

butters john bee^{bjb}



**Property
auction
catalogue**

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

Monday 10 October 2016

www.buttersjohnbee.com

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

2016 Auction Dates Closing Date For Entries

18 January 2016 — 8 December 2015

29 February 2016 — 25 January 2016

11 April 2016 — 8 March 2016

9 May 2016 — 12 April 2016

13 June 2016 — 10 May 2016

18 July 2016 — 7 June 2016

15 August 2016 — 28 June 2016

12 September 2016 — 2 August 2016

10 October 2016 — 6 September 2016

14 November 2016 — 27 September 2016

12 December 2016 — 1 November 2016



All auctions starting at 6.30pm

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Freehold & Leasehold Lots

offered in conjunction with...



74 Lots

ENGLAND, STICKLAND & NEALE SOLICITORS

WOOLLISCROFTS SOLICITORS

SHAKESPEARES

B&C SOLICITORS

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Hand Morgan & Owen Solicitors

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WHITEHEADS SOLICITORS NEWCASTLE-UPON-TYNE

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GRAHAM WITHERS SOLICITORS

COOKS SOLICITORS Conveyancing and Probate - 01782 610999 All other matters - 01782 713755

JAMESONS Property Lawyers & Commissioners for Oaths

HALL SMITH WHITTINGHAM LLP SOLICITORS & HIGHER COURT ADVOCATES

JOHN BURTON SOLICITORS

DIXON RIGBY KEOGH SOLICITORS

tinsdill solicitors

GRINDEYS | Solicitors

BUTCHER & BARLOW LLP Solicitors and Notaries

TERRY JONES Solicitors

Did you know?

74

lots in this
auction

**OVER
350**

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

**OVER
£28m**

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

Buyer's registration form

You do not have to register prior to the auction however if you are intending to bid please complete this form prior to bidding.

Please remember all purchasers are required to provide proof of identity (current signed passport/current UK photo card driving licence etc) and evidence of address (utility bill/bank or building society statement etc).

Buyer's Administration Fee

Each successful buyer will be required to pay **butters john bee** a Buyer's Administration Fee on exchange of contracts for each lot purchased of £625 plus VAT.

Signing contracts and paying 10% deposit money

After the administration process, you will be taken to the solicitor to sign the contract and pay the deposit money.

Lot No(s):

Property:

Bidder's Name: Buyer's Name:

Bidder's Co: Buyer's Co:

Tel. No: Tel. No:

Email: Email:

Address: Address:

.....

.....

Your Solicitors: Contact + Tel No:

Solicitor's address:

.....

If you are the successful bidder, your finance arrangements will be verified by a representative of bjb Financial Services.

FOR OFFICE USE ONLY:

Proof of identity:

Document:

Number:

Proof of address:

Document:

Number:

PURCHASER'S RECEIPT

Date:

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

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

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

butters john bee limited VAT No: 159 8572 54

Admin clerk initials

butters john bee ^{bjb}

Property auction buyer's guide

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

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

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

Proof of identity and address

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

Original documents MUST be provided. Photocopies are NOT acceptable.

Identity document

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

Evidence of Address

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

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

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

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

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

AUCTION FINANCE AVAILABLE

Call us on **0800 083 5035**



INVESTMENT
PROPERTY



COMMERCIAL
PROPERTY



DEVELOPMENT
FINANCE

INDEPENDENT, IMPARTIAL FUNDING SOLUTIONS

Order of sale (unless previously sold or withdrawn)

The Best Western Moat House Hotel, Stoke-on-Trent, Staffordshire, ST1 5BQ Monday 10 October 2016 at 6.30pm

