Property auction catalogue

Monday 13th July, 2026
6.30pm start

DoubleTree by Hilton Hotel
Festival Park, Stoke-on-Trent
Staffordshire, ST1 5BQ

Property auctions dates

DoubleTree by Hilton Hotel, Stoke-on-Trent, ST1 5BQ

Auction Dates	Closing Date For Entries
14th September	7th August
26th October	18th September
7th December	30th October

Freehold & Leasehold Lots offered in conjunction with...

Dundas Law Residential Conveyancing
Goddard Dunbar & Associates Ltd
Dixon Rigby Keogh Solicitors
RJS Solicitors
Woolliscrofts Solicitors
Hibberts LLP Solicitors
nowellmeller solicitors friendly • professional • approachable
myers&co solicitors
poole alcock solicitors
Beswicks Legal
Charltons Solicitors
TG&T
QualitySolicitors Talbots
Clowes & Co. Solicitors
The Eric Whitehead Partnership Solicitors
davisons solicitors intermediary services

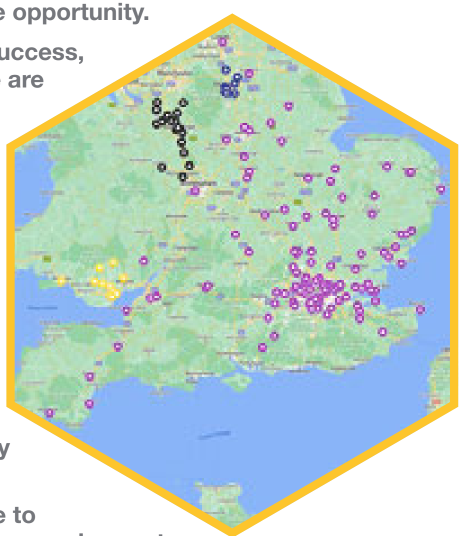
The region's number 1 property auctioneer

butters john bee bjb

Leanne Roberts, Auction Administrator & John Hand, Auction Manager

butters john bee Traditional Auctioneers with over 150 years' experience of selling Residential & Commercial property and Land.

Auction remains the fastest, most exciting and most efficient way to buy and sell property in today's fast-moving market. And with online bidding now more popular than ever, you can get involved from anywhere in the country, bringing unbeatable convenience and opening the door to even more opportunity.



2025 has been a standout year for our auction success, we're not just keeping pace with the market, we are continually driving forward, and by teaming up with our wider group and sister brands under the Spicerhaart umbrella, we've expanded our reach, strengthened our presence, and created a truly nationwide auction powerhouse.

Whether you're buying or selling, you're supported every step of the way. Our award-winning Auction Department works hand-in-hand with a strong network of Residential offices, Area Partners, and our Commercial and Land & New Homes specialists. That means you benefit from expert guidance, genuine local knowledge, and a team of property professionals who live and breathe auctions.

One Stop Lot Shop - Butters John Bee introduce to Just Mortgages for your mortgage and protection requirements.
Just Mortgages is a trading name of Just Mortgages Direct Limited which is an appointed representative of The Openwork Partnership, a trading style of Openwork Limited which is authorised and regulated by the Financial Conduct Authority. Just Mortgages Direct Limited Registered Office: Colwyn House, Sheepen Place, Colchester, Essex, C03 3LD. Registered in England No. 2412345.

YOUR PROPERTY MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.

Valunation can help you with your survey needs nationwide, and we can recommend a good local Conveyancer, we also have Residential and Commercial Lettings agencies.

Any queries about buying or selling at auction then contact the team on 0800 090 2200, or email auction@bjbmail.com, and we will be happy to help.

* Guide/reserve price definitions can be found on page 7

Proof of identity and address

All prospective bidders must register and provide proof of identity and address to the Auctioneers prior to the start of the sale.

Original documents MUST be provided.
Photocopies are NOT acceptable.

You will need to register before the auction starts if you are intending to bid, as we are required to verify anyone who offers, bids, or buys at butters john bee auctions.

In each case, for proof of ID we will need one item from List A, (if you cannot produce any of the items on list A, then you must produce two of the items on list B). For proof of address one item from List C (If an item is used from List B for the purposes of identity, the same item may NOT be used for the purposes of proof of address) Failure to produce the correct ID will mean you will NOT be eligible to bid on the night.

There are a few options available to you:

- Go to any of our 17 branches, or head office, with your original paperwork, we will then verify for you free of charge
- The Post Office can verify up to three forms of identification, there is however a charge for this service
- A professional body (solicitor, accountant etc.) can also certify your ID and directly send it on your behalf to auctions@bjbmail.com (please note these parties may make a charge directly to you)
- You can bring the relevant documents to the auction venue between 5.00pm and 6.30pm to register free of charge

If you intend to bid via the Internet, Telephone or Proxy, we will require this information prior to the day of the auction. If we do not receive certified identification, we will be unable to bid on your behalf.

If you are bidding on behalf of a company, you will also need to show a copy of the Certificate of Incorporation, a list of directors and a letter of authority on Company letterhead, signed by a company director, prior to signing the contract.

List A – proof of ID

- Current valid (signed) full UK Passport.
- Current valid (signed) overseas Passport.
- Current UK Photocard Driving Licence (provisional acceptable).
- Current EU Photocard Driving Licence.
- Current valid EEA Member State ID card.
- Current biometric residence permit issued by UK Border Agency.
- Current Firearms/Shotgun Certificate.

List B – proof of ID

- Bank, Building Society or Credit Union Statement dated within the last 3 months (not printed off the internet).
- Benefits or pensions notification letter confirming the right to benefit.
- Blue disabled drivers pass.
- Current UK paper driving licence.
- Local authority tax bill/council tax bill (we can only accept bills dated until the end of June of the year the client contract is signed).
- Medical Card/Certificate.
- National Insurance Card.
- UK Birth Certificate.
- Utility Bill/Utility Statement or Certificate/Letter from a supplier of utilities dated within the last 3 months.

List C – proof of address

- Bank Statement (dated in the last three months) - may be an e-copy
- Credit Card Statement (dated in the last three months) - may be an e-copy
- Council Tax bill (we can only accept bills dated until the end of June of the year the client contract is signed)
- Current mortgage statement (correspondence address and address the mortgage applies to must be the same)
- Current TV licence
- Driving licence showing current address (paper OR card version) (provisional acceptable) (not acceptable if used as ID)
- Homeowner's current home insurance policy schedule
- Home service provider bill, such as broadband or digital TV dated within the last three months
- Letter from the employer on company headed paper, signed and dated within the last three months (an email from a verified company email address is acceptable)
- Recent documentation confirming the applicant will be/is receiving local housing allowance or housing benefit
- Tenancy agreement signed and dated within the last six months {the customer being checked must be a named tenant on the tenancy agreement)
- Utility bill dated within the last three months
- Letter from the NHS writing to confirm the customer is living at the address
- Letter from bank to confirm the customer is living at the property - no other bank letter is acceptable

The following forms of proof of address are not acceptable:

1. HM Revenue & Customs documents
2. Letters from accountants or solicitors
3. Mobile phone bills
4. NHS medical card

* Guide/reserve price definitions can be found on page 7

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 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 will ask for a deposit 10% of the hammer price (Subject to a minimum of £3,000) once you are the winning bidder, payable on signing the contracts on the day of the auction sale. Your Bank or building Society should be made aware of this. The balance of the monies will normally be due within 20 business days from exchange. In addition a buyers administration fee will be applicable to each lot purchased, as specified in the individual property details (still applicable if purchased Prior or Post auction) Credit cards cannot be used for the 10% deposit payment, we can accept payment via Debit card, BACS or cheque.
- Make sure the Auctioneer has your bid, by clearly indicating with catalogue or hand.
- Ensure that you have registered with us before the auction starts, and supplied your two forms of identification. You can do this on the night of the auction, just arrive a bit early to give yourself enough time, or you can go into any of our 17 High Street branches prior to the sale and they will certify you ID free of charge. Original documents MUST be provided, photocopies are NOT acceptable. We will also accept certified ID sent direct from a solicitor or professional body.

- 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.

* Guide/reserve price definitions can be found on page 7

Order of sale

(unless previously sold or withdrawn, please check the Addendum online for updates)

DoubleTree by Hilton Hotel, Festival Park, Stoke-on-Trent, Staffordshire, ST1 5BQ

Monday 13th July 2026 at 6.30pm

1	41 Harcourt Street, Hanley, Stoke-On-Trent, Staffordshire, ST1 4NP
2	39 Davis Street, Shelton, Stoke-on-Trent, Staffordshire, ST4 7AD
3	636 London Road, Penkhull, Stoke-On-Trent, Staffordshire, ST4 5BA
4	Land at Bourne Street, Heron Cross, Stoke-on-Trent, Staffordshire, ST4 3BD
5	38 Manor Rise, Walton, Stone, Staffordshire, ST15 0HU
6	Flat 317, 56 Hounds Gate, Nottingham, NG1 6BH
7	142 Moston Street, Birches Head, Stoke-on-Trent, Staffordshire, ST1 2LT
8	7 Lavender Close, Weston Coyney, Stoke-on-Trent, Staffordshire, ST3 6RA
9	Land at Cheltenham Grove, Silverdale, Newcastle-under-Lyme, Staffordshire, ST5 6QR
10	68 Talke Road, Alsager, Stoke-on-Trent, Staffordshire, ST7 2PW
11	12 Ridgeway Avenue, Rhyl, Denbighshire, LL18 3UG
12	16 John Offley Road, Madeley, Newcastle-under-Lyme, Staffordshire, CW3 9ND
13	Bungalow & Land at 500 Lightwood Road, Stoke-on-Trent, Staffordshire, ST3 7EW
14	42 Woodstock Road, Barnsley, South Yorkshire, S75 1DX
15	Cuckoowell Lodges Bradley Lane, Nr Alton, Staffordshire Moorlands, ST10 4DG
16	The Enchanted Florist, 25-27 Millrise Road, Milton, Stoke-on-Trent, Staffordshire, ST2 7BN
17	Holly Bank Heatley Lane, Broomhall, Nantwich, CW5 8BA
18	75 Elgin Street, Shelton, Stoke-on-Trent, Staffordshire, ST4 2RD
19	4 Oakwood Crescent, Sandbach, Cheshire, CW11 2LL
20	155 Olive Grove Road, Lowfield, Sheffield S2 3GE
21	Middleport Mill Milvale Street, Middleport, Stoke-on-Trent, Staffordshire, ST6 3NT
22	Port Vale Mill Milvale Street, Middleport, Stoke-on-Trent, Staffordshire, ST6 3NT
23	14 Westfields, Cauldon Low, Stoke-on-Trent, Staffordshire Moorlands, ST10 3ED
24	6 Dickenson Road West, Sneyd Green, Stoke-On-Trent, Staffordshire, ST6 2NJ
25	27, 29, 31 Sandon Road, Stafford, Staffordshire, ST16 3ES
26	Room 106 Poulson House Spark Street, Stoke, Stoke-on-Trent, Staffordshire, ST4 1AB
27	22 East Lawns, Betley, Staffordshire, CW3 9AG
28	99 Mill Green, Congleton, Cheshire East, CW12 1GD

