

Kal Sangra

SHONKI BROTHERS

AUCTION

Wednesday 21 February 2018 at 5.00pm

Leicester Racecourse Oadby, Leicester LE2 4AL



**As from Monday 12th February 2018
our office will be relocating to
85 Granby Street, Leicester LE1 6FB**



National Association of
Valuers and Auctioneers



SINCE 1990

Auction: Wednesday 21 February 2018



Welcome to our first auction sale of 2018.

As this auction catalogue goes to print I am heartened by figures, released by Rightmove, that they have seen a surge of activity online with downloads hitting 100 million for the first time ever. This is an uplift of 12% on January 2014. Not a bad way to start the new year!

As 2017 drew to a close house prices fell by only 0.6%, but had rose by 2.7% during the year, this was despite the threat of rising interest rates and plummeting property prices as a result of Brexit uncertainty. I always find that the auction marketing period is the best indicator of how the market is performing and despite panic over Brexit the number of residential properties sold last year was just 0.5% lower than in 2016 showing the remarkable resilience of the housing market. Moving on to how our auction performed in 2017; we achieved 90% sales success in our November auction with an average of 92% success rate for the year – not bad at all.

The chronic shortage of housing is likely to support further price growth albeit at a marginal rate. The lack of stock coming onto the market still remains one of the biggest challenges.

To this end the Government has announced in the Autumn Budget its ambition of building 300,000 homes a year. It goes without saying that these measures will not come into effect until possibly mid 2020s and therefore will do little to alleviate the immediate housing crisis.

But let us focus on the positive, which is that we have seen a solid start to the year. We continue to see increased interest from all types of purchasers and prospective tenants for both residential and commercial properties. This will be supported further by the introduction of the Stamp Duty exemption scheme for first time buyers, but this has also proved to be a double edged sword, as already we have seen entry level properties attract a premium. Also, aiding the market is competitive deals from mortgage lenders which have seen some rates lower than they were before the interest rate rise in November.

In this auction sale we have a real mixed bag of properties for all types of purchasers. Take advantage of this as good stock remains scarce. 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 25 April 2018, so do contact us if you are considering selling and require an Auction appraisal.

The auction team look forward to welcoming you on Wednesday 21 February 2018.



K S Sangra FRICS FNAVA

Auctioneer



Order of Sale

LOT	PROPERTY ADDRESS
1	9 Stroud Road, North Evington, Leicester LE5 3NX
2	Flat G20, Ground Floor, 23 Grosvenor Gate, Gipsy Lane, Leicester LE5 0TL
3	12 Hearthcote Road, Swadlincote, Derbyshire DE11 9DR
4	Flat 5, Twyford Court, Arthur Street, Barwell, Leicester LE9 8EG
5	77 Marston Road, Leicester LE4 9FF
6	The Meeting Centre, Merchant Road, Hinckley, Leicestershire LE10 0LQ
7	32–34 Oliver Road, Leicester LE4 7GQ
8	16–20 Beal Street, Highfields, Leicester LE2 0AA
9	Flat 5A, Cherry Tree Court, Maytree Road, Kirby Muxloe, Leicester LE9 2LQ
10	35 College Street, Highfields, Leicester LE2 0JH
11	22 Millstone Lane, Leicester LE1 5JN
12	Flat F6, First Floor, 7 Grosvenor Gate, Gipsy Lane, Leicester LE5 0TL
13	156 Main Street, Newbold Verdon, Leicester LE9 9NP
14	132 Station Lane, Scrattoft, Leicester LE7 9UF
15	40 Campion Walk, Leicester LE4 0PD
16	107 Warwick Street, Leicester LE3 5SF
17	36 Frederick Street, Loughborough, Leicestershire LE11 3BJ
18	31 Hinckley Road, Leicester Forest East, Leicester LE3 3GL
19	13 Nottingham Road, Highfields, Leicester LE5 3TT
20	28 Moor Lane, Loughborough, Leicestershire LE11 1BA
21	42 Duke Street, Leicester LE1 6WA
22	Preston Lodge, 20 Kingfisher Avenue, Leicester LE5 3FS
23	Grain Dryer Buildings & Paddocks at Walton Holt Farm, Bosworth Road, North Kilworth, Leicestershire LE17 6NF
24	345 Gwendolen Road, North Evington, Leicester LE5 5FP



Auction Venue:
Leicester Racecourse, Oadby, Leicester
LE2 4AL

IMPORTANT NOTICE:

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

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 £900 (incl VAT).

Buying at Auctions - Important Notice to Bidders

IMPORTANT INFORMATION

- 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.

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 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. This catalogue contains details about properties being sold at auction. The 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.
3. 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).
4. 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. It is advisable to have conducted a survey prior to the auction
5. As soon as the Auctioneer's gavel falls on a bid, 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.

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 £900 including VAT is also required. The successful bidder is under a binding contract to purchase the relevant property.

6. 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.
7. 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.
8. 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.

9. 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.

10. 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.
11. 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.
12. Guide Prices are indicative only and are generally within 10 per cent – upwards or downwards – of the reserve (see below) set at the time of the catalogue going to print, subject to the seller's final instructions. 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.
13. Reserve: 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 one, although it is a confidential amount and will not be disclosed to any interested parties.
14. 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.
15. 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.
16. 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.
17. Identification – prospective purchasers must produce documentation to confirm their identity and residential/company address. PLEASE SEE IDENTITY DOCUMENTS (Page 5).
18. Administration Fee/Additional Costs: Each successful buyer or bidder will be required to pay the Auctioneers, a non-refundable. Administration fee of £900 including 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.

19. 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.
20. 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 & Access:

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.

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, Shonki Brothers Ltd take no responsibility for their delivery.

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.

