



KAL SANGRA

SHONKI ■ BROTHERS



AUCTION

Wednesday 15 June 2011
at 5.00pm

**Leicester Racecourse,
Leicester Road,
Oadby, Leicester LE2 4AL**



RICS
SINCE 1990

Auction: Wednesday 15 June 2011



A warm welcome to our June auction.

I will begin by reporting that our April auction sale achieved a 70% success rate, and we are still working on securing sales for the remaining unsold lots. This is very encouraging news on the property market front. Accordingly, in recent months we have seen a definite increase in enquiries and activity in both the sales and lettings of commercial and residential properties. This shows that the market is definitely stabilising. The main stumbling block remains lack of funding.

Our main work still lies in educating clients regarding sale prices. Unfortunately there is still the belief that we can market properties at pre-recession prices. We have to be very strict on guide prices to ensure that all properties are realistically priced and therefore attractive to purchasers. The lots in this auction sale have been realistically priced and in our opinion are good buys and therefore will be suitable for all types of property investors/developers. With interest rates remaining low, buying property is still the most attractive way of investing in the current economic climate.

Please do take note of the following:

Legal Documents:

For all the properties offered for sale the Special Conditions of Sale and the legal documents will be available for inspection prior to the Auction. If you are interested in any of the lots the legal documents will be available to download or alternatively please make an appointment to view these at our office.

Viewings:

All properties can be viewed before the Auction, to arrange viewings please contact the office (0116) 254 3373.

Buying At Auctions (pages 4 and 5):

Please do read the Buying at Auctions Important Notice to Bidders to familiarise yourself with the Auction procedure.

Check Addendum List:

Any changes or alterations that your purchase will be subject to will be specified on an addendum sheet.

Proxy / Telephone Bidding

If you cannot attend the Auction you may arrange to make a proxy or telephone bid. This facility needs to be agreed by prior arrangement. Please contact us for a registration form.

Check Availability of Lots:

Do check lots have not been sold or withdrawn prior to Auction.

Auction Contract:

If you are the successful bidder you will be required to complete the Auction contract, supply the deposit and the buyer's fee with 2 forms of identification on the day of purchase.

Deposit:

A 10% deposit is required on the fall of the hammer. Cheques should be made payable to "Shonki Brothers Limited" and drawn on a UK clearing bank. All cheques are specially cleared as soon as possible and therefore you should ensure that you have adequate funds in your account. Please note we do not accept cash, but credit/debit cards facilities are available but may be subject to a fee.

Completion:

Completion is normally 28 days from the day of the sale, unless specified otherwise in the contract, when the balance will be required.

Finally, please arrive on time so that you are able to read the addendum / alteration list, look through the legal documents if you have not already done so and check any changes made to the order of sale. If you require any further information please do not hesitate to contact the office and we will do all we can to assist you.

We are currently taking entries for our next Auction to be held on 14 September 2011, so do contact us if you are considering selling and require an Auction appraisal.

My staff and I look forward to welcoming you on Wednesday 15 June 2011.

K S Sangra FRICS FNAVA
Auctioneer



Auction: Wednesday 15 June 2011



Order of Sale

LOT	PROPERTY ADDRESS
1	18 Stockton Road, Leicester LE4 9DS
2	Unit 16, Heanor Gate Road, Heanor, Derbyshire DE75 7RJ
3	Land off Mansion Street, Hinckley, Leicestershire LE10 0AU
4	60-62 Granby Street, Leicester LE1 1DH
5	Unit 15, Dunn House, Warren Park Way, Enderby, Leicester LE19 4SA
6	45 Regent Street, Rugby, Warwickshire CV21 2PE
7	7 Barley Way, Rothley, Leicester LE7 7RL
8	Land to the rear of 136 Westcotes Drive, Leicester LE3 0QS
9	116 London Road, Leicester LE2 0QS
10	Land off Ashburton Road, Hugglescote, Coalville, Leicestershire LE67 2HA
11	Land adjacent to 23 Lisle Street, Loughborough, Leicestershire LE11 1AW
12	15-15A St Johns Square, Burslem, Stoke on Trent ST6 3AW
13	Basford House, Derby Road, Heanor, Derbyshire DE75 7QL
14	64-66 Granby Street, Leicester LE1 1DH
15	Flat 1, Ground Floor, 22 Highfield Street, Leicester LE2 1AB
16	12 Wainwright Avenue, Hamilton, Leicester LE5 1QW
17	8 Beaconsfield Road, Leicester LE3 0FE
18	22 Francis Street, Leicester LE2 2BD
19	13 Phoenix Park, Telford Way, Coalville, Leicestershire LE67 3HB
20	Car Park, Alfred Place, Leicester LE1 1DH
21	Swannington Highway Depot, Main Street, Swannington, Coalville LE67 8QP
22	69 Wellington Street, Leicester LE1 6HJ
23	58-60 Narborough Road, Leicester LE3 0BR, 1-5 Roman Street, Leicester LE3 0BD & 12 Briton Street, Leicester LE3 0AA
24	134 Clarendon Street, Leicester LE2 7FG



AUCTION VENUE:

Leicester Racecourse, Leicester Road, Oadby, Leicester LE2 4AL

IMPORTANT NOTICE: All purchasers will be required to produce proof of identity, as well as their 10% deposit. Two forms of identification required.

BUYER'S FEE: The successful purchaser will be required to pay the Auctioneers a buyer's fee of £350.00 (inc. VAT)

No Cash Deposits



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Buying at Auctions - Important Notice to Bidders

DO'S AND DON'TS

- Do go through the catalogue carefully.
- Do go and view any properties in which you are interested.
- Do take legal advice.
- Do bring means of identification to the Auction.
- Do read the important notice to bidders.
- Do allow time to arrange a survey, if required.
- Do arrange to have a 10% deposit before the day of the Auction and the balance of purchase monies by the time set for completion in the Contract.

DON'TS AT AUCTIONS

- Don't panic, our Auctioneers understand the pressures.
- Don't be late; watching other lots being sold helps to follow the procedure.
- Don't lose track, some lots go quickly, you could miss out.
- Don't assume that all Lots are available, check with us beforehand.
- Don't forget the insurance risk changes as the hammer falls.

PLEASE NOTE THE FOLLOWING:

1. The attention of prospective purchasers is drawn to the General and Special Conditions of Sale which are available at the Auction.
2. Prospective purchasers shall be deemed to have inspected the relevant properties and made all the usual and necessary searches and enquiries, with all the relevant authorities and other bodies.
3. When the Auctioneer's gavel falls on a bid, the successful bidder is under a binding contract to purchase the relevant property. The purchaser is immediately at risk in relation to the property and shall therefore, be deemed to have made prior arrangement for any insurance cover required.
4. When a property is knocked down, the successful bidder must immediately present to the Auctioneer's clerk his name and address and if appropriate, the name and address of the person or company on whose behalf he has been bidding. This information will be used to complete a Memorandum of Agreement of Sale in the form of the one at the back of this catalogue or the Contract prepared by the vendor's solicitor which the successful bidder must sign and exchange with the Auctioneer's staff prior to leaving the Auction room and at the same time present the Auctioneer with a deposit of 10% of the purchase price (minimum deposit of £1000). In default of the any of the above the Auctioneer shall be entitled, at his discretion, as agent for the Vendor, to treat the failure or default as a repudiation and rescind the Contract.