29 45 Courtway Drive, Sneyd Green, Stoke-on-Trent, Staffordshire, ST1 6DX
30 2 Bagnall Road, Milton, Stoke-on-Trent, Staffordshire, ST2 7AZ
31 4 Bagnall Road, Milton, Stoke-on-Trent, Staffordshire, ST2 7AZ
32 49 Delamere Street, Winsford, Cheshire, CW7 2LX
33 Twickers, 91-93 Charlemont Drive, Manea, Cambridgeshire, PE15 0GD
34 Former Royal Oak High Street, Cheadle, Staffordshire Moorlands, ST10 1AN
35 Flat 78 The Attrium Waterfront Plaza, Nottingham, NG2 3BT
36 Flat 49 The Ice House Belward Street, Nottingham, NG1 1JW
37 28 Cliff Street, Smallthorne, Stoke-on-Trent, Staffordshire, ST6 1SQ
38 12 Treswell Crescent, Sheffield, S6 2LE
39 Priory Farm Uttoxeter Road, Blithbury, Rugeley, Lichfield, WS15 3JA
40 28 Frith Street, Leek, Staffordshire Moorlands, ST13 8EL
41 Two Building Plots at Highway Lane, Keele, Newcastle-under-Lyme, Staffordshire, ST5 5AN
42 21 Peckforton View, Kidsgrove, Newcastle-under-Lyme, Staffordshire, ST7 4TA
43 25 George Street, Elworth, Sandbach, Cheshire East, CW11 3BL
44 Land at Knype Way, Bradwell, Newcastle-Under-Lyme, Staffordshire, ST5 8JL
45 1 Athol Avenue, Crewe, Cheshire, CW2 6JH
46 26 Burkitt Street, King's Lynn, Norfolk, PE30 2AX
47 102 Liverpool Road, Red Street, Newcastle-under-Lyme, Staffordshire, ST5 7AF
48 16 Jenkins Street, Burslem, Stoke-On-Trent, Staffordshire, ST6 4EL
49 23 Hungerford Road, Crewe, Cheshire, CW1 5EQ
50 74 Waterside Drive, Blurton, Stoke-on-Trent, Staffordshire, ST3 3DJ
51 Rookery Wood Dorrington Lane, Woore, Crewe, CW3 9RS
52 1432 Leek Road, Abbey Houlton, Stoke-on-Trent, Staffordshire, ST2 8DB
53 115 Louise Street, Burslem, Stoke-on-Trent, Staffordshire, ST6 1BG

Order of sale (in alphabetical order)

(unless previously sold or withdrawn, please check the Addendum online for updates)

DoubleTree by Hilton Hotel, Festival Park, Stoke-on-Trent, Staffordshire, ST1 5BQ

Monday 13th July 2026 at 6.30pm

45	1 Athol Avenue, Crewe, Cheshire, CW2 6JH
30	2 Bagnall Road, Milton, Stoke-on-Trent, Staffordshire, ST2 7AZ
31	4 Bagnall Road, Milton, Stoke-on-Trent, Staffordshire, ST2 7AZ
36	Flat 49 The Ice House Belward Street, Nottingham, NG1 1JW
4	Land at Bourne Street, Heron Cross, Stoke-on-Trent, Staffordshire, ST4 3BD
15	Cuckoowell Lodges Bradley Lane, Nr Alton, Staffordshire Moorlands, ST10 4DG
46	26 Burkitt Street, King's Lynn, Norfolk, PE30 2AX
33	Twickers, 91-93 Charlemont Drive, Manea, Cambridgeshire, PE15 0GD
9	Land at Cheltenham Grove, Silverdale, Newcastle-under-Lyme, Staffordshire, ST5 6QR
37	28 Cliff Street, Smallthorne, Stoke-on-Trent, Staffordshire, ST6 1SQ
29	45 Courtway Drive, Sneyd Green, Stoke-on-Trent, Staffordshire, ST1 6DX
2	39 Davis Street, Shelton, Stoke-on-Trent, Staffordshire, ST4 7AD
32	49 Delamere Street, Winsford, Cheshire, CW7 2LX
24	6 Dickenson Road West, Sneyd Green, Stoke-On-Trent, Staffordshire, ST6 2NJ
51	Rookery Wood Dorrington Lane, Woore, Crewe, CW3 9RS
27	22 East Lawns, Betley, Staffordshire, CW3 9AG
18	75 Elgin Street, Shelton, Stoke-on-Trent, Staffordshire, ST4 2RD
40	28 Frith Street, Leek, Staffordshire Moorlands, ST13 8EL
43	25 George Street, Elworth, Sandbach, Cheshire East, CW11 3BL
1	41 Harcourt Street, Hanley, Stoke-On-Trent, Staffordshire, ST1 4NP
17	Holly Bank Heatley Lane, Broomhall, Nantwich, CW5 8BA
34	Former Royal Oak High Street, Cheadle, Staffordshire Moorlands, ST10 1AN
41	Two Building Plots at Highway Lane, Keele, Newcastle-under-Lyme, Staffordshire, ST5 5AN
6	Flat 317, 56 Hounds Gate, Nottingham, NG1 6BH
49	23 Hungerford Road, Crewe, Cheshire, CW1 5EQ
48	16 Jenkins Street, Burslem, Stoke-On-Trent, Staffordshire, ST6 4EL
12	16 John Offley Road, Madeley, Newcastle-under-Lyme, Staffordshire, CW3 9ND
44	Land at Knype Way, Bradwell, Newcastle-Under-Lyme, Staffordshire, ST5 8JL
8	7 Lavender Close, Weston Coyney, Stoke-on-Trent, Staffordshire, ST3 6RA

52 1432 Leek Road, Abbey Houlton, Stoke-on-Trent, Staffordshire, ST2 8DB

13 Bungalow & Land at 500 Lightwood Road, Stoke-on-Trent, Staffordshire, ST3 7EW

47 102 Liverpool Road, Red Street, Newcastle-under-Lyme, Staffordshire, ST5 7AF

3 636 London Road, Penkhull, Stoke-On-Trent, Staffordshire, ST4 5BA

53 115 Louise Street, Burslem, Stoke-on-Trent, Staffordshire, ST6 1BG

5 38 Manor Rise, Walton, Stone, Staffordshire, ST15 0HU

28 99 Mill Green, Congleton, Cheshire East, CW12 1GD

16 The Enchanted Florist, 25-27 Millrise Road, Milton, Stoke-on-Trent, Staffordshire, ST2 7BN

21 Middleport Mill Milvale Street, Middleport, Stoke-on-Trent, Staffordshire, ST6 3NT

22 Port Vale Mill Milvale Street, Middleport, Stoke-on-Trent, Staffordshire, ST6 3NT

7 142 Moston Street, Birches Head, Stoke-on-Trent, Staffordshire, ST1 2LT

19 4 Oakwood Crescent, Sandbach, Cheshire, CW11 2LL

20 155 Olive Grove Road, Lowfield, Sheffield S2 3GE

42 21 Peckforton View, Kidsgrove, Newcastle-under-Lyme, Staffordshire, ST7 4TA

11 12 Ridgeway Avenue, Rhyl, Denbighshire, LL18 3UG

25 27, 29, 31 Sandon Road, Stafford, Staffordshire, ST16 3ES

26 Room 106 Poulson House Spark Street, Stoke, Stoke-on-Trent, Staffordshire, ST4 1AB

10 68 Talke Road, Alsager, Stoke-on-Trent, Staffordshire, ST7 2PW

38 12 Treswell Crescent, Sheffield, S6 2LE

39 Priory Farm Uttoxeter Road, Blithbury, Rugeley, Lichfield, WS15 3JA

35 Flat 78 The Attrium Waterfront Plaza, Nottingham, NG2 3BT

50 74 Waterside Drive, Blurton, Stoke-on-Trent, Staffordshire, ST3 3DJ

23 14 Westfields, Cauldon Low, Stoke-on-Trent, Staffordshire Moorlands, ST10 3ED

14 42 Woodstock Road, Barnsley, South Yorkshire, S75 1DX

Proof of identity and address

A Buyers Administration Fee will be payable on exchange, as specified on the property listing, is applicable to all lots sold at, pre or post auction.

All potential bidders will need to register prior to the auction, and provide proof of identity and address to enable you to bid at our sales. (See 'Proof of Identity' at front of the catalogue).

If the buyer's details are different from the successful bidder's, then the buyer will also be required to submit their details as above.

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

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

butters john bee bjb

Just mortgage and protection advice

Won at Auction? Don't Let Finance Hold You Back.

Fast, reliable auction finance designed to meet tight completion deadlines. Access funds quickly, move with confidence, and secure your purchase without the stress.

28 Days. No Delays.

Auction purchases move fast – so should your finance. Our specialist auction funding solutions are built for speed, certainty, and smooth completion.

See It. Bid on It. Fund It.

Specialist auction finance tailored for investors who need flexibility and speed. Whether refurb, flip, or hold – we'll help you make it happen.

We offer a range of no obligation advice. Book your appointment now.

YOUR PROPERTY MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.

www.justmortgages.co.uk

Just Mortgages is a trading name of Just Mortgages Direct Limited which is an appointed representative of The Openwork Partnership, a trading style of Openwork Limited which is authorised and regulated by the Financial Conduct Authority. Approved by The Openwork Partnership on 24/02/2026.

Just Mortgages

Bid live online!

All our sales are broadcast live in conjunction with Essential Information Group.

What does the service cost?
Nothing! It's free, you pay the same as any buyer who attends the auction.

Can I just watch?
Yes, many people use the service just to watch the auction.

How does the bidding work?
You are in complete control. The dashboard will show you the current highest bid, and the amount the Auctioneer is looking for for the next bid, if you want to offer that amount simply hit the Bid button. When the hammer goes down the system will show if yours was the winning bid.

Can I bid on more than one property?
Yes of course, you just need to let us know when you register what Lots you are interested in so we can approve you to bid.

How does the auctioneer know I'm bidding?
The auctioneer has a monitor next to the rostrum that shows him your bid, and he can talk to you via the camera. Don't worry, you can see him but he can't see you!

What about the deposit?
If you are the successful bidder, please be ready for us to call once the hammer goes down to process a card payment for the 10% Deposit and the Buyers Administration fee.

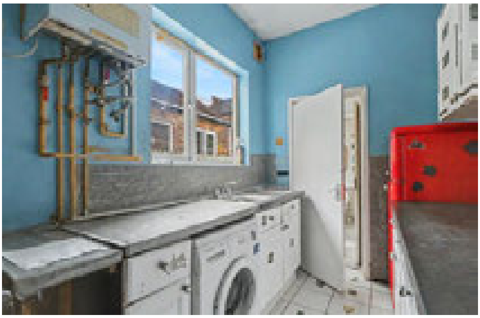
Email auction@bjbmail.com for your registration form.

essential information group

LOT
01

*Guide price
£20,000 plus

Scan or Click for further information.



41 Harcourt Street, Shelton, Stoke-on-Trent, Staffordshire, ST1 4NP

- **Mid-terrace house**
- **Two bedrooms**
- **In need of modernisation**
- **Freehold**
- **Council Tax – A**
- **EPC – D**

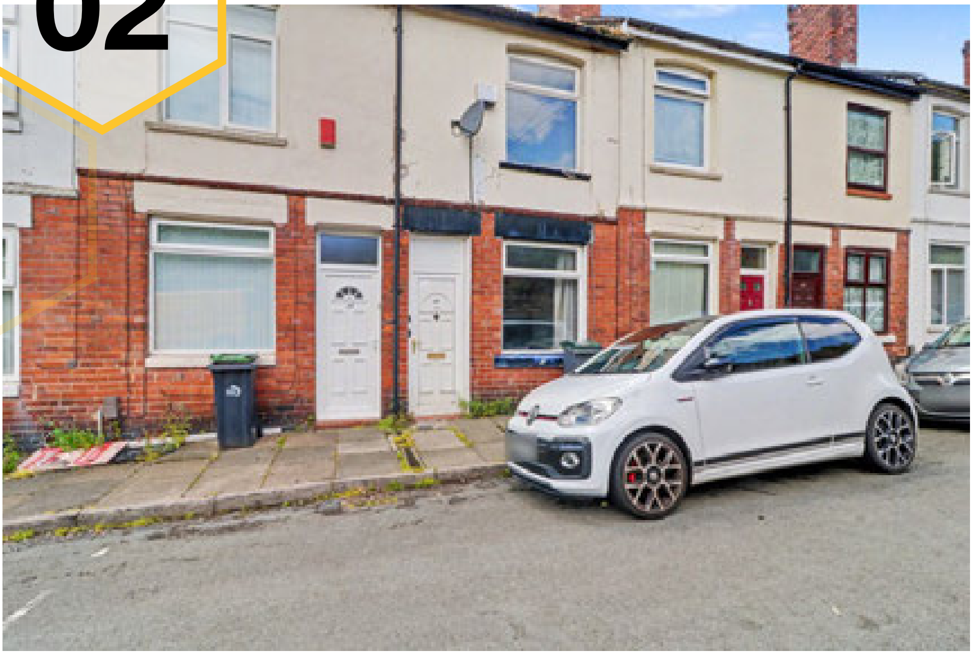
Legal Representative
Josh Brackup
Eden & Co Solicitors
T **0161 237 1116**
E **josh.brackup@edenandco.com**

To apply contact:
Hanley bjb
T **01782 202600**
E **hanley@bjbmail.com**

* Guide/reserve price definitions can be found on page 7

LOT
02

*Guide price
£60,000 plus



39 Davis Street, Shelton, Stoke-on-Trent, Staffordshire, ST4 7AD

- **Mid-terrace house**
- **Two bedrooms**
- **In need of modernisation**
- **Freehold**
- **Council Tax – A**
- **EPC – D**

Legal Representative
Kerry Dundas
Dundas Law
T **01782 528338**
E **kerry@dundaslaw.co.uk**

To apply contact:
Hanley bjb
T **01782 202600**
E **hanley@bjbmail.com**

LOT
03

*Guide price
£108,000 plus

Scan or Click for further information.