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

The above regulations came into force on the 26th June 2017 and all Auctioneers are now required to verify the identity of all bidders before the auction. In order to comply with these regulations, all buyers must always provide Shonki Brothers Ltd auction team with the documents specified. A photocopy will be taken as part of the auction control process for our records in order to comply with our bidder identification procedures and in accordance with RICS Best Practice guidelines on bidder identity verification.

WHO ARE YOU?	IDENTITY DOCUMENTS – MUST BE CURRENT
BIDDER	<ul style="list-style-type: none"> ● ID relating to the buyer ● If you are acting as agent for the buyer, written proof of your authority to act as agent
INDIVIDUAL BUYER JOINT BUYER – for each buyer	<p>LIST A: PROOF OF IDENTITY</p> <ul style="list-style-type: none"> ● Current signed passport ● Valid UK driving licence ● EEA member state identity card <p>LIST B: PROOF OF RESIDENTIAL ADDRESS</p> <ul style="list-style-type: none"> ● Utility bill (issued in the last 3 months) ● Mortgage statement ● Bank / building society statement ● Valid UK driving licence (if not used for List A as ID) ● State pension benefits book ● Home or motor insurance certificate ● Current local authority tax bill / tenancy agreement ● Solicitors letter confirming house purchased / land registration
LIMITED COMPANY / LIMITED LIABILITY PARTNERSHIP	<ul style="list-style-type: none"> ● Certificate of Incorporation ● Individual identity evidence for all individuals or entities with 25% or more of the shares or voting rights in the company ● A letter of authority from the company ● If offshore, nominee director declaration and a general power of attorney
UNINCORPORATED BUSINESS OR PARTNERSHIP	<ul style="list-style-type: none"> ● Full names(s) of proprietor / all partners ● Individual identity evidence for all individuals or entities with 25% or more of the shares or voting rights in the company
TRUST	<ul style="list-style-type: none"> ● Trust deed ● List of trustees ● List of beneficiaries ● Individual Identity evidence 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

IMPORTANT NOTICE:

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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 £900 (incl VAT).

**LOT
1**

9 Stroud Road, North Evington, Leicester LE5 3NX

***GUIDE PRICE: £140,000 +**



RESIDENTIAL INVESTMENT

Location:

The property is located off Thurlby Road which is off Green Lane Road.

Description:

A 2 bedroom palisaded villa with gas central heating and double glazing. The property requires general upgrading.

Accommodation:

Ground Floor:

2 reception rooms, fitted kitchen.

First Floor:

2 bedrooms, bathroom.

Outside:

Front and rear garden with 2 outbuildings.

Note:

The property requires general upgrading.

Tenure:

- Freehold.
- Subject to existing 6 months AST from 01.01.18 at £600 pcm (£7,200 pa) exc.

Energy Performance Certificate:

Rating 64, Band D.

Solicitors:

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

**LOT
2**

Flat G20, Ground Floor, 23 Grosvenor Gate, Gipsy Lane, Leicester LE5 0TL

***GUIDE PRICE: £85,000 +**



RESIDENTIAL

Location:

The flat is located off Gipsy Lane, within Grosvenor Gate which was part of the former Towers Hospital and is accessed off Herongate Road, near to Humberstone Heights Golf Club.

Description:

A modernised and fully refurbished ground floor self-contained flat with 2 bedrooms.

Accommodation:

Ground Floor:

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

Outside:

Communal car parking.

Note:

Estimated rental value: £650 pcm (£7,800 pa) exc.

Tenure:

- Leasehold: 125 years from 07.07.05.
- Ground Rent: £100 pa.
- Service Charge: £228.73 (for 01.07.17-30.09.17).

Energy Performance Certificate:

Rating 52, Band E.

Solicitors:

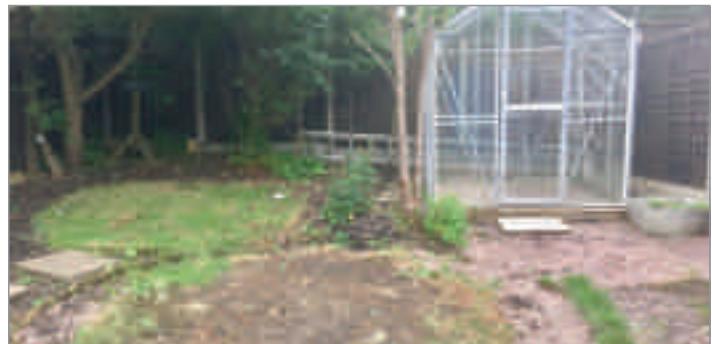
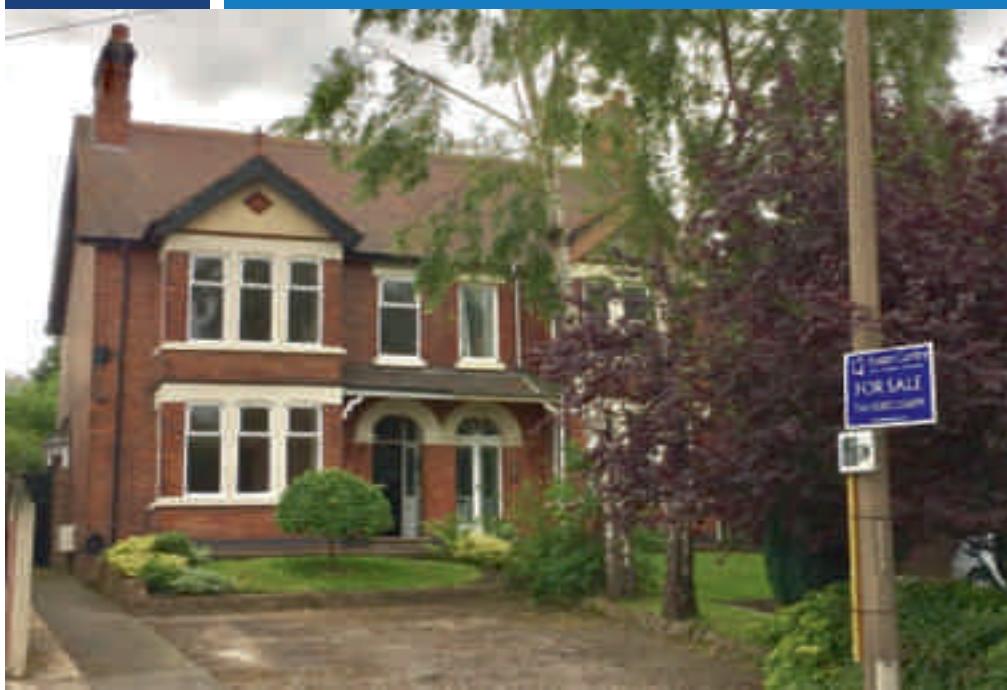
Johar & Company Solicitors, 70 London Road, Leicester LE2 0QD
Tel: (0116) 285 5578 ~ Ref: D Johar



