

Property auction catalogue



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

**Monday 12th June, 2023
6.30pm start**

Property auctions dates

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

2023 Auction Date	Closing Date For Entries
17th July	09th June
11th September	04th August
16th October	08th September
20th November	13th October

Freehold & Leasehold Lots offered in conjunction with...



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Solicitors

Anthony Collins
solicitors



Ann McCabe
Solicitors



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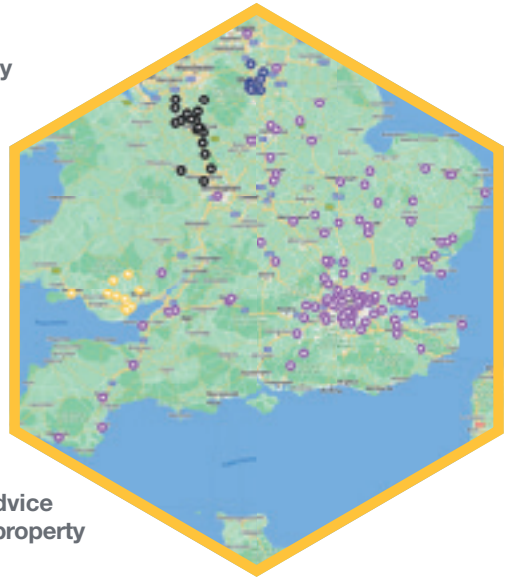


Leanne Roberts,
Auction Administrator
& John Hand,
Auction Manager

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

Auction is the quickest and easiest way to buy and sell property in today's modern property market, the increasing popularity of online bidding means you can buy and sell with us anywhere nationwide. Throughout 2022 our sales have gone from strength to strength and we continue to push the boundary further working with **Darlows**, **Haybrook** and **haart** part of our wider group, meaning greater nationwide cover.

Whether buying or selling you're in safe hands, our award winning Auction Dept. is backed by a network of Residential offices, Area Partners, and dedicated Commercial and Land & New Homes teams, so you can be sure you are getting the best specialist advice and expert local knowledge from one of our property professionals based in the area.



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

Valuation 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.

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

Property auction

buyer's guide

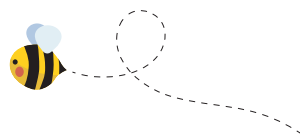
Buying at auction is becoming far more popular with the public, many of whom have never previously attended a property auction. We have drawn up some basic guidelines to ensure that clients maximise their opportunity to take advantage of such a wide variety of properties available at one venue.

- 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 ask for 10% deposit (subject to a minimum of £1000) once the property is knocked down to you, payable on signing contracts on the day of the auction. Your bank or building society should be made aware of this. The balance of the monies will normally be due within 20 working days of the sale. In addition you have to pay to the auctioneer an administration fee of £1,000 plus VAT if you purchase at the auction, prior to the auction or post auction. Cheques made payable to butters john bee. Deposits must be paid by bankers draft, personal/business cheque or debit card.
- Make sure the Auctioneer has your bid, by clearly indicating with catalogue or hand.
- 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 butterjohnbee.com and look out for any additional materials available on the day of the auction, in order to stay fully informed with the up to date information.
- **Guide Price:** An indication of the seller's current minimum acceptable price at auction. The guide price or range of guide prices is given to assist consumers in deciding whether or not to pursue a purchase. It is usual, but not always the case, that a provisional reserve range is agreed between the seller and the auctioneer at the start of marketing. As the reserve is not fixed at this stage and can be adjusted by the seller at any time up to the day of the auction in the light of interest shown during the marketing period, a guide price is issued. This guide price can be shown in the form of a minimum and maximum price range within which an acceptable sale price (reserve) would fall, or as a single price figure within 10% of which the minimum acceptable price (reserve) would fall. A guide price is different to a reserve price (see separate definition). Both the guide price and the reserve price can be subject to change up to and including the day of the auction.
- **Reserve Price:** the seller's minimum acceptable price at auction and the figure below which the auctioneer cannot sell. The reserve price is not disclosed and remains confidential between the seller and the auctioneer. Both the guide price and the reserve price can be subject to change up to and including the day of the auction.

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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 12th June 2023 at 6.30pm

- 1 13, Robertville Road, Bucknall, Stoke-on-Trent, Staffordshire, ST2 9HD
- 2 25, Dimsdale Parade East, Wolstanton, Newcastle-under-Lyme, Staffordshire, ST5 8BX
- 3 29, Hall O'shaw Street, Crewe, Cheshire, CW1 4AE
- 4 20A, East Close, Stone, Staffordshire, ST15 0EF
- 5 8, Bedford Street, Crewe, Cheshire, CW2 6JA
- 6 9, Lidgate Walk, Westbury Park, Newcastle-under-Lyme, Staffordshire, ST5 4LT
- 7 22, Meir Road, Dresden, Stoke-on-Trent, Staffordshire, ST3 6AH
- 8 42, Remer Street, Crewe, Cheshire, CW1 4LT
- 9 59, Ruxley Road, Bucknall, Stoke-on-Trent, Staffordshire, ST2 9DQ
- 10 23, Collard Avenue, Cross Heath, Newcastle-under-Lyme, Staffordshire, ST5 9LH
- 11 131 – 140, North Walls, Stafford, Staffordshire, ST16 3AD
- 12 80, The Hollow, Mow Cop, Stoke-on-Trent, Staffordshire, ST7 4NW
- 13 29, Hulme Street, Crewe, Cheshire, CW1 3PB
- 14 254, Crackley Bank, Crackley, Newcastle-under-Lyme, Staffordshire, ST5 7AB
- 15 66, Forge Fields, Sandbach, Staffordshire, CW11 3RN
- 16 7, Victoria Street, Caister-on-Sea, Great Yarmouth, Norfolk, NR30 5HA
- 17 Stop Building, r/o 211-212, Norton Road, Pelsall, West Midlands WS3 5AD
- 18 1, Lawton Street, Crewe, Cheshire, CW2 7HZ
- 19 92, Mornington Road, Sneyd Green, Stoke-on-Trent, Staffordshire, ST1 6EL
- 20 5, Victoria Street, Basford, Newcastle-under-Lyme, Staffordshire, ST4 6EG
- 21 20, Windsor Place, Dawley, Telford, Shropshire, TF4 3DW
- 22 14, Tiger Court, Burton-on-Trent, Staffordshire, DE14 3PR
- 23 178, St Peters Street, Lowestoft, Suffolk, NR32 2LX
- 24 6 to 10, Bagnall Street, Hanley, Stoke-on-Trent, Staffordshire, ST1 3AD
- 25 Land/Pool at, Godwin Way, Springfield, Stoke-on-Trent, Staffordshire, ST4 6JP
- 26 86, Love Road, Lowestoft, Suffolk, NR32 2NZ
- 27 87, Newdigate Steet, Crewe, Cheshire, CW1 2PA
- 28 Land at Pennals Cottage, Nursery Road, Oakhanger, Crewe, Cheshire, CW1 5XA



- 29 Cynthia Cottage, 7, High Street, Cheswardine, Market Drayton, Shropshire, TF9 2RS
- 30 77, Hungerford Road, Crewe, Cheshire, CW1 5EY
- 31 Land at, Cross Lane, Wilmslow, Cheshire East, SK9 2DB
- 32 Land at, Werrington Road, Bucknall, Stoke-On-Trent, Staffordshire, ST2 9AD
- 33 The Cottage, Bickford, Penkridge, Staffordshire, ST19 5QJ
- 34 Flat 6, 134, West Street, Crewe, Cheshire, CW1 3HG
- 35 6, Oakley Folly, Market Drayton, Shropshire, TF9 2QF
- 36 129, Chaplin Road, Dresden, Stoke-on-Trent, Staffordshire, ST3 4RT
- 37 26, Chain Street, Smallthorne, Stoke-on-Trent, Staffordshire, ST6 1NA
- 38 1, Stalbridge Road, Crewe, Cheshire, CW2 7LR
- 39 Land at, Milners Lane, Lawley Bank, Telford, Shropshire, TF4 2JJ
- 40 13, Garnett Road East, Wolstanton, Newcastle-under-Lyme, Staffordshire, ST5 8AP
- 41 16, Owen Grove, Burslem, Stoke-on-Trent, Staffordshire, ST6 1AG
- 42 257, Walthall Street, Crewe, Cheshire, CW2 7LE
- 43 18, Ford Street, Silverdale, Newcastle-under-Lyme, Staffordshire, ST5 6LT
- 44 28, Plane Tree Drive, Crewe, Cheshire, CW1 4ER
- 45 97, Crewe Road, Alsager, Stoke-on-Trent, Staffordshire, ST7 2JE
- 46 16, Galway Grove, Crewe, Cheshire, CW2 5HL
- 47 Flat 30, Upper Marshall Street, Birmingham, B1 1LA
- 48 Flat 248, Upper Marshall Street, Birmingham, B1 1LP
- 49 11, Galleys Bank, Kidsgrove, Stoke-on-Trent, Staffordshire, ST7 4DD
- 50 50, Brocklehurst Way, Sneyd Green, Stoke-on-Trent, Staffordshire, ST1 6HW

Is your property suitable **for sale** by **auction?**

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



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Proof of identity and address

A buyer's administration fee of £1,000 plus VAT 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.