Thereafter the Auctioneer shall be entitled to re-submit the property for sale. If a successful bidder does not pay a deposit and/or complete the Memorandum the Vendor reserves the right to claim any loss he incurs as a result.
5. The Vendor has the right to sell before Auction, or withdraw the Lot, and neither the Auctioneer nor the Vendor is responsible for any abortive costs, losses or damages of a

prospective purchaser. Information as to presale or withdrawal of a Lot can be obtained by enquiry to the Auctioneers at any time prior to the auction but is valid only at the time of the enquiry.

6. Prospective purchasers are strongly advised to check these particulars as to measurements, areas and all other matters to which the properties are expressed to be subject to or have the benefit of and in respect of any contents, fixtures or fittings expressed to be included in the sale by making inspection of the property and all the necessary enquiries with SHONKI BROTHERS LTD, the Vendor, the Vendor's professional advisors and all other appropriate authorities. All measurements and areas referred to in these particulars are approximate only.
7. All Location plans published in the particulars of sale are to enable prospective purchasers to locate the property only. The plans are reproduced and therefore not to scale and are not intended to depict the interest to be sold but are for identification only. Purchasers are advised to view the Special Conditions in respect of the precise interest to be conveyed.
8. Any guide prices issued, or any estimates or values mentioned in negotiations or discussions, cannot be relied upon by prospective purchasers as representing professional valuations for any purpose in accordance with the requirements or guidance notes of relevant professional bodies, or other authorities. In all respects prospective purchasers are deemed to have relied upon their own professional advisors.
9. The services, fittings and appliances (if any) have not been tested by the Auctioneers or their joint agents.
10. Guide prices are subject to alteration. Guide prices or guide price ranges are not necessarily figures at which the property will sell. They are only intended to be an indication. The price achieved at Auction may be more or less.
11. Details for each Lot have been prepared on our own inspection and information supplied by the Vendors who cannot warrant that the property is in good structural condition.
12. Identification - please bring two forms of identification i.e. original passport, driving licence, utility bill, together with a photocopy of such documents. PLEASE SEE IDENTITY DOCUMENTS.
13. Buyer's Fee: The successful purchaser will be required to pay to the Auctioneers a Buyer's Fee of £350.00 (inc. VAT) upon exchange of contracts.
14. All cheques given at this Auction will be presented for express clearance, our bank have advised us that this cost is £12.00 per cheque therefore this amount will have to be paid by the purchaser at exchange of contract.
15. Inspection of Investment properties is by courtesy of the Tenants. Inspection of properties with vacant possession is only by arrangement with the Auctioneer. Interested parties must phone or call SHONKI BROTHERS LTD. to discuss viewing arrangements, prior to making the journey.
16. All residential lettings are now regulated tenancies under the Rent Act 1977, the Housing Act 1980 and the Housing Act 1988.



Measurements & Location Plans:

All room sizes and site measurements are approximate and may have been scaled from Architects, Land Registry or Ordnance Survey Plans.

Each lot will be sold in accordance with the Title Documentation as the Location Plans shown in the catalogue are for identification purposes only.

Interested applicants should make their own site inspections and investigations with regard to the accuracy of all measurements given in the catalogue.

Recommendations

NEVER be afraid to ask the staff at the Auction about anything of which you have doubts. **ALWAYS** ensure your bid is clearly seen by the Auctioneer by using your catalogue or hand.

Misrepresentation Act 1967

SHONKI BROTHERS LTD for themselves and for the Vendors of the properties whose agents they are give notice that:

1. These particulars do not constitute any part of an offer or contract.
2. All statements contained in these particulars as to the properties are made without responsibility on the part of Shonki Brothers Ltd or the Vendors.
3. None of the statements contained in these particulars as to the properties are to be relied on as a statement of representation of fact.
4. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.
5. The Vendors do not make or give Shonki Brothers Ltd nor any persons in their employment any authority to make or give any representation of warranty whatsoever in relation to the properties.

The Properties Misrepresentations Act 1991

While the sales particulars have been carefully compiled and are believed to be accurate no warranty is given in this respect and

potential purchasers should satisfy themselves as to any points arising therefrom.

None of the items included in the sale of working or running nature such as the central heating installation or mechanical or electrical equipment (where included in the sale) have been tested by us and no warranty is given in this respect and potential purchasers should satisfy themselves as to any points arising therefrom.

Any photographs used are purely illustrative, and may demonstrate only the surroundings. They are not therefore to be taken as indicative of the extent of the property, or that the photograph is taken from within the boundaries of the property, or of what is included in the sale.

Identity Documents:

PLEASE NOTE THAT any person buying or bidding at our Auction, MUST produce documentation to confirm their name and residential address.

Please find below a list of acceptable forms of identification.

You must provide one document from each list

Identity documents:

- Current signed passport
- Current UK Photo card driving licence
- Current full UK driving licence (old version)
(Provisional Driving Licence will not be accepted)
- Resident permit issued by the Home Office to EU Nationals
- Inland Revenue Tax Notification
- Firearms Certificate


Evidence of address:

- Current full UK driving licence (old version)
(Provisional Driving Licence will not be accepted)
- 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 UK lender

Please note that a driving licence can be used as evidence of either an identity document or evidence of address. **IT CANNOT BE USED FOR BOTH**

Legal Documents Online - New Service - Legal Documents Online



Legal documents for some of the lots are now or will be available online. Where you see the  icon on the website you will be able to download the documents.

The Essential Information Group Ltd www.eigroup.co.uk 01737 226 150

Can't attend the Auction?

You can still bid in the Auction by arranging a proxy / telephone bid.



LOT 1**18 Stockton Road, Leicester LE4 9DS****RESIDENTIAL**

Property offered on behalf of
Leicester City Council

Location:

The property is located off Victoria Road East, near Merrydale Junior School.

Description:

A 2 bedroom end terrace of a block of 3 properties with UPVC double glazing.

Accommodation:**Ground Floor:**

Entrance lobby, reception room, kitchen with pantry off, bathroom.

First Floor:

2 bedrooms, wash room/w.c.

Outside:

Front garden with potential for off road parking, rear garden with outbuilding and w.c.

Note:

- Property in need of modernisation/repair.
- This property is subject to a condition

to refurbish within 2 years (see Leicester City Council Private Sector Empty Homes Standard – pages 24 and 25).

- The sale will be subject to the buyer paying the Seller's legal and surveyors' fees of either 1% of the purchase price or £1,000, whichever shall be the greater, together with VAT thereon (if applicable).
- No offers will be accepted on this lot prior to the Auction.

Tenure:

We understand that the property is freehold and vacant possession will be given upon completion.

Solicitors:

Director of Legal Services,
Leicester City Council, New Walk Centre,
Welford Place, Leicester LE1 6ZG
Tel: (0116) 252 6352 ~ Ref: S Humphreys

GUIDE PRICE: £55,000 - £60,000**LOT 2****Unit 16, Heanor Gate Road, Heanor, Derbyshire DE75 7RJ****COMMERCIAL INVESTMENT****Location:**

The unit is located on the Heanor Gate Industrial Estate just off A608 Heanor Road.

Description:

A mostly single storey industrial unit/warehouse with 2 storey offices to the front on a site area of approximately 0.425 acres. There is parking to the front with loading to the side and rear.

Accommodation:**Offices:**

1,075 sqft (99.8 sqm)

Warehouse/Unit:

6,852 sqft (636.8 sqm)

Total GIA:

7,960 sqft (740.28 sqm) approx.