**LOT
3**

12 Hearthcote Road, Swadlincote, Derbyshire DE11 9DR

***GUIDE PRICE: £140,000 +**



RESIDENTIAL

Location:

The property is located near Green Bank Leisure Centre, between Stanhope Road and Wilmot Road.

Description:

A well presented large semi-detached property with 3 bedrooms, gas central heating, off road parking and a large rear garden.

Accommodation:

Ground Floor:

Entrance porch, entrance hall, 2 reception rooms, kitchen, w.c.

First Floor:

Galleried landing, 3 double bedrooms, study, bathroom.

Outside:

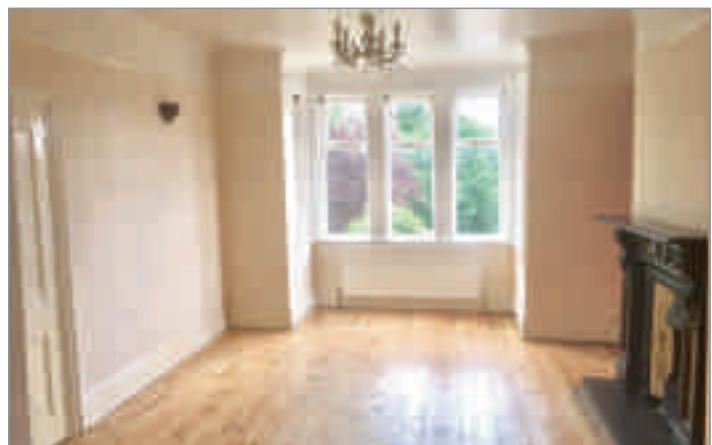
Front garden with area for off road parking, large rear garden.

Note:

- Previously marketed for £175,000.
- The property has had some historic structural movement. There is a structural engineers report available as part of the legal pack.

Tenure:

Freehold.



Energy Performance Certificate:

Rating 40, Band E.

Solicitors:

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

Joint Agent:

Foster Corley

IMPORTANT NOTICE:

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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 £900 (incl VAT).

**LOT
4**

Flat 5, Twyford Court, Arthur Street, Barwell, Leicester LE9 8EG

***GUIDE PRICE: £70,000 +**



photograph of whole block

RESIDENTIAL INVESTMENT

Location:

The flat is located within a block off Main Street and on the corner of Arthur Street and Kirkby Road.

Description:

A ground floor, 2 bedroom self-contained flat with electric storage heaters, double glazing and communal car parking.

Accommodation:

Ground Floor:

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

Tenure:

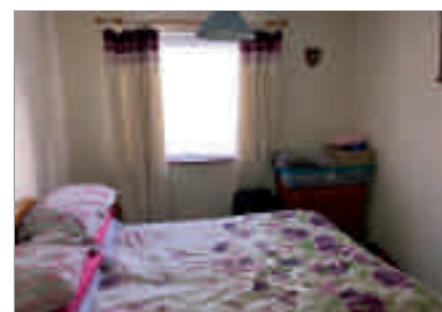
- Leasehold: 99 year lease from 29.09.89.
- Service Charge: £700 + £300 sinking fund contribution pa approx.
- Ground Rent: £50 rising to £150 pa.
- 6 month AST from 20.06.08 at £5,340 pax

Energy Performance Certificate:

Rating 67, Band D.

Solicitors:

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



**LOT
5**

77 Marston Road, Leicester LE4 9FF

***GUIDE PRICE: £120,000 +**



RESIDENTIAL

On behalf of Leicester City Council



Location:

The property is located off Gipsy Lane and opposite Dunbar Road.

Description:

A link detached 3 bedroom property requiring complete modernisation and structural repair.

Accommodation:

Ground Floor:

Entrance hall, lounge, kitchen, store.

First Floor:

3 bedrooms.

Outside:

Front garden with off road parking and side access to rear garden and derelict garage.

Note:

- The sale will be subject to the Buyer paying the Seller's legal and surveyor's fees of 1% each plus VAT.
- Property in need of modernisation/repair.
- This property is subject to a condition to refurbish within 2 years (see Leicester City Council Private Sector Empty Homes Standard, available in the legal documents).
- No offers will be accepted on this lot prior to the auction.

Tenure:

Freehold.

Energy Performance Certificate:

Rating 1, Band G.