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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.

*Guide price **£91,000 plus**

LOT
01



13 Robertville Road, Bucknall, Stoke-on-Trent, Staffordshire, ST2 9HD

Scan or
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further
information
about this
property



- Semi-detached house
- Three bedrooms
- In need of modernisation
- Council Tax Band - B
- EPC - D

Legal Representative

Rachel Byles

Woolliscrofts Solicitors

T 01782 204000

E rbytes@woolliscrofts.co.uk

To apply contact:

Hanley bjb

T 01782 202600

E hanley@bjbmail.com

*Guide price **£64,000 plus**

LOT
02



25 Dimsdale Parade East, Wolstanton, Newcastle-under-Lyme, Staffordshire, ST5 8BX

- Mid-terrace house
- Bay front & forecourt
- Three bedrooms
- In need of modernisation
- Paved yard to the rear
- Council Tax Band – A
- EPC – TBC

Legal Representative

Kerry Dundas

Dundas Law

T 01782 528 338

E kerry@dundaslaw.co.uk

To apply contact:

Newcastle bjb

T 01782 622155

E newcastle@bjbmail.com

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property



*Guide price **£76,500 plus**

LOT
03



29 Hall O'shaw Street, Crewe, Cheshire, CW1 4AE

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further
information
about this
property



- Mid-terrace house
- Two bedrooms
- In need of modernisation
- Rear private garden
- Close to local amenities
- Council Tax Band – A
- EPC - TBC

Legal Representative

Jonathan Manning

Hibberts

T 01270 215117

E jhm@hibberts.com

To apply contact:

Crewe bjb

T 01270 213541

E crewe@bjbmail.com



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haart
LAND & NEW HOMES

*Guide price **£40,000 plus**

LOT
04



20A East Close, Stone, Staffordshire, ST15 0EF

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property



- First floor flat
- Two bedrooms
- In Need of Modernisation
- Leasehold
- Parking & garden
- Council Tax Band – A
- EPC - TBC

Legal Representative

Caroline Carnes

Woolliscrofts Solicitors

T 01782 204000

E ccarnes@woolliscrofts.co.uk

To apply contact:

Stafford bjb

T 01785 246000

E stafford@bjbmail.com

*Guide price **£112,500 plus**

LOT
05



8 Bedford Street, Crewe, Cheshire, CW2 6JA

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property



- End-townhouse
- Three bedrooms
- In need of modernisation
- Rear garden
- Close to local amenities
- Council Tax Band – A
- EPC - D

Legal Representative

Jonathan Manning

Hibberts

T 01270 215117

E jhm@hibberts.com

To apply contact:

Crewe bjb

T 01270 213541

E crewe@bjbmail.com

*Guide price **£210,000 plus**

LOT
06



9 Lidgate Walk, Westbury Park, Newcastle-under-Lyme, Staffordshire, ST5 4LT

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property



- Detached house
- Three bedrooms
- In need of renovation & repair
- Full planning for an extension
- Council Tax Band – D
- EPC – D

Legal Representative
TBC

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

*Guide price **£67,500 plus**

LOT
07



22 Meir Road, Dresden, Stoke-on-Trent, Staffordshire, ST3 6AH

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property



- Mid-terrace house
- Two bedrooms
- Currently tenanted @ £4,200
- Small rear garden
- Council Tax Band - A
- EPC - E

Legal Representative

Richard Scholes

RJS Solicitors

T 01782 646320

E richard.scholes@rjssolicitors.com

To apply contact:

Longton bjb

T 01782 594777

E longton@bjbmail.com

*Guide price **£90,000 plus**

LOT
08



42 Remer Street, Crewe, Cheshire, CW1 4LT

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property



- Semi-detached cottage
- Two bedrooms
- In need of modernisation
- Large rear garden & parking
- Close to local amenities
- Council Tax Band - A
- EPC - E

Legal Representative

Sharon Plane

Goddard Dunbar

T 01270 580537

E sharon@goddarddunbar.co.uk

To apply contact:

Crewe bjb

T 01270 213541

E Crewe@bjbmail.com

*Guide price **£60,000 plus**

LOT
09



59 Ruxley Road, Bucknall, Stoke-on-Trent, Staffordshire, ST2 9DQ

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about this
property



- Mid-terrace house
- Two bedrooms
- First floor bathroom
- In need of modernisation
- Potential to be a three bed
- Council Tax Band - A
- EPC – TBC

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

*Guide price **£87,000 plus**

LOT
10



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

23 Collard Avenue, Cross Heath, Newcastle-under-Lyme, Staffordshire, ST5 9LH

Scan or
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further
information
about this
property



- End-townhouse
- Two bedrooms
- In need of modernisation
- Garden front & rear
- Council Tax Band - A
- EPC - D

Legal Representative

Thomas Sheppard

Anthony Collins Solicitors

T 0121 200 3242

E Thomas.Shepherd@anthonycollins.com

To apply contact:

Newcastle bjb

T 01782 622155

E newcastle@bjbmail.com

*Guide price **£250,000 plus**

LOT
11



131 – 140 North Walls, Stafford, Staffordshire, ST16 3AD

- Row of 10 terrace houses
- Currently used as offices
- Site Area: 0.53 Acre (2144 m²)
- Potential for residential conversion STPP
- EPC – N/A

Legal Representative

Sally Jones

Stafford Borough Council

T 01785 619220

E sjones@staffordbc.gov.uk

To apply contact:

Land & New Homes bjb

T 01782 211147

E residential-land@bjbmail.com



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@ Nantwich@bjbmail.com
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land & new homes

*Guide price **£150,000 plus**

LOT
12



80 The Hollow, Mow Cop, Stoke-on-Trent, Staffordshire, ST7 4NW

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property



- Semi-detached house
- Two bedrooms
- Garden & parking
- Semi -rural Location
- Council Tax Band - A
- EPC - C

Legal Representative

Lily Moores

Roberts Crossley Solicitors

T 01625 442773

E lilymoores@rc.legal

To apply contact:

Congleton bjb

T 01260 280000

E congleton@bjbmail.com

*Guide price **£90,000 plus**

LOT
13



29 Hulme Street, Crewe, Cheshire, CW1 3PB

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about this
property



- End of Terrace house
- Two bedrooms
- Two generous reception rooms
- Rear private garden
- Council Tax Band - A
- EPC - D

Legal Representative

Kerry Dundas

Dundas Law

T 01782 528338

E kerry@dundaslaw.co.uk

To apply contact:

Crewe bjb

T 01270 213541

E Crewe@bjbmail.com

*Guide price **£120,000 plus**

LOT
14



254 Crackley Bank, Crackley, Newcastle-under-Lyme, Staffordshire, ST5 7AB

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property



- Detached house
- Three bedrooms
- In need of modernisation
- Off road parking & garage
- Gardens front & rear
- Council Tax Band – C
- EPC – F

Legal Representative

Alison Abbotts

Tinsdills

T 01782 652335

E Alison.abbotts@tinsdills.co.uk

To apply contact:

Newcastle bjb

T 01782 622155

E newcastle@bjbmail.com

*Guide price **£290,000 plus**

LOT
15



66 Forge Fields, Sandbach, Staffordshire, CW11 3RN

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property



- Detached house
- Four bedrooms
- In need of renovation & repair
- Canal side location
- Council Tax Band – E
- EPC - D

Legal Representative

Vicky Moetamedi

Poole Alcock

T 01270 906316

E VickyMoetamediTeam@poolealcock.co.uk

To apply contact:

Sandbach bjb

T 01270 768919

E sandbach@bjbmail.com

LOT
16



7 Victoria Street, Caister-on-Sea, Great Yarmouth, Norfolk, NR30 5HA

- End-terrace house
- Two bedrooms
- In need of renovation & repair
- Council Tax Band – A
- EPC – TBC

Legal Representative
TBC

To apply contact:
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T 01493 509362
E gtyarmouth@howards.co.uk

