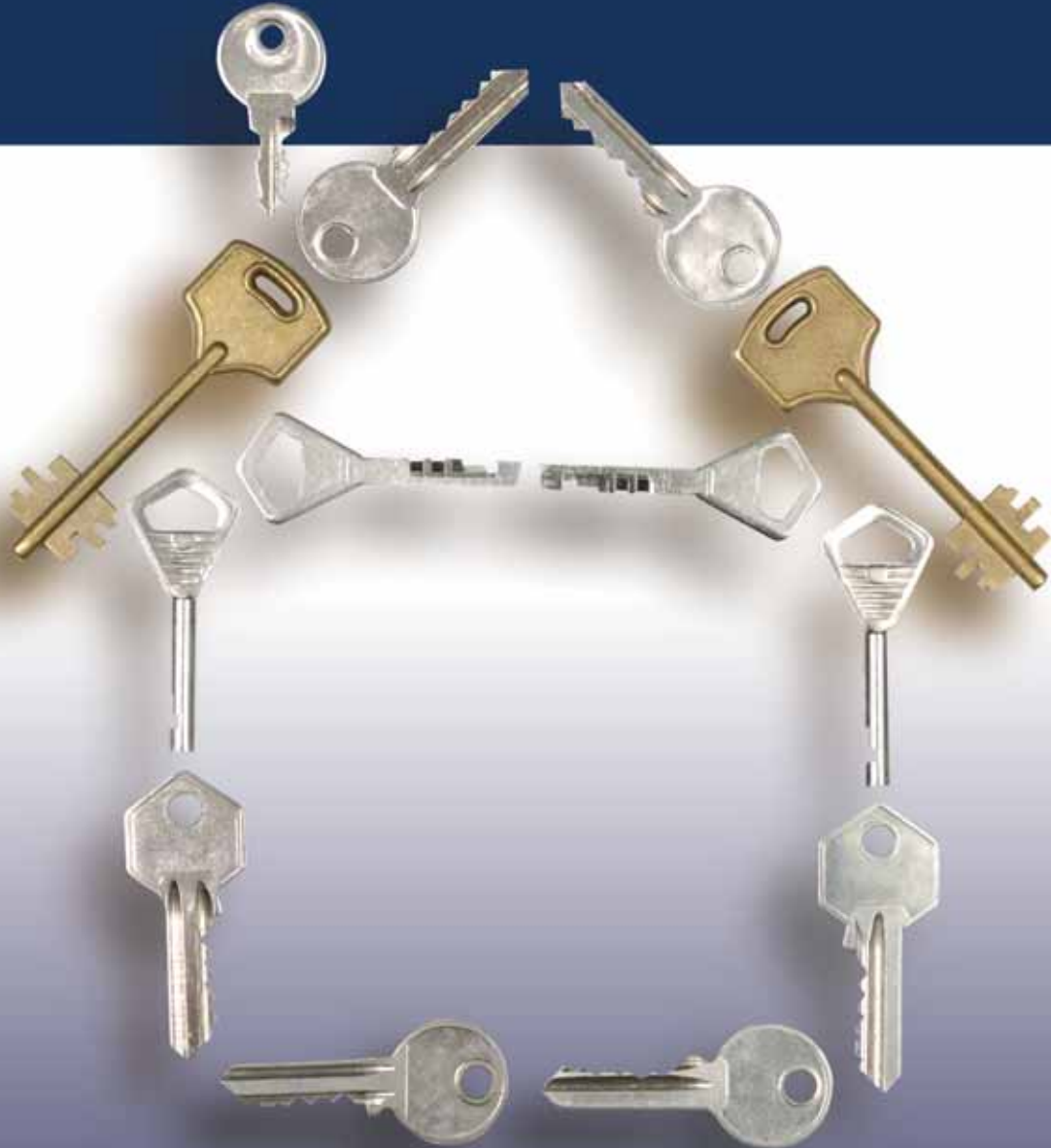

KAL SANGRA

SHONKI ■ BROTHERS



AUCTION

Wednesday 15 September 2010 at 5.00pm
Leicester Racecourse, Leicester Road, Oadby, Leicester LE2 4AL



Auction: Wednesday 15 September 2010



A warm welcome to our fourth auction sale of 2010.

During the period since our last auction in June 2010 the RICS report that there has been a fall in house prices due to the increase in supply but a fall in demand. The increase in the number of properties for sale has also been a direct result of the abolition of the Home Information Packs. The low interest rate, which is still at 0.5% now for 16 consecutive months, still makes it very attractive for investors with cash funds and low borrowings to be active within the property market.

We are delighted to offer a fuller catalogue with 22 lots which are competitively priced and are a mixture of land, commercial and residential properties that are suitable for owner occupation, investment and for development.

Legal Documents:

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

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Do check lots have not been sold or withdrawn prior to Auction.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 17 November 2010, 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 September 2010.

