

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 12 September 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...

98 Lots

Did you know?

34

lots in this
auction

333

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

**OVER
£26m**

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



Helen Cheetham
helencheetham@bjbmail.com



Craig Meredith
craigmeredith@bjbmail.com



Dean Reeves
deanreeves@bjbmail.com



Julia Bramfitt
juliabramfitt@bjbmail.com



Lauren Ellison
laurenellison@bjbmail.com



Ellie Bell
elliebell@bjbmail.com



David Wignall
davidwignall@bjbmail.com



Craig Dove
craigdove@bjbmail.com



Phil Jones
philjones@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

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Property auction buyer's guide

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

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

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

Proof of identity and address

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

Original documents MUST be provided. Photocopies are NOT acceptable.

Identity document

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

Evidence of Address

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

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

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

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

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

bidders john bee^{bjb}

i-bidder.com

Watch this auction online



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

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



Live Auctions



Timed Auctions



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Catalogues

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Order of sale (unless previously sold or withdrawn)

The Best Western Moat House Hotel, Stoke-on-Trent, Staffordshire, ST1 5BQ Monday 12 September 2016 at 6.30pm

- 1** 4 Brunswick Place, Hanley, Stoke-on-Trent, Staffordshire, ST1 3DD
- 2** 13 Woodhouse Street, Stoke-on-Trent, Staffordshire, ST4 4QX
- 3** 30 Broomfield Road, Newport, Shropshire, TF10 7PW
- 4** 44 Barnfield, Penkhull, Stoke-on-Trent, Staffordshire, ST4 5JE
- 5** 8 Festival Gardens, Wellington, Telford, Shropshire, TF1 2JD
- 6** 18 Trench Close, Trench, Telford, Shropshire, TF2 6QY
- 7** 64 Hill Street, Hednesford, Cannock, Staffordshire, WS12 2DR
- 8** 20 Kingsley Road, Talke Pits, Stoke-on-Trent, ST7 1QZ
- 9** 29 Dalford Court, Hollinswood, Telford, Shropshire, TF3 2BP
- 10** 5 The Crescent, Lawley, Telford, Shropshire, TF4 2PB
- 11** 4 Laburnum Avenue, Wistaston, Crewe, Cheshire, CW2 8RR
- 12** 97 Elm Street, Cobridge, Stoke-on-Trent, Staffordshire, ST6 2HL
- 13** 28 Redhill Gardens, Stone, Staffordshire, ST15 8BH
- 14** 7 Denton Close, Winsford, Cheshire, CW7 2EY
- 15** 11 Witherwood Drive, Malinslee, Telford, Shropshire, TF3 2HT
- 16** 7 Glendale, Lawley, Telford, Shropshire, TF4 2PJ
- 17** 14 Thatcham Green, Blurton, Stoke-on-Trent, Staffordshire, ST3 3DL
- 18** 111 Sandiford Crescent, Newport, Shropshire, TF10 7QP
- 19** 54 Denbigh Street, Hanley, Stoke-on-Trent, Staffordshire, ST1 5JB
- 20** 2-5 Kings Court Leek, Staffordshire, ST13 5JP
- 21** 92 Waverley, Woodside, Telford, Shropshire, TF7 5LU
- 22** 1 Wantage, Woodside, Telford, Shropshire, TF7 5PA
- 23** 878 London Road, Stoke-on-Trent, Staffordshire, ST4 5NX
- 24** 43 Barn Common, Woodseaves, Stafford, Staffordshire, ST20 0LR
- 25** 48 Hollyhurst Road, Oakengates, Telford, Shropshire, TF2 6QP
- 26** 35 Farm Lodge Grove, Malinslee, Telford, Shropshire, TF3 2HP
- 27** 19 Market Street, Longton, Stoke-on-Trent, Staffordshire, ST3 1BE
- 28** 7 Saunders Street, Crewe, Cheshire, CW1 3AZ
- 29** Land at 32 High Street, Mow Cop, Stoke-on-Trent, Staffordshire, ST7 3NZ
- 30** 121 Bhylls Lane, Castlecroft, Wolverhampton, WV3 8DZ
- 31** 7 Cumberland Mews, Leegomery, Telford, Shropshire, TF1 6UG
- 32** 254 Westbourne, Woodside, Telford, Shropshire, TF7 5QR
- 33** 359 Cannock Road, Cannock, Staffordshire, WS11 5TD
- 34** 34 Pittsburgh House, Lightwood Road, Stoke-on-Trent, Staffordshire, ST3 7HD
- 35** 11 Clewlow Place, Adderley Green, Longton, Stoke-on-Trent, Staffordshire, ST3 5DA
- 36** 208 Weston Road, Weston Coyney, Stoke-on-Trent, Staffordshire, ST3 6EE
- 37** 3 Woodgate Street, Meir, Stoke-on-Trent, Staffordshire, ST3 6BS
- 38** 7 Hughes Street, Burslem, Stoke-on-Trent, Staffordshire, ST6 2HB
- 39** 16 Elder Road, Cobridge, Stoke-on-Trent, Staffordshire, ST6 2HE
- 40** 116 Baldwin Webb Avenue, Donnington, Telford, Shropshire, TF2 8EN
- 41** 49 Fourth Avenue, Ketley Bank, Telford, Shropshire, TF2 0AS
- 42** 111 Minshull New Road, Crewe, Cheshire, CW1 3PG
- 43** 13 Avon Drive, Crewe, Cheshire, CW1 5NJ
- 44** 124 Beville Street, Fenton, Stoke-on-Trent, Staffordshire, ST4 3LH
- 45** 2 Park View Road, Kidsgrove, Stoke-on-Trent, Staffordshire, ST7 4DA
- 46** 29 Stebbings, Sutton Hill, Telford, Shropshire, TF7 4JN
- 47** 95 Warrensway, Woodside, Telford, Shropshire, TF7 5QE
- 48** 4 Meadowlea, Madeley, Telford, Shropshire, TF7 5BE
- 49** 40 Meadowlea, Madeley, Telford, Shropshire, TF7 5BE
- 50** 24 Harvey Crescent, Arleston, Telford, Shropshire, TF1 2NZ
- 51** 8 Lancaster Place, Dawley, Telford, Shropshire, TF4 2HR
- 52** 17-23 Liverpool Road, Stoke-on-Trent, Staffordshire, ST4 1AW
- 53** 51 Balfour Street, Hanley, Stoke-on-Trent, Staffordshire, ST1 3QN
- 54** 113 Ash Lea Drive, Donnington, Telford, Shropshire, TF2 7QW
- 55** 105 St Matthews Road, Donnington, Telford, Shropshire, TF2 7NY
- 56** 33 Ash Lea Drive, Donnington, Telford, Shropshire, TF2 7QW
- 57** 168 Burford, Brookside, Telford, Shropshire, TF3 1LW
- 58** 181 Brookwood Drive, Meir, Stoke-on-Trent, Staffordshire, ST3 6JT
- 59** 5 to 6 Ashwood, Longton, Stoke-on-Trent, Staffordshire, ST3 1DP
- 60** Garages off Newcastle Lane, Penkhull, Newcastle-under-Lyme, Staffordshire, ST4 5DP
- 61** 15 West Street, Newcastle-under-Lyme, Staffordshire, ST5 1BH
- 62** 84 Woodrows, Woodside, Telford, Shropshire, TF7 5PJ
- 63** 36 Beaconsfield, Brookside, Telford, Shropshire, TF3 1NG
- 64** 23 Furnival Street, Cobridge, Stoke-on-Trent, Staffordshire, ST6 2PD
- 65** 6 Buxton Street, Sneyd Green, Stoke-on-Trent, Staffordshire, ST1 6BN
- 66** 1a Gresty Terrace, Crewe, Cheshire, CW1 5EN
- 67** 24 Hightown, Crewe, Cheshire, CW1 3BS
- 68** 117 Hartshill Road, Hartshill, Stoke-on-Trent, Staffordshire, ST4 7LU
- 69** Plot at The Rookery, Silverdale, Newcastle-under-Lyme, Staffordshire, ST5 6NA
- 70** 7 School Lane Close, Stafford, Staffordshire, ST17 4HH
- 71** 33 Ingestre Road, Stafford, Staffordshire, ST17 4DJ
- 72** 12 Cherry Tree Road, Chesterton, Newcastle-under-Lyme, Staffordshire, ST5 7BP
- 73** 111 Tennyson Road, Stafford, Staffordshire, ST17 9SY
- 74** Hopes Edge Presthope, Much Wenlock, Shropshire, TF13 6DQ
- 75** Freehold sale of 7 - 15 Farm Lodge Grove, Malinslee, Telford, Shropshire, TF3 2HP
- 76** Land at High Street, Halmerend, Stoke-on-Trent, Staffordshire, ST7 8AG
- 77** 90 Oakley Street, Crewe, Cheshire, CW1 2NL
- 78** 671 Lightwood Road, Lightwood, Stoke-on-Trent, Staffordshire, ST3 7HD
- 79** 125 Oversley Road, Stoke-on-Trent, Staffordshire, ST6 6TT
- 80** 47 Lowther Street, Hanley, Stoke-on-Trent, Staffordshire, ST1 5JE
- 81** 49 Denbigh Street, Hanley, Stoke-on-Trent, Staffordshire, ST1 5JA
- 82** 7 Vernon Street, Crewe, Cheshire, CW1 3JU
- 83** Palmbrook Foxt, Staffordshire, ST10 2HN
- 84** The Old Coach House, 2B Bridge Street, Wybunbury, Nantwich, Cheshire, CW5 7NB
- 85** 38 Newchapel Road, Kidsgrove, Stoke-on-Trent, Staffordshire, ST7 4SG
- 86** The Mansion, The Hill, Sandbach, Cheshire, CW11 1FD
- 87** 51 Albert Street, Crewe, Cheshire, CW1 2QD
- 88** 19 Lomas Street, Shelton, Stoke-on-Trent, Staffordshire, ST4 7AE
- 89** Plot at 34 St Aidans Street, Tunstall, Stoke-on-Trent, Staffordshire, ST6 5HH
- 90** 10 Attlee Crescent, Stafford, Staffordshire, ST17 9RU
- 91** 27 Pear Tree Lane, Chesterton, Newcastle-under-Lyme, Staffordshire, ST5 7EY
- 92** 133 The Mill, Enderley Street, Newcastle-under-Lyme, Staffordshire, ST5 2AN
- 93** 15 Lincoln Road, Kidsgrove, Stoke-on-Trent, Staffordshire, ST7 1HA
- 94** 45 St Pauls Ct, Congreve Road, Blurton, Stoke-on-Trent, Staffordshire, ST3 2HJ
- 95** 64 Pembridge Road, Blurton, Stoke-on-Trent, Staffordshire, ST3 3DA
- 96** 83 Port Vale Court, Burslem, Stoke-on-Trent, Staffordshire, ST6 1DF
- 97** 1 Stanton Road, Meir, Stoke-on-Trent, Staffordshire, ST3 6DD