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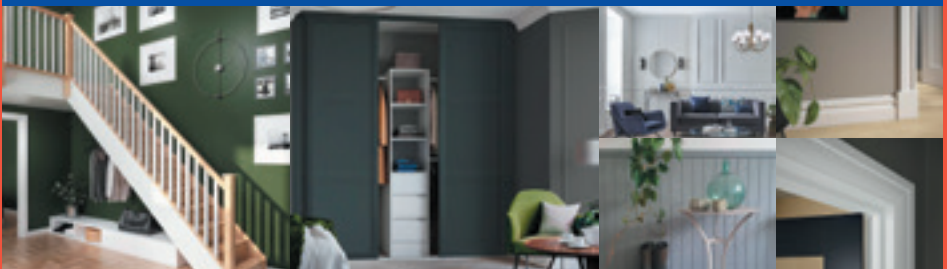
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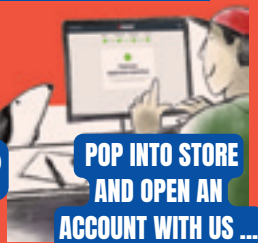
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LOT
17



Stop Building, r/o 211-212 Norton Road, Pelsall, West Midlands WS3 5AD

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property



- Canal side property
- 817 Sq ft (75.65 Sq m)
- Recently refurbished
- 25KVA Generator included with sale
- Suit variety of uses STPP
- Picturesque location
- EPC - TBC

Legal Representative

Joshua Stokes

Ansons Solicitors

T 01543 431998

E jstokes@ansons.law

To apply contact:

Commercial bjb

T 01782 212201

E commercial@bjbmail.com

*Guide price **£160,000 plus**

LOT
18



1 Lawton Street, Crewe, Cheshire, CW2 7HZ

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property



- Commercial Office Building
- PP conversion to residential flats
- Cheshire East Ref: 22/0844N
- Town Centre Location
- Close to Railway Station
- Council Tax Band – TBC
- EPC – D (79)

Legal Representative
Carolyn Brooksbank
Hibberts LLP Solicitors
T 01270 624225
E cjb@hibberts.com

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

*Guide price **£132,000 plus**

LOT
19



92 Mornington Road, Sneyd Green, Stoke-on-Trent, Staffordshire, ST1 6EL

Scan or
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about this
property



- Semi-detached house
- Three Bedrooms
- Part renovated
- New kitchen & bathroom
- Council Tax Band - C
- 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

*Guide price **£132,000 plus**

LOT
20



5 Victoria Street, Basford, Newcastle-under-Lyme, Staffordshire, ST4 6EG

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property



- Mid-terrace property
- Three bedrooms
- Three reception rooms
- Currently part let @ £12,360 p/a
- Potential HMO
- Council Tax Band - 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

LOT
21



20 Windsor Place, Dawley, Telford, Shropshire, TF4 3DW

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property



- Ground floor flat
- Two bedrooms
- Currently tenanted @ £6,900 p/a
- 89 years left on the Lease
- Council Tax Band - A
- EPC - C

Legal Representative

Kerry Dundas
Dundas Law

T 01782 528338

E kerry@dundaslaw.co.uk

To apply contact:

Telford haart

T 01952 204420

E Telford@haart.co.uk



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bee Investor
Services Team**

Contact **Kate Hurles**

Head of Landlord Investment

T 07960 120267

E investorserviceteam@spicerhaart.co.uk



butters john bee^{bjb}
INVESTOR SERVICES TEAM

*Guide price **£90,000**

LOT
22



14 Tiger Court, Burton-on-Trent, Staffordshire, DE14 3PR

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about this
property



- Well-presented apartment
- Two bedrooms
- Leasehold
- Allocated parking
- Council Tax Band - A
- EPC - D

Legal Representative
Grace Conway
Hillyer McKKeown
T 0151 666 0734
E gac@law.uk.com

To apply contact:
Burton-on-Trent haart
T 01283 381007
E roger.jackson@haart.co.uk

*Guide price **£140,000**

LOT
23



HOWARDS



178 St Peters Street, Lowestoft, Suffolk, NR32 2LX

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property



- End-townhouse
- Three bedrooms
- Well-presented interior
- Garden to the rear
- Council Tax Band – A
- EPC – D

Legal Representative

Nadia Leandro

Chris Rudd Solicitors

T 01925 351350

E nadia@chrisruddsolicitors.co.uk

To apply contact:

Lowestoft Howards

T 01502 464412

E lowestoft@howards.co.uk

*Guide price **£340,000 plus**

LOT
24



6-10 Bagnall Street, Hanley, Stoke-on-Trent, Staffordshire, ST1 3AD

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about this
property



- Detached property
- Five bedrooms
- Ideal HMO or Airbnb
- Second building
- Full planning for five x 1 bed flats
- Council Tax Band - TBC
- EPC – D

Legal Representative

Shoaib Taj

Viceroy Law

T 0161 393 3808

E anees.iqbal@viceroylaw.co.uk

To apply contact:

Hanley bjb

T 01782 202600

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T: **BJB Hanley – T: 01782 211120**
E: **kylemellor@bjbmail.com**

butters ^{bjb}
john bee



*Guide price **£50,000 plus**

LOT
25



Land/Pool at Godwin Way, Springfield, Stoke-on-Trent, Staffordshire, ST4 6JP

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property



- Amenity Land and Fishing Pool
- Site Area: 5.5 Acres (22,257m²)
- Potential for alternative uses STPP
- Council Tax Band - TBC
- EPC – N/A

Legal Representative

Glynn Buckley

Leadbeater and Kay Solicitors

T 01782 201933

E Glynn@leadbeaterkay.co.uk

To apply contact:

Land & New Homes bjb

T 01782 211147

E residential-land@bjbmail.com

*Guide price **£126,000**

LOT
26



HOWARDS



86 Love Road, Lowestoft, Suffolk, NR32 2NZ

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property



- Two self-contained flats
- GF flat one bed
- FF flat two bed
- In need of modernisation
- Potential for expansion STPP
- Council Tax Band – A
- EPC – D/E

Legal Representative

Jonathon Picken

William Sturges Solicitors

T 020 7873 1000

E jonathan.picken@williamsturges.co.uk

To apply contact:

Lowestoft Howards

T 01502 569416

E lowestoft@howards.co.uk

*Guide price **£89,000 plus**

LOT
27



87 Newdigate Steet, Crewe, Cheshire, CW1 2PA

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property



- Mid-terrace house
- Two bedrooms
- New boiler
- In need of modernisation
- Cul-de-Sac location
- Council Tax Band – A
- EPC - D

Legal Representative

Jonathan Manning

Hibberts

T 01270 215117

E jhm@hibberts.com

To apply contact:

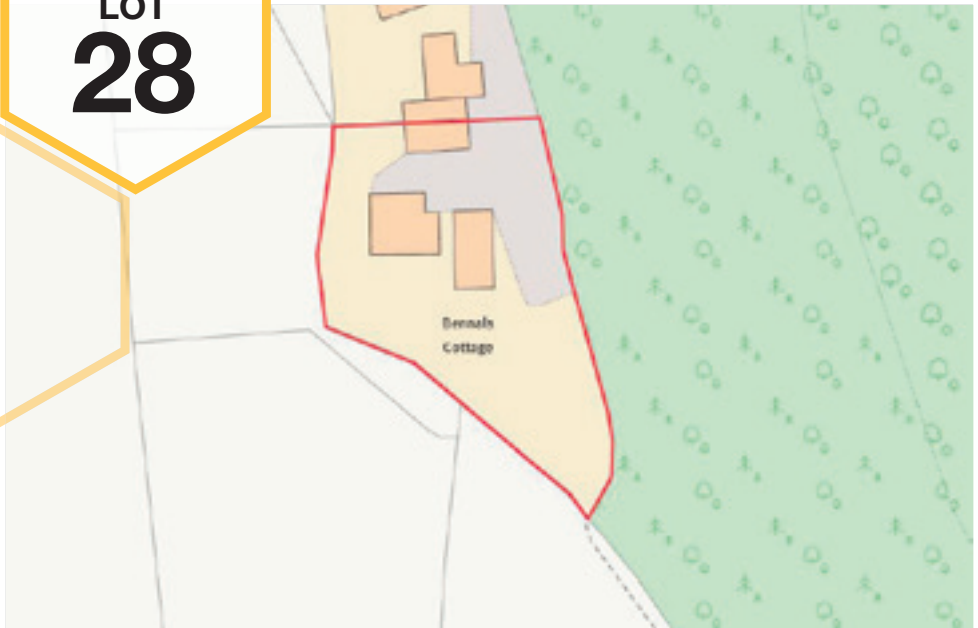
Crewe bjb

T 01270 213541

E crewe@bjbmail.com

*Guide price **£400,000 plus**

LOT
28



Land at Pennals Cottage, Nursery Road, Oakhanger, Crewe, Cheshire, CW1 5XA

- Residential development site
- Site Area: 0.53 Acre (2144 m²)
- Existing Bungalow in situ
- Planning for one 6 bed house
- Planning Ref: 20/4915N
- EPC – N/A