- 1** 9 Wellington Street, Hanley, Stoke-on-Trent, Staffordshire ST1 3RA
- 2** 27 Darnley Street, Shelton, Stoke-on-Trent, Staffordshire ST4 2BH
- 3** 47 Parklands, Wellington, Telford, Shropshire TF1 3EG
- 4** 21 Cedar Close, Rock Bank, Telford, Shropshire TF3 5BW
- 5** Unit 2, 22b Noble Street, Wem, Shropshire SY4 5DZ
- 6** Keddington, Tern Hill Road, Market Drayton, Shropshire TF9 3PR
- 7** Stowford Cottage, Weston Road, Crewe, Cheshire CW1 5XW
- 8** 99 Richmond Street, Penkhull, Stoke-on-Trent, Staffordshire ST4 7DZ
- 9** 64 Parklands, Wellington, Telford, Shropshire TF1 3EG
- 10** 66 Hayward Avenue, Donnington, Telford, Shropshire TF2 8DG
- 11** 23 County Road, Stafford, Staffordshire ST16 2PU
- 12** 3 Springhill Close, Madeley, Telford, Shropshire TF7 4DA
- 13** 78 Herbert Street, Crewe, Cheshire CW1 5LZ
- 14** 21 Lindley Street, Cobridge, Stoke-on-Trent, Staffordshire ST6 2DW
- 15** 29 Wealdstone, Woodside, Telford, Shropshire TF7 5PS
- 16** 87 Park Road, Donnington, Telford, Shropshire TF2 8BP
- 17** 87 Upper Milehouse Lane, Newcastle-under-Lyme, Staffordshire ST5 9JZ
- 18** 30 Rowley Avenue, Chesterton, Newcastle-under-Lyme, Staffordshire ST5 7NP
- 19** 80 Constantine Way, Bilston, Wolverhampton WV14 8GX
- 20** 16 Shropshire Street, Market Drayton, Shropshire TF9 3BY
- 21** 107 St Matthews Road, Donnington, Telford, Shropshire TF2 7NZ
- 22** 93 Westbourne, Woodside, Telford, Shropshire TF7 5QL
- 23** Flat 1 and Flat 2, 50a Broomhill Street, Tunstall, Stoke-on-Trent, Staffordshire ST6 5JD
- 24** 11 Farm Lodge Grove, Malinslee, Telford, Shropshire TF3 2HP
- 25** 11 Oakengates Road, Donnington, Telford, Shropshire TF2 8BY
- 26** LOT WITHDRAWN
- 27** 19 Middlewich Street, Crewe, Cheshire CW1 4BS
- 28** 101 Madison Street, Tunstall, Stoke-on-Trent, Staffordshire ST6 5HS
- 29** 3 Wharf Terrace, Madeley Heath, Crewe, Cheshire CW3 9LW
- 30** 9 New Street, Elworth, Sandbach, Cheshire CW11 3JF
- 31** 281 Oxford Gardens, Stafford, Staffordshire ST16 3JQ
- 32** 23 Charlecote Park, Telford, Shropshire TF3 5HB
- 33** 7 Farm Lodge Grove, Malinslee, Telford, Shropshire TF3 2HP
- 34** Land at 32 High Street, Mow Cop, Stoke-on-Trent ST7 3NZ
- 35** 372 Waterloo Road, Cobridge, Stoke-on-Trent, Staffordshire ST1 5EH
- 36** 9 Brockley Square, Hanley, Stoke-on-Trent, Staffordshire ST1 5LY
- 37** 10 Trinity Street, Hanley, Stoke-on-Trent, Staffordshire ST1 5LA
- 38** Premises at Bournes Bank, Burslem, Stoke-on-Trent, Staffordshire ST6 3FA
- 39** Land at Smithy Bungalow, Adderley, Market Drayton, Shropshire TF9 3TD
- 40** 5 Royden Avenue, Northwood, Stoke-on-Trent, Staffordshire ST1 6AW
- 41** Land at Slacken Lane, Talke, Stoke-on-Trent, Staffordshire ST7 1NQ
- 42** 218 King Street, Fenton, Stoke-on-Trent, Staffordshire ST4 3EN
- 43** 68 Wistaston Road, Willaston, Nantwich, Cheshire CW5 6QL
- 44** 256 High Street, Silverdale, Newcastle-under-Lyme, Staffordshire ST5 6LJ
- 45** 24 Flash Lane, Trent Vale, Stoke-on-Trent, Staffordshire ST4 5QZ
- 46** Apartments 1 & 2 Foxhaven, Marston Road, Stafford, Staffordshire ST16 3BU
- 47** 6 St Bernards Road, Knutton, Newcastle-under-Lyme, Staffordshire ST5 6HH
- 48** 36 Hilltop Avenue, Newcastle-under-Lyme, Staffordshire ST5 0QF
- 49** 8 Oakland Avenue, Haslington, Crewe, Cheshire CW1 5PB
- 50** 4 Albion Street, Hanley, Stoke-on-Trent, Staffordshire ST1 1QH
- 51** Bridgnorth House, Bridgnorth Road, Telford, Shropshire TF7 4JB
- 52** 24 Hightown, Crewe, Cheshire CW1 3BS
- 53** 27 Turner Street, Birches Head, Stoke-on-Trent, Staffordshire ST1 2ND
- 54** 341 & 341a Ruxley Road, Bucknall, Stoke-on-Trent, Staffordshire ST2 9AZ
- 55** 12 Glendale Street, Burslem, Stoke-on-Trent, Staffordshire ST6 2EP
- 56** 11 Carr Street, Packmoor, Stoke-on-Trent, Staffordshire ST7 4SP
- 57** 7 Trubshaw Place, Kidsgrove, Stoke-on-Trent, Staffordshire ST7 4SB
- 58** 18 Holding Crescent, Halmer End, Stoke-on-Trent, Staffordshire ST7 8AS
- 59** 51 Middlewich Street, Crewe, Cheshire CW1 4DA
- 60** Sunny View, Middlewich Road, Wistaston, Cheshire CW5 6PB
- 61** The Bank House, Stafford Street, Eccleshall, Stafford ST21 6BH
- 62** 10 Farcroft Avenue, Chesterton, Newcastle-under-Lyme, Staffordshire ST5 7NA
- 63** 12 Meadow Road, Barlaston, Stoke-on-Trent, Staffordshire ST12 9EJ
- 64** 5 Turner Avenue, Wood Lane, Bignall End, Stoke-on-Trent, Staffordshire ST7 8PF
- 65** Kent Green Chapel, Cinderhill Lane, Scholar Green, Stoke-on-Trent, Staffordshire ST7 3HR
- 66** LOT WITHDRAWN
- 67** 11 Church Street, Silverdale, Newcastle-under-Lyme, Staffordshire ST5 6JQ
- 68** 203 City Road, Fenton, Stoke-on-Trent, Staffordshire ST4 2PL
- 69** 19 Fanshawe Walk, Crewe, Cheshire CW2 6LU
- 70** 5 Wistaston Avenue, Crewe, Cheshire CW2 8QR
- 71** 20 Rutland Street, Hanley, Stoke-on-Trent, Staffordshire ST1 5JG
- 72** 92 Meredith Street, Crewe, Cheshire CW1 2PL
- 73** 10 Hungerford Terrace, Crewe, Cheshire CW1 6HF
- 74** 10 Oakshaw Grove, Trentham, Stoke-on-Trent, Staffordshire ST4 8UB

Bought an investment?

Email lettings@bjbmail.com to organise a free and honest appraisal of your property

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Order of sale in alphabetical order

LOT	ADDRESS
50	4 Albion Street, Hanley, Stoke-on-Trent, Staffordshire ST1 1QH
38	Premises at Bournes Bank, Burslem, Stoke-on-Trent, Staffordshire ST6 3FA
51	Bridgnorth House, Bridgnorth Road, Telford, Shropshire TF7 4JB
36	9 Brockley Square, Hanley, Stoke-on-Trent, Staffordshire ST1 5LY
23	Flat 1 and Flat 2, 50a Broomhill Street, Tunstall, Stoke-on-Trent, Staffordshire ST6 5JD
56	11 Carr Street, Packmoor, Stoke-on-Trent, Staffordshire ST7 4SP
4	21 Cedar Close, Rock Bank, Telford, Shropshire TF3 5BW
32	23 Charlecote Park, Telford, Shropshire TF3 5HB
67	11 Church Street, Silverdale, Newcastle-under-Lyme, Staffordshire ST5 6JQ
65	Kent Green Chapel, Cinderhill Lane, Scholar Green, Stoke-on-Trent, Staffordshire ST7 3HR
68	203 City Road, Fenton, Stoke-on-Trent, Staffordshire ST4 2PL
19	80 Constantine Way, Bilston, Wolverhampton WV14 8GX
11	23 County Road, Stafford, Staffordshire ST16 2PU
2	27 Darnley Street, Shelton, Stoke-on-Trent, Staffordshire ST4 2BH
69	19 Fanshawe Walk, Crewe, Cheshire CW2 6LU
62	10 Farcroft Avenue, Chesterton, Newcastle-under-Lyme, Staffordshire ST5 7NA
24	11 Farm Lodge Grove, Malinslee, Telford, Shropshire TF3 2HP
33	7 Farm Lodge Grove, Malinslee, Telford, Shropshire TF3 2HP
45	24 Flash Lane, Trent Vale, Stoke-on-Trent, Staffordshire ST4 5QZ
55	12 Glendale Street, Burslem, Stoke-on-Trent, Staffordshire ST6 2EP
10	66 Hayward Avenue, Donnington, Telford, Shropshire TF2 8DG
13	78 Herbert Street, Crewe, Cheshire CW1 5LZ
34	Land at 32 High Street, Mow Cop, Stoke-on-Trent ST7 3NZ
44	256 High Street, Silverdale, Newcastle-under-Lyme, Staffordshire ST5 6LJ
52	24 Hightown, Crewe, Cheshire CW1 3BS
48	36 Hilltop Avenue, Newcastle-under-Lyme, Staffordshire ST5 0QF
58	18 Holding Crescent, Halmer End, Stoke-on-Trent, Staffordshire ST7 8AS
73	10 Hungerford Terrace, Crewe, Cheshire CW1 6HF
42	218 King Street, Fenton, Stoke-on-Trent, Staffordshire ST4 3EN
14	21 Lindley Street, Cobridge, Stoke-on-Trent, Staffordshire ST6 2DW
28	101 Madison Street, Tunstall, Stoke-on-Trent, Staffordshire ST6 5HS
46	Apartments 1 & 2 Foxhaven, Marston Road, Stafford, Staffordshire ST16 3BU
63	12 Meadow Road, Barlaston, Stoke-on-Trent, Staffordshire ST12 9EJ
72	92 Meredith Street, Crewe, Cheshire CW1 2PL
60	Sunny View, Middlewich Road, Wistaston, Cheshire CW5 6PB

