

**Kal Sangra**  
SHONKI BROTHERS



# AUCTION

Wednesday 17 April 2024 at 2.30pm

ONLINE AUCTION

Watch Live Stream

Bidding via:

internet - telephone - proxy



# Auction: Wednesday 17th April 2024



## Welcome to our 17 April 2024 Auction

The housing market has had a strong start to 2024. Those of you who tuned into our February auction will know that we achieved 84% sale success rate from the 41 lots we had for sale. Not just for auction sales, the UK property market as a whole is significantly more optimistic and buoyant.

As a local auction house we pride ourselves on having a variation of lots on offer, anything ranging from commercial, land development options, modest investments as well as more sizable investments. Whether you are a first-time buyer, purchasing as an owner occupier or in the market for your next investment, we can advise and offer our experienced advice on what you should invest in.

### Buyer Demand & Sales Activity:

Looking at recent activity and forecasts I am pleased to confirm that the start of spring has welcomed an increase in buyer demand and sales activity. Rightmove March statistics show that sales agreed are up 13%, buyer demand is also up 8% compared to this time last year.

### Put your trust in Auctions:

The national auction analysis from EIG's March report reveals significant increases in the number of lots offered at auction, lots sold, and total funds raised compared to the previous year, indicating a continued buoyancy to the market sentiment. The positives of both buying and selling at auction are growing and remain promising. The speed at which transactions are done is quick and chain free and completion is 8 weeks or sooner. Not only that, the purchasing audience engaging with auctions is far more wide reaching.

### Political Outlook:

Ahead of the spring budget there was the expectation of direct help for first-time buyers or further mortgage rate cuts which have not really materialised.

Drawing on the positives however is that sellers are more sensitive to buyer affordability, therefore prices are set realistically and in some cases there is room to negotiate.

If you are in the market to buy, or sell, my team and I are available to answer any of your questions and guide you through the process, please do not hesitate to contact us for any information that you require. We encourage you to register to bid early and ensure that you view the property and the associated legal documents. If you are thinking of buying, it is important that you do take note of the following:

### Legal Documents:

For all the properties offered for sale the Special Conditions of Sale and the legal documents will be available for inspection prior to the Auction via our website.

### Viewings:

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

### Buying at Auction (pages 4 and 5):

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

### Registration:

In order to bid at the auction, purchasers will be required to complete the Proxy, Telephone, Remote/Internet Bidding Form and provide the required identification documents. This can be downloaded from our website. You are advised to carefully read and understand the attached terms and conditions. Your registration must be received no less than 24 hours before the

auction. Only on satisfactory receipt of the form and identification documents will your registration be approved. For full details of the identity documents required for the different types of bidders please refer to our ML Identification Guidelines via our website.

### Check Addendum List:

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

### Check Availability of Lots:

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

### Auction Contract:

If you are the successful bidder the auction contract will be signed on your behalf by the auctioneer.

### Deposit:

A 10% (minimum £2,000) deposit is required on the fall of the hammer together with the buyer's fee. Methods of payment accepted are debit/credit card, bankers draft, BACS transfer.

### 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 be prepared so that you are able to read the addendum / alteration list, look through the legal documents if you have not already done so and check any changes made to the order of sale. If you require any further information please do not hesitate to contact the office and we will do all we can to assist you.

We are currently taking entries for our next Auction, so do contact us if you are considering selling and require an Auction appraisal.

The auction team look forward to you joining us on Wednesday 17 April 2024.