Legal Representative

Carla Dawn

RJS Solicitors

T 01782 646320

E carla.dawn@rjssolicitors.com

To apply contact:

Land & New Homes bjb

T 01782 211147

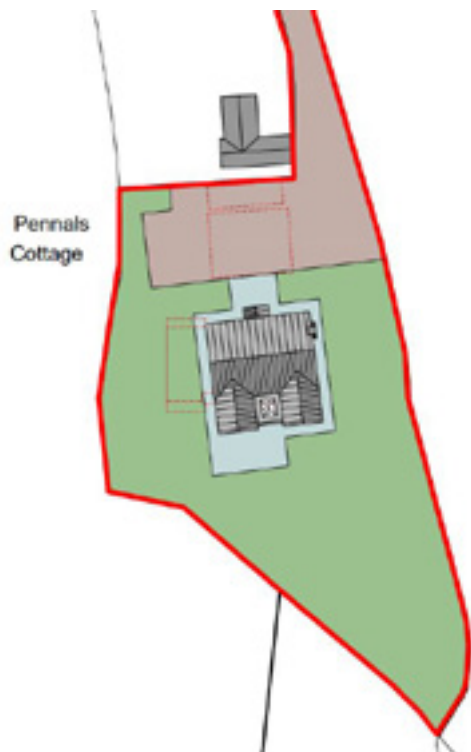
E residential-land@bjbmail.com



Second Floor Plan 2/1/200



First Floor Plan 2/1/200



*Guide price **£170,000 plus**

LOT
29



Cynthia Cottage, 7 High Street, Cheswardine, Market Drayton, Shropshire, TF9 2RS

- Double bay fronted cottage
- Three bedrooms
- In need of renovation & repair
- Council Tax Band – D
- EPC – E

Legal Representative

Winnie Common

Womble Bond Dickson

T 0191 279 9365

E Winnie.Common@wbd-uk.com

To apply contact:

Newcastle bjb

T 01782 622155

E newcastle@bjbmail.com



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*Guide price **£171,000 plus**

LOT
30



77 Hungerford Road, Crewe, Cheshire, CW1 5EY

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property



- Handsome Victorian house
- Three bedrooms
- Refurbished throughout
- Off road parking
- Council Tax Band – B
- EPC - TBC

Legal Representative

Marco Casotti

AF Barker & Co

T 01442 863336

E afbarker_sols@yahoo.co.uk

To apply contact:

Crewe bjb

T 01270 213541

E crewe@bjbmail.com

*Guide price **£70,000 plus**

LOT
31



Land at Cross Lane, Wilmslow, Cheshire East, SK9 2DB

Scan or Click for further information about this property



- Amenity land
- Site Area: 0.13 Acre (526 m²)
- Future development potential STPP
- EPC – N/A

Legal Representative

Katie Mitchell

MLP Law

T 0161 926 1562

E katiem@mlplaw.co.uk

To apply contact:

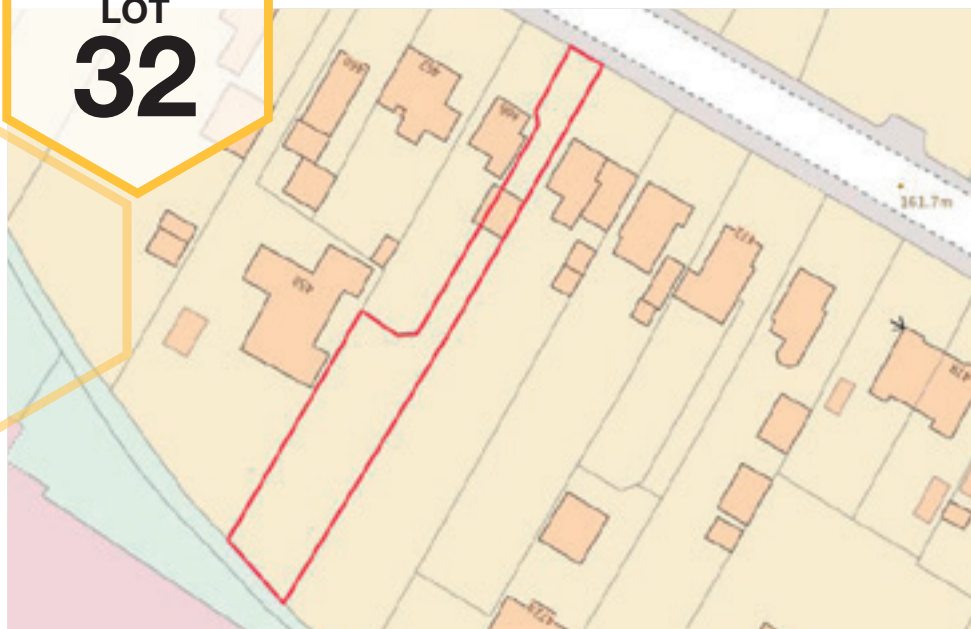
Land & New Homes bjb

T 01782 211147

E residential-land@bjbmail.com

*Guide price **£40,000 plus**

LOT
32



Land at Werrington Road, Bucknall, Stoke-On-Trent, Staffordshire, ST2 9AD

- Garden land
- Site Area: 0.20 Acre (809 m²)
- Potential for residential Conversion STPP
- EPC – N/A

Legal Representative

Hannah Stazaker

Goddard Dunbar

T 01782 284320

E Hannah.Stazaker@goddarddunbar.co.uk

To apply contact:

Land & New Homes bjb

T 01782 211147

E residential-land@bjbmail.com

*Guide price **£250,000 plus**

LOT
33



The Cottage, Bickford, Penkridge, Staffordshire, ST19 5QJ

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property



- Detached cottage
- Three bedrooms
- In need of renovation and repair
- Large garden
- Rural location
- Council Tax Band – E
- EPC - G

Legal Representative
TBC

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E stafford@bjbmail.com

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*Guide price **£47,500 plus**

LOT
34



Flat 6, 134 West Street, Crewe, Cheshire, CW1 3HG

- Spacious flat
- One bedroom
- Currently tenanted @ £5,160 p/a
- Close to local amenities
- Council Tax Band – A
- EPC - E

Legal Representative

Kerry Dundas

Dundas Law

T 01782 528338

E kerry@dundaslaw.co.uk

To apply contact:

Crewe bjb

T 01270 213541

E Crewe@bjbmail.com

*Guide price **£137,000 plus**

LOT
35



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

There is a septic tank within this sale which is situated within No 5 rear garden and the purchaser will take over the responsibility of the maintenance.

6 Oakley Folly, Market Drayton, Shropshire, TF9 2QF

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property



- Semi-detached house
- Three bedrooms
- In need of modernisation
- Generous plot
- Council Tax Band - B
- EPC - G

Legal Representative

Gagandeep Kaur

Anthony Collins Solicitors

T 0121 200 3242

E Gagandeep.Kaur@anthonicollins.com

To apply contact:

Newcastle bjb

T 01782 622155

E newcastle@bjbmail.com

*Guide price **£135,000 plus**

LOT
36



129 Chaplin Road, Dresden, Stoke-on-Trent, Staffordshire, ST3 4RT

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property



- Semi-detached house
- Three bedrooms
- In need of modernisation
- Gated access with parking
- Gardens front & rear
- Council Tax Band - B
- EPC - D

Legal Representative

Tania Zompi

Gent Law

T 01782 486700

E tania@gentlaw.co.uk

To apply contact:

Longton bjb

T 01782 594777

E longton@bjbmail.com

*Guide price **£70,000 plus**

LOT
37



26 Chain Street, Smallthorne, Stoke-on-Trent, Staffordshire, ST6 1NA

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property



- End-terrace property
- Two 1 bed studios
- GF vacant
- FF currently tenanted at £5,400 p/a
- Council Tax Band - A
- EPC - TBC

Legal Representative

Adrian Shaw

H & S Legal

T 0121 523 1081

E handslegal@msn.com

To apply contact:

Hanley bjb

T 01782 202600

E hanley@bjbmail.com

*Guide price **£126,000 plus**

LOT
38



1 Stalbridge Road, Crewe, Cheshire, CW2 7LR

- Spacious end-terrace
- Three bedrooms
- In need of modernisation
- Former HMO
- Rear paved yard
- Council Tax Band – A
- EPC - C