Order of sale in alphabetical order

LOT	ADDRESS
87	51 Albert Street, Crewe, Cheshire, CW1 2QD
54	113 Ash Lea Drive, Donnington, Telford, Shropshire, TF2 7QW
56	33 Ash Lea Drive, Donnington, Telford, Shropshire, TF2 7QW
59	5 to 6 Ashwood, Longton, Stoke-on-Trent, Staffordshire, ST3 1DP
90	10 Attlee Crescent, Stafford, Staffordshire, ST17 9RU
43	13 Avon Drive, Crewe, Cheshire, CW1 5NJ
40	116 Baldwin Webb Avenue, Donnington, Telford, Shropshire, TF2 8EN
53	51 Balfour Street, Hanley, Stoke-on-Trent, Staffordshire, ST1 3QN
24	43 Barn Common, Woodseaves, Stafford, Staffordshire, ST20 0LR
4	44 Barnfield, Penkhill, Stoke-on-Trent, Staffordshire, ST4 5JE
63	36 Beaconsfield, Brookside, Telford, Shropshire, TF3 1NG
44	124 Beville Street, Fenton, Stoke-on-Trent, Staffordshire, ST4 3LH
30	121 Bhylls Lane, Castlecroft, Wolverhampton, WV3 8DZ
84	The Old Coach House, 2B Bridge Street, Wybunbury, Nantwich, Cheshire, CW5 7NB
58	181 Brookwood Drive, Meir, Stoke-on-Trent, Staffordshire, ST3 6JT
3	30 Broomfield Road, Newport, Shropshire, TF10 7PW
1	4 Brunswick Place, Hanley, Stoke-on-Trent, Staffordshire, ST1 3DD
57	168 Burford, Brookside, Telford, Shropshire, TF3 1LW
65	6 Buxton Street, Sneyd Green, Stoke-on-Trent, Staffordshire, ST1 6BN
33	359 Cannock Road, Cannock, Staffordshire, WS11 5TD
72	12 Cherry Tree Road, Chesterton, Newcastle-under-Lyme, Staffordshire, ST5 7BP
35	11 Clewlow Place, Adderley Green, Longton, Stoke-on-Trent, Staffordshire, ST3 5DA
94	45 St Pauls Ct Congreve Road, Blurton, Stoke-on-Trent, Staffordshire, ST3 2HJ
31	7 Cumberland Mews, Leegomery, Telford, Shropshire, TF1 6UG
9	29 Dalford Court, Hollinswood, Telford, Shropshire, TF3 2BP
81	49 Denbigh Street, Hanley, Stoke-on-Trent, Staffordshire, ST1 5JA
19	54 Denbigh Street, Hanley, Stoke-on-Trent, Staffordshire, ST1 5JB
14	7 Denton Close, Winsford, Cheshire, CW7 2EY
39	16 Elder Road, Cobridge, Stoke-on-Trent, Staffordshire, ST6 2HE
12	97 Elm Street, Cobridge, Stoke-on-Trent, Staffordshire, ST6 2HL
26	35 Farm Lodge Grove, Malinslee, Telford, Shropshire, TF3 2HP
75	Freehold sale of 7 - 15 Farm Lodge Grove, Malinslee, Telford, Shropshire, TF3 2HP
5	8 Festival Gardens, Wellington, Telford, Shropshire, TF1 2JD
41	49 Fourth Avenue, Ketley Bank, Telford, Shropshire, TF2 0AS
83	Palmbrook Foxt, Staffordshire, ST10 2HN
64	23 Furnival Street, Cobridge, Stoke-on-Trent, Staffordshire, ST6 2PD
16	7 Glendale, Lawley, Telford, Shropshire, TF4 2PJ
66	1a Gresty Terrace, Crewe, Cheshire, CW1 5EN
68	117 Hartshill Road, Hartshill, Stoke-on-Trent, Staffordshire, ST4 7LU
50	24 Harvey Crescent, Arleston, Telford, Shropshire, TF1 2NZ
76	Land at High Street, Halmerend, Stoke-on-Trent, Staffordshire, ST7 8AG
29	Land at 32 High Street, Mow Cop, Stoke-on-Trent, Staffordshire, ST7 3NZ
67	24 Hightown, Crewe, Cheshire, CW1 3BS
7	64 Hill Street, Hednesford, Cannock, Staffordshire, WS12 2DR
25	48 Hollyhurst Road, Oakengates, Telford, Shropshire, TF2 6QP
38	7 Hughes Street, Burslem, Stoke-on-Trent, Staffordshire, ST6 2HB
71	33 Ingestre Road, Stafford, Staffordshire, ST17 4DJ
8	20 Kingsley Road, Talke Pits, Stoke-on-Trent, ST7 1QZ
11	4 Laburnum Avenue, Wistaston, Crewe, Cheshire, CW2 8RR
51	8 Lancaster Place, Dawley, Telford, Shropshire, TF4 2HR
20	2-5 Kings Court Leek, Staffordshire, ST13 5JP
78	671 Lightwood Road, Lightwood, Stoke-on-Trent, Staffordshire, ST3 7HD
93	15 Lincoln Road, Kidsgrove, Stoke-on-Trent, Staffordshire, ST7 1HA
52	17-23 Liverpool Road, Stoke-on-Trent, Staffordshire, ST4 1AW
88	19 Lomas Street, Shelton, Stoke-on-Trent, Staffordshire, ST4 7AE
23	878 London Road, Stoke-on-Trent, Staffordshire, ST4 5NX
80	47 Lowther Street, Hanley, Stoke-on-Trent, Staffordshire, ST1 5JE
27	19 Market Street, Longton, Stoke-on-Trent, Staffordshire, ST3 1BE
48	4 Meadowlea, Madeley, Telford, Shropshire, TF7 5BE
49	40 Meadowlea, Madeley, Telford, Shropshire, TF7 5BE
42	111 Minshull New Road, Crewe, Cheshire, CW1 3PG
60	Garages off Newcastle Lane, Penkhill, Newcastle-under-Lyme, Staffordshire, ST4 5DP
85	38 Newchapel Road, Kidsgrove, Stoke-on-Trent, Staffordshire, ST7 4SG
77	90 Oakley Street, Crewe, Cheshire, CW1 2NL
79	125 Oversley Road, Stoke-on-Trent, Staffordshire, ST6 6TT
45	2 Park View Road, Kidsgrove, Stoke-on-Trent, Staffordshire, ST7 4DA
91	27 Pear Tree Lane, Chesterton, Newcastle-under-Lyme, Staffordshire, ST5 7EY
95	64 Pembridge Road, Blurton, Stoke-on-Trent, Staffordshire, ST3 3DA
34	34 Pittsburgh House, Lightwood Road, Stoke-on-Trent, Staffordshire, ST3 7HD
96	83 Port Vale Court, Burslem, Stoke-on-Trent, Staffordshire, ST6 1DF
74	Hopes Edge Presthopte, Much Wenlock, Shropshire, TF13 6DQ
13	28 Redhill Gardens, Stone, Staffordshire, ST15 8BH
18	111 Sandiford Crescent, Newport, Shropshire, TF10 7QP
28	7 Saunders Street, Crewe, Cheshire, CW1 3AZ
70	7 School Lane Close, Stafford, Staffordshire, ST17 4HH
89	Plot at 34 St Aidans Street, Tunstall, Stoke-on-Trent, Staffordshire, ST6 5HH
55	105 St Matthews Road, Donnington, Telford, Shropshire, TF2 7NY
97	1 Stanton Road, Meir, Stoke-on-Trent, Staffordshire, ST3 6DD
46	29 Stebbings, Sutton Hill, Telford, Shropshire, TF7 4JN
73	111 Tennyson Road, Stafford, Staffordshire, ST17 9SY
17	14 Thatcham Green, Blurton, Stoke-on-Trent, Staffordshire, ST3 3DL
10	5 The Crescent, Lawley, Telford, Shropshire, TF4 2PB
86	The Mansion The Hill, Sandbach, Cheshire, CW11 1FD
92	133 The Mill, Enderley Street, Newcastle-under-Lyme, Staffordshire, ST5 2AN
69	Plot at The Rookery, Silverdale, Newcastle-under-Lyme, Staffordshire, ST5 6NA
6	18 Trench Close, Trench, Telford, Shropshire, TF2 6QY
82	7 Vernon Street, Crewe, Cheshire, CW1 3JU
22	1 Wantage, Woodside, Telford, Shropshire, TF7 5PA
47	95 Warrensway, Woodside, Telford, Shropshire, TF7 5QE
21	92 Waverley, Woodside, Telford, Shropshire, TF7 5LU
61	15 West Street, Newcastle-under-Lyme, Staffordshire, ST5 1BH
32	254 Westbourne, Woodside, Telford, Shropshire, TF7 5QR
36	208 Weston Road, Weston Coyney, Stoke-on-Trent, Staffordshire, ST3 6EE
15	11 Withywood Drive, Malinslee, Telford, Shropshire, TF3 2HT
37	3 Woodgate Street, Meir, Stoke-on-Trent, Staffordshire, ST3 6BS
2	13 Woodhouse Street, Stoke-on-Trent, Staffordshire, ST4 4QX
62	84 Woodrows, Woodside, Telford, Shropshire, TF7 5PJ