**K S Sangra FRICS FNAVA**  
Auctioneer

# Auction: Wednesday 17 April 2024



## Order of Sale

LOT	PROPERTY ADDRESS
1	9 Cheviot Road, Leicester LE2 6RG
2	73 Markfield Road, Groby, Leicester LE6 0FL
3	68, 68A, 70, 70A & 70B Main Street, Broughton Astley, Leicester LE9 6RD
4	Fineshades, 781 Uppingham Road, Thurnby, Leicester LE7 9RQ
5	25 Main Street, Humberstone, Leicester LE5 1AE
6	31, 33, 35 & 37 Mansel Street, Grimsby DN32 7QX
7	Flat 24, First Floor, Lone Pine Court, Brixworth, Northampton NN6 9EH
8	16 Broomfield, East Goscote, Leicester LE7 3XY
9	The Old Council Offices, 53 Northampton Road, Market Harborough, Leicestershire LE16 9HB
10	Land between 52 & 71 Woodhouse Road, Narborough, Leicester LE19 3ZA
11	79 Main Street, Humberstone, Leicester LE5 1AE
12	14 Derbyshire Avenue, West Hallam, Ilkeston, Derbyshire DE7 6HJ
13	12 Broomfield, East Goscote, Leicester LE7 3XY
14	56 Derby Road, Kegworth, Derby DE74 2EN
15	Land between 2 & 10 Saley Close, Shepshed, Loughborough LE12 9FL
16	10 - 12 Guildhall Lane, Leicester LE1 5FQ
17	10A & 10B High Street East, Uppingham, Oakham, Rutland LE15 9PZ
18	14 Broomfield, East Goscote, Leicester LE7 3XY
19	19 Fowler Street, Old Whittington, Chesterfield, Derbyshire S41 9DN
20	Former Saffron Housing Neighbourhood Office, 499 Saffron Lane, Leicester LE2 6UJ
21	8, 10, 12, 14 and 16 Pocklingtons Walk, Leicester LE1 6BU

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

#### IMPORTANT NOTICE:

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

#### BUYERS FEE:

The successful purchaser will be required to pay the Auctioneers a buyer's fee of 1.8% including VAT with a minimum fee of £2,400 inc. VAT.

# BUYING AT AUCTION - IMPORTANT NOTICE TO BIDDERS

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

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

## Auction Particulars:

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

## Guide Prices:

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

## Reserve Price:

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

## Do view the property:

- You will need to read the viewing guide and complete the attached form before a viewing will be arranged for you.
- We recommend that you are prompt at the viewing as the property will only be open for 10 minutes.
- Prospective buyers shall be deemed to have inspected the relevant properties and made all the usual and necessary searches and enquiries, with all the relevant authorities and other bodies.
- Inspection of investment properties is by courtesy of the Tenants.
- There will be no viewings between exchange of contracts and completion.

## Do inspect the legal documentation:

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

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

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

## Do arrange your finance:

- If you are the successful bidder you are required to provide a 10% deposit immediately following the sale.
- A buyer's fee of 1.8% incl VAT with a minimum fee of £2,400 incl VAT will also be required at exchange of contracts.
- If you need to arrange a mortgage it is important to make your mortgage application as early as possible as completion will be 20 working days (unless otherwise stated, please check the Memorandum of Agreement of Sale and Special Conditions of Sale for confirmation) after the day of the auction. You must ensure that your lender can meet the completion date and you should discuss this with your lender to make sure that this will not be a problem.

## Offers prior to auction:

- The seller has the right to sell before Auction, or withdraw the Lot, and neither the auctioneer nor the seller is responsible for any abortive costs, losses or damages of a prospective buyer.
- Some sellers are prepared to consider sales prior to auction. If you are considering making an offer this should be above the guide price and be your best and final offer. The offer should be made verbally and followed up in writing and you should be in a position to exchange contracts prior to auction and pay the 10% (minimum £2,000) deposit and buyer's fee of 1.8% incl VAT with a minimum fee of £2,400 incl VAT.
- Offers are accepted at the seller's discretion and whilst we will endeavour to respond immediately, we can only do so once we have received the seller's instructions. Until contracts have been exchanged there is no commitment on either side and the property remains available. The property is only withdrawn once contracts have been exchanged.
- Information as to presale or withdrawal of a lot can be obtained by enquiry to the auctioneers at any time prior to the auction but is valid only at the time of the enquiry.

