

Kal Sangra

SHONKI BROTHERS

AUCTION

Wednesday 30 April 2014 at 5.00pm

Leicester Racecourse Oadby, Leicester LE2 4AL



Auction: Wednesday 30 April 2014



Welcome to our April 2014 Auction – Moving on from our successful February 2014 auction which generated sales in excess of £2.5m, it is clear the property market is going from strength to strength. Forecasts show the current average price of a UK home is 7.9% higher than it was a year ago, equating to an annual rate of growth which is at its fastest rate for almost four years.

Easier mortgage lending and the various government schemes to help buyers get on to the property ladder have fuelled the increase. The Chancellor's budget, delivered in March, extended the Help to Buy Scheme until 2020, allowing buyers to continue borrowing interest-free from the Government against future earnings to buy homes they could not otherwise afford.

We are now left wondering when this unnaturally high upward trend will slow down.

The increase in demand, some of which can be contributed to government lending schemes, is also being fuelled by the recovering mortgage market and a lack of supply. Supply of new homes continues to lag far behind need, with the number of new homes being built in England still around 40% below pre-financial crisis levels. Building is key, and whilst house building in the UK has hit its highest level since the dawn of the financial crisis, demand is so strong that there is little chance of building fast enough to affect prices or rents for years to come. What

puts this into perspective is that the government's National Housing and Planning Advice Unit reports that the UK needs 290,500 new homes a year until 2031 if it is to meet current demand. With new homes hitting only 133,670 in 2013 (which is up 28% on the year before and the most since 2007) there is a long way to go to meet this target.

Our catalogue has 15 lots available which includes both residential and commercial lots, so take advantage of the low interest rate whilst they last. Property still remains the best form of investment and we have an interesting selection of properties for all types of purchasers. The lots have been competitively priced and are below the market value; this coupled with the low interest rate makes buying property now even more attractive.

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.

Check Availability of Lots:

Do check lots have not been sold or withdrawn prior to Auction.

Auction Contract:

If you are the successful bidder you will be required to complete the Auction contract, supply the deposit and the buyer's fee with 2 forms of identification on the day of purchase.

Deposit:

A 10% (minimum £1,000) deposit is required on the fall of the hammer. Cheques should be made payable to "Shonki Brothers Limited" and drawn on a UK clearing bank. All cheques are presented the following day and therefore you should ensure that you have adequate funds in your account. Please note we do not accept cash, but credit/debit cards facilities are available but may be subject to a fee.

Completion:

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

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 18 June 2014, 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 30 April 2014.

K S Sangra FRICS FNAVA
Auctioneer

Auction: Wednesday 30 April 2014



Order of Sale

LOT	PROPERTY ADDRESS
1	Land cornering Perth Road & Aberdeen Close, Perth Road & Caithness Road, Perth Road & Troon Close, Stamford, Lincolnshire PE9 2TX
2	Former Caretaker's House, Cherry Drive, Syston, Leicester LE7 2PT
3	Land off Melrose Close, end of Ayr Close and Cromarty Road, Stamford, Lincolnshire PE9 2TP
4	38 Woodgate, Leicester LE3 5GE
5	Land on Montrose Close & Falkirk Close, end of Oban Close and Ayr Close, Stamford, Lincolnshire PE9 2TJ
6	17 Castle Close, Earl Shilton, Leicestershire LE9 7ES
7	Land at Christ Church Close, Stamford, Lincolnshire PE9 1HS
8	Grey Lodge, 717 Welford Road, Leicester LE2 6HX
9	22 London Road, Grantham NG31 6EJ
10	Land on South Side of Casterton Road, Stamford, Lincolnshire PE9 2YA
11	120-134 Wharf Street North, off St Matthews Way, Leicester LE1 2AB
12	Former West Humberstone Conservative Club, 2A Layton Road, Leicester LE5 0PU
13	Priory Court, Earlsdon Avenue North, Coventry CV5 6PX
14	56 Hampden Road, Leicester LE4 9EQ
15	40 Old Church Street, Aylestone, Leicester LE2 8ND



AUCTION VENUE:
Leicester Racecourse, Oadby, Leicester LE2 4AL

IMPORTANT NOTICE:

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

BUYERS FEE:

The successful purchaser will be required to pay the Auctioneers a buyer's fee of £450.00 (plus VAT)
No Cash Deposits.

Buying at Auctions - Important Notice to Bidders

DO'S AND DON'TS

- Do go through the catalogue carefully.
- Do go and view any properties in which you are interested.
- Do take legal advice.
- Do bring means of identification to the Auction.
- Do read the important notice to bidders.
- Do allow time to arrange a survey, if required.
- Do arrange to have a 10% deposit before the day of the Auction and the balance of purchase monies by the time set for completion in the Contract.