Total Site Area:

0.425 acres approx.

Note:

- The tenant has been in occupation since 2008.
- Terms have been agreed for a new 6 year lease, with a 3 year rent review on a FRI basis at a rent of £22,000 pax, to be effective from completion of the sale.
- The auctioneers have not inspected the property.

Tenure:

We understand that the property is freehold, subject to a new lease.

Solicitors:

Bond Adams,
105 London Road, Leicester LE2 0PF
Tel: (0116) 285 8080 ~ Ref: R Patel

GUIDE PRICE: £200,000 - £210,000

LOT 3

Land off Mansion Street, Hinckley, Leicestershire LE10 0AU

LAND



Location:

The site is located on the corner of Mansion Street and Upper Bond Street.

Description:

A level site of approximately 173 sqm (1,862 sqft), with a EMEB substation on part of it. The site has the potential to be used as a small car park subject to obtaining planning permission.

Note:

The sale will be subject to the purchaser paying Leicestershire County Council's legal and surveyors fees of £1,000 plus VAT (if applicable).

 Leicestershire County Council *Property offered on behalf of Leicestershire County Council*

Planning:

- The site has the potential to be used as a small car park subject to obtaining planning permission.
- All enquiries regarding planning should be made to Hinckley & Bosworth Borough Council Planning Department (01455) 238 141.

Tenure:

We understand that the site is freehold and vacant possession will be given upon completion.

Solicitors:

The County Solicitor, Legal Services, Leicestershire County Council, County Hall, Glenfield, Leicester LE3 8RA
Tel: (0116) 305 6045 ~ Ref: L Hayden

GUIDE PRICE: £1,000

LOT 4

60-62 Granby Street, Leicester LE1 1DH

COMMERCIAL INVESTMENT



Location:

The property is located in the city centre on Granby Street, opposite the Ramada Jarvis Hotel near to the junction of Rutland Street and Belvoir Street.

Description:

A 4 storey brick built building with retail on the ground floor and stores above.

Accommodation:

Basement

Ground Floor: Retail sales area with office.

Total Area: 742 sqft (69.0 sqm) approx.

First Floor: 2 rooms, kitchen, store, w.c's.

Second Floor: 3 rooms.

Third Floor: 2 rooms.

Outside: Small rear yard, car park space.

Note:

- The tenant has a break clause on 23.06.13 to be exercised with 6 months prior written notice.
- Potential to convert the upper floors to residential accommodation subject to planning permission.
- Estimated full rental value is in the region of £20,000 pax.

Tenure:

- We understand that the property is freehold, subject to existing lease.
- We have been advised that the property is let for a term of 6 years from 24.06.10 – 23.06.16 with a 3 year rent review on an FRI basis at a rent of £15,000 pax.

Solicitors:

Eddowes Waldron Solicitors,
12 St Peter's Churchyard, Derby DE1 1TZ
Tel: (01332) 348484 ~ Ref: J Waldron

GUIDE PRICE: £225,000 - £230,000

IMPORTANT NOTICE: All purchasers will be required to produce proof of identity, as well as their 10% deposit. Two forms of identification required.

BUYER'S FEE: The successful purchaser will be required to pay the Auctioneers a buyer's fee of £350.00 (inc. VAT)

No Cash Deposits

COMMERCIAL INVESTMENT

Location:

Dunn House is located on Warren Business Park in Enderby which is conveniently located for access to Junction 21 of the M1/M69 Motorway and the A563 outer ring road. The property is also near to Meridian and Grove Business Parks.

Description:

A two storey brick built office premises of approximately 2,150 sqft (200 sqm), providing 11 quality self contained offices with kitchenette and w.c's. The building benefits from double glazed windows and doors, suspended ceilings with fluorescent lighting throughout. Externally, there are 13 car parking spaces.

Note:

- The offices have been let as serviced offices on monthly licences on an all inclusive basis.
- The total gross rental income for the year ending 31.03.10 was approximately £46,000 pa.
- Currently there are 2 offices vacant.

Tenure:

We understand that the property is freehold, subject to existing licences.

Solicitors:

Underwood Vincombe LLP, Telford House, Outram's Wharf, Little Eaton, Derby DE21 5EL
 Tel: (01332) 836661 ~
 Ref: M Vincombe



GUIDE PRICE: £200,000 + VAT



COMMERCIAL

Location:

The property is located in the centre of Rugby just off the main High Street.

Description:

A large 4 storey end terrace property previously used as offices with double fronted shop unit on the ground floor. The property has been extended to provide single and two storey extensions to the rear and benefits from gas central heating.

Accommodation:

Basement:

243 sqft (22.53 sqm)

Ground Floor:

Reception area leading to 4 offices/ meeting rooms, kitchen, w.c.

Total Area:

961 sqft (89.35 sqm)

First Floor:

2 offices, w.c.'s.

Total Area:

564 sqft (52.41 sqm)

Second Floor:

2 offices.

Total Area:

320 sqft (27.76 sqm)

Total NIA:

2,067 sqft (192.05 sqm) approx.

Outside:

Rear enclosed yard.

Planning:

- The property was previously used as offices.
- Potential to convert the upper floors and the rear of the ground floor to residential subject to planning permission.
- We have been advised by the Sellers that initial enquiries with the Council have yielded a positive reaction to conversion of the premises into mixed retail/residential.
- All enquiries regarding planning should be made to Rugby Borough Council Planning Department (01788) 533759.



Tenure:

We understand that the property is freehold and vacant possession will be given upon completion.

Solicitors:

Keith Harvey & Co,
43 High Street, Market Harborough,
Leicestershire LE16 7AQ
Tel: (01858) 464327 ~ Ref: K Harvey

GUIDE PRICE: £160,000 - £170,000

Can't attend the Auction?

You can still bid in the Auction by arranging a proxy / telephone bid.



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LOT 7

7 Barley Way, Rothley, Leicester LE7 7RL

RESIDENTIAL



Location:

The property is located in a cul-de-sac located off Garland which is off Mountsorrel Lane.

Description:

A 4 bedroom detached family house with full gas central heating, double glazing and double garage.

Accommodation:

Ground Floor:

Entrance hallway, 2 reception rooms, conservatory, study, kitchen, utility room, cloakroom.

First Floor:

4 bedrooms, one with en-suite bathroom, family bathroom.

Outside:

Front and rear gardens, double garage.

Tenure:

We understand that the property is freehold and vacant possession will be given upon completion.

Solicitors:

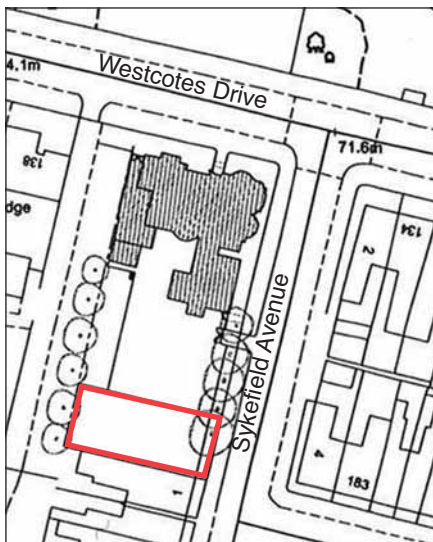
Rajinder Singh & Co,
85 London Road, Leicester LE2 0PF
Tel: (0116) 254 5929 ~ Ref: R Singh

GUIDE PRICE: £300,000

LOT 8

Land to the rear of 136 Westcotes Drive, Leicester LE3 0QS

RESIDENTIAL DEVELOPMENT



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Licence No. 100008102
Not to scale-for identification purposes

Location:

The site is located off Fosse Road North on the junction of Westcotes Drive and Sykefield Avenue.