K S Sangra FRICS FNAVA
Auctioneer



Auction: Wednesday 15 September 2010



Order of Sale

LOT	PROPERTY ADDRESS
1	1 Thorneycroft Lane, Wolverhampton WV10 0NF
2	Rear of 11 Ash Grove (Peverel Place), Desborough, Kettering NN14 2LD
3	61 Montague Road, Clarendon Park, Leicester LE2 1TJ
4	Cork Lane Nursery, Cork Lane, Glen Parva, Leicester LE2 9JS & Sub-Station, West View Avenue, Glen Parva, Leicester LE2 9GT
5	24 Nursery Road, Leicester LE5 2HP
6	64 Gladstone Street, Desborough, Kettering NN14 2QT
7	35 Wood Street, Ashby de la Zouch, Leicestershire LE65 1EL
8	Property adjacent to 50 Copelands Road, Desborough, Kettering NN14 2QF
9	39-41 Morris Road, Leicester LE2 6BR
10	81 Grasmere Street, Leicester LE2 7DB
11	Property adjacent to 31 Manor Road, Rothwell, Kettering NN14 6JE
12	31 Percy Road, Leicester LE2 8FP
13	74 Front Street, Birstall, Leicester LE4 4DP
14	Properties adjacent to 57 Scott Avenue, Rothwell, Kettering NN14 6DH
15	4 Rydal Street, Leicester LE2 7DS
16	42 Upper George Street, Higham Ferrers, Rushden, Northants NN10 8JN
17	281A Birstall Road, Birstall, Leicestershire LE4 4DJ
18	155 St Leonards Road, Clarendon Park, Leicester LE2 3BZ
19	78 Catherine Street, Leicester LE4 6EL
20	Site adjacent to Rose Cottage, Seine Lane, Enderby, Leicestershire LE19 4PD
21	222-224 Narborough Road, Leicester LE3 2AN
22	Former Markfield Highways Depot, Copt Oak Road, Markfield LE67 9PJ



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



RICS
SINCE 1990

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**

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

SALE BY MORTGAGEE IN POSSESSION



Location:

Property located at the cross junction of Bushbury Road, Victoria Road and Thorneycroft Lane approximately 2.5 miles north/east of Wolverhampton town centre. The area predominately consists of residential dwellings.

Within close proximity to the property is the New Cross Hospital, Falling Park and Heath Park recreation grounds and the A460 Cannock Road that provides easy access to Junction 1 of the M54 motorway.

Description:

A single storey shop premises of brick construction beneath a dwarfed pitched roof. The property is 1 of 5 retail premises within a corner parade of shops.

Accommodation:

Shop: 217 sqft
Kitchen: 43 sqft
Rear store room: 44 sqft
Total floor area: 304 sqft (28.24) sqm approx.

Outside:

Off road parking for two vehicles to the front elevation and a small rear yard.

Note:

Sale by mortgagee in possession.

Tenure:

We understand that the property is freehold.

Solicitors:

Shakespeare Putsmann LLP,
 Somerset House, Temple Street,
 Birmingham B2 5DJ
 Tel: (0121) 237 3000 ~
 Ref: R O'Shaughnessy

PRICE GUIDE: £40,000 - £45,000



LOT 2

Rear of 11 Ash Grove (Peverel Place), Desborough, Kettering NN14 2LD

RESIDENTIAL

SALE BY MORTGAGEE NOT IN POSSESSION

**Location:**

Property located off Braybrooke Road, between Peverel Place and Ash Grove approximately 1 mile from the centre of Desborough.

Description:

A partly completed, two storey, 3 bedroom detached house with uPVC double glazing.

Accommodation:

The Auctioneer has not inspected the property internally. We believe the accommodation to be as follows:

Ground Floor:

Entrance porch, lounge, kitchen/diner, w.c.

First Floor:

3 bedrooms, bathroom.

Outside:

Front garden, providing off road parking, rear garden.

Note:

- Access is not possible.
- The property is in need of completion.
- The purchaser must make his/her own judgement in respect of the layout and condition of the property.
- Sale by mortgagee not in possession.

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

PRICE GUIDE: £50,000

LOT 3

61 Montague Road, Clarendon Park, Leicester LE2 1TJ

RESIDENTIAL

**Location:**

Property located off Queens Road, close to Leicester University.

Description:

A 2 bedroom mid terrace property with full gas central heating and part double glazing.

Accommodation:**Ground Floor:**

2 reception rooms, fitted kitchen.

First Floor:

2 bedrooms, bathroom.

Outside:

Rear garden.

Note:

Potential to let to the local university students.

Tenure:

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

Solicitors:

Paul Cooper & Co,
2 De Montfort Street,
Leicester LE1 7GA
Tel: (0116) 255 4477 ~ Ref: P Cooper

PRICE GUIDE: £125,000 - £130,000

(PREVIOUSLY MARKETED FOR £145,000)

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



Property offered on behalf of Leicestershire County Council

Location:

Property located near to the junction of West View Avenue and Cork Lane, off the main A426 Lutterworth Road.

Description:

A single storey mobile used as a nursery with adjacent play area and sub-station.

Accommodation:

Nursery:

Ground Floor:

Nursery area, kitchen, w.c's, store room.

Outside:

Enclosed play area to the side and rear.