DON'TS AT AUCTIONS

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

PLEASE NOTE THE FOLLOWING:

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

1. Each lot is offered and sold subject to the Common, Extra and Special Conditions of Sale which are available prior to and at the Auction, these should be fully understood. All prospective purchasers are advised to consult their legal and, where appropriate, other professional advisors, prior to bidding.
2. These particulars do not constitute any part of an offer or Contract (except to the extent that they are incorporated in the Memorandum of Agreement by the Common, Extra or Special Conditions of Sale).
3. Prospective purchasers shall be deemed to have inspected the relevant properties and made all the usual and necessary searches and enquiries, with all the relevant authorities and other bodies.
4. When the Auctioneer's gavel falls, the successful bidder must immediately present to the Auctioneer's clerk his name and address and if appropriate, the name and address of the person or company on whose behalf they have been bidding.
This information will be used to complete a Memorandum of Agreement of Sale in the form of the one at the back of this catalogue or the Contract prepared by the vendor's solicitor which the successful bidder must sign with the Auctioneer's staff prior to leaving the Auction room and at the same time present the Auctioneer with a deposit of 10% of the purchase price (minimum deposit of £1000). A buyers fee of £540 (including VAT) is also required. The successful bidder is under a binding contract to purchase the relevant property.
5. The successful bidder is immediately at risk in relation to the property and shall therefore, be deemed to have made arrangements immediately after exchange of contracts for any insurance cover required.
6. In default of the purchase the Auctioneer shall be entitled, at his discretion, as agent for the Vendor, to treat the failure or default as a repudiation and rescind the Contract. Thereafter the Auctioneer shall be entitled to re-submit the property for sale. If a successful bidder does not pay a deposit and/or complete the Memorandum the Vendor reserves the right to claim any loss he incurs as a result.
7. The Vendor has the right to sell before Auction, or withdraw the Lot, and neither the Auctioneer nor the Vendor is responsible for any abortive costs, losses or damages of a prospective purchaser. Information as to presale or withdrawal of a Lot can be obtained by enquiry to the Auctioneers at any time prior to the auction but is valid only at the time of the enquiry.
8. Prospective purchasers are strongly advised to check these particulars as to measurements, areas and all other matters to which the properties are expressed to be subject to or have the benefit of and in respect of any contents, fixtures or fittings expressed to be included in the sale by making inspection of the property and all the necessary enquiries with Shonki Brothers Ltd, the Vendor, the Vendor's professional advisors and all other appropriate authorities.
All statements contained in these particulars as to the properties are made without responsibility on the part of Shonki Brothers Ltd or the Vendors and are not to be relied on as a statement of representation of fact.
Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in the individual property particulars. The description, dimension and other particulars have been prepared on our own inspection and information supplied by the Vendors and are believed to be accurate but no warranty is given in this respect or that the property is in good structural condition and repair.
9. None of the items, services or facilities included in the sale of working or running nature such as the central heating installation or mechanical or electrical equipment (where included in the sale) have been tested by the Auctioneers or their joint agents and no warranty is given in this respect and potential purchasers should satisfy themselves as to any points arising therefrom.
10. Any guide prices issued, or any estimates or values mentioned in negotiations or discussions, cannot be relied upon by prospective purchasers as representing professional valuations for any purpose in accordance with the requirements or guidance notes of relevant professional bodies, or other authorities. In all respects prospective purchasers are deemed to have relied upon their own professional advisors.
11. Guide prices are subject to alteration. Guide prices or guide price ranges are not necessarily figures at which the property will sell. They are only intended to be an indication. The price achieved at Auction may be more or less.
12. The stated uses of the respective lots are not warranted as being permitted or lawful under any planning legislation and prospective buyers are advised to make their own searches and enquiries and rely upon the results thereof.
13. Shonki Brothers Ltd has not made any investigations into the existence or otherwise of any issue concerning pollution, potential land, air or water contamination affecting any lot and each bidder shall be responsible for making his own enquiries and surveys in this respect.
14. The Vendors do not make or give Shonki Brothers Ltd nor any persons in their employment any authority to make or give any representation of warranty whatsoever in relation to the properties.
15. Identification – prospective purchasers must produce documentation to confirm their identity and residential/company address. PLEASE SEE IDENTITY DOCUMENTS (Page 5).

16. Buyer's Fee: The successful purchaser will be required to pay to the Auctioneers a Buyer's Fee of £450.00 (plus. VAT) upon exchange of contracts.
17. Inspection of investment properties is by courtesy of the Tenants. Inspection of properties with vacant possession is only by arrangement with the Auctioneer. Interested parties must telephone or contact Shonki Brothers Ltd to discuss viewing arrangements, prior to making the journey. There will be no viewings between exchange of contracts and completion.
18. All residential lettings are now regulated tenancies under the Rent Act 1977, the Housing Act 1980 and the Housing Act 1988.

Measurements, Location Plans & Photographs:

All room sizes and site measurements are approximate and have been scaled from Architects, Land Registry or Ordnance Survey Plans. They are published for the convenience of bidders. Their accuracy and the shading and/or boundaries thereon are not guaranteed and they are excluded from any Memorandum of Agreement of Sale. They are merely intended to indicate the location of each lot. Interested applicants should make their own site inspections and investigations with regard to the accuracy of all measurements given in the catalogue.

Any photographs included in the description of any lot are merely intended to provide purchasers with an approximate indication of the location, character and style of the relevant property and are published solely for the convenience of bidders and are expressly excluded from the Memorandum of Agreement of Sale.