Description:

A level site of approximately 250 sqm (299 sqyds). The site is enclosed and was originally part of the rear garden of 136 Westcotes Drive. The site has planning permission for 3 x 2 bedroom flats for which access will be off Sykefield Avenue.

Planning:

- The site has full planning permission for 3 x 2 bedroom self-contained flats with associated parking.
- Planning Permission No. 20101691 dated 22.03.11 and the plans are available for inspection.

- All enquiries regarding planning should be made to Leicester City Council Planning Department (0116) 252 7249.

Tenure:

We understand that the site is freehold and vacant possession will be given upon completion.

Solicitors:

Douglas Wemyss,
19 Friar Lane, Leicester LE1 5RA
Tel: (0116) 216 1133 ~ Ref: B Makwana

GUIDE PRICE: £85,000



COMMERCIAL / RESIDENTIAL INVESTMENT

SALE BY MORTGAGEE NOT IN POSSESSION

Location:

The property is located on the main A6 London Road near to the railway station, Victoria Park and Leicester University.

Description:

A 3 storey end terraced property with retail unit on the ground floor and residential accommodation to the rear and above and a 2 storey garage to the rear.

Accommodation:

Ground Floor:

Retail sales area, kitchen, store.

Total Area:

570 sqft (53 sqm) approx.

Ground Floor:

Studio flat.

First Floor:

Self contained flat.

Second Floor:

Self contained flat.

Outside:

2 storey garage.

Note:

- The auctioneers have not inspected the property.
- The property is being sold by a mortgagee not in possession and the basis of any occupancy cannot be confirmed.
- The property will be sold subject to and with the benefit of any leases, licences or occupancies that may exist.

Tenure:

We understand that the property is freehold.

Solicitors:

Shoosmiths, Witan Gate House,
500-600 Witan Gate West,
Milton Keynes, Buckinghamshire
MK9 1SH
Tel: (01908) 488380 ~ Ref: B Hawthorn



GUIDE PRICE: £300,000

IMPORTANT NOTICE: All purchasers will be required to produce proof of identity, as well as their 10% deposit. Two forms of identification required.

BUYER'S FEE: The successful purchaser will be required to pay the Auctioneers a buyer's fee of £350.00 (inc. VAT)

No Cash Deposits



LOT 10

Land off Ashburton Road, Hugglescote, Coalville, Leicestershire LE67 2HA

LAND



Location:

The site is located to the rear of Hugglescote Primary School playing fields, and is accessed via a public footpath from either Ashburton Road or Station Road, there is no vehicular access.

Description:

A level area of scrub land extending to 1,222 sqyds (1,022 sqm). The site can be identified by the dwarf wall to its front, timber post fencing to southern and eastern boundaries and a stream to its western boundary.

Note:

The sale will be subject to the purchaser paying Leicestershire County Council's legal and surveyors fees of £1,500 plus VAT.

 **Leicestershire County Council** *Property offered on behalf of Leicestershire County Council*

Planning:

All enquiries regarding planning should be made to North West Leicestershire District Council Planning Department (01530) 454666.

Tenure:

We understand that the site is freehold and vacant possession will be given upon completion.

Solicitors:

The County Solicitor, Legal Services, Leicestershire County Council, County Hall, Glenfield, Leicester LE3 8RA
Tel: (0116) 305 6045 ~ Ref: L Hayden

DISCLOSED RESERVE: £500

LOT 11

Land adjacent to 23 Lisle Street, Loughborough, Leicestershire LE11 1AW

RESIDENTIAL DEVELOPMENT



Location:

The site is located in a predominately residential area, just off the main A6 Derby Road, approximately half a mile from the city centre and adjacent to Belton Road Industrial Estate.

Description:

A level site of approximately 341 sqyds with a 48 ft (14.5 m) frontage and 64 ft (19.39 m) depth. The rear of the site is adjacent to River Soar.



Planning:

- Planning permission was granted for 4 x 3 storey townhouses.
- Planning Application No. P/05/0680/2 dated 05.09.06 together with the plans is available for inspection. This permission is now out of date but we have been advised by the Sellers that this could easily be reinstated.
- All enquiries regarding planning should be made to Charnwood Borough Council Planning Department (01509) 634 744.

Tenure:

We understand that the site is freehold and vacant possession will be given upon completion.

Solicitors:

Bond Adams,
105 London Road, Leicester LE2 0PF
Tel: (0116) 285 8080 ~ Ref: R Patel

GUIDE PRICE: £165,000 - £170,000



COMMERCIAL

Location:

Substantial property located in a busy trading position of the town, on the corner of St Johns Square and William Clowes Street, and is adjacent to Poundstretcher.

Description:

A corner retail property with a ground floor sales area, large basement and two self contained upper floors having separate access from William Clowes Street. The property has been previously used as a betting shop on the ground floor and as offices (A2 use) above. The property is Grade II listed.

Accommodation:

Basement:

6 rooms.

Total Area:

1,024 sqft (95 sqm)

Ground Floor:

Sales area with an internal frontage of 31 ft, store, services room, kitchen, w.c.'s.

Total Area:

1,188 sqft (110 sqm)

First Floor:

4 rooms.

Total Area:

819 sqft (76 sqm)

Second Floor:

4 rooms.

Total Area:

809 sqft (75 sqm)

Total GIA:

3,840 sqft (356 sqm) approx.

Planning:

- Potential for alternative uses and also for residential on the upper floors subject to planning permission.
- All enquiries regarding planning should be made Stoke-on-Trent City Council (01782) 234567.

Note:

- We understand that the property is suitable to receive statutory grants towards any refurbishment.
- The auctioneers have not inspected the property.



Tenure:

We understand that the property is freehold and vacant possession will be given upon completion.

Solicitors:

Underwood Vinecombe LLP,
Telford House, Outram's Wharf,
Little Eaton, Derby DE21 5EL
Tel: (01332) 836661 ~
Ref: M Vinecombe

GUIDE PRICE: £30,000 - £40,000

Can't attend the Auction?

You can still bid in the Auction by arranging a proxy / telephone bid.



COMMERCIAL INVESTMENT



Location:

The property is located on an industrial estate on A608 Derby Road near to High Street.

Description:

A single storey detached warehouse of approximately 57,574 sqft (5,350.6 sqm) plus mezzanine on a total site area of approximately 2.1 acres. The premises comprise of 3 main areas front showroom/warehouse, rear warehouse with 2 loading areas and office/ancillary facilities. Externally there is a communal service yard and car parking.

The unit is of steel portal frame construction with brick elevations and cladding to the upper elevations. The warehouse has the benefit of substantial gas blower heating systems and the offices have gas central heating.

Note:

- VAT is payable on the purchase price.
- The Seller will complete a new 10 year lease with a 5 year rent review at a rent of £150,000 pax plus VAT on completion of the sale.

Tenure:

We understand that the property is freehold subject to a new lease.

Solicitors:

Bond Adams,
105 London Road, Leicester LE2 0PF
Tel: (0116) 285 8080 ~ Ref: R Patel



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GUIDE PRICE: £1,000,000 - £1,200,000 + VAT



COMMERCIAL INVESTMENT

Location:

The property is located in the city centre on Granby Street, opposite the Ramada Jarvis Hotel near to the junction of Rutland Street and Belvoir Street.