LOT	ADDRESS
27	19 Middlewich Street, Crewe, Cheshire CW1 4BS
59	51 Middlewich Street, Crewe, Cheshire CW1 4DA
30	9 New Street, Elworth, Sandbach, Cheshire CW11 3JF
5	Unit 2, 22b Noble Street, Wem, Shropshire SY4 5DZ
25	11 Oakengates Road, Donnington, Telford, Shropshire TF2 8BY
49	8 Oakland Avenue, Haslington, Crewe, Cheshire CW1 5PB
74	10 Oakshaw Grove, Trentham, Stoke-on-Trent, Staffordshire ST4 8UB
31	281 Oxford Gardens, Stafford, Staffordshire ST16 3JQ
16	87 Park Road, Donnington, Telford, Shropshire TF2 8BP
3	47 Parklands, Wellington, Telford, Shropshire TF1 3EG
9	64 Parklands, Wellington, Telford, Shropshire TF1 3EG
8	99 Richmond Street, Penkull, Stoke-on-Trent, Staffordshire ST4 7DZ
18	30 Rowley Avenue, Chesterton, Newcastle-under-Lyme, Staffordshire ST5 7NP
40	5 Royden Avenue, Northwood, Stoke-on-Trent, Staffordshire ST1 6AW
71	20 Rutland Street, Hanley, Stoke-on-Trent, Staffordshire ST1 5JG
54	341 & 341a Ruxley Road, Bucknall, Stoke-on-Trent, Staffordshire ST2 9AZ
20	16 Shropshire Street, Market Drayton, Shropshire TF9 3BY
41	Land at Slacken Lane, Talke, Stoke-on-Trent, Staffordshire ST7 1NQ
39	Land at Smithy Bungalow, Adderley, Market Drayton, Shropshire TF9 3TD
12	3 Springhill Close, Madeley, Telford, Shropshire TF7 4DA
47	6 St Bernards Road, Knutton, Newcastle-under-Lyme, Staffordshire ST5 6HH
21	107 St Matthews Road, Donnington, Telford, Shropshire TF2 7NZ
61	The Bank House, Stafford Street, Eccleshall, Stafford ST21 6BH
6	Keddington, Tern Hill Road, Market Drayton, Shropshire TF9 3PR
37	10 Trinity Street, Hanley, Stoke-on-Trent, Staffordshire ST1 5LA
57	7 Trubshaw Place, Kidsgrove, Stoke-on-Trent, Staffordshire ST7 4SB
64	5 Turner Avenue, Wood Lane, Bignall End, Stoke-on-Trent, Staffordshire ST7 8PF
53	27 Turner Street, Birches Head, Stoke-on-Trent, Staffordshire ST1 2ND
17	87 Upper Milehouse Lane, Newcastle-under-Lyme, Staffordshire ST5 9JZ
35	372 Waterloo Road, Cobridge, Stoke-on-Trent, Staffordshire ST1 5EH
15	29 Wealdstone, Woodside, Telford, Shropshire TF7 5PS
1	9 Wellington Street, Hanley, Stoke-on-Trent, Staffordshire ST1 3RA
22	93 Westbourne, Woodside, Telford, Shropshire TF7 5QL
7	Stowford Cottage, Weston Road, Crewe, Cheshire CW1 5XW
29	3 Wharf Terrace, Madeley Heath, Crewe, Cheshire CW3 9LW
70	5 Wistaston Avenue, Crewe, Cheshire CW2 8QR
43	68 Wistaston Road, Willaston, Nantwich, Cheshire CW5 6QL

Is your property suitable for sale by auction?

Email auction@bjbmail.com

to organise a FREE and honest appraisal of your property

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Viewing schedule

Viewing Schedule for properties in and around Crewe on Friday 16th and 23rd and 30th September and 7th October 2016 also Saturday 17th and 24th September and 1st and 8th October 2016

LOT	ADDRESS	TIME
13	78 Herbert Street, Sydney, Crewe, Cheshire, CW1 5LZ	09.30-10.00
27	19 Middlewich Street, Crewe, Cheshire, CW1 4BS	10.15-10.45
59	51 Middlewich Street, Crewe, Cheshire, CW1 4DA	11.00-11.30
72	92 Meredith Street, Crewe, Cheshire, CW1 2PL	11.45-12.15
73	10 Hungerford Terrace, Crewe, Cheshire, CW1 6HF	13.15-13.45
7	Stowford Cottage, Weston Road, Crewe, Cheshire, CW1 5XW	14.00-14.30

Viewing Schedule for Commercial properties Thursday 22nd Sept, Thursday 29th Sept and Thursday 6th October 2016

LOT	ADDRESS	TIME
68	203 City Road, Fenton, Stoke-on-Trent, Staffordshire, ST4 2PL	2.30pm

Thursday 22nd September and 6th October

LOT	ADDRESS	TIME
20	16 Shropshire Street, Market Drayton, Shropshire, TF9 3BY	4.00pm

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.

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Viewing schedule (contd)

Viewing Schedule for properties in and around Newcastle on Monday 19th September, Thursday 22nd September, Monday 26th September, Thursday 29th September, Saturday 1st October, Thursday 6th October, Monday 10th October

LOT	ADDRESS	TIME
63	12 Meadow Road, Barlaston, Stoke-on-Trent, ST12 9EJ	9.30am–9.45am
45	24 Flash Lane, Trent Vale, Stoke-on-Trent, ST4 5QZ	10.00am–10.15am
8	99 Richmond Street, Penkhull, Stoke-on-Trent, ST4 7DZ	10.25am–10.40am
48	36 Hilltop Avenue, Basford, Newcastle, ST5 0QF	11.10am–11.25am
17	87 Milehouse Lane, Newcastle, ST5 9JZ	11.40am–11.55am
62	10 Farcroft Avenue, Chesterton, Newcastle, ST5 7NA	12.05pm–12.20pm
18	30 Rowley Avenue, Chesterton, Newcastle, ST5 7NL	12.30pm–12.45pm
64	5 Turner Avenue, Wood Lane, Stoke-on-Trnt, ST7 8PF	1.00pm–1.15pm
58	18 Holding Crescent, Halmerend, Stoke-on-Trent, ST7 8AS	1.25pm–1.40pm
47	6 St Bernard's Road, Knutton, Newcastle, ST5 6HH	1.50pm–2.05pm
44	256 High Street, Silverdale, Newcastle, ST5 6LJ	2.15pm–2.30pm
67	11 Church Street, Silverdale, Newcastle, ST5 6JQ	2.40pm–2.55pm
29	3 Wharf Terrace, Madeley Heath, Crewe, CW3 9LW	3.05pm–3.20pm
6	Keddington, Tern Hill Road, Market Drayton, TF9 3PR (N.B. see website for directions to Keddington as sat nav may mis-direct)	4pm–4.20pm

Auction Department 0800 090 2200

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

Is your property suitable for sale by auction?

