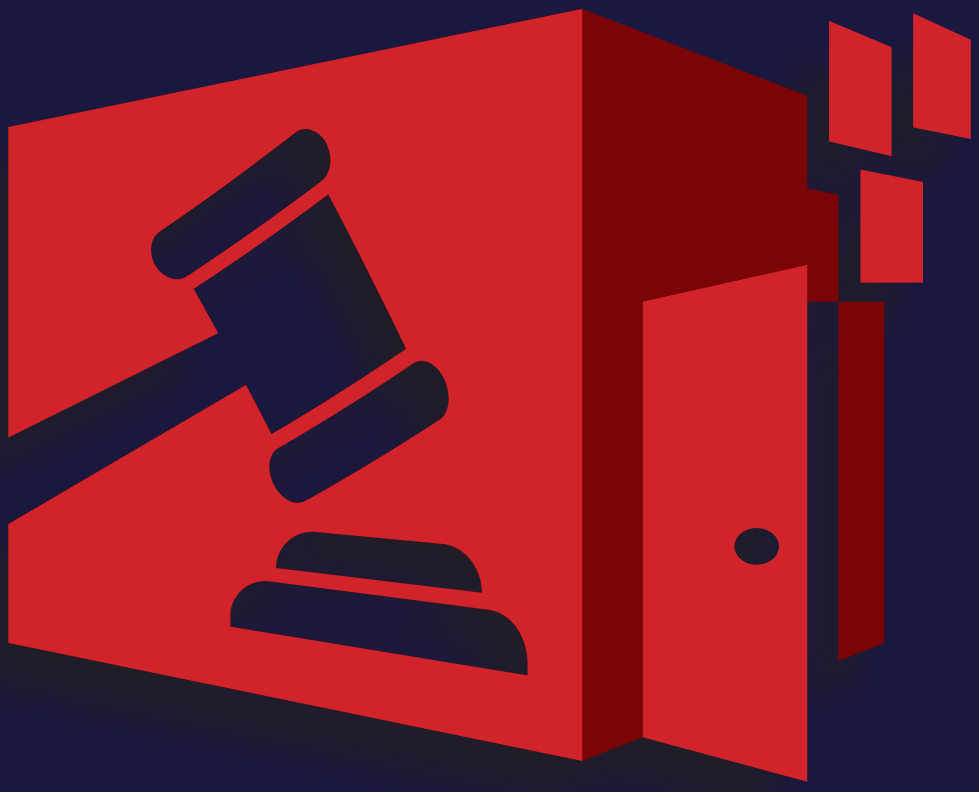
# Kal Sangra

SHONKI BROTHERS

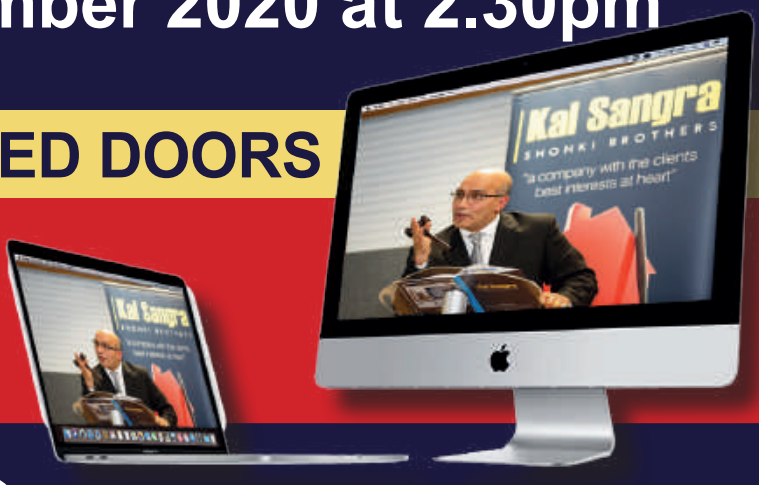


# AUCTION

## Wednesday 23 September 2020 at 2.30pm

**AUCTION BEHIND CLOSED DOORS**

**Bidding via**
**internet / telephone / proxy**
**live video stream**




NAVA
National Association of Valuers and Auctioneers

RICS
Regulated by RICS

# **Auction:** Wednesday 23 September 2020

**I am delighted to offer for sale a selection of exciting lots in our 23 September 2020 remote auction.**

It is with pleasure that I am able to start on a positive note by reporting that for our June and August auctions we achieved 100% sales success with the majority of the lots averaging 125% of the guide price. It goes without saying that we had some very happy sellers. The run up to the auction was also pleasing as we were busy throughout with enquiries and viewings. With some properties having up to 75 viewings over 2 weeks, all Covid secure of course.

This is a very strong indication of where the market is, it is continuing its upward trend with prices at an all-time high. The month of August saw the highest monthly rise in over 16 years since February 2004, with prices rising by 3.7%. During this time of uncertainty, it definitely helps that there is renewed confidence in the property market and moreover that this looks to continue for the foreseeable future.

If we look at this logically, the buoyancy of the market should not be a surprise. There are few obvious factors that have driven prices to record highs. Factors including pent up demand carried over from lockdown, or indeed brought forward due to buyers taking advantage of the stamp duty suspension which ends on 31 March 2021.

During the present Covid era our move to the online auction platform which implements a real time bidding platform with the auction streamed live has worked extremely well. It has been pleasing to see how both sellers and buyers have adapted to the new system. My team and I have enjoyed not only conducting the online auction but also offering this service to both existing and new clients. The lead up to the auction is very dynamic with the team pulling out all the stops to ensure a successful sale. On the day the atmosphere in the office is electric with bids coming in thick and fast over the 3 platforms offered.

As you will see the stock in this auction sale is varied and suitable to all type of buyers. Home ownership will continue to drive the general public to buy and sell homes. Property will continue to out-perform other forms of investments, especially compared to low saving rates and stock market uncertainty.

It is important to register your interest early and ensure that you view the property and the associated legal documents. My team and I are here to answer any of your questions and guide you through the auction process, so please do not hesitate to contact us.

If you are thinking of buying, 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 via our website.

**Viewings:**
We are actively encouraging potential buyers to initially view properties virtually via our website, with actual viewings then taking place by appointment if a potential buyer has shown a genuine interest in the property. Strict social distancing measures will be in place during the viewing. Please refer to our viewing guide which can be viewed/downloaded via our website. To discuss a viewing please contact the office on (0116) 254 3373.

**Buying At Auctions** (pages 4 and 5):
Please do read the Important Notice to Bidders to familiarise yourself with the Auction procedure..

**Registration:**
In order to bid at the auction, purchasers will be required to complete the Proxy, Telephone, Remote/Internet Bidding Form and to provide the required identification documents. This can be downloaded from our website. You are advised to carefully read and understand the attached terms and conditions. Your registration must be received no less than 24 hours before the auction. Only on satisfactory receipt of the form and identification documents will your registration be approved. For full details of the identity documents required for the different types of bidders, please refer to our ML Identification Guidelines via our website.

**Check Addendum List:**
Any changes or alterations that the purchased property will be subject to will be specified on an addendum sheet.

**Check Availability of Lots:**
Do check lots have not been sold or withdrawn prior to Auction.

**Auction Contract:**
IfIf you are the successful bidder, the auction contract will be signed on your behalf by the auctioneer.

**Deposit:**
A 10% (minimum £2,000) deposit is required on the fall of the hammer together with the Buyer's Fee. Methods of payment accepted are debit/credit card, banker's draft, or BACs transfer.

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

Finally please be prepared 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, so do contact us if you are considering selling and require an Auction appraisal.

The auction team look forward to welcoming you on Wednesday 23 September 2020.

**K S Sangra FRICS FNAVA**
Auctioneer



NEXT AUCTION DATE:
**Wednesday 4 November 2020**
**Entries now being taken**

# Auction: Wednesday 23 September 2020

# Order of Sale

| LOT | PROPERTY ADDRESS |
|---|---|
| 1 | 123 Station Road, Glenfield, Leicester LE3 8GS |
| 2 | Land between 9 & 15 Navigation Close, Melton Mowbray, Leicestershire LE13 0BF |
| 3 | 50 Moor Lane, Loughborough, Leicestershire LE11 1BA |
| 4 | 19-21 Loseby Lane, Leicester LE1 5DR |
| 5 | 11 Sumburgh Road, Clifton, Nottingham NG11 8QE |
| 6 | 1270 London Road, Alvaston, Derby, DE24 8QP |
| 7 | 236 Avenue Road Extension, Clarendon Park, Leicester LE2 3EL |
| 8 | 14 Stour Close, Oadby, Leicester LE2 4GE |
| 9 | 13 Taylors Bridge Road, South Wigston, Leicester LE18 4NL |
| 10 | Former Foresters Public House, 235 High Road, Dartford, Kent DA2 7BU |
| 11 | 37 Bonsall Street, Highfields, Leicester LE5 5AG |
| 12 | 44 Grangeway Road, Wigston, Leicester LE18 1JF |
| 13 | Land adjacent to Herrick House, Carisbrooke Road, Knighton, Leicester LE2 3PF |
| 14 | 56 Upperton Road, Leicester LE3 0HB |
| 15 | 13 Heddington Way, West Knighton, Leicester LE2 6HF |
| 16 | Land adjacent to 1 Babbington Close, Ilkeston, Derbyshire DE7 5EQ |
| 17 | 34 Manor Road, Donington Le Heath, Coalville, Leicestershire LE67 2FU |
| 18 | 1 Richmond Avenue, Aylestone, Leicester LE2 8AX |
| 19 | 49A Sherrard Street, Melton Mowbray, Leicestershire LE13 1XH |
| 20 | 59 Alma Street, Newfoundpool, Leicester LE3 9FB |
| 21 | 580 Gipsy Lane, Humberstone, Leicester LE5 0TB |
| 22 | 22 Stoughton Road, Oadby, Leicester LE2 4DS |

**AUCTION BEHIND CLOSED DOORS**
**Bidding via internet / telephone / proxy**
**live video stream**

**IMPORTANT NOTICE:**
**All purchasers will be required to produce proof of identity (2 forms), as well as their 10% deposit (no cash deposits)**

**BUYERS FEE:**
**The successful purchaser will be required to pay the Auctioneers a buyer's fee of £1,800 (incl VAT).**

# BUYING AT AUCTION - IMPORTANT NOTICE TO BIDDERS

We want you to enjoy every step of the auction process and be confident that your purchase is in safe and professional hands, we are here to guide you at every stage. If you have any questions regarding the buying procedure please do not hesitate to contact us.