Viewing schedule

Viewing Schedule for properties in and around Longton on Friday 19th August, Saturday 27th August, Tuesday 30th August, Friday 2nd September & Saturday 10th September

LOT	ADDRESS	TIME
37	3 Woodgate Street, Meir, ST3 6BS	9.30am–9.50am
97	1 Stanton Road, Meir, ST3 6DD	10.00am–10.20am
58	181 Brookwood Drive, Meir, ST3 6JT	10.30am–10.50am
36	208 Weston Road, Weston Coyney, ST3 6EE	11.00am–11.20am
78	671 Lightwood Road, Lightwood, ST3 7HD	11.30am–11.50am
95	64 Pembridge Road, Blurton ST3 3DA	12.00pm–12.20pm
17	14 Thatcham Green, Newstead, ST3 3DL	12.30pm–12.50pm
44	124 Beville Street, Fenton, ST4 3LH	1.00pm–1.20pm
59	5-6 Ashwood, Longton, ST3 1DP	1.30pm–2.30pm

Viewing Schedule for properties in and around Crewe on Friday 19th and 26th August and 2nd and 9th September 2016 also Saturday 20th and 27th August and 3rd and 10th September 2016

43	13 Avon Drive, Crewe, Cheshire, CW1 5NJ	09.30–10.00
82	7 Vernon Street, Crewe, Cheshire, CW1 3JU	10.15–10.45
87	51 Albert Street, Crewe, Cheshire, CW1 2QD	11.00–11.30
42	111 Minshull New Road, Crewe, Cheshire, CW1 3PG	11.45–12.15
11	4 Laburnum Avenue, Wistaston, Crewe, Cheshire, CW2 8RR	13.15–13.45
77	90 Oakley Street, Crewe, Cheshire, CW1 2NL	14.00–14.30

Auction Department 0800 090 2200

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

Is your property suitable for sale by auction?

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Viewing schedule (contd)

Viewing Schedule for properties in and around Newcastle on Tuesday 16th August, Tuesday 23rd August, Saturday 27th August, Friday 9th September, Monday 12th September

LOT	ADDRESS	TIME
61	15 West Street, Newcastle-under-Lyme, ST5 1BH	9.30am–9.45am
92	133 The Mill, Enderley Street, Newcastle-under-Lyme, ST5 2AN	9.55am–10.10am
4	44 Barnfield, Penkhull, ST4 5JE	10.25am–10.40am
68	117 Hartshill Road, Hartshill, ST4 7LU	10.50am–11.05am
91	27 Pear Tree Lane, Chesterton, ST5 7EY	11.25am–11.40am
72	12 Cherry Tree Road, Chesterton, ST5 7BP	11.50am–12.05pm
93	15 Lincoln Road, Kidsgrove, ST7 1HA	12.20pm–12.35pm
23	878 London Road, Oakhill, ST4 5NX	by appointment only

Viewing Schedule for Hanley Office Properties

Tuesday 30th August, Friday 2nd September, Tuesday 6th September, Friday 9th September

20	Flats 5 Kings Court, Leonard Street, Leek, ST13 5JP	9.30am
65	6 Buxton Street, Sneyd Green, Stoke-on-Trent, ST1 6BN	10.45am
96	Port Vale Court, 83 Hamil Road, Burslem, ST6 1DF	11.15am
38	7 Hughes Street, Burslem, Stoke-on-Trent, ST6 2HB	11.45am
12	97 Elm Street, Cobridge, Stoke-on-Trent, ST6 2HL	12.15pm
39	16 Elder Road, Cobridge, Stoke-on-Trent, ST6 2HE	12.45pm
64	23 Furnival Street, Cobridge, Stoke-on-Trent, ST6 2PD	13.15pm
80	47 Lowther Street, Hanley, Stoke-on-Trent, ST1 5JE	13.45pm
81	49 Denbigh Street, Hanley, Stoke-on-Trent, ST1 5JA	14.05pm
19	54 Denbigh Street, Hanley, Stoke-on-Trent, ST1 5JB	14.25pm
1	4 Brunswick Place, Hanley, Stoke-on-Trent, ST1 3DD	14.55pm
2	13 Woodhouse Street, Stoke, Stoke-on-Trent, ST4 4QX	15.10pm

Auction Department 0800 090 2200

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

Bought an investment?

