Auction 021

Online Property Auction Catalogue February 2017

John Pye Auctions

Starts //
Wednesday
22nd February

Ends //
Thursday 23rd February
from 10.30am

SELL YOUR PROPERTY FOR FREE
Why sell it any other way…

John Pye Auctions

John Pye Property Auctions Calendar 2017

Auc No.	Auction date	Deadline for Entries	Full Catalogue Released
20	30-31 January 2017	22 December 2016	10 January 2007
21	22-23 February 2017	26 January 2017	07 February 2017
22	15-16 March 2017	16 February 2017	28 February 2017
23	05-06 April 2017	09 March 2017	21 March 2017
24	26-27 April 2017	30 March 2017	11 April 2017
25	17-18 May 2017	20 April 2017	02 May 2017
26	07-08 June 2017	11 May 2017	23 May 2017
27	28-29 June 2017	01 June 2017	13 June 2017
28	19-20 July 2017	22 June 2017	04 July 2017
29	09-10 August 2017	13 July 2017	25 July 2017
30	06-07 September 2017	03 August 2017	15 August 2017
31	27-28 September 2017	31 August 2017	12 September 2017
32	18-19 October 2017	21 September 2017	04 October 2017
33	08-09 November 2017	12 October 2017	24 October 2017
34	29-30 November 2017	02 November 2017	14 November 2017
35	20-21 December 2017	23 November 2017	07 December 2017

0% SELLER FEES

/ Residential
/ Commercial

NATIONWIDE ONLINE PROPERTY AUCTION

20 WORKING DAY SALE COMPLETION

/ 0115 970 6060
/ 020 7456 6750

NO MARKETING COSTS

NO ENTRY FEE

/ property@johnpye.co.uk
/ johnpye.co.uk

John Pye Auctions

WEEKLY ONLINE AUCTIONS ACROSS THE UK

300,00 lots sold every year from a variety of stock including:

White Goods • Consumer Electronics • Furniture • Bathroom Stock • Kitchen Appliances • Homewares • Vehicles • Garden Equipment •

Sites include: Acton • Belvedere • Bristol • Croydon • Edmonton • Nottingham • Marchington • Peterborough • Plymouth • Sheffield

johnpye.co.uk

Overview of Properties in this Auction

Online Property Auction Lot Listing

**Guide Price: Each property is subject to a Reserve Price which may be different from the Guide Price*

Lot	Property Address	Guide Price*
1	194 York Road, Leeds, West Yorkshire LS9 9LN	£180,000 - £210,000
2	49 Wargrave Road, Newton-le-Willows WA12 9RB	£110,000 - £125,000
3	Woodlane Garage, Haydock Street, Newton-le-Willows WA12 9DJ	£200,000
4	22 Queen Street, Blackpool, FY1 1PD	£130,000 - £150,000
5	81a Cornwall Gardens, Margate, Kent CT9 2JE	£75,000 - £85,000
6	6 & 14 Kings Court, Halifax HX1 2TP	£82,500 - £87,500
7	Apartment 1, Talbot Mills, Batley WF17 5HQ	£45,000 - £50,000
8	Apartment 1, Talbot Mills, Batley WF17 5HQ	£45,000 - £50,000
9	16 Stanley Avenue, Forest Fields, NG7 6PU	£63,000 - £69,000
10	Former Blacksmiths Shop, Gelliydan, Blaenau Ffestiniog, Merionethshire LL41 4EG	£99,000 - £120,000
11	85 Cheyney Road, Chester, CH1 4BS	£210,000 - £240,000
12	51 West End Road, Redruth TR15 2SQ	£82,500 - £95,000
13	7 Mount View, Llanfechain, Montgomeryshire, SY22 6XJ	£105,000 - £125,000
14	29 Baden Powell, Nottingham NG2 4GA	£59,000 - £69,000
15	Foxhollows Farm, Rectory Lane, Shenley, Hertfordshire WD7 9AW	£2,000,000 - £2,200,000
16	6 Commercial Street, Glyncorrwg, Port Talbot, SA13 3BG	£45,000 - £55,000
17	Land at Lonsdale Road / Cottesmore Road, Stamford PE9 2SG	£1,500
18	Lower Barnes Street, 90, Clayton le Moors, BB5 5SW	£30,000
19	5, Wilson Street, Workington, Cumbria CA14 4AZ	£195,000 - £215,000
20	11-11a Wilson Street, Workington, Cumbria CA14 4AZ	£99,500 - £115,000
21	1 Fitzwilliam Street, Mablethorpe, Lincolnshire, LN12 1AB	£100,000
22	London Tea Company, 19a Bank Place, Porthmadog, Caernarfonshire LL49 9AA	£120,000
23	10, 12 & 12a Newmarket Street, Morecambe, Lancashire LA4 6BL	£60,000
24	Flat 4, 405 Mansfield Road, Nottingham NG5 2DP	£53,000
25	19 North Lane, Elwick, Hartlepool, TS27 3EG	£110,000 - £125,000
26	Land to the East of 8 Providence Brae,Bo'Ness EH51 0ED	£165,000 - £180,000
27	71A and 71B Llanthewy Road, Newport, NP20 4JZ	£170,000 - £175,000
28	7 Bryncir Terrace Penmorfa Tremadog Gwynedd LL49 9RY	£65,000
29	3g Steamer Street, Barrow In Furness LA14 2SG	£27,500
30	2h Schooner Street, Barrow In Furness, LA14 2SQ	£22,500
31	Awelfryn, High Street, Gelliydan, LL41 4EQ	£65,000
32	13-15 Earle Street, Newton-le-Willows WA12 9LW	£115,000 - £130,000

Important Notice - Proof of Identification

Two forms of identification (from the list below) MUST be provided by the winning bidder within 24 hours of the auction finishing.

***Identity Documents** • Current signed passport • Current UK photo card driving licence • Current driving licence (old version) • Residential permit issued by the Home Office to EU Nationals • Inland revenue tax notification • Firearms certificate*

***Evidence of address** • Current driving licence (old version) • A utility bill issued within the last 3 months • Local authority tax bill (current year) • Bank, building society or credit union statement • Most recent mortgage statement from a UK lender.*

Alternatively your solicitor can write to us to confirm your identity.

Prior to Auction

Property particulars and auction information

All information regarding the online auction, properties for sale, previews and the Online Auction Catalogue can be found on our website: johnpye.co.uk/property

1. Guide Prices

All properties being sold through John Pye Property online auction will have guide prices, which will feature in the property online auction catalogue. This catalogue will be available prior to the auction start date. Guide prices are subject to change. Up to date guide prices can also be found on our website: johnpye.co.uk/property

2. Property Viewings

We strongly advise any interested parties to view a property before a bid is placed. Viewings will be co-ordinated as either open day viewings on specific dates or by prior appointment. Details of specific viewing arrangements can be found in the online catalogue.

3. Legal Documents

For each property the vendor's solicitors will prepare a legal pack. All property legal packs are available to download on our website johnpye.co.uk/property, or from the vendor's solicitors - details of which will be disclosed in the online auction catalogue for each individual lot. All legal packs will be made available to download at least 7 days prior to the online auction commencing.

4. Legal Advice

We recommend you obtain independent legal advice prior to bidding. Property legal packs and documentation should be passed to your legal adviser, who should be able to help you make an informed decision about the lot. Further information may be available from the vendor's solicitors.

5. Survey Property

Have a surveyor look at the property, if necessary. Appointments can be made for the surveyor to access the property, please email John Pye Property via email with any such requests.

6. Arrange Finance

It is important your finances are in place prior to bidding on a lot. If borrowing is required, the lenders may require a surveyor to undertake a valuation report prior to making a mortgage offer. It is important to make a mortgage application as early as possible, as successful bids are subject to 20 working days completion, unless stated otherwise. You should discuss the nature of the auction sale and timescales with your lender.

We operate a two day online auction bidding process, affording buyers more time to arrange their necessary finances. Any successful bidder will be required to pay a 10% deposit of the purchase price within 24 hours of the online auction ending.

7. Read and Understand all Terms and Conditions

It is important to read and understand all of the Terms and Conditions of the online property auction and legal documentation of the individual lots.

The full Terms and Conditions can be found at: johnpye.co.uk/propertyterms

1. Registration to bid

Before bidding on any property during the online auction you must provide the following through our website:

- Registration of bidder
- Payment of refundable registration fee

Registration of Bidder

You can register to bid on our website johnpye.co.uk.
You will be required to provide your name, address and contact details - you can provide your solicitor's details if you have them. The refundable registration fee can be paid at this stage, which will allow you to bid.

Refundable Registration Fee – Single Purchase Account

In order to set up an online auction bidding account, each bidder must register and pay a refundable registration fee of £500 per auction, per property (to bid on one property only). The registration fee is refunded if no property is purchased; it is also refunded if your bid is successful and will be refunded, once the property has exchanged contracts and the deposit (which includes the buyer's premium) has been paid.

Refundable Registration Fee – Trader Account (Multiple Properties)

In order to set up an online auction bidding account for multi property bidding you must register and pay a refundable registration fee of £2,000 per auction. This is solely to set up an account. The registration fee is refunded if no properties are purchased; it is also refunded if your bid is successful and will be refunded once the properties have exchanged contracts and the deposit (which includes the buyer's premium) has been paid. All refundable registration fees can be paid online at johnpye.co.uk/property

2. Addendum

Before the start of the online auction, all bidders should check the addendum sheet, this will detail any changes to the property online auction catalogue details.
The addendum sheet can be found at: johnpye.co.uk/property

3. Bidding Process

The bidding process will take place typically over a two day online auction. Bidding on all lots will begin at the same time.

All lots will be offered for sale subject to an undisclosed reserve price, unless stated otherwise.

When bidding begins, bidders can bid on lots once the refundable registration fee has been paid.

We advise all seriously interested parties provide their proof of identity at this stage.

Bids prior to auction may only be made through the online platform.

The online auction will conclude with a staggered finish of 10 minute intervals per lot. Once this time has elapsed and the 3 minute rule has been applied, the virtual gavel will effectively fall and the sale will close.

3 Minute Rule

This rule mirrors the principals of a live traditional auction whereby an auctioneer will still entertain bids from interested parties, enabling all bidders to lodge their interest.

In the event of last minute bids a 3 minute rule will apply. This 3 minute rule stipulates any party who bids online within the last 3 minutes of any Lot's scheduled closing time will trigger an automatic extension of a further 3 minutes of online bidding. This 3 minute trigger will continue until 3 minutes has elapsed without any further competing bids and a winning bid is achieved

Reserve Not Met

If the reserve has not been met, the auctioneer may then invite interested parties to engage in the submission of revised bids and the reserve price may be disclosed at this stage. Sales can still be agreed after the auction if a price can be agreed with the seller.

4. Successful Bids & 10% Buyer's Payment

Once the online auction has concluded and the time has elapsed, the successful bidder has won the lot by law. At this point your identification must be proved (if not done so already) and the 10% buyers payment of the final auction purchase price (made-up of the deposit and buyer's premium) must be paid within 24 hours of auction end.

Proof of Identification

It is best practice to prove identity prior to the auction commencing to avoid complications toward the end of the auction. Satisfactory proof of identity must be proved within 24 hours of bidding ending, otherwise we cannot accept your bid and you may be banned from bidding again.

Two forms of identification will be required from the winning bidder, including photo ID (passport or driving licence) AND proof of your address (bank statement or utility bill - no more than three months old). Your identification will need to be provided in person at one of our four registration points throughout the country (details opposite).

Alternatively, your solicitor can write to us confirming your identity. All proof of identity used will be subject to satisfactory verification by John Pye & Sons Ltd.

ONLY ONCE IDENTIFICATION IS VERIFIED WILL BUYERS PAYMENT BE ACCEPTED

10% Buyer's Payment

The 10% buyer's payment (made-up of the deposit and buyer's premium) must be made by online transfer only. The minimum buyer's payment is £5,000.

Failure to pay within the allocated time (24 hours of auction close) will mean your winning bid will be withdrawn and potentially offered to other buyers. The seller has the right to pursue you for the proceeds of sale should you fail to pay.

5. John Pye Auction Fees

John Pye Auctions Buyer's Premium is charged at 2% (minimum £2,500) + VAT of the purchase price. The buyer's premium will be included in the 10% buyer's payment payable within 24 hours.

Failure to pay will result in losing the registration fee and you may be banned from bidding again.

6. Completion

Completion will occur within 20 working days from the end of the auction, unless specifically stated in the special conditions of sale in the legal documents. The full balance of sale will be payable on completion of the sale and will be co-ordinated through all designated solicitors.

10% Buyer's Payment Explained

As a basic example:
Auction purchase price £150,000 = 10% Buyers Payment of £15,000*
Leaving £138,600 to complete.

**10% Buyers Payment breakdown:*
Buyer's Premium 2% = £3,600 inc. VAT, Deposit of £11,400.

Registration Points for Proof of Identification

East Midlands Office
James Shipstone House,
Radford Road, New Basford,
Nottingham NG7 7FQ

Derby Office
50 Chequers Road,
West Meadows Industrial Estate,
Derby DE21 6EN

West Midlands Office
39-40 Marchington Industrial
Estate, Marchington,
Staffordshire ST14 8LP

London Office
5 Old Bond Street
Mayfair, London
W1S 4PD

Birmingham Office
One Victoria Square,
Birmingham B1 1BD
(by appointment only)

Northampton Office
7 West Street, Rusden,
Northampton. NN10 0RT
(by appointment only)

Take a break from the hassles of house buying...

LOT 1

ADDRESS
194 York Road
Leeds
LS9 9LN

GUIDE PRICE*
£180,000 - £210,000+

ONLINE AUCTION DATES
22nd & 23rd February 2017

VIEWING DETAILS
property@johnpye.co.uk
0115 970 6060

Leeds, West Yorkshire

Former Bank In Popular Residential Location - Ideal For Residential Development (Subject To Planning)

Guide Price*
£180,000 - £210,000+

FEATURES

- ✓ Former bank
- ✓ Leased to bank until March 2023 for £15,000 pa
- ✓ No break clause
- ✓ Possibility of Clydesdale bank paying a surrender fee to end the lease agreement
- ✓ Development potential (STP) if lease surrender is negotiated
- ✓ Good passing footfall
- ✓ Accommodation over four floors
- ✓ Cellar to the lower ground floor
- ✓ Prominent roadside position

EPC Rating: TBC

Solicitors : TBC

Location
The property is located on the south side of York Road, but also fronts onto Raincliffe Street on the outskirts of Leeds city centre.

The property is situated approximately two miles east of the city and can be accessed directly via the A64 within ten minutes by car.

There are a wealth of local amenities within the immediate surrounding area to the property and schooling options for all ages.

Leeds university and St James University Hospital are both within three miles of the property and can be accessed within fifteen minutes by car.

Leeds railway station is located west of the property and provides direct access up and down the country.

Description
This substantial and deceptive former bank and premises offers versatile accommodation set over four floors.

At ground floor level there is a large open plan shop floor area with two ground floor offices and a small storage room.

The lower ground floor has a large vault and other open space throughout the depth of the building. Access to the lower ground floor is via a staircase at either end.

The first floor gives access to a large open plan office space accessed off the main corridor, female WC's, storage room and staff room with modern fitted kitchen.

To the second floor there are a further two offices, gents WC's and three storage rooms or smaller offices.

**Guide Price: Each property is subject to a Reserve Price which may be different from the Guide Price*

LOT 1

Accommodation

Ground Floor GIF	90m²	968ft²
First Floor GIF	78m²	839ft²
Second Floor GIF	58m²	624ft²
Total	226m²	2432ft²

Development Potential
Subject to planning consent being obtained for a change of use to residential, we believe the property could be converted into approximately 5 self contained two bedroom flats.

We estimate that the flats once completed will achieve in the region of £85,000 to £95,000 each, depending on size and internal specification.

We expect a GDV of £425,000 - £475,000 is achievable based on a conversion to residential use.

Conversion of the property to residential before the lease termination date in March 2023, will only be possible if a surrender of the existing lease is negotiated.

Investment Analysis
The property is currently let to Clydesale Bank at £15,000 per annum until 24 March 2023 with no break clause. Possibility of Clydesdale bank paying a surrender fee to end the lease agreement, subject to separate negotiations.

Tenure
The property is freehold

Business Rates
The property has a current rateable value of £9,200 pa.

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1. The particulars have been prepared and issued in good faith and are set out as a general outline only for the guidance of intending purchasers and lessees and do not constitute part of an offer, contract or warranty. 2. Any information given should not be relied on as a statement or representation of fact or that the property or its services are in good condition. Any purchasers or lessees should satisfy themselves by inspection or otherwise as to the correctness of all the information or suitability of the property. 3. Any areas, measurements, floor plans or distances given are approximate only. 4. John Pye Property have not made any investigations into the existence or otherwise of any issues concerning pollution and potential land, air or water contamination. It is the responsibility of the purchaser to make its own enquiries. 5. None of the buildings services or service installations have been tested and are not warranted to be in working order. 6. All prices and rentals are quoted exclusive of VAT. 7. Copyright in these particulars vests in John Pye Property. 8. Neither John Pye Property nor any or their employees has any authority to make or give representation or warranty whatsoever in relation to the property.

LOT 2

ADDRESS
49 Wargrave Road
Newton-Le-Willows
WA12 9RB

GUIDE PRICE*
£110,000 - £125,000+

Newton-Le-Willows

On Behalf Of Joint Fixed Charge Receivers
Potentially High Yielding Investment
HMO With Seven Lettable Rooms

Guide Price*
£110,000 - £125,000+

FEATURES
- ✓ Detached Property
- ✓ HMO letting property
- ✓ Potential seven letting rooms
- ✓ Excellent investment potential
- ✓ Partially occupied
- ✓ Current Income £13,520 pa
- ✓ Potential income of £28,080 pa
- ✓ Potential gross yield of over 25%
- ✓ Well placed for local amenities
- ✓ Popular residential location
- ✓ Close to town centre
- ✓ Potential for capital growth

EPC Rating: E

Solicitors :
DWF Solicitors

Location
The property is located on the north side of Wargrave Road at the junction with Collingwood Road, close to Newton-le-Willows town centre.