Description:

A large 4 storey retail premises, with the basement, ground floor and first floor w.c. currently let and trading as a convenience store. The upper floors are currently vacant and have the potential for residential conversion.

Accommodation:

Basement:

Storage for retail unit.

Total Area:

673 sqft (62.58 sqm) approx.

Ground Floor:

Convenience store with w.c. on mezzanine floor.

Total Area:

700 sqft (65.1 sqm) approx.

First Floor:

Large open plan area suitable for residential conversion.

Second Floor:

Large open plan area suitable for residential conversion.

Third Floor:

Large attic space with potential for residential conversion.

Outside:

1 car park space.



Note:

- Potential to convert the upper floors to residential accommodation subject to planning permission.
- There is an illustrative scheme for the conversion of the upper floors of both 60-62 and 64-66 Granby Street to 7 self contained flats.
- All enquiries regarding planning should be made to Leicester City Council Planning Department (0116) 252 7249.
- For the current year the tenant is paying a rent of £12,000 pax.

Tenure:

- We understand that the property is freehold, subject to existing lease.
- We understand that the basement, ground floor and the w.c. on the mezzanine floor are let on a 15 year lease from 31.05.02 on FRI basis with 5 year rent reviews at the following rents:
 - Year 1: £20,000 pax.
 - Year 2: £22,000 pax.
 - Year 3: £24,000 pax.

Solicitors:

Eddowes Waldron Solicitors,
12 St Peter's Churchyard,
Derby DE1 1TZ
Tel: (01332) 348484 ~ Ref: J Waldron

GUIDE PRICE: £325,000 - £350,000

IMPORTANT NOTICE: All purchasers will be required to produce proof of identity, as well as their 10% deposit. Two forms of identification required.

BUYER'S FEE: The successful purchaser will be required to pay the Auctioneers a buyer's fee of £350.00 (inc. VAT)

No Cash Deposits



LOT 15

Flat 1, Ground Floor, 22 Highfield Street, Leicester LE2 1AB

RESIDENTIAL**SALE BY MORTGAGEE IN POSSESSION**

Photograph of whole block

Location:

The property is located on the corner of Highfield Street and Gotham Street just off A6 London Road.

Description:

A ground floor one bedroom self contained flat within a block of 4 flats. The flat requires complete modernisation.

Accommodation:**Ground Floor:**

Lounge/kitchen, bedroom, bathroom.

Outside:

Car parking space.

Note:

- Sale by mortgagee in possession.
- The flat requires complete modernisation.

Tenure:

- We understand that the flat is held on long leasehold from 22.11.91 for 99 years.
- Ground Rent: £50 per annum plus maintenance/service charge.

Solicitors:

Curtis Parkinson,
96 Main Street, Bulwell,
Nottingham NG6 8ET
Tel: (0115) 931 7000 ~ Ref: S Greaves

GUIDE PRICE: £25,000 - £30,000**LOT 16**

12 Wainwright Avenue, Hamilton, Leicester LE5 1QW

RESIDENTIAL INVESTMENT**Location:**

The property is located in the sought after area of Hamilton, off Maidenwell Avenue.

Description:

A modern six bedroom, 3 storey detached family house with full gas central heating, double glazing and garage.

Accommodation:**Ground Floor:**

Entrance hall, 2 reception rooms, fitted kitchen, utility room, w.c.

First Floor:

4 bedrooms, one with en-suite, family bathroom.

Second Floor:

2 bedrooms one with en-suite.

Outside:

Front and rear gardens, garage.

Tenure:

- We understand that the property is freehold.
- The property is currently let on a 12 months Assured Shorthold Tenancy from 08.05.10 at £850 pcm, the tenant is currently holding over.
- Notice has been served upon the tenant to vacate the property by 07.08.11.

Solicitors:

Astills, De Montfort House,
1 De Montfort Square, Leicester LE1 7ER
Tel: (0116) 249 4450 ~ Ref: A Berry

GUIDE PRICE: £250,000 - £270,000

LOT 17**8 Beaconsfield Road, Leicester LE3 0FE****RESIDENTIAL INVESTMENT****Location:**

The property is located off Narborough Road, near to the junction of Upperton Road and near to Leicester Royal Infirmary and De Montfort University.

Description:

A palisaded villa converted into two refurbished and modernised one bedroom self contained flats with electric storage heating.

Tenure:

We understand that the property is freehold subject to existing tenancies.

Solicitors:

Rajinder Singh & Co,
85 London Road, Leicester LE2 0PF
Tel: (0116) 254 5929 ~ Ref: R Singh

Floor	Flat	Accommodation	Tenancy	Rent pax / pcm
Ground		communal entrance hallway – providing access to both ground and first floor flats		
Ground	1	Lounge, kitchen, bedroom leading to en-suite bathroom	Let for 12 months from 21.06.10 - 20.06.11	£5,100 / 425 pcm
First	2	Lounge/kitchen, bedroom, bathroom	Let for 6 months from 01.02.11 - 31.07.11	£5,100 / £425 pcm
Outside		Front garden and rear garden with outhouse and w.c.		
Total Rent				£10,200 / £850 pcm

GUIDE PRICE: £120,000 - £125,000**LOT 18****22 Francis Street, Leicester LE2 2BD****COMMERCIAL****SALE BY MORTGAGEE NOT IN POSSESSION****Location:**

The property is located in the fashionable Allandale Road/Francis Street shopping area between Allandale Road and Stonegate Road approximately 2 miles south east of Leicester city centre.

Description:

A mid terrace retail unit with sales area and stores above and car parking for 2 vehicles at the rear.

Accommodation:

Ground Floor: Retail sales area, kitchenette, store.

Total Area: 399 sqft (37.10 sqm) approx.

First Floor: Sales area, small rear office.

Total Area: 399 sqft (37.10 sqm) approx.

Second Floor: Store.

Total Area: 129 sqft (12 sqm) approx.

Total GIA: 927 sqft (86.2 sqm) approx.

Outside:

Rear garden with car parking for 2 vehicles.

Note:

- Sale by mortgagee not in possession.
- The auctioneers have not inspected the property.

Tenure:

We understand that the property is freehold.

Solicitors:

Shoosmiths, Witan Gate House,
500-600 Witan Gate West,
Milton Keynes, Buckinghamshire MK9 1SH
Tel: (01908) 488380 ~ Ref: B Hawthorn

GUIDE PRICE: £150,000**Can't attend the Auction?**

You can still bid in the Auction by arranging a proxy / telephone bid.

COMMERCIAL INVESTMENT

Location:

Phoenix Park occupies a prominent corner position at the junction of Stephenson Way and Telford Way on the Stephenson Industrial Estate. Ideally positioned on the Coalville ring road, the property offers superb communications to the M1 and A42/M42 motorways.

Description:

A two storey modern office building offering self-contained offices with shared kitchen and w.c's. The offices benefit from carpeting, suspended ceilings with inset Category II lighting, electric heating and double glazing throughout. Externally, there are 8 car parking spaces.

Accommodation:

Ground Floor:

Entrance area, partitioned offices, kitchen, w.c.

First Floor:

Large open plan office.

Total NIA:

1,550 sqft (144 sqm) approx.

Outside:

8 car park spaces.