Legal Representative

Jonathan Manning

Hibberts

T 01270 215117

E jhm@hibberts.com

To apply contact:

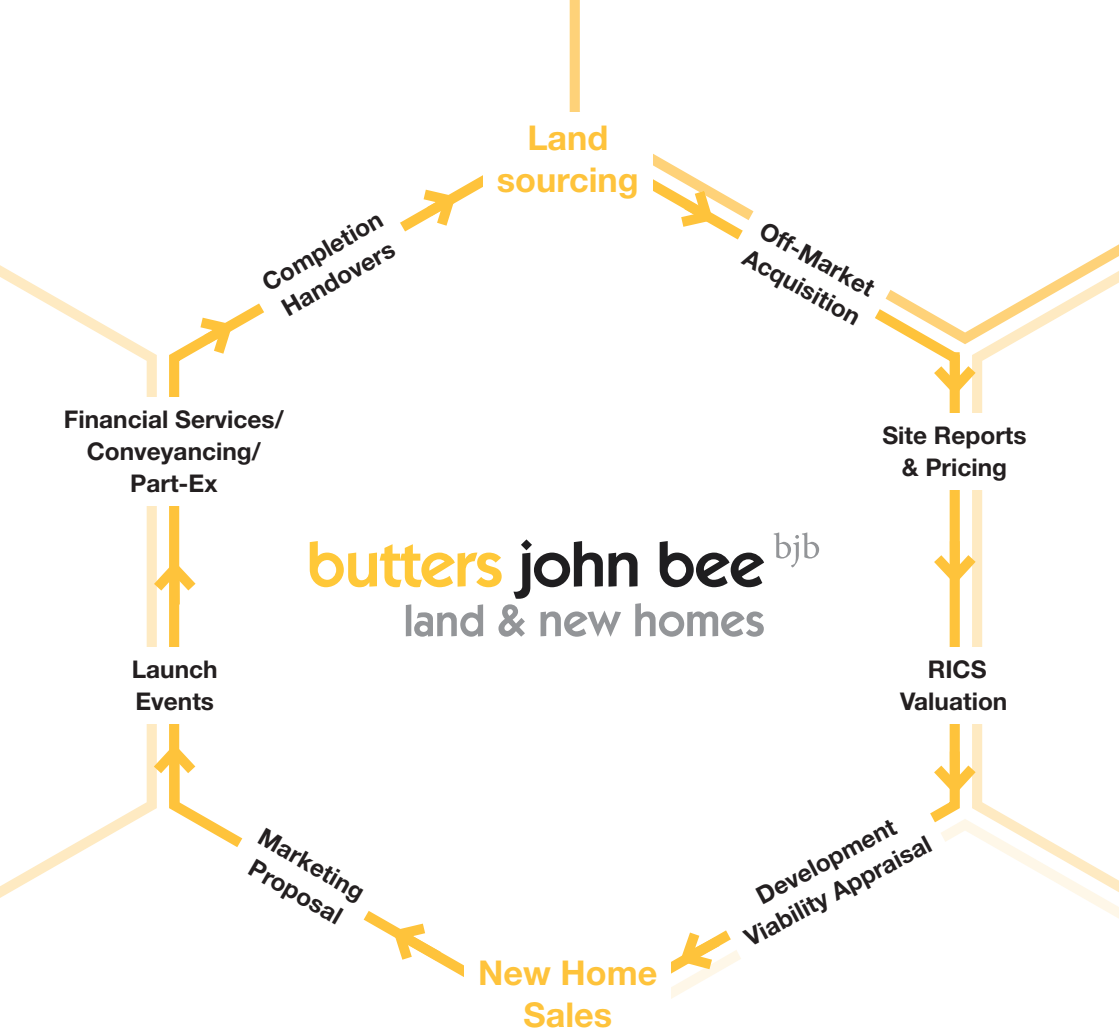
Crewe bjb

T 01270 213541

E crewe@bjbmail.com

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For a no obligation discussion please contact:

Carlos Hernandez
Regional New Homes Sales Manager
T 07741 152287
E CarlosHernandez@bjbmail.com

Paul G. Beardmore BSC MRICS
Director Residential Land
T 01782 211147
E PaulBeardmore@bjbmail.com

Sam Bowyer
New Homes Sales Manager
T 07966 447520
E sambowyer@bjbmail.com

Alexander Djukic BSc. MSc.
Graduate Surveyor
T 01782 211147
E alexdjukic@bjbmail.com

*Guide price **£135,000 plus**

LOT
39



Land at Milners Lane, Lawley Bank, Telford, Shropshire, TF4 2JJ

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property



- Residential Development Site
- Site Area: 0.31 Acre (1254m²)
- Reserved Matters Approval - 2 Flats/3 Houses
Ref: TWC/2021/0415
- EPC – N/A

Legal Representative

Edward Ribchester

Clark Brookes Turner Clay

T 0121 553 2576

E Edward.Ribchester@cbtcsolicitors.co.uk

To apply contact:

Land & New Homes bjb

T 01782 211147

E residential-land@bjbmail.com

*Guide price **£82,000 plus**

LOT
40



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

13 Garnett Road East, Wolstanton, Newcastle-under-Lyme, Staffordshire, ST5 8AP

- Mid-terrace House
- Two bedrooms
- In need of modernisation
- Paved rear yard
- Council Tax Band - A
- EPC - D

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property



Legal Representative

Thomas Sheppard

Anthony Collins Solicitors

T 0121 200 3242

E Thomas.Shepherd@anthonicollins.com

To apply contact:

Newcastle bjb

T 01782 622155

E newcastle@bjbmail.com

*Guide price **£82,000 plus**

LOT
41



16 Owen Grove, Burslem, Stoke-on-Trent, Staffordshire, ST6 1AG

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property



- Semi-detached house
- Two bedrooms
- Selective modernisation required
- Off road parking
- Council Tax Band - B
- EPC - TBC

Legal Representative

Adele Baskerville

Ann McCabe Solicitors

T 01782 627 589

E adele@annmccabe.co.uk

To apply contact:

Hanley bjb

T 01782 202600

E hanley@bjbmail.com

*Guide price **£108,000 plus**

LOT
42



257 Walthall Street, Crewe, Cheshire, CW2 7LE

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property



- Substantial mid-terrace
- Three bedrooms
- Extended to the rear
- Rear private garden
- Council Tax Band – B
- EPC - C

Legal Representative

Jonathan Manning

Hibberts

T 01270 215117

E jhm@hibberts.com

To apply contact:

Crewe bjb

T 01270 213541

E crewe@bjbmail.com

*Guide price **£69,000 plus**

LOT
43



18 Ford Street, Silverdale, Newcastle-under-Lyme, Staffordshire, ST5 6LT

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property



- Mid-terrace house
- Two bedrooms
- Well-presented interior
- Paved yard to the rear
- Council Tax Band – A
- EPC – C

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

***Declared Reserve £100,000**

**LOT
44**



28 Plane Tree Drive, Crewe, Cheshire, CW1 4ER

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property



- Semi-detached house
- Three bedrooms
- Recently renovated
- Loft room
- Close to local amenities
- Council Tax Band - A
- EPC - D

Legal Representative

Jonathan Manning

Hibberts

T 01270 215117

E jhm@hibberts.com

To apply contact:

Crewe bjb

T 01270 213541

E crewe@bjbmail.com

*Guide price **£162,000 plus**

LOT
45



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.

