

Kal Sangra

SHONKI BROTHERS

AUCTION

Wednesday 26 April 2017 at 5.00pm

Leicester Racecourse Oadby, Leicester LE2 4AL



SINCE 1990

Auction: Wednesday 26 April 2017



Welcome to our second auction sale of 2017. As we release our April auction catalogue we witness the dawn of a new political era. After more than four decades of union, Article 50 has been triggered and the official process of Britain leaving the European Union has begun. Two years of hard Brexit negotiations will follow to secure the best possible Brexit deal.

The next two years will determine how Britain leaves the EU which will certainly shake up the economy, but now we know what lies ahead the economic outlook is already looking brighter. The effects of uncertainty are generally always more far reaching, but we may indeed have seen the worst of the impact during the run up to and post-referendum periods. Soon after the vote the pound fell to its lowest level for 3 decades and has since been trading around 15% lower compared to the dollar and 12% lower compared to the euro. Interest rates were quickly reduced and have purposely been kept low to support economic growth. Since Triggering Article 50 the pound has remained stable.

The property market continues to move in the right direction. Unfortunately, new builds have not met the Government targets and have hit a six-month low largely due to rising costs as a result of a weaker pound and lack of land supply. However, output is still higher than previously

albeit at a slower rate than planned, which can only be encouraging. Reducing the stamp duty rate on second homes would also assist in keeping the market moving in these uncertain times.

Triggering Article 50 and putting into place plans to leave the EU has given clarity and although the road ahead remains unclear we all know that the property market thrives on certainty and confidence. According to figures the housing market accelerated in February after a slight wobble in December and January. It is anticipated that growth will continue at a steady rate in 2017. This is largely due to the economy continuing to perform well, growing employment and continued lack of supply underpinning pricing across much of the UK. Therefore it is widely believed that during the two years of negotiations that will end in 2019 the property market will stabilise and the low transaction levels of late will be replaced by increased activity.

In this auction sale we have properties for all types of buyers and budgets with guide prices starting from £1,000. Property remains a steady, low risk long term investment generating a high return when compared with other forms of investment.

With shortage of properties being one of the main handicaps in the property market we anticipate that there will be a lot of interest in the lots offered, therefore if you are interested in any particular lot please do register your interest as soon as possible. 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. If you are interested in any of the lots the legal documents will be available to download or alternatively please make an appointment to view these at our office.

Viewings:

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

Buying At Auctions (pages 4 and 5):

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

Registration:

In order to bid at the auction, purchasers will be required to register by completing the registration form (page 25) and providing the necessary identification.

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.

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 Wednesday 21 June 2017, so do contact us if you are considering selling and require an Auction appraisal.

The auction team look forward to welcoming you on Wednesday 26 April 2017.



K S Sangra FRICS FNAVA
Auctioneer

Check Addendum List:

Any changes or alterations that your purchase 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:

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% (minimum £1,000) 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 presented the following day 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.



Order of Sale

LOT	PROPERTY ADDRESS
1	38 Herrick Road, Knighton Fields, Leicester LE2 6DH
2	33 Newmarket Street, Knighton, Leicester LE2 3WQ
3	12 Shilton Road, Barwell, Leicestershire LE9 8HA
4	Land at Chatsworth Road, Walcot Way & Laughton Drive, Stamford, Lincolnshire PE9 2UR
5	67 Woodbridge Road, Belgrave, Leicester LE4 7RJ
6	20 St. James Court, Coventry CV3 3HW
7	56 Keightley Road, New Parks, Leicester LE3 9LJ
8	Flats 1, 2, 3 & 4, Foxton Court, John Nichols Street, Hinckley, Leicestershire LE10 0LD
9	498A Uppingham Road, Leicester LE5 2GG
10	The Old Stableyard, Leicester Road, Billesdon, Leicestershire LE7 9AQ
11	19 Livingstone Street, Smallthorne, Stoke-on-Trent ST6 1LQ
12	5-7 High Street, Barwell, Leicestershire LE9 8DQ
13	Flat 3, Orchard House, 140 Belgrave Gate, Leicester LE1 3XL
14	3 West Street, Glenfield, Leicester LE3 8DT
15	162-164 London Road, Leicester LE2 1ND
16	Flats 1, 2 & 3, 66 St Peters Road, Highfields, Leicester LE2 1DD
17	13-15 Richmond Avenue, Aylestone, Leicester LE2 8AX
18	Land adjacent to 83 Oxendon Street, Highfields, Leicester LE2 0SG



Auction Venue:
Leicester Racecourse, 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.

BUYERS FEE:

The successful purchaser will be required to pay the Auctioneers a buyer's fee of £750 (plus VAT).
No Cash Deposits.

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:

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

1. Each lot is offered and sold subject to the Common, Extra and Special Conditions of Sale which are available prior to and at the Auction, these should be fully understood. All prospective purchasers are advised to consult their legal and, where appropriate, other professional advisors, prior to bidding.
2. 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, Extra or Special Conditions of Sale).
3. 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.
4. When the Auctioneer's gavel falls, 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 they have 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 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). A buyers fee of £750 plus VAT is also required. The successful bidder is under a binding contract to purchase the relevant property.
5. The successful bidder is immediately at risk in relation to the property and shall therefore, be deemed to have made arrangements immediately after exchange of contracts for any insurance cover required.
6. In default of the purchase 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.
7. 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.
8. 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 statements contained in these particulars as to the properties are made without responsibility on the part of Shonki Brothers Ltd or the Vendors and are not to be relied on as a statement of representation of fact.
Any intending purchaser 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 Vendors 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.
9. 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 purchasers should satisfy themselves as to any points arising therefrom.
10. 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.
11. 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.
12. 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.
13. 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.
14. 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.
15. Identification – prospective purchasers must produce documentation to confirm their identity and residential/company address. PLEASE SEE IDENTITY DOCUMENTS (Page 5).

16. Buyer's Fee: The successful purchaser will be required to pay to the Auctioneers a Buyer's Fee of £750.00 (plus VAT) upon exchange of contracts.
17. 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 telephone or contact Shonki Brothers Ltd to discuss viewing arrangements, prior to making the journey. There will be no viewings between exchange of contracts and completion.
18. All residential lettings are now regulated tenancies under the Rent Act 1977, the Housing Act 1980 and the Housing Act 1988.

Measurements, Location Plans & Photographs:

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 purchasers 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.

Each lot will be sold in accordance with the Title Documentation as the Location Plans shown in the catalogue are for identification purposes only. Purchasers are advised to view the Special Conditions of Sale in respect of the precise interest to be conveyed.

Health & Safety:

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 Vendor and Auctioneer accept no liability for any losses, damage, injury or accident.

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 the bidding paddle provided during registration.

Identity Documents:

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

Acceptable identification documents are listed in the "Money Laundering Regulation 2007".

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**

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 confirms the identity of its clients, therefore we will carry out checks on both vendors and buyers.

In order to comply with these regulations, all buyers must always provide Shonki Brothers Ltd auction team with the following identification documents. We will take photocopies of your identification documents and may retain them for our records in order to comply with our bidder identification procedures and in accordance with RICS Best Practice guidelines on bidder identity verification.

PROOF OF IDENTITY & PROOF OF CURRENT RESIDENTIAL ADDRESS:

IDENTITY DOCUMENTS:

- Valid signed photo card driving licence
- Valid passport
- Armed forces ID card
- Firearms or shotgun certificate
- EU member state identity card
- Residence permit issued by the Home Office together with own country's passport
- A government issued document (without a photograph) if it has your full name AND SUPPORTED BY a document having full name and date of birth or full name and residential address.

EVIDENCE OF ADDRESS:

- Recent local council tax bill (issued within last 3 months)
- Current full driving licence (if not used for identity)
- State pension benefit documentation
- Most recent original mortgage statement from a recognised lender
- Local council or housing association rent card or tenancy agreement
- Inland revenue self-assessment statement, tax demand, notification of PAYE coding, tax credit notification

IN THE CASE OF A LIMITED COMPANY YOU MUST PROVIDE:

- A corporation certificate
- VAT certificate
- Evidence of Directors identity and address as mentioned
- A letter of authority from the company will also be required and customer due diligence on the beneficial owner, that is the person or persons controlling the business.

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.
- If a bidder is acting on behalf of a company, the above documents will still be required along with written authority from the company.

PLEASE NOTE THAT ONLY THE ABOVE DOCUMENTS WILL BE ACCEPTED AT THE AUCTION

IMPORTANT NOTICE:

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

BUYERS FEE:

The successful purchaser will be required to pay the Auctioneers a buyer's fee of £750 (plus VAT). No Cash Deposits.

**LOT
1**

38 Herrick Road, Knighton Fields, Leicester LE2 6DH

GUIDE PRICE: £150,000 - £155,000



RESIDENTIAL

Location:

The property is located off Welford Road, near Lancaster Boys School and Sir Jonathan North Community College on Knighton Lane East.

Description:

A 3 bedroom semi detached property with full gas central heating and double glazing.

Accommodation:

Ground Floor:

Entrance hall, lounge, study, bedroom, newly fitted kitchen, w.c, conservatory.

First Floor:

2 bedrooms, store, bathroom.

Outside:

Front garden providing off road parking and side access to deep rear garden.

Note:

Previously marketed for £165,000.

Tenure:

Freehold.

Energy Performance Certificate:

Rating 26, Band F.

Solicitors:

Douglas Wemyss, 18 Friar Lane, Leicester LE1 5RA
Tel: (0116) 299 9199 ~ Ref: M Patel

6

NEXT AUCTION DATE:

21 June 2017

Entries now being taken

Kal Sangra
SHONKI BROTHERS

55 London Road, Leicester LE2 0PE
Tel: 0116 254 3373 Fax: 0116 285 4491
Email: info@shonkibrothers.com
www.shonkibrothers.com

**LOT
2**

33 Newmarket Street, Knighton, Leicester LE2 3WQ

GUIDE PRICE: £170,000 - £175,000



RESIDENTIAL

Location:

The property is located off Knighton Road.

Description:

A high quality design new build town house.

Accommodation:

Ground Floor:

Hallway, open plan lounge/kitchen with French doors to garden, cloakroom.

First Floor:

2 bedrooms one with balcony, bathroom.

Outside:

Gardens and private car park.

Note:

Previously marketed for £180,000-£185,000.

Tenure:

Freehold.

Energy Performance Certificate:

Rating 81, Band B.

Solicitors:

Howes Percival LLP, 3 The Osiers Business Centre, Leicester LE19 1DX
Tel: (0116) 247 3581 ~ Ref: S Burns



**LOT
3**

12 Shilton Road, Barwell, Leicestershire LE9 8HA

GUIDE PRICE: £80,000 - £85,000



RESIDENTIAL

Location:

The property is located near to High Street.

Description:

A well presented 2 bedroom terrace with full gas central heating and double glazing.

Accommodation:

Ground Floor:

2 reception rooms, kitchen.

First Floor:

2 bedrooms, bathroom.

Outside:

Front and rear gardens with w.c and store.

Note:

Previously marketed for £97,500.

Tenure:

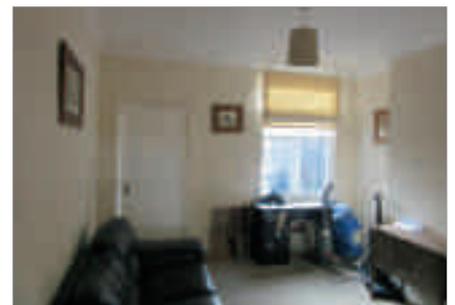
Freehold.

Energy Performance Certificate:

Rating 65, Band D.

Solicitors:

G S Solicitors, 23 Station Road, Hinckley, Leicestershire LE10 1AW
Tel: (01455) 618763 ~ Ref: C Skelton



IMPORTANT NOTICE:

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

BUYERS FEE:

The successful purchaser will be required to pay the Auctioneers a buyer's fee of £750 (plus VAT).
No Cash Deposits.

Kal Sangra

SHONKI BROTHERS

NEXT AUCTION 21 JUNE



SOLD!

Get the deal done!



I will look after your interest at every level from the initial valuation to sale and completion

Kal Sangra

If you are looking for:

- Speed of sale
- Certainty of sale
- Expert guidance every step of the way
- Free valuation within 24 hours

SELL WITH US

We go that extra mile to make sure you are

100% SATISFIED
and will get your property sold

At Kal Sangra ~ Shonki Brothers, teamwork is our middle name, we will get the job done, together

Joe

Why wait, when we can get the deal done for you!

Kaleem

Our passion and dedication, will achieve that sale - whether by auction or private sale – trust in us

Marlis

If you want to sell – we make it happen

Harjit

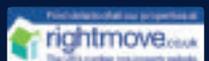
Entries being taken for our next auction

0116 254 3373



55 LONDON ROAD, LEICESTER LE2 0PE

www.shonkibrothers.com | info@shonkibrothers.com



LOT
4

Land off Chatsworth Road, Walcot Way & Laughton Drive, Stamford,
Lincolnshire PE9 2UR

GUIDE PRICE: £1,000 PLUS VAT



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LAND

Location:

The 6 sites are located in Stamford, on Chatsworth Road, Walcot Way and Laughton Drive, near to the junction of Barnwell Road off Casterton Road.

Description:

6 level sites of public open space with a total combined site area of approximately 4,988 sqyds (1.03 acres), to be offered as one lot.

Total Site Area:

4,988 sqyds (1.03 acres) approx.

Planning:

Local Planning Authority: South Kesteven District Council (01476) 406080.

Note:

- VAT will be payable on the purchase price.
- 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 20 year period.
- The sale will be subject to the Buyer paying the Seller's legal and auctioneer's fees.

Tenure:

Freehold.

Solicitors:

Geoffrey Tew & Co, Granby House,
173 London Road, Leicester LE2 1EG
Tel: (0116) 255 6200 ~ Ref: L Fairbrother

LOT
5

67 Woodbridge Road, Belgrave, Leicester LE4 7RJ

GUIDE PRICE: £150,000 - £155,000



RESIDENTIAL

Location:

The property is located off Melton Road near to Berridge Lane.

Description:

A 2 bedroom terrace property with full gas central heating, double glazing, new boiler installed in 2015 and new roof in 2016.

Accommodation:

Ground Floor:

Lounge, kitchen/diner.

First Floor:

2 bedrooms, bathroom.

Outside:

Front garden with off road parking, rear garden with w.c and store.

Tenure:

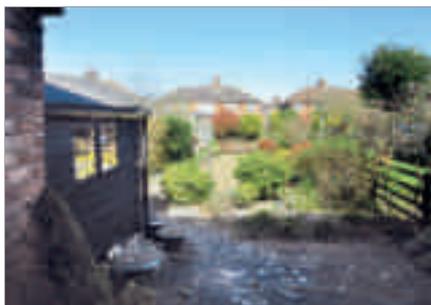
Freehold.

Energy Performance Certificate:

Rating 51, Band E.

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, as well as their 10% deposit.
Two forms of identification required.

BUYERS FEE:

The successful purchaser will be required to pay the Auctioneers a buyer's fee of £750 (plus VAT).
No Cash Deposits.

**LOT
6**

20 St. James Court, Coventry CV3 3HW

GUIDE PRICE: £50,000 - £55,000



RESIDENTIAL INVESTMENT

Location:

The property is located in Coventry near to Willenhall Lane.

Description:

A one bedroom ground floor self-contained flat in a block of apartments. The flat has double glazing, electric storage heating and an allocated parking space.

Accommodation:

Ground Floor:

Lounge, kitchen, bedroom, bathroom.

Outside:

Off road car parking.

Tenure:

- Leasehold.
- 120 year lease from 24.06.89
- Ground Rent: £50 pa
- Service Charge: £780 pa
- The property is let on an 18 month Assured Shorthold Tenancy from 16.11.12 (holding over) at £350 pcm (£4,200 pa) exc.

Energy Performance Certificate:

Pending.

Solicitors:

G S Solicitors, 23 Station Road, Hinckley, Leicestershire LE10 1AW
Tel: (01455) 618763 ~ Ref: C Skelton



Photograph of whole block with Flat 20 on the ground floor right hand side



Rear car park

**LOT
7**

56 Keightley Road, New Parks, Leicester LE3 9LJ

GUIDE PRICE: £80,000 - £85,000



RESIDENTIAL INVESTMENT

Location:

The property is located off New Parks Way.

Description:

A 3 bedroom semi detached property with full gas central heating and double glazing.

Accommodation:

Ground Floor:

Entrance hall, lounge, kitchen/diner.

First Floor:

3 bedrooms, bathroom.

Outside:

Front garden with off road parking, rear garden.

Tenure:

- Freehold, subject to existing tenancy.
- Let on a 12 month AST from 01.04.16 at £540 pcm (£6,480 pa) exc.

Energy Performance Certificate:

Rating, 39, Band E.

Solicitors:

Thankey Mahet Legal, 87 London Road, Leicester LE2 0PF
Tel: (0116) 247 0022 ~ Ref: R Thankey



10

NEXT AUCTION DATE:

21 June 2017

Entries now being taken

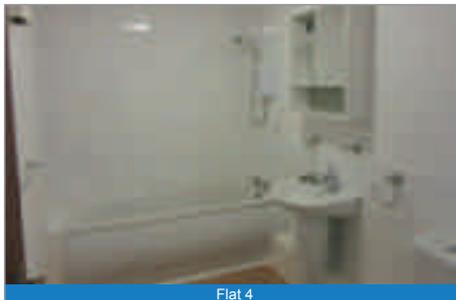
Kal Sangra
SHONKIBROTHERS

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

Email: info@shonkibrothers.com
www.shonkibrothers.com



Flat 4



Flat 4



Rear garden

RESIDENTIAL INVESTMENT

Location:

The property is located in a cul-de-sac off King George's Way which is off Coventry Road.

Description:

A two storey property comprising of 4 self contained one bedroom flats with double glazing, electric heating and car parking.

Tenure:

Leasehold (details to be confirmed), with 50% share of freehold. Total Service Charge: £700 pa including insurance and electric. Ground Rent: Nil

Solicitors:

G S Solicitors, 23 Station Road, Hinckley, Leicestershire LE10 1AW
Tel: (01455) 618763 ~ Ref: C Skelton

Flat/ Floor	Accommodation	EPC Rating, Band	AST	Rental Income (£) pax
1 Ground	Entrance hall, lounge, kitchen, bedroom, bathroom	48, E	6 months from 03.12.14	4,740.00
2 Ground	Entrance hall, lounge, kitchen, bedroom, bathroom	69, C	6 months from 19.03.11	4,320.00
3 First	Entrance hall, lounge, kitchen, bedroom, bathroom	pending	vacant	
4 First	Entrance hall, lounge, kitchen, bedroom, bathroom	65, D	vacant	
Outside	Car park to front with 1 space per flat, rear gravelled garden			
Current Rental Income				9,060.00
Estimated Rental Income				20,000.00

IMPORTANT NOTICE:

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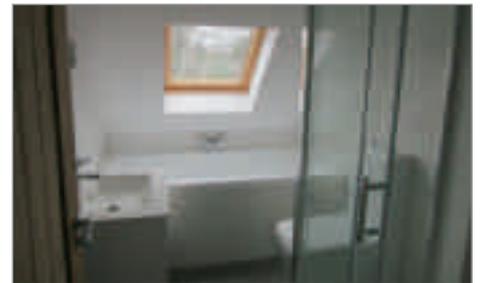
BUYERS FEE:

The successful purchaser will be required to pay the Auctioneers a buyer's fee of £750 (plus VAT). No Cash Deposits.

**LOT
9**

498A Uppingham Road, Leicester LE5 2GG

GUIDE PRICE: £300,000



RESIDENTIAL

Location:

The property is located near to Spencefield Lane and to the rear of number 498.

Description:

A spacious newly built 3 bedroom detached dormer bungalow with full gas central heating and double glazing.

Accommodation:

Ground Floor:

Entrance hall, lounge, kitchen/diner, shower room, bedroom, storeroom.

First Floor:

2 bedrooms, bathroom.

Outside:

Large driveway, front & rear gardens.

Tenure:

Freehold.

Energy Performance Certificate:

Rating 80, Band C.



Solicitors:

Hadgkiss Hughes & Beale, 1041 Stratford Road, Hall Green, Birmingham B28 8AS

Tel: (0121) 449 5050 ~ Ref: D Pritchett

12

NEXT AUCTION DATE:

21 June 2017

Entries now being taken

Kal Sangra
SHONKI BROTHERS

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

Email: info@shonkibrothers.com
www.shonkibrothers.com

**LOT
10**

The Old Stableyard, Leicester Road, Billesdon, Leicestershire LE7 9AQ

GUIDE PRICE: £900,000 - £950,000 PLUS VAT



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RESIDENTIAL DEVELOPMENT

Location:

The site is located in the village of Billesdon, at the junction of Leicester Road and White Hart Close.

Description:

A corner site comprising of 2 level adjoining sites of approximately 0.595 acres (0.24 hectares). The site has planning for 15 dwellings.

Planning:

- Planning has been granted for 15 dwellings.
- Planning permission 06/01420/FUL dated 29.09.06.
- This planning permission has been implemented.
- Local Authority: Harborough District Council (01858) 828282.

Note:

We understand that there will be no S106 payable.

Tenure:

Freehold.

Joint Agent:

James Sellicks.

IMPORTANT NOTICE:

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

BUYERS FEE:

The successful purchaser will be required to pay the Auctioneers a buyer's fee of £750 (plus VAT). No Cash Deposits.



Proposed Layout

Solicitors:

Spearing Waite LLP, 34 Pocklington Walk, Leicester LE1 6BU
Tel: (0116) 242 1227 ~ Ref: L Ward

PROXY / TELEPHONE BIDDING If you can't attend the auction?

We recommend that you attend the auction to bid. If you cannot attend, you can still bid in the auction by arranging:

Proxy Bidding: The auctioneer (as your agent) will bid on your behalf up to an agreed limit.

Telephone Bidding: You give bids over the telephone during the auction.

Via Representation: You appoint a person to bid on your behalf.

These facilities need to be arranged 48 hours prior to the auction. You will be required to:

- ✓ Complete a registration form.
- ✓ Provide a signed cheque for 10% deposit (minimum £1,000, whichever is greater) and buyers premium of £750 plus VAT.
- ✓ Provide identity documents for all parties involved in the transaction.

These need to be received at least 2 days before the auction.

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

PROOF OF Identity

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

Identity Document

- Valid passport
- Valid photo driving licence (not provisional)

Proof of Address

- Original bank statement/ utility bill/credit union statement (not printed off the internet and dated within last 3 months)
- Local Authority tax bill (current year)



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

LOT
11

19 Livingstone Street, Smallthorne, Stoke-on-Trent ST6 1LQ

GUIDE PRICE: £45,000 - £50,000



RESIDENTIAL INVESTMENT

Location:

The property is located off Ford Green near to Smallthorne Community Centre.

Description:

A 2 bedroom mid terrace property.

Accommodation:

Ground Floor:

2 reception rooms, kitchen, bathroom.

First Floor:

2 bedrooms.

Outside:

Rear yard.

Note:

- The Auctioneers have not inspected the property.
- The sale will be subject to the Buyer paying the Seller's legal and auctioneers fees.

Tenure:

- Freehold, subject to existing tenancy.
- The property is let on a 6 months AST from 23.03.05, the rent has been increased to £475 pcm (£5,700 pa) exc.

Energy Performance Certificate:

Pending.

Solicitors:

Salisbury Harding & Barlow LLP,
1 Berridge Street, Leicester LE1 5JT
Tel: (0116) 262 6052 ~ Ref: C Gooch



COMMERCIAL/RESIDENTIAL INVESTMENT

Location:

The properties are located in the village centre.

Description:

A corner detached property comprising of two retail units with a large self contained 2 bedroom flat above.

Tenure:

Freehold, subject to tenancy/leases.

Solicitors:

Thomas Flavell & Sons, 4 Wood Street, Earl Shilton, Leicestershire LE9 7ND

Tel: (01455) 842297 ~ Ref: G Hammond

Property Floor	Use	Accommodation	EPC Rating, Band	Lease/Tenancy	Rent (£) pax
5 Ground	Pet shop	452 sqft (42 sqm)	88, D	5 year lease from 01.09.16 on FRI basis	5,200.00
7 Ground	Butchers shop	721 sqft (67 sqm)	pending	10 year lease from 06.09.16 on FRI basis and 3 year rent reviews	6,500.00
7A First	Self contained flat	Lounge, kitchen, 2 bedrooms, bathroom, w.c. 833 sqft (77 sqm)	49, E	12 months AST from 19.03.17	5,400.00
Outside	Communal yard with 3 car parking spaces for tenant use				
Total Area:		2,006 sqft (186 sqm)			
Current Rental Income:					17,100.00

IMPORTANT NOTICE:

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

BUYERS FEE:

The successful purchaser will be required to pay the Auctioneers a buyer's fee of £750 (plus VAT). No Cash Deposits.

LOT
13

Flat 3, Orchard House, 140 Belgrave Gate, Leicester LE1 3XL

GUIDE PRICE: £95,000 - £100,000



RESIDENTIAL INVESTMENT

Location:

The property is located in the city centre within a 3 storey block, on the corner of Belgrave Gate and Orchard Street.

Description:

A large first floor, 2 bedroom flat measuring approximately 683 sqft, with fire, smoke alarm and emergency lighting systems.

Accommodation:

First Floor:

Entrance hall, large open plan lounge/kitchen, 2 bedrooms, bathroom.



Outside:

Off street parking for one car.

Note:

- Storage facilities are available in the basement of the building.

Tenure:

- Long leasehold, 125 years from 30.11.01.
- 16.67% share of freehold.
- Ground Rent: Nil
- Service Charge: £500 pa.
- The flat is let on a 6 month AST from 03.04.17 at £7,800 pax.

Energy Performance Certificate:

Rating 41, Band E.

Solicitors:

Salisbury Harding & Barlow LLP,
1 Berridge Street, Leicester LE1 5JT
Tel: (0116) 262 6052 ~ Ref: S Young

LOT
14

3 West Street, Glenfield, Leicester LE3 8DT

GUIDE PRICE: £120,000 - £125,000



RESIDENTIAL

Location:

The property is located off Station Road near to Glenfield Methodist Church.

Description:

A 2 bedroom detached property with gas central heating and double glazing.

Accommodation:

Ground Floor:

2 reception rooms, kitchen.

First Floor:

2 bedrooms, bathroom.



Outside:

Front and rear gardens with outhouse.

Tenure:

Freehold.

Energy Performance Certificate:

Rating 36, Band F.

Solicitors:

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



16

NEXT AUCTION DATE:

21 June 2017

Entries now being taken

Kal Sangra
SHONKI BROTHERS

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

Email: info@shonkibrothers.com
www.shonkibrothers.com

**LOT
15**

162-164 London Road, Leicester LE2 1ND

GUIDE PRICE: £725,000 - £750,000



INVESTMENT

Location:

The properties are located opposite Victoria Park.

Description:

Two large properties totalling approximately 7,273 sqft, comprising 17 bedrooms, 2 kitchens, shower rooms, w.c's and coach house providing 2 studio flats. Previously educational/residential use.

Accommodation:

Basement:

NIA: 297 sqft (27.6 sqm)

Ground Floor:

NIA: 2,576 sqft (239.3 sqm)

First Floor:

NIA: 2,118 sqft (196.8 sqm)

Second Floor:

NIA: 1,228 sqft (114.1 sqm)

Coach House (rear):

NIA: 1,054 sqft (98.0 sqm)

TOTAL NIA: 7,273 sqm (676.4 sqm) approx.

Outside:

Approximately 9 car parking spaces to side and rear.

Tenure:

- Freehold, subject to existing lease.
- 9 year lease from 08.2016 with 3 year rent reviews at £48,000 pax.
- Landlord option to end lease by serving 3 months notice at any time.

Energy Performance Certificate:

Rating 92, Band D.

Solicitors:

Bond Adams, Richmond House, 94 London Road, Leicester LE2 0QS

Tel: (0116) 285 8080 ~ Ref: R Patel

IMPORTANT NOTICE:

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

BUYERS FEE:

The successful purchaser will be required to pay the Auctioneers a buyer's fee of £750 (plus VAT).
No Cash Deposits.



Coach house



Rear car park

LOT
16

Flats 1, 2 & 3, 66 St. Peters Road, Highfields, Leicester LE2 1DD

GUIDE PRICE: £170,000 - £175,000



RESIDENTIAL

On behalf of
Leicester Housing Association



Location:

The property is located near to Mere Road.

Description:

A large 3 storey palisaded villa with basement converted into 3 self contained flats. The property benefits from full gas central heating, double glazing, fire alarm system, smoke detectors and emergency lighting.

Estimated Rental Value:

£15,000 pax.

Note:

- In need of modernisation.
- The sale will be subject to the buyer paying the seller's legal and auctioneer's fees.

Tenure:

Freehold.

Solicitors:

Shakespeares Martineau, Two Colton Square, Leicester LE2 1QH
Tel: (0116) 254 5454 ~ Ref: K Harvey

Floor	Use	Accommodation	EPC Rating, Band
Basement			
Ground	Communal areas	Entrance hallway, room with access to rear	
Ground	Flat 1	Lounge/bedroom, kitchen/dining area, bathroom	42, E
First	Flat 2	Lounge, bedroom, kitchen, bathroom	66, D
Second	Flat 3	Lounge/bedroom/kitchen, bathroom	71, C
Outside	Front & rear gardens		

18

NEXT AUCTION DATE:

21 June 2017

Entries now being taken



55 London Road, Leicester LE2 0PE
Tel: 0116 254 3373 Fax: 0116 285 4491
Email: info@shonkibrothers.com
www.shonkibrothers.com

**LOT
17**

13-15 Richmond Avenue, Aylestone, Leicester LE2 8AX

GUIDE PRICE: £440,000 - £450,000



RESIDENTIAL INVESTMENT

Location:

The properties are located off Aylestone Road.

Description:

A pair of adjoining 3 storey, pallisaded villas converted into 6 one bedroom self contained flats with lounge, kitchen, bedroom and bathroom. The property benefits from double glazing, fire alarm system, emergency lighting, intercom system and electric storage heating.

Tenure:

Freehold, subject to existing tenancies.

Solicitors:

Barr Ellison Solicitors, 39 Parkside, Cambridge CB1 1PN
Tel: (01223) 417200 ~ Ref: P Cooper

Property	Flat / Floor	EPC Rating, Band	Assured Shorthold Tenancy	Rent (£) pax
13	1 - Ground	42, E	12 month from 13.08.05	4,320.00
	2 - First	60, D	6 month from 13.07.04	5,430.00
	3 - Second	42, E	6 month from 24.01.15	4,800.00
15	1 - Ground	42, E	6 month from 01.04.17	4,440.00
	2 - First	38, F	6 month from 02.11.13	4,920.00
	3 - Second	33, F	12 month from 02.07.16	4,500.00
Outside	Car parking for 4 cars			
Current Rental Value				28,410.00
Estimated Rental Value				32,000.00

IMPORTANT NOTICE:

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

BUYERS FEE:

The successful purchaser will be required to pay the Auctioneers a buyer's fee of £750 (plus VAT).
No Cash Deposits.

LOT
18

Land adjacent to 83 Oxendon Street, Highfields, Leicester LE2 0SG

GUIDE PRICE: £225,000 - £250,000



LAND / RESIDENTIAL DEVELOPMENT

On behalf of Leicester City Council



Location:

The site is located on the corner of Melbourne Road, opposite Uplands Primary School and Nursery.

Description:

An enclosed level site of approximately 812 sqm (971 sqyds) previously used as a play area.

Planning:

- Residential development only, subject to planning permission.
- Local Planning Authority: Leicester City Council (0116) 454 1000.

Note:

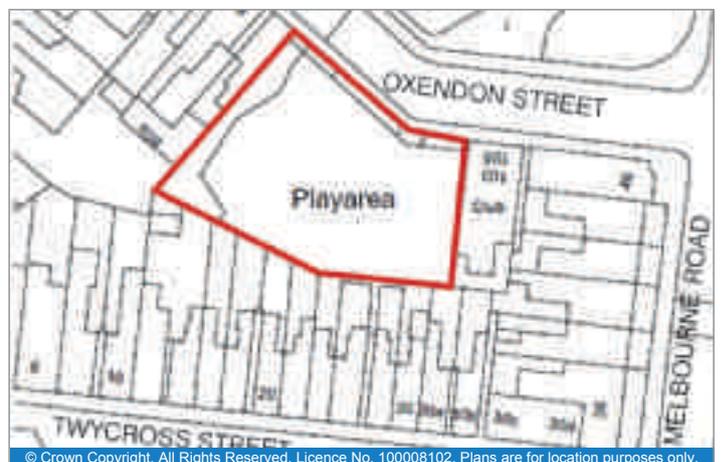
- No VAT is payable on the purchase price.
- The contract will include a Restrictive Covenant limiting development for residential use only.
- The contract will include an Overage Clause for a 25 year period entitling the Seller to an overage payment on implementation of any outline or detailed planning permission in excess of 4 storeys including basement.
- Development guidance will be available in the legal pack.
- The sale will be subject to the Buyer paying the Seller's legal fees and surveyors fees of 2% plus VAT.

Tenure:

Freehold.

Solicitors:

Legal Services, Leicester City Council, City Hall, 115 Charles Street, Leicester LE1 1FZ - Tel: (0116) 454 1409 ~ Ref: J McIvor



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20

NEXT AUCTION DATE:

21 June 2017

Entries now being taken

Kal Sangra
SHONKI BROTHERS

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

Email: info@shonkibrothers.com
www.shonkibrothers.com



REGISTRATION FORM

BUYERS NUMBER

Number: _____

Buyers required to register at reception by completing this form. You will then be allocated a bidding number for the auction sale.

I confirm that I will purchase Lots with full knowledge and acceptance of the Conditions of Sale, addendum and the terms of business (legal pack available on request) and will pay the required deposit and buyer's premium once the hammer has fallen.

BIDDERS DETAILS – please print

Name: Mr/ Mrs / Miss / Ms First Name: _____ Surname: _____

Address: _____

Telephone: Home: _____ Mobile: _____

Email Address: _____ Fax: _____

COMPANY DETAILS – if applicable

Company Name: _____

We require identification from each list. Only original documents will be accepted:

- A corporation certificate / company letterhead
- VAT certificate
- Evidence of Directors identity and address as mentioned
- A letter of authority from the company

IDENTIFICATION – any person buying or bidding must produce 2 forms of identification to confirm their identity. We require identification from each list. Only original documents will be accepted.

Identity Documents:	Evidence of Address:
<input type="checkbox"/> Valid photo card driving licence *	<input type="checkbox"/> Recent local council tax bill
<input type="checkbox"/> Valid passport	<input type="checkbox"/> Current full driving licence (if not used for identity)
<input type="checkbox"/> Armed forces ID card	<input type="checkbox"/> State pension benefit documentation
<input type="checkbox"/> Firearms or shotgun certificate	<input type="checkbox"/> Most recent original mortgage statement from a recognised lender
<input type="checkbox"/> EU member state identity card	<input type="checkbox"/> Local council or housing association rent card or tenancy agreement
<input type="checkbox"/> Residence permit issued by the Home Office together with own country's passport	<input type="checkbox"/> Inland revenue self-assessment statement, tax demand, notification of PAYE coding, tax credit notification
<input type="checkbox"/> A government issued document (without a photograph) if it has your full name AND SUPPORTED BY a document having full name and date of birth or full name and residential address.	

* Please note that a driving licence can be used as evidence of either identity or address, it cannot be used for both

METHOD OF PAYMENT – please indicate your method of payment of the 10% deposit and buyer's premium

Building Society Cheque Bankers Draft Credit Card * Debit Card Personal Cheque

* 2.75% surcharge applicable

SOLICITORS DETAILS

Solicitor : _____ Telephone: _____

Address: _____

WOULD YOU LIKE TO GO ONTO OUR AUCTION MAILING LIST: YES NO

MEMORANDUM OF AGREEMENT OF SALE SHONKI BROTHERS LTD - AUCTIONS

LOT NUMBER

Agreement Date: :
.....
Seller: :
.....
: of
.....
:
.....
Buyer: :
.....
: of
.....
:
.....

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

Completion Date :
.....

Purchase Price : £
plus VAT (if applicable)

Buyer's Premium : £
(to be paid to Shonki Brothers Ltd)

Searches etc : £
.....

Balance : £
.....

Less Deposit etc Paid : £
.....

Balance Due : £
.....

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

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

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

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

Signed Signed p.p. Seller

Signed Signed p.p. Buyer

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



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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 £750 (plus VAT). No Cash Deposits.

AUCTION VENUE

Directions to Leicester Racecourse



Leicester Racecourse
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

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