Within easy walking distance of the property there is a Wilko, Tesco and Greggs, together with other national and local independent retailers, on what is a busy town centre location.

There are excellent transport links to the area, including a mainline railway station within walking distance of the property.

The M6 motorway lies just 2 miles to the east, which links with the M62 further south, providing excellent road links to both Liverpool and Manchester.

Description
The property is situated on a corner plot with substantial accommodation set over two floors. Currently arranged as a seven letting room house of multiple occupancy.

The internal accommodation comprises, fitted kitchen, shared bathroom, shower room and seven letting bedrooms.

The ground floor comprises a modern fitted kitchen with a range of base units and space for freestanding appliances. Ground floor shower room having WC, wash hand basin and single shower cubicle. Three double letting bedrooms and hallway with stairs to first floor landing.

The first floor landing gives access to a further four spacious letting bedrooms and a modern shared bathroom comprising of WC, wash hand basin and bath with overhead shower.

Externally there is a yard area to the rear of the property and a gated entrance to the front.

**Guide Price: Each property is subject to a Reserve Price which may be different from the Guide Price*

ONLINE AUCTION DATES
22nd & 23rd February 2017

VIEWING DETAILS
property@johnpye.co.uk
0115 970 6060

LOT 2

Accommodation

Ground Floor GIF	80m²	861ft²
First Floor GIF	79m²	851ft²
Total	159m²	1711ft²

Services
We understand the property is connected to mains gas, electricity, water and drainage. However interested parties are advised to make their own enquiries

Tenure
The property is held long leasehold for a period of 999 years (minus 3 days) from 25th December 1898

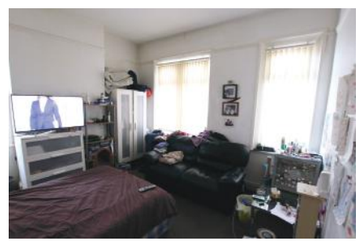
Investment Analysis
Three out of the seven available rooms are currently occupied and are achieving £13,520 pa.

Should the property be fully occupied then we would expect the property to be producing in the region of £28,080 pa, based on the remaining vacant rooms achieving £70 per room per week.

The above figures represent a potential gross yield of over 25.5% based on full occupancy at the lower guide price.

Council Tax
The property is rated in Council Tax Band C. Council Tax payable (2016/2017) is £1,331.06 p.a.

***Guide Price**
£110,000 - £125,000+



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1. The particulars have been prepared and issued in good faith and are set out as a general outline only for the guidance of intending purchasers and lessees and do not constitute part of an offer, contract or warranty. 2. Any information given should not be relied on as a statement or representation of fact or that the property or its services are in good condition. Any purchasers or lessees should satisfy themselves by inspection or otherwise as to the correctness of all the information or suitability of the property. 3. Any areas, measurements, floor plans or distances given are approximate only. 4. John Pye Property have not made any investigations into the existence or otherwise of any issues concerning pollution and potential land, air or water contamination. It is the responsibility of the purchaser to make its own enquiries. 5. None of the buildings services or service installations have been tested and are not warranted to be in working order. 6. All prices and rentals are quoted exclusive of VAT. 7. Copyright in these particulars vests in John Pye Property. 8. Neither John Pye Property nor any or their employees has any authority to make or give representation or warranty whatsoever in relation to the property.

LOT 3

ADDRESS
WOODLANE GARAGE, HAYDOCK STREET, NEWTON-LE-WILLOWS MERSEYSIDE, WA12 9DJ

GUIDE PRICE*
£200,000+

Newton-Le-Willows

On Behalf Of Joint Fixed Charge Receivers

High Yielding Mixed Use Investment

Current Rental Income £42,780 pa

Guide Price*
£200,000+

FEATURES
- ✓ Current income £42,780 pa
- ✓ Current gross yield of 21.4%
- ✓ Fully occupied
- ✓ Established car wash, garage & car sales
- ✓ Car wash lease in place until 2021
- ✓ 2 x 2 bedroom flats - first floor
- ✓ Opposite Market Street
- ✓ Town centre location

Solicitors: DWF Solicitors

Location
The property is located towards the southern end of Haydock Street in the Earlestown District of Newton-le-Willows.

Within the immediate vicinity there is a Wilko, Tesco and Greggs, together with other national and local independent retailers, on what is a busy town centre location.

Description
The property comprises a well established car wash, occupying the majority of the ground floor accommodation, which includes predominantly open plan work space, a waiting area and a WC. On the opposite side of the car wash there is a manager's office with basic kitchen facilities.

The front forecourt is shared between the car wash business and car sales business, with up to 10 cars capable of being parked within the car sales forecourt. There is an additional small car repair workshop to the right hand side of the car wash.

There are 2 x 2 bedroom flats to the first floor, both accessed from opposite sides of the building.

Flat 1 briefly comprises of a fully fitted kitchen, having high gloss tiled flooring, tiled splashbacks, integrated oven, hob and extractor. The fully tiled bathroom, consists of white three piece suite with shower over bath. The flat has two good sized bedrooms and a lounge which are all fully carpeted and have the benefit of double glazing.

Flat 2 has not been inspected, however, we have been advised the accommodation is similar in size, specifiaction and condition to Flat 1.

**Guide Price: Each property is subject to a Reserve Price which may be different from the Guide Price*

ONLINE AUCTION DATES
22nd & 23rd Febuary 2017

VIEWING DETAILS
property@johnpye.co.uk
0115 970 6060

LOT 3

Accommodation

Flat 1	57m²	616ft²
Flat 2*	57m²	616ft²
Carwash	158m²	1700ft²
Garage	39m²	415ft²
Forecourt Office	9m²	94ft²
Small Office	26m²	275ft²
Total	346m²	3724ft²

Approx. gross internal floor area

Services
We understand the property has connections to gas, electric, water and drainage, however, interested parties should make their own enquiries.

Tenure
The property is freehold

***Guide Price**
£200,000

Viewings
Please contact John Pye Property on 0115 9706060 or property@johnpye.co.uk

VAT
We understand the property is not opted to tax.

Investment Analysis
Star Car Wash and associated forecourt is currently held on a 5 year lease until 12/04/2021, at a current rental income of £15,000 pa, with a set increase to £18,000 pa in years 4 & 5. The car sales forecourt with associated office is let at £7,800 pa. The workshop is currently let for £3,600 pa and the other office is currently let at £780 pa to the same tenant. Each flat is currently let on an AST basis for £7,800 pa. The property is currently generating £42,780 pa.

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LOT 4

ADDRESS
22 QUEEN STREET
BLACKPOOL
FY1 1PD

GUIDE PRICE*
£130,000- £150,000+
ONLINE AUCTION DATES
22nd & 23rd February 2017

Blackpool

Former Hotel In Prominent Location With Planning Consent For A Licenced A3 Restaurant

Guide Price*
£130,000 - £150,000+

FEATURES
- ✓ Prominent Town Centre Location
- ✓ Planning consent to convert to A3 licensed restaurant
- ✓ Planning REF 16/0748
- ✓ Accommodation over 4 floors
- ✓ Prime tourist spot
- ✓ Close to busy nightlife
- ✓ Excellent transport links
- ✓ Freehold

EPC Rating: TBA

Solicitors: TBA

Location
The subject property is located on Queen Street between the junctions of Abingdon Street and The Strand in the highly popular seaside resort of Blackpool.

Located adjacent to the North Pier. Within the immediate vicinity there are various local bars and restaurants including the highly popular Walkabout Bar.

The promenade is located just 100 metres away and as such the property is in a highly sought after location.

Blackpool is located in the northwest and is easily accessed by the M55. It also has a year long tourist season but is especially busy in the summer and during the famous illuminations.

Description
A former hotel arranged over, basement, ground and two upper floors. The property is of a traditional brick construction with bay windows, a pitched roof and rendering to the elevations.

Planning
On the 6th December 2016 planning consent was granted by Blackpool Council REF 16/0748 to convert the existing hotel to create a licenced A3 restaurant.

The planning permission does not cover any external alterations to the front of the property, including replacement windows.

Accommodation

Basement	53m²	570ft²
Ground Floor	93m²	1001ft²
First Floor	89m²	958ft²
Second Floor	80m²	861ft²
Total	315m²	3390ft²

**Guide Price: Each property is subject to a Reserve Price which may be different from the Guide Price*

John Pye Auctions

WEEKLY PUBLIC AUCTIONS
Europe's biggest indoor auction hub is now open

John Pye Auctions has 20 UK sites and holds over 650 auctions a year with bidding taking place online and viewings available for every auction

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LOT 5

ADDRESS
81A Cornwall Gardens
Margate, Kent
CT9 2JE

GUIDE PRICE*
£75,000 - £85,000+

Margate, Kent

Two Bedroom Flat In Busy Town Centre Location - Ideal Investment Opportunity Or Holiday Home

Guide Price*
£75,000 - £85,000

FEATURES
- ✓ First floor flat
- ✓ Two bedrooms
- ✓ Good internal condition
- ✓ Currently let
- ✓ Strong rental location
- ✓ Current rent of £460 pcm (£5,520 pa)
- ✓ Close to all amenities
- ✓ Within walking distance to the beach
- ✓ Popular location for residents and tourists

EPC Rating: C

Solicitors : TBC

Location
The property is located towards the end of Cornwall Gardens at the junction with Northdown Road within Cliftonville, a small coastal area within the town of Margate, situated to the east of the main town.

Margate is a delightful seaside town in the district of Thanet in Kent. Popular with both local residents and tourists, the area boasts a wealth of amenities including leisure facilities, tourist attractions, transport links and schooling options for all ages.

The city of London is located approximately 80 miles west of the property and can be accessed from Margate railway station on the Southeastern line providing direct access into the city centre within ninety minutes, making this location ideal for commuters looking to live outside the city.

Description
The property is a two bedroom flat located on the first floor of this mixed use building, having spacious accommodation set over one level.

The internal accommodation comprises a modern fitted kitchen with a range of eye level and base units, complimentary work surfaces and tiling to splash back areas.

There is a spacious lounge diner with windows to three sides allowing ample natural light. Two generous bedrooms and a modern fitted bathroom having a three piece suite in white.

**Guide Price: Each property is subject to a Reserve Price which may be different from the Guide Price*

ONLINE AUCTION DATES
22nd & 23rd February 2017

VIEWING DETAILS
property@johnpye.co.uk
0115 970 6060

LOT 5

Accommodation

Please note measurements and floor plan has been provided by a third party.

Services
We understand the property is connected to mains gas, electricity, water and drainage.

Tenure
The property is leasehold, please refer to legal pack for further information.

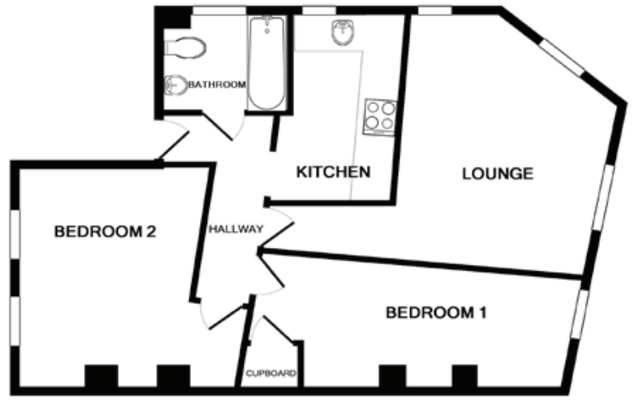
Investment Analysis
The property is currently let for £460 pcm (£5,520 pa), however we believe the property to be under rented at present.

We estimate the property will let for £550pcm (£6,600pa), representing a gross yield of 8.8%.

Council Tax
The property is rated in Council Tax Band A. Council Tax payable (2016/2017) is £1,016.22 p.a.

***Guide Price**
£75,000 - £85,000

Please note an inspection has not been undertaken.



TOTAL APPROX. FLOOR AREA 521 SQ.FT. (48.4 SQ.M.)
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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LOT 6

ADDRESS
6 & 14 Kings Court
Halifax, West Yorkshire
HX1 2TP

GUIDE PRICE*
£82,500 - £87,500+
ONLINE AUCTION DATES
22nd & 23rd February 2017

Halifax, West Yorkshire

2 x 1 Bedroom Tenanted Flats
Income Producing Investment

Guide Price*
£82,500 - £87,500+

FEATURES
- ✓ Ideal investment purchase
- ✓ 2 x 1 bedroom flats within gated development
- ✓ Recently refurbished
- ✓ Fitted kitchens and bathrooms
- ✓ High yielding investment
- ✓ Flat 6 is currently let for £400 pcm (£4,800 pa)
- ✓ Flat 14 is currently let for £350 pcm (£4,200 pa)
- ✓ Potential gross yield of 10.9%
- ✓ Strong rental location

EPC Rating:
Flat 6 - D
Flat 15 - E

Solicitors : TBC

Location
Kings Court, Halifax is located on the eastern side of Aked's street which is immediately to the north of the A58 (Burdock Way) less than one mile to the west of Halifax town centre.

Halifax is a minister town within the borough of Calerdale in West Yorkshire. Within the immediate area there are a wealth of amenities all within walking distance.

Description
Kings Court Halifax is a three storey block of apartments within a gated development, having shared gardens fronting Aked's Road.

Apartment 6 is on the ground floor and has one double bedroom, separate kitchen, separate living room and a bathroom.

Apartment 14 is on the second floor and has one double bedroom, separate kitchen, separate living room and a bathroom.

Both flats have been recently refurbished.

Services
We understand the property is connected to mains gas, electricity, water and drainage.

Investment Analysis
Flat 6 is let for £400 pcm (£4,800 pa), and Flat 14 is let for £350 pcm (£4,200 pa) representing a gross annual yield of 10.9% based on the lower guide price.

Tenure
The property is long leasehold, see legal pack for further details.

Council Tax
Each property is rated in Council Tax Band A. Council Tax payable (2016/2017) is £1,004.35 per flat.

**Guide Price: Each property is subject to a Reserve Price which may be different from the Guide Price*

LOT 7

ADDRESS
Apartment 7 Talbot Mills
Batley, West Yorkshire
WF17 5HQ

GUIDE PRICE*
£45,000 - £50,000+
ONLINE AUCTION DATES
22nd & 23rd February 2017

Batley, West Yorkshire

One Bedroom Flat - £4,200pa

Guide Price*
£45,000 - £50,000+

Ideal Investment Opportunity

FEATURES
- ✓ One bedroom flat
- ✓ Well maintained
- ✓ Fitted kitchen
- ✓ Lounge/dining area
- ✓ Ready made investment
- ✓ Currently tenanted
- ✓ Rental income of £350 pcm (£4,200 pa)
- ✓ Gross yield of 9.35%
- ✓ Desirable residential area
- ✓ Situated near shops

EPC Rating: D

Solicitors : TBC

Location
The property is located at Talbot Mills on Well Lane, in the heart of Batley town centre.

The property is within walking distance to many amenities including Tesco's Extra, Asda and Travis Perkins.

Batley railway station is within half a mile of the property having connecting trains to Leeds every thirty minutes.

Description
The property comprises a one bedroom, first floor apartment close to the town centre. The property has recently been renovated and has an open plan kitchen/ lounge area, double bedroom and separate bathroom.

The kitchen has base and eye level units, integrated oven and hob and stainless steel sink and drainer. The bathroom has a white three piece suite with shower over bath and the walls and floor are tiled. The property has the benefit of one allocated car parking space.

Tenure
The property is long leasehold with 105 years remaining.

Investment Analysis
The property is currently rented out for £350 per calendar month (£4,200 per annum). Representing a gross annual yield of 9.35%.

Services
We understand the property is connected to mains electricity, water and drainage.

Council Tax
The property is rated in Council Tax Band A. Council Tax payable £1,015.26 p.a. (2016/2017)

Please note an internal inspection has not been undertaken.

**Guide Price: Each property is subject to a Reserve Price which may be different from the Guide Price*

LOT 8

ADDRESS
Apartment 8 Bobbin Mills
Batley, West Yorkshire
WF17 5HQ

GUIDE PRICE*
£45,000 - £50,000+
ONLINE AUCTION DATES
22nd & 23rd February 2017

Batley, West Yorkshire

One Bedroom Flat - £4,200pa

Guide Price*
£45,000 - £50,000+

Ideal Investment Opportunity

FEATURES
- ✓ One bedroom flat
- ✓ Recently renovated
- ✓ Fitted kitchen
- ✓ Lounge/dining area
- ✓ Ready made investment
- ✓ Currently tenanted
- ✓ Rental income of £350 pcm (£4,200 pa)
- ✓ Gross yield of 9.35%
- ✓ Desirable residential area
- ✓ Situated near shops

EPC Rating: D

Solicitors : TBC

Location
The property is located at Talbot Mills on Well Lane, in the heart of Batley town centre.

The property is within walking distance to many amenities including Tesco's Extra, Asda and Travis Perkins.

Batley railway station is within half a mile of the property having connecting trains to Leeds every thirty minutes.

Description
The property comprises a one bedroom, first floor apartment close to the town centre. The property has recently been renovated and has an open plan kitchen/ lounge area, double bedroom and separate bathroom.

The kitchen has base and eye level units, integrated oven and hob and stainless steel sink and drainer. The bathroom has a white three piece suite with shower over bath and the walls and floor are tiled. The property has the benefit of one allocated car parking space.

Tenure
The property is long leasehold with 105 years remaining.

Investment Analysis
The property is currently rented out for £350 per calendar month (£4,200 per annum). Representing a gross annual yield of 9.35%.

Services
We understand the property is connected to mains electricity, water and drainage.

Council Tax
The property is rated in Council Tax Band A. Council Tax payable £1,015.26 p.a. (2016/2017)

Please note an internal inspection has not been undertaken.