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Viewing schedule

Viewing Schedule for Telford Office Properties 25th August, 31st August and 10th September

LOT	ADDRESS	TIME
10	5 The Crescent, Lawley, Telford, TF4 2PB	09.00 – 09.20
16	7 Glendale, Lawley, Telford, TF4 2PJ	09.30 – 09.50
51	8 Lancaster Place, Dawley, Telford, Shropshire, TF4 2HR	10.05 – 10.25
26	35 Farm Lodge Grove, Malinslee, Telford, TF3 2HP	10.40 – 10.50
15	11 Withywood Drive, Malinslee, Telford, TF3 2HT	11.00 – 11.10
9	29 Dalford Court, Hollinswood, Telford, TF3 2BP	11.25 – 11.35
57	168 Burford, Brookside, Telford, TF3 1LW	11.55 – 12.05
63	36 Beaconsfield, Brookside, Telford, TF3 1NG	12.15 – 12.25
46	29 Stebbings, Sutton Hill, Telford, TF7 4JN	12.40 – 12.55
21	92 Waverley, Woodside, Telford, TF7 5LU	13.50 – 14.05
32	254 Westbourne, Woodside, Telford, TF7 5QR	14.15 – 14.30
47	95 Warrensway, Woodside, Telford, TF7 5QE	14.40 – 14.55
62	84 Woodrows, Woodside, Telford, TF7 5PJ	15.05 – 15.20
22	1 Wantage, Woodside, Telford, TF7 5PA	15.30 – 15.45
74	Hopes Edge, Presthope, Much Wenlock, Shropshire, TF13 6DQ	16.15 – 16.35

23rd August, 3rd September, 6th September

50	24 Harvey Crescent, Arleston, Telford, Shropshire, TF1 2NZ	09.30 – 09.50
31	7 Cumberland Mews, Leegomery, Telford, TF1 6UG	10.05 – 10.20
41	49 Fourth Avenue, Ketley Bank, Telford, TF2 0AS	10.35 – 10.50
25	48 Hollyhurst Road, Oakengates, Telford, TF2 6QP	11.10 – 11.25
6	18 Trench Close, Trench, Telford, TF2 6QY	11.40 – 11.55
40	116 Baldwin Webb Avenue, Donnington, Telford, TF2 8EN	12.10 – 12.25
55	105 St Matthews Road, Donnington, Telford, TF2 7NY	12.35 – 12.50
56	33 Ash Lea Drive, Donnington, Telford, TF2 7QW	13.00 – 13.10
54	113 Ash Lea Drive, Donnington, Telford, TF2 7QW	13.15 – 13.25
18	111 Sandiford Crescent, Newport, Shropshire, TF10 7QP	14.25 – 14.40
3	30 Broomfield Road, Newport, TF10 7PW	14.50 – 15.05

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

4 Brunswick Place, Hanley, Stoke-on-Trent, Staffordshire ST1 3DD

*GUIDE PRICE **£40,000**



- Mid terrace
- Two bedrooms
- First floor bathroom
- Three reception rooms
- In need of modernisation
- EPC – D
- Potential rental value of £4,200

See page 11 for viewing schedule

Legal Representative

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

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

LOT
2

13 Woodhouse Street, Stoke, Stoke-on-Trent, Staffordshire ST4 4QX

*GUIDE PRICE **£32,000**



- End terrace
- Two bedrooms
- Double glazing
- In need of modernisation
- Rear Yard
- EPC – E
- Potential rental value of £4,500

See page 11 for viewing schedule

Legal Representative

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

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

LOT
3**30 Broomfield Road, Newport, Shropshire, TF10
7PW***GUIDE PRICE **£105,000 plus**

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

See page 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**44 Barnfield, Penkull, Stoke-on-Trent,
Staffordshire, ST4 5JE***GUIDE PRICE **£135,000 plus**

- Semi-detached house
- Four bedrooms
- Two reception rooms
- Gardens to front and rear
- Integral single garage
- EPC – TBC
- Potential rental value of £6,600

See page 11 for viewing schedule**Legal Representative TBA****Apply:** Newcastle Tel: 01782 622155 Email: newcastle@bjbmail.com

LOT
5

**8 Festival Gardens, Wellington, Telford, Shropshire,
TF1 2JD**

*GUIDE PRICE **£80,000 plus**



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

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Legal Representative

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

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

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* Source: El Group

LOT
6**18 Trench Close, Trench, Telford, Shropshire, TF2
6QY***GUIDE PRICE **£100,000 plus**

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

See page 12 for viewing schedule

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Legal Representative

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

Apply: Telford Tel: 01952 204420 Email: telford@bjbmail.comLOT
7**64 Hill Street, Hednesford, Cannock, Staffordshire,
WS12 2DR***GUIDE PRICE **£85,000**

- Semi-detached house
- Three bedrooms
- Lounge/diner
- Shower room
- Block paved driveway
- Enclosed rear garden
- EPC – E



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

Legal Representative

Ms Suzanne Dixon
Sinton Solicitors
The Cube, Arngrove Court, Barrack
Road, Newcastle Upon Tyne, NE4
6DB
01912267802

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

LOT
8

20 Kingsley Road, Talke Pits, Stoke-on-Trent,
Staffordshire ST7 1QZ

*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 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
- Two reception rooms
- In need of modernisation
- EPC – TBC

Legal Representative

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

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

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
9**29 Dalford Court, Hollinswood, Telford, Shropshire,
TF3 2BP***GUIDE PRICE **£50,000 plus**

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

See page 12 for viewing schedule

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

Legal Representative

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

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

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**5 The Crescent, Lawley, Telford, Shropshire, TF4 2PB***GUIDE PRICE **£90,000 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
11**4 Laburnum Avenue, Wistaston, Crewe, Cheshire, CW2 8RR***GUIDE PRICE **£82,000**

- Three bed semi detached
- Driveway & detached garage
- Two reception rooms
- Good sized corner plot
- Double glazing & G.C.H
- Well regarded location
- EPC – C

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

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

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

LOT
12

**97 Elm Street, Cobridge, Stoke-on-Trent,
Staffordshire ST6 2HL**

*GUIDE PRICE **£30,000**



- Mid terrace property
- Two bedrooms
- Let at £4800 per annum
- EPC – TBC

See page 11 for viewing schedule

Legal Representative

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

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

LOT
13

28 Redhill Gardens, Stone, Staffordshire, ST15 8BH

*GUIDE PRICE **£80,000**



- Mid-townhouse
- Three bedrooms
- Lounge
- Breakfast kitchen
- Cul de sac position
- Convenient for Stone centre
- Council tax band -A
- EPC – TBC

- Potential rental value of £5,700



Legal Representative

Mr John Burton
John Burton Solicitors
Market Square, Stone, Staffordshire,
ST15 8AT
01785 814818
jgb@johnburtonsolicitors.co.uk

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

LOT
14

7 Denton Close, Winsford, Cheshire, CW7 2EY

*GUIDE PRICE **£80,000**



- Three bedrooms
- In need of modernisation
- Garage
- Off road parking
- Garden
- EPC – TBC
- Potential rental value of £5,100

Legal Representative

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

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

LOT
15

11 Withywood Drive, Malinslee, Telford, Shropshire, TF3 2HT

*GUIDE PRICE **£50,000 plus**



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

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

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**7 Glendale, Lawley, Telford, Shropshire, TF4 2PJ***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
17**14 Thatcham Green, Blurton, Stoke-on-Trent, Staffordshire, ST3 3DL***GUIDE PRICE **£55,000**

- Semi-detached property
- Three bedrooms
- Kitchen & utility area
- Conservatory
- Gardens front & rear
- In need of modernisation
- EPC – E
- Potential rental value of £5,400

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

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

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

LOT
18

111 Sandiford Crescent, Newport, Shropshire, TF10 7QP

*GUIDE PRICE **£75,000**



- Ground floor flat
- Two bedrooms
- Recently refurbished
- Close to local amenities
- EPC – TBC
- Potential rental value of £6,300

See page 12 for viewing schedule

Legal Representative

Mrs Sandra Williams
Parry Carver Solicitors
The Forum, Victoria Road, Shifnal,
Shropshire, TF11 8FE
01952 460777
sandra.williams@parrycarver.co.uk

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

LOT
19

54 Denbigh Street, Hanley, Stoke-on-Trent, Staffordshire ST1 5JB

*GUIDE PRICE **£39,000**



- Mid terrace property
- Two bedrooms
- Close to city centre
- EPC D
- Potential rental value of £4,750

See page 11 for viewing schedule

Legal Representative

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

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

LOT
20**Kings Court, Flats 2, 3, 4 & 5 Leonard Street, Leek,
Staffordshire, ST13 5JP***GUIDE PRICE **£130,000**

- Substantial Grade 2 listed period building **See page 11 for viewing schedule**
- Comprising of four flats:
- Flat 5 vacant
- Flats 2, 3 & 4 let at a total of £18,600 per annum
- Not inspected by Auctioneers
- EPC – E

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

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

LOT
21**92 Waverley, Woodside, Telford, Shropshire, TF7
5LU***GUIDE PRICE **£62,000 plus**

- Mid town house **See page 12 for viewing schedule**
- Three bedrooms
- In need of modernisation
- Freehold
- EPC – C

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

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

Legal Representative

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

LOT
22**1 Wantage, Woodside, Telford, Shropshire, TF7 5PA***GUIDE PRICE **£55,000 plus**

- End town-house
- Two 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

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Proof of identity and address

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

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

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

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

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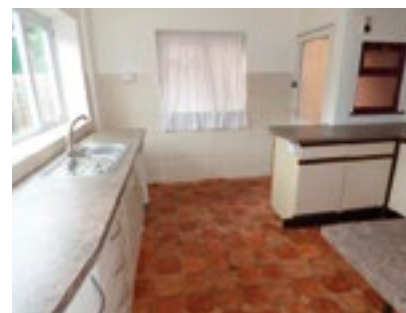


