential building plot subject to planning
- EPC – G

**Legal Representative**

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

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

LOT  
**75**Land adj to New Park House, Plot 1 Chivelstone Grove,  
Trentham, Stoke-on-Trent, Staffordshire ST4 8HN\*GUIDE PRICE **£125,000**

- Building plot
- 4 bed detached house
- Outline planning permission
- 0.21 acres
- S.O.T Ref: 58726/OUT
- Beautiful spot in Trentham

**Legal Representative**

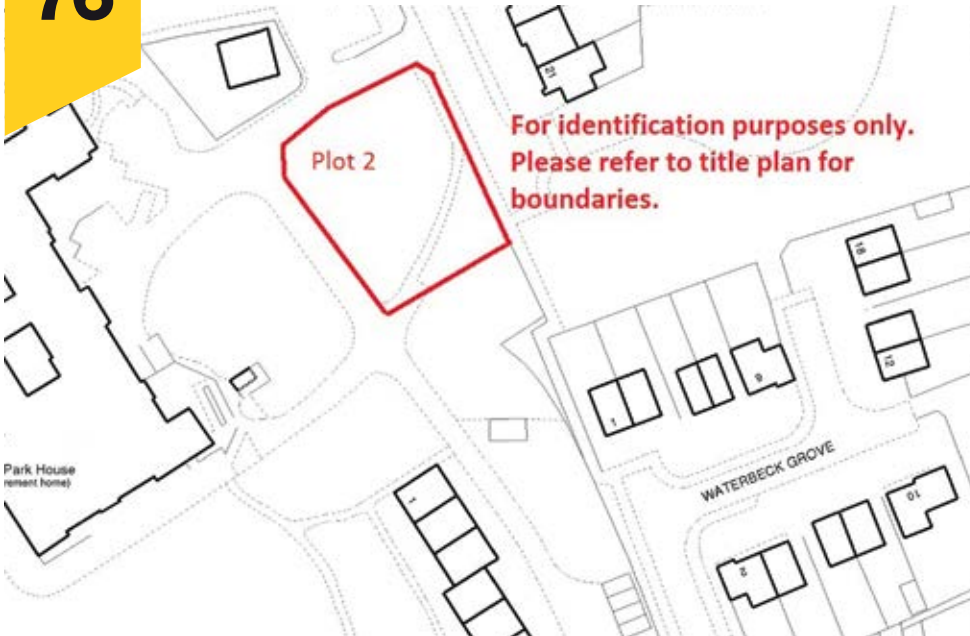
Emma Filipini  
Cohen Filipini  
10 Greenwood Street  
Altrincham  
WA14 1RZ  
0161 929 9993

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

LOT  
**76**

**Land adj to New Park House, Plot 2 Chivelstone Grove, Trentham, Stoke-on-Trent, Staffordshire ST4 8HN**

\*GUIDE PRICE **£125,000**



- Building plot
- Outline planning permission
- 0.24 acres
- 4 bed detached house
- S.O.T Ref: 58726/OUT
- Beautiful spot in Trentham

**Legal Representative**

Emma Filipini  
Cohen Filipini  
10 Greenwood Street  
Altrincham  
WA14 1RZ  
0161 929 9993

**Apply:** Newcastle Tel: 01782 622155 Email: [newcastle@bjbmail.com](mailto:newcastle@bjbmail.com)

LOT  
**77**

**Land adj to New Park House, Plot 3 Chivelstone Grove, Trentham, Stoke-on-Trent, Staffordshire ST4 8HN**

\*GUIDE PRICE **£100,000**



- Building plot
- 3 bed detached bungalow
- 0.17 acres
- Outline planning permission
- S.O.T Ref: 58726/OUT
- Beautiful spot in Trentham

**Legal Representative**

Emma Filipini  
Cohen Filipini  
10 Greenwood Street  
Altrincham  
WA14 1RZ  
0161 929 9993