If you are thinking of buying at auction please do take time to prepare by reading and understanding the following:

### Auction Particulars:

1. The auction catalogue is available approximately 4 weeks prior to the auction and contain the property details.
2. Read through it and identify the lots you are interested in.
3. Prospective buyers are strongly advised to check the particulars of any property and ensure the accuracy of all measurements, areas, details of leases, planning permissions and all other matters to which the property is expressed to be subject to or have the benefit of.
4. In respect of any contents, fixtures or fittings expressed to be included in the sale make clear through inspection of the property and making all the necessary enquiries with the auctioneers, the seller, the seller's professional advisors and all other appropriate authorities.
5. The property details are subject to change up to and including the day of the auction. Please check our website regularly and look out for any additional materials available on the day of the auction, in order to stay fully informed with the up to date information.
6. These particulars do not constitute any part of an offer or Contract (except to the extent that they are incorporated in the Memorandum of Agreement by the Common or Special Conditions of Sale).

### Guide Prices:

- Guide prices or guide price ranges are not necessarily figures at which the property will sell. They are not an indication of the anticipated sale price or a valuation. It is the buyer's responsibility to decide how much they should bid for any lot, and you should check for regular updates as guide prices are subject to change prior to the auction. The price achieved at Auction may be more or less than the guide price.

### Reserve Price:

- This is the minimum price that the seller will accept for their lot, agreed with the auctioneer prior to the auction day. Most properties will have a reserve price, although it is a confidential amount and will not be disclosed to any interested parties.

### Do view the property:

- You will need to read the viewing guide and complete the attached form before a viewing will be arranged for you.
- We recommend that you are prompt at the viewing as the property will only be open for 10 minutes.
- Prospective buyers 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.
- Inspection of investment properties is by courtesy of the Tenants.
- There will be no viewings between exchange of contracts and completion.

### Do inspect the legal documentation:

- Each lot is offered and sold subject to the Common Auction and Special Conditions of Sale.
- All prospective buyers are strongly advised to read all the legal documents relating to any property you intend to bid on. These can be viewed on-line (www.shonkibrothers.com) together with the Common Auction Conditions. When possible, they are also available at our office and at the auction.
- You are strongly advised to consult your solicitor and, where appropriate, other professional advisors, prior to bidding.
- We make no warranty as to what is contained within the legal documents or their correctness and will be unable to advise you on any of the points contained.
- We recommend that the legal documents are viewed by your solicitor.
- You can also contact the seller's solicitors whose details can be found in the auction catalogue.
- You will be deemed to have read and considered the particulars, Conditions of Sale and Addendum and have full knowledge of these and all the legal documents and any other matters.

### Do allow time to arrange a survey, if required:

- It is advisable to have conducted a survey prior to the auction. If you decide to have a survey, we will try our best to make access available but cannot guarantee this if any restrictions are in place.

### Do arrange your finance:

- If you are the successful bidder you are required to provide a 10% deposit immediately following the sale.
- A buyer's fee of £1,800 (£1,500 plus VAT) will also be required at exchange of contracts.
- If you need to arrange a mortgage it is important to make your mortgage application as early as possible as completion will be 20 working days (unless otherwise stated, please check the Memorandum of Agreement of Sale and Special Conditions of Sale for confirmation) after the day of the auction. You must ensure that your lender can meet the completion date and you should discuss this with your lender to make sure that this will not be a problem.

### Offers prior to auction:

- The seller has the right to sell before Auction, or withdraw the Lot, and neither the auctioneer nor the seller is responsible for any abortive costs, losses or damages of a prospective buyer.
- Some sellers are prepared to consider sales prior to auction. If you are considering making an offer this should be above the guide price and be your best and final offer. The offer should be made verbally and followed up in writing and you should be in a position to exchange contracts prior to auction and pay the 10% (minimum £2,000) deposit and buyer's fee of £1,800 (£1,500 plus VAT).
- Offers are accepted at the seller's discretion and whilst we will endeavour to respond immediately, we can only do so once we have received the seller's instructions. Until contracts have been exchanged there is no commitment on either side and the property remains available. The property is only withdrawn once contracts have been exchanged.
- 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.

### If you can't attend the auction:

- We recommend that you attend the auction to bid. If you cannot attend, you can still bid by using one of the following 3 straightforward methods:
- By proxy bidding - the auctioneer bids on your behalf
- By telephone - we will call you from the auction room
- By remote/internet bidding - the auction will be live streamed and you will be able to place your bids remotely.
- To bid by one of the above methods you are required to register no less than 24 hours before the auction so that we can process your application and provide the following:
- Read the Terms & Conditions for Proxy, Telephone & Remote/Internet Bidders.
- Complete the Registration Form for Proxy, Telephone & Remote/Internet Bidding.
- Provide identity documents for all parties involved in the transaction.
- Verify of your method of payment and provide cleared funds for the 10% (minimum £2,000) deposit and buyer's fee of £1,800 (£1,500 plus VAT).

### Auction day – be prepared:

- First and foremost, check that the property is still available for sale!
- Check the Addendum, any additions or amendments to the auction particulars will be specified on an addendum sheet and also announced at the start of the auction. It is advisable to check if your prospective lot has had any changes made. Any amendments/addendum in respect of a property will form part of the contract therefore you need to ensure you understand them.
- Anyone intending to bid at the auction will be required to register as a bidder by completing a registration form and providing 2 forms of identification (proof of identity and proof of address). This can be done in the auction room approximately one hour before the start of the auction. You will then be given a bidding card.
- The auction team are there to assist you, do ask for help.
- Copies of the legal packs are available for inspection. You can raise any questions you may have with the seller's solicitors (if in attendance) to ensure you fully understand the conditions imposed in the contracts.

### You will need to bring the following:

- Method of payment accepted are bank draft/transfer, debit or credit card.
- Identification – proof of identity and address. As per The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (the "Regulations") below prospective buyers must produce documentation to confirm their identity and residential/company address. PLEASE SEE IDENTITY DOCUMENTS (Page 6).
- Solicitors details.



NEXT AUCTION DATE:
**Wednesday 4 November 2020**
Entries now being taken

**Bidding:**

- It is your responsibility to attract the attention of the auctioneer as to your bid, you can do this by raising your bidding card. Do not leave your bid until it's too late.

**At the auction it is advisable that you:**

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

**If you are the successful bidder:**

- Upon the fall of the hammer contracts have been legally exchanged and the successful bidder is under a binding contract to purchase the relevant property and 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 they have been bidding.
- The auctioneer's clerk will take you 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 seller's solicitor. You must sign the auction contract prior to you leaving the auction room. The signing of contracts is normally conducted by a solicitor.
- If you do not sign the contract the auctioneer is legally entitled to sign on your behalf.
- You will also be required to provide the auction clerk with an acceptable method of payment ie: bankers draft, debit / credit card or BACs payment for the deposit which is normally 10% of the purchase price or £2,000 (whichever is greater).
- Each successful buyer or bidder will be required to pay the auctioneers, a non-refundable buyers fee of £1,800 (£1,500 plus VAT). The fee is payable on exchange of contract whether buying prior, during or post auction.
- We recommend that you always check the Special Conditions of Sale relating to each property, so you are aware of any additional costs involved.
- Please ensure that there are adequate funds in your account to cover the amount required.
- Do arrange building insurance as on the fall of the hammer the successful bidder acquires a legal interest in the property and is therefore liable for the insurance cover.

**If a property does not sell:**

- In this case the property will not have reached its reserve price. If you are interested do let a member of the auction team know your highest bid and contact details.
- We will then be able to speak to the on the day and try and agree a sale.

**After the auction:**

- The auctioneers will write to all parties involved in the transaction informing them of the sale.
- It is important that you instruct your solicitor and advise them of the purchase. Thereafter the seller's and buyer's solicitors normally liaise with each other through to completion of sale. During this stage we closely monitor the progression of the sale to ensure a smooth completion.

**Completion of sale:**

- This is normally 28 days after the auction, unless stated otherwise in the auction contract.
- The balance of the purchase price will be required at this stage.

SHONKI BROTHERS LTD for themselves, their Joints Agents and for the sellers of the properties whose agents they are, give notice that:

1. All statements contained in these particulars as to the properties are made without responsibility on the part of Shonki Brothers Ltd or the sellers and are not to be relied on as a statement of representation of fact.
2. Any intending buyer must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in the individual property particulars. The description, dimension and other particulars have been prepared on our own inspection and information supplied by the sellers and are believed to be accurate but no warranty is given in this respect or that the property is in good structural condition and repair.
3. None of the items, services or facilities 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 the auctioneers or their joint agents and no warranty is given in this respect and potential buyers should satisfy themselves as to any points arising therefrom.
4. The stated uses of the respective lots are not warranted as being permitted or lawful under any planning legislation and prospective buyers are advised to make their own searches and enquiries and rely upon the results thereof.
5. Shonki Brothers Ltd has not made any investigations into the existence or otherwise of any issue concerning pollution, potential land, air or water contamination affecting any lot and each bidder shall be responsible for making his own enquiries and surveys in this respect.
6. The sellers 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.
7. Any guide prices issued, or any estimates or values mentioned in negotiations or discussions, cannot be relied upon by prospective buyers 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 buyers are deemed to have relied upon their own professional advisors.
8. In default of the purchase the Auctioneer shall be entitled, at his discretion, as agent for the seller, 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 seller reserves the right to claim any loss he incurs as a result.
9. All residential lettings are now regulated tenancies under the Rent Act 1977, the Housing Act 1980 and the Housing Act 1988.
10. All room sizes and site measurements are approximate and have been scaled from Architects, Land Registry or Ordnance Survey Plans. They are published for the convenience of bidders. Their accuracy and the shading and/or boundaries thereon are not guaranteed and they are excluded from any Memorandum of Agreement of Sale. They are merely intended to indicate the location of each lot. Interested applicants should make their own site inspections and investigations with regard to the accuracy of all measurements given in the catalogue. Any photographs included in the description of any lot are merely intended to provide buyers with an approximate indication of the location, character and style of the relevant property and are published solely for the convenience of bidders and are expressly excluded from the Memorandum of Agreement of Sale.
11. Each lot will be sold in accordance with the Title Documentation as the location plans shown in the catalogue are for identification purposes only. buyers are advised to view the Special Conditions of Sale in respect of the precise interest to be conveyed.
12. Please Note that you will NOT be entitled to KEYS or access to vacant properties until completion of the sale. If access is required it may be arranged through our office with the permission of the seller. A charge will be levied if an accompanied viewing is necessary. Once we are advised by the seller's solicitors completion has occurred, the keys will be available for collection at our offices or the local key holder. If arrangements are made to post the keys, the auctioneers take no responsibility for their delivery.
13. You are asked to exercise all care and diligence during your inspection of the property and the agents are unable to warrant that the property is free of hazards or complies with Health and Safety legislation. Viewings are at your own risk. The seller and auctioneer accept no liability for any losses, damage, injury or accident.