LOT
23**878 London Road, Oakhill, Stoke-on-Trent, ST4 5NX***GUIDE PRICE **£118,000**

- Detached property
- Convenient location
- Four rooms currently being let
- Three rooms let at £65.00 per week
- One room let at £85.00 per week
- £14,560 – total income per annum
- 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.comLOT
24**43 Barn Common, Woodseaves, Stafford, Staffordshire, ST20 0LR***GUIDE PRICE **£135,000**

- Semi-detached house
- Three bedrooms
- Lounge, kitchen
- Garage & driveway
- EPC- TBC

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
25

48 Hollyhurst Road, Oakengates, Telford,
Shropshire, TF2 6QP

*GUIDE PRICE **£90,000 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.
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LOT
26**35 Farm Lodge Grove, Malinslee, Telford,
Shropshire, TF3 2HP***GUIDE PRICE **£40,000 plus**

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

See page 12 for viewing schedule

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

Legal Representative

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

Apply: Telford Tel: 01952 204420 Email: telford@bjbmail.comLOT
27**19 Market Street, Longton, Stoke-on-Trent,
Staffordshire, ST3 1BE***GUIDE PRICE **£35,000**

- Three storey retail premises
- Basement
- Rear yard (not inspected by auctioneers)
- Not inspected by auctioneers
- EPC – E

Legal Representative

Mrs Susan Lewis
Grindeys Solicitors
24 – 28 Glebe Court, Stoke-on-Trent,
Staffordshire, ST4 1ET
846441
Susan.Lewis@grindeys.com

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

LOT
28

7 Saunders Street, Crewe, Cheshire, CW1 3AZ

*GUIDE PRICE **£62,000**



- Two bed Victorian terraced
- Two reception rooms
- Refitted kitchen & bathroom
- Close to Crewe Town centre
- EPC – TBC
- Potential rental value of £5,400

Legal Representative

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

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

LOT
29

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

*GUIDE PRICE **£100,000**



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

Legal Representative

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

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

LOT
30**121 Bhylls Lane, Castlecroft, Wolverhampton, WV3
8DZ***GUIDE PRICE **£159,000**

- Traditional semi detached
- Three bedrooms
- Two reception rooms
- Off road parking
- Potential rental value of £7,800

Legal Representative

Ms Dina Parmer
Harrison Clark Rickerbys Ltd
5 Deansway, Worcester, WR1 2JG
01905 746461
dparmar@hcrlaw.com

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

LOT
31**7 Cumberland Mews, Leegomery, Telford,
Shropshire, TF1 6UG***GUIDE PRICE **£60,000 plus**

- End terrace bungalow
- One bedroom
- In need of modernisation
- Freehold
- EPC – C

See page 12 for viewing schedule

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Legal Representative

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

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

LOT
32**254 Westbourne, Woodside, Telford, Shropshire,
TF7 5QR***GUIDE PRICE **£62,000 plus**

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

See page 12 for viewing schedule

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

Legal Representative

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

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

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

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

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

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LOT
33

359 Cannock Road, Cannock, Staffordshire, WS11 5TD

*GUIDE PRICE **£70,000**



- End-terraced house
- Two reception rooms
- Kitchen
- Two Bedrooms
- Upstairs bathroom
- In need of modernisation
- EPC – E
- Potential rental value of £5,400

Legal Representative

Ms Laura Pyatt
Ansons LLP
Commerce House, Ridings Park,
Eastern Way, Cannock, Staffordshire,
WS11 7FJ
01543431180

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

LOT
34

Pittsburgh House, Lightwood Road, Stoke-on-Trent, Staffordshire, ST3 7HD

*GUIDE PRICE **£250,000**



- A desirable development opportunity for the erection of 2 x 5 bedroom dwellings with double garages and surrounding woodland
- Site area 0.82 ha (2.02 Acres)
- Planning Ref: 58644/FUL
- EPC N/A



Legal Representative

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

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

LOT
35

**11 Clewlow Place, Adderley Green, Longton,
Stoke-on-Trent, Staffordshire, ST3 5DA**



*GUIDE PRICE **£200,000 plus**



- A former care home with onsite parking consisting of seven bedrooms, lounge, kitchen, four-piece bathroom and offices would suit use for a similar uses or potential conversion to residential, subject to planning
- NIA 170 sq m (1,826 sq ft)
- EPC – B

Legal Representative

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

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

LOT
36

**208 Weston Road, Weston Coyney, Stoke-on-Trent,
Staffordshire, ST3 6EE**



*GUIDE PRICE **£130,000**



- A detached bungalow
- Three bedrooms
- Excellent size garden
- Driveway with garage
- EPC – E
- Potential rental value of £6,600

See page 10 for viewing schedule

Legal Representative

Mr Richard Scholes
RJS Solicitors
G1 Bellringer Road, Trentham
Business Quarter, Trentham, Stoke-on-Trent, ST4 8GB
01782 646320
richard@rjssolicitors.com

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

LOT
37**3 Woodgate Street, Meir, Stoke-on-Trent,
Staffordshire, ST3 6BS***GUIDE PRICE **£35,000**

- Two-bedroom end terrace
- In need of renovation and repair
- Two reception rooms
- First floor bathroom
- EPC – F
- Potential rental value of £4,500

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

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

Apply: Longton Tel: 01782 594777 Email: longton@bjbmail.comLOT
38**7 Hughes Street, Burslem, Stoke-on-Trent,
Staffordshire ST6 2HB***GUIDE PRICE **£39,000**

- Mid-Town house
- Two bedrooms
- Let at £4560 per annum
- EPC – D

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

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

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

LOT
39

16 Elder Road, Cobridge, Stoke-on-Trent, ST6 2HE

*GUIDE PRICE **£50,000**



- Mid town house
- Three bedrooms
- Let at £4800 per annum
- Three bedrooms
- EPC – E

See page 11 for viewing schedule

Legal Representative

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

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

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* Subject to status

LOT
40**116 Baldwin Webb Avenue, Donnington, Telford,
Shropshire, TF2 8EN***GUIDE PRICE **£65,000 plus**

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

See page 12 for viewing schedule

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

Legal Representative

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

Apply: Telford Tel: 01952 204420 Email: telford@bjbmail.comLOT
41**49 Fourth Avenue, Ketley Bank, Telford, Shropshire,
TF2 0AS***GUIDE PRICE **£58,000 plus**

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

See page 12 for viewing schedule

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

Legal Representative

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

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

LOT
42

111 Minshull New Road, Crewe, Cheshire, CW1 3PG

*GUIDE PRICE **£59,500**

- Spacious three bed terraced
- Two Reception rooms
- Large rear garden
- Two outbuildings
- In need of modernisation
- EPC – F
- Potential rental value of £6,900

See page 10 for viewing schedule

Legal Representative

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

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

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LOT
43**13 Avon Drive, Crewe, Cheshire, CW1 5NJ***GUIDE PRICE **£155,000**

- Four bed detached house
- Two reception rooms
- Spacious breakfast kitchen
- Driveway & garage
- Large private rear garden
- EPC – D
- Potential rental value of £9,540

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.comLOT
44**124 Beville Street, Fenton, Stoke-on-Trent, ST4 3LH***GUIDE PRICE **£80,000**

- Two-bedroom semi detached
- New kitchen and bathroom
- Decorated throughout
- Gas central heating system
- Double glazing
- Garage and garden
- EPC – C
- Potential rental value of £5,400

See page 10 for viewing schedule

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

Legal Representative

Miss Anne-Marie Mcquade
Grindeys Solicitors
Glebe Court, Glebe Street, Stoke-on-Trent, ST4 1ET
01782 846441

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

LOT
45

2 Park View Road, Kidsgrove, Stoke-on-Trent, Staffordshire, ST7 4DA

*GUIDE PRICE **£85,000**



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

- Semi-detached house
- Three bedrooms
- Ground floor WC
- First floor bathroom
- Gardens front, side and rear
- EPC – TBC

Legal Representative

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

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

LOT
46

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

*GUIDE PRICE **£55,000 plus**



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

See page 12 for viewing schedule

Legal Representative

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

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

LOT
47**95 Warrensway, Woodside, Telford, Shropshire, TF7
5QE***GUIDE PRICE **£62,000 plus**

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

See page 12 for viewing schedule

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Legal Representative

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

Apply: Telford Tel: 01952 204420 Email: telford@bjbmail.comLOT
48**4 Meadowlea, Madeley, Telford, Shropshire, TF7
5BE***GUIDE PRICE **£38,000**