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

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Viewing schedule (contd)

Viewing Schedule for Properties in and around Telford on Saturday 17th September, Thursday 22nd September, Thursday 29th September and Thursday 6th October

LOT	ADDRESS	TIME
15	29 Wealdstone, Woodside, Telford, Shropshire, TF7 5PS	09.00–09.20
22	93 Westbourne, Woodside, Telford, Shropshire, TF7 5QL	09.30–09.45
12	3 Springhill Close, Madeley, Telford, Shropshire, TF7 4DA	10.05–10.25
32	23 Charlecote Park, Telford, Shropshire, TF3 5HB	10.50–11.05
04	1 Cedar Close, Rock Bank, Telford, Shropshire, TF3 5BW	11.15–11.30
03	47 Parklands, Wellington, Telford, Shropshire, TF1 3EG	12.00–12.15
09	64 Parklands, Wellington, Telford, Shropshire, TF1 3EG	12.20–12.35
16	87 Park Road Donnington, Telford, Shropshire, TF2 8BP	13.30–13.45
25	11 Oakengates Road, Donnington, Shropshire, Telford, TF2 8BY	13.50–14.05
10	66 Hayward Avenue, Donnington, Telford, Shropshire, TF2 8DG	14.15–14.30
21	107 St Matthews Road, Donnington, Telford, Shropshire, TF2 7NZ	14.40–14.55

Viewing Schedule for properties in and around Hanley on Tuesday 27th September, Friday 30th September, Tuesday 4th October 2016, Friday 7th October 2016

LOT	PROPERTY	TIME
2	27 Darnley Street, Shelton, Stoke-on-Trent, ST4 2BH	9.20
54	341 & 341a Ruxley Road, Stoke-on-Trent, ST2 9AZ	9.50
53	27 Turner Street, Birches Head, Stoke-on-Trent, ST1 2ND	10.30
71	20 Rutland Street, Hanley, Stoke-on-Trent, ST1 5JG	11.00
1	9 Wellington Street, Hanley, Stoke-on-Trent, ST1 3RA	11.30
14	21 Lindley Street, Cobridge, Stoke-on-Trent, ST6 2DW	12.00
55	12 Glendale Street, Burslem, Stoke-on-Trent, ST6 2EP	12.30
35	372 Waterloo Road, Cobridge, Stoke-on-Trent, ST1 5EH	13.00
23	Flat 1 & 20, 50a Broomhill Street, Stoke-on-Trent, ST6 5JD	13.30
28	101 Madison Street, Tunstall, Stoke-on-Trent, ST6 5HS	14.00

Auction Department 0800 090 2200

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

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LOT
1

9 Wellington Street, Hanley, Stoke-on-Trent, Staffordshire ST1 3RA

***DECLARED RESERVE £30,000**



- Second floor flat
- Two bedrooms
- EPC – TBC
- Double glazed

See page 12 for viewing schedule

Legal Representative

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

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

LOT
2

27 Darnley Street, Shelton, Stoke-on-Trent, Staffordshire ST4 2BH

***GUIDE PRICE £50,000 plus**



- Mid terrace property
- Two bedrooms
- Two receptions
- Close to Staffordshire University
- EPC – E

See page 12 for viewing schedule

Legal Representative

Miss Leanne Gwineth
Dicksons Solicitors
30-36 Cheapside, Hanley, Stoke-on-
Trent, Staffordshire, ST1 1HQ
01782 262424
leanne.gwineth@dicksonssolicitors.
co.uk

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

LOT
3**47 Parklands, Wellington, Telford,
Shropshire TF1 3EG***GUIDE PRICE **£80,000 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

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**21 Cedar Close, Rock Bank, Telford,
Shropshire TF3 5BW***GUIDE PRICE **£65,000 plus**

- Mid-town house
- Two 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.com

LOT
5

Unit 2, 22b Noble Street, Wem, Shropshire SY4 5DZ

*GUIDE PRICE **£35,000 plus**



- Former workshop/garage
- Full pp to convert to house
- App No: 16/01843/FUL
- Shropshire Council
- Town centre position
- EPC – F

Legal Representative

Ms Ceri Wilkinson
Sam Hawking & Co
65a Station Road, Port Talbot,
SA13 1NW
01639 884 884
ceri@samhawkins.co.uk

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

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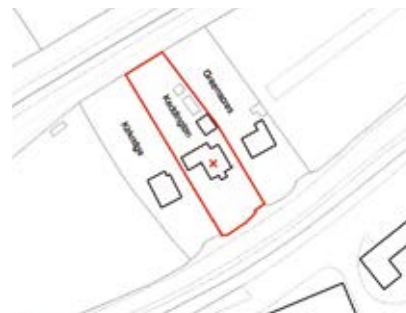
www.buttersjohnbee.com

* Source: El Group

LOT
6

**Keddington, Tern Hill Road, Market Drayton,
Shropshire TF9 3PR**

*GUIDE PRICE **£100,000 plus**



- Extended detached bungalow
- Two bedrooms
- Two bathrooms
- Large double garage
- Oil central heating
- Double glazing
- Plot of approx. 0.34 acre
- EPC – TBC

See page 11 for viewing schedule

Legal Representative

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

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

LOT
7

**Stowford Cottage, Weston Road, Crewe,
Cheshire CW1 5XW**

*GUIDE PRICE **£110,000**



- Character semi-detached cottage
- Two receptions
- Three bedrooms
- Outbuildings & garden
- Desirable semi-rural area
- EPC – F

See page 10 for viewing schedule

Legal Representative

Mr Simon Masters
Dixon Rigby Keogh Solicitors
34 Crewe Road, Sandbach, Cheshire,
CW11 4NF
01270 766550
louise.cole@drk-law.co.uk

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

LOT
8

99 Richmond Street, Penkull, Stoke-on-Trent,
Staffordshire ST4 7DZ

*GUIDE PRICE **£60,000 plus**



Note: The seller of the property is a relative of an employee of butters john bee.

- Mid-terraced house
- Two bedrooms
- Approved loft conversion
- First floor bathroom
- Gas central heating
- Majority double glazing
- EPC – F

See page 11 for viewing schedule

Legal Representative

Ms Rebecca Lea
Tinsdills Solicitors
47 High Street, Sandbach, Cheshire,
CW11 1ST
01782 612311
rebecca.lea@tinsdills.co.uk

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

Attention all Landlords!

You are invited to a
FREE Landlords Open Day

Here at our Macclesfield branch on
Sunday 25th September from 10am to 4pm

Please call in or contact James Chappell
on 01625 869996 for more details

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Tel: 01625 869996 www.buttersjohnbee.com



LOT
964 Parklands, Wellington, Telford,
Shropshire TF1 3EG*GUIDE PRICE **£85,000 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

Open Day for Landlords!

We are holding a unique Open Day for Landlords. The Open Day takes place at their Macclesfield branch on Sunday, 25th September from 10am until 4pm with their specialist ARLA qualified letting team on hand to help you. In addition, there will be financial, tax and legal advisors available to provide free information and advice throughout the day.

Letting your property can be a complex process; over the last 12 months more new legislation and regulations have been introduced than the previous 10 years combined! It is an ideal time to hold an Open Day to provide Landlords and potential buy to let property owners with the very best, up-to-date advice.