**Finally:**

NEVER be afraid to ask the Auction Team if you are unsure about any aspect of the auction process, do not hesitate to contact us on

0116 254 3373.

**IMPORTANT NOTICE:**
**All purchasers will be required to produce proof of identity (2 forms), as well as their 10% deposit (no cash deposits)**

**BUYERS FEE:**
**The successful purchaser will be required to pay the Auctioneers a buyer's fee of £1,800 (incl VAT).**

# The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (the "Regulations")

In accordance with the above regulations we are required to identify buyers, bidders and payers. We will therefore require information and documentation for verification purposes. We may in addition request documentary evidence via third party electronic identification verification. The searches will be conducted on all the parties related to the purchase as is required by the legislation. Failure to establish evidence of identity will deem the registration incomplete and therefore considered to be null and void. A photocopy will be taken as part of the auction control process for our records in order to comply our bidder identification procedures and in accordance with RICS Best Practice guidelines on bidder identity verification.

**IMPORTANT NOTES:**

- Any ID presented in the Auction room must be original documents and must be current.
- Where requested you must provide ID from List A and from List B below

**List A**
**Proof of ID**
Passport
Driving Licence
EEA member state identity card

**List B**
**Proof of Address** - must have been issued in the last 3 months
Utility bill (not mobile)
Council tax bill
Bank statement (excluding credit card statements)
Home/motor insurance certificate

**Remote Bidders:**
All ID's should be certified copies of the originals.

**Agent/representative:**
If you bid as agent or representative for the buyer, you will need to provide us with written evidence of your authority to act in such capacity.

**If Payee of Deposit is different to the Buyer:**
You have to confirm your relationship with the bidder/buyer and the funds provider.

You must also provide ID from List A & B above

| WHO ARE YOU? | ID REQUIRED |
|---|---|
| **BIDDER** | • ID relating to the buyer from List A & B<br>• If you are acting as agent for the buyer, written proof of your authority to act as agent together with ID from List A & B |
| **BIDDER<br>INDIVIDUAL BUYER<br>JOINT BUYER –<br>for each buyer** | • ID relating to the buyer(s) from List A & B |
| **UK registered Limited Company or Limited Liability Partnership** | • Certificate of Incorporation<br>• ID from List A & B for all individuals or entities with 25% or more of the shares or voting rights in the company<br>• A letter of authority from the company<br>• If offshore, nominee director declaration and a general power of attorney<br>• For an LLP, ID from List A & B for 2 designated members |
| **Unincorporated business or partnership** | • Full names(s) of proprietor / all partners<br>• ID from List A & B for all individuals or entities with 25% or more of the shares or voting rights in the company |
| **Trust** | • Trust deed<br>• List of trustees<br>• List of beneficiaries<br>• Individual ID from List A & B for all individuals with a vested interest in 25% or more of the capital and/or those who exercise control over the Trust |

- Any personal data obtained for the purposes of complying with money laundering regulations may only be processed for the purposes of preventing money laundering or terrorist financing.
- We usually keep files and papers relating to client matters for six years from the date we cease to work on that matter, after which we may dispose of them, as we reasonably consider appropriate, and in accordance with current Data Protection Regulations.

# Kal Sangra
SHONKI BROTHERS

**NEXT AUCTION**
**ENTRIES BEING TAKEN**

# *Your property matters!*

# 0116 254 3373


NAVA National Association of Valuers and Auctioneers
RICS
85 GRANBY STREET, LEICESTER LE1 6FB
www.shonkibrothers.com | info@shonkibrothers.com
rightmove.co.uk

LOT
1

# 123 Station Road, Glenfield, Leicester LE3 8GS

## GUIDE PRICE: £325,000 - £350,000

## RESIDENTIAL / DEVELOPMENT

### Location:
The property is located just off Gynsill Lane roundabout and near to Leicestershire County Council Offices and Glenfield Hospital.

### Description:
A spacious extended detached property with adjoining granny annex, 4 bedrooms, garage, gas central heating, double glazing and requires complete modernisation. There is potential to demolish the existing property and develop 2 detached properties subject to planning.

### Accommodation:
**Ground Floor:**
Entrance porch , entrance hall, 3 reception rooms one leading to conservatory, kitchen, lobby to utility room.

**Adjoining Single Storey Granny Annex:**
Entrance hallway, lounge/bedroom, bathroom, WC.

**First Floor:**
4 bedrooms, bathroom.

**Outside:**
Large front garden with off road parking and driveway to garage, large rear garden.

### Planning:
- Potential to demolish existing property and erect 2 detached properties.
- Sketched drawings have been submitted for 2 houses.
- Local Authority: Blaby District Council (0116) 272 7705.

### Note
New roof over bathroom.

### Tenure:
Freehold.

### Solicitors:
Keogh Caisley Solicitors, 11 Lime Hill Road, Tunbridge Wells, Kent TN1 1LJ ~ Tel: 01892 548411 ~ Ref: D Darvill

**IMPORTANT NOTICE:**
*Please see Important Notice to Bidders (pages 4-5) for definition of guide price.

**NEXT AUCTION DATE:**
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85 Granby Street, Leicester LE1 6FB
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Email: info@shonkibrothers.com
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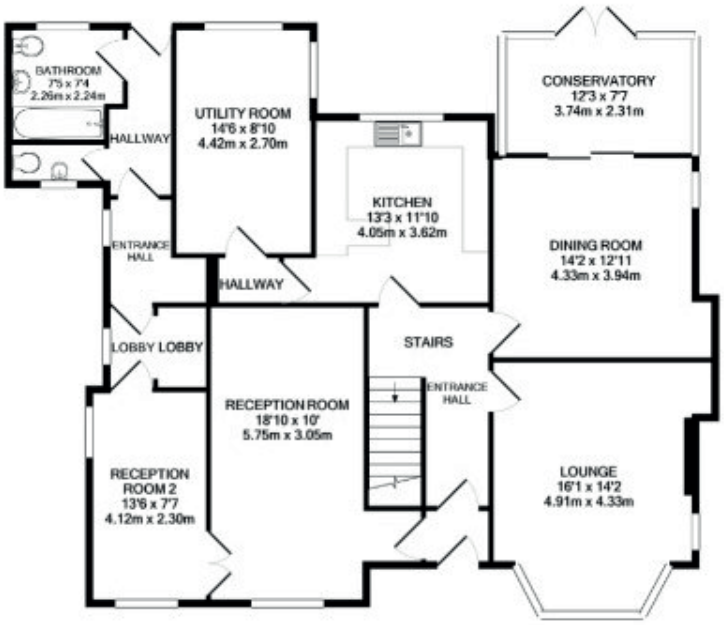


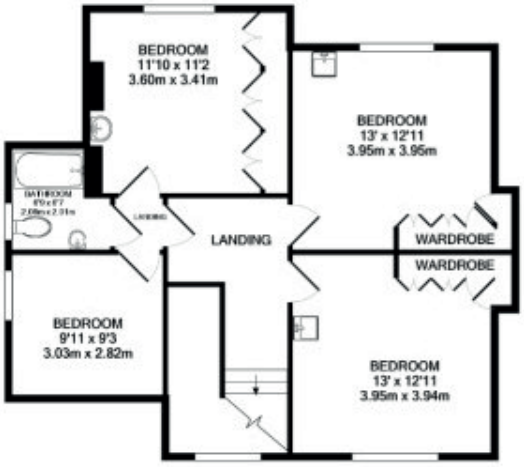


1ST FLOOR
APPROX. FLOOR
AREA 765 SQ.FT.
(71.1 SQ.M.)

GROUND FLOOR
APPROX. FLOOR
AREA 1340 SQ.FT.
(124.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 2104 SQ.FT. (195.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
Made with Metropix ©2020

**IMPORTANT NOTICE:**
**All purchasers will be required to produce proof of identity (2 forms), as well as their 10% deposit (no cash deposits)**

**BUYERS FEE:**
**The successful purchaser will be required to pay the Auctioneers a buyer's fee of £1,800 (incl VAT).**

LOT
2

# Land between 9 & 15 Navigation Close, Melton Mowbray, Leicestershire LE13 0BF

## GUIDE PRICE: £2,500 PLUS VAT

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## LAND

### Location:
The site is located between numbers 9 and 15, at the end of a cul de sac off Dalby Road near to Melton Mowbray Nursery School and Preschool.

### Description:
A level site of public open space of approximately 621 sqyds (0.13 acres).

### Total Site Area:
621 sqyds (0.13) acres approx.

### Planning:
Local Authority: Melton Borough Council (01664) 502502.

### Note:
- VAT will be payable on the purchase price.
- The sale will be subject to the Buyer paying the Seller's legal and Auctioneer's fees.
- A Development Uplift Clause will be included within the contract entitling the Seller to recover 30% of any increase in value of the site for a 30 year period.

### Tenure:
Freehold.

### Solicitors:
Geoffrey Tew & Co Limited, Dale House, Stoney Hollow, Lutterworth, Leicestershire LE17 4B
Tel: (01455) 856 385 ~ Ref: L Fairbrother



**IMPORTANT NOTICE:**
*Please see Important Notice to Bidders (pages 4-5) for definition of guide price.

NEXT AUCTION DATE:
**Wednesday 4 November 2020**
Entries now being taken

Kal Sangra
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LOT
3

## 50 Moor Lane, Loughborough, Leicestershire LE11 1BA

**GUIDE PRICE: £90,000 - £100,000**

## RESIDENTIAL

### Location:
The property is located near to the junction of Russell Street/Rutland Street, within walking distance of the town centre and Trinity College.

### Description:
A well presented terrace property with cellar, 2 bedrooms, gas central heating and double glazing. The property requires improvement.