Total Site Area:

0.11 acres (445 sqm) approx.

Substation (adjacent to 34 West View Avenue):

Total Site Area:

41 sqm (49 sqyds) approx.

Planning:

Potential for residential development on the nursery site subject to planning permission.

Note:

The sale will be subject to the purchaser paying Leicestershire County Councils 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:

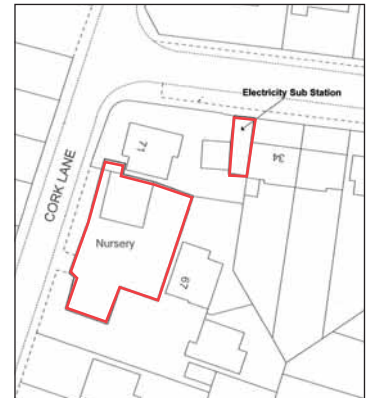
- We understand that the property is freehold subject to existing leases.
- The nursery is let for 10 years from 02.09.05 with 3 yearly rent reviews on FRI basis at a rental of £4,850 pax.
- The substation is let for a term of 21 years from 30.09.1986 at a rental of £275 for the whole term. The lease has expired and the tenant is currently holding over.



Nursery



Substation



Proposed layout plan. Not to scale-for identification purposes

Solicitors:

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

PRICE GUIDE: £115,000 - £120,000



LOT 5

24 Nursery Road, Leicester LE5 2HP

RESIDENTIAL**Location:**

Property located off Scruptoft Lane on the corner of Nursery Road and Weaver Road.

Description:

A 4 bedroom detached bungalow on a corner plot with a swimming pool. The property has gas central heating and double glazing.

Accommodation:**Ground Floor:**

Hallway, 4 bedrooms, lounge/diner, kitchen and utility room, 2 bathrooms.

Outside:

Outbuilding with swimming pool, lean-to, front, side and rear gardens, 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

PRICE GUIDE: £175,000**LOT 6**

64 Gladstone Street, Desborough, Kettering NN14 2QT

RESIDENTIAL INVESTMENT**SALE BY MORTGAGEE NOT IN POSSESSION****Location:**

Property located off B576 Harborough Road, approximately 1/2 mile from the centre of Desborough.

Description:

A 3 bedroom detached house with uPVC double glazing and full gas central heating.

Accommodation:**Ground Floor:**

Entrance hall, lounge, kitchen /diner, w.c.

First Floor:

3 bedrooms, bathroom.

Outside:

Rear garden.

Note:

Sale by mortgagee not in possession.

Tenure:

- We understand that the property is currently let.
- Freehold investment subject to any existing tenancy.

Solicitors:

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

PRICE GUIDE: £80,000 - £85,000

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:

Property located near to the city centre of Ashby De La Zouch.

Description:

A substantial property used as an Indian restaurant. The property has 9 en-suite bedrooms.

Accommodation:

Ground Floor:

Restaurant, kitchen, w.c.'s

First Floor:

4 double bedrooms and 5 single bedrooms all with en-suite shower rooms.

Outside:

Rear car park.

Note:

The property was previously used as a hotel/bed and breakfast.

Tenure:

- We understand that the property is freehold subject to existing lease.
- The restaurant is let on a new 6 year lease from 01.07.10 with 3 yearly rent reviews on FRI basis at a rental of £28,000 pax.
- Terms have been agreed for an extension of the lease for a further 14 years, the documentation is being prepared.

Solicitors:

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



PRICE GUIDE: £230,000 - £235,000



ALL TYPES OF PROPERTIES REQUIRED:

- Residential Investments
- Commercial Investments
- Vacant Properties
- Land
- Agricultural

Call us for a free, no obligation, Auction appraisal

Entries taken for our next Auction
17 November 2010



LOT 8

Property adjacent to 50 Copelands Road, Desborough, Kettering NN14 2QF

RESIDENTIAL

SALE BY MORTGAGEE NOT IN POSSESSION



Location:

Property located off Rushton Road, approximately 1 mile from the centre of Desborough.

Description:

A partly completed, two storey, 3 bedroom detached house with single storey extensions to the front and rear and uPVC double glazing.

Accommodation:

The Auctioneer has not inspected the property internally. We believe the accommodation to be as follows:

Ground Floor:

Entrance porch, lounge, kitchen/diner, w.c.

First Floor:

3 bedrooms, bathroom.

Outside:

Front garden, providing off road parking, rear garden.

Note:

- Access is not possible.
- The property is in need of completion.
- The purchaser must make his/her own judgement in respect of the layout and condition of the property.
- Sale by mortgagee not in possession.

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

PRICE GUIDE: £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



COMMERCIAL INVESTMENT

Location:

Property located off Oakland Road which is off A5199 Welford Road and approximately 2 miles from the city centre.

Description:

A single storey industrial unit of brick construction with a mixture of pitch and flat roofs. There is car parking/loading to the front of the unit.

Accommodation:

Industrial unit with offices, stores:

5,970 sqft (555.21 sqm) approx. (excluding the tenant's improvements).