636 London Road, Penkhull, Stoke-on-Trent, Staffordshire, ST4 5BA

- End-terrace house
- Three bedrooms
- In need of modernisation
- Rear courtyard
- Freehold
- Council Tax - A
- EPC - D

Legal Representative
Kerry Dundas
Dundas Law
T 01782 528338
E kerry@dundaslaw.co.uk

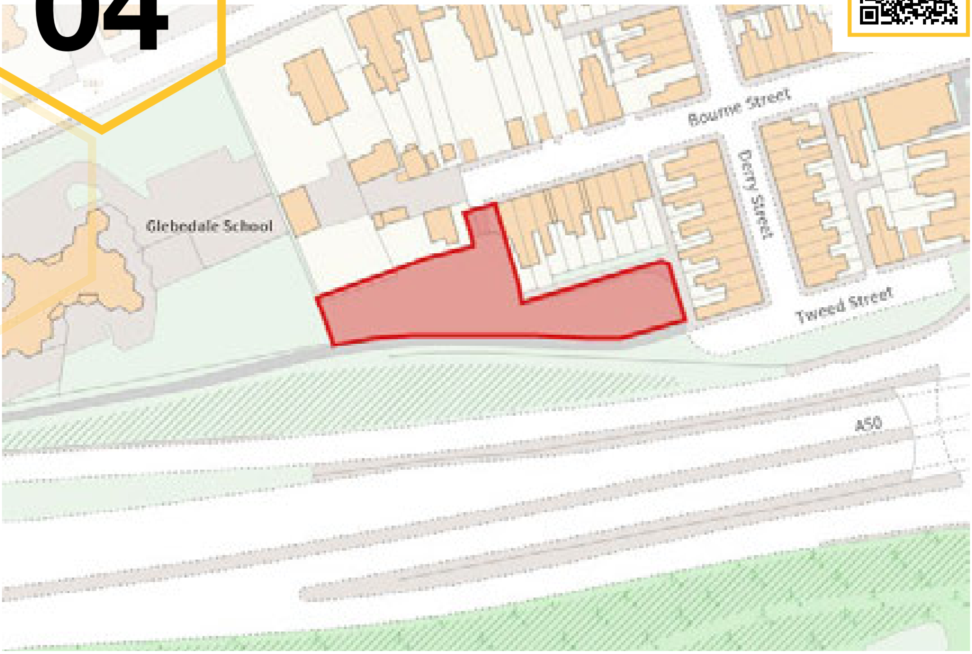
To apply contact:
Newcastle bjb
T 01782 622155
E newcastle@bjbmail.com

* Guide/reserve price definitions can be found on page 7

LOT
04

*Guide price
£20,000 plus

Scan or Click
for further
information.



Land at Bourne Street, Heron Cross, Stoke-on-Trent, Staffordshire, ST4 3BD

- **Vacant Land**
- **Site Area: 0.35 Acre (1,409 sq. m)**
- **Potential for alternative uses STPP**
- **Freehold**
- **Council Tax - N/A**
- **EPC - N/A**

Legal Representative
Gita Calame
RJS Solicitors
T **01782 646320**
E **gita.calame@rjssolicitors.com**

To apply contact:
Land & New Homes bjb
T **01782 211147**
E **residential-land@bjbmail.com**

LOT

05

*Guide price

£70,000 plus

38 Manor Rise, Walton, Stone, Staffordshire, ST15 0HU

- **Flat**
- **One bedroom**
- **In need of modernisation**
- **Leasehold**
- **Council Tax – A**
- **EPC – C**

Legal Representative
Tracy Wilcocks
Goddard Dunbar
T **01782 284320**
E **tracy@goddarddunbar.co.uk**

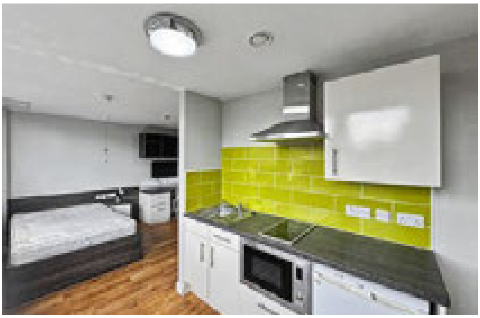
To apply contact:
Stafford bjb
T **01785 246000**
E **stafford@bjbmail.com**

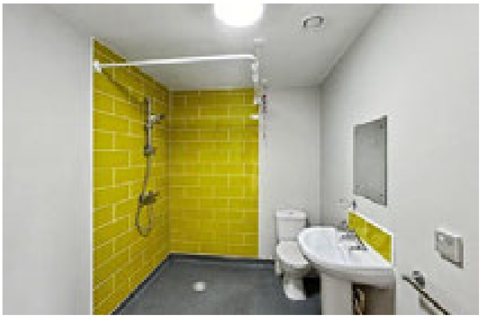
* Guide/reserve price definitions can be found on page 7

LOT
06

*Guide price
£30,000

Scan or Click for further information.





Flat 317, 56 Hounds Gate, Nottingham, NG1 6BH

- Studio Apartment
- One bedroom
- Currently tenanted at £5332 p/a
- Leasehold
- Council Tax – B
- EPC – C

Legal Representative
James Williams
Poole Alcock
T 01270 619690
E james.williams@poolealcock.co.uk

To apply contact:
haart *of* Nottingham
T 0115 850 1433
E NottinghamHRT@spicerhaart.co.uk

* Guide/reserve price definitions can be found on page 7

LOT
07

*Guide price
£52,000 plus

Scan or Click for further information.

142 Moston Street, Birches Head, Stoke-on-Trent, Staffordshire, ST1 2LT

- Mid-terrace house
- Two bedrooms
- Currently tenanted at £5,700 p/a
- Not inspected by Auctioneer
- Freehold
- Council Tax – A
- EPC – D

Legal Representative
Kerry Dundas
Dundas Law
T 01782 528338
E kerry@dundaslaw.co.uk

To apply contact:
Hanley bjb
T 01782 202600
E hanley@bjbmail.com

LOT
08

*Guide price
£85,000 plus

Scan or Click for further information.

7 Lavender Close, Weston Coyney, Stoke-on-Trent, Staffordshire, ST3 6RA

- **Semi-detached house**
- **Three bedrooms**
- **In need of modernisation**
- **Driveway & garage**
- **Freehold**
- **Council Tax – A**
- **EPC – D**

Legal Representative
Victoria Calladine
Woolliscrofts
T 01782 204000
E vcalladine@woolliscrofts.co.uk

To apply contact:
Longton bjb
T 01782 594777
E Longton@bjbmail.com

* Guide/reserve price definitions can be found on page 7

LOT
09

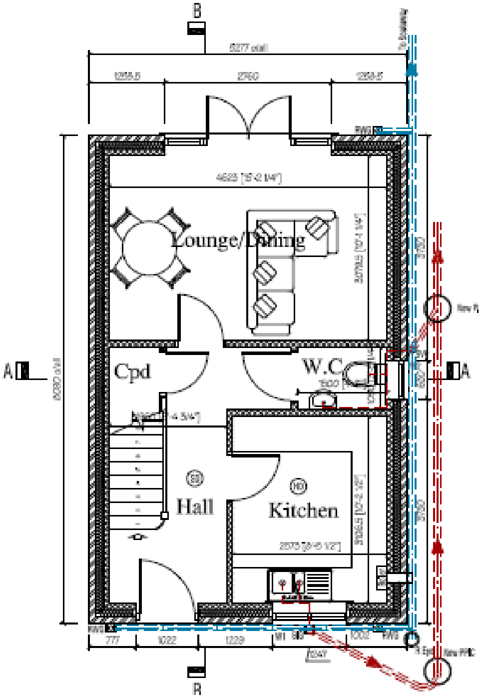
*Guide price
£20,000 plus

Land at Cheltenham Grove, Silverdale, Newcastle-under-Lyme, Staffordshire, ST5 6QR

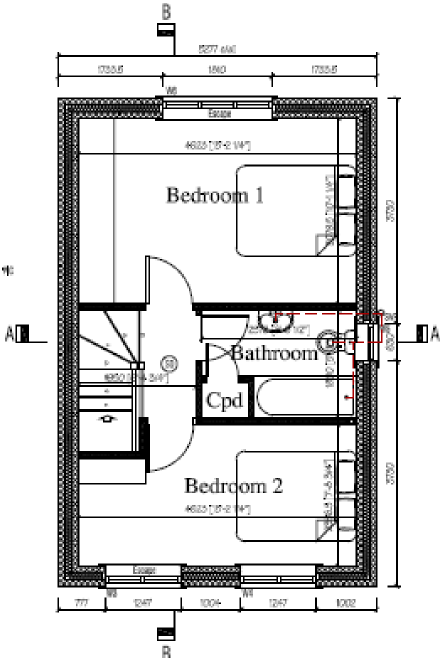
- **Former garden land**
- **Site Area: 0.05 Acre**
- **Full Planning 1 x 2 Bed Detached**
- **Planning Ref: 24/00700/FUL**
- **Freehold**
- **Council Tax Band - N/A**
- **EPC - N/A**

Legal Representative
Laura Pyatt
Beswicks
T **01782 404657**
E **Laura.pyatt@beswicks.com**

To apply contact:
Land & New Homes bjb
T **01782 211147**
E **residential-land@bjbmail.com**



B
Lounge/Dining
Cpd
W.C
Hall
Kitchen
A
A
B



B
Bedroom 1
Bathroom
Cpd
Bedroom 2
A
A
B

21000
CHELTENHAM GROVE
15425

Advertise Your Business in Our Auction Catalogue!

If your business supports the property, construction, renovation, or home improvement industry, this is an excellent opportunity to promote your services directly to an engaged audience actively involved in property projects.

Ideal for Local Trades & Property Services Including:

- Local Builders
- Kitchen & Bathroom Specialists
- Window & Door Suppliers
- Property Clearance Services
- Landscapers
- Timber & Damp Specialists
- Painters & Decorators

For advertising rates and availability, please contact us today to discuss placing your advert in our next auction catalogue.

haart Darlows HAYBROOK Felicity J. Lord Chewton Rose Howards butters john bee bjb

LOT
10

*Guide price
£164,000 plus

Scan or Click for further information.

68 Talke Road, Alsager, Stoke-on-Trent, Staffordshire, ST7 2PW

- **Semi-detached house**
- **Three bedrooms**
- **In need of modernisation**
- **Driveway & gardens**
- **Freehold**
- **Council Tax Band - C**
- **EPC - C**

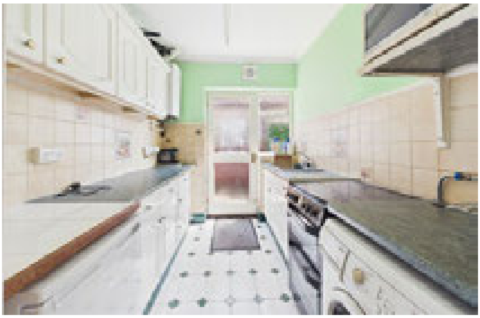
Legal Representative
Jannine Rogers
Dixon Rigby Keogh Solicitors
T **01270 766550**
E **Zoe.Olender@drk-law.co.uk**

To apply contact:
Alsager bjb
T **01270 877778**
E **alsager@bjbmail.com**

LOT 11

*Guide price
£117,000 plus

Scan or Click for further information.