### Accommodation:
**Cellar**

**Ground Floor:**
2 reception rooms, lobby, kitchen.

**First Floor:**
2 bedrooms, bathroom.

**Outside:**
Rear garden.

### Tenure:
Freehold.

### Energy Performance Certificate:
Rating 54, Band E.

### Solicitors:
TML Solicitors, 63B King Street, Leicester LE1 6RP
Tel: (0116) 247 0022 ~ Ref: R Bhalla

**IMPORTANT NOTICE:**
**All purchasers will be required to produce proof of identity (2 forms), as well as their 10% deposit (no cash deposits)**

**BUYERS FEE:**
**The successful purchaser will be required to pay the Auctioneers a buyer's fee of £1,800 (incl VAT).**

LOT
4

# 19-21 Loseby Lane, Leicester LE1 5DR

## GUIDE PRICE: £300,000 - £325,000

## CAFÉ/RESTAURANT (A3) INVESTMENT

### Location:
The property is located in the city centre close to Highcross Shopping Centre, between St Martins and Silver Street. Nearby occupiers include O'Neills and Mrs Bridges Tea Rooms.

### Description:
A large 3 storey retail unit with cellar totalling approximately 1,563 sqft. The property has A3 café use and is currently undergoing a complete refit.

### Accommodation:
**Cellar**

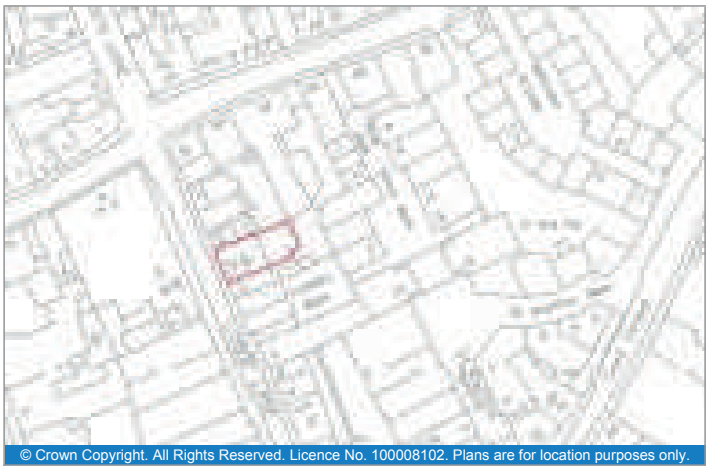
**Ground Floor:**
Sales/Kitchen: 397 sqft (36.8 sqm)

**First Floor:**
Seating Area: 301 sqft (27.9 sqm)
Preparation Area: 147 sqft (13.6 sqm)
WC: 126 sqft (11.7 sqm)

**Second Floor:**
Office 1: 148 sqft (13.7 sqm)
Office 2: 149 sqft (13.8 sqm)
Office 3: 148 sqft (13.7 sqm)

**Total GIA:** 1,563 sqft (145.2 sqm) approx.

### Tenure:
- Freehold, subject to existing lease.
- Let on a 15 year FRI lease from 10.03.2020 at £22,500 pax with 5 yearly rent reviews.
- Tenant only break option at the fifth year.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### Planning:
- The property has restaurant & café (A3) use.
- The property had permission for change of use of the first and second floors to 2 self contained one bedroom flats and single storey rear extension.
- Planning Permission No. 20170787 dated 14.07.2017, this has expired.
- Local Authority: Leicester City Council (0116) 454 1000.

### Energy Performance Certificate:
Rating 137, Band F.

### Solicitors:
Thomas Flavell & Sons, 4 Wood Street, Earl Shilton, Leicestershire LE9 7ND ~ Tel: (01455) 842297 ~ Ref: G Hammond



**IMPORTANT NOTICE:**
*Please see Important Notice to Bidders (pages 4-5) for definition of guide price.

**NEXT AUCTION DATE:**
**Wednesday 4 November 2020**
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LOT
5

## 11 Sumburgh Road, Clifton, Nottingham NG11 8QE

**GUIDE PRICE: £85,000 - £90,000**

## RESIDENTIAL INVESTMENT

### Location:
The property is located near to Clifton Playing Fields and Nethergate Academy.

### Description:
A mid town house with 3 bedrooms, gas central heating and double glazing. The property needs upgrading.

### Accommodation:
**Ground Floor:**
Entrance hall, through lounge, kitchen, utility room.

**First Floor:**
3 bedrooms, bathroom.

**Outside:**
Front and rear garden with store.

### Note:
The property needs upgrading.

### Tenure:
- Freehold, subject to existing tenancy.
- The property is let on a 6 months AST from 23.09.2013 at £364 pcm (£4,368 pa) exc.

### Energy Performance Certificate:
Rating 70, Band C.

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

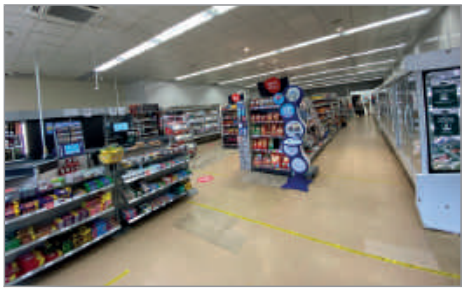
**IMPORTANT NOTICE:**
**All purchasers will be required to produce proof of identity (2 forms), as well as their 10% deposit (no cash deposits)**

**BUYERS FEE:**
**The successful purchaser will be required to pay the Auctioneers a buyer's fee of £1,800 (incl VAT).**

LOT
6

# 1270 London Road, Alvaston, Derby DE24 8QP

## GUIDE PRICE: £475,000 - £525,000 + VAT



## RETAIL / PART INVESTMENT

### Location:
The property is located just off Shardlow Road/Raynesway roundabout within an established shopping parade, opposite to Iceland Foods.

### Description:
A large single storey retail unit with an NIA of approximately 5,227 sqft on a site area of approximately 0.26 acres (0.11 hectares). The property was previously the Co-operative Food supermarket and Co-op Travel with rear store rooms, offices, WC's and rear yard.

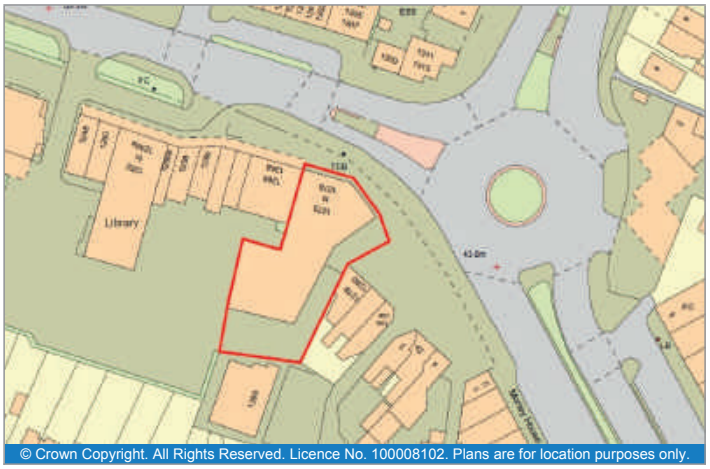
### Accommodation:
**Ground Floor:**
Supermarket sales area, rear stores, office, w.c.
NIA: 2,927 sqft (271.9 sqm)

**Outside:**
Gated side access to yard providing loading.

**Total NIA:** 5,227 sqft (485.6 sqm) approx.
**Site Area:** 0.26 acres (0.11 ha) approx.

### Tenure:
- Freehold, part subject to lease.
- Approximately 645 sqft (60 sqm) let to mobile phone shop on 10 year FRI lease from 01.09.2020 at £12,500 plus VAT pax.

### Energy Performance Certificate:
Rating 98, Band D.

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### Planning:
- The property has existing retail (A1) use.
- Potential to convert to multiple retail units subject to planning.
- Local Authority: Derby City Council (0133) 264 0795.

### Solicitors:
Sydney Mitchell LLP, Apsley House, 35 Waterloo Street, Birmingham B2 5TJ
Tel: (0121) 698 2200 ~ J Singh



**IMPORTANT NOTICE:**
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**NEXT AUCTION DATE:**
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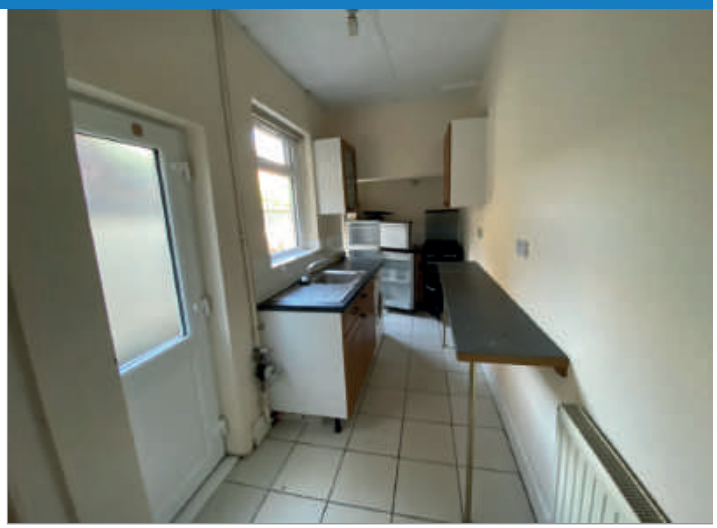
LOT
7

# 236 Avenue Road Extension, Clarendon Park, Leicester LE2 3EL

## GUIDE PRICE: £160,000 - £170,000



## RESIDENTIAL

### Location:
The property is located is located between Welford Road and Lorne Road, near to Avenue Primary School and the University of Leicester.

### Description:
A terrace property with 2 bedrooms, gas central heating and double glazing. The property requires upgrading and structural repair.

### Accommodation:
**Ground Floor:**
2 reception rooms, kitchen.

**First Floor:**
2 bedrooms, large bathroom.

**Outside:**
Rear garden, side access.

### Tenure:
Freehold.

### Energy Performance Certificate:
Rating 56, Band D.

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

**IMPORTANT NOTICE:**
**All purchasers will be required to produce proof of identity (2 forms), as well as their 10% deposit (no cash deposits)**

**BUYERS FEE:**
**The successful purchaser will be required to pay the Auctioneers a buyer's fee of £1,800 (incl VAT).**

LOT
8

## 14 Stour Close, Oadby, Leicester LE2 4GE

**GUIDE PRICE: £300,000 - £320,000**

## RESIDENTIAL

### Location:
The property is located off Waveney Rise which off Severn Road and is near to Manor High School.

### Description:
A well presented and spacious extended semi detached property with granny annex at the rear. The main property has 4 bedrooms, 3 bathrooms, gas central heating, double glazing and off road parking.

### Accommodation:
**Ground Floor:**
Entrance porch/hall, through lounge, second reception room, kitchen/diner, walk in shower room with WC.