Solicitors:

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

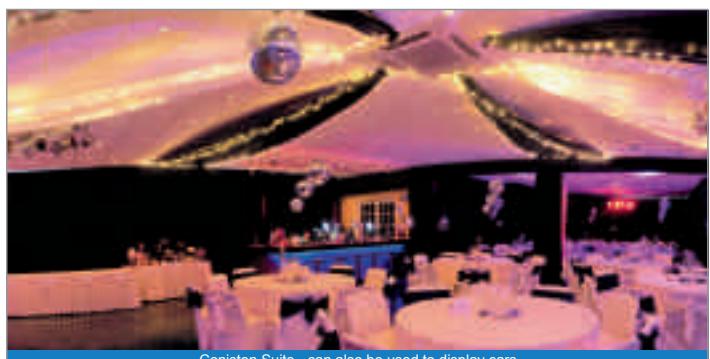
**LOT
6**

The Meeting Centre, Merchant Road, Hinckley, Leicestershire LE10 0LQ

***GUIDE PRICE: £650,000 +**



Windermere Suite - seats 200 theatre style & licenced for Civil Ceremony



Coniston Suite - can also be used to display cars

COMMERCIAL

Location:

The property is located in the town centre off B4666 Coventry Road, adjacent to the Lidl store which is under construction. The property benefits from ample nearby car parking.

Description:

A mainly single storey detached property with 2 storey side extension totalling approximately 10,687 sqft. The property has been converted from an industrial unit to multi purpose conference / meeting centre / venue with 8 suites for conferences, weddings (the Coniston and Windermere Suites are licenced for Civil Ceremonies), receptions, dinners etc. The property is refurbished to a high standard, benefits from a premises licence, extended daily opening hours (7.30am-2am), gas central heating and each suite has independent air conditioning and high-tech AV equipment. The Coniston which is the largest suite can also be used to display cars.

Accommodation:

Ground Floor:

Reception Area, 7 suites, 2 bars, stores & boiler rooms, w.c's.

First Floor:

Suite, 2 offices, w.c.

Total GIA: 10,689 sqft (993.89 sqft) approx.

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BUYERS FEE:

The successful purchaser will be required to pay the Auctioneers a buyer's fee of £900 (incl VAT).

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 £900 including 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
7

32-34 Oliver Road, Leicester LE4 7GQ

*GUIDE PRICE: £150,000 +



GARAGES / DEVELOPMENT

Location:

The garages are located near to the Barkby Road / Gipsy Lane junction and East Belgrave Conservative Club.

Description:

A block of 3 single storey industrial units totalling approximately 2,500 sqft. Two of the units are used for car sales and one unit for storage.

Accommodation:

Bay 1: (with 3 phase electric)
Sales area with office, w.c.
GIA: 1,507 sqft (140.0 sqm)

Bay 2:

Sales area, storage.
GIA: 687 sqft (63.9 sqm)

Bay 3:

Storage.
GIA: 315 sqft (29.3 sqm)
Total GIA: 2,509 sqft (233.3 sqm) approx.



Outside:

Forecourt parking.

Planning:

- Potential for alternative uses i.e. residential, subject to planning.
- Local Authority: Leicester City Council (0116) 454 3000.

Note:

- Extended completion of 8 weeks.
- We understand that there will be vacant possession on completion.

Tenure:

Freehold.

Solicitors:

Bond Adams, Richmond House, 94 London Road, Leicester LE2 0QS
Tel: (0116) 285 8080 ~ Ref: R Patel

**LOT
8**

16-20 Beal Street, Highfields, Leicester LE2 0AA

***GUIDE PRICE: £650,000 +**



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NURSERY PREMISES & ADJOINING LAND / PART INVESTMENT

Location:

The property is located on the corner of Maidstone Road near to the Masjid Tajdaar-E-Madina Mosque and the junction of Berners Street.

Description:

A 3 storey detached property with adjoining car park. The property has been used as a pre-school nursery.

Accommodation:

Nursery Building:

Ground Floor:

3 classrooms, w.c's.

GIA: 1,039 sqft (96.6 sqm)

First Floor:

4 classrooms, staffroom, childrens w.c's.

GIA: 2,509 sqft (233.3 sqm)

Second Floor:

Classroom.

GIA: 422 sqft (39.2 sqm)

Total GIA: 3,970 sqft (369 sqm) approx.

Outside - Adjoining Land:

5,000 sqft (465 sqm) approx.

IMPORTANT NOTICE:

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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 £900 (incl VAT).

**LOT
9**

Flat 5A, Cherry Tree Court, Maytree Road, Kirby Muxloe, Leicester LE9 2LQ

***GUIDE PRICE: £85,000 +**



RESIDENTIAL INVESTMENT

Location:

The flat is located in a shopping parade off Maytree Road which is off Barry Drive.

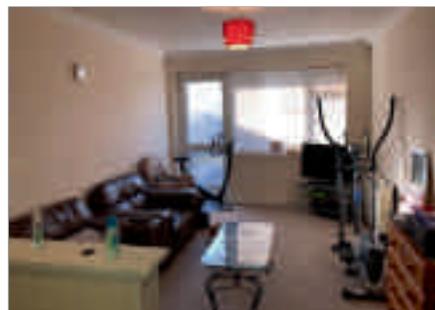
Description:

A first floor, 2 bedroom self-contained flat. The flat has a balcony, electric storage heaters and part double glazing.

Accommodation:

First Floor:

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



Tenure:

- Leasehold
- 999 year lease from 25.03.1977.
- Ground Rent: £20 rising to £80 pa during the term.
- 6 month AST from 12.06.15 at £5,520 pax

Energy Performance Certificate:

Rating 35, Band F.

Solicitors:

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



5A Cherry Tree Court - access

**LOT
10**

Flats 2 & 3, 35 College Street, Highfields, Leicester LE2 0JH

***GUIDE PRICE: £210,000 +**



RESIDENTIAL

Location:

The property is located off London Road, near to Saxby Street.