12 Ridgeway Avenue, Rhyl, Denbighshire, LL18 3UG

- **Detached Bungalow**
- **Two bedrooms**
- **In need of modernisation**
- **Freehold**
- **Council Tax – C**
- **EPC – TBC**

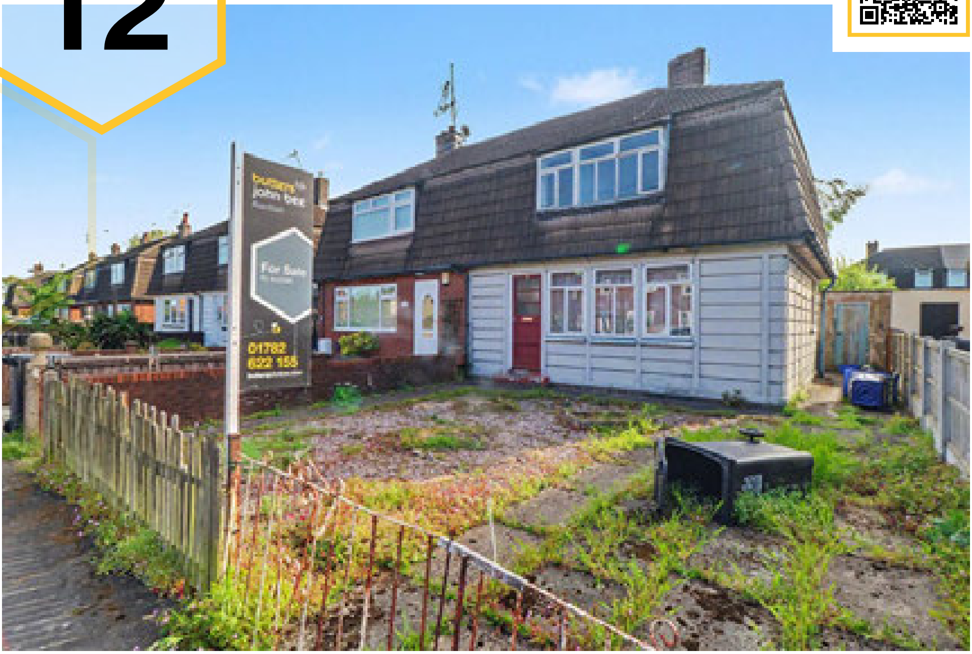
Legal Representative
TBC
Axis Professional Services Limited
T **01270 696780**
E **admin@axisprofessional.co.uk**

To apply contact:
Crewe bjb
T **01270 213541**
E **crewe@bjbmail.com**

LOT 12

*Guide price
£73,000 plus

Scan or Click for further information.



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

16 John Offley Road, Madeley, Newcastle-under-Lyme, Staffordshire, CW3 9ND

- **Semi-detached house**
- **Three bedrooms**
- **In need of modernisation**
- **Freehold**
- **Council Tax - A**
- **EPC – TBC**

Legal Representative
Mark Sadler
Kenneth Elliott & Rowe
T **01708 757575**
E **mbs@ker.co.uk**

To apply contact:
Newcastle bjb
T **01782 622155**
E **newcastle@bjbmail.com**

LOT 13

*Guide price
£400,000 plus

Scan or Click for further information.

Bungalow & Land 500 Lightwood Road, Stoke-on-Trent, Staffordshire, ST3 7EW

- Former Garden Nursery
- Total site area: 2.42 Acres
- Potential for 'Grey Belt' development
- Planning report available on request
- NB – bungalow unlikely to be mortgageable
- Freehold
- Council Tax - D
- EPC - E

Legal Representative
Lauren Astbury
Myers & Co
T 01782 525025
E lauren.astbury@myerssolicitors.co.uk

To apply contact:
Land & New Homes bjb
T 01782 211147
E residential-land@bjbmail.com

Extent of Settlement boundary
Nature Area to enhance BNG with native planting & wild life pond
Potential need for Foul Pumping Station with stand-off from wet well
Bungalow to reduce overlook
to existing property
Supplementary tree planting
BNG corridor to provide addition
screening to adjacent properties
Extensive tree line to be retained to maintain buffer from developed area to Greenbelt beyond.

spicerhaart
land & new homes

Exclusive opportunities for investments of new build properties

Benefits of joining include:

- Alerts for properties that match your investment criteria.
- Early access to new build developments.
- Monthly newsletters with analysis and insight of the UK investment market.

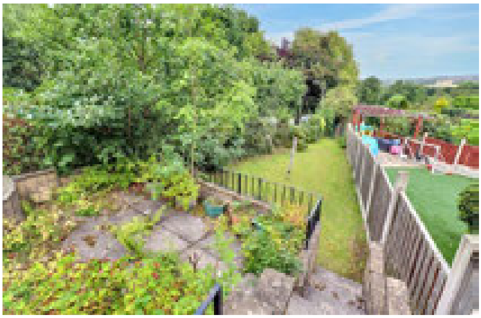
Email for more information or sign up via the QR code
landandnewhomes@spicerhaart.co.uk

haart LAND & NEW HOMES · HOWARDS LAND & NEW HOMES · butters john bee bjb land & new homes · CHEWTON ROSE LAND & NEW HOMES · DARLOWS LAND & NEW HOMES · Felicity J. Lord LAND & NEW HOMES · HAYBROOK LAND & NEW HOMES

LOT
14

*Guide price
£150,000

Scan or Click for further information.



42 Woodstock Road, Barnsley, South Yorkshire, S75 1DX

- Detached house
- Three bedrooms
- In need of modernisation
- Freehold
- Council Tax – C
- EPC – D

Legal Representative
Helena Middleton
HBW Law
T 01226 210777
E h.middleton@hbw-law.co.uk

To apply contact:
Barnsley Haybrook
T 01226 288880
E BarnsleyHAY@spicerhaart.co.uk

LOT 15

*Guide price
£270,000 plus

Scan or Click for further information.

Cuckoowell Lodges, Bradley Lane, Nr Alton, Staffordshire Moorlands, ST10 4DG

- 1.01 Acre of Land located near Alton Towers
- Comprising 2 x Holiday Lodges
- Foundations of a third lodge, now demolished
- Commercial yard & storage building to the north
- 0.36 Acre of woodland
- Freehold
- EPC - TBC

Legal Representative
Eric Whitehead
Timothy Halliday
T **01538 755 761**
E **timothyhalliday@ericwhitehead.co.uk**

To apply contact:
Land & New Homes bjb
T **01782 211147**
E **residential-land@bjbmail.com**

LOT
16

*Guide price
£90,000 plus

Scan or Click for further information.

The Enchanted Florist, 25-27 Millrise Road, Milton, Stoke-on-Trent, Staffordshire, ST2 7BN

- **Mixed use investment**
- **Ground floor retail - vacant**
- **First floor self-contained flat**
- **Flat currently let @ £4,800 p/a**
- **Main Road location**
- **Rateable Value £12,500 p/a**
- **EPC – Flat D (67) /Retail - TBC**

Legal Representative
Adam Mayer
Nowell Meller Solicitors
T **01785 252377**
E **Adam@nowellmeller.co.uk**

To apply contact:
Commercial bjb
T **01782 212201**
E **commercial@bjbmail.com**

LOT 17

*Guide price

£650,000 plus

Scan or Click for further information.

Holly Bank, Heatley Lane, Broomhall, Nantwich, Cheshire, CW5 8BA

- **Detached house**
- **Four bedrooms**
- **Separate detached barn**
- **Large plot over 1 acre**
- **Full PP for 3 dwellings**
- **Planning Ref: 26/0588/FUL, & 20/1932N**
- **Freehold**
- **Council Tax – G**
- **EPC – E**

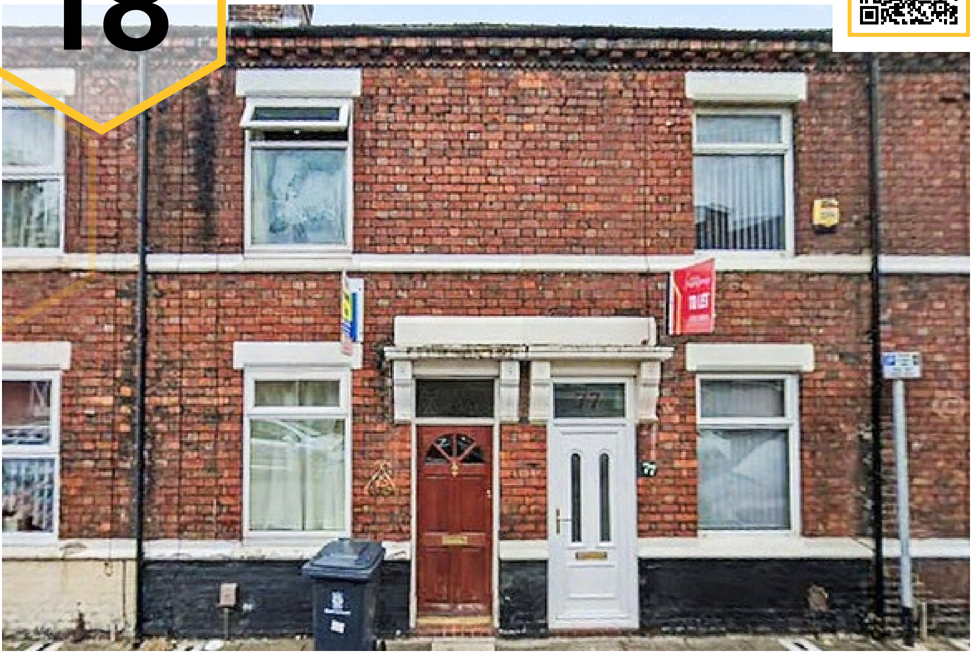
Legal Representative
Kerry Dundas
Dundas Law
T **01782 528338**
E **kerry@dundaslaw.co.uk**

To apply contact:
Nantwich bjb
T **01270 623444**
E **Nantwich@bjbmail.com**

LOT
18

*Guide price
£91,000 plus

Scan or Click for further information.



75 Elgin Street, Shelton, Stoke-on-Trent, Staffordshire, ST4 2RD

- Mid-terrace house
- Two bedrooms
- Currently tenanted @ £8,520 p/a
- Freehold
- Council Tax – A
- EPC – E

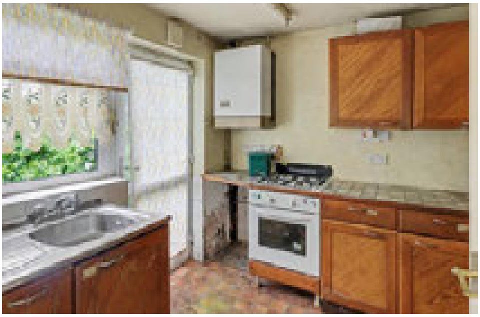
Legal Representative
Tracy Wilcocks
Goddard Dunbar
T 01782 284320
E tracy@goddarddunbar.co.uk

To apply contact:
Hanley bjb
T 01782 202600
E hanley@bjbmail.com

LOT
19

*Guide price
£160,000 plus

Scan or Click for further information.



4 Oakwood Crescent, Sandbach, Cheshire, CW11 2LL

- **Detached bungalow**
- **Two bedrooms**
- **In need of modernisation**
- **Freehold**
- **Council Tax Band – C**
- **EPC – E**

Legal Representative
James Williams
Poole Alcock
T **01260 275337**
E **james.williams@poolealcock.co.uk**

To apply contact:
Sandbach bjb
T **01270 768919**
E **Sandbach@bjbmail.com**

* Guide/reserve price definitions can be found on page 7

Due to unprecedented demand from buyers we need more land to sell:

Land Wanted

- With or without Planning Consent
- Single plots up to 50 + units
- Brownfield or Greenfield
- Buildings For Conversion
- Listed Buildings / Contaminated Land
- Private Treaty or Auction Sale
- Sales Subject to Planning
- Option Agreements

If you have land to sell please get in touch for a no obligation discussion.

Land & Development Team

E: residential-land@bjbmail.com

T: 01782 211147

Paul G, Beardmore
BSc MRICS
Director - Residential Land
paulbeardmore@bjbmail.com
07808 215045

Alex Djukic
MSc BSc
Regional Land Manager
alexdjukic@bjbmail.com
07587 038787

Joe Boulton BSc
Assistant Land Manager
JoeBoulton@bjbmail.com
07587 038787

butters john bee bjb
land & new homes

LOT
20

*Guide price
£170,000

Scan or Click for further information.