**Guide Price: Each property is subject to a Reserve Price which may be different from the Guide Price*

LOT 9

ADDRESS
16 Stanley Avenue
Forest Fields
Nottingham, NG7 6PU

GUIDE PRICE*
£63,000 - £69,000+

Nottingham

Two Bedroom End Terrace Property
Excellent Investment Potential

Guide Price*
£63,000 - £69,000+

FEATURES
- ✓ End terrace property
- ✓ Two bedrooms
- ✓ Cellar
- ✓ Kitchen & ground floor bathroom
- ✓ Strong rental area
- ✓ Some work required
- ✓ Potential rent of £550pcm (£6,600pa)
- ✓ Close to amenities
- ✓ Close to city centre
- ✓ Ideal investment purchase
- ✓ Viewing highly advised

EPC Rating: TBC

Solicitors : Beightons Solicitors

Location
The Property is located at the end of Stanley Avenue, a no through, access only path off Leslie Road within the inner city area of Forest Fields in the city of Nottingham.

Nottingham city centre is approximately 30 minutes walk to the north and the Forest recreation ground is just 5 minutes away.

Nearby local amenities include an Asda superstore, various national and international retailers, numerous bars and restaurants.

The NET tram station at the Forest Recreation Ground is 5 minutes walk from the subject property and Nottingham City centre is five stops on the tram.

Description
The property is situated on the end of a small terrace row, each having delightful metal railings and gates providing a small forecourt to the front of the property.

Internally, the property enjoys comfortable accommodation set over three floors. The ground floor accommodation comprises a living room, fitted kitchen with space for appliances, family bathroom and access to cellar on the lower ground floor.

To the first floor there are two well proportioned bedrooms.

The property would benefit from a programme of refurbishment throughout.

**Guide Price: Each property is subject to a Reserve Price which may be different from the Guide Price*

ONLINE AUCTION DATES
22nd & 23rd February 2017

VIEWING DETAILS
property@johnpye.co.uk
0115 970 6060

LOT 9

Accommodation

GF	24.58 m^2	264 ft^2
FF	20.41 m^2	219 ft^2
Total	**44.99m^2**	**483ft^2**

Services
We understand the property is connected to mains gas, electricity, water and drainage.

Tenure
The property is freehold

Investment Analysis
We estimate the property will let for approximately £550pcm (£6,600pa). Representing a gross yield of 10.48%.

Council Tax
The property is rated in Council Tax Band A. Council Tax payable (2016/2017) is £1,180.72 p.a.

***Guide Price**
£63,000 - £69,000

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LOT 10

ADDRESS
Former Blacksmiths Shop, Bryn Awel
Gelliydan, Blaenau Ffestiniog
Merionethshire, LL41 4EG

GUIDE PRICE*
£99,000 - £120,000+

Gellilydan - North Wales

Two Bed Period Cottage
Ideal Holiday Let

Guide Price*
£99,000 - £120,000+

FEATURES
- ✓ Many Period Features
- ✓ Popular Area
- ✓ Ideal Holiday Let
- ✓ Close to Towns
- ✓ Central heating
- ✓ Wooden Floors
- ✓ Rural Location
- ✓ Far reaching views
- ✓ Freehold
- ✓ Close to amenities

EPC Rating: D

Solicitors
Sarah Johnson
Fraser Dawbarns Solicitors
01945 461465

Location
The subject property is located in the heart of the village of Gelillydan in the county of Gwynedd in North West Wales.

Gelillydan is in the heart of Snowdonia National Park and provides an ideal base for walkers, cyclists, climbers and fishermen.

The harbour town of Porthmadog is just 9 miles to the west and hosts an array of amenities including a Tesco superstore.

In addition, the British Rail Train Station, Ffestniog and Welsh Highland railway stations are all close by proving easy access to the rest of North West Wales.

Description
This attractive, sturdy stone built cottage features a good size living room, with log burner, window seat, painted exposed stone walls, and stripped timber floorboards and stairs to first floor landing. From the lounge a door leads to the kitchen, which is a good size and well laid out with a door leading to the outside area.

The first floor gives access to two generously proportioned bedrooms having many period features, and a family bathroom, having a three piece suite comprising of WC, wash hand basin and bath with overhead shower facilities.

Externally the property benefits from a delightful far reaching countryside views and on street parking.

**Guide Price: Each property is subject to a Reserve Price which may be different from the Guide Price*

ONLINE AUCTION DATES
22nd & 23rd February 2017

VIEWING DETAILS
property@johnpye.co.uk
0115 970 6060

LOT 10

Accommodation

Property not measured

Services
We understand the property has connections to mains electricity, water and drainage.

Tenure
Freehold

Investment Analysis
We envisage the property can be let on an AST basis for £550 pcm, representing a gross yield of 6.67%.

However, should the property be let out as a holiday let we estimate that in peak times £650 per week may be achieved and during the off peak season this would reduce to £400 per week.

Council Tax
The property is rated in Council Tax Band A . Council Tax payable (2016/2017) is £995.09.

***Guide Price**
£99,000 - £120,000

** PLEASE NOTE, THE PROPERTY HAS NOT BEEN MEASURED AND PHOTOGRAPHS HAVE BEEN PROVIDED BY A THIRD PARTY.

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LOT 11

ADDRESS
85 Cheyney Road
Chester
CH1 4BS

GUIDE PRICE*
£210,000 - £240,000+

Chester

Six Bedroom HMO Within Close To University - Rental Income £22,752 pa Ready Made Investment

Guide Price*
£210,000 - £240,000+

FEATURES

- ✓ Large mid terrace property
- ✓ Six bedrooms
- ✓ Recently re-decorated
- ✓ Full HMO accreditation and student stamp approval
- ✓ Within walking distance to the university
- ✓ Currently rental income of £79 per room per week
- ✓ Total income £22,752
- ✓ Gross yield of 10.83%
- ✓ Close to amenities

EPC Rating: C

Solicitors : TBC

Location
The property is located on Cheyney Road on the edge of Chester city centre within the unitary authorities of Cheshire West and Chester.

Chester city centre has an array of amenities locally with the old and new city offering fine dining, shopping and retail outlets and leisure facilities in abundance.

The university of Chester is located just 100 meters from the property which can be accessed within one minute on foot.

Chester benefits from an excellent road and rail transport system with the A540 providing easy access to the M56 motorway.

Chester railway station is located 1.5 miles east of the property and services Merseyrail, Northern line, Arriva trains Wales and Virgin trains.

Description
This large period mid terrace property, currently utilised as a successful house of multiple occupancy, benefiting from spacious accommodation set over three floors.

The property is mostly furnished and we are advised that all fixtures and fittings besides the tenants personal effects are included within the sale.

The internal accommodation comprises a modern fitted kitchen/ communal room, two communal bathrooms having WC, wash hand basin and baths with separate shower facilities.

There are six lettable bedrooms arranged over three floors with the majority having an assortment of pine furniture and five out of the six letting rooms have wash hand basins.

**Guide Price: Each property is subject to a Reserve Price which may be different from the Guide Price*

ONLINE AUCTION DATES
22nd & 23rd February 2017

VIEWING DETAILS
property@johnpye.co.uk
0115 970 6060

LOT 11

Description Continued
The property also benefits from a fire and emergency system, and a combi boiler which can be controlled by the landlord.

We are advised that the property is fully furnished including kitchen equipment, condensing dryer, washing machine, oven and two microwaves.

Accommodation
Property not measured

Services
We understand the property is connected to mains gas, electricity, water and drainage.

Tenure
The property is freehold

Investment Analysis
The property is currently let for £79 per room per week over the academic year (48 weeks) generating £22,752 pa. Representing a gross annual yield of 10.83% based on the lower guide price.

Council Tax
The property is rated in Council Tax Band C. Council Tax payable (2016/2017) is £1,382.92 p.a.

***Guide Price**
£210,000 - £240,000

Please note an internal inspection has not been undertaken.

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LOT 12

ADDRESS
51 West End
Redruth, Cornwall
TR15 2SQ

GUIDE PRICE*
£82,500 - £95,000+

Redruth, Cornwall

Delightful Period Cottage
Ideal Holiday Letting/Investment

Guide Price*
£82,500 - £95,000+

FEATURES
- ✓ Charming character cottage
- ✓ Two double bedrooms
- ✓ Two reception rooms
- ✓ Modern fitted kitchen & bathroom
- ✓ Patio to rear
- ✓ Vacant possession
- ✓ Previously let for £7,440 pa
- ✓ Ideal holiday letting property
- ✓ Popular location
- ✓ Close to all amenities
- ✓ Good transport links

EPC Rating: F

Solicitors : TBC

Location
The property is located centrally on West End on the edge of Redruth town centre. Redruth is a small town and civil parish in Cornwall, a popular location with residents and tourists alike.

The area offers an excellent choice of amenities including local, national and international retailers. There are a number of schooling options within Redruth including Trewirgie County Junior school and Redruth secondary and sixth form collage both within one mile of the property.

There are a range of transport options available within the area with the A30, and A393 being just a short drive. Redruth railway station is located within half a mile east of the property and can be accessed within ten minutes on foot.

Description
This charming two bedroom mid terrace cottage offers comfortable accommodation set over two floors.

The ground floor the accommodation comprises a modern fitted kitchen, having a range of eye level and base units with work surfaces and tiling to splash-backs. Two reception rooms and family bathroom comprising of WC, wash hand basin and bath with overhead shower facilities.

The stairs to the first floor landing are accessed through the larger of the two reception rooms and provide access to the first floor, where you will find two spacious double bedrooms, both of which are front facing.

Externally the property has a rear yard/ patio area ideal for outdoor entertaining.

**Guide Price: Each property is subject to a Reserve Price which may be different from the Guide Price*

ONLINE AUCTION DATES
22nd & 23rd February 2017

VIEWING DETAILS
property@johnpye.co.uk
0115 970 6060

LOT 12

Accommodation
Property not measured

Services
We understand the property is connected to mains electricity, water and drainage. There is a gas supply to the property however it is capped off at present.

Tenure
The property is freehold

Investment Analysis
The property was previously let for £620 pcm (£7,440 pa). Representing a gross yield of 9.02%.

We believe a much higher yield could be achieved if the property was used as a holiday let.

Council Tax
The property is rated in Council Tax Band A. Council Tax payable (2016/2017) is £1,079.84 p.a.

***Guide Price**
£82,500 - £95,000

Please note an internal inspection has not been undertaken and photos have been provided by a third party.

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John Pye Property

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or email: property@johnpye.co.uk

LOT 13

ADDRESS
7 Mount View
Llanfechain, Montgomeryshire
Mid Wales, SY22 6XJ

GUIDE PRICE*
£105,000 - £125,000+
ONLINE AUCTION DATES
22nd & 23rd February 2017

Montgomeryshire, Mid Wales

Detached Three Bedroom Bungalow

Guide Price*
£105,000 - £125,000+

FEATURES
- ✓ Delightful village surroundings
- ✓ Detached bungalow
- ✓ Three bedrooms
- ✓ Driveway parking
- ✓ Front and rear garden grounds
- ✓ Cul-de-sac location
- ✓ Single garage
- ✓ Some work required
- ✓ Popular residential location
- ✓ Local amenities
- ✓ Good transport links

EPC Rating: TBC

Solicitors : TBC

Location
The property is situated on Mount View a small cul-de-sac off the B4393, the main road running through the village of Llanfechain.

Llanfechain is conveniently located within the region of northern Powys in mid Wales, between the small market towns of Llanfyllin and Llansantffraid-ym-Mechain.

There are a few local amenities within the area including a convenience store, restaurant and primary school. A wider range of facilities can be found in the neighbouring towns.

Description
This detached bungalow offers versatile accommodation set over one level and benefits from having three generously proportioned bedrooms. The property would benefit from a small programme of refurbishment throughout.

The internal accommodation comprises a fitted kitchen having a range of eye level and base units, a living room, three bedrooms and family bathroom comprising of a three piece suite.

Externally the property benefits from, a single garage, driveway parking and mature gardens to the front and rear.

Services
We understand the property is connected to mains electricity, water and drainage. The central heating is oil fired.

Tenure
The property is freehold.

Council Tax
The property is rated in Council Tax Band E. Council Tax payable (2016/2017) is £1592.19 p.a.

Please note an internal inspection has not been undertaken.

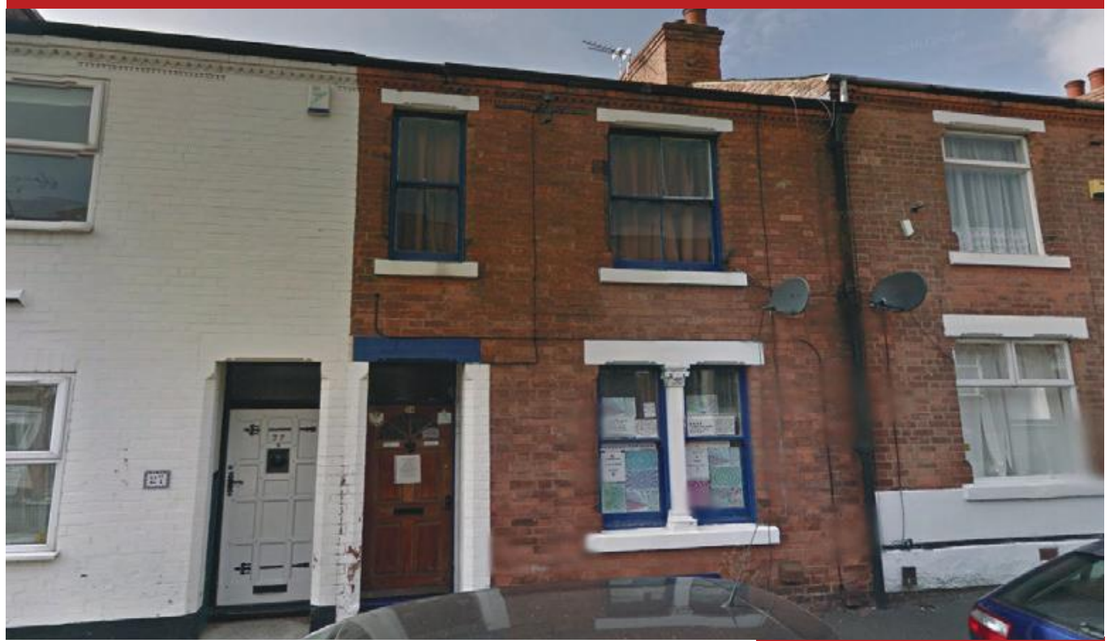
**Guide Price: Each property is subject to a Reserve Price which may be different from the Guide Price*

LOT 14

ADDRESS
29 Baden Powell Road
Nottingham
NG2 4GA

GUIDE PRICE*
£59,000 - £69,000+

Nottingham



Two bedroom Mid Terrace Property Currently Let - Ideal Investment

Guide Price*
£59,000 - £69,000+

FEATURES
- ✓ Mid terrace property
- ✓ Fitted kitchen
- ✓ Lounge/dining area
- ✓ Two double bedrooms
- ✓ Bathroom with shower
- ✓ Currently let
- ✓ Rental income of £4,800 pa
- ✓ Close to the city centre
- ✓ Good transport links
- ✓ Strong rental location
- ✓ Ready made investment
- ✓ Freehold

EPC Rating: E

Solicitors : TBC

Location
The property is located on Baden Powell Road, just off Sneinton Boulevard on the east side of Nottingham City Centre.

The city benefits from excellent transport links including Nottingham railway station which is just over one mile from the property and the M1 motorway is just a short drive away.

The property is ideally placed for the Lace market which is just one mile away, where there are an abundance of amenities and leisure facilities close by.

The property also sits just outside the popular residential area of Sneinton where other facilities and schooling options are available.

Description
This mid terraced home provides accommodation arranged over two floors, which includes an entrance hall, living room, dining room and kitchen, fitted with a range of eye level and base units and complimentary work surfaces. The bathroom comprises a three piece suite with bath and over head shower facilities. There are two spacious double bedrooms, one of which having fitted cupboards for extra storage. Externally the property benefits from a rear yard.

Services
We understand the property is connected to mains gas, electricity, water and drainage.

Investment Analysis
The property is currently let for £400 pcm (£4,800 per annum), representing a gross annual yield of 8.14% based on the lower guide price.

Council Tax
The property is rated in Council Tax Band A. Council Tax payable (2016/2017) is £1,180.72 p.a.

**Guide Price: Each property is subject to a Reserve Price which may be different from the Guide Price*

LOT 15

ADDRESS
Foxhollows Farm
Rectory Lane, Shenley
Hertfordshire, WD7 9AW

GUIDE PRICE*
£2,000,000 - £2,200,000+

Shenley, Hertfordshire

Executive Detached Dwelling With Annex, Equestrian Facilities and Over Eight Acres of Land

Guide Price*
£2,000,000 - £2,200,000+

FEATURES
- ✓ Four bedroom detached barn conversion
- ✓ Three bathrooms
- ✓ Three reception rooms
- ✓ Additional two bedroom Cottage/Annex
- ✓ Equestrian facilities
- ✓ Rural village location
- ✓ 352 SQM (3789 SQ FT) GIA
- ✓ Flexible accommodation
- ✓ Income potential
- ✓ Over 8 acres of land

EPC Rating: D

Solicitors : TBC

Location
The property is located off Rectory Lane in the rural area of Shenley within the county of Hertfordshire and is in commuting distance of London (20 miles).

Both the M1 and the M25 are within 5 miles providing ideal access to major road networks up and down the country. There is also a train station at Radlett which is less than two miles away from the property.

Within a three mile radius of Shenley there are a wealth of amenities and schooling options for all age groups including Shenley Primary School, Manor Lodge and Haberdashers Askes School For Girls & Boys.

Description
Set behind gates, this rural property offers privacy and seclusion. The property benefits from a garage, stable block, three paddocks and additional workshops and storage facilities.

This unique barn conversion, arranged over two floors provides a lovely balance between traditional architecture and a modern, clean interior. Oak beams and other features such as the hand crafted staircase create an unbeatable atmosphere within the building, with a combination of oak, stone and carpets laid as flooring throughout the building. With an array of bespoke fitted oak storage and furniture, there is plenty of room and space in each of the large rooms within the main house.

The ground floor comprises of a spacious entrance hall, 70sqm dining room, large sitting room, kitchen and guest bedroom, with an en-suite bathroom and cloakroom facilities. The first floor comprises of three large bedrooms, two with en-suite bathrooms and one with an internal dressing room.