- Ground floor flat
- One bedroom
- Currently let at £4380 per annum
- EPC – TBC

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
49

40 Meadowlea, Madeley, Telford, Shropshire, TF7 5BE

*GUIDE PRICE **£38,00**



- Ground floor flat
- One bedroom
- Currently let at £4380 per annum

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
50

24 Harvey Crescent, Arleston, Telford, Shropshire, TF1 2NZ

*GUIDE PRICE **£65,000**



- Semi-detached property
- Two bedrooms
- Spacious rear garden
- EPC – TBC
- Potential rental value of £6,300

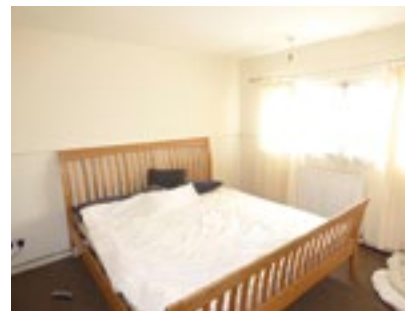
See page 12 for viewing schedule



Legal Representative

Mr Viqar Bhatti
MH Solicitors
79 Caldmore Road, Caldmore,
Walsall, WS1 3NR
01922 623300
viqar@mhsolicitors.com

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

LOT
51**8 Lancaster Place, Dawley, Telford, Shropshire, TF4
2HR***GUIDE PRICE **£50,000**

- Mid terrace property
- Three bedrooms
- Lounge diner & kitchen
- EPC – TBC
- Potential rental value of £6,300

See page 12 for viewing schedule

Legal Representative

Ms Dorothy Cavangh
Baches Solicitors
Lombard House, Cronehills Linkway,
West Bromwich, West Midlands,
B70 7PL
0121 553 3286
Dorothy.cavangh@baches.co.uk

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

LOT
52**17-23 Liverpool Road, Stoke-on-Trent,
Staffordshire, ST4 1AW***GUIDE PRICE **£175,000**

- Excellent investment opportunity consisting of a substantial restaurant premises
- Let at £18,000 pa from 5th April 2016, 5 year FRI Lease
- Located on the edge of Stoke town centre
- Initial 6 month rent free incentive
- Not inspected by the auctioneer
- EPC – TBC

Legal Representative

Ms Emily Black
TLT
One Redcliff Street, Bristol, BS1 6TP
0333 006 0000
Emily.Black@tltsolicitors.com

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

LOT
53**51 Balfour Street, Hanley, Stoke-on-Trent,
Staffordshire, ST1 3QN***GUIDE PRICE **£60,000**

- A mixed commercial and residential investment opportunity located 0.6 mile from Hanley town centre
- Producing £7,900 pa
- Consisting of a ground floor business premise and self contained 1st floor one bedroom flat
- Ground floor let on a 5 year term from 17/11/2015 at £4,000 pa with initial rent incentive
- 1st floor flat let at £325 pcm
- Commercial EPC – G
- Residential EPC – F

Legal Representative

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

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

Proof of identity and address

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

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

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

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

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LOT
54**113 Ash Lea Drive, Donnington, Telford, Shropshire,
TF2 7QW***GUIDE PRICE **£43,000 plus**

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

See page 12 for viewing schedule

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
55**105 St Matthews Road, Donnington, Telford,
Shropshire, TF2 7NY***GUIDE PRICE **£65,000 plus**

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

See page 12 for viewing schedule

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

Legal Representative

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

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

LOT
56**33 Ash Lea Drive, Donnington, Telford, Shropshire,
TF2 7QW***GUIDE PRICE **£43,000 plus**

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

See page 12 for viewing schedule

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Legal Representative

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

Apply: Telford Tel: 01952 204420 Email: telford@bjbmail.comLOT
57**168 Burford, Brookside, Telford, Shropshire, TF3
1LW***GUIDE PRICE **£35,000 plus**

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

LOT
58

181 Brookwood Drive, Meir, Stoke-on-Trent,
Staffordshire, ST3 6JT

*GUIDE PRICE **£55,000**



- Ex-local authority
- Semi-detached property
- Two bedrooms
- Kitchen/diner
- Modern bathroom suite
- Rear garden
- EPC – D
- Potential rental value of £5,400

See page 10 for viewing schedule

Legal Representative

Mr Graham Alcock
Lichfield Reynolds Solicitors
7-9 Commerce Street, Longton,
Stoke-on-Trent, Staffordshire, ST3
1TU
01782 313212
longton@lichfield-reynolds.co.uk

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LOT
59

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

*GUIDE PRICE **£135,000**



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

See page 10 for viewing schedule

Legal Representative

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

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

LOT
60

Garages off Newcastle Lane, Penkhull, Newcastle-under-Lyme, Staffordshire, ST4 5DP

*GUIDE PRICE **£68,000 plus**



- Garage site
- 17 brick built garages
- All currently let
- Income of £7,105 per annum
- Site approx. 0.19 acre
- EPC – N/A

Legal Representative

Catherine Whittles
Bowcock & Pursaill Solicitors
Ridge House, 3 Ridge House Drive,
Festival Park, Stoke-on-Trent,
Staffordshire, ST1 5SJ
01782 200000
cw@bowcockpursaill.co.uk

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

LOT
61**15 West Street, Newcastle-under-Lyme,
Staffordshire, ST5 1BH***GUIDE PRICE **£42,000**

- Terraced property
- Close to the centre of Newcastle-under-Lyme
- Two bedrooms
- EPC – D
- Potential rental value of £4,740

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

Michael Rothwell
Bowcock & Pursaill Solicitors
2 Ridge House
Ridgehouse Drive
Festival Park
Stoke-on-Trent ST1 5SJ
Tel: 01782 200000
Email: rw@bowcockpursaill.co.uk

Apply: Newcastle Tel: 01782 622155 Email: newcastle@bjbmail.comLOT
62**84 Woodrows, Woodside, Telford, Shropshire, TF7
5PJ***GUIDE PRICE **£50,000 plus**

- End town 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.com

LOT
63**36 Beaconsfield, Brookside, Telford, Shropshire,
TF3 1NG***GUIDE PRICE **£32,000 plus**

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

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

See page 12 for viewing schedule

Legal Representative

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

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

LOT
64**23 Furnival Street, Cobridge, Stoke-on-Trent,
Staffordshire ST6 2PD***GUIDE PRICE **£30,000**

- Mid terrace house
- Not inspected by auctioneers
- EPC – E
- Potential rental value of £4,200

See page 11 for viewing schedule

Legal Representative

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

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

LOT
65**6 Buxton Street, Sneyd Green, Stoke-on-Trent,
Staffordshire ST1 6BN***GUIDE PRICE **£42,000**

- Forecourted mid terrace
- Popular location
- Let at £4800 per annum
- EPC – TBC

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

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

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

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* Source: El Group

LOT
66

1a Gresty Terrace, Crewe, Cheshire, CW1 5EN

*GUIDE PRICE **£32,000**



- Spacious two bed apartment
- Let at £345 pcm
- Spacious lounge/diner
- Two double bedrooms
- Kitchen & bathroom
- Garden to the rear
- Close to Crewe retail park
- EPC – E
- Potential rental value of £4,200

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
67

24 Hightown, Crewe, Cheshire, CW1 3BS

*GUIDE PRICE **£55,000 plus**



- Two storey retail premises
- Main road location
- Planning for change of use to A5 (ground floor) – Ref: 14/4479N
- Planning for conversion of 1st floor to apartment – Ref: 14/4478N

Legal Representative

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

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

LOT
68**117 Hartshill Road, Hartshill, Stoke-on-Trent,
Staffordshire, ST4 7LU***GUIDE PRICE **£115,000**

- Substantial period property
- Currently two self contained flats
- Ground Floor – two bedrooms
- First Floor – three bedrooms
- Total potential income of £12,421
- EPC – C

See page 11 for viewing schedule

Legal Representative

Mr Melvin Barker
Walters & Plaskitt Solicitors
2 Westport Road, Stoke-on-Trent, ST6
4AW
01782 819611
mbarker@waltersandplaskitt.com

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

LOT
69**Building plot at The Rookery, Silverdale,
Newcastle-under-Lyme, Staffordshire, ST5 6NA***GUIDE PRICE **£25,000 plus**

- Building plot
- NUL 16/00316/FUL
- PP to replace garage for two bedroom detached dormer bungalow.