155 Olive Grove Road, Lowfield, Sheffield, S2 3GE

- End-terrace house
- Three bedrooms
- In need of modernisation
- Enclosed rear garden
- Leasehold – 78 years
- Council Tax – A
- EPC – D

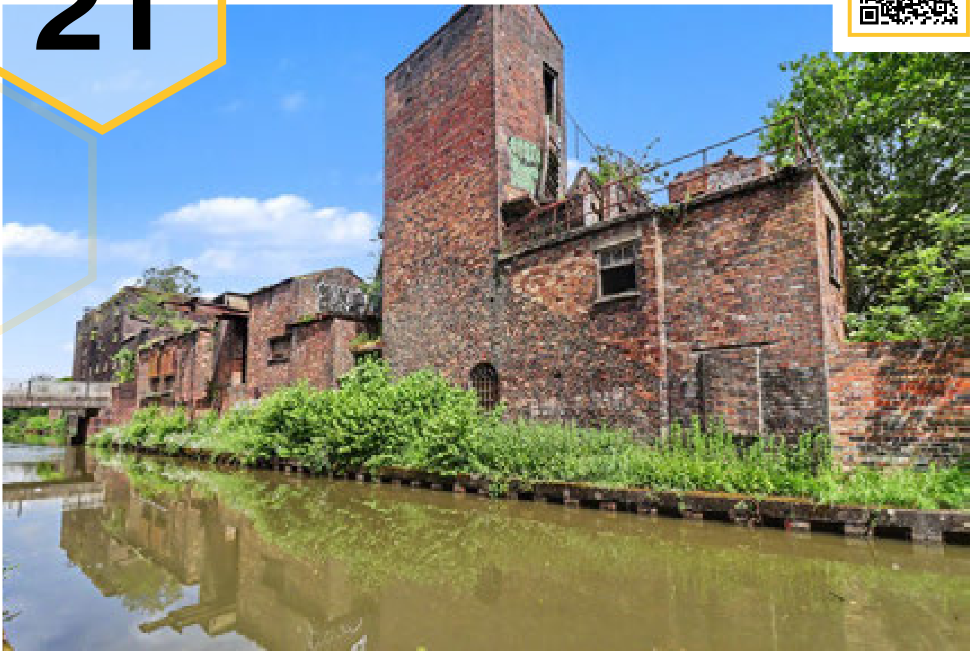
Legal Representative
Scarlett Rushton
Tedstone George & Tedstone
T 01785 564461
E Scarlett@tedstones.com

To apply contact:
Gleadless Haybrook
T 0114 264 6302
E GleadlessHAY@spicerhaart.co.uk

LOT
21

*Guide price
£125,000 plus

Scan or Click for further information.



Middleport Mill, Milvale Street, Middleport, Stoke-on-Trent, Staffordshire, ST6 3NT

- **Grade II listed building**
- **Former calcining works**
- **Site Area: 0.28 Acre**
- **Exp PP 18 residential units/heritage centre**
- **Planning Ref: 48908/FUL**
- **Lottery funding potentially available**
- **Freehold**
- **EPC - TBC**

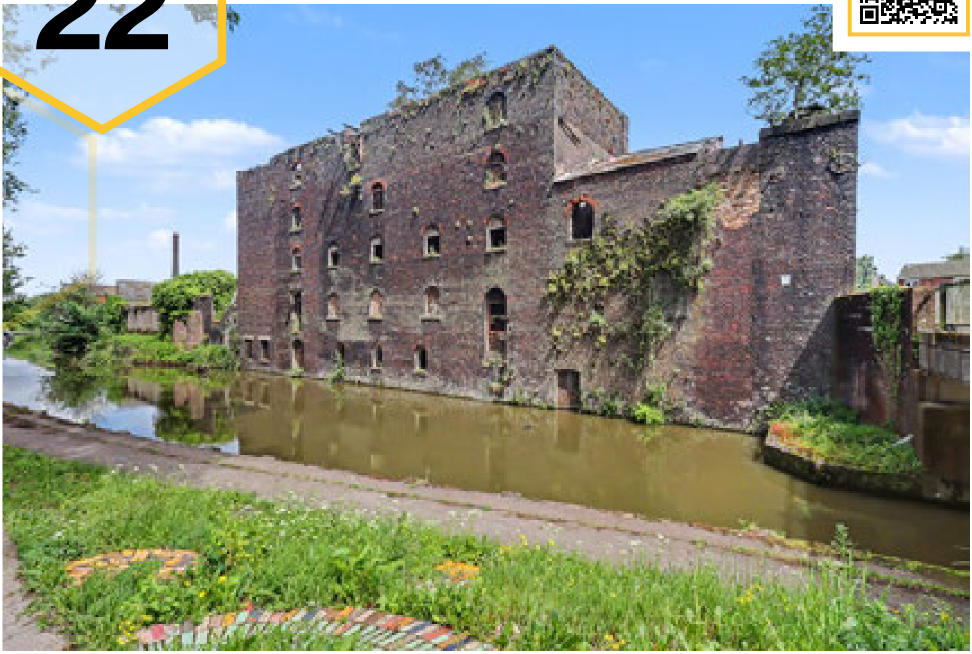
Legal Representative
Catherine Griffiths
Charltons
T **01785 603060**
E **catherine@charltonssolicitors.co.uk**

To apply contact:
Land & New Homes bjb
T **01782 211147**
E **residential-land@bjbmail.com**

LOT
22

*Guide price
£125,000 plus

Scan or Click for further information.

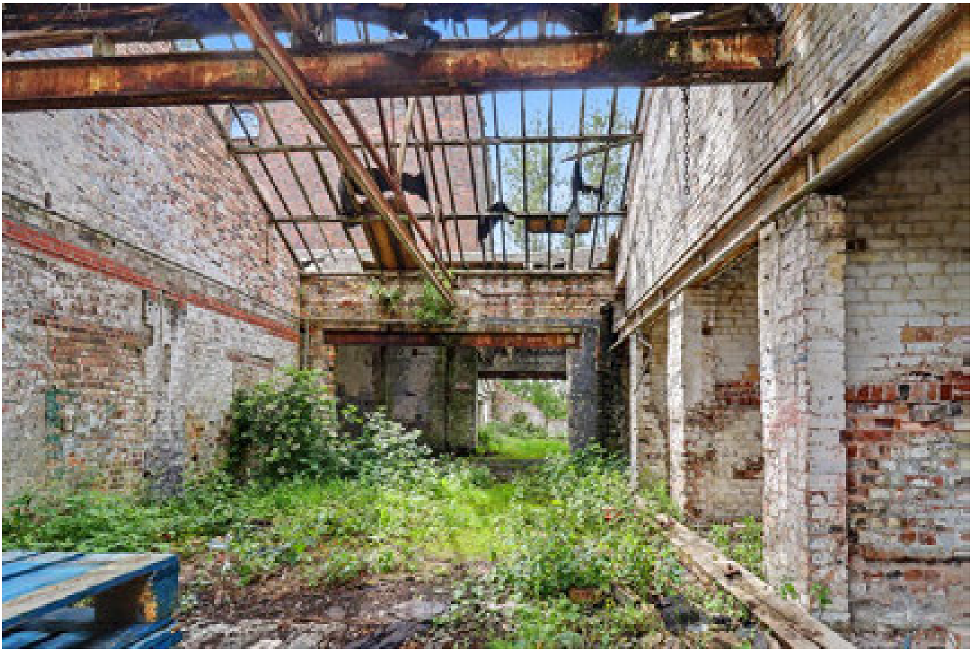


Port Vale Mill, Milvale Street, Middleport, Stoke-on-Trent, Staffordshire, ST6 3NT

- **Grade II listed building**
- **Former flour mill**
- **Site Area: 0.47 Acre**
- **Expired planning; 23 residential units**
- **Planning Ref: 48464/FUL**
- **Lottery funding potentially available**
- **Freehold**
- **EPC - TBC**

Legal Representative
Catherine Griffiths
Charltons
T **01785 603060**
E **catherine@charltonssolicitors.co.uk**

To apply contact:
Land & New Homes bjb
T **01782 211147**
E **residential-land@bjbmail.com**



Unlock the potential of your developments with butters john bee

bjb land & new homes

Looking for a new homes specialist to deliver exceptional results? At butters john bee New Homes, we combine expertise with innovative strategies to make your properties stand out.

Why Choose Us?

- **Specialist Expertise:** Proven success in developments of all sizes.
- **Tailored Marketing:** Bespoke campaigns with high-impact visuals and virtual tours.
- **Dedicated Support:** Guidance from site acquisition to final sale.
- **Market Knowledge:** Accurate pricing and targeted buyer outreach.

Your Vision, Our Drive

We don't just sell homes – we bring your developments to life.

Let's build success together.

Rhys Thomas
Regional New Homes Director
07471 226082
Rhys.Thomas@spicerhaart.co.uk

LOT
23

*Guide price
£170,000 plus

Scan or Click for further information.

14 Westfields, Cauldon Low, Stoke-on-Trent, Staffordshire Moorlands, ST10 3ED

- **Semi-detached house**
- **Three bedrooms**
- **In need of modernisation**
- **Large rear garden**
- **Freehold**
- **Council Tax – B**
- **EPC – E**

Legal Representative
James Whitmore
Litchfield Reynolds
T **01782 313212**
E **james@lrsolicitors.co.uk**

To apply contact:
Longton bjb
T **01782 594777**
E **longton@bjbmail.com**

* Guide/reserve price definitions can be found on page 7

LOT
24

*Guide price
£105,000 plus

Scan or Click for further information.

6 Dickenson Road West, Sneyd Green, Stoke-on-Trent, Staffordshire, ST6 2NJ

- **End-terrace house**
- **Three bedrooms**
- **In need of modernisation**
- **Freehold**
- **Council Tax – A**
- **EPC – D**

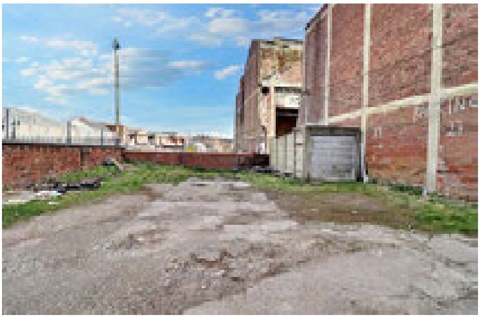
Legal Representative
Antonia Baggaley
Charltons
T **01782 522111**
E **antonia@charltonssolicitors.co.uk**

To apply contact:
Hanley bjb
T **01782 202600**
E **hanley@bjbmail.com**

LOT 25

*Guide price
£260,000 plus

Scan or Click for further information.



27, 29, 31 Sandon Road, Stafford, Staffordshire, ST16 3ES

- **Row of 3 terrace properties**
- **Two x 3 bed residential houses (1 vacant)**
- **One hot food takeaway with flat above**
- **In need of modernisation**
- **Freehold**
- **Council Tax –A**
- **EPC – TBC**

Legal Representative
Charlotte Walster
Pickering & Butters
T **01889 803080**
E **Charlotte.Walster@pb4law.com**

To apply contact:
Stafford bjb
T **01785 246000**
E **stafford@bjbmail.com**


Just mortgage and protection advice
Won at Auction? Don't Let Finance Hold You Back.
Fast, reliable auction finance designed to meet tight completion deadlines. Access funds quickly, move with confidence, and secure your purchase without the stress.
28 Days. No Delays.
Auction purchases move fast – so should your finance. Our specialist auction funding solutions are built for speed, certainty, and smooth completion.
See It. Bid on It. Fund It.
Specialist auction finance tailored for investors who need flexibility and speed. Whether refurb, flip, or hold – we'll help you make it happen.
We offer a range of no obligation advice. Book your appointment now.
YOUR PROPERTY MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.
www.justmortgages.co.uk
Just Mortgages is a trading name of Just Mortgages Direct Limited which is an appointed representative of The Openwork Partnership, a trading style of Openwork Limited which is authorised and regulated by the Financial Conduct Authority. Approved by The Openwork Partnership on 24/02/2026.
Just Mortgages

LOT
26

*Guide price
£46,000 plus

Room 106 Poulson House, Spark Street, Stoke, Stoke-on-Trent, Staffordshire, ST4 1AB

- **Studio flat**
- **Student accommodation**
- **Close to City Centre**
- **Walking distance to University**
- **Leasehold**
- **EPC - N/A**

Legal Representative
TBC

To apply contact:
Hanley bjb
T 01782 202600
E hanley@bjbmail.com

LOT 27

*Guide price
£77,000 plus

Scan or Click for further information.