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

Health & Safety:

You are asked to exercise all care and diligence during your inspection of the property and the Agents are unable to warrant that the property is free of hazards or complies with Health and Safety legislation. Viewings are at your own risk. The Vendor and Auctioneer accept no liability for any losses, damage, injury or accident.

Recommendations:

NEVER be afraid to ask the staff at the Auction about anything of which you have doubts. ALWAYS ensure your bid is clearly seen by the Auctioneer by using the bidding paddle provided during registration.

Identity Documents:

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

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

Identity documents:

- Valid photo driving licence (not provisional)
- 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
- 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

IMPORTANT NOTICE:

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

BUYERS FEE:

The successful purchaser will be required to pay the Auctioneers a buyer's fee of £450.00 (plus VAT) No Cash Deposits.

**LOT
1**

Land cornering Perth Road & Aberdeen Close, Perth Road & Caithness Road and Perth Road & Troon Close, Stamford, Lincolnshire PE9 2TX

GUIDE PRICE: £2,000 PLUS VAT



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LAND

Location:

The 3 sites are located in Stamford, on Perth Road and at the junctions of Aberdeen Close, Caithness Road and Troon Close.

Description:

3 level sites of public open space with a total combined site area of approximately 1.195 sqyds (999 sqm), to be offered as one lot.

Site 1 – Land at Perth Road & Aberdeen Road:

550 sqyds (459.9 sqm)

Site 2 – Land cornering Perth Road & Caithness Road:

466 sqyds (389.6 sqm)

Site 3 – Land at Perth Road & Troon Close:

179 sqyds (149.7 sqm)

Total Site Area: 1,195 sqyds (999 sqm) approx.

Planning:

- Potential for alternative uses, subject to planning permission.
- All enquiries regarding planning should be made to South Kesteven District (01476) 406080.

Note:

- VAT will be payable on the purchase price.
- A Development Uplift Clause will be included within the contract entitling the Seller to recover 30% of any increase in value of the site for a 20 year period.

Tenure:

Freehold.

Solicitors:

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

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NEXT AUCTION DATE:

18 June 2014

Entries now being taken

LOT
2

Former Caretaker's House, Cherry Drive, Syston, Leicester LE7 2PT

GUIDE PRICE: £150,000 - £155,000



RESIDENTIAL

On behalf of Leicestershire County Council



Location:

The property is located in Syston, adjacent to Merton Primary School and Deville Park.

Description:

A 3 bedroom detached property on a large plot.

Accommodation:

Ground Floor:

Entrance hall, through lounge, kitchen.

First Floor:

3 bedrooms, bathroom.

Outside:

Front garden with off road parking and garage, rear garden.

Planning:

- Potential for a two storey side extension, subject to planning permission.
- All enquiries regarding planning should be made to Charnwood Borough Council Planning Department (01509) 634737.

Note:

No offers will be accepted on this lot prior to auction.

Tenure:

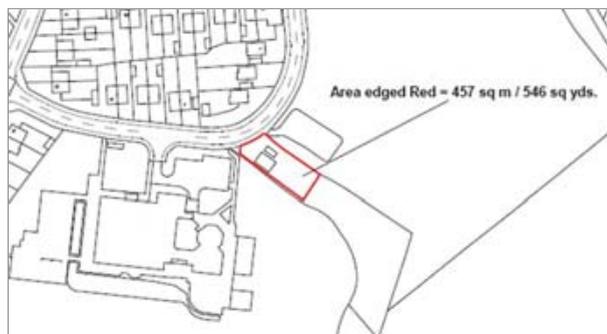
Freehold.

Energy Performance Certificate:

Rating 66, Band D.

Solicitors:

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



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Plans are for location purposes only.

IMPORTANT NOTICE:

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

BUYERS FEE:

The successful purchaser will be required to pay the Auctioneers a buyer's fee of £450.00 (plus VAT).
No Cash Deposits.

**LOT
3**

**Land off Melrose Close, end of Ayr Close and Cromarty Road, Stamford,
Lincolnshire PE9 2TP**

GUIDE PRICE: £2,000 PLUS VAT



LAND

Location:

The 3 sites are located in Stamford, off Caithness Road which is off Casterton Road.

Description:

3 level sites of public open space with a total combined site area of approximately 932 sqyds (779 sqm), to be offered as one lot.

Site 1 – Land off Melrose Close:

430 sqyds (359.5 sqm)

Site 2 – Land at end of Ayr Close:

263 sqyds (219.9 sqm)

Site 3 – Land on Cromarty Road:

239 sqyds (199.8 sqm)

Total Site Area: 932 sqyds (779 sqm) approx.

Planning:

- Potential for alternative uses, subject to planning permission.
- All enquiries regarding planning should be made to South Kesteven District (01476) 406080.

Note:

- VAT will be payable on the purchase price.
- A Development Uplift Clause will be included within the contract entitling the Seller to recover 30% of any increase in value of the site for a 20 year period.

Tenure:

Freehold.