Outside:

Car parking and loading to the front of the unit

Note:

- We understand that VAT is not payable on the purchase price.

Tenure:

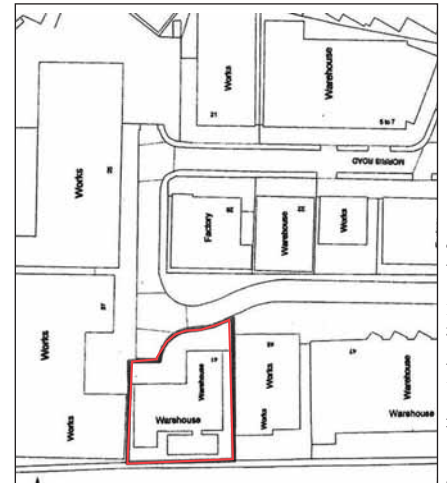
- We understand that the property is freehold subject to existing lease.
- The property is let from 15.04.06 to 18.07.11 on a FRI lease at a rent of £25,350 pax.

Joint Agents:

Innes England

Solicitors:

Harvey Ingram LLP,
20 New Walk, Leicester LE1 6TX
Tel: (0116) 254 5454 ~ Ref: J Freer



Proposed layout plan. Not to scale-for identification purposes

PRICE GUIDE: £225,000 - £230,000



LOT 10

81 Grasmere Street, Leicester LE2 7DB

RESIDENTIAL**Location:**

Property located off Jarrom Street near to Leicester Royal Infirmary and De Montfort University.

Description:

An extended 3 bedroom mid terraced house with full gas central heating.

Accommodation:**Ground Floor:**

2 reception rooms, kitchen, bathroom.

First Floor:

3 bedrooms.

Outside:

Rear yard.

Note:

Potential to let to the local university students and hospital employees.

Tenure:

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

Solicitors:

Paul Cooper & Co,
2 De Montfort Street, Leicester LE1 7GA
Tel: (0116) 255 4477 ~ Ref: P Cooper

PRICE GUIDE: £110,000**LOT 11**

Property adjacent to 31 Manor Road, Rothwell, Kettering NN14 6JE

RESIDENTIAL INVESTMENT**SALE BY MORTGAGEE NOT IN POSSESSION****Location:**

Property located off Trinity Road, close to B576 Harrington Road, ³/₄ mile from the centre of Rothwell and close to Montsaye Community College.

Description:

A 3 bedroom detached house with and uPVC double glazing.

Accommodation:

The Auctioneer has not inspected the property internally. We believe the accommodation to be as follows:

Ground Floor:

Entrance hall, lounge, kitchen/diner.

First Floor:

3 bedrooms, bathroom.

Outside:

Front garden, providing off road parking, rear garden.

Note:

Sale by mortgagee not in possession.

Tenure:

- We understand that the property is currently let.
- Freehold investment subject to any existing tenancy.

Solicitors:

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

PRICE GUIDE: £85,000

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



RICS
SINCE 1990

COMMERCIAL



Location:

Property located off Saffron Lane at the junction of Percy Road and Grace Road.

Description:

A corner 2 storey factory with offices, design rooms, stores and w.c.'s.

Accommodation:

Ground Floor:

Factory/Warehouse areas, offices, design rooms: 7,377 sqft (685.32 sqm) plus mezzanine

First Floor:

Stores, offices, design rooms, w.c.'s: 3,040 sqft (282.42 sqm)

Total Gross Internal Floor Area: 10,417 sqft (967.74 sqm) approx.

Outside:

Service yard with access from Percy Road.

Use:

Current B1 use (light industry).

Tenure:

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

Solicitors:

Salusburys Harding and Barnett,
3 Wycliffe Street, Leicester LE1 5LR
Tel: (0116) 262 6052 ~ Ref: J Hawkins

PRICE GUIDE: £220,000 - £225,000 + VAT

(PREVIOUSLY MARKETED FOR £295,000 PLUS VAT)



LOT 13

74 Front Street, Birstall, Leicester LE4 4DP

COMMERCIAL**Location:**

The property is located in the centre of Birstall within the main shopping parade

Description:

A single storey retail unit with planning permission for hot food takeaway.

Accommodation:

Retail Unit: 216 sqft
Kitchen: 103 sqft
Total Area: 319 sqft (29.64 sqm) approx.
Outside: Store

Note:

- Potential for first floor residential development subject to planning permission.
- The property can only be used as a pizza takeaway.

Tenure:

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

Solicitors:

Equitas Law,
 Shakespeare House,
 17 Wellington Street, Leicester LE1 6HU
 Tel: (0116) 275 5054 ~ Ref: Z Patel

PRICE GUIDE: £75,000 - £80,000**LOT 14**

Properties adjacent to 57 Scott Avenue, Rothwell, Kettering NN14 6DH

RESIDENTIAL DEVELOPMENT**SALE BY MORTGAGEE NOT IN POSSESSION****Location:**

Properties located on Scott Avenue approximately 1/2 mile from the centre of Rothwell.

Description:

A pair of partly completed semi detached houses.