**Apply:** Newcastle Tel: 01782 622155 Email: [newcastle@bjbmail.com](mailto:newcastle@bjbmail.com)



# AUCTION FINANCE AVAILABLE

Call us on **0800 083 5035**



INVESTMENT  
PROPERTY



COMMERCIAL  
PROPERTY



DEVELOPMENT  
FINANCE

**INDEPENDENT, IMPARTIAL FUNDING SOLUTIONS**

# HOME SWEET HOME

# OR HOUSE OF HORRORS?

## FIND OUT IN THE RICS HOMEBUYER REPORT



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

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

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

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



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

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

# 0800 2800 699

01782 211150 • Fax: 01782 202159 • Email: [survey@bjbmail.com](mailto:survey@bjbmail.com) • [www.buttersjohnbee.com](http://www.buttersjohnbee.com)

# Notes

---

# Notes

---

# Notes

---

3rd Edition. Reproduced with the consent of  RICS

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

## Glossary

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

Wherever it makes sense:

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

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

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

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

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

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

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

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

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

**Auctioneers** The auctioneers at the **auction**.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

**Transfer** Transfer includes a conveyance or assignment (and “to transfer” includes “to convey” or “to assign”).

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

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

**VAT option** An option to tax.

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

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

## Important notice

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

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

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

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

## Auction Conduct Conditions

### A1 Introduction

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

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

### A2 Our role

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

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

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

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

### A3 Bidding and reserve prices

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

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

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

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

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

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

### A4 The particulars and other information

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

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

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

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

### A5 The contract

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

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

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

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

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

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

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

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

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

## General Conditions

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

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

### G1 The lot

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

- G1.9 The **buyer** buys with full knowledge of:  
 (a) the **documents**, whether or not the **buyer** has read them; and  
 (b) the physical condition of the **lot** and what could reasonably be discovered on inspection of it, whether or not the **buyer** has inspected it.
- G1.10 The **buyer** is not to rely on the information contained in the **particulars** but may rely on the **seller's** conveyancer's written replies to preliminary enquiries to the extent stated in those replies.
- G2 Deposit**
- G2.1 The amount of the deposit is the greater of:  
 (a) any minimum deposit stated in the **auction conduct conditions** (or the total **price**, if this is less than that minimum); and  
 (b) 10% of the **price** (exclusive of any **VAT** on the **price**).
- G2.2 The deposit  
 (a) must be paid in pounds sterling by cheque or banker's draft drawn on an **approved financial institution** (or by any other means of payment that the **auctioneers** may accept); and  
 (b) is to be held as stakeholder unless the **auction conduct conditions** provide that it is to be held as agent for the **seller**.
- G2.3 Where the **auctioneers** hold the deposit as stakeholder they are authorised to release it (and interest on it if applicable) to the **seller** on **completion** or, if **completion** does not take place, to the person entitled to it under the **sale conditions**.
- G2.4 If a cheque for all or part of the deposit is not cleared on first presentation the **seller** may treat the **contract** as at an end and bring a claim against the **buyer** for breach of contract.
- G2.5 Interest earned on the deposit belongs to the **seller** unless the **sale conditions** provide otherwise.
- G3 Between contract and completion**
- G3.1 Unless the **special conditions** state otherwise, the **seller** is to insure the **lot** from and including the **contract date** to **completion** and:  
 (a) produce to the **buyer** on request all relevant insurance details;  
 (b) pay the premiums when due;  
 (c) if the **buyer** so requests, and pays any additional premium, use reasonable endeavours to increase the sum insured or make other changes to the policy;  
 (d) at the request of the **buyer** use reasonable endeavours to have the **buyer's** interest noted on the policy if it does not cover a contracting purchaser;  
 (e) unless otherwise agreed, cancel the insurance at **completion**, apply for a refund of premium and (subject to the rights of any tenant or other third party) pay that refund to the **buyer**; and  
 (f) (subject to the rights of any tenant or other third party) hold on trust for the **buyer** any insurance payments that the **seller** receives in respect of loss or damage arising after the **contract date** or assign to the **buyer** the benefit of any claim; and the **buyer** must on **completion** reimburse to the **seller** the cost of that insurance (to the extent not already paid by the **buyer** or a tenant or other third party) for the period from and including the **contract date** to **completion**.
- G3.2 No damage to or destruction of the **lot** nor any deterioration in its condition, however caused, entitles the **buyer** to any reduction in **price**, or to delay **completion**, or to refuse to complete.
- G3.3 Section 47 of the Law of Property Act 1925 does not apply.
- G3.4 Unless the **buyer** is already lawfully in occupation of the **lot** the **buyer** has no right to enter into occupation prior to **completion**.
- G4 Title and identity**
- G4.1 Unless **condition** G4.2 applies, the **buyer** accepts the title of the **seller** to the **lot** as at the **contract date** and may raise no requisition or objection except in relation to any matter that occurs after the **contract date**.
- G4.2 If any of the **documents** is not made available before the **auction** the following provisions apply:  
 (a) The **buyer** may raise no requisition on or objection to any of the documents that is made available before the **auction**.  
 (b) If the **lot** is registered land the **seller** is to give to the **buyer** within five **business days** of the **contract date** an official copy of the entries on the register and title plan and, where noted on the register, of all documents subject to which the **lot** is being sold.  
 (c) If the **lot** is not registered land the **seller** is to give to the **buyer** within five **business days** an abstract or epitome of title starting from the root of title mentioned in the **special conditions** (or, if none is mentioned, a good root of title more than fifteen years old) and must produce to the **buyer** the original or an examined copy of every relevant **document**.  
 (d) If title is in the course of registration, title is to consist of certified copies of:  
 (i) the application for registration of title made to the