**First Floor:**
Master bedroom with ensuite, 3 further double bedrooms, bathroom.

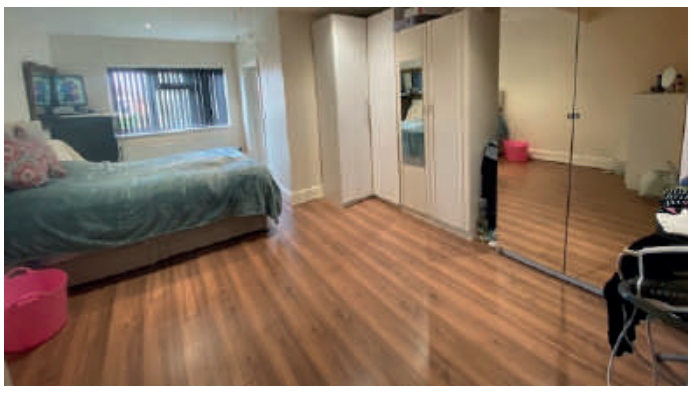
### Outside:
Front block paved garden with off road parking for approximately 5 vehicles, side access to rear garden with granny annex.

### Granny Annex:
Open plan lounge/bedroom/kitchen, bathroom.

### Tenure:
Freehold.

### Energy Performance Certificate:
Rating 68, Band D.

### Solicitors:
Bond Adams, Richmond House, 94 London Road, Leicester LE2 0QS
Tel: (0116) 285 8080 ~ Ref: Z Dakri



**IMPORTANT NOTICE:**
*Please see Important Notice to Bidders (pages 4-5) for definition of guide price.

**NEXT AUCTION DATE:**
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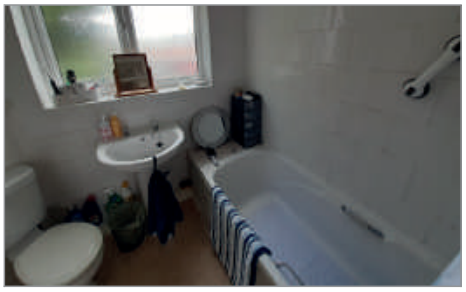
**IMPORTANT NOTICE:**
**All purchasers will be required to produce proof of identity (2 forms), as well as their 10% deposit (no cash deposits)**

**BUYERS FEE:**
**The successful purchaser will be required to pay the Auctioneers a buyer's fee of £1,800 (incl VAT).**

LOT
9

# 13 Taylors Bridge Road, South Wigston, Leicester LE18 4NL

## GUIDE PRICE: £140,000 - £150,000



## RESIDENTIAL INVESTMENT

### Location:
The property is located on the edge of South Wigston off Lansdowne Grove close to the open recreational space and to Tesco Superstore.

### Description:
A well presented semi-detached property with 2 bedrooms, car parking space, gas central heating and double glazing.

### Accommodation:
**Ground Floor:**
Entrance porch, through lounge, kitchen/diner.

**First Floor:**
2 bedrooms, bathroom.

**Outside:**
Front and rear garden, rear parking space accessed from Double Rail Close.

### Tenure:
- Freehold, subject to existing tenancy.
- Let on a 12 months AST from 04.10.2019 at a rental of £650 pcm (£7,800 pa) exc.

### Energy Performance Certificate:
Rating 75, Band C.

### Solicitors:
Johnson Astills Solicitors, 3-5 Welford Road, Leicester LE2 7AD
Tel: (0116) 255 4855 ~ Ref: M Rai



**IMPORTANT NOTICE:**
*Please see Important Notice to Bidders (pages 4-5) for definition of guide price.

**NEXT AUCTION DATE:**
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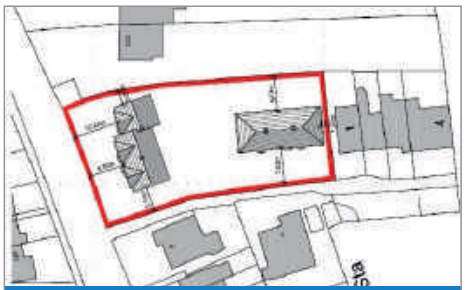
# LOT 10

## Former Foresters Public House, 235 High Road, Dartford, Kent DA2 7BU

## GUIDE PRICE: £800,000 - £825,000 PLUS VAT

PROPOSED NORTH ELEVATION

PROPOSED WEST ELEVATION



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Plans are for location purposes only.

## COMMERCIAL / RESIDENTIAL DEVELOPMENT

### Location:
The property is located in the village of Wilmington 2 miles from Dartford town centre.

### Description:
A substantial detached property of approximately 4,865 sqft, previously a public house with residential accommodation above on a site area of approximately 0.35 acres. Planning has been granted for the development of 6 houses with parking.

### Accommodation:
**Cellar**

**Ground Floor:**
Bars and trading areas, seating area, kitchen, preparation area, WCs.

**First Floor:**
4 bedroom living accommodation.

**Total GIA:** 4,865 sqft (452 sqm) approx.

**Outside:**
Front seating area and 26 parking spaces.

**Site Area:** 0.35 acres (0.14 ha) approx.

**Proposed Development**- each property:
**Ground Floor:**
Entrance hall, open plan living/dining area with double doors to kitchen, WC.

**First Floor:**
2 bedrooms, bathroom.

**Outside:**
Gardens and parking.

### Planning:
- Property has existing drinking establishment (A4) use.
- Planning has been granted for the demolition of the public house and the construction of 6 x 2 bedroom dwellings with parking.
- Planning Application No. DA/19/00585/FUL dated 21.08.2019.
- Local Authority: Dartford Borough Council (0132) 234 3203.

### Note:
- If the site is developed to residential, the VAT aspect could be waivered by serving the appropriate VAT registration form.
- The Auctioneers have not inspected the property.
- FOR SAFETY REASONS no person is allowed into the buildings.

### Tenure:
Freehold.

### Energy Performance Certificate:
Rating 95, Band D.

### Solicitors:
Thomas Flavell & Sons, 4 Wood Street, Earl Shilton, Leicestershire LE9 7ND ~ Tel: (01455) 842297 ~ Ref: G Hammond

**IMPORTANT NOTICE:**
**All purchasers will be required to produce proof of identity (2 forms), as well as their 10% deposit (no cash deposits)**

**BUYERS FEE:**
**The successful purchaser will be required to pay the Auctioneers a buyer's fee of £1,800 (incl VAT).**

LOT
11

# 37 Bonsall Street, Highfields, Leicester LE5 5AG

## GUIDE PRICE: £200,000 - £210,000

## RESIDENTIAL / RETAIL

### Location:
The property is located on the corner of Egginton Street and near to Spinney Hill Park.

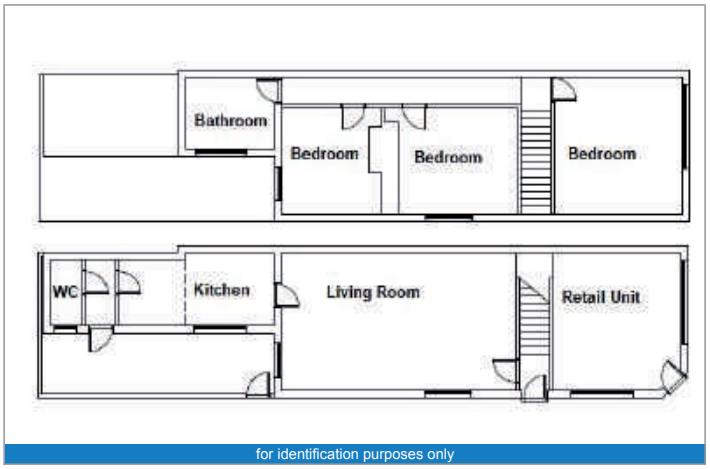
### Description:
A large corner extended terrace property with retail unit, 3 bedrooms, gas central heating and double glazing. The retail unit has permission for use as a lounge/study.

### Accommodation:
#### Ground Floor:
Shop of approximately 140 sqft (13 sqm) can be used as a lounge, separate access to entrance area leading to second lounge/diner, kitchen, lobby to WC and garden.

#### First Floor:
3 bedrooms, bathroom.

#### Outside:
Rear garden.

### Planning:
- The ground floor retail unit (A1) has permission to form part ot the existing residential dwelling (C3).
- Planning Permission No. 20200533 dated 05.06.2020.
- Potential to convert to flats subject to planning.
- Local Authority: Leicester City (0116) 454 3000.




for identification purposes only

### Note:
Previously marketed for £239,950.

### Tenure:
Freehold.

### Energy Performance Certificate:
Rating 59, Band D.

### Solicitors:
Lawson-West Solicitors, 4 Dominus Way, Meridian Business Park, Leicester LE19 1RP ~ Tel: (0116) 212 1021 ~ Ref: R Beswick



**IMPORTANT NOTICE:**
*Please see Important Notice to Bidders (pages 4-5) for definition of guide price.

**NEXT AUCTION DATE:**
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Entries now being taken

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LOT
12

## 44 Grangeway Road, Wigston, Leicester LE18 1JF

**GUIDE PRICE: £200,000 - £220,000**

## RESIDENTIAL INVESTMENT

### Location:
The property is located off Leicester Road and near to Knighton Park.

### Description:
A semi detached property with 3 bedrooms, car port leading to garage, gas central heating and double glazing.

### Accommodation:
**Ground Floor:**
Entrance porch, entrance hall, through lounge leading to dining room, kitchen.

**First Floor:**
3 bedrooms, bathroom.

**Outside:**
Front garden with off road parking, car port leading to garage, rear garden.

### Tenure:
- Freehold, subject to existing tenancy.
- Let on a 12 month AST from 01.09.2017 at £700 pcm (£8,400 pa) exc.

### Energy Performance Certificate:
Pending.

### Solicitors:
Bond Adams, Richmond House, 94 London Road, Leicester LE2 0QS
Tel: (0116) 285 8080 ~ Ref: Z Dakri

**IMPORTANT NOTICE:**
**All purchasers will be required to produce proof of identity (2 forms), as well as their 10% deposit (no cash deposits)**

**BUYERS FEE:**
**The successful purchaser will be required to pay the Auctioneers a buyer's fee of £1,800 (incl VAT).**

LOT
13

# Land adjacent to Herrick House, Carisbrooke Road, Knighton, Leicester LE2 3PF

## GUIDE PRICE: £425,000 - £450,000

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## LAND / DEVELOPMENT

### Location:
The site is located off Knighton Road near to Ratcliffe Road. The site is adjacent to Herrick House and near to Attenborough Arboretum.