Note:

- The offices have been let as serviced offices on monthly licences on an all inclusive basis.
- The ground floor has been let at £15,300 pa (£1,275 pcm).
- There is one office on the first floor which is currently vacant and could be let at approximately £15,000 pa.
- Estimated gross rental income of £30,000 pa.

Tenure:

We understand that the property is freehold, part investment and part vacant possession will be given upon completion.

Solicitors:

Underwood Vincombe LLP,
Telford House, Outram's Wharf,
Little Eaton, Derby DE21 5EL
Tel: (01332) 836661 ~
Ref: M Vincombe



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GUIDE PRICE: £150,000 + VAT



COMMERCIAL INVESTMENT

Location:

The site is located in the city centre at the rear of 50-66 Granby Street, opposite the Ramada Jarvis Hotel near to the junction of Rutland Street and Belvoir Street.

Description:

A level site of approximately 1,466 sqyds (0.30 acres). The site provides approximately 50 – 52 car park spaces of which 4 spaces are made available as follows:

- 2 for the adjoining Baptist Church
- 1 for 60-62 Granby Street
- 1 for 64-66 Granby Street

Planning:

- The site has authorised use for a car park.
- Potential for development subject to planning permission.
- All enquiries regarding planning should be made to Leicester City Council Planning Department (0116) 252 7249.

Note:

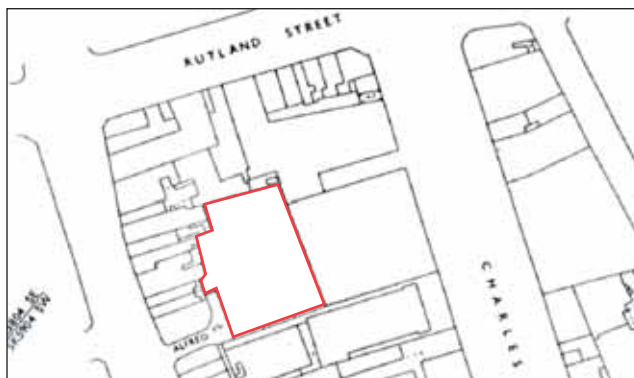
- The gross income for year ending June 2011 is approximately £50,000 pa. For the year July 2008 – June 2009 this was approximately £65,000. These figures do NOT include further potential income from weekend public parking.
- The car park spaces are let on two-monthly licences Monday - Friday, and on ad hoc basis at the weekends.

Tenure:

We understand that the site is freehold.

Solicitors:

Eddowes Waldron Solicitors,
12 St Peter's Churchyard, Derby DE1 1TZ
Tel: (01332) 348484 ~ Ref: J Waldron



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GUIDE PRICE: £425,000 - £450,000

IMPORTANT NOTICE: All purchasers will be required to produce proof of identity, as well as their 10% deposit. Two forms of identification required.

BUYER'S FEE: The successful purchaser will be required to pay the Auctioneers a buyer's fee of £350.00 (inc. VAT)

No Cash Deposits



RESIDENTIAL DEVELOPMENT / LAND

 *Property offered on behalf of
Leicestershire County Council*



Location:

The site is located on Main Street Swannington approximately 3 miles from Coalville and 5 miles from Ashby.

Description:

A level site of 0.17 hectares (0.37 acres).

Planning:

- The land is to be sold with the benefit of outline planning consent for one residential dwelling and detached garage in accordance with planning application 11/00110/OUT dated 29/03/11.
- In the event that the purchasers or their successors in title are successful in securing planning consent for more than one residential dwelling on the site then the County Council will seek to recover 50% of any increase in value of the site for a 25 year period.
- All enquiries regarding planning should be made to North West Leicestershire District Council Planning Department (01530) 454666.

Note:

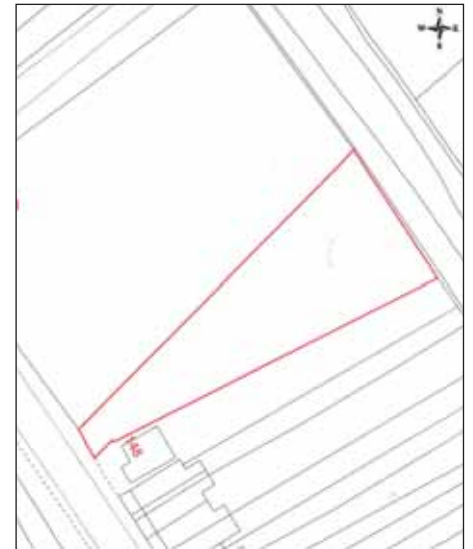
- VAT may be payable on the purchase price.
- The sale will be subject to the purchaser paying Leicestershire County Council's legal and surveyors fees of 2% plus VAT (if applicable) of the purchase price subject to a minimum fee of £1,000 plus VAT (if applicable).

Tenure:

We understand that the site is freehold and vacant possession will be given upon completion.

Solicitors:

The County Solicitor, Legal Services, Leicestershire County Council, County Hall, Glenfield, Leicester LE3 8RA
Tel: (0116) 305 6045 ~ Ref: L Hayden



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GUIDE PRICE: £70,000



COMMERCIAL / RESIDENTIAL



Property offered on behalf of Leicester City Council

Location:

The property is located on Wellington Street opposite to Leicester Crown Court. The site has the benefit of having frontages and access from both Wellington Street and New Walk.

Description:

A 2 storey former day nursery premises of approximately 5,000 sqft (1,524 sqm) having 2 car parking spaces on site with potential for additional spaces. The property has double glazing, full gas central heating and burglar alarm system.

Accommodation:

Ground Floor:

6 former class rooms, kitchen, utility room, w.c's, stores.

Total Area:

3,461 sqft (321.537 sqm)

First Floor:

Common room, 3 offices, kitchen, w.c's, utility room, store.

Total Area:

1,540 sqft (143.07 sqm)

Total GIA:

5,000 sqft (464.51 sqm) approx.

Outside:

Parking off Wellington Street, former play area fronting New Walk.

Planning:

- Potential for conversion to offices/residential subject to planning permission.
- All enquiries regarding planning should be made to Leicester City Council Planning Department (0116) 252 7249.

Note:

- We understand that VAT will be payable on the purchase price.
- The sale will be subject to the buyer paying the Seller's legal fees of 0.5% of the purchase price or £750 whichever is the greater (plus VAT) and surveyor's fees of 0.5% of the purchase price or £500 whichever is the greater (plus VAT).
- No offers will be accepted on this lot prior to the Auction.



Tenure:

We understand that the property is freehold and vacant possession will be given upon completion.

Solicitors:

Director of Legal Services,
Leicester City Council, New Walk Centre,
Welford Place, Leicester LE1 6ZG
Tel: (0116) 252 6349 ~ Ref: Z Ayris



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GUIDE PRICE: £200,000 - £225,000 + VAT

Can't attend the Auction?

You can still bid in the Auction by arranging a proxy / telephone bid.



RICS
SINCE 1990

COMMERCIAL INVESTMENT

Location:

The properties are located on the corner of the main A5460 Narborough Road/Roman Street and Briton Street approximately 1 1/2 miles from the city centre.

Description:

A substantial 3 storey corner premises fronting Narborough Road and continuing into Roman Street and Briton Street. The property is in 3 parts and is currently fully occupied. The property on Narborough Road has been converted into a ground floor bar with two self contained flats above, the property on Roman Street is a warehouse with a self contained flat above and the property accessed via the driveway between 8 and 12 Briton Street is a two storey warehouse.