Description:

A large 3 storey villa with 3 self contained flats. The ground floor flat has been sold on a long leasehold. The 2 flats above have been refurbished.

Note:

Estimated Rental Value: £15,000 pax.



Accommodation:

Flat 2:

Lounge/kitchen, bedroom, shower room.

Flat 3:

First Floor:

Bedroom with ensuite shower room.

Second Floor:

Lounge/kitchen, bedroom, shower room.

Tenure:

- Freehold.
- Subject to a 125 year ground lease, commencement date to be confirmed, for the ground floor flat.
- Service Charge: £300 pa.

Energy Performance Certificate:

Flat 2: Rating 56, Band D.

Flat 3: Rating 64, Band D.

Solicitors:

RM Legal, Avenue House, 38 The Avenue, Southampton SO17 1XN
Tel: (0238) 092 6060 ~ Ref: D Lee

**LOT
11**

22 Millstone Lane, Leicester LE1 5JN

***GUIDE PRICE: £180,000 +**



COMMERCIAL

Location:

The property is located in the city centre close to the junction of Pocklington's Walk and Berridge Street.

Description:

A 3 storey property of approximately 1,226 sqft with inaccessible cellar to the front property. The ground and first floors were formerly The Case Shop, Bar and Gallery and the loft space provides residential accommodation on 2 levels.

Accommodation:

Cellar

Ground Floor:

Bar / lounge area with seating areas.

GIA: 442 sqft (41.1 sqm)

First Floor:

2 rooms, w.c.

GIA: 343 sqft (31.9 sqm)

Loft Area (on 2 levels):

Lounge/kitchen, w.c and stairs to bedroom with bathing area.

GIA: 441 sqft (41.0 sqm)

Planning:

- Potential for alternative uses subject to planning.
- Local Authority: Leicester City Council (0116) 454 1000.

Note:

Access to the cellar could be made available by installing a trap door / hatch.

Tenure:

Freehold.

Energy Performance Certificate:

Rating 110, Band E.

Solicitors:

Heather Philip Licensed Conveyancing, 1311e Melton Road, Braemar Court, Syston, Leicester LE7 2EN

Tel: (0116) 260 8990 ~ Ref: H Philip

IMPORTANT NOTICE:

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

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 £900 (incl VAT).

**LOT
12**

Flat F6, First Floor, 7 Grosvenor Gate, Gipsy Lane, Leicester LE5 0TL

***GUIDE PRICE: £85,000 +**



RESIDENTIAL

Location:

The flat is located off Gipsy Lane, within Grosvenor Gate which was part of the former Towers Hospital and is accessed off Herongate Road, near to Humberstone Heights Golf Club.

Description:

A modernised and fully refurbished first floor self-contained flat with 2 bedrooms.

Accommodation:

First Floor:

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

Outside:

Communal car parking.

Note:

Estimated Rental Value: £650 pcm (£7,800 pa) exc.

Tenure:

- Leasehold: 125 years from 07.07.05.
- Ground Rent: £100 pa.
- Service Charge: £200.58 (for 01.07.17-30.09.17).

Energy Performance Certificate:

Rating 45, Band E.

Solicitors:

Johar & Company Solicitors,
70 London Road, Leicester LE2 0QD
Tel: (0116) 285 5578 ~ Ref: D Johar



RESIDENTIAL INVESTMENT

Location:

The flat is located opposite to Newbold Verdon Library, near to Pasture Lane.

Description:

A first floor, 2 bedroom self-contained flat with electric storage heaters, double glazing and communal car parking.

Accommodation:

First Floor:

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

Tenure:

- Leasehold. 99 years from 01.02.1989.
- Insurance Recharged: £439.24 pa.
- Ground Rent: £50 rising to £100 pa.
- 6 months AST from 14.01.15 at £450 pcm (5,400 pa) exc.

Energy Performance Certificate:

Rating 67, Band D.

Solicitors:

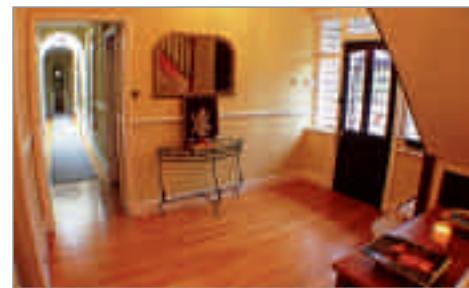
G S Solicitors, 23 Station Road, Hinckley,
Leicestershire LE10 1AW
Tel: (01455) 618763 ~ Ref: C Skelton



**LOT
14**

132 Station Lane, Scrattoft, Leicester LE7 9UF

***GUIDE PRICE: £525,000 +**



RESIDENTIAL

Location:

The property is located near to the junction of Scrattoft Lane / Covert Lane and Edith Cole Memorial Park.

Description:

A large detached dormer bungalow with a total of 6 bedrooms and 4 bathrooms. The property has been extended to include a first floor with 2 bedrooms and a bathroom. The property benefits from ample off road parking, gas central heating and double glazing.

Accommodation:

Ground Floor:

Entrance porch, entrance hall, 3 reception rooms, conservatory, study, utility room, 4 bedrooms, bathroom, 2 wet rooms.

First Floor:

2 bedrooms, shower room.

Outside:

Front garden with garage, off road parking for up to 8 cars and side access to rear garden having veranda patio area.

Planning:

- Potential for further extensions subject to planning.
- Local Authority: Harborough District Council (01858) 828282.

Note:

Previously marketed for £675,000.



Tenure:

Freehold.

Energy Performance Certificate:

Rating 34, Band F.