Accommodation:

The Auctioneer has not inspected the property internally.

Note:

- Access is not possible.
- The properties are in need of completion.
- The purchaser must make his/her own judgement in respect of the layout and condition of the properties.
- Sale by mortgagee not in possession.

Tenure:

We understand that the properties are freehold.

Solicitors:

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

PRICE GUIDE: £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

LOT 15

4 Rydal Street, Leicester LE2 7DS

RESIDENTIAL**Location:**

Property located off Jarrom Street and close to Leicester Royal Infirmary and De Montfort University.

Description:

A 3 bedroom end terrace property with full gas central heating and partial double glazing.

Accommodation:**Ground Floor:**

2 reception rooms, kitchen, bathroom.

First Floor:

3 bedrooms.

Outside:

Rear garden.

Note:

Potential to let to local university students or hospital employees.

Tenure:

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

Solicitors:

Paul Cooper & Co,
2 De Montfort Street, Leicester LE1 7GA
Tel: (0116) 255 4477 ~ Ref: P Cooper

PRICE GUIDE: £110,000**LOT 16**

42 Upper George Street, Higham Ferrers, Rushden, Northants NN10 8JN

RESIDENTIAL INVESTMENT**SALE BY MORTGAGEE NOT IN POSSESSION****Location:**

Property located at the junction of Upper George Street and Newman Street, approximately 1 1/2 mile from the centre of Rothwell.

Description:

A 3 bedroom detached house with full gas central heating and uPVC double glazing.

Accommodation:

The Auctioneer has not inspected the property internally. We believe the accommodation to be as follows:

Ground Floor:

Entrance hall, lounge, kitchen/diner.

First Floor:

3 bedrooms, bathroom.

Outside:

Front and rear gardens.

Note:

Sale by mortgagee not in possession.

Tenure:

- We understand that the property is currently let.
- Freehold investment subject to any existing tenancy.

Solicitors:

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

PRICE GUIDE: £65,000

LOT 17

281A Birstall Road, Birstall, Leicestershire LE4 4DJ

COMMERCIAL INVESTMENT**Location:**

Property located in the centre of Birstall.

Description:

A 2 storey brick building with electric storage heating. The property is currently used as a beauty salon. There is a one bedroom self contained flat on the first floor.

Accommodation:**Ground Floor:**

Reception area, 3 treatment rooms, store and w.c.

First Floor:

Self contained flat having lounge, kitchen, bedroom, shower room.

Outside:

Access to the flat.

Tenure:

- We understand that the property is freehold subject to existing lease and tenancy.
- The ground floor is let for a term of 7 years from 13.09.07 with 3 year rent reviews on an internal repairing basis at a rent of £4,200 pax.
- Tenant option to break at 13.09.12 subject to 6 months prior written notice.
- The first floor flat is currently let on a 6 months Assured Shorthold Tenancy from 12.06.10 at a rent of £350 pcm (£4,200 pa) exc.
- Total current rental income: £8,400 pax.

Solicitors:

Bingham & Co,
19 Halford Street, Leicester LE1 1JA
Tel: (0116) 253 0091 ~ Ref: A Bingham

PRICE GUIDE: £100,000 - £110,000**LOT 18**

155 St Leonards Road, Clarendon Park, Leicester LE2 3BZ

RESIDENTIAL**Location:**

Property located off Clarendon Park Road, close to Leicester University.

Description:

A 2 bedroom mid terrace property with full gas central heating and part double glazing.

Accommodation:**Ground Floor:**

2 reception rooms, kitchen.

First Floor:

2 bedrooms, bathroom.

Outside:

Rear garden.

Note:

Potential to let to the local university students.

Tenure:

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

Solicitors:

Paul Cooper & Co, 2 De Montfort Street,
Leicester LE1 7GA
Tel: (0116) 255 4477 ~ Ref: P Cooper

PRICE GUIDE: £130,000 - £135,000**(PREVIOUSLY MARKETED FOR £155,000)**

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

PROOF OF IDENTITY

Please note that any person buying or bidding at our Auction MUST produce documentation to confirm their name and residential address for us to attach to the contract:

Identity Document

- Current signed passport
- Photocard driving licence

Proof of Address

- Utility bill (issued in the last 3 months - not a mobile phone bill)
- A drivers licence

PLEASE NOTE THAT YOU WILL BE UNABLE TO BID WITHOUT THESE DOCUMENTS

PROXY / TELEPHONE BIDDING

Can't attend the Auction?

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

Proxy Bidding

- The auctioneer will bid on your behalf up to an agreed limit

Telephone Bidding

- You can arrange to give bids over the telephone during the auction.

These services need to be arranged prior to the Auction. You will be required to complete a registration form together with a signed cheque which needs to be received at least 2 days before the Auction.

Please contact us on (0116) 254 3373 for a registration form

LOT 19

78 Catherine Street, Leicester LE4 6EL

COMMERCIAL INVESTMENT



Location:

Property located on Catherine Street, opposite Martin Street.

Description:

A shop premises with a one bedroom self contained flat above.

Accommodation:

Ground Floor:

Shop with office.