On the day, we are offering substantial discounts and free information packs to all new Landlords in attendance. The event gives everyone the opportunity to meet fellow local Landlords, swap ideas and give direction on where the local property market is going.

Anyone interested is welcome to call into our Macclesfield branch in Mill Street branch, between 10am and 4pm on Sunday 25th September. Light refreshments will be available throughout the day.

You can find out more by calling James Chappell on 01625 869996.



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LOT
10

66 Hayward Avenue, Donnington, Telford, Shropshire TF2 8DG

*GUIDE PRICE **£55,000 plus**



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

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

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
11

23 County Road, Stafford, Staffordshire ST16 2PU

*GUIDE PRICE **£80,000**



- End Terraced House
- One Bedroom
- Loft Space
- Lounge
- EPC – E

Legal Representative

Paul Slater
Hand Morgan and Owen
17 Martin Street, Stafford, ST16 2LF
(0)1785 211411
pslater@hmo.co.uk

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

LOT
12

**3 Springhill Close, Madeley, Telford,
Shropshire TF7 4DA**

*GUIDE PRICE **£80,000**



- Semi-detached property
- Three bedrooms
- Lounge & kitchen diner
- Close to amenities
- EPC – E

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
13

78 Herbert Street, Crewe, Cheshire CW1 5LZ

*GUIDE PRICE **£200,000**



- Detached three bed cottage
- Substantial plot
- Lapsed outline planning for four bungalows
- Parking for numerous cars
- In need of modernisation
- Well regarded location
- EPC – E

See page 10 for viewing schedule

Legal Representative

Mr Johnathan Manning
Hibberts LLP Solicitors
144 Nantwich Road, Crewe,
CW2 6BG
01270215117
jhm@hibberts.com

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

LOT
14

**21 Lindley Street, Cobridge,
Stoke-on-Trent, Staffordshire ST6 2DW**

*GUIDE PRICE **£41,000 plus**



- Mid terraced house
- Gas central heating
- Double glazing
- Two bedrooms
- Two reception rooms
- Rear yard
- EPC – F

See page 12 for viewing schedule

Legal Representative

Mr Shah
Syeds Solicitors
80 Sherlock Street, Birmingham
B5 6LT
0121 666 6605
syedssolicitor@hotmail.co.uk

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

LOT
15

**29 Wealdstone, Woodside, Telford,
Shropshire TF7 5PS**

*GUIDE PRICE **£60,000 plus**



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

- Mid-town house
- Three bedrooms
- In need of modernisation
- Freehold
- 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
16**87 Park Road, Donnington, Telford,
Shropshire TF2 8BP***GUIDE PRICE **£62,000 plus**

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

See page 12 for viewing schedule

The seller is a registered social landlord and is therefore prohibited from selling a property to anyone who is an employee or director of the seller, or was in the last 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
17**87 Upper Milehouse Lane, Newcastle-under-Lyme,
Staffordshire ST5 9JZ***GUIDE PRICE **£89,000 plus**

- Semi-detached house
- Extended to rear
- Two bedrooms
- Double glazing
- Gas central heating
- In need of modernisation
- EPC – TBC

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

Mr Kevin Carroll
Brown & Corbishley Solicitors
11 The Commons, Sandbach,
Cheshire, CW11 1EG
01270 768033
k.carroll@brownandcorbishley.co.uk

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

LOT
18**30 Rowley Avenue, Chesterton, Newcastle-under-Lyme, Staffordshire ST5 7NP***GUIDE PRICE **£60,000 plus**

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

See page 11 for viewing schedule

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

Legal Representative

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

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

Proof of identity and address

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

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

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

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

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www.buttersjohnbee.com



LOT
19**80 Constantine Way, Bilston,
Wolverhampton WV14 8GX***GUIDE PRICE **£175,000**

- Modern detached residence
- Four bedrooms
- Conservatory
- EPC – E

Legal Representative

Ms Rita Smith
Rowland Tildesley & Harris Solicitors
1 Rosehill, Willenhall, West Midlands,
WV13 2AR
01902 366571
rita.smith@rthlaw.co.uk

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

LOT
20**16 Shropshire Street, Market Drayton,
Shropshire TF9 3BY***GUIDE PRICE **£85,000 plus**

- Mixed use Investment
- Town Centre Location
- Current Income: £10,020pa
- Ground Floor let on 3 year lease until 25th November 2018
- First floor let by way of AST
- EPC – D (79)

See page 10 for viewing schedule

Legal Representative

Mike Travis, Chafes Solicitors
21–23 Union Road, New Mills, High
Peak, SK22 3EL
Tel: 01663 743344
mike.travis@chafes.co.uk

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

LOT
21

**107 St Matthews Road, Donnington, Telford,
Shropshire TF2 7NZ**

*GUIDE PRICE **£62,000 plus**



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

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

- End town house
- Three bedrooms
- In need of modernisation
- Freehold
- 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
22

**93 Westbourne, Woodside, Telford,
Shropshire TF7 5QL**

*GUIDE PRICE **£60,000 plus**



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

- Mid-town house
- Three bedrooms
- In need of modernisation
- Freehold
- 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
23

**Flat 1 and Flat 2, 50a Broomhill Street, Tunstall,
Stoke-on-Trent, Staffordshire ST6 5JD**

*GUIDE PRICE **£64,000 plus**



- Large end terraced property
- Split into two flats
- Both with two beds
- Gas central heating
- Rear yard
- EPC – D

See page 12 for viewing schedule

Legal Representative

Mrs Liz Mayer
Beeston Shenton Solicitors
64 King Street, Newcastle,
Staffordshire, ST5 1JB
01782 662424
liz.mayer@beestonshenton.co.uk

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

LOT
24

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

*GUIDE PRICE **£50,000**



- First floor flat
- Two bedrooms
- Currently let at £465 pcm / £5,580 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
25**11 Oakengates Road, Donnington, Telford,
Shropshire TF2 8BY***GUIDE PRICE **£58,000 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

Legal Representative

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Colliers Way, Old Park, Telford,
Shropshire, TF3 4AW
01952 217057
Penny.Mincher@wrekinhousingtrust.
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Guide Price: An indication of the seller's current minimum acceptable price at auction. The guide price or range of guide prices is given to assist consumers in deciding whether or not to pursue a purchase. It is usual, but not always the case, that a provisional reserve range is agreed between the seller and the auctioneer at the start of marketing. As the reserve is not fixed at this stage and can be adjusted by the seller at any time up to the day of the auction in the light of interest shown during the marketing period, a guide price is issued. This guide price can be shown in the form of a minimum and maximum price range within which an acceptable sale price (reserve) would fall, or as a single price figure within 10% of which the minimum acceptable price (reserve) would fall. A guide price is different to a reserve price (see separate definition). Both the guide price and the reserve price can be subject to change up to and including the day of the auction.