Solicitors:

Howes Percival, Nene House, 4 Rushmills, Northampton NN4 7YB
Tel: (01604) 230400 ~ Ref: J Green

IMPORTANT NOTICE:

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

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 £900 (incl VAT).

**LOT
15**

40 Campion Walk, Leicester LE4 0PD

***GUIDE PRICE: £100,000 +**



RESIDENTIAL

Location:

The property is located off Anstey Lane close to the A563 Outer Ring Road.

Description:

A modernised and fully refurbished 2 bedroom mid town house with parking.

Accommodation:

Ground Floor:

Lounge, large fitted breakfast kitchen.

First Floor:

2 double bedrooms, bathroom.



Outside:

Front and rear gardens, off road car parking space to rear of property on Milton Crescent.

Tenure:

Freehold.

Energy Performance Certificate:

Rating 62, Band D.

Solicitors:

Johar & Company Solicitors,
70 London Road, Leicester LE2 0QD
Tel: (0116) 285 5578 ~ Ref: D Johar



**LOT
16**

107 Warwick Street, Leicester LE3 5SF

***GUIDE PRICE: £60,000 +**



RESIDENTIAL

On behalf of Leicester City Council



Location:

The property is located off Tyrell Street which is off Fosse Road North and is near to Fosse Recreation Ground.

Description:

A mid terrace property in need of complete modernisation and repair.

Accommodation:

Ground Floor:

3 rooms.

First Floor:

3 rooms.

Outside:

Rear yard.

Energy Performance Certificate:

Rating 7, Band G.

Note:

- The sale will be subject to the Buyer paying the Seller's legal and surveyor's fees of 1% each plus VAT, this is subject to a minimum fee of £750 each plus VAT.
- In need of modernisation/repair.
- This property is subject to a condition to refurbish within 2 years (see Leicester City Council Private Sector Empty Homes Standard, available in the legal documents).
- No offers will be accepted on this lot prior to the auction.

Tenure:

Freehold.

Solicitors:

Legal Services, Leicester City Council, City Hall, 115 Charles Street, Leicester LE1 1FZ
Tel: (0116) 454 2686 ~ Ref: S Manzoor

COME AND SAY
HELLO



We find the right property for you
now

We have found the right property for us
We are on the move
from

Monday 12th February 2018
we will be relocating to

85 Granby Street, City Centre



0116 254 3373



85 GRANBY STREET, LEICESTER LE1 6FB
www.shonkibrothers.com | info@shonkibrothers.com



IMPORTANT NOTICE:

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

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 £900 (incl VAT).

**LOT
17**

36 Frederick Street, Loughborough, Leicestershire LE11 3BJ

***GUIDE PRICE: £200,000 +**



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Plans are for location purposes only.

RESIDENTIAL DEVELOPMENT

Location:

The property is located near to the city centre adjacent to Queens Park.

Description:

A large semi detached property with rear car parking, previously used as a dental practice. Planning has been granted for 2 flats.

Accommodation:

Ground Floor:

Entrance hallway, 3 rooms, store.
GIA: 702 sqft (65 sqm)

First Floor:

4 rooms, bathroom.
GIA: 906 sqft (89 sqm)

TOTAL GIA: 1,608 sqft (154 sqm) approx.

Outside:

Side driveway providing access to rear parking for 4 cars.

Planning:

- Existing D1 use (Dental Practice).
- Planning has been granted for a 2 bedroom and a 3 bedroom self contained flats.
- Planning permission P/17/0705/2 dated 30.05.17.
- Local Authority: Charnwood Borough Council (01509) 634737.

Note:

Previously marketed for £225,000.

Tenure:

Freehold.

Energy Performance Certificate:

Rating 58, Band D.

Solicitors:

Straw & Pearce, 18 Rectory Place, Loughborough LE11 1UU
Tel: (01509) 632087 ~ Ref: P Baker

**LOT
18**

31 Hinckley Road, Leicester Forest East, Leicester LE3 3GL

***GUIDE PRICE: £250,000 +**



RESIDENTIAL

Location:

The property is located near to the junction of Kirby Lane.

Description:

A detached dormer bungalow with 5 bedrooms, 2 bathrooms, electric heating and double glazing requiring upgrading. There is the potential to extend or redevelop subject to planning.

Accommodation:

Ground Floor:

Entrance hall, lounge, large kitchen/diner, 3 bedrooms, 2 bathrooms.

First Floor:

2 bedrooms.

Outside:

Front and large rear garden.

Note:

- In need of upgrading.
- The sale will be subject to the Buyer paying the Seller's legal and auctioneer's fees.

Planning:

Local Authority: Blaby District Council (0116) 272 7705.

Tenure:

Freehold.

Energy Performance Certificate:

Rating 46, Band E.

Solicitors:

Thankey Mahet Legal, 63B King Street, Leicester LE1 6RP

Tel: (0116) 247 0022 ~ Ref: R Thankey



**LOT
19**

13 Nottingham Road, Highfields, Leicester LE5 3TT

***GUIDE PRICE: £125,000 +**



RESIDENTIAL INVESTMENT

Location:

The property is located off St Saviours Road, opposite Rolleston Street and near to Spinney Hill Park.

Description:

A 2 bedroom end terrace property with gas central heating and double glazing. The property requires modernisation.

Accommodation:

Ground Floor:

Entrance hall, 2 reception rooms, kitchen.

First Floor:

2 bedrooms, bathroom.

Outside:

Front and rear gardens.

Note:

The property requires modernisation.

Tenure:

- Freehold.
- Subject to existing 11 months AST from 01.04.14 at £433 pcm (£5,196 pa) exc.

Energy Performance Certificate:

Rating 43, Band E.

Solicitors:

Rajinder Singh & Co, 85 London Road, Leicester LE2 0PF

Tel: (0116) 254 5929 ~ Ref: R Singh

IMPORTANT NOTICE:

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

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 £900 (incl VAT).