**Guide Price: Each property is subject to a Reserve Price which may be different from the Guide Price*

ONLINE AUCTION DATES
22nd & 23rd February 2017

VIEWING DETAILS
property@johnpye.co.uk
0115 970 6060

LOT 15

Accommodation

Internal GIF	352m²	3,789ft²
Garage	38m²	409ft²
Stables	83m²	893ft²
Total	473m²	5,091ft²

Description continued..
The large cottage/annex benefits from a 40sqm drawing room, large kitchen, utility room, bathroom and two generous bedrooms.

The property is decorated to a luxurious standard throughout and is in excellent condition.

Services
We understand the property is connected to mains gas, electricity, water and drainage.

Tenure
The property is freehold

Investment Analysis
The annex was previously let for £2,500 pcm (£30,000 pa). There is also the potential to use the property as a holiday let.

Council Tax
The property is rated in Council Tax Band H. Council Tax payable (2016/2017) is £2,085.60 p.a.

***Guide Price**
£2,000,000 - £2,200,000

Please note an internal inspection has not been undertaken.

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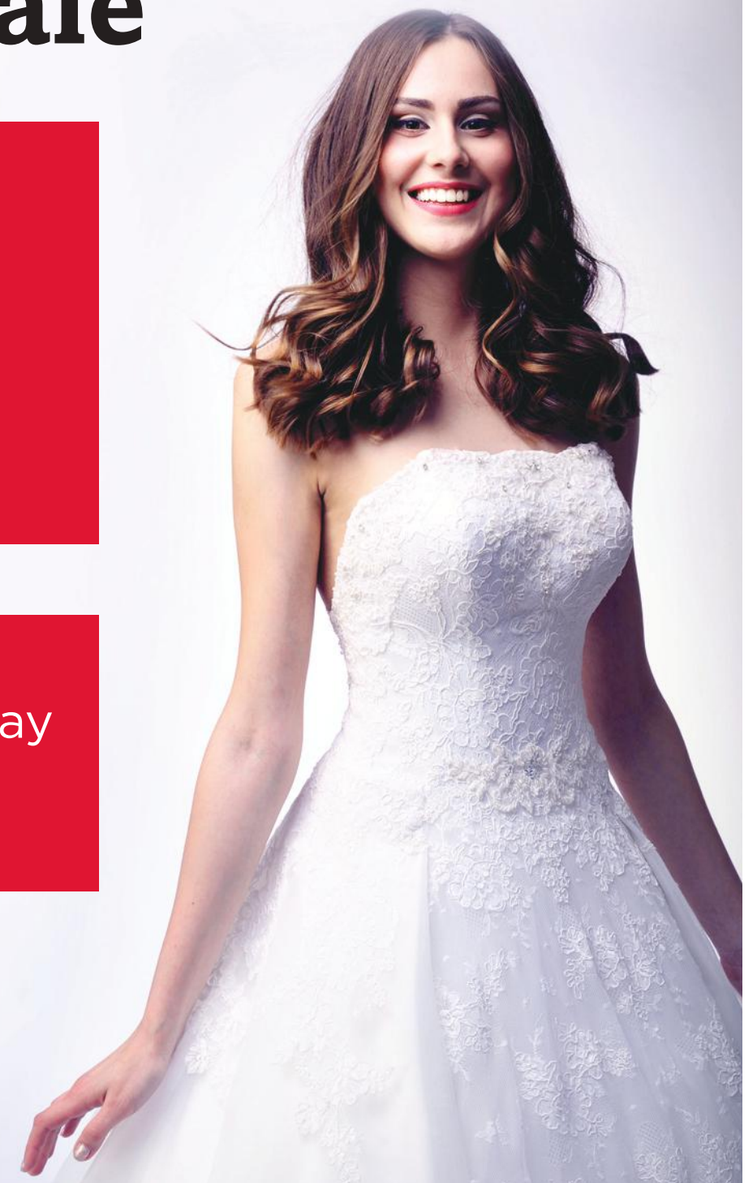

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www.johnpye.co.uk

info@johnpye.co.uk
01283 820 185

LOT 16

ADDRESS
6 COMMERCIAL STREET
GLYNCORRWG,
PORT TALBOT, SA13 3BG

GUIDE PRICE*
£45,000 - £55,000+
ONLINE AUCTION DATES
22nd & 23rd February 2017

Port Talbot

Investment Opportunity
Potential To Convert to 5 Bedroom HMO
Excellent Income Potential

Guide Price*
£45,000 - £55,000+

FEATURES
- ✓ Potential 5 Bedroom HMO (Subject to obtaining consent)
- ✓ Income potential £19,500 pa
- ✓ Rural Location
- ✓ Potential holiday let
- ✓ Double Glazed
- ✓ Close to Port Talbot
- ✓ Excellent Transport Links
- ✓ Freehold

EPC Rating: D

Solicitors
TBA

Location
The subject property is located at the junction of Commercial Street and Brick Street in the village of Glyncorrwg, which lies just 12 miles northwest of the major town of Port Talbot.

Glyncorrwg is located in the heart of the Afan Forest Park and as such attracts visitors keen on outdoor pursuits.

Description
The property was formerly a corner shop and is accessed via a uPVC front door situated on Brick Street.

The house consists of a kitchen, bathroom and 5 potentially lettable rooms.

To the outside of the property there is ample unrestricted on street parking. Adjacent to the property there is a village green.

Investment Analysis
Subject to obtaining the necessary licenses, the property could be converted to a 5 bedroom HMO. Each room is likely to achieve £75 per week as an HMO. This will produce a gross income of £19,500 pa, representing a gross yield of between 35% and 43% on the guide price.

Alternatively given the sought after location within the Forest Park the property could be used as a small guest house or equally a self catering holiday let for walkers and cyclists.

Tenure
The property is freehold

Services
We understand the property is connected to mains gas, electricity, water and drainage.

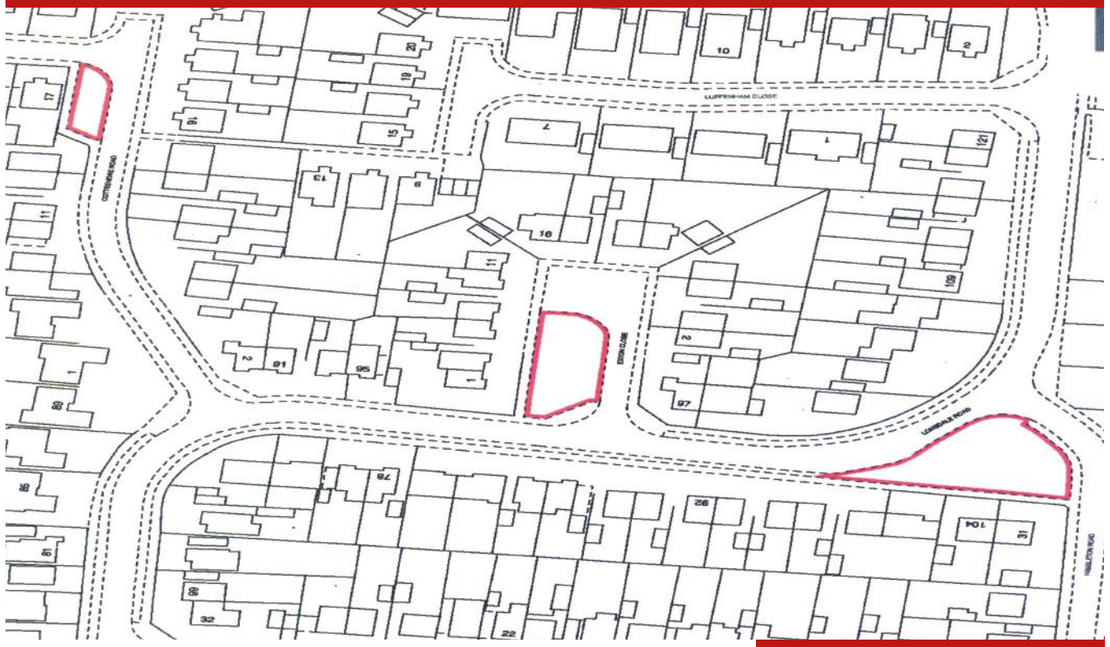
**Guide Price: Each property is subject to a Reserve Price which may be different from the Guide Price*

LOT 17

ADDRESS
Land at Lonsdale Road/ Cottesmore Road, Stamford
PE9 2SG

GUIDE PRICE*
£1,500+
ONLINE AUCTION DATES
22nd & 23rd February 2017

Stamford



Three Individual Plots Of Land
Approximately 0.31 Acres (0.1254 Ha)
All Under One Title

Guide Price*
£1,500+

FEATURES
- ✓ Three parcels of land
- ✓ Public open space
- ✓ Popular residential location
- ✓ Mainly laid to lawn with trees
- ✓ Area total 0.31 Acres
- ✓ 0.1254 Hectares (approx)
- ✓ Cul de sac location
- ✓ On the outskirts of Stamford town centre
- ✓ Close to amenities

EPC Rating: N/A

Solicitors
TBC

Location
The land is located within a popular residential area on the outskirts of Stamford town centre. Stamford is a town on the River Welland in Lincolnshire situated between the larger cities of Grantham and Peterborough.

Located just off the A1 Motorway Stamford is a popular destination for commuting families. Stamford railway station is located just 1.5 miles east of the site.

This lot includes three parcels of land within the same title and are all located within walking distance.

Plot one is located at the junction with Lonsdale Road and Hambleton Road.

Plot two is located just off Lonsdale Road on the west side of Exton Close.

Plot three is located towards the top end of Cottesmore Road on the right hand side.

Description
The site is made up of three parcels of land all within a close proximity to one another.

Plot one sits on a corner position measuring approximately 697 m^2 and is laid to lawn with a number of small trees.

Plot two is located on Exton Close, measuring approximately 432 m^2 and is laid to lawn with a number of small trees.

Plot three is laid to lawn with a number of small trees. Measuring approximately 149 m^2.

Tenure
We believe the land to be freehold.

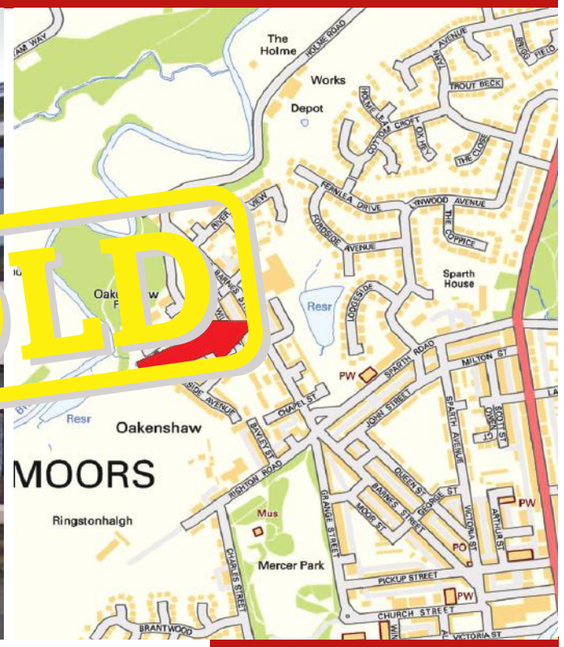
**Guide Price: Each property is subject to a Reserve Price which may be different from the Guide Price*

LOT 18

ADDRESS
90 Lower Barnes Street
Clayton Le Moors
BB5 5SW

GUIDE PRICE*
£30,000+
ONLINE AUCTION DATES
22nd & 23rd February 2017

Clayton Le Moors - Northeast



Two Bedroom End Terrace
Ideal Buy to Let Investment

Guide Price*
£30,000+

FEATURES
- ✓ Ideal Buy to Let Investment
- ✓ Freehold
- ✓ Gas central heating
- ✓ Double glazed windows
- ✓ Excellent transport links
- ✓ High demand for rent in the area
- ✓ Potential gross yield of 16.47%
- ✓ Close to amenities
- ✓ Excellent transport links

EPC Rating: D

Solicitors: TBA

Location
The subject property is located on the north-eastern side of Lower Barnes Street in the district of Clayton Le Moors.

In the immediate vicinity, there is a good range of amenities, including local shops, a post office and healthcare.

Nearby in Blackburn and Burnley there is a wider range of shops and amenities and both are easily reached by the excellent local transport system.

Description
The property is entered from street level, leading directly to the lounge and through to the kitchen diner, where there is a door to the enclosed rear yard.

Upstairs boasts two good sized bedrooms and a family bathroom comprising three piece suite.

Services
We understand the property is connected to mains gas, electricity, water and drainage.

Investment Analysis
The property is currently vacant, however there is good demand for rental stock within the area. Should the property be let on an AST basis, is it envisaged a weekly rent of £95 per week (£4,940 pa) can be achieved, representing a gross yield of 16.47% based on the guide price of £30,000.

Council Tax
The property is rated in Council Tax Band A. Council Tax payable (2016/2017) is £1079 p.a.

***Guide Price**
£30,000

**Guide Price: Each property is subject to a Reserve Price which may be different from the Guide Price*

LOT 19

ADDRESS
5 WILSON STREET
WORKINGTON
CUMBRIA, CA14 4AZ

GUIDE PRICE*
£195,000 - £215,000+

Workington - Cumbria

Restaurant In Busy Town Centre Location - £21,500 pa - 10% - 11% Net Yield 11 Years Remaining On Lease

Guide Price*
£195,000 - 215,000+

FEATURES
- ✓ Popular Town Centre Location
- ✓ Currently Let To Well Established Restaurant
- ✓ 11 Years Unexpired Term
- ✓ Current Rent £21,500 pa
- ✓ Net Yield 10% - 11% based on the guide price
- ✓ Close To All Amenities
- ✓ Air Conditioned
- ✓ Full Repairing and Inusring Lease
- ✓ Freehold

EPC Rating: Tba

Solicitors: Tba

Location
The subject property is located on the Eastern Side of Wilson Street in the busy northwestern coastal town of Workington.

Workington lies 32 miles south of Carlisle and is just 10 miles west of the Lake District. Various amenities within the vicinity include a large shopping centre, various leisure facilities and a wide range of independant, local, national and international retailers.

Workington has good road links with the A596 linking to the other smaller coastal towns. The main A66 connects to the M6 Motorway at Penrith and further afield to the A1 at Scotch Corner.

In addition, there is a railway station in the town following the Northern Line which in turn connects to the larger rail networks such as Virgin and Scotrail.

Description
The restaurant was established in 2012 and due to its popularity has continued to grow over the past few years to now provide seating for up to 100 covers plus a stylish cocktail lounge spread over two floors.

The air conditioned restaurant is furnished to a high standard with a storm porch upon entry, wooden flooring, neutrally decorated walls and ceilings. Lighting is provided by modern spotlights and wall lights. In addition to the ground floor there is a large kitchen preparation area and raised stylish cocktail bar.

Stairs to the first floor provide additional seating with sinilar decoration and furnishings.

The restaurant is highly rated on trip advisor.

**Guide Price: Each property is subject to a Reserve Price which may be different from the Guide Price*

ONLINE AUCTION DATES
22nd & 23rd February 2017

VIEWING DETAILS
property@johnpye.co.uk
0115 970 6060

LOT 19

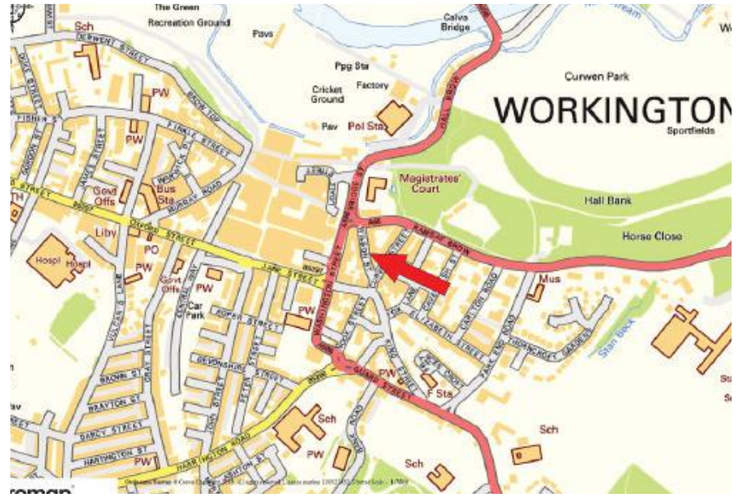
Services
We understand the property has connections to mains gas, electricity, water & drainage

Tenure
The property is freehold.

Business Rates
The premises have a current rateable value of £7,500.

***Guide Price**
£195,000 - £215,000

VAT
TBA



Investment Analysis

The restaurant is currently leased on full repairing and insuring terms with an unexpired term of 11 years.

The current income is £21,500 per annum, representing a net yield of between 10% and 11% based on the guide price

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LOT 20

ADDRESS
11 & 11A WILSON STREET
WORKINGTON
CUMBRIA, CA14 4AZ

GUIDE PRICE*
£99,500 - £115,000+
ONLINE AUCTION DATES
22nd & 23rd February 2017

Workington - Cumbria

Three Storey Mixed Use A5 Takeaway Restaurant With Accommodation Above Requiring Modernisation

Guide Price*
£99,500 - £110,000+

FEATURES
- ✓ Popular Town Centre Location
- ✓ Downstairs Currently Trading as an Estabilised Takeaway
- ✓ Current Rent £9,600 pa
- ✓ Upstairs Requiring Modernisation
- ✓ Potential to generate additional income from upper parts
- ✓ Close To All Amenities
- ✓ Freehold

EPC Rating: Tba

Solicitors: Tba

Location
The subject property is located on the eastern Side of Wilson Street in the busy north western coastal town of Workington.

Workington lies 32 miles south of Carlisle and is just 10 miles west of the Lake District. Various amenities within the vicinity include a large shopping centre, various leisure facilities and a wide range of independant, local, national and international retailers.

Workington has good road links with the A596 linking to the other smaller coastal towns. The main A66 connects to the M6 Motorway at Penrith and further afield to the A1 at Scotch Corner.

In addition, there is a railway station in the town following the Northern Line which in turn connects to the larger rail networks such as Virgin and Scotrail.

Description
The property comprises of a takeaway restaurant at ground floor level.The first and second floors are residential, with five separate rooms to the second floor.