22 East Lawns, Betley, Staffordshire, CW3 9AG

- **First floor flat**
- **Two bedrooms**
- **In need of modernisation**
- **Leasehold**
- **Council Tax – A**
- **EPC – C**

Legal Representative
Clare May
May Solicitors
T **01772 774523**
E **Clare@maysolicitors.co.uk**

To apply contact:
Crewe bjb
T **01270 213541**
E **crewe@bjbmail.com**

LOT

28

*Guide price

£100,000 plus

Scan or Click for further information.

99 Mill Green, Congleton, Cheshire East, CW12 1GD

- Third floor apartment
- Two bedrooms
- Allocated parking
- Leasehold
- Council Tax Band - C
- EPC - C

Legal Representative

TBC

Mounteney Solicitors

T 0161 283 6573

E TBC

To apply contact:

Congleton bjb

T 01260 280000

E congleton@bjbmail.com

Coming Up!

*Guide price

£1,000,000 plus

Town Mill High Street, Sandbach, Cheshire, CW11 1AH

- Former Mill conversion
- Mixed use property
- Partially renovated
- Potential for residential conversion STPP
- Courtyard parking
- Additional income producing Lease
- Freehold
- Council Tax - A
- EPC – TBC

Legal Representative
Nicholas Ball
Cullimore Dutton
T 01244 356789
E nicholas.ball@cullimoredutton.co.uk

To apply contact:
Sandbach bjb
T 01270 768919
E Sandbach@bjbmail.com

Commercial
Auctions

Have you considered Public Auction as a means to sell your Commercial Property?

87.5% Sold*

Our auction is suitable for all commercial property including investments, shops, industrial & offices

- Attracts cash rich purchasers
- Completion within 20 working days
- The only way to find 'best value'
- Catalogues sent to 8,500 people

Interested in finding out more?
Call 01782 212201
or email commercial@bjbmail.com
and receive £150 discount when quoting this brochure.

*data from September 2023

bjb
butters
john bee

LOT 29

*Guide price
£112,000 plus

Scan or Click for further information.

It is our understanding that there is a mine shaft within 20 meters of the boundary of the property and we therefore suggest the interested parties make enquires of mortgage lenders as to whether the property is considered suitable for mortgage.

45 Courtway Drive, Sneyd Green, Stoke-on-Trent, Staffordshire, ST1 6DX

- **Semi-detached house**
- **Three bedrooms**
- **In need of modernisation**
- **Freehold**
- **Council Tax – B**
- **EPC – C**

Legal Representative
Tracy Wilcocks
Goddard Dunbar
T 07182 284320
E tracy@goddarddunbar.co.uk

To apply contact:
Hanley bjb
T 01782 202600
E hanley@bjbmail.com

LOT
30

*Guide price
£225,000 plus

Scan or Click for further information.

2 Bagnall Road, Milton, Stoke-on-Trent, Staffordshire, ST2 7AZ

- Period semi-detached house
- Three bedrooms
- Extended private gardens
- Potential for alternative uses STPP
- Lot 1 of 2 available
- Freehold
- Council Tax - B
- EPC - TBC

Legal Representative
Gita Calame
RJS Solicitors
T 01782 646320
E gita.calame@rjssolicitors.com

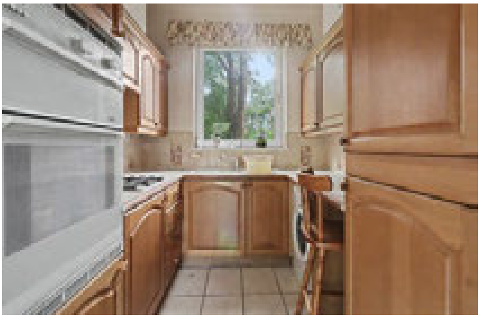
To apply contact:
Land & New Homes bjb
T 01782 211147
E residential-land@bjbmail.com

External Store
Kitchen
Dining
store
Shower Room
Lounge
Study
Utility
WC
Gross Internal Floor Areas
Total Combined Floor Area
Ground Floor Plan
Storage
Basement Floor Plan
Bathroom
Bedroom
eaves storage
First Floor Plan
Scale Bar

LOT 31

*Guide price
£180,000 plus

Scan or Click for further information.



4 Bagnall Road, Milton, Stoke-on-Trent, Staffordshire, ST2 7AZ

- Period semi-detached house
- Two bedrooms
- Extended private gardens
- Potential for alternative uses STPP
- Lot 2 of 2 available
- Freehold
- Council Tax - B
- EPC - TBC

Legal Representative
Gita Calame
RJS Solicitors
T 01782 646320
E gita.calame@rjssolicitors.com

To apply contact:
Land & New Homes bjb
T 01782 211147
E residential-land@bjbmail.com


Scale Bar
Gross Internal Floor Areas
Total Combined Floor Area
External Store
Kitchen
Dining
Store
Shower Room
Lounge
Study
Utility
WC
Ground Floor Plan
Storage
Basement Floor Plan
Bathroom
Bedroom
Bedroom
Bedroom
eaves storage
Bathroom
Bedroom
eaves storage
Bedroom
First Floor Plan

LOT
32

*Guide price
£130,000 plus

Scan or Click for further information.

49 Delamere Street, Winsford, Cheshire, CW7 2LX

- **Double fronted cottage**
- **Two bedrooms**
- **In need of modernisation**
- **Freehold**
- **Council Tax – D**
- **EPC – TBC**

Legal Representative
Kerry Dundas
Dundas Law
T **01782 528338**
E **kerry@dundaslaw.co.uk**

To apply contact:
Winsford bjb
T **01606 593444**
E **winsford@bjbmail.com**

LOT
33

*Guide price
£240,000

It is suggested that potential purchaser's make their own enquiries of mortgage lenders as to whether the property is mortgageable prior to making a bid at auction.

Twickers, 91-93 Charlemont Drive, Manea, Cambridgeshire, PE15 0GD

- Detached house
- Four bedrooms
- Annexe
- Off road parking
- Front and rear gardens
- Freehold
- Council Tax – D
- EPC – TBC

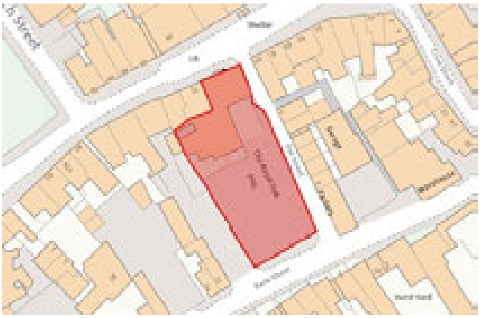
Legal Representative
Richard Booth
Adams Harrison Solicitors
T 01223 832939
E r.booth@adams-harrison.co.uk

To apply contact:
haart *of* March
T 01945 467555
E WisbechHRT@spicerhaart.co.uk

LOT
34

*Guide price
£225,000 plus

Scan or Click for further information.



Former Royal Oak, High Street, Cheadle, Staffordshire Moorlands, ST10 1AN

- **Former Public House & Hotel**
- **Grade II Listed building**
- **Property measuring 623 Sq. m GIA**
- **26 parking spaces – formerly income generating**
- **Expired PP conversion - 10 apartments & 2 offices**
- **Freehold**
- **EPC - TBC**

Legal Representative
Amy Lee
Pickering & Butters LLP
T **01785 603060**
E **Amy.lee@pb4law.com**

To apply contact:
Land & New Homes bjb
T **01782 211147**
E **residential-land@bjbmail.com**


GROUND FLOOR LAYOUT


FIRST FLOOR LAYOUT


SECOND FLOOR LAYOUT

LOT
35

*Guide price
£86,000

Scan or Click for further information.

Flat 78 The Attrium, Waterfront Plaza, Nottingham, NG2 3BT

- Fifth floor flat
- One bedroom
- Well-presented interior
- Leasehold – 979 years
- Council Tax - B
- EPC – B

Legal Representative
Sanche Tutter
Nelsons
T 0115 958 6262
E Sanche.Tutter@nelsonslaw.co.uk

To apply contact:
Nottingham haart
T 0115 850 1433
E nottinghamHRT@spicerhaart.co.uk

LOT
36

*Guide price
£85,000

Scan or Click for further information.

Flat 49 The Ice House, Belward Street, Nottingham, NG1 1JW

- Eighth floor flat
- Two bedrooms
- Currently tenanted (due to vacate)
- Leasehold – 104 years
- Council Tax - E
- EPC – C

Legal Representative
Yasmin Uddin
TLT LLP
T 0333 006 1621
E Yasmin.Uddin@TLTsolicitors.com

To apply contact:
Nottingham haart
T 0115 850 1433
E nottinghamHRT@spicerhaart.co.uk

LOT
37

*Guide price
£105,000 plus

Scan or Click for further information.

28 Cliff Street, Smallthorne, Stoke-on-Trent, Staffordshire, ST6 1SQ

- End-terrace house
- Three bedrooms
- In need of modernisation
- Freehold
- Council Tax – A
- EPC – D

Legal Representative
Al Nijjar
Davisons Law
T 01902 927444
E A.Nijjar@davisons.law

To apply contact:
Hanley bjb
T 01782 202600
E hanley@bjbmail.com

LOT
38

*Guide price
£95,000

12 Treswell Crescent, Sheffield, S6 2LE

- Mid-terrace house
- Two bedrooms
- In need of modernisation
- Leasehold
- Council Tax – A
- EPC – TBC

Legal Representative
Al Niijar
Davisons Law
T 01785 556705
E A.Nijjar@davisons.law

To apply contact:
Hillsborough Haybrook
T 0114 232 1132
E HillsboroughHAY@spicerhaart.co.uk

LOT
39

*Guide price
£375,000 plus

Scan or Click for further information.

Priory Farm, Uttoxeter Road, Blithbury, Rugeley, Lichfield, WS15 3JA

- Four Bedroom Farmhouse & Annex
- Four Kitchen & 4 Reception Rooms
- In need of modernisation
- Potential for alternatives uses STPP
- Site Area: 3.28 Acre (1.33 Ha)
- Pony paddock included
- Freehold
- Council District: Lichfield City Council
- Council Tax - A
- Priory Farm: E. The Studio: A

Legal Representative
Samantha Fernavs
JMW
T 01908 087 230
E samantha.fernavs@jmw.co.uk

To apply contact:
Land & New Homes bjb
T 01782 211147
E residential-land@bjbmail.com

LOT
40

*Guide price
£86,000 plus

Scan or Click for further information.

28 Frith Street, Leek, Staffordshire Moorlands, ST13 8EL

- **End terrace house**
- **Two Bedrooms**
- **In need of renovation and repair**
- **Freehold**
- **Council Tax – A**
- **EPC – C**

Legal Representative
Ash Simpson
Nelsons Law
T **01332 378623**
E **Ash.Simpson@nelsonslaw.co.uk**

To apply contact:
Hanley bjb
T **01782 202600**
E **hanley@bjbmail.com**

LOT
41

*Guide price
£225,000 plus

Two Building Plots at Highway Lane, Keele, Newcastle-under-Lyme, Staffordshire, ST5 5AN

- Permission in Principle for 1-2 dwellings
- Indicative drawings available showing:
- Plot 1 @ 161m² and Plot @ 230m²
- Site Area: 0.45 Acre (1821 sq. m)
- End-of-the-lane location surrounded by open countryside
- Would also suit a “Grand Designs” self-build project of circa 400 - 450m²
- Subject to Full Planning Consent
- Freehold
- EPC - N/A

Legal Representative
Sayoni Blake
Beswicks
T 01782 205000
E Sayoni.Blake@beswicks.com

To apply contact:
Land & New Homes bjb
T 01782 211147
E residential-land@bjbmail.com


KEY :
PROPOSED VEHICULAR ACCESS TO DEVELOPMENT
LAND RETAINED BY VENDOR TO PROVIDE REPLACEMENT FIELD ACCESS
EXISTING TREE TO BE RETAINED (subject to Tree survey & root protection constraints)
PROPOSED HEDGES, SHRUBS & GRASSED AREAS
PROPOSED SHARED DRIVE & ENTRANCE SPLAYS
PROPOSED HARDSTANDING & PAVING
Approximate line of Cadent Gas Pipeline (Assumed 3m BPD)
Highway Lane
Position of proposed vehicular access & visibility splay requirements subject to Highway Assessment
Plot 1
Plot 2
Active elevation to open aspect to south west
Active elevations to open aspect to south east


KEY :
PROPOSED VEHICULAR ACCESS TO DEVELOPMENT
LAND RETAINED BY VENDOR TO PROVIDE REPLACEMENT FIELD ACCESS
EXISTING TREE TO BE RETAINED (subject to Tree survey & root protection constraints)
PROPOSED HEDGES, SHRUBS & GRASSED AREAS
PROPOSED SHARED DRIVE & ENTRANCE SPLAYS
PROPOSED HARDSTANDING & PAVING
Approximate line of Cadent Gas Pipeline (Assumed 3m BPD)
Highway Lane
Position of proposed vehicular access & visibility splay requirements subject to Highway Assessment
Active elevation to open aspect to south west
Active elevation to open aspect to south west

LOT
42

*Guide price
£137,000 plus

Scan or Click for further information.