### Description:
A level site of approximately of 0.3 acres. Potential for residential development subject to planning permission.

### Site Area:
0.3 acres (0.12 hectares) approximately.

### Dimensions:
A - B = 33 m
C - D = 37 m

### Planning:
- Potential development i.e. residential subject to planning permission.
- Local Authority: Leicester City Council (0116) 454 1000.

### Note:
Extended completion available.

### Tenure:
Freehold.

### Solicitors:
BHW Solicitors, 5 Grove Court, Grove Park, Leicester LE19 1SA
Tel: (0116) 402 7241 ~ Ref: N Dixon

**IMPORTANT NOTICE:**
*Please see Important Notice to Bidders (pages 4-5) for definition of guide price.

**NEXT AUCTION DATE:**
**Wednesday 4 November 2020**
Entries now being taken

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LOT
14

# 56 Upperton Road, Leicester LE3 0HB

## GUIDE PRICE: £200,000 - £210,000

## RESIDENTIAL

### Location:
The property is located near to the junction of Narborough Road and is near to De Montfort University and Leicester Royal Infirmary.

### Description:
A large extended palisaded villa with 6 bedrooms, gas central heating and double glazing. There is potential to convert the property to a HMO or self contained flats.

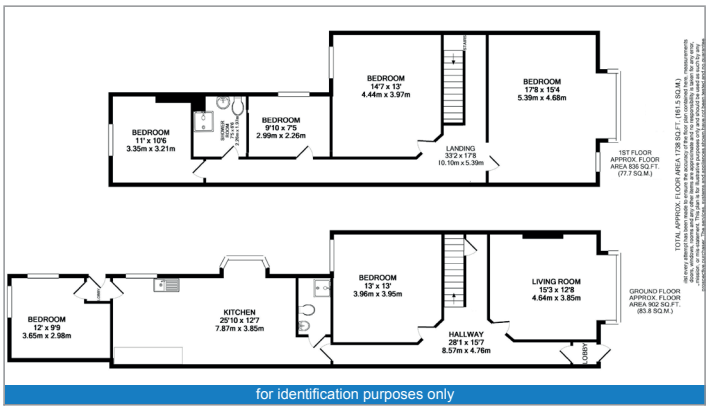
### Accommodation:
**Ground Floor:**
Entrance hall, 2 reception rooms (one used as bedroom), large kitchen/diner, bedroom, WC.

**First Floor:**
4 bedrooms, bathroom.

**Outside:**
Front and rear garden.

### Planning:
- Potential to convert to 6 bedroom HMO or self contained flats subject to planning.
- Local Authority: Leicester City Council (0116) 454 3000.

### Note:
Previously marketed for £249,500.



for identification purposes only

### Tenure:
Freehold.

### Energy Performance Certificate:
Rating 56, Band D.

### Solicitors:
Chetty & Patel, 213 Loughborough Road, Leicester LE4 5LQ
Tel: (0116) 254 6222 ~ Ref: U Patel

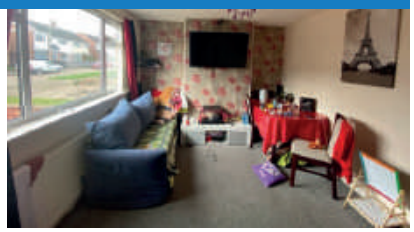
**IMPORTANT NOTICE:**
**All purchasers will be required to produce proof of identity (2 forms), as well as their 10% deposit (no cash deposits)**

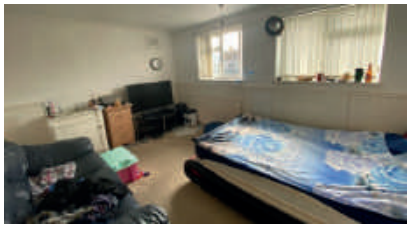
**BUYERS FEE:**
**The successful purchaser will be required to pay the Auctioneers a buyer's fee of £1,800 (incl VAT).**

LOT
15

# 13 Heddington Way, West Knighton, Leicester LE2 6HF

## GUIDE PRICE: £160,000 - £170,000





## RESIDENTIAL INVESTMENT

### Location:
The property is located off Shackerdale Road.

### Description:
A semi detached property with 2 bedrooms, side gated access to covered parking/storage area, gas central heating, double glazing and off road parking. Potential for 2 storey extension subject to planning.

### Accommodation:
**Ground Floor:**
Entrance hall, lounge, kitchen, bathroom.

**First Floor:**
2 bedrooms.

**Outside:**
Front garden with off road parking, side access to rear garden.

### Planning:
- Potential for 2 storey extension subject to planning.
- Local Authority: Leicester City Council (0116) 454 3000.

### Tenure:
- Freehold, subject to existing tenancy.
- Let on a 12 month AST from 31.03.2020 at £595 pcm (£7,140 pa) exc.

### Energy Performance Certificate:
Rating 58, Band D.

### Solicitors:
Bond Adams, Richmond House, 94 London Road, Leicester LE2 0QS
Tel: (0116) 285 8080 ~ Ref: Z Dakri



**IMPORTANT NOTICE:**
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LOT
16

# Land adjacent to 1 Babbington Close, Ilkeston, Derbyshire DE7 5EQ

## GUIDE PRICE: £500 PLUS VAT

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## LAND

### Location:
The site is located to the rear of the Enterprise Rent A Car company, between 1 Babbington Close and rear of 415 Nottingham Road.

### Description:
A level site of public open space of approximately 180 sqyds (0.04 acres).

### Total Site Area:
180 sqyds (0.04 acres) approx.

### Planning:
Local Authority: Erewash Borough Council (0115) 907 2244.

### Note:
- VAT will be payable on the purchase price.
- The sale will be subject to the Buyer paying the Seller's legal and Auctioneer's fees.
- A Development Uplift Clause will be included within the contract entitling the Seller to recover 30% of any increase in value of the site for a 30 year period.

### Tenure:
Freehold.

### Solicitors:
Geoffrey Tew & Co Limited, Dale House, Stoney Hollow, Lutterworth, Leicestershire LE17 4B
Tel: (01455) 856 385 ~ Ref: L Fairbrother

**IMPORTANT NOTICE:**
**All purchasers will be required to produce proof of identity (2 forms), as well as their 10% deposit (no cash deposits)**

**BUYERS FEE:**
**The successful purchaser will be required to pay the Auctioneers a buyer's fee of £1,800 (incl VAT).**

LOT
17

# 34 Manor Road, Donington Le Heath, Coalville, Leicestershire LE67 2FU

## GUIDE PRICE: £180,000 - £190,000

## RESIDENTIAL

### Location:
The property is located off Station Road and near to Hugglescote Community Primary School.

### Description:
A refurbished corner detached property with 3 bedrooms, gas central heating and double glazing. The property has newly fitted kitchen, bathroom, central heating system and has been rewired.

### Accommodation:
**Ground Floor:**
2 reception rooms, kitchen, lobby, utility room with WC.

**First Floor:**
3 bedrooms, bathroom.

**Outside:**
Front and rear gardens.

### Tenure:
Freehold.

### Note:
Previously marketed for £245,950.

### Energy Performance Certificate:
Rating 65, Band D.

### Solicitors:
Bond Adams, Richmond House, 94 London Road, Leicester LE2 0QS
Tel: (0116) 285 8080 ~ Ref: Z Dakri

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**IMPORTANT NOTICE:**
*Please see Important Notice to Bidders (pages 4-5) for definition of guide price.

**NEXT AUCTION DATE:**
**Wednesday 4 November 2020**
Entries now being taken

Kal Sangra
SHONKI BROTHERS
85 Granby Street, Leicester LE1 6FB
Tel: 0116 254 3373
Email: info@shonkibrothers.com
www.shonkibrothers.com

LOT
18

# 1 Richmond Avenue, Aylestone, Leicester LE2 8AX

## GUIDE PRICE: £320,000 - £350,000

## RESIDENTIAL INVESTMENT

### Location:
The property is located on the corner of Aylestone Road, between Cavendish Road and Lansdowne Road.

### Description:
A large 3 storey palisaded villa converted to 5 self contained flats comprising of 4x1 bedroom and a studio flat. The property benefits from double glazing, fire alarm system, emergency lighting, intercom system and electric storage heating.

### Tenure:
Freehold, subject to existing tenancies.

### Solicitors:
Bond Adams, Richmond House, 94 London Road, Leicester LE2 0QS
Tel: (0116) 285 8080 ~ Ref: Z Dakri

| Flat / Floor | ACCOM | EPC | AST | Rent (£) pax |
|---|---|---|---|---|
| 1A Ground | lounge, kitchen, ensuite bedroom, private yard | 43, E | 6 month from 06.03.2020 | 4,740 |
| 1 Ground | lounge/kitchen, bedroom, shower room | 57, D | 12 month from 02.02.2020 | 5,040 |
| 2 - studio First | lounge/bedroom kitchen, shower room | 70, C | 12 month from 02.02.2020 | 4,500 |
| 3 First | lounge/kitchen, bedroom, shower room | 61, D | 12 month from 13.04.2020 | 5,040 |
| 4 Second | lounge/kitchen, bedroom, shower room | 60, D | 12 month from 27.07.2020 | 4,800 |
| Communal Utility | Second | | | |
| Outside | Communal side garden | | | |
| Current Rental Value | | | | 24,120 |
| Estimated Rental Value | | | | 26,400 |

**IMPORTANT NOTICE:**
**All purchasers will be required to produce proof of identity (2 forms), as well as their 10% deposit (no cash deposits)**

**BUYERS FEE:**
**The successful purchaser will be required to pay the Auctioneers a buyer's fee of £1,800 (incl VAT).**

LOT
19

# 49A Sherrard Street, Melton Mowbray, Leicestershire LE13 1XH

## GUIDE PRICE: £800,000 - £850,000

## RETAIL INVESTMENT

### Location:
The property is located in the town centre and opposite Morrisons Supermarket. The property adjoins Latham House Medical Centre and has a pedestrianised walkway from Sherrard Street and vehicular access from Sage Cross Street.

### Description:
A purpose-built mainly single-storey detached retail unit of approximately 1,380 sqft and has a linked walkway from the adjoining medical centre. The property is used as a pharmacy and is currently leased to Boots.