Services
We understand the property has connections to mains gas, electricity, water & drainage

Investment Analysis
The takeaway is currently being leased for £9,600 per annum. Additonal income can be generated following refurbishment of the upper parts and conversion into two separate flats. We estimate a rental income of £4,800 per annum for each flat can be achieved.

Tenure & Service Charge
The property is freehold.

**Guide Price: Each property is subject to a Reserve Price which may be different from the Guide Price*

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LOT 21

ADDRESS
1 FITZWILLIAM STREET
MABLETHORPE, LINCOLNSHIRE
LN12 1AB

GUIDE PRICE*
£100,000+

ONLINE AUCTION DATES
22nd & 23rd February 2017

VIEWING DETAILS
property@johnpye.co.uk
0115 970 6060

LOT 21

Mablethorpe - Lincolnshire

Fully Refurbished To Excellent Standard
Previously Tenanted at £9,000 pa
Potential 6 Bedroom HMO - 26.5%

Guide Price*
£100,000+

FEATURES
- ✓ Close to the beach
- ✓ Investment opportunity
- ✓ Previous rent £750 pcm
- ✓ Potential gross yield of 9%
- ✓ Potential HMO - 26.5% yield
- ✓ Very well presented
- ✓ Recently refurbished
- ✓ Double glazed
- ✓ Gas central heating
- ✓ Large living room
- ✓ Patio garden
- ✓ Close to amenities
- ✓ Viewing advised

EPC Rating: D

Solicitors: TBA

Location
The subject property is situated on Fitzwilliam Street, close to the junction with Tennyson Road and to the north of High Street. Mablethorpe is approximately 20 miles north of Skegness and 15 miles east of Louth.

Along with being an established seaside resort Mablethorpe is also attractive to families and individuals.

In the immediate vicinity there are various shops and supermarkets, health facilities and banks along with an award winning blue flag beach.

Description
To the ground floor there is a living room which has a UPVC double glazed window to the front aspect, wooden flooring, two radiators and UPVC double glazed french doors to the rear garden allowing plentiful natural light.

The kitchen is fitted with a range of modern wall and base units with contrasting work tops, stainless steel sink and drainer with mixer taps, space for a washing machine, under counter fridge and tumble dryer, combination boiler, laminate flooring and UPVC double glazed door leading to the rear garden area, window to the side aspect and a radiator. There is a utility room with two small windows to the side aspect and a carpeted floor.

To the first floor there is a study and four well presented bedrooms. All rooms are carpeted and benefit from UPVC double glazing. The bathroom is fitted with a three piece white suite comprising a walk in shower and glass screen, W.C, wash hand basin, fully tiled walls, and UPVC double glazed window to the side aspect.

Access to the rear patio area is from down the side of the property.

**Guide Price: Each property is subject to a Reserve Price which may be different from the Guide Price*

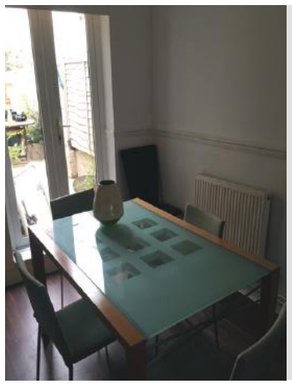
Services
We understand the property is connected to mains gas, electricity, water and drainage.

Tenure
See legal pack for confirmation

Investment Analysis
We are advised that the property has recently been let on an individual AST basis at a rent of £750 per calendar month.

Should the necessary HMO licence be obtained around £85 per room per week could be achieved for the 6 potential letting rooms. This equates to £26,520 pa representing a gross yield of 26.5%.

Council Tax
The property is rated in Council Tax Band A. Council Tax payable (2016/17) is £ (1015.01)



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LOT 22

ADDRESS
The London Tea Warehouse,
Porthmadog, LL49 9AA

GUIDE PRICE*
£120,000+

Porthmadog - North Wales

Exceptionally Well Presented Warehouse Conversion

Guide Price*
£120,000+

FEATURES
- ✓ Superb holiday let
- ✓ Upto £800 per week as holiday let in peak season
- ✓ Popular location
- ✓ Quality design and features
- ✓ American Oak flooring to sitting room
- ✓ Two large double bedrooms
- ✓ Mezzanine floor
- ✓ Open plan kitchen / dining
- ✓ Large walk in shower and Japanese bath
- ✓ Exposed brick work

EPC Rating: TBA

Solicitors
Fraser Dawbarns Solicitors

Location
The subject property is located on Bank Place in the Welsh harbour town of Porthmadog.Porthmadog is located on the West Wales coast.

The property itself is ideally located close to the high street which hosts an array of amenities including a Tesco superstore just 2 minutes walk away.

The British Rail Train Station, Ffestiniog and Welsh Highland railway stations are all located with a short walking distance.

There is also a regular bus service linking nearby Caernarfon and Pwllelli that runs through the town.

Description
Entrance vestibule, with feature aquarium/terrarium. Good size kitchen / dining room with additional seating area. The staircase features exposed brickwork and period cast iron balustrade.The sitting room features a curved wall, exposed stonework, and a mezzanine study/occasional sleep area. The original Oak Pulley Beam remains in place, adding to the character of the property.

There are two good size bedrooms, one with exposed beams and feature exposed brickwork. A super bathroom featuring a Japanese bath, large walk in shower, period w.c. plus a large and useful store area.

The semi-basement, with door to courtyard offers a huge range of storage cupboards, w.c. utility area plus an additional store room with original slate slab floor.

The living space features expensive timber flooring (with American Oak to the sitting room).

**Guide Price: Each property is subject to a Reserve Price which may be different from the Guide Price*

ONLINE AUCTION DATES
22nd & 23rd February 2017

VIEWING DETAILS
property@johnpye.co.uk
0115 970 6060

LOT 22

Accommodation

Total	**137m²**	**1,474ft²**

Approx. gross internal floor area taken from the EPC register

Services
We understand the property has connections to mains gas, electricity, water and drainage.

Tenure
Freehold

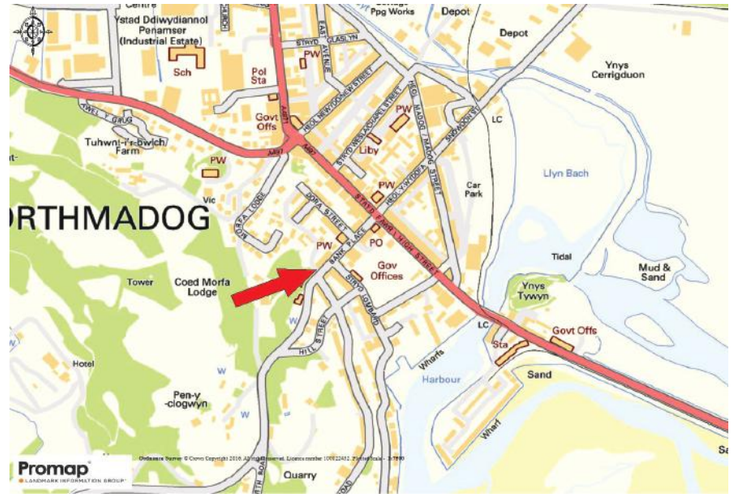
Investment Analysis
The property is currently let on an AST basis for £600 pcm, however, the tenants have given notice to vacate.

Should the property be let out as a holiday let we estimate that in peak times £800 per week may be achieved and during the off peak season this would reduce to £450 per week.

Council Tax
The property is rated in Council Tax Band C. Council Tax payable (2016/2017) is £1,310.82.

***Guide Price**
£120,000

**** PLEASE NOTE, THE PROPERTY HAS NOT BEEN MEASURED AND PHOTOGRAPHS HAVE BEEN PROVIDED BY A THIRD PARTY.**



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LOT 23

ADDRESS
10, 12 & 12A Newmarket Street
Morecambe, Lancashire
LA4 6BL

GUIDE PRICE*
£60,000+

Morecambe, Lancashire

Mixed Use Investment Opportunity
Two Retail Premises & Flat Above

Guide Price*
£60,000+

FEATURES
- ✓ Ideal Investment or owner occupier
- ✓ Two retail units with flat above
- ✓ One retail unit currently occupied by a bakers
- ✓ First floor flat and other retail unit currently vacant
- ✓ Two/ three bedrooms
- ✓ Popular residential location
- ✓ Close to Morecambe promenade
- ✓ Viewing advised

EPC Rating: TBC

Solicitors: TBC

Location
The property is located on the east side of Newmarket Street within the heart of Bare, a popular residential suburb in Morecambe within the district of Lancashire.

There are a wide range of amenities and leisure facilities within close proximity to the property including numerous shops, pubs and restaurants providing good passing footfall for potential businesses.

Morecambe Golf Club and Morecambe Promenade are both situated just 0.5 miles from the property taking approximately 10 minutes on foot.

Bare Lane train station is within easy reach and there are great road links via the A683 to the M6 motorway.

Description
This ideal mixed use investment offers versatile accommodation over two floors.

Currently arranged as two commercial ground floor retail units, one of which is currently occupied by a bakery, the other is a former takeaway shop which is currently vacant.

The first floor flat can be accessed via its own private entrance with stairs to first floor landing. The accommodation on offer comprises a spacious kitchen diner, lounge/ bedroom, two further bedrooms and fitted shower room.

Externally the property benefits from a rear yard area.

**Guide Price: Each property is subject to a Reserve Price which may be different from the Guide Price*

ONLINE AUCTION DATES
22nd & 23rd February 2017

VIEWING DETAILS
property@johnpye.co.uk
0115 970 6060

LOT 23

Accommodation

Property not measured

Services
We understand the property has mains electric, water and drainage.

Tenure
Freehold

Investment Analysis
We estimate if levels of full occupancy where achieved then the property could achieve approximately £800 pcm (£9,600 pa). Representing a gross yield of 16%.

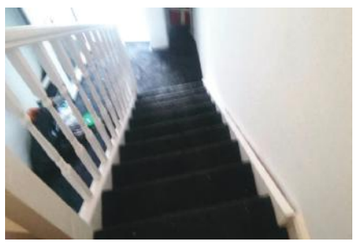
Council Tax
The flat is rated in Council Tax Band A. Council Tax payable (2016/17) is £1,047.37.

Business Rates
10 Newmarket Street has a current rateable value of £1,375

12 Newmarket Street has a current rateable value of £990

***Guide Price**
£60,000+

Please note an inspection of this property has not been undertaken.



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LOT 24

ADDRESS
Flat 4, 405 Mansfield Road
Sherwood
Nottingham, NG5 2DP

GUIDE PRICE*
£53,000+
ONLINE AUCTION DATES
22nd & 23rd February 2017

Sherwood, Nottingham

One Bedroom First Floor Apartment Currently Tenanted - Gross Yield 9.28% Strong Rental Area

Guide Price*
£53,000+

FEATURES

- ✓ Excellent investment opportunity
- ✓ Close to city centre
- ✓ Ideal buy to let
- ✓ Currently tenanted at £4,920pa representing a gross yield of 9.28%
- ✓ Close to local shops amenities
- ✓ Off street parking
- ✓ Leasehold
- ✓ Periodic AST agreement

EPC Rating: TBA

Solicitors
TBA

Location
The subject property is located on the western side of Mansfield road (A60), offering easy access in to the city centre and Mansfield town to the north.

The property is just 1.5 miles north of Nottingham city centre and is serviced by regular bus services.

The popular residential areas of Sherwood and Carrington attract many young professionals wishing to be close to the cultural delights that Nottingham city centre has to offer.

There are many local amenities within walking distance to the property including shops, bars, Lidl supermarket and local schooling options.

Nottingham railway station provides regular access up and down the country.

Description
The flat is on the first floor of this converted Edwardian period property. Access to the flat is via a communal entrance and stairwell to the first floor.

Services
We understand the property is connected to mains electric and water and drainage.

Investment Analysis
The property is currently being let on an AST for £4,920pa representing a gross yield of 9.28%.

Council Tax
The property is rated in Council Tax Band A. Council Tax payable (2016/2017) is £1180.72 pa

Service Charge and Ground Rent
Please refer to the legal pack for details of the service charge and ground rent payable.

**Guide Price: Each property is subject to a Reserve Price which may be different from the Guide Price*

LOT 25

ADDRESS
19 North Lane
Elwick, Hartlepool
TS27 3EG

GUIDE PRICE*
£110,000 - £125,000+

Elwick, Hartlepool

On Behalf Of Joint Fixed Charge Receivers

Three Bedroom Semi Detached Property

Currently Let - £4,800 pa

Guide Price*
£110,000 - £125,000+

FEATURES
- ✓ Semi detached property
- ✓ Three bedrooms
- ✓ Front and rear gardens
- ✓ Currently let
- ✓ Rental income of £4,800 pa
- ✓ Rental increase potential
- ✓ Fitted kitchen and bathroom
- ✓ Potential for capital growth
- ✓ Popular residential location
- ✓ Good transport links
- ✓ Close to amenities
- ✓ Long term tenant in situ

EPC Rating: D

Solicitors :
Nelsons Law

Location
The subject property is located on North Lane in the heart of Elwick, a popular residential village and civil parish in the borough of Hartlepool.

Within the immediate vicinity, there are a number of local amenities including Elwick post office and a local public house. St Peters Elwick primary school is also within walking distance to the property. A wider range of services and leisure facilities are available in nearby Hartlepool.

Hartlepool town centre can be accessed via the regular public transport system or by Elwick Road and Hart Lane. The national rail station is also located in Hartlepool and provides access across the north east.

Description
This 1950's semi detached house offers comfortable accommodation set over two floors. The property would benefit from a program of refurbishment internally.

The internal accommodation comprises, fitted kitchen and spacious reception room with a feature bay window looking out to the front garden. There is a ground floor cloakroom/WC and the hallway provides access to the stairs and first floor landing. To the first floor there are three well proportioned bedrooms and a family bathroom.

Externally the property enjoys front and rear gardens, with the rear being particularly large.

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ONLINE AUCTION DATES
22nd & 23rd February 2017

VIEWING DETAILS
property@johnpye.co.uk
0115 970 6060

LOT 25

Accommodation
Property not measured.

Services
We understand the property is connected to mains gas, electricity, water and drainage.

Tenure
The property is freehold.

Investment Analysis
The property is currently let on an AST basis at £400 pcm (£4,800 pa). The current tenant has occupied the property for over 20+ years.

We believe the property to be under rented. If the internal condition of the property was modernised then the rent could be in excess of £675 pcm, representing a gross yield of 7.36% based on the lower guide price.

Council Tax
The property is rated in Council Tax Band C. Council Tax payable (2016/2017) is £1560.97 p.a.

***Guide Price**
£110,000 - £125,000 +

Please note an internal inspection has not been undertaken and photographs have been provided by a third party and are dated June 2016

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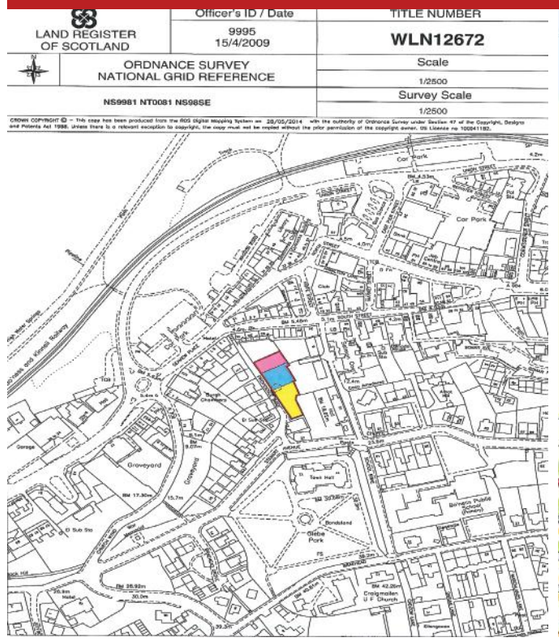
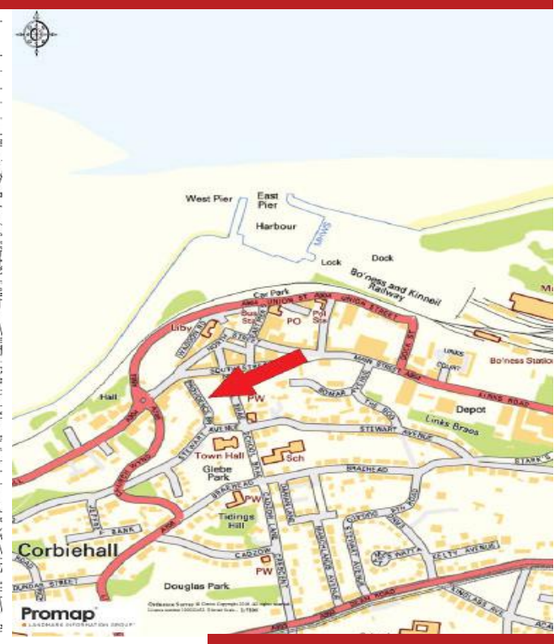
LOT 26

ADDRESS
Land To The East Of 8 Providence Brae
Providence Brae
Bo'ness, EH51 0ED

GUIDE PRICE*
£165,000 - £180,000+
ONLINE AUCTION DATES
22nd - 23rs February

Bo'ness - Near Edinburgh





Large Plot of land With Full Planning Consent For Four Three Storey Dwellings

Guide Price*
£165,000 - £180,000+

FEATURES

- ✓ Unique Development Opportunity
- ✓ Highly Desirable Location
- ✓ Overlooking the Firth of Forth
- ✓ Full Planning Consent
- ✓ Planning Reference P/15/0108/FUL
- ✓ Four Three Storey Dwellings
- ✓ Excellent Transport Links
- ✓ Town Centre Location
- ✓ Close to Amenities
- ✓ High GDV

EPC Rating: Not applicable

Solicitors
TBC

Location
The subject plot lies to the east of Providence Brae in the highly sought after location of Bo'Ness.

Bo'Ness lies on the Southern Banks of the Forth River and is well serviced by excellent transport links with both Edinburgh and Glasgow being just 45 minutes away by car utilising the M9 motorway.

In the immediate vicinity there is a good range of amenities including schools, banks, parks and a wide range of local, national and international shops.