21 Peckforton View, Kidsgrove, Newcastle-under-Lyme, Staffordshire, ST7 4TA

- **Semi-detached house**
- **Three bedrooms**
- **In need of modernisation**
- **Driveway & garage**
- **Freehold**
- **Council Tax – B**
- **EPC – F**

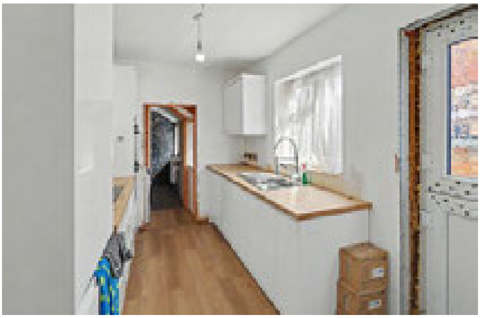
Legal Representative
Al Nijjar
Davisons Law
T **01902 927444**
E **A.Nijjar@davisons.law**

To apply contact:
Kidsgrove bjb
T **01782 784442**
E **kidsgrove@bjbmail.com**

LOT
43

*Guide price
£135,000 plus

Scan or Click for further information.



25 George Street, Elworth, Sandbach, Cheshire East, CW11 3BL

- **Mid-terrace house**
- **Two bedrooms**
- **Part renovated**
- **Freehold**
- **Council Tax – B**
- **EPC – D**

Legal Representative
Liz Tappin
Manners Pimblett
T **01625 850888**
E **liz@mannerspimblett.co.uk**

To apply contact:
Sandbach bjb
T **01270 768919**
E **Sandbach@bjbmail.com**

* Guide/reserve price definitions can be found on page 7

LOT
44

*Guide price
£50,000 plus

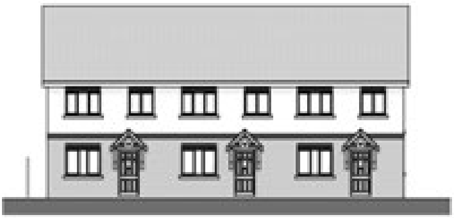
Scan or Click for further information.

Land at Knype Way, Bradwell, Newcastle-Under-Lyme, Staffordshire, ST5 8JL

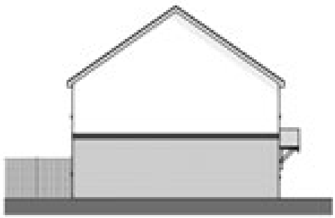
- **Residential development site**
- **Site area 0.43 Acre (1,721 sq. m)**
- **Full PP Construction of 3 dwellings**
- **Planning Ref: TBC**
- **Freehold**
- **EPC - N/A**

Legal Representative
Aaron and Partners
Joseph Fletcher Hunt
T **01244 263018**
E **Joseph.Fletcher-Hunt@aaronandpartners.com**

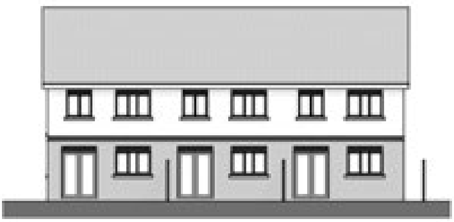
To apply contact:
Land & New Homes bjb
T **01782 211147**
E **residential-land@bjbmail.com**



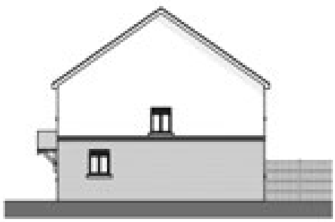
1:100 E1 Front Elevation



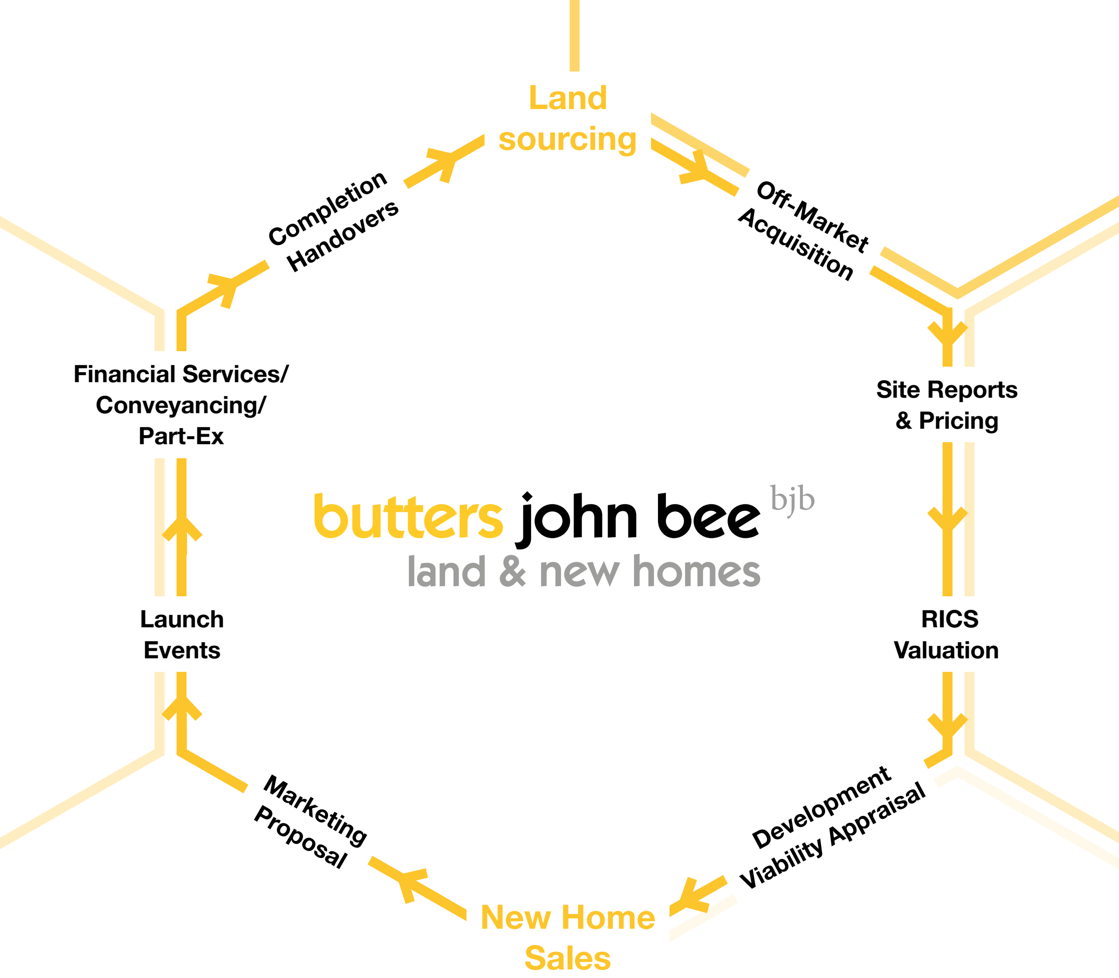
1:100 E2 Side Elevation



1:100 E3 Rear Elevation



1:100 E4 Side Elevation



For a no obligation discussion please contact:

Paul G. Beardmore BSc MRICS
Director Residential Land
T 01782 211147
M 07809 215045
E paulbeardmore@bjbmail.com

Rhys Thomas
Regional New Homes Director
T 01782 405730
M 07471 226082
E Rhys.Thomas@spicerhaart.co.uk

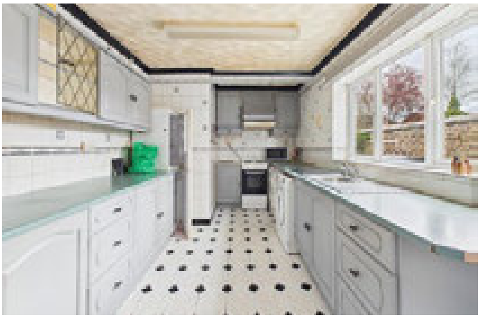
Alex Djukic BSc MSc
Regional Land Manager
T 01782 211147
M 07587 038787
E alexdjukic@bjbmail.com

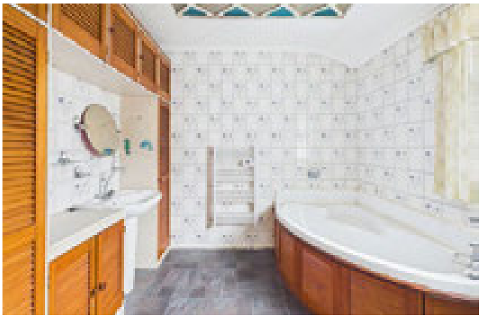
Joe Boulton BSc
Assistant Land Manager
T 01782 211147
M 07741 152180
E joeboulton@bjbmail.com

LOT
45

*Guide price
£126,000 plus

Scan or Click for further information.





1 Athol Avenue, Crewe, Cheshire, CW2 6JH

- **Semi-detached house**
- **Two bedrooms**
- **Loft room**
- **In need of modernisation**
- **Freehold**
- **Council Tax – B**
- **EPC – C**

Legal Representative
Kerry Irivine
Hall Smith & Whittingham
T **01270 610300**
E **kirvine@hswsolicitors.co.uk**

To apply contact:
Crewe bjb
T **01270 213541**
E **crewe@bjbmail.com**

* Guide/reserve price definitions can be found on page 7

LOT
46

*Guide price
£115,000

26 Burkitt Street, King's Lynn, Norfolk, PE30 2AX

- Mid-terrace house
- Two bedrooms
- Currently tenanted
- Freehold
- Council Tax – A
- EPC – D

Legal Representative
TBC

To apply contact:
haart *of* King's Lynn
T 01553 615991
E KingsLynnHRT@spicerhaart.co.uk

* Guide/reserve price definitions can be found on page 7

LOT
47

*Guide price
£81,000 plus

102 Liverpool Road, Red Street, Newcastle-under-Lyme, Staffordshire, ST5 7AF

- End-terrace house
- Two bedrooms
- Courtyard garden
- Freehold
- Council Tax - A
- EPC - D

Legal Representative
TBC

To apply contact:
Newcastle bjb
T 01782 622155
E newcastle@bjbmail.com

LOT
48

*Guide price
£72,000 plus

Scan or Click for further information.

16 Jenkins Street, Burslem, Stoke-on-Trent, Staffordshire, ST6 4EL

- **Mid-terrace house**
- **Two bedrooms**
- **In need of modernisation**
- **Freehold**
- **Council Tax – A**
- **EPC – D**

Legal Representative
Clair Owen
Talbots Law
T **0800 118 1500**
E **ClairOwen@talbotslaw.co.uk**

To apply contact:
Hanley bjb
T **01782 202600**
E **hanley@bjbmail.com**

* Guide/reserve price definitions can be found on page 7

What is a Level 2 Survey and is it really worth it when buying a property.

Buying a home is one of the biggest financial decisions most people ever make. It's exciting, but it can also feel overwhelming, especially when unexpected costs start appearing. One of the most common questions we hear "Do I really need a Level 2 Survey"

What is a Level 2 Survey?

A level 2 survey (formerly known as the Homebuyer Report) is a property survey carried out by an RICS regulated surveyor. It's designed for homes that appear to be of standard construction and in reasonable condition. Its main purpose is to highlight any issues that could affect the property's value, safety, and future repair costs before you commit to buying.

What does it cover?

Overall Condition - A thorough visual assessment of the property's general state and structural integrity.

Visible Defects – Any problems the surveyor can see cracks, staining, damage or areas of concern.

Damp & Movement – Signs of moisture ingress, subsidence or structural movement that could worse over time.

Repairs & Maintenance – Practical advice on what needs fixing now and what to budget for in the future

Each element of the property is rated using a simple colour coded system:

Green – No action needed, as this is satisfactory condition with no repair currently required.