**LOT
20**

28 Moor Lane, Loughborough, Leicestershire LE11 1BA

***GUIDE PRICE: £135,000 +**



COMMERCIAL/DEVELOPMENT

Location:

The property is located near to the town centre off A6 Jubilee Way (New Ring Road) and near to the corner of Cobden Street.

Description:

A semi-detached 2 storey property comprising of refurbished offices with rear workshop totalling approximately 1,564 sqft and yard area of approximately 409 sqft. The offices benefit from gas central heating, double glazing, suspended ceilings and vertical cream blinds.

Accommodation:

Basement:

GIA: 132 sqft (12.25 sqm)

Ground Floor:

Reception area, 3 offices, rear store room, kitchen and w.c.

GIA: 458 sqft (42.62 sqm)

First Floor:

2 Offices leading from staircase, first one with storage space, bathroom (rear) with w.c. and washbasin.

GIA: 318 sqft (29.59 sqm)

Total GIA: 908 sqft (84.4 sqm) approx.

Rear Workshop (with kitchen):

Total GIA: 656 sqft (60.94 sqm) approx.

Yard:

409 sqft (38.0 sqm) approx.

Planning:

- We understand the property has existing office use (B1).
- Potential for alternative uses subject to planning.
- Local Authority: Charnwood Borough Council (01509) 634737.

Note:

Previously marketed at £175,000.

Tenure:

Freehold.

Energy Performance Certificate:

Rating 106, Band E.

Solicitors:

Woolley Beardsley & Bosworth, 29 Rectory Place, Loughborough LE11 1UW

Tel: (01509) 212266 ~ Ref: C Leafe

Joint Agent:

Freckletons.

20

IMPORTANT NOTICE:

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

NEXT AUCTION DATE:

25 April 2018

Entries now being taken



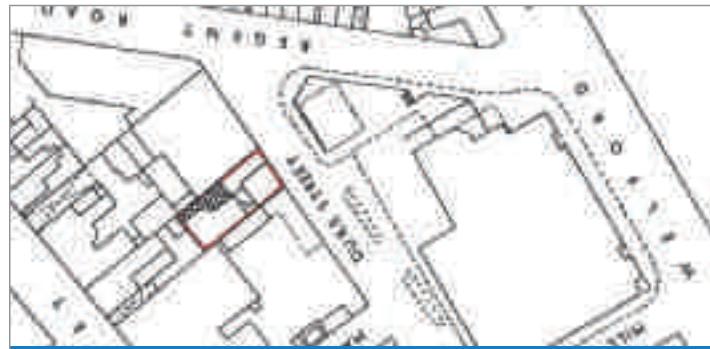
85 Granby Street, Leicester LE1 6FB
Tel: 0116 254 3373

Email: info@shonkbrothers.com
www.shonkbrothers.com

**LOT
21**

42 Duke Street, Leicester LE1 6WA

***GUIDE PRICE: £185,000 +**



COMMERCIAL INVESTMENT

Location:

Properties located in the city centre near Welford Road and Regent Road junction, rear of Bannatyne's Health Club / NCP Car Park.

Description:

A pair of detached 2 storey offices of approximately 1,685 sqft with gas central heating / electric storage heaters, part double glazing and off road car parking.

Accommodation:

Front Building

Ground Floor:

3 offices, kitchen, w.c.

NIA: 324 sqft (30.1 sqm)

First Floor:

2 offices, store, w.c.

NIA: 188 sqft (17.5 sqm)

Rear Building

Ground Floor:

Office.

NIA: 536 sqft (49.9 sqm)

First Floor:

Office.

NIA: 536 sqft (49.9 sqm)

Total NIA: 1,685 sqft (156.7 sqm) approx.

Outside:

Gated access to parking for 3/4 vehicles.

Planning:

- The properties have existing office use (B1).
- Potential for alternative uses i.e. residential, subject to planning.
- Local Authority: Leicester City Council (0116) 454 3000.

Tenure:

- Freehold.

• Subject to existing IRI lease from 01.04.14-30.09.17, then extended from 01.10.17-31.03.18 at £11,000 pax.

Energy Performance Certificate:

Rating 114, Band E.

Solicitors:

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

IMPORTANT NOTICE:

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

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

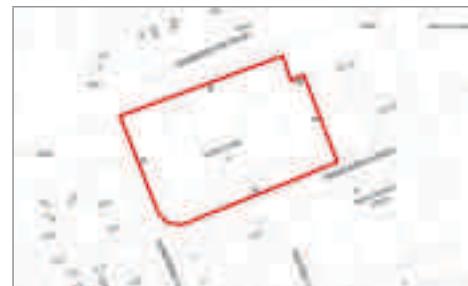
BUYERS FEE:

The successful purchaser will be required to pay the Auctioneers a buyer's fee of £900 (incl VAT).

**LOT
22**

Preston Lodge, 20 Kingfisher Avenue, Leicester LE5 3FS

*GUIDE PRICE: £800,000 +



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Plans are for location purposes only.

FORMER CARE HOME / DEVELOPMENT

On behalf of Leicester City Council



Location:

The property is located off Humberstone Road and near to the Merlin Vaz Health Centre and Green Lane Infant School on Spinney Hill Road.

Description:

A former 41 bedroom care home comprising of a substantial 2 storey property with a gross internal area of approximately 21,733 sqft (2,019 sqm) and a site area of 0.99 acres. There is the potential for further bedrooms subject to conversion of parts of the building.

Accommodation:

Ground & First Floor:

Approximately 41 bedrooms, lounges, kitchens, dining room, offices, stores, bathroom/w.c's.

GIA: 21,345 sqft (1,983 sqm) approx.