There is also a railway station within half a mile of the subject plot that provides easy access to nearby Kinneil. In addition, Scotrail which serves the rest of Scotland can be accessed at nearby Linlithgoe which lies 4 miles to the south.

Description
A rare opportunity to purchase one of the last remaining plots in the area overlooking the picturesque Firth of Forth. Planning consent was granted on the 12th October 2015 by Falkirk Council for the erection of FOUR three-storey dwellings with associated infrastructure Planning Ref: P/15/0108/FUL.

Services
We understand gas, electricity, water and drainage can be connected to the site.

Costings projection
It is envisaged that should the properties be completed to a good standard, a price of between £200,000 and £250,000 each can be achieved representing a GDV of between £800,000 and £1m

**Guide Price: Each property is subject to a Reserve Price which may be different from the Guide Price*

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LOT 27

ADDRESS
71A & 71B Llanthewy Road
Newport, Gwent
NP20 4JZ

GUIDE PRICE*
£170,000 - £175,000+

ONLINE AUCTION DATES
22nd & 23rd February 2017

VIEWING DETAILS
property@johnpye.co.uk
0115 970 6060

LOT 27

Newport, Gwent

Investment Opportunity - Two x Two Bedroom Apartments in Victorian Terraced Property

Guide Price*
£170,000 - £175,000+

FEATURES
- ✓ Highly sought after location
- ✓ Two good sized apartments
- ✓ Both apartments having two bedrooms
- ✓ Period features throughout
- ✓ Spacious accommodation
- ✓ Central heating and double glazing
- ✓ Vacant ground floor flat, first floor flat currently let
- ✓ Popular residential area
- ✓ Close to amenities

EPC Rating:
Flat 71A - Band D
Flat 71B - Band E

Solicitors
TBA

Location
The property is located in a prominent position towards the southern end of Llanthewy Road with the junction onto the B4240, in the area of Newport.

Newport is a cathedral and university city in south east Wales. Located on the River Usk. There are many amenities within walking distance to the property and an array of schooling and transport options available.

Newport railway station is within walking distance to the property and the A4042, A449, M4 Motorway and A48 (M) are all within 10 miles, ideal for commuters.

Description
This period mid-terrace property has been converted into two self-contained flats with accommodation arranged over two floors.

The ground floor flat comprises two bedrooms, a spacious lounge and kitchen/ breakfast room with access to the rear garden grounds. The flat benefits from period features throughout. Warmth is provided by gas central heating and uPVC double glazing.

The communal ground floor hall provides access to stairs to the first floor flat having spacious accommodation and benefiting from some recent refurbishment.

The accommodation comprises two bedrooms, large lounge, kitchen/ breakfast room and family bathroom. The flat benefits from period features, central heating and uPVC double glazing.

Externally the property benefits from on street parking to the front with stairs to communal entrance door. To the rear of the property there is an enclosed garden with patio (for use by the ground floor flat only).

**Guide Price: Each property is subject to a Reserve Price which may be different from the Guide Price*

Accommodation

Property not measured

Services
We understand the property is connected to mains gas, electricity, water and drainage.

Tenure
The property is leasehold commencing in 1978 for a period of 999 year. see legal pack for further information.

Investment Analysis
We estimate each flat will let for approximately £575 pcm (£13,800 pa). Representing a gross yield of 8.12%.

The ground floor flat is currently vacant and the first floor flat is currently occupied.

Council Tax
Each flat is rated in Council Tax Band B. Council Tax payable per flat (2016/2017) is £929.19 p.a.

***Guide Price**
£170,000 - £175,000+

Please note an inspection of this property has not been undertaken and photographs have been provided by a third party.

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LOT 28

ADDRESS
7 Bryncir Terrace
Penmorfa, Tremadog
Gwynedd, LL49 9RY

GUIDE PRICE*
£65,000+
ONLINE AUCTION DATES
22nd & 23rd February 2017

Penmorfa, Gwynedd

Two Bedroom Mid Terrace Property Ideal Investment/Holiday Let Currently Tenanted (£4,680 pa)

Guide Price*
£65,000+

FEATURES
- ✓ Two bedrooms
- ✓ Kitchen and bathroom
- ✓ Popular location
- ✓ Currently tenanted (periodic)
- ✓ Rent achieved £4,680 pa
- ✓ Long term tenants
- ✓ On street parking
- ✓ Delightful views to the rear of the property
- ✓ Ideal investment/ holiday home

EPC Rating: E

Solicitors : TBC

Location
The property is located on Bryncir Terrace just off the A487 in the small village of Penmorfa, Gwynedd.

Located on the edge of Snowdonia National Park, the area is popular with tourists and holiday makers. There are a range of local amenities, transport links and schooling options within close proximity to the property, and a wider range available from nearby Porthmadog.

Description
This two bedroom mid terrace property offers comfortable accommodation set over two floors.

The accommodation on offer comprises two bedrooms, a spacious living room with wood burning stove, fitted kitchen and family bathroom.

Externally, the property enjoys on street parking to the front and a garden to the rear with delightful countryside views.

Services
We understand the property is connected to mains electricity, water and drainage.

Tenure
The property is freehold

Investment Analysis
The property is currently tenanted and achieving an income of £390 pcm (£4,680 pa).

We believe the property to be under rented at the moment. We estimate the property could let for £450 pcm (£5,400 pa).

Council Tax
The property is rated in Council Tax Band B.

An inspection has not been undertaken.

**Guide Price: Each property is subject to a Reserve Price which may be different from the Guide Price*

LOT 29

ADDRESS
3G Steamer Street
Barrow In Furness
LA14 2SG

GUIDE PRICE*
£27,500+
ONLINE AUCTION DATES
22nd & 23rd February 2017

Barrow In Furness

Two Bedroom Third Floor Apartment Currently Let - High Yielding 14.8%

Guide Price*
£27,500+

FEATURES
- ✓ Two bedrooms
- ✓ Third floor apartment
- ✓ Currently let
- ✓ Annual rent £3,900 pa
- ✓ Gross yield 14.8%
- ✓ Strong rental area
- ✓ Gas central heating
- ✓ Kitchen and bathroom
- ✓ Separate living room
- ✓ Close to local amenities
- ✓ Good transport links
- ✓ Optional on site management agent

EPC Rating:

Solicitors
TBA

Location
Barrow in Furness is a busy town and sea port in the county of Cumbria, close to the Lake District National Park and bordered by Morecombe Bay. Lancaster is approximately 50 miles to the south. Barrow in Furness is accessed from the south via the M6 motorway and in turn the A590.

The subject property is situated towards the western end of Steamer Street, close to the junction with Ship Street.

Description
The subject property is a two bedroom apartment located on the fourth floor of this residential apartment block and benefits from one double bedroom, one single bedroom, a separate kitchen, living room and bathroom.

Externally the property benefits from on street parking.

Services
We understand the property is connected to mains gas, electricity, water and drainage.

Tenure
Long Leasehold - See legal pack for further details.

Investment Analysis
Rental Income
We understand the apartment is let for £75 per week (£3,900 per annum), reflecting a gross yield of 14.8%.

Council Tax
The property is rated in Council Tax Band A. Council Tax payable (2016/17) is approximately £1,110.30.

Please note an inspection of this property has not been undertaken.

**Guide Price: Each property is subject to a Reserve Price which may be different from the Guide Price*

LOT 30

ADDRESS
2H Schooner Street
Barrow In Furness
LA14 2SQ

GUIDE PRICE*
£22,500+
ONLINE AUCTION DATES
22nd & 23rd February 2017

Barrow In Furness

One Bedroom Third Floor Apartment
Potential Gross Yield Of 17.33%

Guide Price*
£22,500+

FEATURES
- ✓ Third floor apartment
- ✓ One bedroom
- ✓ Kitchen and bathroom
- ✓ Strong rental area
- ✓ High yielding investment
- ✓ Potential rent of £3,900 pa
- ✓ Potential gross yield of 17.33%
- ✓ Ideal investment property
- ✓ Optional on site management agent
- ✓ Close to amenities
- ✓ Good transport links

EPC Rating:

Solicitors
TBA

Location
Barrow in Furness is a busy town and sea port in the county of Cumbria, close to the Lake District National Park and bordered by Morecombe Bay. Lancaster is approximately 50 miles to the south. Barrow in Furness is accessed from the south via the M6 motorway and in turn the A590.

The subject property is situated, towards the southern end of Schooner Street, close to the junction with Sloop Street.

Description
The subject property is a one bedroom apartment on the third floor of this residential apartment block and benefits from having one double bedroom, a separate kitchen, living room and bathroom.

Externally the property has on street parking.

Services
We understand the property has mains gas, electricity, water and drainage.
Rental Income
The apartment is let for £75 per week (£3,900 per annum), reflecting a gross yield of 15.6%.

Tenure
Long leasehold - please refer to legal pack for further information

Council Tax
The property is rated in Council Tax Band A. Council Tax payable (2016/17) is approximately £1,110.30.

***Guide Price**
£22,500

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LOT 31

ADDRESS
AWELFRYN
BLAENEU FFESTINIOG, GELLILYDAN
GWYNEDD LL41 4EG

GUIDE PRICE*
£65,000+

Gellilydan - North Wales

Two Bed Period Cottage
Ideal Holiday Let

Guide Price*
£65,000+

FEATURES
- ✓ Many Period Features
- ✓ Popular Area
- ✓ Ideal Holiday Let
- ✓ Close to Towns
- ✓ Recent Economy 7 Heating
- ✓ Fireplace
- ✓ Wooden Floors
- ✓ Rural Location
- ✓ Freehold

EPC Rating: D

Solicitors
Sarah Johnson
Fraser Dawbarns Solicitors
01945 461465

Location
The subject property is located in the heart of the village of Gelillydan in the county of Gwynedd in North West Wales.

Gelillydan is in the heart of Snowdonia National Park and provides an ideal base for walkers, cyclists, climbers and fishermen.

The harbour town of Porthmadog is just 9 miles to the west and hosts an array of amenities including a Tesco superstore.

In addition, the British Rail Train Station, Ffestniog and Welsh Highland railway stations are all close by proving easy access to the rest of North West Wales.

Description
This attractive, sturdy stone built cottage features a good size living room, with log burner, window seat, painted exposed stone walls, and stripped timber floorboards and a useful under stairs store area. From the lounge a door leads to the kitchen, which is a good size and well laid out with a door leading to the outside area.

On the first floor are two bedrooms, the main bedroom features exposed painted stone walls, timber wall panels, fireplace, window seat, plus an unusual full height ceiling. The second bedroom has a mezzanine floor, accessed by a ladder. It has lighting, power and is carpeted, and has been used as a study and occasional sleeping area.

Also on the second floor is the well fitted shower room, with w.c and a hand basin.

**Guide Price: Each property is subject to a Reserve Price which may be different from the Guide Price*

ONLINE AUCTION DATES
22nd & 23rd February 2017

VIEWING DETAILS
property@johnpye.co.uk
0115 970 6060

LOT 31

Accommodation

Total	**46m²**	**495ft²**

Approx. gross internal floor area taken from the EPC register

Services
We understand the property has connections to mains electricity, water and drainage.

Tenure
Freehold

Investment Analysis
We envisage the property can be let on an AST basis for £500 pcm, representing a gross yield of 9.23%.

However, should the property be let out as a holiday let we estimate that in peak times £600 per week may be achieved and during the off peak season this would reduce to £350 per week.

Council Tax
The property is rated in Council Tax Band A . Council Tax payable (2016/2017) is £995.09.

*Guide Price
£65,000

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LOT 32

ADDRESS
13-15 EARLE STREET
NEWTON-LE-WILLOWS
WA12 9LW

GUIDE PRICE*
£115,000 - £130,000+

ONLINE AUCTION DATES
22nd & 23rd January 2017

VIEWING DETAILS
property@johnpye.co.uk
0115 970 6060

LOT 32

Newton-Le-Willows

On Behalf Of Joint Fixed Charge Receivers

Town Centre Mixed-Use Investment

Current Rental Income £22,800 per annum

Guide Price*
£115,000 - £130,000+

FEATURES
- ✓ Current Rent £22,800 pa
- ✓ Net yield of between 17.5% to 19.8% based on guide price
- ✓ Fully tenanted
- ✓ Well established bar, taxi office and gymnasium
- ✓ Town centre location
- ✓ Opposite a large Tesco
- ✓ On street parking outside
- ✓ Corner Plot
- ✓ Ground and first floors
- ✓ Freehold
- ✓ Excellent transport links

EPC: TBC

Solicitors: DWF Solicitors

Location
The subject property is located at the junction of Earle Street and Alma Street in the Earlestown District of Newton-Le-Willows.

Newton-le-Willows is a town in Merseyside, benefiting from good transport links. There is a mainline railway station within walking distance of the property and easy access to the M6 motorway which lies just 2 miles to the east and links with the M62 further south.

Description
The premises is currently occupied by three separate businesses. To the ground floor there is a taxi office and a busy sports bar, trading as Rosie's Bar. The upper floor is currently a Thai boxing gymnasium.

Rosie's Bar is located to the right and to the rear of the taxi office, occupying the majority of the ground floor space. There is air conditioning to the bar, which has part tiled, part carpeted and part wooden flooring.

The main bar area is a predominantly open plan space, having a DJ booth, a pool table area, bench seating and spotlights.
To the side and rear of the main bar area there is a large kitchen / preparation area, good sized cellar and additional storage areas. The customer toilets are located by the pool table area.

The taxi office is divided into 4 sections being a radio control room, a back storage room, kitchen and a customer waiting area.

The first floor is currently occupied by Unity Muay Thai Boxing Club.

**Guide Price: Each property is subject to a Reserve Price which may be different from the Guide Price*

Accommodation

Taxi Office	33m²	358ft²
Sports Bar	301m²	3243ft²
Gymnasium **	344m²	3705ft²
Total	**678m²**	**7306ft²**

Approx. Net internal floor area.

** Figures taken from the VOA website

Services
We understand the property has connections to mains gas, electricity, water and drainage, although interested parties should make their own enquiries.

Tenure
The property is freehold

***Guide Price**
£115,000 - £130,000

Viewings
Please contact John Pye Property on 0115 9706060 or property@johnpye.co.uk

VAT
We understand that the property is not VAT

Investment Analysis
The Sports Bar is currently leased until 31/08/2018 for £12,000 pa exclusive. The Taxi Office is currently let on an ad hoc basis for £4,800 pa. The Gymnasium is leased until 28/02/2021 for £6,000 pa.

In total the property is generating £22,800 pa, This represents a gross yield of between 17.5% and 19.8 % based on the guide price.

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COMMON AUCTION CONDITIONS

Introduction

The Common Auction Conditions have been produced for real estate auctions in England and Wales to set a common standard across the industry. They are in three sections:

Glossary

The glossary gives special meanings to certain words used in both sets of conditions.

Auction Conduct Conditions

The Auction Conduct Conditions govern the relationship between the auctioneer and anyone who has a catalogue, or who attends or bids at the auction. They cannot be changed without the auctioneer's agreement.

We recommend that these conditions are set out in a two-part notice to bidders in the auction catalogue, part one containing advisory material – which auctioneers can tailor to their needs – and part two the auction conduct conditions.

Sale Conditions

The Sale Conditions govern the agreement between each seller and buyer. They include general conditions of sale and template forms of special conditions of sale, tenancy and arrears schedules and a sale memorandum.

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;
- Check that what is said about the lot in the catalogue is accurate;
- 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.

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 indebtness (not including a rentcharge).

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

Interest rate
If not specified in the special conditions, 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.

Auction conduct conditions

A1 Introduction

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

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

A2 Our role

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

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

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

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

A3 Bidding and reserve prices

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

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

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

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

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

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

A4 The particulars and other information

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

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

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

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

COMMON AUCTION CONDITIONS
(Edition 3 August 2009)

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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 special condition to the contrary the minimum deposit we accept is £250 (or the total price, if less). A special condition may, however, require a higher minimum deposit.

General conditions of sale

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

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

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

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

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

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

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

G2. Deposit

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

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

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

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

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

G3. Between contract and completion

G3.1 Unless the special conditions state otherwise, the seller is to insure the lot from and including the contract date to completion and:
(a) produce to the buyer on request all relevant insurance details;
(b) pay the premiums when due;
(c) if the buyer so requests, and pays any additional premium, use reasonable endeavours to increase the sum insured or make other changes to the policy;
(d) at the request of the buyer use reasonable endeavours to have the

buyer's interest noted on the policy if it does not cover a contracting purchaser;

(e) unless otherwise agreed, cancel the insurance at completion, apply for a refund of premium and (subject to the rights of any tenant or other third party) pay that refund to the buyer; and

(f) (subject to the rights of any tenant or other third party) hold on trust for the buyer any insurance payments that the seller receives in respect of loss or damage arising after the contract date or assign to the buyer the benefit of any claim; and the buyer must on completion reimburse to the seller the cost of that insurance (to the extent not already paid by the buyer or a tenant or other third party) for the period from and including the contract date to completion.

G3.2 No damage to or destruction of the lot nor any deterioration in its condition, however caused, entitles the buyer to any reduction in price, or to delay completion, or to refuse to complete.

G3.3 Section 47 of the Law of Property Act 1925 does not apply.

G3.4 Unless the buyer is already lawfully in occupation of the lot the buyer has no right to enter into occupation prior to completion.

G4. Title and identity

G4.1 Unless condition G4.2 applies, the buyer accepts the title of the seller to the lot as at the contract date and may raise no requisition or objection except in relation to any matter that occurs after the contract date.

G4.2 If any of the documents is not made available before the auction the following provisions apply:

(a) The buyer may raise no requisition on or objection to any of the documents that is made available before the auction.

(b) If the lot is registered land the seller is to give to the buyer within five business days of the contract date an official copy of the entries on the register and title plan and, where noted on the register, of all documents subject to which the lot is being sold.

(c) If the lot is not registered land the seller is to give to the buyer within five business days an abstract or epitome of title starting from the root of title mentioned in the special conditions (or, if none is mentioned, a good root of title more than fifteen years old) and must produce to the buyer the original or an examined copy of every relevant document.