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

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LOT
26

Unit 3, Keates Way, Brookhouse Industrial Estate,
Cheadle, Staffordshire ST10 1PN

*GUIDE PRICE **£150,000**



- Industrial Warehouse Unit
- 4,704sq ft (437sq m)
- Eaves height of 7.26m
- Freehold
- On-site parking
- EPC – TBC

Legal Representative

Mr Kevin Bowden
Whiteheads
14 Chapel Street, Cheadle,
Staffordshire, ST10 1DY
01538 755 761
mailbox@ericwhitehead.co.uk

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

LOT
27

19 Middlewich Street, Crewe, Cheshire CW1 4BS

*GUIDE PRICE **£46,000**



- Two-bedroom terraced house
- Two reception rooms
- Large garden to the rear
- Close to town centre
- Close to amenities
- EPC – TBC

See page 10 for viewing schedule

Legal Representative

Mrs Kate Heath
Poole Alcock LLP
6 Middlewich Road, Sandbach,
Cheshire, CW11 1DL
01270 762325
keh@poolealcock.co.uk

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

LOT
28

**101 Madison Street, Tunstall, Stoke-on-Trent,
Staffordshire ST6 5HS**

*GUIDE PRICE **£48,000 plus**



- Large mid terrace house
- Let at £5712 per annum
- Three bedrooms
- First floor bathroom
- Gas central heating
- Double glazing
- EPC – D

See page 12 for viewing schedule

Legal Representative

Mr Safeer Choudry
England Stickland & Neale
267–269 High Street, Erdington,
Birmingham, B23 6SR
0121 377 7773
safeer.choudhry@esnsolicitors.com

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

LOT
29

**3 Wharf Terrace, Madeley Heath, Crewe,
Cheshire CW3 9LW**

*GUIDE PRICE **£70,000**



- End terraced, cottage style property
- Three bedrooms
- Two reception rooms
- Semi-rural village location
- EPC – G

See page 11 for viewing schedule

Legal Representative

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

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

LOT
30**9 New Street, Elworth, Sandbach,
Cheshire CW11 3JF***GUIDE PRICE **£45,000**

- Terrace house
- Three Bedrooms
- Two reception rooms
- EPC – TBC

Legal Representative

Sue Curzon
Butcher & Barlow LLP
31 Middlewich Road
Sandbach
Cheshire
CW11 1HW

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

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LOT
31

**281 Oxford Gardens, Stafford,
Staffordshire ST16 3JQ**

*GUIDE PRICE **£110,000**



- Traditional semi detached
- Three bedrooms
- Lounge,
- Dining room
- Popular location
- EPC – E

Legal Representative

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

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

LOT
32

23 Charlecote Park, Telford, Shropshire TF3 5HB

*GUIDE PRICE **£45,000**



- Second floor flat
- Two bedrooms
- Electric heating
- EPC – E

See page 12 for viewing schedule

Legal Representative

Ms Sarah Hooper
Poole Alcock LLP Solicitors
2a Lawton Road, Alsager, Stoke-on-Trent, ST7 2BJ
01270 876550
sarah.hooper@poolealcock.co.uk

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

LOT
33

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

*GUIDE PRICE **£40,000**



- Ground floor flat
- One bedroom
- Currently let at £425 pcm / £5,100 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
34

**Land at 32 High Street, Mow Cop,
Stoke-on-Trent ST7 3NZ**

*GUIDE PRICE **£100,000**



- Building plot
- Fantastic views
- Planning granted
- Three bedroom detached house with garage
- Ref (15/2528C)
- 0.10 Acres
- EPC – N/A

Legal Representative

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

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

LOT
35

**372 Waterloo Road, Cobridge, Stoke-on-Trent,
Staffordshire ST1 5EH**

*GUIDE PRICE **£48,000 plus**



- Mid terrace property
- Three bedrooms
- Three reception rooms
- Double glazing
- Gas central heating
- EPC – E

See page 12 for viewing schedule

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

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LOT
36

**9 Brockley Square, Hanley, Stoke-on-Trent,
Staffordshire ST1 5LY**



- Former nightclub/bar located within Hanley town centre
- Ground and first floor trading areas plus basement
- Access to a shared service corridor leading to a delivery bay in Foundry Street
- Shared use of a goods lift
- Total Floor Area 893sq m (8,759sq ft)
- EPC – C

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

*GUIDE PRICE **£135,000 plus**



Legal Representative

Mr James Swede
Darlingtons Solicitors LLP
7 Spring Villa Road, Edgware,
Middlesex, HA8 7EB
0208 951 6666
jswede@darlingtons.com

LOT
37

**10 Trinity Street, Hanley, Stoke-on-Trent,
Staffordshire ST1 5LA**



- Prominent hot food takeaway premises within Hanley town centre
- Ground floor trading area with counter, kitchen and stores
- First floor store, ladies & gents WCs
- Total Floor Area 131 sq m (1,410 sq ft)
- EPC – E
- Located within Hanley Leisure Circuit

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

*GUIDE PRICE **£75,000 plus**



Legal Representative

Mr James Swede
Darlingtons Solicitors LLP
7 Spring Villa Road, Edgware,
Middlesex, HA8 7EB
0208 951 6666
jswede@darlingtons.com

LOT
38

Premises at Bournes Bank, Burslem, Stoke-on-Trent, Staffordshire ST6 3FA

*GUIDE PRICE **£100,000**



- Potential development site
- Existing buildings which could be converted stp
- Yard area and over 15,500 sq ft of buildings (approx.)
- EPC – N/A

Legal Representative

Tony Johnston
Hibberts LLP Solicitors
25 Barker Street, Nantwich, Cheshire,
CW5 5EN
01270 624225
enquiries@hibberts.com

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

LOT
39

Land at Smithy Bungalow, Adderley, Market Drayton, Shropshire TF9 3TD

*GUIDE PRICE **£110,000**



- Building plot
- Full planning consent
- Two semi-detached homes
- Three bedrooms
- Parking to front
- Village location
- EPC – N/A

Legal Representative

Ms Katy Arrowsmith
Graham Withers & Co
42 Cheshire Street, Market Drayton,
Shropshire, TF9 1PQ
01630 657222
katie.arrowsmith@grahamwithers.
co.uk

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

LOT 40 5 Royden Avenue, Northwood, Stoke-on-Trent, Staffordshire ST1 6AW

*GUIDE PRICE **TBC**



- Mid-town house
- Two reception rooms
- Two bedrooms
- EPC – TBC

Legal Representative
TBC

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

LOT 41 Land at Slacken Lane, Talke, Stoke-on-Trent, Staffordshire ST7 1NQ

*GUIDE PRICE **£200,000**

Land at Slacken Lane ST7 1NQ



- Plot of land for sale
- Planning reference 13/00266/FUL
- Mix of 6 Bungalows and Dormer Bungalows
- EPC – N/A

Legal Representative
Mr Daren Neighbour
Poole Alcock LLP Solicitors
Mill House 14 Mill Street, Nantwich,
Cheshire, CW5 5ST
01270 625478
daren.neighbour@poolealcock.co.uk

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

LOT
42

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

*GUIDE PRICE **£47,000**



- Mid terraced
- Three bedrooms
- Three reception rooms
- Gas central heating
- First floor bathroom
- Generous sized
- Council tax band – A
- EPC – E