Solicitors:

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

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NEXT AUCTION DATE:

18 June 2014

Entries now being taken

LOT
4

38 Woodgate, Leicester LE3 5GE

GUIDE PRICE: £175,000 - £195,000



COMMERCIAL / RESIDENTIAL

Location:

The property is located on the corner of Woodgate and Dunton Street.

Description:

A large corner 3 storey retail premises.

Accommodation:

Ground Floor:

Double Shop: 870 sqft (80.9 sqm)

Storage Area: 964 sqft (89.6 sqm)

First Floor - 3 Rooms:

736 sqft (68.4 sqm)

Second Floor - 3 Rooms:

673 sqft (62.1 sqm)

GIA: 3,243 sqft (301 sqm) approx.

Outside

Small rear yard.

Planning:

- Potential for other uses including residential conversion, subject to planning permission.
- All enquiries regarding planning should be made to Leicester City Council Planning Department (0116) 454 3000.

Tenure:

Freehold.

Energy Performance Certificate:

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

IMPORTANT NOTICE:

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

BUYERS FEE:

The successful purchaser will be required to pay the Auctioneers a buyer's fee of £450.00 (plus VAT).
No Cash Deposits.

**LOT
5**

**Land on Montrose Close & Falkirk Close, end of Oban Close and Ayr Close,
Stamford, Lincolnshire PE9 2TJ**

GUIDE PRICE: £4,000 PLUS VAT



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Plans are for location purposes only.

LAND

Location:

The sites are located in Stamford off Casterton Road and on Falkirk Close, Oban Close and Ayr Close.

Description:

3 level sites of public open space with a total combined site area of approximately 3,837 sqyds (3,207 sqm), to be offered as one lot.

Site 1 - Montrose Close and Falkirk Close:

956 sqyds (799 sqm)

Site 2 - Land at end of Oban Close:

992 sqyds (829 sqm)

Site 3 - Land on Ayr Close:

1,889 sqyds (1,579 sqm)

Total Site Area: 3,837 sqyds (3,207 sqm) approx.

Planning:

- Potential for alternative uses, subject to planning permission.
- All enquiries regarding planning should be made to South Kesteven District (01476) 406080.

Note:

- VAT will be payable on the purchase price.
- A Development Uplift Clause will be included within the contract entitling the Seller to recover 30% of any increase in value of the site for a 20 year period.

Solicitors:

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

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NEXT AUCTION DATE:

18 June 2014

Entries now being taken

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 Auction. You will be required to complete a registration form and forward a 10% deposit for your intended maximum bid in the form of a cheque or bankers draft and proof of identification in the form of a copy passport, driving licence, utility bill or bank statement.

Your proxy/telephone bid request will only be authorised if we receive all the requested items at least 2 days before the Auction and once you have been informed by a member of the auction team.

**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)
- Valid (old style) driving licence (not provisional)



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

**LOT
6**

17 Castle Close, Earl Shilton, Leicestershire LE9 7ES

GUIDE PRICE: £100,000 - £105,000



RESIDENTIAL INVESTMENT

Location:

The property is located off Church Street, near to St Simon and St Jude Parish Church and St Peter's R.C. Primary School.

Description:

A fully modernised 2 bedroom mid-town house with full gas central heating, UPVC double glazing and a garage in a block.



Accommodation:

Ground Floor:

Porch, lounge, fitted kitchen/diner.

First Floor:

2 bedrooms, bathroom.

Outside:

Front garden, rear garden, garage in a block.

Tenure:

- We understand that the property is freehold, subject to existing tenancy.
- The property is currently let on a 12 month Assured Shorthold Tenancy from 01.03.14, at a rental of £475 pcm (£5,700 pa) exc.

Energy Performance Certificate:

Rating 55, Band D.

Solicitors:

Thomas Flavell & Sons Solicitors,
Church Walk, Hinckley, Leicestershire
LE10 1DN
Tel: (01455) 610747 ~ Ref: J Connolly

IMPORTANT NOTICE:

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

BUYERS FEE:

The successful purchaser will be required to pay the Auctioneers a buyer's fee of £450.00 (plus VAT). No Cash Deposits.

LOT 7

Land at Christ Church Close, Stamford, Lincolnshire PE9 1HS

GUIDE PRICE: £1,000 PLUS VAT



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Plans are for location purposes only.

LAND

Location:

The sites are located in Stamford off Green Lane.

Description:

5 level sites of public open space with a total combined site area of approximately 1,604 sqyds (0.26 acres), to be offered as one lot.

Site 1:

120 sqyds (100.3 sqm)

Site 2:

155.5 sqyds (130.0 sqm)

Site 3:

346.8 sqyds (290.0 sqm)

Site 4:

35.9 sqyds (30.0 sqm)

Site 5:

622 sqyds (520.0 sqm)

Total Area: 1,280.2 sqyds (0.26 acres) approx.

Planning:

- Potential for alternative uses, subject to planning permission.
- All enquiries regarding planning should be made to South Kesteven District (01476) 406080.

Note:

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

Tenure:

Freehold.