(d) If title is in the course of registration, title is to consist of certified copies of:

(i) the application for registration of title made to the land registry;

(ii) the documents accompanying that application;

(iii) evidence that all applicable stamp duty land tax relating to that application has been paid; and

(iv) a letter under which the seller or its conveyancer agrees to use all reasonable endeavours to answer any requisitions raised by the land registry and to instruct the land registry to send the completed registration documents to the buyer.

(e) The buyer has no right to object to or make requisitions on any title information more than seven business days after that information has been given to the buyer.

G4.3 Unless otherwise stated in the special conditions the seller sells with full title guarantee except that (and the transfer shall so provide):

(a) the covenant set out in section 3 of the Law of Property (Miscellaneous Provisions) Act 1994 shall not extend to matters recorded in registers open to public inspection; these are to be treated as within the actual knowledge of the buyer; and

(b) the covenant set out in section 4 of the Law of Property (Miscellaneous Provisions) Act 1994 shall not extend to any condition or tenant's obligation relating to the state or condition of the lot where the lot is leasehold property.

G4.4 The transfer is to have effect as if expressly subject to all matters subject to which the lot is sold under the contract.

G4.5 The seller does not have to produce, nor may the buyer object to or make a requisition in relation to, any prior or superior title even if it is referred to in the documents.

G4.6 The seller (and, if relevant, the buyer) must produce to each other such confirmation of, or evidence of, their identity and that of their mortgagees and attorneys (if any) as is necessary for the other to be able to comply with applicable Land Registry Rules when making application for registration of the transaction to which the conditions apply.

G5. Transfer

G5.1 Unless a form of transfer is prescribed by the special conditions:

(a) the buyer must supply a draft transfer to the seller at least ten business days before the agreed completion date and the engrossment (signed as a deed by the buyer if condition G5.2 applies) five business days before that date or (if later) two business days after the draft has been approved by the seller; and

(b) the seller must approve or revise the draft transfer within five business days of receiving it from the buyer.

G5.2 If the seller remains liable in any respect in relation to the lot (or a tenancy) following completion the buyer is specifically to covenant in the transfer to indemnify the seller against that liability.

G5.3 The seller cannot be required to transfer the lot to anyone other than the buyer, or by more than one transfer.

G6. Completion

G6.1 Completion is to take place at the offices of the seller's conveyancer, or where the seller may reasonably require, on the agreed completion date. The seller can only be required to complete on a business day and between the hours of 0930 and 1700.

G6.2 The amount payable on completion is the balance of the price adjusted to take account of apportionments plus (if applicable) VAT and interest.

G6.3 Payment is to be made in pounds sterling and only by:

(a) direct transfer to the seller's conveyancer's client account; and

(b) the release of any deposit held by a stakeholder.

G6.4 Unless the seller and the buyer otherwise agree, completion cannot take place until both have complied with their obligations under the contract and the balance of the price is unconditionally received in the seller's conveyancer's client account.

G6.5 If completion takes place after 1400 hours for a reason other than the seller's default it is to be treated, for the purposes of apportionment and calculating interest, as if it had taken place on the next business day.

G6.6 Where applicable the contract remains in force following completion.

G7. Notice to complete

G7.1 The seller or the buyer may on or after the agreed completion date but before completion give the other notice to complete within ten business days (excluding the date on which the notice is given) making time of the essence.

G7.2 The person giving the notice must be ready to complete.

G7.3 If the buyer fails to comply with a notice to complete the seller may, without affecting any other remedy the seller has:

(a) terminate the contract;

(b) claim the deposit and any interest on it if held by a stakeholder;

(c) forfeit the deposit and any interest on it;

(d) resell the lot; and

(e) claim damages from the buyer.

G7.4 If the seller fails to comply with a notice to complete the buyer may, without affecting any other remedy the buyer has:

(a) terminate the contract; and

(b) recover the deposit and any interest on it from the seller or, if applicable, a stakeholder.

G8. If the contract is brought to an end

COMMON AUCTION CONDITIONS
(Edition 3 August 2009)

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If the contract is lawfully brought to an end:

(a) the buyer must return all papers to the seller and appoints the seller its agent to cancel any registration of the contract; and

(b) the seller must return the deposit and any interest on it to the buyer (and the buyer may claim it from the stakeholder, if applicable) unless the seller is entitled to forfeit the deposit under condition G7.3.

G9. Landlord's licence

G9.1 Where the lot is or includes leasehold land and licence to assign is required this condition G9 applies.

G9.2 The contract is conditional on that licence being obtained, by way of formal licence if that is what the landlord lawfully requires.

G9.3 The agreed completion date is not to be earlier than the date five business days after the seller has given notice to the buyer that licence has been obtained.

G9.4 The seller must: (a) use all reasonable endeavours to obtain the licence at the seller's expense; and (b) enter into any authorised guarantee agreement properly required.

G9.5 The buyer must:

(a) promptly provide references and other relevant information; and

(b) comply with the landlord's lawful requirements.

G9.6 If within three months of the contract date (or such longer period as the seller and buyer agree) the licence has not been obtained the seller or the buyer may (if not then in breach of any obligation under this condition G9) by notice to the other terminate the contract at any time before licence is obtained. That termination is without prejudice to the claims of either seller or buyer for breach of this condition G9.

G10. Interest and apportionments

G10.1 If the actual completion date is after the agreed completion date for any reason other than the seller's default the buyer must pay interest at the interest rate on the price (less any deposit paid) from the agreed completion date up to and including the actual completion date.

G10.2 Subject to condition G11 the seller is not obliged to apportion or account for any sum at completion unless the seller has received that sum in cleared funds. The seller must pay to the buyer after completion any sum to which the buyer is entitled that the seller subsequently receives in cleared funds.

G10.3 Income and outgoings are to be apportioned at actual completion date unless:

(a) the buyer is liable to pay interest; and

(b) the seller has given notice to the buyer at any time up to completion requiring apportionment on the date from which interest becomes payable by the buyer; in which event income and outgoings are to be apportioned on the date from which interest becomes payable by the buyer.

G10.4 Apportionments are to be calculated on the basis that:

(a) the seller receives income and is liable for outgoings for the whole of the day on which apportionment is to be made;

(b) annual income and expenditure accrues at an equal daily rate assuming 365 days in a year, and income and expenditure relating to some other period accrues at an equal daily rate during the period to which it relates; and

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

G11. Arrears

Part 1 Current rent

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

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

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

Part 2 Buyer to pay for arrears

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

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

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

Part 3 Buyer not to pay for arrears

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

(a) so state; or

(b) give no details of any arrears.

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

(a) try to collect them in the ordinary course of management but need not take legal proceedings or forfeit the tenancy;

(b) pay them to the seller within five business days of receipt in cleared funds (plus interest at the interest rate calculated on a daily basis for each subsequent day's delay in payment);

(c) on request, at the cost of the seller, assign to the seller or as the seller may direct the right to demand and sue for old arrears, such assignment to be in such form as the seller's conveyancer may reasonably require;

(d) if reasonably required, allow the seller's conveyancer to have on loan the counterpart of any tenancy against an undertaking to hold it to the buyer's order;

(e) not without the consent of the seller release any tenant or surety from liability to pay arrears or accept a surrender of or forfeit any tenancy under which arrears are due; and

(f) if the buyer disposes of the lot prior to recovery of all arrears obtain from the buyer's successor in title a covenant in favour of the seller in similar form to part 3 of this condition G11.

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

G12. Management

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

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

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

(a) the seller must comply with the buyer's reasonable requirements unless to do so would (but for the indemnity in paragraph (c)) expose the seller to a liability that the seller would not otherwise have, in which case the seller may act reasonably in such a way as to avoid that liability;

(b) if the seller gives the buyer notice of the seller's intended act and the buyer does not object within five business days giving reasons for the objection the seller may act as the seller intends; and

(c) the buyer is to indemnify the seller against all loss or liability the seller incurs through acting as the buyer

requires, or by reason of delay caused by the buyer.

G13. Rent deposits

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

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

G13.3 Otherwise the seller must on completion pay and assign its interest in the rent deposit to the buyer under an assignment in which the buyer covenants with the seller to:

(a) observe and perform the seller's covenants and conditions in the rent deposit deed and indemnify the seller in respect of any breach;

(b) give notice of assignment to the tenant; and

(c) give such direct covenant to the tenant as may be required by the rent deposit deed.

G14. VAT

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

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

G15. Transfer as a going concern

G15.1 Where the special conditions so state:

(a) the seller and the buyer intend, and will take all practicable steps (short of an appeal) to procure, that the sale is treated as a transfer of a going concern; and

(b) this condition G15 applies.

G15.2 The seller confirms that the seller

(a) is registered for VAT, either in the seller's name or as a member of the same VAT group; and

(b) has (unless the sale is a standard-rated supply) made in relation to the lot a VAT option that remains valid and will not be revoked before completion.

G15.3 The buyer confirms that:

(a) it is registered for VAT, either in the buyer's name or as a member of a VAT group;

(b) it has made, or will make before completion, a VAT option in relation to the lot and will not revoke it before or within three months after completion;

(c) article 5(2B) of the Value Added Tax (Special Provisions) Order 1995 does not apply to it; and

(d) it is not buying the lot as a nominee for another person.

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

(a) of the buyer's VAT registration;

(b) that the buyer has made a VAT option; and

(c) that the VAT option has been notified in writing to HM Revenue and Customs;

and if it does not produce the relevant evidence at least two business days before the agreed completion date, condition G14.1 applies at completion.

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

(a) retain and manage the lot for the buyer's own benefit as a continuing business as a going concern subject to and with the benefit of the tenancies; and

(b) collect the rents payable under the tenancies and charge VAT on them

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

(a) the seller's conveyancer is to notify the buyer's conveyancer of that finding and provide a VAT invoice in respect of the sale of the lot;

(b) the buyer must within five business days of receipt of the VAT invoice pay to the seller the VAT due; and

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

G16. Capital allowances

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

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

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

G16.4 The seller and buyer agree:

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

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

G17. Maintenance agreements

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

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

G18. Landlord and Tenant Act 1987

G18.1 This condition G18 applies where the sale is a relevant disposal for the purposes of part I of the Landlord and Tenant Act 1987.

G18.2 The seller warrants that the seller has complied with sections 5B and 7 of that Act and that the requisite majority of qualifying tenants has not accepted the offer.

G19. Sale by practitioner

G19.1 This condition G19 applies where the sale is by a practitioner either as seller or as agent of the seller.

G19.2 The practitioner has been duly appointed and is empowered to sell the lot.

G19.3 Neither the practitioner nor the firm or any member of the firm to which the practitioner belongs has any personal liability in connection with the sale or the performance of the seller's obligations. The transfer is to include a declaration excluding that personal liability.

G19.4 The lot is sold:

(a) in its condition at completion;

(b) for such title as the seller may have; and

(c) with no title guarantee; and the buyer has no right to terminate the contract or any other remedy if information provided about the lot is inaccurate, incomplete or missing.

G19.5 Where relevant:

(a) the documents must include certified copies of those under which the practitioner is appointed, the document of appointment and the practitioner's acceptance of appointment; and

(b) the seller may require the transfer to be by the lender exercising its power of sale under the Law of Property Act 1925.

G19.6 The buyer understands this condition G19 and agrees that it is fair in the circumstances of a sale by a practitioner.

COMMON AUCTION CONDITIONS
(Edition 3 August 2009)

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G20. TUPE

G20.1 If the special conditions state "There are no employees to which TUPE applies", this is a warranty by the seller to this effect.

G20.2 If the special conditions do not state "There are no employees to which TUPE applies" the following paragraphs apply:

(a) The seller must notify the buyer of those employees whose contracts of employment will transfer to the buyer on completion (the "Transferring Employees"). This notification must be given to the buyer not less than 14 days before completion.

(b) The buyer confirms that it will comply with its obligations under TUPE and any special conditions in respect of the Transferring Employees.

(c) The buyer and the seller acknowledge that pursuant and subject to TUPE, the contracts of employment between the Transferring Employees and the seller will transfer to the buyer on completion.

(d) The buyer is to keep the seller indemnified against all liability for the Transferring Employees after completion.

G21. Environmental

G21.1 This condition G21 only applies where the special conditions so provide.

G21.2 The seller has made available such reports as the seller has as to the environmental condition of the lot and has given the buyer the opportunity to carry out investigations (whether or not the buyer has read those reports or carried out any investigation) and the buyer admits that the price takes into account the environmental condition of the lot.

G21.3 The buyer agrees to indemnify the seller in respect of all liability for or resulting from the environmental condition of the lot.

G22. Service Charge

G22.1 This condition G22 applies where the lot is sold subject to tenancies that include service charge provisions.

G22.2 No apportionment is to be made at completion in respect of service charges.

G22.3 Within two months after completion the seller must provide to the buyer a detailed service charge account for the service charge year current on completion showing:

(a) service charge expenditure attributable to each tenancy;

(b) payments on account of service charge received from each tenant;

(c) any amounts due from a tenant that have not been received;

(d) any service charge expenditure that is not attributable to any tenancy and is for that reason irrecoverable.

G22.4 In respect of each tenancy, if the service charge account shows that:

(a) payments on account (whether received or still then due from a tenant) exceed attributable service charge expenditure, the seller must pay to the buyer an amount equal to the excess when it provides the service charge account;

(b) attributable service charge expenditure exceeds payments on account (whether those payments have been received or are still then due), the buyer must use all reasonable endeavours to recover the shortfall from the tenant at the next service charge reconciliation date and pay the amount so recovered to the seller within five business days of receipt in cleared funds; but in respect of payments on account that are still due from a tenant condition G11 (arrears) applies.

G22.5 In respect of service charge expenditure that is not attributable to any tenancy the seller must pay the expenditure incurred in respect of the period before actual completion date and the buyer must pay the expenditure incurred in respect of the period after actual completion date. Any necessary monetary adjustment is to be made within five business days of the seller providing the service charge account to the buyer.

G22.6 If the seller holds any reserve or sinking fund on account of future service charge expenditure or a depreciation fund:

(a) the seller must pay it (including any interest earned on it) to the buyer on completion; and

(b) the buyer must covenant with the seller to hold it in accordance with the terms of the tenancies and to indemnify the seller if it does not do so.

G23. Rent reviews

G23.1 This condition G23 applies where the lot is sold subject to a tenancy under which a rent review due on or before the actual completion date has not been agreed or determined.

G23.2 The seller may continue negotiations or rent review proceedings up to the actual completion date but may not agree the level of the revised rent or commence rent review proceedings without the written consent of the buyer, such consent not to be unreasonably withheld or delayed.

G23.3 Following completion the buyer must complete rent review negotiations or proceedings as soon as reasonably practicable but may not agree the level of the revised rent without the written consent of the seller, such consent not to be unreasonably withheld or delayed.

G23.4 The seller must promptly:

(a) give to the buyer full details of all rent review negotiations and proceedings, including copies of all correspondence and other papers; and

(b) use all reasonable endeavours to substitute the buyer for the seller in any rent review proceedings.

G23.5 The seller and the buyer are to keep each other informed of the progress of the rent review and have regard to any proposals the other makes in relation to it.

G23.6 When the rent review has been agreed or determined the buyer must account to the seller for any increased rent and interest recovered from the tenant that relates to the seller's period of ownership within five business days of receipt of cleared funds.

G23.7 If a rent review is agreed or determined before completion but the increased rent and any interest recoverable from the tenant has not been received by completion the increased rent and any interest recoverable is to be treated as arrears.

G23.8 The seller and the buyer are to bear their own costs in relation to rent review negotiations and proceedings.

G24. Tenancy renewals

G24.1 This condition G24 applies where the tenant under a tenancy has the right to remain in occupation under part II of the Landlord and Tenant Act 1954 (as amended) and references to notices and proceedings are to notices and proceedings under that Act.

G24.2 Where practicable, without exposing the seller to liability or penalty, the seller must not without the written consent of the buyer (which the buyer must not unreasonably withhold or delay) serve or respond to any notice or begin or continue any proceedings.

G24.3 If the seller receives a notice the seller must send a copy to the buyer within five business days and act as the buyer reasonably directs in relation to it.

G24.4 Following completion the buyer must:

(a) with the co-operation of the seller take immediate steps to substitute itself as a party to any proceedings;

(b) use all reasonable endeavours to conclude any proceedings or negotiations for the renewal of the tenancy and the determination of any interim rent as soon as reasonably practicable at the best rent or rents reasonably obtainable; and

(c) if any increased rent is recovered from the tenant (whether as interim rent or under the renewed tenancy) account to the seller for the part of that increase that relates to the seller's period of ownership of the lot within five business days of receipt of cleared funds.

G24.5 The seller and the buyer are to bear their own costs in relation to the renewal of the tenancy and any proceedings relating to this.

G25. Warranties

G25.1 Available warranties are listed in the special conditions.

G25.2 Where a warranty is assignable the seller must:

(a) on completion assign it to the buyer and give notice of assignment to the person who gave the warranty; and

(b) apply for (and the seller and the buyer must use all reasonable endeavours to obtain) any consent to assign that is required. If consent has not been obtained by completion the warranty must be assigned within five business days after the consent has been obtained.

G25.3 If a warranty is not assignable the seller must after completion:

(a) hold the warranty on trust for the buyer; and

(b) at the buyer's cost comply with such of the lawful instructions of the buyer in relation to the warranty as do not place the seller in breach of its terms or expose the seller to any liability or penalty.

G26. No assignment

The buyer must not assign, mortgage or otherwise transfer or part with the whole or any part of the buyer's interest under this contract.

G27. Registration at the Land Registry

G27.1 This condition G27.1 applies where the lot is leasehold and its sale either triggers first registration or is a registrable disposition. The buyer must at its own expense and as soon as practicable:

(a) procure that it becomes registered at Land Registry as proprietor of the lot;

(b) procure that all rights granted and reserved by the lease under which the lot is held are properly noted against the affected titles; and

(c) provide the seller with an official copy of the register relating to such lease showing itself registered as proprietor.

G27.2 This condition G27.2 applies where the lot comprises part of a registered title. The buyer must at its own expense and as soon as practicable:

(a) apply for registration of the transfer;

(b) provide the seller with an official copy and title plan for the buyer's new title; and

(c) join in any representations the seller may properly make to Land Registry relating to the application.