97 Crewe Road, Alsager, Stoke-on-Trent, Staffordshire, ST7 2JE

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about this
property



- End-terrace cottage
- Two bedrooms
- First floor bathroom
- Parking to the rear
- Council Tax Band - C
- EPC – E

Legal Representative

Clint Hughes

Jamesons

T 01782 719009

E clinthughes@jamesons-conveyancing.co.uk

To apply contact:

Alsager bjb

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*Guide price **£135,000 plus**

LOT
46



16 Galway Grove, Crewe, Cheshire, CW2 5HL

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- Semi-detached bungalow
- Two double bedrooms
- Sun room
- Detached garage
- Council Tax Band – B
- EPC - D

Legal Representative

Jonathan Manning

Hibberts

T 01270 215117

E jhm@hibberts.com

To apply contact:

Crewe bjb

T 01270 213541

E crewe@bjbmail.com

*Guide price **£160,000 plus**

LOT
47



Flat 30 Upper Marshall Street, Birmingham, B1 1LA

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- Third floor apartment
- Two bedrooms
- Currently tenanted at £13,800 p/a
- Parking permit
- City centre location
- Council Tax Band - D
- EPC - B

Legal Representative

Thomas McLaughlin

DWF Law

T 028 9023 0230

E Tomas.McLaughlin@dwf.law

To apply contact:

Auction

T 01782 211180

E auction@bjbmail.com

*Guide price **£158,000 plus**

LOT
48



Flat 248 Upper Marshall Street, Birmingham, B1 1LP

- Apartment
- Two bedrooms
- Tenants due to vacate 30/06/23
- Parking permit
- City centre location
- Council Tax Band - D
- EPC - C

Legal Representative

Thomas McLaughlin

DWF Law

T 028 9023 0230

E Tomas.McLaughlin@dwf.law

To apply contact:

Auction

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E auction@bjbmail.com

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*Guide price **£118,000 plus**

LOT
49



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

11 Galleys Bank, Kidsgrove, Stoke-on-Trent, Staffordshire, ST7 4DD

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- Semi-detached house
- Three bedrooms
- In need of modernisation
- Off road parking & gardens
- Council Tax Band - B
- EPC - D

Legal Representative

Thomas Shepherd

Anthony Collins Solicitors LLP

T 0161 470 0321

E Thomas.Shepherd@anthonycollins.com

To apply contact:

Kidsgrove BJB

T 01782 784442

E Kidsgrove@bjbmail.com

*Guide price **£113,000 plus**

LOT
50



50 Brocklehurst Way, Sneyd Green, Stoke-on-Trent, Staffordshire, ST1 6HW

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- Semi-detached house
- Three good sized bedrooms
- Kitchen/diner
- Ground Floor WC
- Driveway
- Council Tax Band - 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

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

Glossary

This glossary applies to the [auction conduct conditions](#) and the [sale conditions](#).

Wherever it makes sense:

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

Actual completion date The date when [completion](#) takes place or is treated as taking place for the purposes of apportionment and calculating interest.

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

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

Approved financial institution Any bank or building society that has signed up to the Banking Code or Business Banking Code or is otherwise acceptable to the [auctioneers](#).

Arrears Arrears of rent and other sums due under the [tenancies](#) and still outstanding on the [actual completion date](#).

Arrears schedule The arrears schedule (if any) forming part of the [special conditions](#).

Auction The auction advertised in the [catalogue](#).

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

Auctioneers The auctioneers at the [auction](#).

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

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

Catalogue The catalogue to which the [conditions](#) refer including any supplement to it.

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

Condition One of the [auction conduct conditions](#) or [sales conditions](#).

Contract The contract by which the [seller](#) agrees to sell and the [buyer](#) agrees to buy the [lot](#).

Contract date The date of the [auction](#) or, if the [lot](#) is not sold at the [auction](#):

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

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

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

General conditions That part of the [sale conditions](#) so headed, including any extra general conditions.

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

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

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

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

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

Price The price that the [buyer](#) agrees to pay for the [lot](#).

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

Sale conditions The [general conditions](#) as varied by any [special conditions](#) or [addendum](#).

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

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

Special conditions Those of the [sale conditions](#) so headed that relate to the [lot](#).

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

Tenancy schedule The tenancy schedule (if any) forming part of the [special conditions](#).

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

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

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

VAT option An option to tax.

We (and us and our) The [auctioneers](#).

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

Important notice

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

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

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

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

Auction Conduct Conditions

A1 Introduction

- A1.1 Words in bold blue type have special meanings, which are defined in the Glossary.
- A1.2 The **catalogue** is issued only on the basis that **you** accept these **auction conduct conditions**. They govern **our** relationship with **you** and cannot be dispensed or varied by the **sale conditions** (even by a **condition** purporting to replace the whole of the Common Auction Conditions). They can be varied only if **we** agree.

A2 Our role

- A2.1 As agents for each **seller** we have authority to:
- (a) prepare the **catalogue** from information supplied by or on behalf of each **seller**;
 - (b) offer each **lot** for sale;
 - (c) sell each **lot**;
 - (d) receive and hold deposits;
 - (e) sign each **sale memorandum**; and
 - (f) treat a **contract** as repudiated if the **buyer** fails to sign a **sale memorandum** or pay a deposit as required by these **auction conduct conditions**.
- A2.2 **Our** decision on the conduct of the **auction** is final.
- A2.3 **We** may cancel the **auction**, or alter the order in which **lots** are offered for sale. **We** may also combine or divide **lots**. A **lot** may be sold or withdrawn from sale prior to the **auction**.
- A2.4 **You** acknowledge that to the extent permitted by law **we** owe **you** no duty of care and you have no claim against **us** for any loss.

A3 Bidding and reserve prices

- A3.1 All bids are to be made in pounds sterling exclusive of any applicable **VAT**.
- A3.2 **We** may refuse to accept a bid. **We** do not have to explain why.
- A3.3 If there is a dispute over bidding **we** are entitled to resolve it, and **our** decision is final.
- A3.4 Unless stated otherwise each **lot** is subject to a reserve price (which may be fixed just before the **lot** is offered for sale). If no bid equals or exceeds that reserve price the **lot** will be withdrawn from the **auction**.
- A3.5 Where there is a reserve price the **seller** may bid (or ask **us** or another agent to bid on the **seller's** behalf) up to the reserve price but may not make a bid equal to or exceeding the reserve price. **You** accept that it is possible that all bids up to the reserve price are bids made by or on behalf of the **seller**.
- A3.6 Where a guide price (or range of prices) is given that guide is the minimum price at which, or range of prices within which, the **seller** might be prepared to sell at the date of the guide price. But guide prices may change. The last published guide price will normally be at or above any reserve price, but not always – as the **seller** may fix the final reserve price just before bidding commences.

A4 The particulars and other information

- A4.1 **We** have taken reasonable care to prepare **particulars** that correctly describe each **lot**. The **particulars** are based on information supplied by or on behalf of the **seller**. **You** need to check that the information in the **particulars** is correct.
- A4.2 If the **special conditions** do not contain a description of the **lot**, or simply refer to the relevant **lot** number, you take the risk that the description contained in the **particulars** is incomplete or inaccurate, as the **particulars** have not been prepared by a conveyancer and are not intended to form part of a legal contract.
- A4.3 The **particulars** and the **sale conditions** may change prior to the **auction** and it is **your** responsibility to check that **you** have the correct versions.
- A4.4 If **we** provide information, or a copy of a document, provided by others **we** do so only on the basis that **we** are not responsible for the accuracy of that information or document.

A5 The contract

- A5.1 A successful bid is one **we** accept as such (normally on the fall of the hammer). This **condition** A5 applies to **you** if **you** make the successful bid for a **lot**.
- A5.2 **You** are obliged to buy the **lot** on the terms of the **sale memorandum** at the **price you** bid plus **VAT** (if applicable).
- A5.3 **You** must before leaving the **auction**:
- (a) provide all information **we** reasonably need from **you** to enable us to complete the **sale memorandum** (including proof of your identity if required by **us**);
 - (b) sign the completed **sale memorandum**; and
 - (c) pay the deposit.
- A5.4 If **you** do not **we** may either:
- (a) as agent for the **seller** treat that failure as **your** repudiation of the **contract** and offer the **lot** for sale again: the **seller** may then have a claim against **you** for breach of contract; or
 - (b) sign the **sale memorandum** on **your** behalf.
- A5.5 The deposit:
- (a) is to be held as stakeholder where **VAT** would be chargeable on the deposit were it to be held as agent for the **seller**, but otherwise is to be held as stated in the **sale conditions**; and
 - (b) must be paid in pounds sterling by cheque or by bankers' draft made payable to **us** on an **approved financial institution**. The extra auction conduct conditions may state if **we** accept any other form of payment
- A5.6 **We** may retain the **sale memorandum** signed by or on behalf of the **seller** until the deposit has been received in cleared funds.
- A5.7 If the **buyer** does not comply with its obligations under the **contract** then:
- (a) **you** are personally liable to buy the **lot** even if **you** are acting as an agent; and
 - (b) **you** must indemnify the **seller** in respect of any loss the **seller** incurs as a result of the **buyer's** default.
- A5.8 Where the **buyer** is a company **you** warrant that the **buyer** is properly constituted and able to buy the **lot**.