## If you can't attend the auction:

- We recommend that you attend the auction to bid. If you cannot attend, you can still bid by using one of the following 3 straightforward methods:
  - By proxy bidding - the auctioneer bids on your behalf
  - By telephone - we will call you from the auction room
  - By remote/internet bidding - the auction will be live streamed and you will be able to place your bids remotely.
- To bid by one of the above methods you are required to register no less than 24 hours before the auction so that we can process your application and provide the following:
  - Read the Terms & Conditions for Proxy, Telephone & Remote/Internet Bidders.
  - Complete the Registration Form for Proxy, Telephone & Remote/Internet Bidding.
  - Provide identity documents for all parties involved in the transaction.
  - Verify of your method of payment and provide cleared funds for the 10% (minimum £2,000) deposit and buyer's fee 1.8% incl VAT with a minimum fee of £2,400 incl VAT.

## Auction day – be prepared:

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

## You will need to bring the following:

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



**Bidding:**

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

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

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

**If you are the successful bidder:**

- Upon the fall of the hammer contracts have been legally exchanged and the successful bidder is under a binding contract to purchase the relevant property and must immediately present to the auctioneer's clerk his name and address and if appropriate, the name and address of the person or company on whose behalf they have been bidding.
- The auctioneer's clerk will take you to complete a Memorandum of Agreement of Sale in the form of the one at the back of this catalogue or the Contract prepared by the seller's solicitor. You must sign the auction contract prior to you leaving the auction room. The signing of contracts is normally conducted by a solicitor.
- If you do not sign the contract the auctioneer is legally entitled to sign on your behalf.
- You will also be required to provide the auction clerk with an acceptable method of payment ie: bankers draft, debit / credit card or BACs payment for the deposit which is normally 10% of the purchase price or £2,000 (whichever is greater).

- Each successful buyer or bidder will be required to pay the auctioneers, a non-refundable buyers, fee of 1.8% incl VAT with a minimum fee of £2,400 incl VAT. The fee is payable on exchange of contract whether buying prior, during or post auction.
- We recommend that you always check the Special Conditions of Sale relating to each property, so you are aware of any additional costs involved.
- Please ensure that there are adequate funds in your account to cover the amount required.
- Do arrange building insurance as on the fall of the hammer the successful bidder acquires a legal interest in the property and is therefore liable for the insurance cover.

**If a property does not sell:**

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

**After the auction:**

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

**Completion of sale:**

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

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

1. All statements contained in these particulars as to the properties are made without responsibility on the part of Shonki Brothers Ltd or the sellers and are not to be relied on as a statement of representation of fact.
2. Any intending buyer must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in the individual property particulars. The description, dimension and other particulars have been prepared on our own inspection and information supplied by the sellers and are believed to be accurate but no warranty is given in this respect or that the property is in good structural condition and repair.
3. None of the items, services or facilities included in the sale of working or running nature such as the central heating installation or mechanical or electrical equipment (where included in the sale) have been tested by the auctioneers or their joint agents and no warranty is given in this respect and potential buyers should satisfy themselves as to any points arising therefrom.
4. The stated uses of the respective lots are not warranted as being permitted or lawful under any planning legislation and prospective buyers are advised to make their own searches and enquiries and rely upon the results thereof.
5. Shonki Brothers Ltd has not made any investigations into the existence or otherwise of any issue concerning pollution, potential land, air or water contamination affecting any lot and each bidder shall be responsible for making his own enquiries and surveys in this respect.
6. The sellers do not make or give Shonki Brothers Ltd nor any persons in their employment any authority to make or give any representation of warranty whatsoever in relation to the properties.
7. Any guide prices issued, or any estimates or values mentioned in negotiations or discussions, cannot be relied upon by prospective buyers as representing professional valuations for any purpose in accordance with the requirements or guidance notes of relevant professional bodies, or other authorities. In all respects prospective buyers are deemed to have relied upon their own professional advisors.
8. In default of the purchase the Auctioneer shall be entitled, at his discretion, as agent for the seller, to treat the failure or default as a repudiation and rescind the Contract. Thereafter the Auctioneer shall be entitled to re-submit the property for sale. If a successful

bidder does not pay a deposit and/or complete the Memorandum the seller reserves the right to claim any loss he incurs as a result.

9. All residential lettings are now regulated tenancies under the Rent Act 1977, the Housing Act 1980 and the Housing Act 1988.
10. All room sizes and site measurements are approximate and have been scaled from Architects, Land Registry or Ordnance Survey Plans. They are published for the convenience of bidders. Their accuracy and the shading and/or boundaries thereon are not guaranteed and they are excluded from any Memorandum of Agreement of Sale. They are merely intended to indicate the location of each lot. Interested applicants should make their own site inspections and investigations with regard to the accuracy of all measurements given in the catalogue. Any photographs included in the description of any lot are merely intended to provide buyers with an approximate indication of the location, character and style of the relevant property and are published solely for the convenience of bidders and are expressly excluded from the Memorandum of Agreement of Sale.
11. Each lot will be sold in accordance with the Title Documentation as the location plans shown in the catalogue are for identification purposes only. buyers are advised to view the Special Conditions of Sale in respect of the precise interest to be conveyed.
12. Please Note that you will NOT be entitled to KEYS or access to vacant properties until completion of the sale. If access is required it may be arranged through our office with the permission of the seller. A charge will be levied if an accompanied viewing is necessary. Once we are advised by the seller's solicitors completion has occurred, the keys will be available for collection at our offices or the local key holder. If arrangements are made to post the keys, the auctioneers take no responsibility for their delivery.
13. You are asked to exercise all care and diligence during your inspection of the property and the agents are unable to warrant that the property is free of hazards or complies with Health and Safety legislation. Viewings are at your own risk. The seller and auctioneer accept no liability for any losses, damage, injury or accident.

**Finally:**

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

0116 254 3373.

**IMPORTANT NOTICE:**

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

**BUYERS FEE:**

The successful purchaser will be required to pay the Auctioneers a buyer's fee of 1.8% including VAT with a minimum fee of £2,400 inc. VAT.

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

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

### IMPORTANT NOTES:

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

#### List A

Proof of ID  
Passport  
Driving Licence  
EEA member state identity card

#### List B

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

### Remote Bidders:

All ID's should be certified copies of the originals.

### Agent/representative:

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

### If Payee of Deposit is different to the Buyer:

You have to confirm your relationship with the bidder/buyer and the funds provider.

You must also provide ID from List A & B above

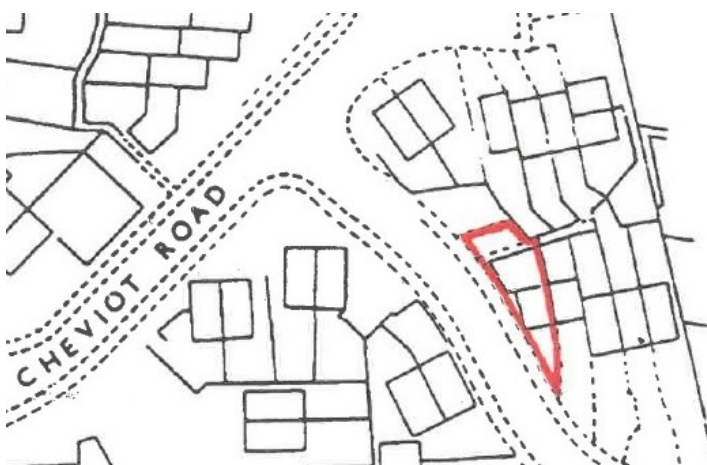
WHO ARE YOU?	ID REQUIRED
<b>BIDDER</b>	<ul style="list-style-type: none"> <li>ID relating to the buyer from List A &amp; B</li> <li>If you are acting as agent for the buyer, written proof of your authority to act as agent together with ID from List A &amp; B</li> </ul>
<b>BIDDER INDIVIDUAL BUYER JOINT BUYER – for each buyer</b>	<ul style="list-style-type: none"> <li>ID relating to the buyer(s) from List A &amp; B</li> </ul>
<b>UK registered Limited Company or Limited Liability Partnership</b>	<ul style="list-style-type: none"> <li>Certificate of Incorporation</li> <li>ID from List A &amp; B for all individuals or entities with 25% or more of the shares or voting rights in the company</li> <li>A letter of authority from the company</li> <li>If offshore, nominee director declaration and a general power of attorney</li> <li>For an LLP, ID from List A &amp; B for 2 designated members</li> </ul>
<b>Unincorporated business or partnership</b>	<ul style="list-style-type: none"> <li>Full names(s) of proprietor / all partners</li> <li>ID for all individuals or entities with 25% or more of the shares or voting rights in the company from List A &amp; B</li> </ul>
<b>Trust</b>	<ul style="list-style-type: none"> <li>Trust deed</li> <li>List of trustees</li> <li>List of beneficiaries</li> <li>Individual ID from List A &amp; B for all individuals with a vested interest in 25% or more of the capital and/or those who exercise control over the Trust</li> </ul>

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

**LOT  
1**

**9 Cheviot Road, Leicester LE2 6RG**

**GUIDE PRICE: £90,000 - £100,000**



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Plot to the Rear

## RESIDENTIAL

### Location:

The property is located near to the junction of Heathcott Road / Neston Road and near to Kingfisher Youth Centre.

### Description:

An end terrace property with one bedroom, a plot of land to the rear providing off road parking, gas central heating and double glazing to the front elevation. The property requires complete modernisation.

### Accommodation:

#### Ground Floor:

Entrance hall, lounge, kitchen.

#### First Floor:

Bedroom, bathroom.

### Outside:

Front and rear gardens, a plot of land to the rear providing car parking for 2 cars. Potential to develop a double garage subject to planning.

### Planning:

Local Authority: Leicester City (0116) 454 3000.

### Tenure:

Freehold.

### Energy Performance Certificate:

Pending.

### Solicitors:

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

### IMPORTANT NOTICE:

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

### BUYERS FEE:

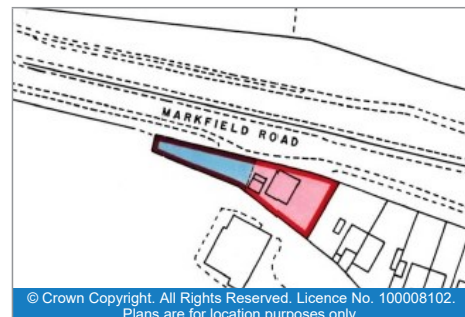
The successful purchaser will be required to pay the Auctioneers a buyer's fee of 1.8% including VAT with a minimum fee of £2,400 inc. VAT.



**LOT  
2**

**73 Markfield Road, Groby, Leicester LE6 0FL**

**GUIDE PRICE: £155,000 - £165,000**



## RESIDENTIAL

**On behalf of Edward Avery-Gee and Daniel Richardson appointed as Joint Fixed Charge Receivers**

### Location:

The property is located on the main A50 and near to St Phillips and St James Church.

### Description:

A detached dormer bungalow with 2 bedrooms and single storey side extension. The property was undergoing refurbishment and requires total redevelopment. There is potential to redevelop to a 2 storey property subject to planning.

### Accommodation:

#### Ground Floor:

Entrance hallway, lounge/diner, kitchen and utility room, 2 bedrooms, shower room.

#### Dormer:

Room with storage.

#### Side Extension:

2 rooms, kitchen, shower room, WC.

### Outside:

Front garden with off road parking, gated side access to large rear garden with workshop of approximately 342 sqft (31.8 sqm).

### Planning:

- Potential to redevelop to a large 2 storey detached house with 4 bedrooms subject to planning.
- Local Authority: Hinckley & Bosworth (01455) 255777.

### Note:

The Auctioneers have not inspected the property.

### Tenure:

Freehold.

### Energy Performance Certificate:

Pending.