Solicitors:

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



RESIDENTIAL DEVELOPMENT

Location:

The property is located on the corner of Welford Road and Hillcrest Road close to Asquith Way/Palmerston Way.

Description:

A substantial detached family house on a large plot. Planning permission has been granted for a further 3 houses.

Accommodation:

Ground Floor:

Recessed porch, entrance porch, study, front sitting room, rear lounge, dining room, breakfast kitchen, rear lobby, boiler room, w.c.

First Floor:

4 bedrooms, bathroom, separate w.c.

Outside:

Large front garden with driveway, triple garage, large rear garden with swimming pool.

Planning:

- The site has outline planning permission for the erection of 3 houses comprising of 2 semi-detached properties with garages and one detached property with garage.
- Planning Applications 20121847 and 20121850 dated 11.02.13 are available for inspection.
- All enquiries should be made to Leicester City Council Planning Department (0116) 454 3000.

Note:

Previously marketed for £700,000.

Energy Performance Certificate:

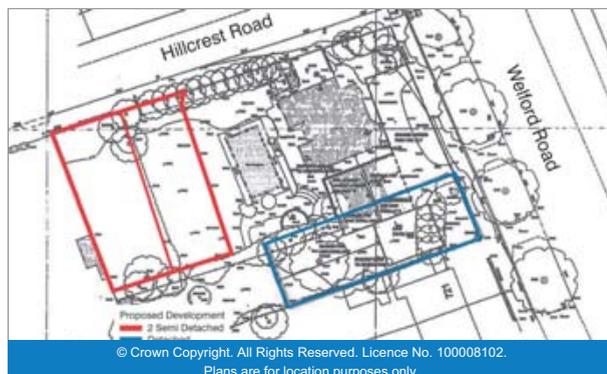
Rating 42, Band E.

Solicitors:

Bray & Bray, Spa Place, 36-42 Humberstone Gate, Leicester LE5 0AE
Tel: (0116) 254 8871 ~ Ref: M Hicks

Joint Agents:

Sturgis Snow & Astill



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BUYERS FEE:

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**LOT
9****22 London Road, Grantham, Lincolnshire NG31 6EJ****GUIDE PRICE: £275,000 - £285,000****COMMERCIAL / RESIDENTIAL INVESTMENT****Location:**

The property occupies a prominent position in Grantham town centre, near to the corner of Wharf Road and London Road and opposite Cambridge Street.

Description:

A mixed commercial and residential investment property.

Tenure:

Freehold investment, subject to existing tenancies.

Energy Performance Certificate:

Rating 90, Band D.

Solicitors:

Chattertons Solicitors, 9 Broad Street, Stamford, Lincolnshire PE9 1PY

Tel: (01780) 764145 ~ Ref: T Salt

**Accommodation**

Flat	Use	Accommodation	Lease/Tenancy	Rent (£) pa
Basement	Cellar	334 sqft (31.1 sqm) approx.	-	-
Ground	Restaurant	Reception area, bar, restaurant, w.c's, kitchen, stock/preparation room 1,736 sqft (161.4 sqm) approx.	Let to Bindi restaurant on a 20 year lease from 20.09.07 with 3 yearly rent reviews	16,000
First	Flat 1	2 bedrooms	One room let at £100 per week	5,200
	Flat 2	3 bedrooms	2 rooms let at £65 per week each and one room let at £100 per week	11,960
Second	Flat 3	2 bedrooms	2 rooms let at £150 per week	7,800
	Communal Area	Shared kitchen, bathroom		
Outside	Surfaced car park for 10 vehicles and access to flats from Wharf Road/Brewery Hill			
Current Gross Rental Income:				40,960
Estimated Gross Rental Value:				44,340

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NEXT AUCTION DATE:

18 June 2014

Entries now being taken

LOT
10

Land on South Side of Casterton Road, Stamford, Lincolnshire PE9 2YA

GUIDE PRICE: £500 PLUS VAT



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LAND

Location:

The 3 sites are located in Stamford, on Casterton Road and Perth Road.

Description:

3 level sites of public open space with a total combined site area of approximately 12,425 sqyds (2.56 acres), to be offered as one lot.

Site 1:

3,336 sqyds (0.69 acres)

Site 2:

8,252 sqyds (1.70 acres)

Site 3:

837 sqyds (0.17 acres)

Total Site Area: 12,425 sqyds (2.56 acres) approx.

Planning:

- Potential for alternative uses, subject to planning permission.
- All enquiries regarding planning should be made to South Kesteven District (01476) 406080.

Note:

- VAT will be payable on the purchase price.
- A development Uplift Clause will be included within the contract entitling the Seller to recover 30% of any increase in value of the site for a 20 year period.
- The sale will be subject to the buyer paying the seller's legal and auctioneer's fees.

Tenure:

Freehold.

Solicitors:

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

IMPORTANT NOTICE:

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

BUYERS FEE:

The successful purchaser will be required to pay the Auctioneers a buyer's fee of £450.00 (plus VAT).
No Cash Deposits.

**LOT
11**

120-134 Wharf Street North, Leicester LE1 2AB

GUIDE PRICE: £640,000 - £650,000



COMMERCIAL / RESIDENTIAL INVESTMENT

Location:

The property is located close to the city centre, on the Inner Ring Road, adjacent to the Campanile Hotel.

Description:

A large corner 3 storey property comprising of four retail units with four self-contained flats on the two upper floors.

Note:

VAT is not payable on purchase price.

Tenure:

Freehold investment, subject to existing tenancies.

Solicitors:

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

Property	Floor	Description/Use	sqft approx./ Accommodation	EPC Rating, Band	Lease/Tenancy	Rent (£) pcm exc	Rent (£) pax
120-124	Ground	3 separate retail units comprising of hair salon, social club, restaurant	2,790	88, D	9 years from 16.06.12 on FRI basis with 3 year rent reviews	-	24,000
126	Ground	Vacant	900	78, D	-	-	-
128	First/ Second	Flat 1	2 bedroom self contained flat	61, D	6 months AST commencing 03.02.14	475	5,700
130	First/ Second	Flat 2	2 bedroom self contained flat	66, D	6 months AST commencing 19.11.13	475	5,700
132	First/ Second	Flat 3	2 bedroom self contained flat	66, D	6 months AST commencing 02.03.14	475	5,700
134	First/ Second	Flat 4	2 bedroom self contained flat	60, D	6 months AST commencing 21.02.14	475	5,700
Current Rental Income:							46,800
Estimated Rental Value:							56,800

16

NEXT AUCTION DATE:

18 June 2014

Entries now being taken

LOT
12

Former West Humberstone Conservative Club, 2A Layton Road, Leicester
LE5 0PU

GUIDE PRICE: £230,000 - £250,000



COMMERCIAL / RESIDENTIAL

Location:

The property is located off the main A47 Uppingham Road near to the junction of East Park Road.

Description:

The property comprises of a large 2 storey property recently used as a public bar. The public areas are well presented and of good quality with potential for a seating capacity of approximately 330. The property benefits from full gas central heating, CCTV and burglar alarm systems.

Accommodation:

Small Basement:

2 large store rooms.

Ground Floor:

Bar and lounge area, large kitchen, 3 stores, w.c.'s.

First Floor:

Large lounge, snooker/pool room, office, store, w.c.

Total GIA: 3,977 sqft (369.47 sqm) approx.

Planning:

- Previously used as bar.
- Potential for other uses i.e. B1 office use, residential conversion, D1 non-residential use such as a clinic, doctor's surgery, dentists, hotel or place of worship subject to planning.
- All enquiries should be made to Leicester City Council Planning Department (0116) 454 3000.

Tenure:

Freehold.

Energy Performance Certificate:

Rating 95, Band D.

Solicitors:

P A Todd, 142 Evington Road,
Leicester LE2 1HL

Tel: (0116) 273 3091 ~ Ref: P A Todd



IMPORTANT NOTICE:

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Two forms of identification required.

BUYERS FEE:

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No Cash Deposits.

LOT
13

Priory Court, Earlsdon Avenue North, Coventry CV5 6PX

GUIDE PRICE: £6,000 - £6,500



GROUND RENT INVESTMENT

Location:

The block of flats are located on the corner of Earlsdon Avenue North and Highland Road.

Description:

A freehold investment subject to existing ground leases for 7 residential flats with surface car parking.

Tenure:

- Freehold investment, subject to long leases.
- Each flat is let on a ground lease for 999 years from 1995 at a fixed income of £50 pa per flat with a total rental income of £350 pa.

Solicitors:

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



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Plans are for location purposes only.

LOT
14

56 Hampden Road, Leicester LE4 9EQ

GUIDE PRICE: £100,000 PLUS



RESIDENTIAL

Location:

The property is located off Gypsy Lane, near to Fairfax Road.

Description:

A 3 bedroom mid-town house with full gas central heating and uPVC double glazing.

Accommodation:

Ground Floor:

Entrance hall, 2 reception rooms, fitted kitchen.

First Floor:

3 bedrooms, bathroom.

Outside:

Front garden, rear garden with coal shed, workshop and green house.

Note:

ERV: £500 pcm (£6,000 pa) exc.

Tenure:

Freehold.

Energy Performance Certificate:

Rating 55, Band D.

Solicitors:

Rich & Carr Freer Bouskell,
Assurance House, 24 Rutland Street,
Leicester LE1 9GX
Tel: (0116) 242 6031 ~ Ref: T Gowtage



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NEXT AUCTION DATE:

18 June 2014

Entries now being taken

LOT
15

40 Old Church Street, Leicester LE2 8ND

GUIDE PRICE: £150,000



RESIDENTIAL

On behalf of Leicester City Council



Location:

The property is located off Hall Lane which is off Aylestone Road and near to Aylestone Hall Gardens.

Description:

A 2 bedroom semi-detached property requiring complete modernisation.

Accommodation:

Ground Floor:

Porch, 2 reception rooms, kitchen/diner.

First Floor:

2 bedrooms, bathroom.

Outside:

Front garden with off road parking, rear garden.

Note:

- 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 – pages 20 and 21).
- No offers will be accepted on this lot prior to the Auction.