Amber – Defects that need repairing or replacing but are not considered urgent.

Red- Significant defects that need immediate attention, which made affect your decision to buy or where you could further negotiate the price.

What is doesn't cover?

The Survey is non-intrusive, the Surveyor will inspect what they can see, but they will not physically disturb the property, e.g. they will not lift floorboards, move heavy furniture, test electrical or gas installations.

Isn't the mortgage valuation enough?

This is one of the most common misunderstandings. **A mortgage valuation is NOT a survey**. A mortgage valuation is carried out for the Lender and not YOU. It simply confirms if the property is worth the amount of money being lent.

Is it worth the cost to have a Level 2 survey?

Yes – This helps you:

- Avoid unexpected repair bills
- Budge for future maintenance
- Renegotiate the purchase price
- Decide whether to proceed with the purchase

Many buyers recover the cost of the Survey through the negotiation process alone; a few hundred pounds upfront could save you thousands down the line.

Where can I get a Level 2 survey?

Contact Valunation Chartered Surveyors:

Tel: 01206 363658

Email: Referrals@valunation.com

Please ensure you quote reference "Auction" to qualify for 10% on our Level 2 Survey.

Valunation
Chartered Surveyors

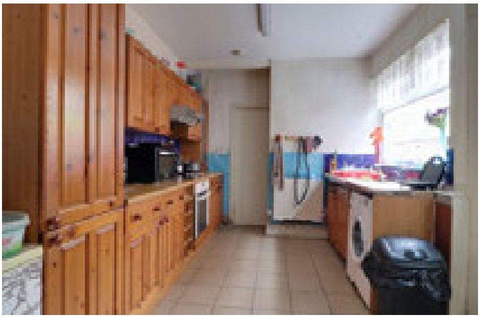
LOT

49

*Guide price

£81,000 plus

Scan or Click for further information.



23 Hungerford Road, Crewe, Cheshire, CW1 5EQ

- **Mid-terraced house**
- **Three bedrooms**
- **Currently tenanted**
- **Freehold**
- **Council Tax – B**
- **EPC – D**

Legal Representative
Tracy Wilcocks
Goddard Dunbar
T **01782 284320**
E **tracy@goddarddunbar.co.uk**

To apply contact:
Crewe bjb
T **01270 213541**
E **crewe@bjbmail.com**

LOT
50

*Guide price
£135,000 plus

It is our understanding that the property has level 3 Red Ash, we recommend that potential buyers make their own enquiries regarding its removal, and as to whether the property is mortgageable prior to making a bid at auction.

74 Waterside Drive, Blurton, Stoke-on-Trent, Staffordshire, ST3 3DJ

- Semi-detached house
- Three bedrooms
- Well-presented interior
- Driveway & rear garden
- Freehold
- Council Tax – A
- EPC – A

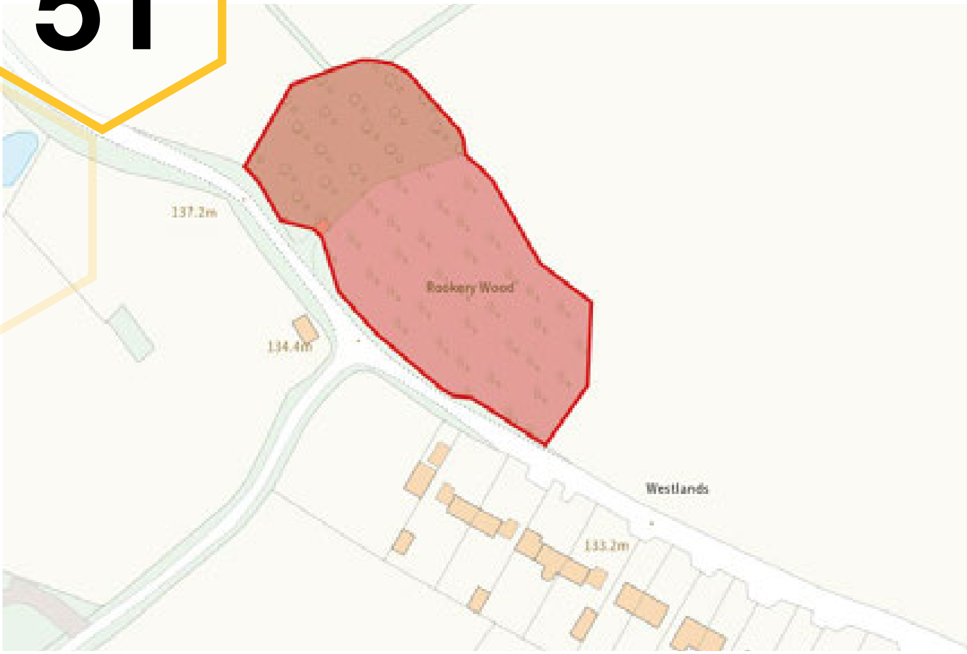
Legal Representative
Melissa Bailey
Beswicks
T 01782 205000
E melissa.bailey@beswicks.com

To apply contact:
Longton bjb
T 01782 594777
E Longton@bjbmail.com

LOT 51

*Guide price

£18,000 plus



Rookery Wood, Dorrington Lane, Woore, Crewe, CW3 9RS

- **Plot of woodland**
- **Site area 1.41 acres**
- **Potential for alternative uses STPP**
- **It is our understanding that there is Japanese Knotweed present on this site**
- **Freehold**
- **EPC - N/A**

Legal Representative
Emma Williams
Clowes& Co
T **01782 444204**
E **Emma@clowessolicitors.co.uk**

To apply contact:
Land & New Homes bjb
T **01782 211147**
E **residential-land@bjbmail.com**

* Guide/reserve price definitions can be found on page 7

LOT
52

*Guide price
£102,000 plus

Scan or Click for further information.

1432 Leek Road, Abbey Hulton, Stoke-on-Trent, Staffordshire, ST2 8DB

- **Mid-terrace house**
- **Three bedrooms**
- **In need of renovation & repair**
- **Freehold**
- **Council Tax – A**
- **EPC – D**

Legal Representative
Emma Holmes
Taylor Rose
T **01733 796653**
E **Emma.Holmes@taylor-rose.co.uk**

To apply contact:
Hanley bjb
T **01782 202600**
E **hanley@bjbmail.com**

LOT
53

*Guide price
£130,000 plus

115 Louise Street, Burslem, Stoke-on-Trent, Staffordshire, ST6 1BG

- **End-terrace house**
- **Three bedrooms**
- **In need of modernisation**
- **Freehold**
- **Council Tax – A**
- **EPC – D**

Legal Representative
TBC

To apply contact:
Hanley bjb
T **01782 202600**
E **hanley@bjbmail.com**

Notes

Common Auction Conditions

7th Edition. Reproduced with the consent of RICS

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

Glossary

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

Wherever it makes sense:

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

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

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

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

Approved financial institution Any Bank or Building Society that is regulated buy a competent UK regulatory authority 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 for the **auction** as it exists at the date of the **auction** (or, if the catalogue is the different, the date of the **contract**) including any **addendum** and whether printed or made available electronically.

Completion unless the **seller** and the **buyer** otherwise agree, the occasion when they have both complied with the obligations under the **contract** that they are obliged to comply with prior to **completion**, and the amount payable on **completion** has been unconditionally received in the **seller's** conveyancer's client account (or as otherwise required by the terms of the **contract**)

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.

Extra general conditions Any **conditions** added or varied by the **auctioneers** starting at condition G30

Financial charge A charge to secure a loan or other financial indebtness (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**, the higher of 6% and 4% above the base rate from time to time of barclays bank plc. The **interest rate** will also apply to any judgment debt, unless the statutory rate is higher.

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 the **auction conduct conditions** apply wherever the **lot** is located

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

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

A2 Our role

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

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

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

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

A2.5 **We** may refuse to admit one or more persons to the **auction** without having to explain why

A2.6 **You** may not be allowed to bid unless **you** provide such evidence of **your** identity and other information as **we** reasonably require from all bidders

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
(c) is to be held by us (or, at **our** option, the **seller's** conveyancer)

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**.

A5.9 where we hold the deposit as stakeholder we 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**.

A6 Extra Auction Conduct Conditions

A6.1 Despite any **condition** to the contrary:
(a) The minimum deposit **we** accept is £3,000 (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 A Buyers Administration Fee will be payable on exchange, as specified on the property listing 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 small capitals have the special meanings defined in the Glossary.

The general conditions (as we supplement or change them by any extra general conditions or addendum) are compulsory but may be disapplied or changed in relation to one or more lots by special conditions. The template form of sale memorandum is not compulsory but is to be varied only if we agree. The template forms of special conditions and schedules are recommended, but are not compulsory and may be changed by the seller of a lot

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 From the contract date the seller has no obligation to insure the lot and the buyer bears all risks of loss or damage unless
(a) the lot is sold subject to a tenancy that requires the seller to insure the lot
(b) the special conditions require the seller to insure the lot

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) outgoings and other liabilities;
(g) any interest which overrides, within the meaning of the Land Registration Act 2002;
(h) matters that ought to be disclosed by the searches and enquiries a prudent buyer would make, whether or not the buyer has made them; and
(i) anything the seller does not and could not reasonably know about.

G1.5 Where anything subject to which the lot is sold would expose the seller to liability the buyer is to comply with it and indemnify the seller against that liability.

G1.6 The seller must notify the buyer of any notices, orders, demands, proposals and requirements of any competent authority of which it learns after the contract date but the buyer must comply with them and keep the seller indemnified.

G1.7 The lot does not include any tenant's or trade fixtures or fittings.

G1.8 Where chattels are included in the lot the buyer takes them as they are at completion and the seller is not liable if they are not fit for use.

G1.9 The buyer buys with full knowledge of:
(a) the documents, whether or not the buyer has read them; and
(b) the physical condition of the lot and what could reasonably be discovered on inspection of it, whether or not the buyer has inspected it.

G1.10 The buyer is not to rely on the information contained in the particulars but may rely on the seller's conveyancer's written replies to preliminary enquiries to the extent stated in those replies.

G2 Deposit

G2.1 The amount of the deposit is the greater of:
(a) any minimum deposit stated in the auction conduct conditions (or the total price, if this is less than that minimum); and
(b) 10% of the price (exclusive of any VAT on the price).

G2.2 The deposit
(a) must be paid in pounds sterling by cheque or banker's draft drawn on an approved financial institution (or by any other means of payment that the auctioneers may accept); and
(b) is to be held as stakeholder unless the auction conduct conditions provide that it is to be held as agent for the seller.

G2.3 Where the auctioneers hold the deposit as stakeholder they are authorised to release it (and interest on it if applicable) to the seller on completion or, if completion does not take place, to the person entitled to it under the sale conditions.

G2.4 If a cheque for all or part of the deposit is not cleared on first presentation the seller may treat the contract as at an end and bring a claim against the buyer for breach of contract.

G2.5 Interest earned on the deposit belongs to the seller unless the sale conditions provide otherwise.

G3 Between contract and completion

G3.1 From the contract date the seller has no obligation to insure the lot and the buyer bears all risks of loss or damage unless:
(a) the lot is sold subject to a tenancy that requires the seller to insure the lot
(b) the special conditions require the seller to insure the lot;
(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.

G5.4 Where the special conditions state that the seller is to grant a new lease to the buyer
(a) the conditions are to be read so that the transfer refers to the new lease, the seller to the proposed landlord and the buyer to the proposed tenant;
(b) the form of new lease is that described by the special conditions; and
(c) the seller is to produce, at least five business days before the agreed completion date, the engrossed counterpart lease, which the buyer is to sign and deliver to the seller on completion.

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.

G10.5 if a payment due from the **buyer** to the **seller** on or after **completion** is not paid by the due date, the **buyer** is to pay interest to the **seller** at the **interest rate** on that payment from the due date up to and including the date of payment.

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

Where any TENANCY is an assured shorthold TENANCY, the SELLER and the BUYER are to comply with their respective statutory duties in relation to the protection of tenants' deposits, and to demonstrate in writing to the other (before COMPLETION, so far as practicable) that they have complied

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.

Property auctions

☏ 0800 090 2200 | @ auction@bjbmail.com
Suite 1, Albion House, No.2 Etruria Office Village, Forge Lane, Festival Park, Stoke-on-Trent, ST1 5RQ

In association with: