

KAL SANGRA

SHONKI • BROTHERS



AUCTION

Wednesday 24 April 2013
at 5.00pm

Leicester Racecourse
Oadby, Leicester LE2 4AL



Auction: Wednesday 24 April 2013



Welcome to our April Auction – Despite the freezing temperatures property prices are definitely experiencing a thaw. Four months into 2013 and already it has been a better year for the UK property market. Not only have we seen a marked recovery as property prices continue to edge higher but the number of new buyers registering has noticeably increased. The main reason for the rise in new enquires is that buyers are eager to take advantage of not only the historically low interest rates but also the fact that mortgages continue to get slightly easier to secure as banks increasingly look at new ways of assisting buyers.

The budget contained a surprising additional aid to home buying, which could go a long way to reviving the property market further. The new "Help to Buy" guarantee will encourage lenders to provide up to 95 per cent loans to those with small or no deposit. This last push should mean that a gradual property market improvement can be expected so keep your fingers crossed as confidence will return to the property market.

With the low interest rates buying property is still the most attractive way of investing in the current economic climate. We feel this catalogue offers a variety of lots that are very competitively priced and suitable for all pockets and all types of buyers so do not lose the opportunity to purchase.

Please do take note of the following:

Legal Documents:

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

Viewings:

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

Buying At Auctions (pages 4 and 5):

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

Check Addendum List:

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

Proxy / Telephone Bidding

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

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 19 June 2013, so do contact us if you are considering selling and require an Auction appraisal.

My staff and I look forward to welcoming you on Wednesday 24 April 2013.

K S Sangra FRICS FNAVA
Auctioneer

**NEXT AUCTION DATE:
Wednesday 19 June 2013**
Entries now being taken

Auction: Wednesday 24 April 2013



Order of Sale

LOT	PROPERTY ADDRESS
1	7 Beech Drive, Syston, Leicester LE7 2PR
2	15 Burnmoor Street, Leicester LE2 7FW
3	12 Anthony Street, Rothley, Leicester LE7 7PA
4	1309 Melton Road, Syston, Leicester LE7 2EN
5	Land at Old Place, Sleaford NG34 7HR
6	99-99A Barkby Road, Leicester LE4 9LG
7	Apartment 17, Roman Place, Oliver Close, Syston, Leicester LE7 2NR
8	60 London Road, Oadby, Leicester LE2 5DH
9	Unit 3, Milnyard Square, Orton Southgate, Peterborough PE2 6GX
10	98 Gipsy Lane, Leicester LE4 6RE
11	Land at Shamfields Road, Spilsby PE23 5NN
12	Unit 4, Pasture Lane, Leicester LE1 4EY
13	11 Bartholomew Street, Leicester LE2 1FB
14	182-182A Narborough Road, Leicester LE3 0BU
15	30 Fiona Drive, Thurnby, Leicester LE7 9RF
16	91 Charnwood Road, Shepshed, Loughborough LE12 9NL
17	31 The Uplands, Melton Mowbray LE13 0AF
18	Bossa Bar, 110 Granby Street, Leicester LE1 1DL
19	121 Churchfields Road, Folkingham, Sleaford NG34 0TY
20	85 Uppingham Road, Leicester LE5 3TB
21	7 Angela Drive, Evington, Leicester LE5 6FD
22	Former Ellistown Highways Depot, Wood Road, Battram, Near Ellistown, Leicestershire LE67 1GE



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.

BUYER'S FEE: The successful purchaser will be required to pay the Auctioneers a buyer's fee of £450.00 (inc. 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:

1. The attention of prospective purchasers is drawn to the General and Special Conditions of Sale which are available at the Auction.
2. Prospective purchasers shall be deemed to have inspected the relevant properties and made all the usual and necessary searches and enquiries, with all the relevant authorities and other bodies.
3. When the Auctioneer's gavel falls on a bid, the successful bidder is under a binding contract to purchase the relevant property. The purchaser is immediately at risk in relation to the property and shall therefore, be deemed to have made prior arrangement for any insurance cover required.
4. When a property is knocked down, the successful bidder must immediately present to the Auctioneer's clerk his name and address and if appropriate, the name and address of the person or company on whose behalf he has been bidding.
This information will be used to complete a Memorandum of Agreement of Sale in the form of the one at the back of this catalogue or the Contract prepared by the vendor's solicitor which the successful bidder must sign and exchange with the Auctioneer's staff prior to leaving the Auction room and at the same time present the Auctioneer with a deposit of 10% of the purchase price (minimum deposit of £1000). In default of the any of the above the Auctioneer shall be entitled, at his discretion, as agent for the Vendor, to treat the failure or default as a repudiation and rescind the Contract.
Thereafter the Auctioneer shall be entitled to re-submit the property for sale. If a successful bidder does not pay a deposit and/or complete the Memorandum the Vendor reserves the right to claim any loss he incurs as a result.
5. The Vendor has the right to sell before Auction, or withdraw the Lot, and neither the Auctioneer nor the Vendor is responsible for any abortive costs, losses or damages of a prospective purchaser. Information as to presale or withdrawal of a Lot can be obtained
6. Prospective purchasers are strongly advised to check these particulars as to measurements, areas and all other matters to which the properties are expressed to be subject to or have the benefit of and in respect of any contents, fixtures or fittings expressed to be included in the sale by making inspection of the property and all the necessary enquiries with SHONKI BROTHERS LTD, the Vendor, the Vendor's professional advisors and all other appropriate authorities. All measurements and areas referred to in these particulars are approximate only.
7. All Location plans and photographs published in the particulars of sale are to enable prospective purchasers to locate the property only. The plans are reproduced and therefore not to scale and are not intended to depict the interest to be sold but are for identification only. Purchasers are advised to view the Special Conditions in respect of the precise interest to be conveyed.
8. Any guide prices issued, or any estimates or values mentioned in negotiations or discussions, cannot be relied upon by prospective purchasers as representing professional valuations for any purpose in accordance with the requirements or guidance notes of relevant professional bodies, or other authorities. In all respects prospective purchasers are deemed to have relied upon their own professional advisors.
9. The services, fittings and appliances (if any) have not been tested by the Auctioneers or their joint agents.
10. Guide prices are subject to alteration. Guide prices or guide price ranges are not necessarily figures at which the property will sell. They are only intended to be an indication. The price achieved at Auction may be more or less.
11. Details for each Lot have been prepared on our own inspection and information supplied by the Vendors who cannot warrant that the property is in good structural condition.
12. Identification - please bring two forms of identification i.e. original passport, driving licence, utility bill, together with a photocopy of such documents. PLEASE SEE IDENTITY DOCUMENTS.
13. Buyer's Fee: The successful purchaser will be required to pay to the Auctioneers a Buyer's Fee of £450.00 (inc. VAT) upon exchange of contracts.
14. 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.
15. All residential lettings are now regulated tenancies under the Rent Act 1977, the Housing Act 1980 and the Housing Act 1988.

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.

PLEASE NOTE!
YOU WILL BE UNABLE TO BID WITHOUT
PROOF OF IDENTITY & ADDRESS

Measurements & Location Plans:

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

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

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

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. The Agents accept no liability for injury or loss to persons or property when visiting the premises.

Misrepresentation Act 1967:

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

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

The Properties Misrepresentations Act 1991:

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

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

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

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

Identity Documents:

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

Please find below a list of acceptable forms of identification. You must provide one document from each list

Identity documents:

- Valid passport
- Valid photo driving licence (not provisional)
- 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
- State pension book / state benefit book, (in which case the second document must have your full name and residential address or full name and date of birth)

Evidence of address:

- Valid (old style) driving licence (not provisional)
- Local Authority tax bill (current year)
- Original bank statement/ utility bill/credit union statement (not printed off the internet and dated within last 3 months)
- Most recent original mortgage statement from UK lender
- Inland revenue (HMRC) self assessment statement, tax demand, notification of PAYE coding, tax credit notification
- State pension/benefit documentation

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

Legal Documents Online



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

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

Can't attend the Auction?

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



LOT 1

7 Beech Drive, Syston, Leicester LE7 2PR

RESIDENTIAL INVESTMENT**Location:**

The property is located in Syston off Goode's Lane, which is off Melton Road.

Description:

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

Accommodation:**Ground Floor:**

Entrance hall, lounge, kitchen/diner.

First Floor:

3 bedrooms, bathroom.

Outside:

Block paved front garden providing off road parking and side entrance to the rear garden.

Tenure:

- Freehold, subject to existing tenancy.
- 5 years Assured Shorthold Tenancy from 01.12.09 at a rent of £110 per week (£5,720 pa) exc.

Energy Performance Certificate:

A copy of the EPC will be available at www.shonkibrothers.com

Solicitors:

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

GUIDE PRICE: £120,000 - £125,000**LOT 2**

15 Burnmoor Street, Leicester LE2 7FW

RESIDENTIAL**Location:**

The property is located off Walnut Street and near to Leicester Royal Infirmary and De Montfort University.

Description:

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

Accommodation:**Ground Floor:**

2 reception rooms, kitchen.

First Floor:

2 bedrooms, bathroom.

Outside:

Rear yard having a large store.

Tenure:

Freehold, vacant possession will be given upon completion.

Energy Performance Certificate:

EPC Rating 46 Band E
A copy of the EPC will be available at www.shonkibrothers.com

Solicitors:

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

GUIDE PRICE: £85,000 - £90,000

LOT 3

12 Anthony Street, Rothley, Leicester LE7 7PA

RESIDENTIAL INVESTMENT



Location:

The property is located in Rothley off Hallfields Lane near to Fowke Street.

Description:

A 2 bedroom cottage with full gas central heating and uPVC double glazing.

Accommodation:

Ground Floor:

2 reception rooms, kitchen.

First Floor:

2 bedrooms, bathroom.

Outside:

Rear garden.

Tenure:

- Freehold, subject to existing tenancy.
- 6 months Assured Shorthold Tenancy from 06.08.11 at a rent of £495 pcm (£5,940 pa) exc.

Energy Performance Certificate:

EPC Rating 56 Band D

A copy of the EPC will be available at www.shonkibrothers.com

Solicitors:

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

GUIDE PRICE: £105,000 - £110,000

LOT 4

1309 Melton Road, Syston, Leicester LE7 2EN

COMMERCIAL



Location:

The property is located in Syston on Melton Road near to the junction of Central Avenue.

Description:

A large single storey retail unit with a side extension and large front forecourt. The property was previously used as a golf shop.

Accommodation:

Showroom, office & w.c.:

2,743 sqft (254.8 sqm) approx.

Outside:

Large forecourt for parking.

Note:

Completion to be 6 weeks from exchange of contracts.

Tenure:

Freehold, vacant possession will be given upon completion.

Energy Performance Certificate:

EPC Rating 88 Band D

A copy of the EPC will be available at www.shonkibrothers.com

Solicitors:

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

GUIDE PRICE: £175,000 - £180,000

PREVIOUSLY MARKETED FOR £225,000

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

BUYER'S FEE: The successful purchaser will be required to pay the Auctioneers a buyer's fee of £450.00 (inc. VAT)

No Cash Deposits

LAND**Location:**

The land is located off Boston Road, at the junction of Old Place and Orchard Close.

Description:

A level corner site of approximately 1,246 sqm (0.31 acres) of open public space with a Grade II listed wall.

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.

Planning:

- Potential for alternative uses subject to planning.
- All enquiries regarding planning should be made to North Kesteven District Council (01529) 414155.

Tenure:

Freehold.

Solicitors:

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

GUIDE PRICE: £5,000 - £10,000 plus VAT

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

- Current signed passport
- Photocard driving licence

Proof of Address

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

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

LOT 6

99-99A Barkby Road, Leicester LE4 9LG

COMMERCIAL INVESTMENT

Location:

The unit is located on the Barkby Road Industrial Estate, near to St Ives Road.

Description:

A two storey detached brick built unit with mezzanine and a single storey workshop to the rear. The unit has been converted into a variety of uses, predominately offices, fitness gym with beauty/treatment rooms and a single storey workshop to the rear. Externally there is a self-contained car park to the front and additional car parking to the rear.

Accommodation:

Ground Floor (offices):

4,434 sqft (411.9 sqm)

First Floor (offices):

1,451 sqft (134.8 sqm)

Mezzanine (offices/storage):

827 sqft (76.8 sqm)

Ground Floor (fitness gym):

2,431 sqft (225.9 sqm)

Mezzanine (beauty treatment rooms):

1,773 sqft (164.7 sqm)

Ground Floor (industrial/workshop):

2,066 sqft (191.9 sqm)

Total GIA:

12,982 sqft (1,206 sqm) approx.

Outside:

Front and rear car parks.

Note:

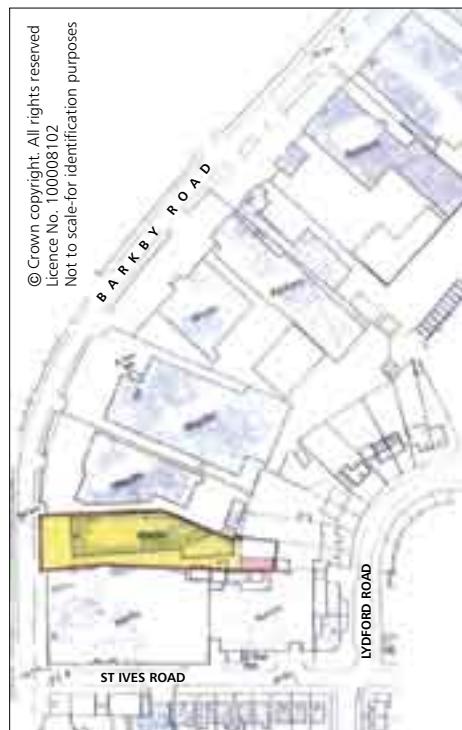
On the Instructions of Alcimus Limited Acting by Roger Buncombe & Julian Healey of Lambert Smith Hampton being the appointed joint fixed charge receivers.

Tenure:

- Freehold, part vacant possession and part subject to lease.
- The fitness gym is let for a term of 3 years from 01.05.10 at £27,500 pax. to Results Weight Loss Limited.

Joint Agents:

Lambert Smith Hampton



Energy Performance Certificate:

Fitness Gym: EPC Rating 94 Band D
Industrial Unit: EPC Rating 188 Band G
Offices: EPC Rating 103 Band E
A copy of the EPCs will be available at www.shonkibrothers.com

Solicitors:

TLT Solicitors, One Redcliff Road,
Bristol BS1 6TP
Tel: (0117) 917 7777 ~ Ref: P Collis

GUIDE PRICE: £350,000 - £375,000

PREVIOUSLY MARKETED FOR £550,000

Can't attend the Auction?

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



LOT 7

Apartment 17, Roman Place, Oliver Close, Syston, Leicester LE7 2NR

RESIDENTIAL INVESTMENT

Photograph of whole block

Location:

The property is located off Melton Road, near to Fosse Way and opposite Roundhill Community College.

Description:

A 2 bedroom second floor self-contained flat in a block of 25. The flat has full gas central heating and uPVC double glazing.

Accommodation:**Ground Floor:**

Stairs to upper floors.

Second Floor:

Entrance hall, lounge, kitchen, 2 bedrooms, bathroom.

Outside:

Bin store, car parking.

Tenure:

- Leasehold. 999 years from June 2005
- Ground Rent: £1 pa.
- Service Charge: £255 per quarter.
- 12 months Assured Shorthold Tenancy from 28.11.08 at a rent of £525 pcm (£6,300 pa) exc.

Energy Performance Certificate:

A copy of the EPC will be available at www.shonkibrothers.com

Solicitors:

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

GUIDE PRICE: £85,000 - £90,000**LOT 8**

60 London Road, Oadby, Leicester LE2 5DH

COMMERCIAL**Location:**

The property is located in Oadby within walking distance of the main shopping parade and near to New Street.

Description:

A two storey fully refurbished retail premises with A3 takeaway use.

Accommodation:**Ground Floor:**

Retail unit, w.c.

First Floor:

Kitchen area, cold room, w.c..

Note:

Estimated rental value £8,000 pax.

Tenure:

Freehold, vacant possession will be given upon completion.

Energy Performance Certificate:

EPC Rating 110 Band E
A copy of the EPC will be available at www.shonkibrothers.com

Solicitors:

Billson & Sharp, Belvoir Chambers, 17 Bowling Green Street, Leicester LE1 6AS
Tel: (0116) 255 9911 ~ Ref: E Hanson

GUIDE PRICE: £120,000 - £125,000

**NEXT AUCTION DATE:
Wednesday 19 June 2013**
Entries now being taken

COMMERCIAL**Location:**

The unit is located on the Orton Southgate Industrial Estate which is near to the A1/A605 roundabout and the junction of the Peterborough Services.

Description:

A single storey industrial unit of approximately 7,750 sqft (720 sqm) with 3.5m eaves height. The unit is of steel framed construction clad in brick and steel.

The unit comprises of a production area, offices, kitchen/rest room, w.c. facilities and is fitted with radiator central heating, security bars to the windows and fluorescent strip lighting. Externally there is car parking to the front.

**Accommodation:****Total GIA:**

7,750 sqft (720 sqm) approx.

Outside:

Front forecourt parking.

Planning:

- B1 light industrial use.
- Suitable for alternative uses i.e. B8 distribution and warehousing subject to planning permission.
- All enquiries regarding planning should be made to Peterborough City Council Planning Department (01733) 453410.

**Note:**

- VAT is payable on the purchase price.

Tenure:

Freehold, vacant possession will be given upon completion.

Energy Performance Certificate:

EPC Rating 86 Band D

A copy of the EPC will be available at www.shonkibrothers.com

Solicitors:

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



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GUIDE PRICE: £200,000 - £225,000 plus VAT**PREVIOUSLY MARKETED FOR £400,000 plus VAT**

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

BUYER'S FEE: The successful purchaser will be required to pay the Auctioneers a buyer's fee of £450.00 (inc. VAT)

No Cash Deposits

COMMERCIAL / RESIDENTIAL**Location:**

The property is located off Catherine Street, near to the junction of Rosedale Avenue.

Description:

A 2 storey semi-detached property with single storey extension to the rear and planning permission for a further single and a first floor extension to the rear.

The property was previously used has a dental practice and has existing D1 use and benefits from full gas central heating and uPVC double glazing.

Accommodation:**Ground Floor:****Waiting room & reception:**

330 sqft (30.7 sqm)

Treatment room:

137 sqft (12.7 sqm)

W.C & cupboard:

48 sqft (4.5 sqm)

First Floor:**Treatment room:**

147 sqft (13.7 sqm)

Staff room:

73 sqft (6.8 sqm)

Office:

52 sqft (4.8 sqm)

Total GIA:

787 sqft (73.2 sqm) approx.

Outside:

Front garden having 2 car parking spaces and side entrance leading to the rear garden.

Planning:

- The property has planning permission for a single and first floor extension to the rear with retention of the existing single storey extension. The extension would increase the size of the property by approximately 910 sqft (84.6 sqm).
- Planning permission number 20100752 dated 11.05.10 is available for inspection.
- Planning permission has been submitted for change of use from D1 to residential.



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- There is potential for other uses subject to planning permission.
- All enquiries regarding planning should be made to Leicester City Council Planning Department (0116) 252 7249.

Tenure:

Freehold, vacant possession will be given upon completion.

Energy Performance Certificate:

EPC Rating 114 Band E

A copy of the EPC will be available at www.shonkibrothers.com

Solicitors:

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

GUIDE PRICE: £125,000 - £130,000

PREVIOUSLY MARKETED FOR £150,000



PLEASE NOTE!

YOU WILL BE UNABLE TO BID WITHOUT
PROOF OF IDENTITY & ADDRESS

LAND**Location:**

The site is located in Spilsby off Vale Road which is off Boston Road.

Description:

A level corner site of approximately 1,140 sqm (0.28 acres) of open public space.

Planning:

- Potential for alternative uses subject to planning permission.
- All enquiries regarding planning should be made to East Lindsey District Council (01507) 601111.

Note:

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

Tenure:

Freehold.

Solicitors:

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

Disclosed Reserve: £500 plus VAT

PROXY / TELEPHONE BIDDING

Can't attend the Auction?



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

Proxy Bidding

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

Telephone Bidding

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

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

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

Can't attend the Auction?

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

LOT 14

182-182A Narborough Road, Leicester LE3 0BU

COMMERCIAL**Location:**

The property is located within a parade of shops, close to Upperton Road and adjacent to Sainsburys Local and Iceland.

Description:

A 3 storey retail premises with a 2 bedroom self-contained flat above accessed from Walton Street.

Accommodation:**Retail unit, store, kitchen****Ground Floor:**

643 sqft (59.7sqm) approx.

Self-contained flat**First Floor:**

Lounge, kitchen, bathroom.

Second Floor:

2 bedrooms.

Outside:

Rear yard.

Note:

Estimated rental value £17,500 pax.

Tenure:

Freehold, vacant possession will be given upon completion.

Energy Performance Certificate:

182: EPC Rating 96 Band D

182A: EPC Rating 27 Band F

A copy of the EPC will be available at www.shonkibrothers.com

Solicitors:

Dixon Coles & Goddard,

33 Lutterworth Road, Leicester LE8 3DW

Tel: (0116) 277 5899 ~ Ref: J Webb

GUIDE PRICE: £140,000 - £150,000

LOT 15

30 Fiona Drive, Thurnby, Leicester LE7 9RF

RESIDENTIAL INVESTMENT**Location:**

The property is located off A47 Uppingham Road, near to the Station Road junction.

Description:

A 3 bedroom detached bungalow with garage, full gas central heating and uPVC double glazing.

Accommodation:

Entrance hall, lounge, kitchen/diner, 3 bedrooms, bathroom.

Outside:

Garage to the rear, front garden providing off road parking, rear garden.

Tenure:

- Freehold, subject to existing tenancy.
- 12 months Assured Shorthold Tenancy from 23.02.09 at a rent of £575 pcm (£6,900 pa) exc.

Energy Performance Certificate:

EPC Rating 69 Band C

A copy of the EPC will be available at www.shonkibrothers.com

Solicitors:

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

GUIDE PRICE: £120,000 - £125,000

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

BUYER'S FEE: The successful purchaser will be required to pay the Auctioneers a buyer's fee of £450.00 (inc. VAT)

No Cash Deposits

COMMERCIAL**Location:**

The property is located close to the centre of Shepshed approximately one mile from Junction 23 of M1 and 4 miles from Loughborough.

Description:

A detached single storey former chapel previously used as factory/offices. The property benefits from a mezzanine providing additional office space. Externally there is a front forecourt providing off road parking, driveways to both sides of the building leading to a large car park and loading area to the rear.

Accommodation:**Front Section (factory, reception area):**

1,893 sqft (175.9 sqm)

Middle Section (stores, offices, w.c.):

1,027 sqft (95.4 sqm)

Rear Section (warehouse, w.c.):

962 sqft (89.4 sqm)

Mezzanine (office):

352 sqft (32.7 sqm)

Total GIA:

4,234 sqft (393.4 sqm) approx.

Outside:

Front forecourt providing car parking, side driveways, large car park for approximately 20 cars and loading to the rear.

Total Site Area:

0.29 acres approx.

Planning:

- B1 light industrial use.
- Suitable for alternative uses i.e. residential, offices or D1 (non-residential institutions) subject to planning permission.
- All enquiries regarding planning should be made to Charnwood Borough Council Planning Department (01509) 634737.

Tenure:

Freehold, vacant possession will be given upon completion.

Joint Agents:

Andrew & Ashwell

**GUIDE PRICE: £160,000 - £170,000**

LOT 17

31 The Uplands, Melton Mowbray LE13 0AF

RESIDENTIAL INVESTMENT

Photograph of whole block

Location:

The property is located off Dalby Road, opposite Waterfield Leisure Centre.

Description:

A 2 bedroom second floor self-contained flat in a block of six. The flat has full gas central heating and uPVC double glazing.

Accommodation:**Ground Floor:**

Stairs to upper floors.

Second Floor:

Entrance hall, lounge, kitchen, 2 bedrooms, bathroom.

Outside:

Bin store, car parking

Tenure:

- Leasehold. 99 years from 30.01.09.
- Ground Rent: £25 pa.
- Service Charge: TBA.
- 6 months Assured Shorthold Tenancy from 01.04.09 at a rent of £400 pcm (£4,800 pa) exc.

Energy Performance Certificate:

EPC Rating 59 Band D

A copy of the EPC will be available at www.shonkibrothers.com

Solicitors:

Geoffrey Tew & Co, Granby House, 173 London Road, Leicester LE2 1EG

Tel: (0116) 255 6200 ~ Ref: G Tew

GUIDE PRICE: £75,000 - £80,000
LOT 18

Bossa Bar, 110 Granby Street, Leicester LE1 1DL

COMMERCIAL**Location:**

The property is located in the city centre on Granby Street.

Description:

A large brick built property with 4 floors and a basement, comprising of ground floor bar, first floor commercial and residential on the second and third floors. The property benefits from a new fire alarm system and electrical certification as of 20.12.12.

Accommodation:**Basement:**

Storage.

Ground Floor:

Bar - 515 sqft approx.

First Floor:

Hair salon and tattoo/beauty therapist room.

Second Floor:

Lounge, kitchen, bathroom.

Third Floor:

2 bedrooms, store.

Outside:

Rear shared access.

Tenure:

Freehold, vacant possession will be given upon completion.

Note:

Completion to be 6 weeks from exchange of contracts.

Energy Performance Certificate:

EPC Rating 117 Band E

A copy of the EPCs will be available at www.shonkibrothers.com

Solicitors:

Bond Adams, 105 London Road, Leicester LE2 0PF

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


GUIDE PRICE: £175,000 - £185,000

Can't attend the Auction?

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



LOT 19

121 Churchfields Road, Folkingham, Sleaford NG34 0TY

RESIDENTIAL INVESTMENT**Location:**

The property is located in Folkingham off West Street which is off A15 Sleaford Road.

Description:

A 3 bedroom detached property with garage, full gas central heating and uPVC double glazing.

Accommodation:**Ground Floor:**

Entrance hall, lounge, kitchen/diner.

First Floor:

3 bedrooms, bathroom.

Outside:

Block paved front garden providing off road parking, garage, side entrance to rear garden.

Tenure:

- Freehold, subject to existing tenancy.
- 12 months Assured Shorthold Tenancy from 18.10.12 at a rent of £525 ppcm (£6,300 pa) exc.

Energy Performance Certificate:

EPC Rating 71 Band C

A copy of the EPC will be available at www.shonkibrothers.com

Solicitors:

Geoffrey Tew & Co,
Granby House, 173 London Road,
Leicester LE2 1EG

Tel: (0116) 255 6200 ~ Ref: G Tew

GUIDE PRICE: £95,000 - £100,000
LOT 20

85 Uppingham Road, Leicester LE5 3TB

RESIDENTIAL INVESTMENT**Location:**

The property is located near to the junction of St Barnabas Road.

Description:

A three storey villa converted into three, one bedroom self-contained flats each benefitting from electric storage heating, partial double glazing, fire alarm system and emergency lighting.

Flat	Floor	Accommodation	Tenancy	Rent (£) ppcm	Rent (£) pax
1	Ground	lounge, kitchen, bedroom, bathroom	12 month Assured Shorthold Tenancy from 01.08.09	350	4,200
2	First	lounge, kitchen bedroom with en-suite bathroom	12 month Assured Shorthold Tenancy from 23.04.11	300	3,600
3	First	lounge, kitchen	12 month Assured Shorthold Tenancy from 01.01.13	260	3,120
	Second	bedroom with en-suite bathroom			
Outside		Rear yard			
Current Rental Income:					10,920
Estimated Rental Value:					12,600

GUIDE PRICE: £140,000 - £150,000


RESIDENTIAL**Location:**

The property is located in Evington off Whitehall Road and near to Spencefield Lane.

Description:

A 4 bedroom semi-detached property with loft conversion and garage. the property benefits from full gas central heating and aluminium double glazing.

Accommodation:**Ground Floor:**

Porch, entrance hall, through lounge, small kitchen, store room.

First Floor:

3 bedrooms, bathroom

Second Floor:

Bedroom.

Outside:

Front garden with off road parking, garage, gated access to large rear garden.

Planning:

- There is potential for a 2 storey side extension and a single storey rear extension subject to planning permission.
- All enquiries regarding planning should be made to Leicester City Council Planning Department (0116) 252 7249.

Note:

- The property requires modernisation.
- Completion to be 6 weeks from exchange of contracts.

Tenure:

Freehold, vacant possession will be given upon completion.

Energy Performance Certificate:

EPC Rating 53 Band E

A copy of the EPC will be available at www.shonkibrothers.com

Solicitors:

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

**GUIDE PRICE: £180,000 - £185,000****Can't attend the Auction?**

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

LOT 22**Former Ellistown Highways Depot, Wood Road, Battram,
Near Ellistown, Leicestershire LE67 1GE****DEVELOPMENT / LAND****Location:**

The site is located in Battram on Wood Road which is opposite the Pall-Ex distribution centre.

Description:

A level site of approximately 0.97 hectares (2.40 acres). The site of the former Battram Primary School, which in more recent years has been used by Leicestershire County Council for storage.

Note:

- No offers will be accepted on this lot prior to the Auction.
- The site will be subject to a development uplift clause. In the event that the purchasers or their successors in title are successful in obtaining planning consent for any use other than agricultural or forestry use then the Vendor will recover 50% of the increase in value of the site for a period of 30 years from the date of the completion of the sale.

Planning:

- The land currently has B8 use, this use is personal to Leicestershire County Council.
- Potential for a number of alternative uses subject to planning permission.
- All enquiries regarding planning should be made to North West Leicestershire District Council Planning Department (01530) 454666.

Tenure:

Freehold.

Solicitors:

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



Property offered on behalf of
Leicestershire County Council



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**GUIDE PRICE: £25,000**

PLEASE NOTE!
YOU WILL BE UNABLE TO BID WITHOUT
PROOF OF IDENTITY & ADDRESS

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for our next Auction

19 June 2013

Can't attend the Auction?

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

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 Sale on behalf of the successful Bidder/Buyer.



MONEY LAUNDERING REGULATIONS 2007

New Anti-Money Laundering Regulations came into effect from December 15th 2007 which affect both estate agents and auctioneers.

There is now a requirement that Shonki Brothers Ltd confirms the identity of its clients and buyers.

In order to comply with these regulations, all buyers must **always** provide Shonki Brothers' Ltd auction team with the following documents:

A photocopy will be taken as part of the auction control process.

PROOF OF IDENTITY & PROOF OF CURRENT RESIDENTIAL ADDRESS:

IDENTITY DOCUMENTS:

- Valid 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
- 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
- Record of any home visit made (to main residence)
- 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 VENUE

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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
SHONKI • BROTHERS

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www.shonkibrothers.com