Tenure:

Freehold.

Energy Performance Certificate:

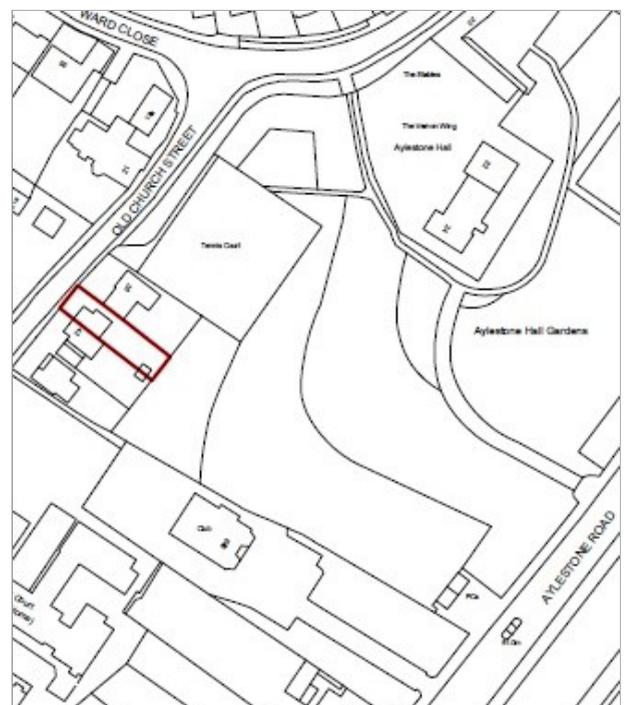
Rating 43, Band E.

Solicitors:

Legal Services, Leicester City Council, New Walk Centre, Welford Place, Leicester LE1 6ZG

Tel: (0116) 454 1415 ~

Ref: S Humphreys



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Plans are for location purposes only.

IMPORTANT NOTICE:

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

BUYERS FEE:

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No Cash Deposits.

Leicester City Council Private Sector Empty Homes Standard

CONTENTS

Section 1 Summary of the definition

Section 2 The detailed definition

SECTION 1

Empty Homes Strategy (EHS) – Leicester Private Sector Empty Homes Standard - a summary of the definition:

1.1 A property that meets the Leicester Private Sector Empty Homes Standard is one, which is wind and weather tight, warm and has modern facilities. It is in good decorative order with a secure property boundary and properly maintained grounds.

1.2 The home must meet the following seven criteria to achieve Leicester City Council's Private Sector Empty Homes Standard

a) It meets the current statutory minimum standard for housing (see section 2.2). Homes which fail to meet this criterion are those containing one or more hazards assessed as serious (Category 1), under the Housing Health and Safety Rating System (HHSRS).

b) It is in a reasonable state of repair (see section 2.3). Homes which fail to meet this criterion are those where either:

- one or more of the key building components are old and, because of their condition, need replacing or major repair; or
- two or more of the other building components are old and, because of their condition, need replacing or major repair.

c) It has reasonably modern facilities and services (see section 2.4) Homes which fail to meet this criterion are those which lack all or any of the following:

- a reasonably modern kitchen (20 years old or less);
- a kitchen with adequate space and layout;
- a reasonably modern bathroom (30 years old or less);
- an appropriately located bathroom and WC;
- adequate insulation against external noise (where external noise is a problem);
- adequate size and layout of common areas for blocks of flats.

d) It provides a reasonable degree of thermal comfort (see section 2.5). This criterion requires dwellings to have both effective insulation and efficient heating.

e) It is in a reasonable state of decorative order (see section 2.6). Homes which fail to meet this criterion are those which lack the following:

- Internal decoration that is clean and sound
- External decoration that is clean, protective, durable and sound.

f) It has properly maintained grounds and external boundaries (see sections 2.7.1 & 2.7.2). Homes which fail to meet this criterion are those which lack the following:

- Grounds which are free from hazards, pests, overgrowth, and rubbish
- Property Boundaries which are continuous, secure and in a safe condition

g) Exceptions (see section 2.8): In some areas environmental and security works may be required to meet Leicester Private Sector Empty Homes Standard if they are considered to be a high priority.

SECTION 2

What is a Leicester Private Sector Empty Homes Standard? - the detailed definition

2.1: This section gives detailed definitions of each of the seven criteria that make up the Leicester Private Sector Empty Homes Standard.

CRITERION A: IT MEETS THE CURRENT STATUTORY MINIMUM STANDARD FOR HOUSING

2.2 The current minimum standard for housing is determined by the Housing Health and Safety Rating System (HHSRS), set out in the Housing Act 2004. The Department of Communities and Local Government (DCLG) issued updated operating guidance on inspections and hazards, under Section 9 of the act, in February 2006.

The 'Housing Health and Safety Rating System, Operating Guidance' can be downloaded free of charge from the DCLG website. This guidance, updated in June 2006, replaced 'A Decent Home: The definition and guidance for implementation' published in February 2004.