G28. Notices and other communications

G28.1 All communications, including notices, must be in writing. Communication to or by the seller or the buyer may be given to or by their conveyancers.

G28.2 A communication may be relied on if:

(a) delivered by hand; or

(b) made electronically and personally acknowledged (automatic acknowledgement does not count); or

(c) there is proof that it was sent to the address of the person to whom it is to be given (as specified in the sale memorandum) by a postal service that offers normally to deliver mail the next following business day.

G28.3 A communication is to be treated as received:

(a) when delivered, if delivered by hand; or

(b) when personally acknowledged, if made electronically; but if delivered or made after 1700 hours on a business day a communication is to be treated as received on the next business day.

G28.4 A communication sent by a postal service that offers normally to deliver mail the next following business day will be treated as received on the second business day after it has been posted.

G29. Contracts (Rights of Third Parties) Act 1999

No one is intended to have any benefit under the contract pursuant to the Contract (Rights of Third Parties) Act 1999.

AMENDMENTS TO COMMON AUCTION CONDITIONS

Where The Royal Institution of Chartered Surveyors Common Auction Conditions (third edition) (**"CAC"**) are to be construed in the context of an online auction and bidding system the CAC shall be varied as follows:

The following definitions in the CAC Glossary shall be deleted and replaced as follows:

Addendum
An amendment or addition to the conditions or to the particulars or to both whether contained in a supplement to the catalogue or a notice from the auctioneers on the auctioneers website.

Auction
The auction for each lot advertised in the catalogue which will take place online via the internet, using the Uniform Resource Locator (URL) of on an ongoing basis.

Auctioneers
The auctioneer will be John Pye & Sons Ltd T/A John Pye Property & John Pye Auctions.

Buyer
Means the person who has made the highest valid bid once the auction has finished (taking into account the application of the 3-minute rule) 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
Unless otherwise stated this will take the form of online sales particulars, text, hypertext links and associated imagery present upon the website which shall be the catalogue to which the conditions refer including any supplement to it.

Contract Date
The date that the auction has finished (taking into account the application of the 3-minute rule) or, if the lot is not sold at the auction:

(a) the date of the sale memorandum is 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.

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 which will either be in email form (where the lot is won at the auction) or written (where the lot is not sold at the auction).

You (and your)
Someone who has a copy of the catalogue or who views the URL of or who is a bidder at the auction, whether or not a buyer.

The following definitions shall be added as new definitions in the CAC Glossary:

Anti-Money Laundering Information
Means the provision of 2 pieces of identification for anti-money laundering purposes – these must include 1 piece of photo identification (a passport or driver's licence for example) and a utility bill including the buyer's/seller's (as appropriate) home address which cannot be dated older than 3 months

Buyer's Payment
10% of the price (minimum £5,000) which will be comprised of the buyer's premium and the deposit.

Buyer's Premium
Means 2% of the price (minimum £2,500) plus VAT payable to the auctioneers.

Deposit
Means the sum of the buyer's payment less the buyer's premium.

Extra Auction Conduct Conditions
The John Pye & Sons – Extra Auction Conduct Conditions for the participation and purchase of property by online auction, available at johnpye.co.uk/propertyterms.pdf and in the catalogue.

3-Minute Rule
Means the rule which stipulates that any person who bids online within the last 3 minutes of a specific lot closing time will instigate the automatic extension of the lot closing time by an additional 3 minutes and so on for any such subsequent bids until a winning bid is achieved.

The Auction Conduct Conditions shall be varied as follows:

Condition A2.1(f) shall be deleted and replaced with:

"(f) treat a contract as repudiated if the buyer fails to pay the buyer's payment and/or provide anti-money laundering information to us as required by these auction conduct conditions".

Condition A5.1 shall be deleted and replaced with:

"A5.1 A successful bid is one we accept as such (normally when the auction time has elapsed with a winning bid). This condition A5 applies to you if you make the successful bid for a lot."

Condition A5.3 shall be deleted and replaced with:

"A5.3 Within 24 hours of the end of the auction, the successful bidder must:

(a) provide anti-money laundering information to us; and

(b) provide all information we reasonably need from you to enable us to complete the sale memorandum; and

(c) pay the buyer's payment in cleared funds from an account held with an approved financial institution, but we will not accept the buyer's payment and the buyer will not be able to pay the buyer's payment until the buyer has complied with condition A5.3(a)."

Condition A5.4 shall be deleted and replaced with:

"A5.4 If you do not we may, 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 and you will be banned from all future auctions."

Condition A5.5(b) shall be deleted.

Condition A5.6 shall be deleted.

Condition A6 shall be deleted and replaced with:

"A6 The Extra Auction Conduct Conditions shall be incorporated into the auction conduct conditions as if set out in full in the auction conduct conditions."

The General Conditions of Sale shall be varied as follows:

Condition G2.1 shall be deleted.

Condition G2.2 shall be deleted and replaced with:

"The deposit is to be held as stakeholder unless the auction conduct conditions provide that it is to be held as agent for the seller"

Condition G2.4 shall be deleted.

JOHN PYE & SONS – EXTRA AUCTION CONDUCT CONDITIONS FOR THE PARTICIPATION AND PURCHASE OF PROPERTY BY ONLINE AUCTION

1. Interpretation

1.1 The definitions in this clause and those definitions set out in the Common Auction Conditions apply in these Extra Auction Conduct Conditions ('Terms'):

"Anti-Money Laundering Information" means the provision of 2 pieces of identification for anti-money laundering purposes – these must include 1 piece of photo identification (a passport or driver's licence for example) and a utility bill including the buyer's/seller's (as appropriate) home address which cannot be dated older than 3 months;

"Appointment" means the appointment of JOHN PYE & SONS by the seller pursuant to the Appointment Letter.

"Appointment Letter" means the letter prepared by JOHN PYE & SONS, setting out the Services, the remuneration arrangements and other terms and conditions that form part of the Appointment.

"CAC's" means The Royal Institution of Chartered Surveyors Common Auction Conditions (third edition).

"Conditionally Refundable Registration Fee" means the fee paid by the potential buyer upon Registration of either £2000 or £500 as notified by JOHN PYE & SONS upon Registration.

"JOHN PYE & SONS" means John Pye and Sons Limited trading as John Pye Property and John Pye Auctions.

"Registration" means:

(i) the payment by the potential buyer of the Conditionally Refundable Registration Fee electronically in cleared funds, or as otherwise notified by JOHN PYE & SONS in the registration process;

(ii) the completion of the relevant registration form by the potential buyer.

"3-Minute Rule" means the rule which stipulates that any person who bids online within the last 3 minutes of a specific lot closing time will instigate the automatic extension of the lot closing time by an additional 3 minutes and so on for any such subsequent bids until a winning bid is achieved.

1.2 Headings do not affect the interpretation of these Terms.

1.3 The headings of these Terms do not form part of the Terms.

1.4 Reference to writing or written in these Terms includes faxes and e-mail unless otherwise notified by JOHN PYE & SONS.

1.5 If any of these Terms are inconsistent with any other term of the CAC's (as amended), these Terms shall prevail.

1.6 All lots entered for online auction are subject to these Terms and (for the avoidance of doubt) the CAC's.

1.7 All buyers and sellers acknowledge and agree that these Terms (and, for the avoidance of doubt, the CAC's) are binding upon them, and by the buyers completing Registration, and JOHN PYE & SONS accepting the sellers' property for auction, these Terms are deemed accepted and incorporated into all dealings as between the relevant parties.

2. Entry into Auction

2.1 JOHN PYE & SONS sell as agents for the seller and as such are not responsible for any default by seller.

2.2 JOHN PYE & SONS reserve the right to refuse to accept any Registration if any of the elements of Registration are not acceptably completed. JOHN PYE & SONS reserve the right to refuse to accept any Anti-Money Laundering Information in the event it is not satisfied as to its authenticity or acceptability. In the event that the Anti-Money Laundering Information is not acceptable or provided, JOHN PYE & SONS will not (as applicable) send or sign the sale memorandum and the 'buyer's payment will not be accepted and in addition to the provisions of the CAC (as amended), the Buyer will lose the Conditionally Refundable Registration Fee.

2.3 Unless otherwise agreed by JOHN PYE & SONS in writing, JOHN PYE & SONS will not accept a lot without the information and documentation set out in its Appointment Letter.

3. Basis of Sale

3.1 All lots are sold 'as they lie' with all faults and imperfections and errors of description. Illustrations in catalogues or brochures are for identification only. Buyers should satisfy themselves prior to sale as to the condition of each lot and should exercise and rely on their own judgment as to whether the lot accords with its description. Neither JOHN PYE & SONS, their servants or agents will be responsible for errors of description or for the genuineness or authenticity of any lot.

3.2 JOHN PYE & SONS has the right to revise and amend these Terms from time to time to reflect changes in market conditions affecting its business, changes in technology, changes in payment methods, changes in relevant laws and regulatory requirements and changes in various systems' capabilities.

4. Conduct of the Auction

4.1 For the avoidance of doubt, the parties to the contract of sale of the lot set on the contract date are the buyer and the seller. JOHN PYE & SONS is not a party to the contract of sale and is not liable for any breach thereof by either the buyer or the seller.

4.2 If a potential buyer is unsuccessful in buying the lot they may recover their Conditionally Refundable Registration Fee from JOHN PYE & SONS or, they may request in writing that JOHN PYE & SONS keep the Conditionally Refundable Registration Fee against future auctions which the potential buyer may participate in, and make them a registered 'regular customer' of JOHN PYE & SONS provided they adhere to bi-annual requests for identification.

4.3 Following the contract date, a buyer may choose to recover their Conditionally Refundable Registration Fee from JOHN PYE & SONS or, they may request in writing that JOHN PYE & SONS keep the Conditionally Refundable Registration Fee against future auctions which the potential buyer may participate in, and make them a registered 'regular customer' of JOHN PYE & SONS provided they adhere to bi-annual requests for identification. A Buyer may not use their Conditionally Refundable Registration Fee against their deposit or buyer's premium.

4.4 Persons participate in the online auctions at their own risk and, subject to condition 6.2 below, neither the seller nor JOHN PYE & SONS will be individually or collectively responsible for any loss or damage whatsoever occasioned to any person or property due to anything which may be present on the auction site.

4.5 JOHN PYE & SONS shall have the right, at its discretion, to refuse participation in the online auctions by any person.

4.6 The catalogue will be made available to potential buyers on JOHN PYE & SONS website johnpye.co.uk/property before the commencement of the auction.

4.7 Anti-Money Laundering Information must be presented by a successful buyer to JOHN PYE & SONS before the auction has commenced or within, but no later than, 24 hours of a successful bid (further to the process notified to Buyers by JOHN PYE & SONS in the catalogue and the Buyers guide). The Anti-Money Laundering Information can be presented to John Pye & Sons' staff at one of their four primary hubs (Nottingham, Derby, Marchington or Park Royal, London). Alternatively, buyers may request their solicitors to provide Anti-Money Laundering Information to John Pye & Sons. John Pye & Sons reserve the right to refuse acceptance of any Anti-Money Laundering Information.

4.8 The 3-Minute Rule shall operate as necessary during the online auction.

5. Completion of purchase

5.1 Immediately following the contract date, and subject to the satisfaction of the provisions of condition 4.7 above, JOHN PYE & SONS will send the buyer's payment invoice to the buyer, and, subject to receipt of payment in cleared funds, JOHN PYE & SONS will then the sale memorandum to the buyer, seller, the buyer's solicitors (provided JOHN PYE & SONS are provided with such details) and seller's solicitors. All required payments will be settled in full and before the sale memorandum is sent to the buyer, seller and the buyer's solicitors and seller's solicitors and will be in sterling (GBP) by way of online payment only through Sage Pay or as otherwise specified in the catalogue within 24 hours following issue of the buyer's payment invoice. All queries in relation to methods of payment must be made to JOHN PYE & SONS accounts department and unless otherwise agreed by JOHN PYE & SONS, the timing required under these Terms for payment is of the essence, and will under no circumstances be adjusted further for a failure on the part of the buyer to make the necessary enquiries and preparations in order to pay the buyer's premium and/or price.

5.2 In respect of telegraphic transfers, the remitting bank must include the invoice number, and any other reference as shown in the catalogue, or as otherwise notified by JOHN PYE & SONS.

6. Buyer's Default

6.1 If the buyer does not honour its obligations for payment of the buyer's payment then JOHN PYE & SONS as agents of the seller shall at its absolute discretion and without prejudice to any other rights it may have, be entitled to exercise the remedies set out in the CAC (as amended) as well as retain the Conditionally Refundable Registration Fee.

6.2 For the avoidance of doubt, nothing in these Terms limits JOHN PYE & SONS' liability, nor, where applicable, the liability of the buyer or seller for:

(a) death or personal injury caused by negligence; or

(b) fraud or fraudulent misrepresentation; or

(c) any breach of the obligations implied by section 12 of the Sale of Goods Act 1979 or section 2 of the Supply of Goods and Services Act 1982; or

(d) losses for which it is prohibited by section 7 of the Consumer Protection Act 1987 to limit liability; or

(e) any other matter for which it would be illegal or unlawful to exclude or attempt to exclude liability.

7. Data protection

7.1 JOHN PYE & SONS will only use the personal information provided to them to provide the auction services, or to inform buyers and sellers about similar services which they provide, unless told by such parties that they do not want to receive this information by ticking the 'opt out' box on the email you receive, or by ticking the relevant box on the relevant web page.

7.2 The buyers and sellers acknowledge and agree that JOHN PYE & SONS may pass their details to credit reference agencies, solicitors and other third parties where legally required.

7.3 Within this clause, "Data Protection Act" means the Data Protection Act 1998 and "Data Controller", "Data Processor" and "Personal Data" have the same meanings as in that Act.

7.4 Where JOHN PYE & SONS is Data Controller and it permits access to the Personal Data to the buyer (and/or seller) then the buyer (and/or seller) shall be the Data Processor in respect of such Personal Data and shall comply with any instructions issued by JOHN PYE & SONS.

7.5 If any party is a Data Processor of Personal Data, that party shall:

7.5.1 only process Personal Data in accordance with the requirements of the Data Protection Act;

7.5.2 process Personal Data to the extent, and in such manner, as is necessary for the provision of the auction services (In the case of JOHN PYE & SONS) and/or its obligations under these Terms or as is required by law or any regulatory body;

7.5.3 implement appropriate technical and organisational measures to protect Personal Data against unauthorised or unlawful processing and against accidental loss, destruction, damage, alteration or disclosure. These measures shall be appropriate to the harm which might result from unauthorised or unlawful processing or accidental loss, destruction or damage to Personal Data and to the nature of the Personal Data which is to be protected; and

7.5.4 not perform its obligations hereunder or as otherwise set out in these conditions in such a way as to breach any of its applicable obligations under the Data Protection Act.

7.6 If the buyer or seller provides Personal Data of any third party to JOHN PYE & SONS, it shall ensure that it has permission to provide the Personal Data for JOHN PYE & SONS's use in connection with the auction.

8. General

8.1 If any court or competent authority decides that any of the provisions of these Terms are invalid, unlawful or unenforceable to any extent, the term will, to that extent only, be severed from the remaining terms, which will continue to be valid to the fullest extent permitted by law.

8.2 If or to the extent that any of these Terms (as amended from time to time in writing by JOHN PYE & SONS) are Terms to which any of the provisions of the Unfair Contract Terms Act 1977 or the Supply of Goods and Services Act 1982 or any subsequent modification or re-enactment thereof apply then such Terms shall be enforceable only to the extent permitted by those Acts or their subsequent modification or re-enactment and these Terms shall be construed accordingly.

8.3 If JOHN PYE & SONS fails, at any time while these Terms are in force, to insist that the Seller and/or Buyer perform their obligations under these Terms, or if JOHN PYE & SONS does not exercise any of its rights or remedies under these Terms, that will not mean that JOHN PYE & SONS has waived such rights or remedies and will not mean that the seller and/or buyer does not have to comply with those obligations. If JOHN PYE & SONS do waive a default by the seller and/or buyer that will not mean that JOHN PYE & SONS will automatically waive any subsequent default by the seller and/or buyer. No waiver by JOHN PYE & SONS of any of these Terms shall be effective unless JOHN PYE & SONS expressly says that it is a waiver and JOHN PYE & SONS tell the buyer and seller so in writing.

8.4 A person who is not party to these Terms shall not have any rights under or in connection with them under the Contracts (Rights of Third Parties) Act 1999.

8.5 These Terms shall be governed by English law and JOHN PYE & SONS, the seller and the buyer all agree to the exclusive jurisdiction of the English courts.

9. Online terms of participation and sale

9.1 The provisions of all Terms above apply to the sale of lots made through johnpye.co.uk (the "Website"), and to the extent that such adjustments in practical application of the Terms are warranted by virtue of the electronic medium of participation in any given auction, so such adjustments shall be deemed made so to give full application to all relevant and applicable Terms.

9.2 All participants in the Website auctions warrant that they are of legal age and legally capable of entering into binding contracts.

Head Office
Nottingham.

JOHN PYE & SONS LIMITED

Trading as:

- **John Pye Auctioneers & Valuers**
- **John Pye Corporate Asset Management**
- **John Pye Property**
- **John Pye Auctions**

James Shipstones House
Radford Road
Nottingham
NG7 7EA

johnpye.co.uk

UK Auction Hubs
Primary Asset Facilities.

EAST MIDLANDS
James Shipstones House
Radford Road, Nottingham
NG7 7EA

WEST MIDLANDS
39-40 Marchington Industrial Estate
Uttoxeter, Staffordshire ST14 8LP

GREATER LONDON
Alliance Court, Alliance Road,
Park Royal, London W3 0RB

CITY OF LONDON
5 Old Bond Street, Mayfair,
London W1S 4PD

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Secondary Asset Sites & Offices.

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1 Cornhill, London EC3V 3ND

NORTH LONDON
Sites 6 & 7, Orbital Business Park,
Argon Road, Edmonton N18 3BY

EAST LONDON
187-200 Manor Road, Erith,
London DA8 2AD

SOUTH LONDON
48 Vulcan Way, New Addlington,
Croydon, Surrey CR0 9UG

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