Legal Representative

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

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




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* Subject to status

LOT
43**68 Wistaston Road, Willaston, Nantwich,
Cheshire CW5 6QL***GUIDE PRICE **£60,000**

- End terraced house
- Two bedrooms
- In need of modernisation
- Great potential
- Gardens front & rear
- Village location
- EPC – G

Legal Representative

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

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

LOT
44**256 High Street, Silverdale, Newcastle-under-Lyme,
Staffordshire ST5 6LJ***GUIDE PRICE **£60,000**

- End terraced property
- Two bedrooms and two reception rooms
- Separate bathroom upstairs
- Double glazing and central heating
- 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 612311
alison.abbotts@tinsdills.co.uk

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

LOT
45

**24 Flash Lane, Trent Vale, Stoke-on-Trent,
Staffordshire ST4 5QZ**

*GUIDE PRICE **£45,000 plus**



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

LOT
46

**Apartments 1 & 2 Foxhaven, Marston Road,
Stafford, Staffordshire ST16 3BU**

*GUIDE PRICE **£160,000**



- Two new build apartments
- Located close to town
- CRL 10-year guarantee
- Open plan lounge/kitchen
- One bedroom
- EPC – C/B



Legal Representative

Mr Paul Reed
Talbots Quality Solicitors
64 Market Street, Stourbridge, West
Mids, DY8 1AQ
01384 445850
PaulReed@talbotslaw.co.uk

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

LOT
47**6 St Bernards Road, Knutton, Newcastle-under-Lyme, Staffordshire ST5 6HH***GUIDE PRICE **£70,000**

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

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

See page 11 for viewing schedule

Legal Representative

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

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

LOT
48**36 Hilltop Avenue, Newcastle-under-Lyme, Staffordshire ST5 0QF***GUIDE PRICE **£110,000**

- Traditional semi-detached property
- Three bedrooms
- Pleasant cul de sac location
- Ample off road parking and garage
- Rear garden with open views
- EPC – C

See page 11 for viewing schedule

Legal Representative

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

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

LOT
49**8 Oakland Avenue, Haslington, Crewe,
Cheshire CW1 5PB***GUIDE PRICE **£82,000**

- Mature mid terrace
- Two reception room
- Two double bedrooms
- Double glazing
- Gas central heating
- EPC – D

Legal Representative

Miss Amy Sweetman
 Poole Alcock LLP Solicitors
 25 Barker Street, Nantwich, Cheshire,
 CW5 5TE
 01270 625478
 amy.sweetman@poolealcock.co.uk

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

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LOT
50**4 Albion Street, Hanley, Stoke-on-Trent,
Staffordshire ST1 1QH***GUIDE PRICE **£250,000 plus**

- Town centre mixed use investment opportunity
- Located opposite Hanley Town Hall and in close proximity to Hanley Museum and the new Smithfield Centre office development.
- 10 x 1 bedroom flats
- 1 x ground floor professional office
- Current gross income £33,336 pa including gas & water charges
- 3 x flats vacant
- Residential EPCs – Apply
- EPC – E

Legal Representative

Mr Peter Howells
Saints Solicitors
71 High Street, Madeley, Telford
TF7 5AH
01952 582631
saintsshrewsbury@yahoo.co.uk

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

LOT
51**Bridgnorth House, Bridgnorth Road, Telford,
Shropshire TF7 4JB***GUIDE PRICE **£140,000 plus**

- Two storey offices
- 4,214 sq ft (391.48 sqm)
- Enclosed yard
- In need of modernisation and refurbishment
- EPC – TBC

Legal Representative

Ms Hannah Livsey
PCB Solicitors
PCB Solicitors, Cypress Centre,
Shrewsbury Business Park,
Shrewsbury, SY2 6LG
01743 248148
hannah.livsey@pcbaw.co.uk

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

LOT
52

24 Hightown, Crewe, Cheshire CW1 3BS

*GUIDE PRICE **£55,000 plus**



- Two storey end of terrace
- Planning approved for change of use to A5 Hot food takeaway (Ref: 14/4479N)
- Planning approved for self-contained 2 bed flat above (Ref: 14/4478N)
- External shutters to front and rear
- Rear Yard

- Main road location on the edge of Crewe town centre
- EPC – E

Legal Representative

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

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LOT
53

**27 Turner Street, Birches Head, Stoke-on-Trent,
Staffordshire ST1 2ND**

*GUIDE PRICE **£46,000 plus**



- Mid terraced house
- Two bedroom
- Gas central heating
- Double glazing
- Rear yard
- EPC – D

See page 12 for viewing schedule



Legal Representative

Mrs Dianne Sumner
Cooks Solicitors
Brindley Court, 12 Dalewood Road,
Lyndale Business Park, Newcastle,
Staffordshire, ST5 9QA
01782 713 755
dianne@cooks-solicitors.co.uk

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

LOT
54

**341 & 341a Ruxley Road, Bucknall,
Stoke-on-Trent, Staffordshire ST2 9AZ**

*GUIDE PRICE **£100,000 plus**



- Substantial property
- Two large flats
- Former business premises on the ground floor
- 7 Potential letting rooms
- Rear garden
- Conservatory
- EPC – D

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

LOT
55

12 Glendale Street, Burslem, Stoke-on-Trent, Staffordshire ST6 2EP

*GUIDE PRICE **£50,000 plus**



- Mid terrace house
- First floor bathroom
- Two bedrooms
- Double Glazing
- EPC – TBC

See page 12 for viewing schedule

Legal Representative

Ms S Parween
Heritage Solicitors
Lombard House, 206 Rookery Road,
Hansworth, B21 9PY
0121 5511711
saida@heritagesolicitors.com

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

LOT
56

11 Carr Street, Packmoor, Stoke-on-Trent, Staffordshire ST7 4SP

*GUIDE PRICE **£50,000**



- Two-bedroom Mid terrace
- Two reception rooms
- Close to school
- EPC – E

Legal Representative

Mrs Leanne Salt
Poole Alcock LLP Solicitors
2a Lawton Road, Alsager, Stoke-on-Trent, ST7 2BJ
01270 876550
leanne.salt@poolealcock.co.uk

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

LOT
57**7 Trubshaw Place, Kidsgrove, Stoke-on-Trent,
Staffordshire ST7 4SB***GUIDE PRICE **£90,000**

- Semi-detached house
- Three bedrooms
- First floor bathroom
- Gardens front and rear
- EPC – D

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



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

Legal Representative

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

LOT
58**18 Holding Crescent, Halmer End, Stoke-on-Trent,
Staffordshire ST7 8AS***GUIDE PRICE **£95,000 plus**

- Semi-detached house
- Three bedrooms
- Solid fuel central heating
- UPVC double glazing
- Garden to front and rear
- EPC – E

See page 11 for viewing schedule

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



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

Legal Representative

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

LOT
59**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 10 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

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

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

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LOT
60**Sunny View, Middlewich Road, Wistaston,
Cheshire CW5 6PB***GUIDE PRICE **£130,000**

- Semi-detached home
- Four bedrooms
- Semi-rural location
- Gardens & drive
- Additional land included
- EPC – E

Legal Representative

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

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

LOT
61**The Bank House, Stafford Street, Eccleshall,
Stafford ST21 6BH***GUIDE PRICE **£125,000**

- Character property
- Popular residential location
- Lounge, kitchen
- Bedroom & bathroom
- Annexe with kitchenette
- Courtyard garden
- EPC – E

**Legal Representative**

Mrs Katie Nixon
Bowcock & Pursaill Solicitors
8 Stafford Street, Eccleshall, Stafford,
ST21 6BH
01785 339514
kn@bowcockpursaill.co.uk

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

LOT
62**10 Farcroft Avenue, Chesterton, Newcastle-under-Lyme, Staffordshire ST5 7NA***GUIDE PRICE **£60,000 plus**

- Detached Bungalow
- Two Bedrooms
- Gas central heating
- UPVC double glazing
- Off road parking to rear
- 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

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* Source: El Group

LOT
63**12 Meadow Road, Barlaston, Stoke-on-Trent,
Staffordshire ST12 9EJ***GUIDE PRICE **£70,000**

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.