Copies of this publication and alternative formats are available from:

DCLG Publications, P.O. Box 236, Wetherby
West Yorkshire LS23 7NB

Tel: 0870 1226 236 **Fax:** 0870 1226 237

Email: communities@twoten.com

or enter <http://www.communities.gov.uk/> and type HHSRS in the search panel.

CRITERION B: IT IS IN A REASONABLE STATE OF REPAIR

2.3 Homes where one or more key building components are old and require replacing or major repair.

Definition of key Building components

Building components are the structural parts of a dwelling (e.g. wall structure, roof structure), other external elements (e.g. roof covering, chimneys) and internal services and amenities (e.g. kitchens, heating systems). Key building components are those which if in poor condition, could have an immediate impact on the integrity of the building and cause further deterioration in other components. They are the external components plus internal components that have potential safety implications and include:

- external walls;
- roof structure and covering;
- windows/doors
- chimneys
- central heating boilers
- gas fires
- storage heaters and
- electrics

If any of these components are old and need replacing, or require immediate major repair, then the dwelling is not in a reasonable state of repair and remedial action is required.

Other building components are those that have a less immediate impact on the integrity of the dwelling. Their combined effect is therefore considered, with a dwelling not in a reasonable state of repair if two or more are old and need replacing or require immediate major repair.

CRITERION C: IT HAS REASONABLY MODERN FACILITIES AND SERVICES

2.4 A home is considered not to meet this criterion if it lacks all or any of the following facilities:

- a kitchen which is 20 years old or less
- a kitchen with adequate space and layout
- a bathroom which is 30 years old or less
- an appropriately located bathroom and WC
- adequate noise insulation and
- adequate size and layout of common entrance areas for blocks of flats
- a kitchen failing on adequate space and layout would be one that was too small to contain all the required items (sink, cupboards, cooker space, worktops etc) appropriate to the size of the dwelling
- an inappropriately located bathroom and WC is one where the main bathroom or WC is located in a bedroom or accessed through a bedroom (unless the bedroom is not used or the dwelling is for a single person). A dwelling would also fail if the main WC is external or located on a different floor to the nearest wash hand basin, or if a WC without a wash hand basin opens on to a kitchen in an inappropriate area, for example next to the food preparation area
- inadequate insulation from external airborne noise would be where there are problems with, for example, traffic (rail, road and aeroplanes) or factory noise. Owners should ensure reasonable insulation from these problems through installation of appropriate acoustic

- glazing in line with the current Building Regulations and
- inadequate size and layout of common entrance areas for blocks of flats would be one with insufficient room to manoeuvre easily for example where there are narrow access ways with awkward corners and turnings, steep staircases, inadequate landings, absence of handrails, low headroom etc.

CRITERION D: IT PROVIDES A REASONABLE DEGREE OF THERMAL COMFORT

2.5 The revised definition requires a dwelling to have both:

- efficient heating and
- effective insulation.

2.5.1 **Efficient heating** is defined as any gas or oil programmable central heating or electric storage heaters or programmable LPG/solid fuel central heating or similarly efficient heating systems which are developed in the future¹. Heating sources which provide less energy efficient options fail the Leicester Private Sector Empty Homes Standard. Programmable heating is where the timing and the temperature of the heating can be controlled by the occupants.

Where new heating systems are being installed or existing system replaced, owners should take the opportunity to increase the energy efficiency of the dwelling if possible. This would be achieved through installing energy efficient boilers where possible. Energy efficient boilers are those that comply with Building Regulations.

2.5.2 **Effective insulation** can be defined, as loft insulation with a minimum thickness of 200mm.

If new heating or insulation is being installed, it is important that steps are taken to ensure the dwelling is adequately ventilated.

CRITERION E: IT IS IN REASONABLE STATE OF DECORATIVE ORDER

2.6 Internal woodwork painted to a gloss finish, which is clean and even. Internal walls and ceilings to be clean even sound and free from mould and staining. External woodwork to be painted to a gloss finish which is continuous, sound, durable and protective.

CRITERION F: IT HAS PROPERLY MAINTAINED GROUNDS AND EXTERNAL BOUNDARIES

2.7.1 Homes to have fences, hedges or walls which are properly maintained and are continuous, safe and secure.

2.7.2 Grounds to be maintained and free from hazards, overgrown weeds, shrubs, vermin and rubbish. Hard surfaces, including paths to be even and free from deterioration.

CRITERION G: EXCEPTIONS

2.8 Environmental and security works may be required to meet Leicester Private Sector Empty Homes Standard if considered a high priority in some areas. This may include security gates to shared yards and secure fencing to prevent anti-social behaviour problems.

¹ For example efficient heating based on renewable sources.

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BUYERS FEE:

The successful purchaser will be required to pay the Auctioneers a buyer's fee of £450.00 (plus VAT)
No Cash Deposits.

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)

Special Clearance _____ : £ _____

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.

MONEY LAUNDERING REGULATIONS 2007

New Anti-Money Laundering Regulations came into effect from December 15th 2007 which affect both estate agents and auctioneers. There is now a requirement that Shonki Brothers Ltd confirms the identity of its clients, therefore we will carry out checks on both vendors and buyers.

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

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IMPORTANT NOTICE:

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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

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

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