Legal Representative

Mr Alan Whitmore
Clyde Chappell & Botham Solicitors
99 Weston Road, Meir, Stoke-on-Trent, Staffs, ST3 6AJ
01782 599577
alanwhitmore@
clydechappellandbotham.com

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

LOT
70**7 School Lane Close, Stafford, Staffordshire, ST17
4HH***GUIDE PRICE **£60,000**

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

- Semi-detached bungalow
- Two double bedrooms
- Lounge, dining room
- Kitchen & bathroom
- In need of modernisation
- EPC- TBC

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

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

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

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

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LOT
71**33 Ingestre Road, Stafford, Staffordshire, ST17 4DJ***GUIDE PRICE **£105,000**

- Traditional mid terrace
- Three bedrooms
- Two reception rooms
- Near to town
- Near to train station
- EPC – TBC
- Potential rental value of £6,600

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

**Legal Representative**

Mr James Eagan
John Burton Solicitors
Market Square, Stone, Staffordshire,
ST15 8AT
01785 814 818
jde@johnburtonsolicitors.co.uk

LOT
72**12 Cherry Tree Road, Chesterton, Newcastle-under-Lyme, Staffordshire, ST5 7BP***GUIDE PRICE **£62,000**

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

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
73

**111 Tennyson Road, Stafford,
Staffordshire, ST17 9SY**

*GUIDE PRICE **£82,500**



- Three bedrooms
- Semi-detached
- Kitchen
- Lounge
- EPC – TBC

See page 12 for viewing schedule

Legal Representative

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

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

LOT
74

**Hopes Edge, Presthope, Much Wenlock,
Shropshire, TF13 6DQ**

*GUIDE PRICE **£275,000**



- Detached bungalow
- Five bedrooms
- Potential for other use including Bed & Breakfast (stpp)
- Desirable location

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

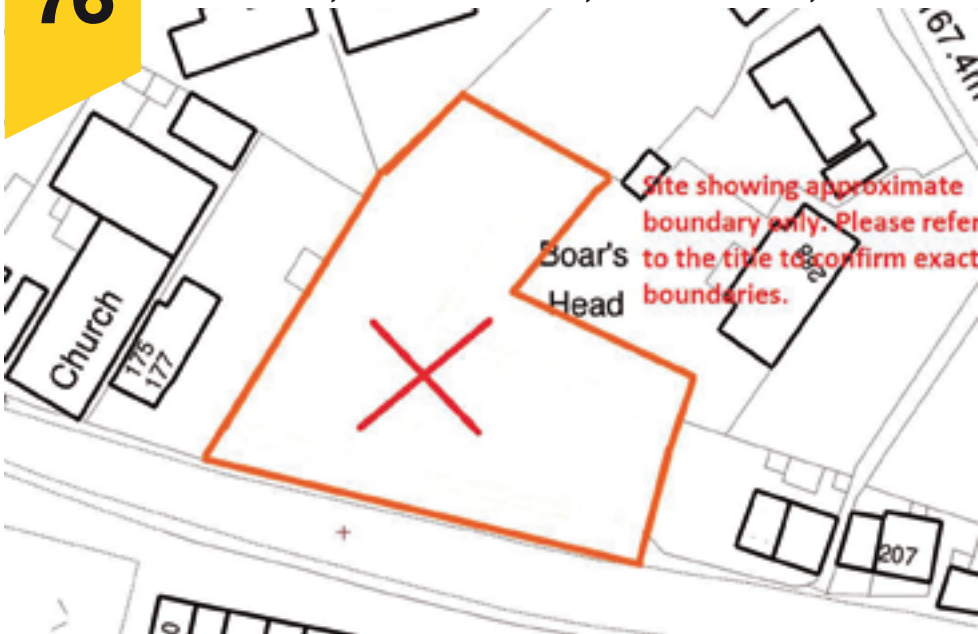
*GUIDE PRICE **£90,000**LOT
75**Freehold sale of 7 – 15 Farm Lodge Grove,
Malinslee, Telford, Shropshire, TF3 2HP**

- Freehold sale of 7 -15
- One bed ground floor Apartment – No 7
- Two bedroom first floor
- Apartment – No 11
- Both Let
- Freehold to be sold of Apartments 8,9,10,12,13,14 & 15.
- EPC – TBC

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

Legal Representative

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

LOT
76**Land to the rear of the Old Boars Head, High Street,
Halmerend, Stoke-on-Trent, Staffordshire, ST7 8AG**

Site showing approximate boundary only. Please refer to the title to confirm exact boundaries.

- Building land
- Planning permission
- 8 dwellings
- Associated parking
- EPC – N/A

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

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

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

LOT
77

90 Oakley Street, Crewe, Cheshire, CW1 2NL

*GUIDE PRICE **£46,000**



- Three bed terraced house
- Lounge & dining room
- Kitchen & bathroom
- Close to Crewe Town Centre
- Modernisation Required
- EPC -TBC
- Potential rental value of £6,300

See page 10 for viewing schedule

Legal Representative

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

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



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LOT
78**671 Lightwood Road, Lightwood, Stoke-on-Trent,
Staffordshire, ST3 7HD***GUIDE PRICE **£125,000**

- Detached property
- Huge potential to develop
- In need of renovation and repair
- Popular residential area
- Good size plot
- EPC – TBC

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

Mr Alastair Birtles
David Gall Solicitors
Fulford House, Town Foot, Hawes,
North Yorkshire, DL8 3NN
01969667171
alastair.birtles@davidgall.co.uk

Apply: Longton Tel: 01782 594777 Email: longton@bjbmail.comLOT
79**125 Oversley Road, Stoke-on-Trent, Staffordshire,
ST6 6TT***GUIDE PRICE **£82,000**

- Double fronted family home
- Spacious living accommodation
- Four bedrooms
- Gardens front and rear
- EPC – TBC
- Potential rental value of £5,700

Legal Representative

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

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

LOT
80

47 Lowther Street, Hanley, Stoke-on-Trent, Staffordshire ST1 5JE

*GUIDE PRICE **£37,000**



- Mid Terrace House
- Two Bedrooms
- Let at £4500 per annum
- Double Glazing
- Gas Central Heating
- First floor bathroom
- EPC – TBC

See page 11 for viewing schedule

Legal Representative

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

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

LOT
81

49 Denbigh Street, Hanley, Stoke-on-Trent, ST1 5JA

*GUIDE PRICE **£40,000**



- Mid terrace property
- Three bedrooms
- Recently refurbished
- First floor bathroom
- Ground floor w/c
- EPC TBC
- Potential rental value of £4,500

See page 11 for viewing schedule

Legal Representative

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

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

LOT
82**7 Vernon Street, Crewe, Cheshire, CW1 3JU***GUIDE PRICE **£57,000**

- End of terrace property
- Three bedrooms
- Rear courtyard garden
- Majority double glazed
- EPC – E
- Potential rental value of £6,600
-

See page 10 for viewing schedule

We have been made aware that the curtilage to the front of the property belongs to the local Council and the boundary stops at the edge of the footpath to the front property

Legal Representative

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

Apply: Crewe Tel: 01270 213541 Email: crewe@bjbmail.comLOT
83**Palmbrook, Foxt, Stoke-on-Trent, Staffordshire
ST10 2HN***GUIDE PRICE **£223,000 plus**

- Spacious detached house
- Superb village location
- Approximately 0.29 acres
- Three bedrooms
- Gas central heating
- Double glazing
- EPC – D

**Legal Representative**

Mr Nicolas John
Whiteheads
6 Water Street,
Newcastle-under-Lyme,
Staffordshire, ST5 1HR
01782 615278

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

LOT
84

**The Old Coach House, 2B Bridge Street,
Wybunbury, Nantwich, Cheshire, CW5 7NB**

*GUIDE PRICE **£275,000**



- Superb barn conversion
- Three bedrooms
- Beautifully finished
- Stunning kitchen
- Gardens to rear
- Double garage & drive
- EPC – TBC
- Potential rental value of £10,800

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

Legal Representative

Chris Murphy
Whiteheads Solicitors
6 Water Street
Newcastle
ST5 1HR

LOT
85

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

*GUIDE PRICE **£100,000**



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

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



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
86

**The Mansion, The Hill, Sandbach, Cheshire, CW11
1FD**

*GUIDE PRICE **£550,000**



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

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

Legal Representative

Mr David Buskey
Woodcocks Haworth & Nuttall
1A Strawberry Bank, Preston New
Road, Blackburn, BB2 6AA
01706 213356
david.buskey@whnsolicitors.co.uk

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

LOT

87**51 Albert Street, Crewe, Cheshire, CW1 2QD*****GUIDE PRICE £59,500**

- Spacious terrace property
- Three bedrooms
- Two reception rooms
- Gardens
- EPC – TBC
- Potential rental value of £6,300