58-60 Narborough Road



1-5 Roman Street



Briton Street

Planning:

Potential to convert the upper floors to residential subject to planning permission.

Note:

For the year ending 31.12.11 the ground floor rent is £20,000.

Tenure:

We understand that the property is freehold, subject to existing lease/tenancies.

Solicitors:

Bond Adams,
105 London Road, Leicester LE2 0PF
Tel: (0116) 285 8080 ~ Ref: R Patel



Accommodation:

Property	Floor	Accommodation	Tenancy	Rent pax
58-60 Narborough Road	Ground	Bar	10 year lease from 01.05.10 – 08.05.20 with 3 year rent reviews and an option to break after the 4 years	£40,000
58 Narborough Road	First & Second	Flats A & B	7 year lease from 01.04.08 – 31.03.15 with 3 year rent reviews and an option to break after the 4 years	£9,600
60 Narborough Road	First & Second	Flats A & B	7 year lease from 01.04.08 – 31.03.15 with 3 year rent reviews and an option to break after the 4 years	£6,000
Total GIA:		8,697 sqft,		
1-5 Roman Street	Ground & First	Warehouse	7 year lease from 01.10.08 – 30.09.15 with 3 year rent reviews and an option to break after the 4 years	£3,000
5 Roman Street	Second	Flat A	7 year lease from 01.10.08 – 30.09.15 with 3 year rent reviews and an option to break after the 4 years	£6,000
Total GIA:		8,840 sqft approx.		
Briton Street	Ground & First	Commercial premises	7 year lease from 01.10.08 – 30.09.15 with 3 year rent reviews and an option to break after the 4 years	£6,000
Total Rent:				£70,600

GUIDE PRICE: £850,000 - £950,000



RESIDENTIAL



Property offered on behalf of
Leicester City Council



Location:

Property located on the corner of Clarendon Street and Jarrom Street near to Leicester Royal Infirmary and De Montfort University.

Description:

A 2 storey corner terrace property (former corner shop with living accommodation) requiring complete modernisation.

Accommodation:

Ground Floor:

Corner room (former retail area), entrance lobby, middle reception room, kitchen area.

First Floor:

3 bedrooms.

Outside:

Rear yard with store and w.c.

Note:

- The property has structural defects and requires complete modernisation/repair.
- There is a covenant for the property to be used for residential purposes only and potential purchasers are advised to check all planning matters with the Leicester City Council, Planning (Management) Section (0116) 252 7249.
- This property is subject to a condition to refurbish within 2 years (see Leicester City Council Private Sector Empty Homes Standard – pages 24 and 25).
- The sale will be subject to the buyer paying the Seller's legal and surveyors' fees of either 1% of the purchase price or £1,000, whichever shall be

the greater, together with VAT thereon (if applicable).

- No offers will be accepted on this lot prior to the Auction.

Tenure:

We understand that the property is freehold and vacant possession will be given upon completion.

Solicitors:

Director of Legal Services,
Leicester City Council, New Walk Centre,
Welford Place, Leicester LE1 6ZG
Tel: (0116) 252 7035 ~ Ref: J Mclvor

GUIDE PRICE: £45,000 - £50,000

IMPORTANT NOTICE: All purchasers will be required to produce proof of identity, as well as their 10% deposit. Two forms of identification required.

BUYER'S FEE: The successful purchaser will be required to pay the Auctioneers a buyer's fee of £350.00 (inc. VAT)

No Cash Deposits



CONTENTS

- Section 1 Summary of the definition
Section 2 The detailed definition

SECTION 1

Empty Homes Strategy (EHS) – Leicester Private Sector Empty Homes Standard - a summary of the definition:

1.1 A property that meets the Leicester Private Sector Empty Homes Standard is one, which is wind and weather tight, warm and has modern facilities. It is in good decorative order with a secure property boundary and properly maintained grounds.

1.2 The home must meet the following seven criteria to achieve Leicester City Council's Private Sector Empty Homes Standard

a) It meets the current statutory minimum standard for housing (see section 2.2). Homes which fail to meet this criterion are those containing one or more hazards assessed as serious (Category 1), under the Housing Health and Safety Rating System (HHSRS).

b) It is in a reasonable state of repair (see section 2.3). Homes which fail to meet this criterion are those where either:

- one or more of the key building components are old and, because of their condition, need replacing or major repair; or
- two or more of the other building components are old and, because of their condition, need replacing or major repair.

c) It has reasonably modern facilities and services (see section 2.4) Homes which fail to meet this criterion are those which lack all or any of the following:

- a reasonably modern kitchen (20 years old or less);
- a kitchen with adequate space and layout;
- a reasonably modern bathroom (30 years old or less);
- an appropriately located bathroom and WC;
- adequate insulation against external noise (where external noise is a problem);
- adequate size and layout of common areas for blocks of flats.

d) It provides a reasonable degree of thermal comfort (see section 2.5). This criterion requires dwellings to have both effective insulation and efficient heating.

e) It is in a reasonable state of decorative order (see section 2.6). Homes which fail to meet this criterion are those which lack the following:

- Internal decoration that is clean and sound
- External decoration that is clean, protective, durable and sound.

f) It has properly maintained grounds and external boundaries (see sections 2.7.1 & 2.7.2). Homes which fail to meet this criterion are those which lack the following:

- Grounds which are free from hazards, pests, overgrowth, and rubbish
- Property Boundaries which are continuous, secure and in a safe condition

g) Exceptions (see section 2.8): In some areas environmental and security works may be required to meet Leicester Private Sector Empty Homes Standard if they are considered to be a high priority.

SECTION 2

What is a Leicester Private Sector Empty Homes Standard? - the detailed definition

2.1: This section gives detailed definitions of each of the seven criteria that make up the Leicester Private Sector Empty Homes Standard.

CRITERION A: IT MEETS THE CURRENT STATUTORY MINIMUM STANDARD FOR HOUSING

2.2 The current minimum standard for housing is determined by the Housing Health and Safety Rating System (HHSRS), set out in the Housing Act 2004. The Department of Communities and Local Government (DCLG) issued updated operating guidance on inspections and hazards, under Section 9 of the act, in February 2006.

The 'Housing Health and Safety Rating System, Operating Guidance' can be downloaded free of charge from the DCLG website. This guidance, updated in June 2006, replaced 'A Decent Home: The definition and guidance for implementation' published in February 2004.

Copies of this publication and alternative formats are available from:

DCLG Publications, P.O. Box 236, Wetherby
West Yorkshire LS23 7NB

Tel: 0870 1226 236 Fax: 0870 1226 237

Email: communities@twoten.com

or enter <http://www.communities.gov.uk/> and type HHSRS in the search panel.



CRITERION B: IT IS IN A REASONABLE STATE OF REPAIR

2.3 Homes where one or more key building components are old and require replacing or major repair.

Definition of key Building components

Building components are the structural parts of a dwelling (e.g. wall structure, roof structure), other external elements (e.g. roof covering, chimneys) and internal services and amenities (e.g. kitchens, heating systems). Key building components are those which if in poor condition, could have an immediate impact on the integrity of the building and cause further deterioration in other components. They are the external components plus internal components that have potential safety implications and include:

- external walls;
- roof structure and covering;
- windows/doors
- chimneys
- central heating boilers
- gas fires
- storage heaters and
- electrics

If any of these components are old and need replacing, or require immediate major repair, then the dwelling is not in a reasonable state of repair and remedial action is required.