- land registry;  
 (ii) the **documents** accompanying that application;  
 (iii) evidence that all applicable stamp duty land tax relating to that application has been paid; and  
 (iv) a letter under which the **seller** or its conveyancer agrees to use all reasonable endeavours to answer any requisitions raised by the land registry and to instruct the land registry to send the completed registration documents to the **buyer**.  
 (e) The **buyer** has no right to object to or make requisitions on any title information more than seven **business days** after that information has been given to the **buyer**.
- G4.3 Unless otherwise stated in the **special conditions** the **seller** sells with full title guarantee except that (and the **transfer** shall so provide):  
 (a) the covenant set out in section 3 of the Law of Property (Miscellaneous Provisions) Act 1994 shall not extend to matters recorded in registers open to public inspection; these are to be treated as within the actual knowledge of the **buyer**; and  
 (b) the covenant set out in section 4 of the Law of Property (Miscellaneous Provisions) Act 1994 shall not extend to any condition or tenant's obligation relating to the state or condition of the **lot** where the **lot** is leasehold property.
- G4.4 The **transfer** is to have effect as if expressly subject to all matters subject to which the **lot** is sold under the **contract**.
- G4.5 The **seller** does not have to produce, nor may the **buyer** object to or make a requisition in relation to, any prior or superior title even if it is referred to in the **documents**.
- G4.6 The **seller** (and, if relevant, the **buyer**) must produce to each other such confirmation of, or evidence of, their identity and that of their mortgagees and attorneys (if any) as is necessary for the other to be able to comply with applicable Land Registry Rules when making application for registration of the transaction to which the **conditions** apply.
- G5 Transfer**
- G5.1 Unless a form of **transfer** is prescribed by the **special conditions**:  
 (a) the **buyer** must supply a draft **transfer** to the **seller** at least ten **business days** before the **agreed completion date** and the endorsement (signed as a deed by the **buyer** if **condition** G5.2 applies) five **business days** before that date or (if later) two **business days** after the draft has been approved by the **seller**; and  
 (b) the **seller** must approve or revise the draft **transfer** within five **business days** of receiving it from the **buyer**.
- G5.2 If the **seller** remains liable in any respect in relation to the **lot** (or a tenancy) following completion the **buyer** is specifically to covenant in the transfer to indemnify the **seller** against that liability.
- G5.3 The **seller** cannot be required to **transfer** the **lot** to anyone other than the **buyer**, or by more than one **transfer**.
- G6 Completion**
- G6.1 **Completion** is to take place at the offices of the **seller's** conveyancer, or where the **seller** may reasonably require, on the **agreed completion date**. The **seller** can only be required to complete on a **business day** and between the hours of 0930 and 1700.
- G6.2 The amount payable on **completion** is the balance of the **price** adjusted to take account of apportionments plus (if applicable) **VAT** and interest.
- G6.3 Payment is to be made in pounds sterling and only by:  
 (a) direct transfer to the **seller's** conveyancer's client account; and  
 (b) the release of any deposit held by a stakeholder.
- G6.4 Unless the **seller** and the **buyer** otherwise agree, **completion** cannot take place until both have complied with their obligations under the **contract** and the balance of the **price** is unconditionally received in the **seller's** conveyancer's client account.
- G6.5 If **completion** takes place after 1400 hours for a reason other than the **seller's** default it is to be treated, for the purposes of apportionment and calculating interest, as if it had taken place on the next **business day**.
- G6.6 Where applicable the **contract** remains in force following **completion**.
- G7 Notice to complete**
- G7.1 The **seller** or the **buyer** may on or after the **agreed completion date** but before **completion** give the other notice to complete within ten **business days** (excluding the date on which the notice is given) making time of the essence.
- G7.2 The person giving the notice must be **ready to complete**.
- G7.3 If the **buyer** fails to comply with a notice to complete the **seller** may, without affecting any other remedy the **seller** has:

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



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

# Special Conditions of Sale Sale memorandum

---

Date .....

Name and address of **seller**

Name and address of **buyer**

.....

.....

.....

.....

.....

.....

Tel: .....

Tel: .....

Lot .....

Address .....

The price (excluding any **VAT**) £ .....

Deposit paid £ .....

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

We acknowledge receipt of the deposit .....

Signed by the **buyer** .....

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

The **seller's** conveyancer is

The **buyer's** conveyancer is

Name .....

Name .....

Address .....

Address .....

.....

.....

.....

.....

.....

.....

Contact .....

Contact .....

# Registration Form for Proxy/Telephone/Internet Bidding

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

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

Date of Auction ..... Lot Numbers .....

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

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

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

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

## Purchaser's Details

Full Name .....

Company .....

Address .....

..... Postcode .....

Telephone: Business ..... Home ..... Mobile .....

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

Solicitors .....

..... Postcode .....

For the attention of ..... Telephone .....

Signature of Prospective Purchaser ..... Date .....

Name (BLOCK CAPITALS) .....

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

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

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

## TERMS AND CONDITIONS FOR PROXY/TELEPHONE BIDDERS/INTERNET BIDDERS

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

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

## Head Office

Lake View  
Festival Way  
Stoke-on-Trent  
ST1 5BJ

Alsager  
01270 877 778  
alsager@bjbmail.com

Cannock  
01543 500030  
cannock@bjbmail.com

Congleton  
01260 280 000  
congleton@bjbmail.com

Crewe  
01270 213 541  
crewe@bjbmail.com

Hanley  
01782 202 600  
hanley@bjbmail.com

Kidsgrove  
01782 784 442  
kidsgrove@bjbmail.com

Longton  
01782 594 777  
longton@bjbmail.com

Macclesfield  
01625 869996  
macclesfield@  
bjbmail.com

Nantwich  
01270 623 444  
nantwich@bjbmail.com

Newcastle  
01782 622 155  
newcastle@bjbmail.com

Northwich  
01606 352888  
northwich@bjbmail.com

Sandbach  
01270 768 919  
sandbach@bjbmail.com

Stone  
01785 813 400  
stone@bjbmail.com

Stafford  
01785 246 000  
stafford@bjbmail.com

Telford  
01952 204420  
telford@bjbmail.com

Winsford  
01606 593444  
winsford@bjbmail.com

Wolverhampton  
01902 710888  
wolverhampton@  
bjbmail.com

**Commercial**  
0800 090 2290  
commercial@bjbmail.com

**Residential Lettings**  
01782 211144  
lettings@bjbmail.com

**Survey Department**  
0800 280 0699  
survey@bjbmail.com

**General Auctions**  
01782 267752  
ws@bjbmail.com

**Property Auctions**  
0800 090 2200  
auction@bjbmail.com