Outside:

Car park, 2 garages and store, gardens to the side and rear.
GIA: 388 sqft (36.0 sqm)

Total GIA: 21,733 sqft (2,019 sqm) approx.

Total Site Area: 0.99 acres (4,792 sqyds) approx.

Planning:

- Previously a residential care home (C2), closed circa Spring 2017.
- C2 use includes a range of uses including hospitals, nursing homes, residential schools and training centres.
- Potential for alternative uses subject to planning i.e. flats and houses (C3). Other uses may also be acceptable.
- Local Authority: Leicester City Council (0116) 454 3000.

Note:

- Zero rated for VAT.
- The sale will be subject to the Buyer paying the Seller's legal and surveyor's fees of 1% each. VAT may apply.
- No offers will be accepted on this lot prior to the Auction.

Tenure:

Freehold.

Energy Performance Certificate:

Rating 56, Band D.

Solicitors:

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

**LOT
23**

Former Grain Dryer Buildings & Paddock at Walton Holt Farm, Bosworth Road, North Kilworth, Leicestershire LE17 6NF

***GUIDE PRICE: £125,000 +**



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Plans are for location purposes only.

POTENTIAL DEVELOPMENT / INVESTMENT

On behalf of Leicestershire County Council



Location:

The site is located between the villages Walton and North Kilworth, approximately 2.5 miles from Gilmorton and 4.3 miles from Lutterworth. The site is 0.3 miles from the junction of B5414 Pincet Lane.

Description:

A reasonably level site of approximately 1.78 acres comprising of disused derelict grain storage and drying buildings with paddock. There is a telecoms mast on the site.

Total Site Area:

1.78 acres (0.72 hectares) approx.

Planning:

- Potential for alternative uses i.e. residential subject to planning.
- Purchasers are advised to make their own enquiries.
- Local Authority: Harborough District Council (01858) 828282.

Note:

- FOR SAFETY REASONS no person is allowed into the buildings.
- There is a reserved right of way between points A and B for the Fernie Hunt to cross the land on horseback or by foot to access their retained land Walton Holt Gorse.
- There is an overage that will be triggered upon the grant of planning consent for any use other than the current agricultural use. The overage is for a period of 20 years from 2016 and entitles the previous owner to 30% of any increase in value.
- The sale will be subject to the Buyer paying a contribution of £1,000 each plus VAT towards the Vendor's legal and surveyors fees.
- No offers will be accepted on this lot prior to the auction.

Tenure:

- Freehold, subject to existing lease of the telecoms mast.
- 20 year lease from 02.06.16 at £5,500 pa with 5 yearly rent reviews.
- There are tenant & landlord break clauses detailed within the Lease.

Solicitors:

The County Solicitor, Legal Services, Leicestershire County Council, County Hall, Glenfield, Leicester LE3 8RA
Tel: (0116) 305 6055 ~ Ref: K Jobanputra

IMPORTANT NOTICE:

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

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 £900 (incl VAT).

**LOT
24**

345 Gwendolen Road, North Evington, Leicester LE5 5FP

***GUIDE PRICE: £140,000 +**



RESIDENTIAL / DEVELOPMENT

On behalf of Leicester City Council



Location:

The property is located in North Evington between Crown Hills Community College and Coleman Primary School.

Description:

A 3 bedroom detached property of approximately 1,420 sqft (132 sqm) on a site area of approximately 0.165 acres (802 sqyds) requiring complete modernisation and structural repair. The property is listed in the Local Heritage Asset Register.

Accommodation:

Ground Floor:

Entrance hall, 2 reception rooms, kitchen, utility and store room, w.c's.

First Floor:

3 bedrooms, bathroom.

Outside:

Front and side gardens.

Planning:

- The building is of historic value and interest and is locally listed.
- The house is subject to an Article 4 direction removing most Permitted Development rights including for extensions and external alterations. Accordingly any proposals would have to be supported by a Heritage Statement and designed sympathetically to the historic structure and character.
- Demolition would not be supported.
- Further dwellings on the site are unlikely.
- A dropped kerb to the front might be acceptable to provide off-street parking, subject to considerations of amenity, Highway safety, design, impact on trees and permeability.
- Local Authority: Leicester City Council (0116) 454 3000.



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Note:

- The sale will be subject to the Buyer paying the Seller's legal and surveyor's fees of 1% each plus VAT.
- Property in need of complete modernisation and structural repair.
- Property must be refurbished within 2 years from completion date.
- No offers will be accepted on this lot prior to the auction.

Tenure:

Freehold.

Energy Performance Certificate:

Rating 1, Band G.

Solicitors:

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

24

IMPORTANT NOTICE:

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

NEXT AUCTION DATE:

25 April 2018

Entries now being taken



85 Granby Street, Leicester LE1 6FB
Tel: 0116 254 3373
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:

- 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
- Inland revenue self-assessment statement, tax demand, notification of PAYE coding, tax credit notification

* 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

IMPORTANT NOTICE:

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

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 £900 (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'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.



Backing your ambition

We're committed to supporting British business. Our sector specialists are experts in their fields and backed by a full range of products and services. We have local relationship managers who will work closely with you, offering guidance that's focused on your business vision. We've also been voted Bank of the Year for the 12th year running. It all adds up to experience you can trust.

Find out how we can help.

Chris Fearn & Bipin Patel,
SME Banking - Leicester
on 07789928096 & 07725426527.

lloydsbank.com/business



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Insurance Brokers

COVER WITH CONFIDENCE



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Abaco Insurance Brokers Ltd are authorised and regulated by the Financial Conduct Authority.
Company Registration Number: 07859268 | FCA Registration Number: 582573

IMPORTANT NOTICE:

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

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 £900 (incl VAT).

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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