### Accommodation:
**Ground Floor:**
Sales area, office, kitchen, WC.
GIA: 1,260 sqft (117 sqm)

**First Floor:**
Office.
GIA: 120 sqft (11 sqm)
**Total GIA:** 1,380 sqft (128 sqm) approx.

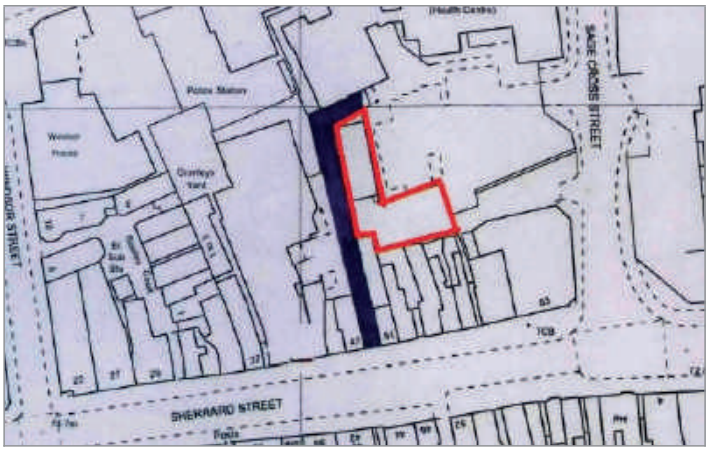
**Outside**
Storage, approximately 7 parking spaces.

### Planning:
The property has existing retail (A1) use.

### Note:
- The adjoining Latham House Medical Center has 25 GP's and a patient list size of 35,778 (as at June 2020).

### Tenure:
- Freehold, subject to existing lease.
- Let on a 10 year FRI lease from 17.08.2015 with 5 year rent review.
- New rent of £61,830.04 from 17.08.2020.

### Energy Performance Certificate:
Pending.




### Solicitors:
Nexus Solicitors, Carlton House, 16-18 Albert Square, Manchester M2 5PE
Tel: 0161 819 4912 ~ D O'Driscoll



**IMPORTANT NOTICE:**
*Please see Important Notice to Bidders (pages 4-5) for definition of guide price.

**NEXT AUCTION DATE:**
**Wednesday 4 November 2020**
Entries now being taken

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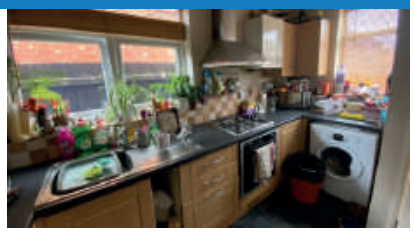
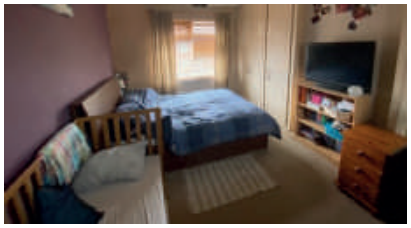
LOT
20

## 59 Alma Street, Newfoundpool, Leicester LE3 9FB

**GUIDE PRICE: £130,000 - £135,000**





## RESIDENTIAL INVESTMENT

### Location:
The property is located between Pool Road and Beatrice Road off Fosse Road North.

### Description:
An extended semi detached property with 2 bedrooms, gas central heating, double glazing and parking to the front of the property.

### Accommodation:
**Ground Floor:**
Entrance hall, 2 reception rooms, kitchen, WC.

**First Floor:**
2 bedrooms, bathroom.

**Outside:**
Front garden with off road parking, side access to rear garden.

### Tenure:
- Freehold, subject to existing tenancy.
- Let on an AST until 15.04.2021 at £515 pcm (£6,180 pa) exc.

### Energy Performance Certificate:
Rating 56, Band D.

### Solicitors:
Alexander Grace Law, 7 Kestrel Court, Network 65 Business Park, Burnley BB11 5NA
Tel: (01282) 217008 ~ Ref K Gudgeon

**IMPORTANT NOTICE:**
**All purchasers will be required to produce proof of identity (2 forms), as well as their 10% deposit (no cash deposits)**

**BUYERS FEE:**
**The successful purchaser will be required to pay the Auctioneers a buyer's fee of £1,800 (incl VAT).**

LOT
21

# 580 Gipsy Lane, Humberstone, Leicester LE5 0TB

## GUIDE PRICE: £220,000 - £230,000

Proposed Elevations

### Location:
The property is located adjacent to Humberstone Heights Golf Club and near to Thurmaston Lane.

### Description:
A 3 bedroom detached cottage with workshop. The site has planning for demolition of the existing property and construction of 2 x 4 bedroom detached properties of approximately 1,280 sqft each.

**Proposed Accommodation (per property)**

**Ground Floor:**
Entrance hallway, lounge, kitchen with dining area and larder, WC.

**First Floor:**
3 bedrooms, one with ensuite, bathroom.

**Second Floor:**
Bedroom with ensuite.

**Outside:**
Off road parking, rear garden.

### Planning:
- Planning has been granted for the demolition of the existing dwelling and the construction of 2 x 3 storey detached dwellings comprising of 4 bedrooms each.
- Planning Application No. 20191465 dated 24 June 2020.
- Local Authority: Leicester City Council (0116) 454 3000.

### Tenure:
Freehold.

### Energy Performance Certificate:
Rating 55, Band D.

### Solicitors:
Bond Adams, Richmond House, 94 London Road, Leicester LE2 0QS
Tel: (0116) 285 8080 ~ Ref: Z Dakri

existing property

**IMPORTANT NOTICE:**
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**NEXT AUCTION DATE:**
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Entries now being taken

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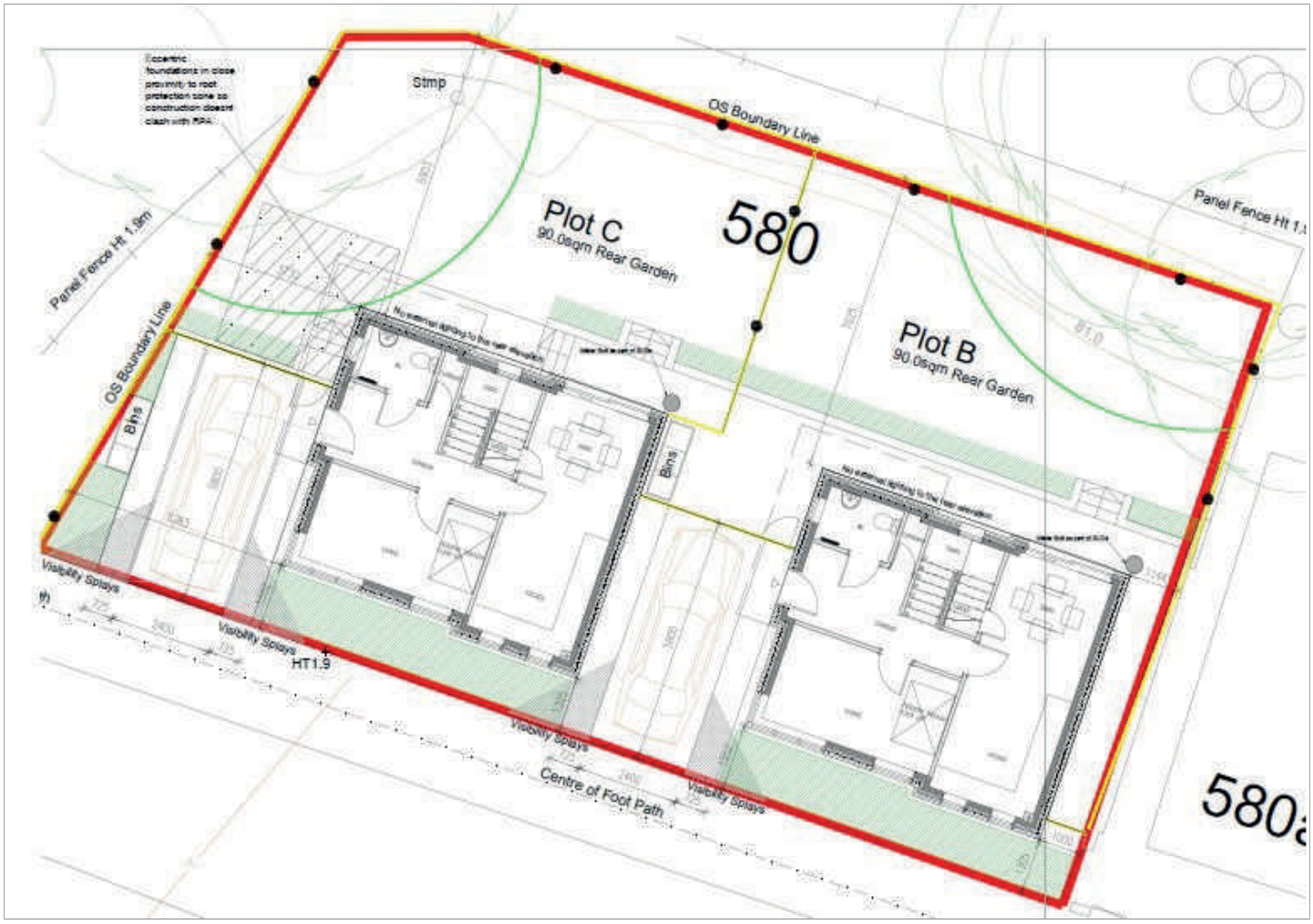

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LOT
22

## 22 Stoughton Road, Oadby, Leicester LE2 4DS

**GUIDE PRICE: £425,000 - £450,000**

## RESIDENTIAL

### Location:
The property is located off Harborough Road and near to Asda supermarket and Launde Primary School.

### Description:
A spacious and extended detached property with 5 bedrooms, garage, gas central heating and double glazing.

### Accommodation:
**Ground Floor:**
Covered porch area, entrance hall, 2 reception rooms one leading to conservatory, kitchen/diner, passage with separate access to bedroom, extension with separate access to study, utility room, w.c, store.

**First Floor:**
Master bedroom with dressing room and ensuite, 3 further bedrooms, bathroom.

### Outside:
Front garden with off road parking and driveway to integral garage, large rear garden.

### Note
Property requires some upgrading.

### Tenure:
Freehold.

### Energy Performance Certificate:
Rating 46, Band E.

### Solicitors:
Bond Adams, Richmond House, 94 London Road, Leicester LE2 0QS
Tel: (0116) 285 8080 ~ Ref: Z Dakri

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**NEXT AUCTION DATE:**
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**IMPORTANT NOTICE:**
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**BUYERS FEE:**
**The successful purchaser will be required to pay the Auctioneers a buyer's fee of £1,800 (incl VAT).**

# 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 Fees** : **£**
(to be paid to Shonki Brothers Ltd)

**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 hamme subject to the Common Auction Conditions (Edition 4) and any Special Conditions (annexed hereto).**

**Note: A copy of the Common Auction Conditions (Edition 4) 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.

**The BUYER's conveyancer is**

**Name**.....

**Firm**.....

**Address**.....

.....