First Floor:

One bedroom self contained flat with lounge, kitchen, bathroom and access from the rear yard.

Outside:

Rear yard, w.c.

Tenure:

- We understand that the property is freehold subject to existing lease.
- The property is let for 3 years from 01.06.07 on FRI basis at a rental of £5,500 pax.
- The lease has expired and the tenant is currently holding over.

Solicitors:

Johar & Co, Beckville House,
66 London Road, Leicester LE2 0OD
Tel: (0116) 254 3345 ~ Ref: D Johar

PRICE GUIDE: £95,000 - £100,000



LOT 20

Site adjacent to Rose Cottage, Seine Lane, Enderby, Leicestershire LE19 4PD



LAND

Location:

Site is located off Seine Lane in Enderby.

Description:

A level site of approximately 0.55 acres, previously used as a paddock/barn.

Site Area:

The site area is believed to be in the region of 0.55 acres.

Planning:

1. The site has potential for residential development subject to obtaining the necessary planning consent.
2. All enquiries regarding planning should be made to Blaby District Council Planning Department (0116) 272 7705.

Note:

- The site was previously used as a paddock with a barn.
- We have been advised that there is vehicular and pedestrian access onto the site.

Tenure:

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

Solicitors:

Dixon Coles & Goddard,
1 The Nook, Anstey, Leicester LE7 7AZ
Tel: (0116) 236 4708 ~ Ref: G North



Proposed layout plan. Not to scale for identification purposes

PRICE GUIDE: £30,000- £35,000

LOT 21

222-224 Narborough Road, Leicester LE3 2AN

COMMERCIAL



Location:

Property located on A5460 Narborough Road, opposite Winchester Avenue.

Description:

A two storey property comprising of 2 shops on the ground floor and 2 bedroom residential accommodation above.

Accommodation:

Ground Floor:

222 Narborough Road:
Shop, rear room, rear lobby,
2 store rooms.

224 Narborough Road:
Shop.

First Floor:

2 bedrooms, lounge, kitchen, bathroom.

Outside:

Rear yard, 2 w.c's, coalstore.

Note:

- Property in need of some modernisation.
- Potential to combine both shops into one large shop subject to planning permission.

Tenure:

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

Solicitors:

Frisby & Small,
5 De Montfort Street, Leicester LE1 7GT
Tel: (0116) 233 5522 ~ Ref: J Crowson

PRICE GUIDE: £120,000 - £125,000

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

LAND



Property offered on behalf of
Leicestershire County Council



Proposed layout plan. Not to scale-for identification purposes

Location:

Site located on B591 Copt Oak Road at the junction with A511 Shaw Lane approximately 1/2 mile from junction 22 of the M1 motorway.

Description:

A former highways depot with a total site area of approximately 980 sqyds (0.20 acres).

Accommodation:

A level site of triangular shape with 4 small workshops/garages.

Planning

- The land is to be sold with the benefit of planning consent for a sui generis use as a Highways Depot. In the event that the purchasers or their successors in title are successful in securing planning consent for a change of use (with the exception of B1 (c) Light Industrial Use and B8 Storage and

Distribution) then the County Council will seek to recover 50% of any increase in value for the site for a 25 year period.

- All enquiries regarding planning should be made to Hinckley and Bosworth Borough Council Planning Department (01455) 255897.

Note:

The sale will be subject to the purchaser paying Leicestershire County Councils 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

PRICE GUIDE: £30,000



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 : £
Buyer's Premium : £
 (to be paid to Shonki Brothers Ltd)
Special Clearance : £
Searches etc : £
Balance : £
Less Deposit etc Paid : £
Balance Due : £

The Seller will sell and the Buyer will buy the Property for the Purchase price agreed on the fall of the hammer subject to the Common Auction Conditions For Auctions of Real Estate in England and Wales (Edition II 1st October 2005) as amended by Extra Conditions of Sale and Sellers' Special Conditions.

Note: A copy of the Common Auction Conditions For Auctions of Real Estate in England and Wales (Edition II 1st October 2005) as amended by Extra Conditions of Sale and Sellers Special Conditions 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 with such conditions prior to Auction whether he 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.

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

Extra Conditions of Sale

The RICS Common Auction Conditions (2nd Edition) are to be treated as being amended as follows:

1. GLOSSARY

- 1.1 There should be added at the end of the definition of 'Arrears' the words 'including any interest payable by the tenant on any such arrears'
- 1.2 The definition of **Practitioner** shall be deleted and replaced as follows: 'A receiver, administrator, administrative receiver or liquidator of a corporate **seller** or any trustee in bankruptcy of any person who is the seller'