- Semi-detached house
- Three bedrooms
- Two reception rooms
- UPVC double glazing
- Gas central heating
- In need of modernisation
- EPC – TBC

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

Mr John Burton
John Burton Solicitors
Temple Chambers, Market Square,
Stone, Staffordshire, ST15 8AT
01785 814818

Apply: Newcastle Tel: 01782 622155 Email: newcastle@bjbmail.comLOT
64**5 Turner Avenue, Wood Lane, Bignall End, Stoke-
on-Trent, Staffordshire ST7 8PF***GUIDE PRICE **£65,000 plus**

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

There is a coal mine entry within 20m of the boundary of the property a Coal Mining Risk Assessment has been undertaken and is available for inspection.

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

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

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

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

LOT
65

**Kent Green Chapel, Cinderhill Lane, Scholar Green,
Stoke-on-Trent, Staffordshire ST7 3HR**

*GUIDE PRICE **£75,000**



- Former chapel
- Ideal for potential residential conversion
- Ground floor unit
- Within Scholar Green
- EPC – TBC

Legal Representative

Mr Steven Percy
SAS Daniels LLP
Churchill Chambers, Churchill Way,
Macclesfield, Cheshire, SK11 6AY
01625 442158
steven.percy@sasdaniels.co.uk

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

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LOT
67**11 Church Street, Silverdale, Newcastle-under-Lyme, Staffordshire ST5 6JQ***GUIDE PRICE **£75,000**

- Commercial unit
- PP to return to 2 houses
- N-U-L 16/00560/FUL
- EPC – E

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

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

Apply: Newcastle Tel: 01782 622155 Email: newcastle@bjbmail.comLOT
68**203 City Road, Fenton, Stoke-on-Trent, Staffordshire ST4 2PL***GUIDE PRICE **£58,000 plus**

- Hot food takeaway premises
- Living accommodation above
- Busy main road location
- 1,169 sq ft (108.60 sq m)
- EPC – D (89)

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

LOT
69**19 Fanshawe Walk, Crewe, Cheshire CW2 6LU***GUIDE PRICE **£80,000**

- Spacious three bed mid-terrace
- Lounge & dining kitchen
- Double glazed conservatory
- Garden with decked area
- Well-presented property
- EPC – C

Legal Representative

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

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

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

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

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LOT
70**5 Wistaston Avenue, Crewe, Cheshire CW2 8QR***GUIDE PRICE **£141,500**

- Semi-detached house
- Three bedrooms
- Updating required
- Planning permission
- Application No15/4219N
- EPC – D

Legal Representative

Ms Sharon Plane
Goddard Dunbar
Lincoln Chambers, 34–36 Hightown,
Crewe, Cheshire, CW1 3BS
01270 580537
sharon@goddarddunbar.co.uk

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

LOT
71**20 Rutland Street, Hanley, Stoke-on-Trent, Staffordshire ST1 5JG***GUIDE PRICE **£38,000 plus**

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

See page 12 for viewing schedule

Legal Representative

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

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

LOT
72

92 Meredith Street, Crewe, Cheshire CW1 2PL

*GUIDE PRICE **£48,000**



- Mid-terraced property
- Two double bedrooms
- Two reception rooms
- Family bathroom
- Rear courtyard garden
- EPC – F

See page 10 for viewing schedule

Legal Representative

Mr David Curtis
 David Curtis & Company Solicitors
 425 Welford Road, Leicester, LE2 6BL
 0116 2702402
 davidcurtisandco@btconnect.com

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* Source: El Group

LOT
73**10 Hungerford Terrace, Crewe, Cheshire CW1 6HF***GUIDE PRICE **£114,000**

- 1930s Semi-detached house
- Two reception rooms
- Three bedrooms
- Good sized rear garden
- Modernisation required
- EPC – D

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

Sue Curzon
Butcher & Barlow LLP
31 Middlewich Road, Sandbach,
Cheshire, CW11 9HW
01270 762521
scurzon@butcher-barlow.co.uk

Apply: Crewe Tel: 01270 213541 Email: crewe@bjbmail.comLOT
74**10 Oakshaw Grove, Trentham, Stoke-on-Trent, Staffordshire ST4 8UB***GUIDE PRICE **£180,000 plus**

- Detached house
- Four bedrooms
- Two receptions
- Double garage
- Cul-de-sac position
- In need of modernisation
- EPC – F

**Legal Representative**

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

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

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on 01625 869996 for more details

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- decide what is a reasonable price to pay for the property;
- take account of any repairs or replacements the property needs and
- consider if you need any further advice before exchanging contracts.

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



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 to be monitored in the event of a problem.
1	No repair is currently needed. The property need be monitored in the normal way.

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

Glossary

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

Wherever it makes sense:

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

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

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

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

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

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

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

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

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

Auctioneers The auctioneers at the **auction**.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

VAT option An option to tax.

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

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

Important notice

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

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

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

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

Auction Conduct Conditions

A1 Introduction

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

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

A2 Our role

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

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

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

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

A3 Bidding and reserve prices

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

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

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

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

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

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

A4 The particulars and other information

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

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

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

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

A5 The contract

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

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

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

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

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

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

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

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

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

General Conditions

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

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

G1 The lot

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

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

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

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

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

Special Conditions of Sale Sale memorandum

Date

Name and address of **seller**

Name and address of **buyer**

.....

.....

.....

.....

.....

.....

.....

.....

Tel:

Tel:

Lot

Address

The price (excluding any **VAT**) £

Deposit paid £

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

We acknowledge receipt of the deposit

Signed by the **buyer**

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

The **seller's** conveyancer is

The **buyer's** conveyancer is

Name

Name

Address

Address

.....

.....

.....

.....

.....

.....

Contact

Contact

Registration Form for Proxy/Telephone/Internet Bidding

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

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

Date of Auction Lot Numbers

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

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

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

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

Purchaser's Details

Full Name

Company

Address

..... Postcode

Telephone: Business Home Mobile

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

Solicitors

..... Postcode

For the attention of Telephone

Signature of Prospective Purchaser Date

Name (BLOCK CAPITALS)

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

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

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

TERMS AND CONDITIONS FOR PROXY/TELEPHONE BIDDERS/INTERNET BIDDERS

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

butters john bee ^{bjb}

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