A6 Extra Auction Conduct Conditions

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

General Conditions

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

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

G1 The lot

- G1.1 The **lot** (including any rights to be granted or reserved, and any exclusions from it) is described in the **special conditions**, or if not so described the **lot** is that referred to in the **sale memorandum**.
- G1.2 The **lot** is sold subject to any **tenancies** disclosed by the **special conditions**, but otherwise with vacant possession on **completion**.
- G1.3 The **lot** is sold subject to all matters contained or referred to in the **documents**, but excluding any **financial charges**: these the seller must discharge on or before **completion**.
- G1.4 The **lot** is also sold subject to such of the following as may affect it, whether they arise before or after the **contract date** and whether or not they are disclosed by the **seller** or are apparent from inspection of the lot or from the **documents**:
(a) matters registered or capable of registration as local land charges;
(b) matters registered or capable of registration by any competent authority or under the provisions of any statute;
(c) notices, orders, demands, proposals and requirements of any competent authority;
(d) charges, notices, orders, restrictions, agreements and other matters relating to town and country planning, highways or public health;
(e) rights, easements, quasi-easements, and wayleaves;
(f) outgoing and other liabilities;
(g) any interest which overrides, within the meaning of the Land Registration Act 2002;
(h) matters that ought to be disclosed by the searches and enquiries a prudent buyer would make, whether or not the **buyer** has made them; and
(i) anything the **seller** does not and could not reasonably know about.
- G1.5 Where anything subject to which the **lot** is sold would expose the **seller** to liability the **buyer** is to comply with it and indemnify the **seller** against that liability.
- G1.6 The **seller** must notify the **buyer** of any notices, orders, demands, proposals and requirements of any competent authority of which it learns after the **contract date** but the **buyer** must comply with them and keep the **seller** indemnified.
- G1.7 The **lot** does not include any tenant's or trade fixtures or fittings.
- G1.8 Where chattels are included in the **lot** the **buyer** takes them as they are at **completion** and the **seller** is not liable if they are not fit for use.
- G1.9 The **buyer** buys with full knowledge of:
(a) the **documents**, whether or not the **buyer** has read them; and
(b) the physical condition of the **lot** and what could reasonably be discovered on inspection of it, whether or not the **buyer** has inspected it.
- G1.10 The **buyer** is not to rely on the information contained in the **particulars** but may rely on the **seller's** conveyancer's written replies to preliminary enquiries to the extent stated in those replies.
- ### G2 Deposit
- G2.1 The amount of the deposit is the greater of:
(a) any minimum deposit stated in the **auction conduct conditions** (or the total **price**, if this is less than that minimum); and
(b) 10% of the **price** (exclusive of any **VAT** on the **price**).
- G2.2 The deposit
(a) must be paid in pounds sterling by cheque or banker's draft drawn on an **approved financial institution** (or by any other means of payment that the **auctioneers** may accept); and
(b) is to be held as stakeholder unless the **auction conduct conditions** provide that it is to be held as agent for the **seller**.

- G2.3 Where the **auctioneers** hold the deposit as stakeholder they are authorised to release it (and interest on it if applicable) to the **seller** on **completion** or, if **completion** does not take place, to the person entitled to it under the **sale conditions**. 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.
- G2.4 Interest earned on the deposit belongs to the **seller** unless the **sale conditions** provide otherwise.
- G2.5
- ### G3 Between contract and completion
- G3.1 Unless the **special conditions** state otherwise, the **seller** is to insure the **lot** from and including the **contract date** to **completion** and:
(a) produce to the **buyer** on request all relevant insurance details;
(b) pay the premiums when due;
(c) if the **buyer** so requests, and pays any additional premium, use reasonable endeavours to increase the sum insured or make other changes to the policy;
(d) at the request of the **buyer** use reasonable endeavours to have the **buyer's** interest noted on the policy if it does not cover a contracting purchaser;
(e) unless otherwise agreed, cancel the insurance at **completion**, apply for a refund of premium and (subject to the rights of any tenant or other third party) pay that refund to the **buyer**; and
(f) (subject to the rights of any tenant or other third party) hold on trust for the **buyer** any insurance payments that the **seller** receives in respect of loss or damage arising after the **contract date** or assign to the **buyer** the benefit of any claim; and the **buyer** must on **completion** reimburse to the **seller** the cost of that insurance (to the extent not already paid by the **buyer** or a tenant or other third party) for the period from and including the **contract date** to **completion**.
- G3.2 No damage to or destruction of the **lot** nor any deterioration in its condition, however caused, entitles the **buyer** to any reduction in **price**, or to delay **completion**, or to refuse to complete.
- G3.3 Section 47 of the Law of Property Act 1925 does not apply.
- G3.4 Unless the **buyer** is already lawfully in occupation of the **lot** the **buyer** has no right to enter into occupation prior to **completion**.
- ### G4 Title and identity
- G4.1 Unless **condition** G4.2 applies, the **buyer** accepts the title of the **seller** to the **lot** as at the **contract date** and may raise no requisition or objection except in relation to any matter that occurs after the **contract date**.
- G4.2 If any of the **documents** is not made available before the **auction** the following provisions apply:
(a) The **buyer** may raise no requisition on or objection to any of the documents that is made available before the auction.
(b) If the **lot** is registered land the **seller** is to give to the **buyer** within five **business days** of the **contract date** an official copy of the entries on the register and title plan and, where noted on the register, of all documents subject to which the **lot** is being sold.
(c) If the **lot** is not registered land the **seller** is to give to the **buyer** within five **business days** an abstract or epitome of title starting from the root of title mentioned in the **special conditions** (or, if none is mentioned, a good root of title more than fifteen years old) and must produce to the **buyer** the original or an examined copy of every relevant **document**.
(d) If title is in the course of registration, title is to consist of certified copies of:
(i) the application for registration of title made to the land registry;
(ii) the **documents** accompanying that application;
(iii) evidence that all applicable stamp duty land tax relating to that application has been paid; and
(iv) a letter under which the **seller** or its conveyancer agrees to use all reasonable endeavours to answer any requisitions raised by the land registry and to instruct the land registry to

- send the completed registration documents to the **buyer**. (e) The **buyer** has no right to object to or make requisitions on any title information more than seven **business days** after that information has been given to the **buyer**.
- G4.3 Unless otherwise stated in the **special conditions** the **seller** sells with full title guarantee except that (and the **transfer** shall so provide):
- 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
 - 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**:
- 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
 - the **seller** must approve or revise the draft **transfer** within five **business days** of receiving it from the **buyer**.
- G5.2 If the **seller** remains liable in any respect in relation to the **lot** (or a tenancy) following completion the buyer is specifically to covenant in the transfer to indemnify the seller against that liability.
- G5.3 The **seller** cannot be required to **transfer** the **lot** to anyone other than the **buyer**, or by more than one **transfer**.
- G6 Completion**
- G6.1 **Completion** is to take place at the offices of the **seller's** conveyancer, or where the **seller** may reasonably require, on the **agreed completion date**. The **seller** can only be required to complete on a **business day** and between the hours of 0930 and 1700.
- G6.2 The amount payable on **completion** is the balance of the **price** adjusted to take account of apportionments plus (if applicable) **VAT** and interest.
- G6.3 Payment is to be made in pounds sterling and only by:
- direct transfer to the **seller's** conveyancer's client account; and
 - 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:
- terminate the **contract**;
 - claim the deposit and any interest on it if held by a stakeholder;
 - forfeit the deposit and any interest on it;
 - resell the **lot**; and
 - 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:
- terminate the **contract**; and
 - 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:
- the **buyer** must return all papers to the **seller** and appoints the **seller** its agent to cancel any registration of the **contract**; and
 - 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:
- use all reasonable endeavours to obtain the licence at the **seller's** expense; and
 - enter into any authorised guarantee agreement properly required.
- G9.5 The **buyer** must:
- promptly provide references and other relevant information; and
 - 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:
- the **buyer** is liable to pay interest; and
 - 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:
- the **seller** receives income and is liable for outgoings for the whole of the day on which apportionment is to be made; (b) annual income and expenditure accrues at an equal daily rate assuming 365 days in a year, and income and expenditure relating to some other period accrues at an equal daily rate during the period to which it relates; and

(c) where the amount to be apportioned is not known at **completion** apportionment is to be made by reference to a reasonable estimate and further payment is to be made by **seller** or **buyer** as appropriate within five **business days** of the date when the amount is known.

G11 Arrears

Part 1 Current rent

G11.1 "Current rent" means, in respect of each of the **tenancies** subject to which the lot is sold, the instalment of rent and other sums payable by the tenant in advance on the most recent rent payment date on or within four months preceding **completion**.

G11.2 If on **completion** there are any **arrears** of current rent the **buyer** must pay them, whether or not details of those **arrears** are given in the **special conditions**.

G11.3 Parts 2 and 3 of this **condition** G11 do not apply to **arrears** of current rent.

Part 2 Buyer to pay for arrears

G11.4 Part 2 of this **condition** G11 applies where the **special conditions** give details of **arrears**.

G11.5 The **buyer** is on **completion** to pay, in addition to any other money then due, an amount equal to all **arrears** of which details are set out in the **special conditions**.