2. THE DEPOSIT

- 2.1 For the purposes of **General Conditions** 2.1(a) the minimum deposit will be £1,000 exclusive of VAT
- 2.2 **General Conditions** 2.2 (a) shall be amended as follows:
In **General Condition** 2.2 (a) the following words shall be added at the end 'and against an account held in a Bank situated in the United Kingdom'
- 2.3 **General Condition** 2.2(b) shall be deleted and replaced with 'is to be held by the seller's agent unless the Special Conditions provide that it is to be held as stakeholder'
- 2.4 **General Condition** 2.3 shall be deleted and replaced with '(a)Where the Auctioneers hold the deposit as stakeholder they are entitled with the consent and irrevocable authority of the Buyer (which the Buyer hereby acknowledges and grants) to release such deposit to the Seller's Solicitors upon receipt by the Auctioneers of written confirmation from the Seller's Solicitors that completion has taken place and, for avoidance of doubt, upon the Auctioneers releasing the deposit, their liability as stakeholder shall be discharged.'
(b) if Completion does not take place, **the Auctioneers** are authorised (and **the Seller and the Buyer** acknowledge and irrevocably confirm their agreement to such authority) to release the deposit (less their fees) to the person entitled to it under the **General Conditions** (as amended)

3. TRANSFER OF RISK AND INSURANCE

- 3.1 In **General Condition** 3.2(d) the words 'and expense' shall be added after the words 'at the request'
- 3.2 The wording of **General Condition** 3.2(f) shall be deleted and replaced with:
(f) if before completion the lot suffers loss or damage:
(i) the seller will pay to the buyer on completion the amount of policy monies which the seller has received; and
(ii) if no final payment has then been received, assign to the buyer, at the buyer's expense, all rights to claim under the policy in such form as the buyer reasonably requires; and pending execution of the assignment, hold any policy monies received in trust for the buyer.'

4. NOTICE TO COMPLETE

In **General Condition** 7.3 (a) the word rescind' is to be replaced with the words 'treat the Buyer as having repudiated..'

Notice to complete

In **General Condition** 7.4 (a) the word rescind' is to be replaced with the words 'treat the Seller as having repudiated..'

5. LANDLORD'S LICENCE

- 5.1 In **General Condition** 9.1 the word 'a' shall be added after the words 'leasehold land and the words 'from the immediate and/or any superior landlord' shall be added after the words 'is required'.
- 5.2 In **General Condition** 9.2 the words 'the landlord can lawfully require' shall be deleted and replaced with the words 'any landlord lawfully requires'.
- 5.3 In **General Condition** 9.4(a) the word 'the' immediately prior to the word 'licence' shall be deleted and replaced with the words 'each lawfully required'.
- 5.4 In **General Condition** 9.5(a) the words 'properly required by any such landlord' shall be added at the end of the existing wording.
- 5.5 **General Condition** 9.6 shall be amended as follows:
 - 5.5.1 The words 'the licence has' shall be deleted and replaced with 'any licence or any document lawfully required by the landlord'; and
 - 5.5.2 The word 'obtained' shall be deleted and replaced with the words 'granted or completed'.
 - 5.5.3 The words 'but in all other respects neither party is to be treated as in breach of contract and **General Condition** 8 applies' shall be added at the end of the existing wording
- 5.6 A new **General Condition** 9.7 shall be added as follows:
'A party in breach of its obligations under **General Condition** 9.4 or **General Condition** 9.5 cannot rescind under **General Condition** 9.6 for so long as its breach is a cause of the consent being withheld or any lawfully required document not being provided or completed.'

6. INTEREST AND APPORTIONMENTS

- 6.1 In **General Condition** 10.1 the words 'and including' shall be added after the word 'from' in line 2 and the words 'and including' in the last line shall be deleted and replaced with the words 'but excluding'
- 6.2 **General Condition** 10.3 shall be deleted and replaced by:
'Income and outgoings are to be apportioned at the **actual completion date** unless the **buyer's** default has caused completion to be delayed in which case the apportionment shall be made as at the **agreed completion date**'
- 6.3 **General Condition** 10.4(d) shall be amended as follows:
 - 6.3.1 the words 'or receivable' shall be added after the words 'rent payable';
 - 6.3.2 the words 'for a period that includes the day of apportionment is to be' shall be deleted and replaced with the words 'in respect of the current quarter or other rental period shall be'; and
 - 6.3.3 the words 'or received' shall be added immediately prior to the words 'in advance' in the last line.
7. In **General Condition** 11 the following words shall be added : 'and any interest on them stipulated by the **Tenancy**' in the following places:
 - a. In **General Condition** 11.1 at the end of the condition
 - b. In **General Condition** 11.2 (a) and 11.2(b) in each case after the word 'them'In **General Condition** 11.3 the following words 'or seek the removal of the goods from the Lot' shall be deleted

8. RENT DEPOSITS

- 8.1 In **General Condition** 13.3 the words 'and at its own expense' shall be inserted after the words '**seller must on completion**'.

9. In **General Condition** 15.3 a new paragraph (e) shall be added as follows: 'hereby warrants to the Seller that paragraph 5 (2B) of the Value Added Tax (Special Provisions) Order 1995 SI 1268 does not apply to the Buyer'.

10. MAINTENANCE AGREEMENTS

10. In **General Condition** 17.2 the word 'actual' shall be replaced by the word 'agreed'

11. SALE BY PRACTITIONER

- 11.1 In **General Condition** 19.1 the words 'of the lot' shall be added after the word 'sale'
- 11.2 In **General Condition** 19.2 the word 'shall' shall be added after the word 'staff'
- 11.3 In **General Condition** 19.3 the words '**on completion**' shall be added at the end of 19.4(b).