Other building components are those that have a less immediate impact on the integrity of the dwelling. Their combined effect is therefore considered, with a dwelling not in a reasonable state of repair if two or more are old and need replacing or require immediate major repair.

CRITERION C: IT HAS REASONABLY MODERN FACILITIES AND SERVICES

2.4 A home is considered not to meet this criterion if it lacks all or any of the following facilities:

- a kitchen which is 20 years old or less
- a kitchen with adequate space and layout
- a bathroom which is 30 years old or less
- an appropriately located bathroom and WC
- adequate noise insulation and
- adequate size and layout of common entrance areas for blocks of flats
- a kitchen failing on adequate space and layout would be one that was too small to contain all the required items (sink, cupboards cooker space, worktops etc) appropriate to the size of the dwelling
- an inappropriately located bathroom and WC is one where the main bathroom or WC is located in a bedroom or accessed through a bedroom (unless the bedroom is not used or the dwelling is for a single person). A dwelling would also fail if the main WC is external or located on a different floor to the nearest wash hand basin, or if a WC without a wash hand basin opens on to a kitchen in an in appropriate area, for example next to the food preparation area
- inadequate insulation from external airborne noise would be where there are problems with, for example, traffic (rail, road and aeroplanes) or factory noise.

Owners should ensure reasonable insulation from these problems through installation of appropriate acoustic

glazing in line with the current Building Regulations and

- inadequate size and layout of common entrance areas for blocks of flats would be one with insufficient room to manoeuvre easily for example where there are narrow access ways with awkward corners and turnings, steep staircases, inadequate landings, absence of handrails, low headroom etc.

CRITERION D: IT PROVIDES A REASONABLE DEGREE OF THERMAL COMFORT

2.5 The revised definition requires a dwelling to have both:

- efficient heating and
- effective insulation.

2.5.1 **Efficient heating** is defined as any gas or oil programmable central heating or electric storage heaters or programmable LPG/solid fuel central heating or similarly efficient heating systems which are developed in the future¹. Heating sources which provide less energy efficient options fail the Leicester Private Sector Empty Homes Standard. Programmable heating is where the timing and the temperature of the heating can be controlled by the occupants.

Where new heating systems are being installed or existing system replaced, owners should take the opportunity to increase the energy efficiency of the dwelling if possible. This would be achieved through installing energy efficient boilers where possible. Energy efficient boilers are those that comply with Building Regulations.

2.5.2 **Effective insulation** can be defined, as loft insulation with a minimum thickness of 200mm.

If new heating or insulation is being installed, it is important that steps are taken to ensure the dwelling is adequately ventilated.

CRITERION E: IT IS IN REASONABLE STATE OF DECORATIVE ORDER

2.6 Internal woodwork painted to a gloss finish, which is clean and even. Internal walls and ceilings to be clean even sound and free from mould and staining. External woodwork to be painted to a gloss finish which is continuous, sound, durable and protective.

CRITERION F: IT HAS PROPERLY MAINTAINED GROUNDS AND EXTERNAL BOUNDARIES

2.7.1 Homes to have fences, hedges or walls which are properly maintained and are continuous, safe and secure.

2.7.2 Grounds to be maintained and free from hazards, overgrown weeds, shrubs, vermin and rubbish. Hard surfaces, including paths to be even and free from deterioration.

CRITERION G: EXCEPTIONS

2.8 Environmental and security works may be required to meet Leicester Private Sector Empty Homes Standard if considered a high priority in some areas. This may include security gates to shared yards and secure fencing to prevent anti-social behaviour problems.

¹ For example efficient heating based on renewable sources.

Can't attend the Auction?

You can still bid in the Auction by arranging a proxy / telephone bid.



RICS
SINCE 1990

MEMORANDUM OF AGREEMENT OF SALE SHONKI BROTHERS LTD - AUCTIONS

LOT NUMBER

Agreement Date: :

Seller: :

: of

:

Buyer: :

: of

:

Property: : **ALL THAT** property described in the Seller's Special Conditions of Sale relating to the above Lot Number and known as

:

:

Completion Date :

Purchase Price : £

plus VAT (if applicable)

Buyer's Premium : £

(to be paid to Shonki Brothers Ltd)

Special Clearance : £

Searches etc : £

Balance : £

Less Deposit etc Paid : £

Balance Due : £

The Seller shall sell and the Buyer shall buy the Property for the Purchase price agreed on the fall of the hammer subject to the Common Auction Conditions (Edition 3) 3 August 2009 as amended by Seller's General conditions and Special conditions (annexed hereto).

Note: A copy of the Common Auction Conditions (Edition 3) 3 August 2009 are available for inspection at the Seller's Auctioneer's offices prior to the Auction and the Buyer is deemed to have inspected and familiarised himself/herself with such conditions prior to the Auction whether he/she has done so or not.

The Auctioneer acknowledges receipt of the Deposit as Agent for the Seller in part payment of the purchase price.

The Buyer agrees to pay the remainder of deposit/purchase price to complete the purchase in accordance with this agreement in all respects..

Signed Signed p.p. Seller

Signed Signed p.p. Buyer

Note: If the Memorandum of Agreement of Sale is not signed by or on behalf of the Successful Bidder/Buyer Shonki Brothers Ltd or any Director of theirs is authorised to sign the said Memorandum of Agreement of Sale on behalf of the successful Bidder/Buyer.



Money Laundering Regulations 2007

New Anti-Money Laundering Regulations came into effect from December 15th 2007 which affect both estate agents and auctioneers. There is now a requirement that Shonki Brothers Ltd confirm the identity of its clients and buyers.

In order to comply with these regulations, all buyers will have to provide Shonki Brothers' Ltd auction team with proof of:

- (i) identity and
- (ii) a current residential address.

The following documents must be presented in all cases.

Identity Documents: A photographic ID, such as a current passport or UK driving licence. **AND Evidence of Address:** A utility bill, building society or bank statement, credit card bill or any other form of ID, issued within the previous three months, providing evidence of residency at the correspondence address.

In the case of a Limited Company you must provide photocopy of:

- (i) a corporation certificate
- (ii) VAT certificate
- (iii) evidence of Directors identity and address as before mentioned.
- (iv) a letter of authority from the company will also be required

A photocopy will be taken as part of the Auction control process

Please note that only the above documents will be accepted at the Auction venue

IN ADDITION: If a bidder is acting as an agent on behalf of another party, they will be required to provide the documents detailed above for both themselves (the agent) and the principal, as well as provide a valid letter of authority from the principal authorising them to bid on their behalf.

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IMPORTANT NOTICE: All purchasers will be required to produce proof of identity, as well as their 10% deposit. Two forms of identification required.

BUYER'S FEE: The successful purchaser will be required to pay the Auctioneers a buyer's fee of £350.00 (inc. VAT)

No Cash Deposits



RICS
SINCE 1990

AUCTION VENUE

Directions to Leicester Racecourse



Leicester Racecourse
Leicester Road
Oadby
Leicester
LE2 4AL

Tel: 0116 271 6515

Directions:

Leicester Racecourse is easily accessible from the Midlands motorway network. It is only 3 miles from the centre of Leicester and only 2 miles from the main Leicester Railway station.

From M1/M69

Leave Junction 21 of the M1/M69 and follow the main outer ring road, signposted South and East Leicester (A563). Continue along A563 for approximately 4 miles until you approach the Leicester Racecourse on the right-hand side.

KAL SANGRA

SHONKI ■ BROTHERS

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