# Registration Form for Proxy, Telephone & Remote/Internet Bidding

COMPLETE IN BLOCK CAPITALS

Please select method of bidding: Proxy ☐ Telephone ☐ Remote ☐

(Please enquire before selecting)

I hereby instruct and authorise Shonki Brothers Ltd to bid on my behalf in accordance with the terms and conditions as given in the auction catalogue and I understand that should my bid be successful the offer will be binding upon me. Shonki Brothers Ltd will bid on my behalf if required, taking my instructions in this respect on the telephone when the relevant lot is being sold at the auction. I authorise you to record such bidding and instructions in order to avoid any doubts or disputes.

| AUCTION DATE | LOT NO. | PROPERTY ADDRESS |
|---|---|---|
| | | |
| MAXIMUM BID PRICE | IN WORDS | |
| | | |

## BUYER

| | | |
|---|---|---|
| **PURCHASER DETAILS**<br>Full contract name(s) (including titles if personal) | | |
| **COMPANY** | | |
| **CORRESPONDENCE ADDRESS** | | |
| **MOBILE** | **LANDLINE** | **EMAIL** |
| | | |

## BIDDER DETAILS – to be completed if different from the buyer

| | | |
|---|---|---|
| **BIDDER DETAILS**<br>Full contract name(s) (including titles if personal) | | |
| **COMPANY** | | |
| **CORRESPONDENCE ADDRESS** | | |
| **MOBILE** | **LANDLINE** | **EMAIL** |
| | | |
| **RELATION TO BUYER:** | **PROOF OF IDENTITY - REQUIRED** | **PROOF OF AUTHORITY - REQUIRED** |
| | Are the identification documents of the purchaser/ bidder (if different) attached?<br>YES ☐ NO ☐ | Is the letter of authority attached?<br>YES ☐ NO ☐ |

## SOLICITORS DETAILS

| | |
|---|---|
| **SOLICITORS NAME** | |
| **COMPANY NAME** | |
| **ADDRESS** | |
| **TELEPHONE** | |

## METHOD OF PAYMENT

| | | |
|---|---|---|
| **CARD**<br>**Complete details** | **BANK TRANSFER**<br>**AMOUNT: £** | **BANKERS DRAFT**<br>☐ **AMOUNT: £** |
| **NAME ON CARD** | | |

CARD NO. | VALID FROM | EXPIRY | CSC

I/we confirm that I/we are required to pay the deposit and buyer's fee on the fall of the hammer and I/we are purchasing the Lot(s) with complete knowledge and acceptance of the Terms & Conditions for Proxy & Telephone & Remote/Internet Bidders overleaf, auction catalogue and the Important Notice to Bidders therein, all relevant Common Auction Conditions, General and Special Conditions of Sale, notices to prospective purchasers and also any Addendum relating to the Lot has been inspected and to have full knowledge thereof. I/we take full responsibility for all bids undertaken on my behalf as per this form AND AS SUCH:

☐ I/we confirm that I/we are required to pay the deposit and buyer's fee on the fall of the hammer and I/we are purchasing the Lot(s) with complete knowledge and acceptance of the Important Information, Common Auction Conditions, Legal Pack, Addendum and

☐ I authorise the auctioneer to sign the Memorandum of Sale on my behalf and I recognise that I will then be the fully bound purchaser of the property referred to above and must complete this transaction within the time specified in the Conditions of Sale.

Signed Date of Signing:

Signed by bidder (or person signing on purchaser's behalf) and warrants that authority has been given by the purchaser.

Once you have completed this form, please send, along with photographic ID and proof of address, via email to kal@shonkibrothers.com / info@shonkibrothers.com.
By submitting this form, you authorise Shonki Brothers Limited to undertake any further proof of identification and Money Laundering checks that may be required.

**IMPORTANT NOTICE:**
**All purchasers will be required to produce proof of identity (2 forms), as well as their 10% deposit (no cash deposits)**

**BUYERS FEE:**
**The successful purchaser will be required to pay the Auctioneers a buyer's fee of £1,800 (incl VAT).**

# Terms & Conditions for Proxy, Telephone & Remote/Internet Bidders

These Terms and Conditions apply to the bidder and the buyer (if different) and must be adhered to in order for you to place a bid by telephone, proxy or remotely/online. It is understood that if you are bidding that you understand and accept these terms and conditions.

**IMPORTANT NOTE:**

If you have bid on a property be it is the auction room, by telephone, proxy, online, remotely or pre- or post- auction, you are bound by these terms and conditions, therefore please read and understand them before you place your bid. If you require any clarification, contact our auction team.

You can contact us by telephoning us on 0116 254 3373 or by emailing us at kal@shonkibrothers.com / info@shonkibrothers.com.

1. A prospective purchaser should complete and sign the registration form. Failure to complete any part of the form and to sign it will render the instructions invalid and entitle the auctioneer to disregard the bid.
2. A separate form must be completed for each Lot for which a prospective purchaser wishes to bid or requires the auctioneer to bid on their behalf.
3. For a Proxy Bid the prospective purchaser should complete the form showing the maximum price, which the prospective purchaser authorises the auctioneer to bid for a particular property.

   The maximum price to which the auctioneer is authorised to bid must be an exact figure (accordingly, wording such as "£100 over the highest bid in the room" will not be acceptable). The auctioneer reserves the right not to bid on behalf of the prospective purchaser should there be any error in respect of these instructions or the accompanying deposit.
4. The completed form/s together with 2 forms of certified identification documents of all relevant buyers/bidders as per The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended), as well as certified identification documents for the buyer (should they differ), should be sent to the auctioneers.
5. Prospective purchasers should send with this form a valid cheque, banker's draft drawn on a United Kingdom Branch of a bank, or transfer direct to our auction account representing 10% of the maximum price (minimum £2,000) to which the prospective purchaser wishes the auctioneer to bid. Where the particular Lot is purchased below the maximum figure the balance of the deposit will be considered as an additional deposit towards the purchase price.
6. The successful bidder will be required to pay the Auctioneers a buyer's fee of £1,800 (£1,500 +VAT) on exchange of contracts for each property purchased.
7. The aforementioned registration form, identity documents and payment or proof of payment can be sent by post addressed to Kal Sangra, Shonki Brothers Ltd, 85 Granby Street, Leicester LE1 6FB or scanned and emailed to kal@shonkibrothers.com and must be received not less than 24 hours prior to the time of the commencement of the auction at which the particular property is to be sold.
8. The prospective proxy purchaser appoints the auctioneer as agent and authorises the auctioneer to bid for the relevant Lot on behalf of the prospective purchaser in such a manner as the auctioneer thinks fit in his absolute discretion.
9. The prospective purchaser may, in writing only, at any time up to the commencement of the auction in which the particular Lot is to be sold, withdraw the auctioneer's authority to bid or alter the instructions. It is the prospective purchaser's responsibility to ensure that the auctioneer personally receives any written alterations to the original instructions, and he should verify that such instructions have been received.
10. The prospective purchaser shall be deemed to have authorised the auctioneer on the basis that the auction catalogue and all relevant Common Auction Conditions, general and special conditions of sale, notices to prospective purchasers and also any addendum relating to the Lot, has been inspected and to have full knowledge thereof. The prospective purchaser authorises the auctioneer or any duly authorised partner or employee of Shonki Brothers Ltd as the prospective purchaser's agent to sign the memorandum of contract incorporating all such matter at or after the auction.
11. Should the prospective buyer wish to bid at the auction, remotely in person or through an agent, such intention must be conveyed in writing to the auctioneer in person prior to the lot being offered for sale. In this case, the auctioneer will not make any bids on behalf of the prospective buyer.
12. In the event that another bidder makes a bid equal to the maximum bid the proxy and telephone bidders is prepared to make, the auctioneer reserves the right to accept either bid at their own discretion.
13. Unless the relevant Lot is sold to the prospective purchaser, the amount of the prospective purchaser's bid will not be disclosed to the vendor or any other person either during or after the sale without the consent of the respective purchaser.
14. The auctioneer reserves the right to bid himself or through an agent up to the reserve price of the particular Lot.
15. The auctioneer will make no charge to a prospective purchaser for this service and will accept no liability whatsoever for any bid not being made on behalf of the prospective purchaser whether through lack of clarity of instructions or the remote bidding system.
16. The auctioneer on no account will accept any responsibility and will not be liable for prospective purchasers becoming disconnected or unobtainable during bidding, or for any interruption or suspension of telephone and internet connections. If forms are sent by post it is at the bidder's risk if for whatever reason post is delayed or if the auctioneer or any duly authorised partner or employee of Shonki Brothers Ltd are unable to access the office. The auctioneer Shonki Brothers Limited will not be liable for any loss or claims for any other reasons whatsoever, which are beyond its control.
17. The prospective purchaser will be advised if the relevant Lot has been successfully purchased on his behalf as soon as possible after the auction. Where the Lot has not been purchased, the prospective purchaser will be notified and the deposit if transferred will be returned as soon as reasonably possible.
18. Prospective purchasers are advised to visit our website or telephone the auction department of Shonki Brothers Ltd (0116 254 3373) up to the time of the auction to ensure that there are no amendments to the particulars of sale or conditions relating to the relevant Lot or other matters relating to it. The auctioneers will accept no liability whatsoever if the prospective purchaser does not visit our website or telephone in respect of any such amendments and the auctioneer will not be responsible for any loss, costs or damages incurred by the prospective purchaser as a result thereof.
19. In accordance with the requirements of The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended), we are required to identify buyers, bidders and payers. We will therefore require information and documentation for verification purposes. If satisfactory documentation is not provided, we may make searches via third party data providers. The searches will be conducted on all the parties related to the purchase as is required by the legislation. Failure to establish evidence of identity will deem the registration incomplete and therefore considered to be null and void. Your information and documentation, for these requirements, may be shared with the vendor, the vendor's solicitors, agents or other authorised organisations.
20. We usually keep files and papers relating to client matters for six years from the date we cease to work on that matter, after which we may dispose of them, as we reasonably consider appropriate, and in accordance with current Data Protection Regulations.

Signed Date of Signing:

I have read and understood the above Terms and Conditions.

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**The successful purchaser will be required to pay the Auctioneers a buyer's fee of £1,800 (incl VAT).**

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