G11.6 If those **arrears** are not **old arrears** the **seller** is to assign to the **buyer** all rights that the **seller** has to recover those **arrears**.

Part 3 Buyer not to pay for arrears

G11.7 Part 3 of this **condition** G11 applies where the **special conditions**:

- (a) so state; or
- (b) give no details of any **arrears**.

G11.8 While any **arrears** due to the **seller** remain unpaid the **buyer** must:

- (a) try to collect them in the ordinary course of management but need not take legal proceedings or forfeit the **tenancy**; (b) pay them to the **seller** within five **business days** of receipt in cleared funds (plus interest at the **interest rate** calculated on a daily basis for each subsequent day's delay in payment); (c) on request, at the cost of the **seller**, assign to the **seller** or as the **seller** may direct the right to demand and sue for **old arrears**, such assignment to be in such form as the **seller's** conveyancer may reasonably require; (d) if reasonably required, allow the **seller's** conveyancer to have on loan the counterpart of any **tenancy** against an undertaking to hold it to the **buyer's** order; (e) not without the consent of the **seller** release any tenant or surety from liability to pay **arrears** or accept a surrender of or forfeit any **tenancy** under which **arrears** are due; and (f) if the **buyer** disposes of the **lot** prior to recovery of all **arrears** obtain from the **buyer's** successor in title a covenant in favour of the **seller** in similar form to part 3 of this **condition** G11.

G11.9 Where the **seller** has the right to recover **arrears** it must not without the **buyer's** written consent bring insolvency proceedings against a tenant or seek the removal of goods from the **lot**.

G12 Management

G12.1 This **condition** G12 applies where the **lot** is sold subject to **tenancies**.

G12.2 The **seller** is to manage the **lot** in accordance with its standard management policies pending **completion**.

G12.3 The **seller** must consult the **buyer** on all management issues that would affect the **buyer** after **completion** (such as, but not limited to, an application for licence; a rent review; a variation, surrender, agreement to surrender or proposed forfeiture of a **tenancy**; or a new tenancy or agreement to grant a new tenancy) and:

- (a) the **seller** must comply with the **buyer's** reasonable requirements unless to do so would (but for the indemnity in paragraph (c)) expose the **seller** to a liability that the **seller** would not otherwise have, in which case the **seller** may act reasonably in such a way as to avoid that liability;
- (b) if the **seller** gives the **buyer** notice of the **seller's** intended act and the **buyer** does not object within five **business days** giving reasons for the objection the **seller** may act as the

seller intends; and

(c) the **buyer** is to indemnify the **seller** against all loss or liability the **seller** incurs through acting as the **buyer** requires, or by reason of delay caused by the **buyer**.

G13 Rent deposits

G13.1 This **condition** G13 applies where the **seller** is holding or otherwise entitled to money by way of rent deposit in respect of a **tenancy**. In this **condition** G13 "rent deposit deed" means the deed or other document under which the rent deposit is held.

G13.2 If the rent deposit is not assignable the **seller** must on **completion** hold the rent deposit on trust for the **buyer** and, subject to the terms of the rent deposit deed, comply at the cost of the **buyer** with the **buyer's** lawful instructions.

G13.3 Otherwise the **seller** must on **completion** pay and assign its interest in the rent deposit to the **buyer** under an assignment in which the buyer covenants with the **seller** to: (a) observe and perform the **seller's** covenants and conditions in the rent deposit deed and indemnify the **seller** in respect of any breach; (b) give notice of assignment to the tenant; and (c) give such direct covenant to the tenant as may be required by the rent deposit deed.

G14 VAT

G14.1 Where a **sale condition** requires money to be paid or other consideration to be given, the payer must also pay any **VAT** that is chargeable on that money or consideration, but only if given a valid **VAT** invoice.

G14.2 Where the **special conditions** state that no **VAT option** has been made the **seller** confirms that none has been made by it or by any company in the same **VAT** group nor will be prior to **completion**.

G15 Transfer as a going concern

G15.1 Where the **special conditions** so state: (a) the **seller** and the **buyer** intend, and will take all practicable steps (short of an appeal) to procure, that the sale is treated as a transfer of a going concern; and (b) this **condition** G15 applies.

G15.2 The **seller** confirms that the **seller** (a) is registered for **VAT**, either in the **seller's** name or as a member of the same **VAT** group; and (b) has (unless the sale is a standard-rated supply) made in relation to the **lot** a **VAT option** that remains valid and will not be revoked before **completion**.

G15.3 The **buyer** confirms that: (a) it is registered for **VAT**, either in the **buyer's** name or as a member of a **VAT** group; (b) it has made, or will make before **completion**, a **VAT option** in relation to the **lot** and will not revoke it before or within three months after **completion**; (c) article 5(2B) of the Value Added Tax (Special Provisions) Order 1995 does not apply to it; and (d) it is not buying the **lot** as a nominee for another person.

G15.4 The **buyer** is to give to the **seller** as early as possible before the **agreed completion date** evidence:

- (a) of the **buyer's** **VAT** registration;
- (b) that the **buyer** has made a **VAT option**; and
- (c) that the **VAT option** has been notified in writing to HM Revenue and Customs; and if it does not produce the relevant evidence at least two **business days** before the **agreed completion date**, **condition** G14.1 applies at **completion**.

G15.5 The **buyer** confirms that after **completion** the **buyer** intends to:

- (a) retain and manage the **lot** for the **buyer's** own benefit as a continuing business as a going concern subject to and with the benefit of the **tenancies**; and
- (b) collect the rents payable under the **tenancies** and charge **VAT** on them

G15.6 If, after **completion**, it is found that the sale of the **lot** is not a transfer of a going concern then:

- (a) the **seller's** conveyancer is to notify the **buyer's** conveyancer of that finding and provide a **VAT** invoice in respect of the sale of the **lot**;
- (b) the **buyer** must within five **business days** of receipt of the **VAT** invoice pay to the **seller** the **VAT** due; and

(c) if **VAT** is payable because the **buyer** has not complied with this **condition** G15, the buyer must pay and indemnify the **seller** against all costs, interest, penalties or surcharges that the **seller** incurs as a result.

G16 Capital allowances

G16.1 This **condition** G16 applies where the **special conditions** state that there are capital allowances available in respect of the **lot**.

G16.2 The **seller** is promptly to supply to the **buyer** all information reasonably required by the **buyer** in connection with the **buyer's** claim for capital allowances.

G16.3 The value to be attributed to those items on which capital allowances may be claimed is set out in the **special conditions**.

G16.4 The **seller** and **buyer** agree:

(a) to make an election on **completion** under Section 198 of the Capital Allowances Act 2001 to give effect to this **condition** G16; and

(b) to submit the value specified in the **special conditions** to HM Revenue and Customs for the purposes of their respective capital allowance computations.

G17 Maintenance agreements

G17.1 The **seller** agrees to use reasonable endeavours to transfer to the **buyer**, at the **buyer's** cost, the benefit of the maintenance agreements specified in the **special conditions**.

G17.2 The **buyer** must assume, and indemnify the **seller** in respect of, all liability under such contracts from the **actual completion date**.

G18 Landlord and Tenant Act 1987

G18.1 This **condition** G18 applies where the sale is a relevant disposal for the purposes of part 1 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 that 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:
- give to the **buyer** full details of all rent review negotiations and proceedings, including copies of all correspondence and other papers; and
 - 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:
- with the co-operation of the **seller** take immediate steps to substitute itself as a party to any proceedings;
 - 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
 - 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:
- on **completion** assign it to the **buyer** and give notice of assignment to the person who gave the warranty; and
 - 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**:
- hold the warranty on trust for the **buyer**; and
 - 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:
- procure that it becomes registered at Land Registry as proprietor of the **lot**;
 - procure that all rights granted and reserved by the lease under which the **lot** is held are properly noted against the affected titles; and
 - 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:
- apply for registration of the **transfer**;
 - provide the **seller** with an official copy and title plan for the **buyer's** new title; and
 - 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:
- delivered by hand; or
 - made electronically and personally acknowledged (automatic acknowledgement does not count); or
 - 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:
- when delivered, if delivered by hand; or
 - 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.

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In 2021 we started our sustainability journey by committing to measure, report and reduce our carbon footprint with the help of Tree Nation. We set ourselves an ambitious target to not only offset the carbon produced, but to become carbon positive within five years.

2020

We measured our carbon footprint and joined Tree-Nation community projects.

2021

In 2021 we planted our first trees to offset our 2020 carbon emissions.

2022

We continued our planting to offset our 2021 emissions.

2023

We project our carbon emissions will start being carbon positive.

We have been supporting Eden Projects with a focus in Nepal with;



19,482
trees planted to
March 2022



which represents
19.5
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