12. ENVIRONMENTAL

- 12.1 In **General Condition** 21.2 shall be amended as follows:
 - 12.1.1 the words 'such reports as the seller has as' shall be deleted and replaced with the words 'to the buyer a copy of any document in the possession of or commissioned by or on behalf of the seller relating' and
 - 12.1.2 the word 'environmental' shall be added before the word 'investigations'

13. SERVICE CHARGE

- General Condition** 22.4(b) shall be deleted and replaced with the words 'attributable service charge expenditure exceeds payments on account the Buyer must pay to the Seller the shortfall in cleared funds to the Seller within 10 Business days after being provided directly or indirectly through Buyer's Conveyancer with the service charge account.'

14. RENT REVIEW

14. In **General Condition** 23.3 the words 'strictly in accordance with the tenancy' shall be inserted before the word 'but'

15. TENANCY RENEWALS

15. In **General Condition** 24.3 the words 'of receipt' shall be inserted after the words 'Business Days.'

16. WARRANTIES

16. In **General Condition** 25.3(b) the words 'or cost' shall be added at the end of the existing wording.

17. RELEASE OF SELLER FROM COVENANTS IN LEASES

In respect of the Landlord & Tenant Act (Covenants) Act 1995 ('the 1995 Act')

- 17.1 The Seller may within the period commencing on the date of the **Contract** up to **Completion** serve notice on any Tenant in the Lot in accordance with **the 1995 Act** requesting a complete release of the Seller from future liability under the Lessor covenants contained in any relevant Tenancies
- 17.2 If the Seller serves any such notice the seller shall use reasonable endeavours to obtain such a release without being obliged to apply to the Court for a declaration and the Buyer agrees promptly to supply at the Buyer's cost such information as the Seller reasonably requires to satisfy the Tenant under any relevant tenancy or the Court that it is reasonable to grant the release requested
- 17.3 In the event of the **Seller** failing to obtain any such release from the said covenants by completion or not serving any such notice then, in the Transfer, **the Buyer** shall covenant with the Seller (i) to serve written notice on the Seller on completion or within 5 **Business Days** after completion of the transfer of **the Lot** or any part of it by **the Buyer** to any **Transferee of the Buyer** (ii) until such time (if at all) that the Seller is released from the Lessor's covenants in any relevant tenancy, the Buyer will obtain a covenant from its Transferee in favour of the Seller in identical form (mutatis mutandis) to this condition and the parties will apply to the Chief Land Registrar to enter in the Proprietorship Register of the Title to the property transferred a restriction preventing any further transfer of the property except under an Order of the Registrar unless the application is accompanied by a certificate by the solicitors of the registered proprietor stating either that the provisions of this clause have been performed or that the Seller has been fully released from the future liability under the covenants contained in any relevant tenancy

18. LANDLORD AND TENANT ACT 1987

- The following provisions shall apply and be added to those set out in **General Condition** 18
- 18.1 Where the provisions of the Landlord and Tenant Act 1987 and/or the Housing Act 1996 ('**the Acts**') apply to the sale of the Lot and the qualifying Tenants have served all relevant notices in accordance with the Acts and have appointed a nominee with the intention of acquiring the **Sellers' interest in the Lot, the Seller** will inform **the Buyer** of this as soon as possible after the date of the **Contract** and of whether the nominee elects to accept the terms of and take over the benefit and burden of **the Contract** and purchase of **the Lot**
- 18.2 If the nominee does elect to purchase the Lot in accordance with the Acts and pays a deposit to the Seller or the Auctioneers in accordance with the Contract:
 - (a) the Seller will repay any deposit paid in accordance with the Contract to the Buyer but without any additional payment relating to interest
 - (b) the Contract shall have effect as if the Nominee had entered into it and the agreement with the Buyer shall be null and void and of no further effect but without prejudice to the rights of the Seller in respect of any previous breach by the Buyer
 - (c) the Buyer shall take all necessary steps to cancel any registrations at H.M. Land Registry or Land Charges Registry entered in respect of the agreement for the sale of the Lot to the Buyer
 - (d) completion of the sale of **the Lot** to the nominee shall take place 22 **Business Days** after the day on which the nominee complies with the provisions of the Act and takes over **the Contract** the nominee shall immediately pay to the **Auctioneers** the buyer's fee referred to in the Pre-Sale Announcements printed towards the front of this catalogue or any inserts
 - (e) If the nominee does not comply with the provisions of the Acts **Completion** shall be 30 **Business Days** after the date of the **Contract** or (if earlier) a date (not earlier than 10 **Business Days** after the date of the **Contract**) which is 10 **Business Days** after the Seller notifies **the Buyer** in writing that the nominee has served or is deemed to have served notice of withdrawal under the Acts.



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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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

55 London Road, Leicester LE2 0PE
Tel: 0116 254 3373 Fax: 0116 285 4491

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www.shonkibrothers.com