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

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

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

LOT

88**19 Lomas Street, Shelton, Stoke-on-Trent, Staffordshire, ST4 7AE****DECLARED RESERVE £25,000**

- Mid Terrace Property
- Let (Income TBC)
- Convenient Location
- Not inspected by the auctioneers
- EPC- E

Legal Representative

Mrs Carys Dyer
 Welch & Co Solicitors
 40 St Marys Street, Cardigan,
 Ceredigion, SA43 1ET
 01239 614070
 carysdyer@welchlaw.co.uk

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

LOT
89**34 St Aidans Street, Tunstall, Stoke-on-Trent, ST6 5HH***GUIDE PRICE **£9,500 plus**

- Building plot
- Application number 55168
- Approx 47 Square metres
- Planning for end of terrace

Legal Representative

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

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

LOT
90**10 Attlee Crescent, Highfields, Stafford, ST17 9RU**GUIDE PRICE **£90,000**

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

- Mid Terrace House
- Three Bedrooms
- Lounge/Diner, Kitchen
- Bathroom, Separate WC
- Gardens
- EPC – D

Legal Representative

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

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

LOT
91**27 Pear Tree Lane, Chesterton, Newcastle-under-Lyme, Staffordshire, ST5 7EY***GUIDE PRICE **£65,000 plus**

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

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.comLOT
92**133 The Mill, Enderley Street, Newcastle-under-Lyme, Staffordshire, ST5 2AN***GUIDE PRICE **£105,000**

- Modern ground floor apartment
- Two bedrooms
- Stunning open plan kitchen living area
- Allocated parking
- Previously let at £525 pcm
- EPC – B

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

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

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

LOT
93**15 Lincoln Road, Kidsgrove, Stoke-on-Trent,
Staffordshire, ST7 1HA***GUIDE PRICE **£52,000 plus**

- Semi detached property
- Three Bedrooms
- Recent improvements made
- Off road parking
- Front and rear gardens
- EPC – C
- Potential rental value of £5,940

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

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

Apply: Newcastle Tel: 01782 622155 Email: newcastle@bjbmail.comLOT
94**Apartment 45 St Pauls Court, Congreve Road,
Blurton, Stoke-on-Trent, Staffordshire, ST3 2HJ***GUIDE PRICE **£55,000**

- One-bedroom apartment
- Second floor
- Modern fitted kitchen
- Double glazed
- Electric heating
- EPC – E
- Potential rental value of £5,400

**Legal Representative**

Ms Kelly King
Cooks Solicitors
12 Brindley Court, Lymedale Business
Park, Newcastle-under-Lyme,
Staffordshire, ST5 9QH
01782 713755
kelly@cooks-solicitors.co.uk

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

LOT
95

64 Pembridge Road, Blurton, Stoke-on-Trent, Staffordshire, ST3 3DA

*GUIDE PRICE **£65,000**



- Semi-detached
- Two double bedrooms
- Off road parking
- Car port
- Gardens
- Gas central heating system
- EPC – TBC
- Potential rental value of £6,300

See page 10 for viewing schedule

Legal Representative

Mr Alan Whitmore
Clyde Chappell and Botham Solicitors
99 Weston Road, Meir, Stoke-on-Trent, Staffordshire, ST3 6AJ
01782 599577
alanwhitmore@clydechappellandbotham.com

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

LOT
96

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

GUIDE PRICE **£45,000 plus**



- 8th floor leasehold apartment
- Two double bedrooms
- Spacious accommodation
- Overlooking Burslem park
- EPC -TBC
- Potential rental value of £4,800

See page 11 for viewing schedule

Legal Representative

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

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

LOT
97**1 Stanton Road, Meir, Stoke-on-Trent,
Staffordshire, ST3 6DD**GUIDE PRICE **£60,000**

- End townhouse
- Three bedrooms
- Modern kitchen & bathroom
- Gardens front & rear
- Double glazing
- Previously let at 450pcm
- EPC - D

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

Ms Bethany Wiltshire
EPO Lawyers
46 High Street, Sutton Coldfield, West
Midlands, B72 1UQ
0121 6869444
bethany.wiltshire@e-p-o.co.uk

Apply: Longton Tel: 01782 594777 Email: longton@bjbmail.comLOT
98**41 East Street, Weston Coyney, Stoke-on-Trent,
ST3 6QJ**GUIDE PRICE **£75,000 plus**

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

Legal Representative

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

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

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



Condition Rating	Definition
3	Defects which are serious and/or need to be repaired/replaced to avoid significant expense.
2	Defects that need repairing or replacing but are not considered to be either serious or urgent. The property must be maintained to the standard required.
1	Accepted or normally accepted. The property must be maintained to the normal standard.

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

Glossary

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

Wherever it makes sense:

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

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

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

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

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

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

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

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

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

Auctioneers The auctioneers at the **auction**.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

VAT option An option to tax.

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

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

Important notice

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

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

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

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

Auction Conduct Conditions

A1 Introduction

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

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

A2 Our role

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

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

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

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

A3 Bidding and reserve prices

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

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

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

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

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

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

A4 The particulars and other information

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

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

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

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

A5 The contract

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

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

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

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

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

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

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

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

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

General Conditions

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

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

G1 The lot

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

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

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

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

- performance of the **seller's** obligations. The **transfer** is to include a declaration excluding that personal liability.
- G19.4 The **lot** is sold:
 (a) in its condition at **completion**;
 (b) for such title as the **seller** may have; and
 (c) with no title guarantee;
 and the **buyer** has no right to terminate the contract or any other remedy if information provided about the **lot** is inaccurate, incomplete or missing.
- G19.5 Where relevant:
 (a) the **documents** must include certified copies of those under which the **practitioner** is appointed, the document of appointment and the **practitioner's** acceptance of appointment; and
 (b) the **seller** may require the **transfer** to be by the lender exercising its power of sale under the Law of Property Act 1925.
- G19.6 The **buyer** understands this **condition** G19 and agrees that it is fair in the circumstances of a sale by a **practitioner**.
- G20 TUPE**
- G20.1 If the **special conditions** state "There are no employees to which **TUPE** applies", this is a warranty by the **seller** to this effect.
- G20.2 If the **special conditions** do not state "There are no employees to which **TUPE** applies" the following paragraphs apply:
 (a) The **seller** must notify the **buyer** of those employees whose contracts of employment will transfer to the **buyer** on **completion** (the "Transferring Employees"). This notification must be given to the **buyer** not less than 14 days before **completion**.
 (b) The **buyer** confirms that it will comply with its obligations under **TUPE** and any **special conditions** in respect of the Transferring Employees.
 (c) The **buyer** and the **seller** acknowledge that pursuant and subject to **TUPE**, the contracts of employment between the Transferring Employees and the **seller** will transfer to the **buyer** on **completion**.
 (d) The **buyer** is to keep the **seller** indemnified against all liability for the Transferring Employees after **completion**.
- G21 Environmental**
- G21.1 This **condition** G21 only applies where the **special conditions** so provide.
- G21.2 The **seller** has made available such reports as the **seller** has as to the environmental condition of the lot and has given the **buyer** the opportunity to carry out investigations (whether or not the **buyer** has read those reports or carried out any investigation) and the **buyer** admits that the **price** takes into account the environmental condition of the **lot**.
- G21.3 The **buyer** agrees to indemnify the **seller** in respect of all liability for or resulting from the environmental condition of the **lot**.
- G22 Service Charge**
- G22.1 This **condition** G22 applies where the lot is sold subject to **tenancies** that include service charge provisions.
- G22.2 No apportionment is to be made at **completion** in respect of service charges.
- G22.3 Within two months after **completion** the **seller** must provide to the **buyer** a detailed service charge account for the service charge year current on **completion** showing:
 (a) service charge expenditure attributable to each **tenancy**;
 (b) payments on account of service charge received from each tenant;
 (c) any amounts due from a tenant that have not been received;
 (d) any service charge expenditure that is not attributable to any **tenancy** and is for that reason irrecoverable.
- G22.4 In respect of each **tenancy**, if the service charge account shows that:
 (a) payments on account (whether received or still then due from a tenant) exceed attributable service charge expenditure, the **seller** must pay to the **buyer** an amount equal to the excess when it provides the service charge account;
 (b) attributable service charge expenditure exceeds payments on account (whether those payments have been received or are still then due), the **buyer** must use all reasonable endeavours to recover the shortfall from the tenant at the next service charge reconciliation date and pay the amount so recovered to the **seller** within five **business days** of receipt in cleared funds; but in respect of payments on account that are still due from a tenant **condition** G11 (**arrears**) 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 **arrears**.
- 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.

Notes

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