### Solicitors:

Athena Law, Greggs Building, 1 Booth Street, Manchester M2 4DU  
Tel: (0161) 839 8847 ~ Ref: N Jones

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### IMPORTANT NOTICE:

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

NEXT AUCTION DATE:

**Wednesday 12th June 2024**

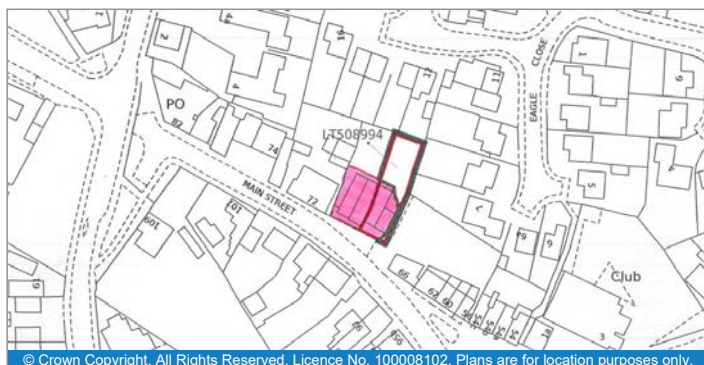
Entries now being taken



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

Email: [info@shonkibrothers.com](mailto:info@shonkibrothers.com)  
[www.shonkibrothers.com](http://www.shonkibrothers.com)





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## COMMERCIAL INVESTMENT

### Location:

The property is conveniently located in the village centre just off Orchard Road / Coventry Road / Leicester Road junction and near to Co-Op Food store and Orchard Road Car Park.

### Description:

A detached commercial property of approximately 2,850 sqft comprising 4 retail units and an office all with electric heating.

### Planning:

- Potential to convert the first floor to residential subject to planning.
- Local Authority: Harborough District Council (01858) 828282.

### Note:

- Site is coloured pink on the plan.
- VAT is payable on the rent and purchase price.
- Can be purchased as a TOGC.

### Tenure:

Freehold, subject to existing leases.

### Solicitors:

LCM Family Ltd, 60 Spring Gardens, Manchester M2 2BQ  
Tel: (0161) 503 8834 ~ Ref: R Dixon

### Accommodation & Lease:

PROPERTY	FLOOR	ACCOMMODATION	SQFT (SQM) APPROX	EPC	LEASE	RENT £ PAX
68	Ground	Desirable Doggies Dog grooming service	280 (26)	60,C	FRI lease from 16.02.2023 - 28.02.2026	2,900
68A	Ground	The Salon Hair salon	516 (48)	45,B	3 year FRI lease from 01.03.2024 with 3 year rent review	6,600
68B	First	Finishing Touches Nail bar	516 (48)	71,C	3 year FRI lease from 01.06.2018	2,624
70 & 70A	Ground	The Seconders Ltd Second hand store	1,022 (95)	50,B	5 year FRI lease from 01.01.24 with 3 year rent review	12,000
70B	First	Offices	516 (48)	70,C	5 year FRI lease from 01.01.24 with 3 year rent review	4,000
Outside	Amenity area for bin storage					
Current Rental Income						28,124
Estimated Rental Value						30,000

### IMPORTANT NOTICE:

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

### BUYERS FEE:

The successful purchaser will be required to pay the Auctioneers a buyer's fee of 1.8% including VAT with a minimum fee of £2,400 inc. VAT.



**LOT  
4**

**Fineshades, 781 Uppingham Road, Thurnby, Leicester LE7 9RQ**

**GUIDE PRICE: £380,000 - £400,000**



## RESIDENTIAL / DEVELOPMENT

### Location:

The properties are located near to Coles Plant Centre and Manor Field Play Park.

### Description:

A traditional semi detached property on a plot of approximately 0.21 acres. The property has 3 bedrooms, garage, gas central heating and double glazing. There is potential to extend subject to planning.

### Accommodation:

#### Ground Floor:

Entrance porch, entrance hallway, 2 reception rooms, kitchen, utility room, WC.

#### First Floor:

3 bedrooms, bathroom.

#### Outside:

Long front garden providing off road parking and access to garage, large rear garden.

### Planning:

- There is potential to extend the property subject to planning.
- Local Authority: Harborough District Council (01858) 828282.

### Tenure:

Freehold.

### Energy Performance Certificate:

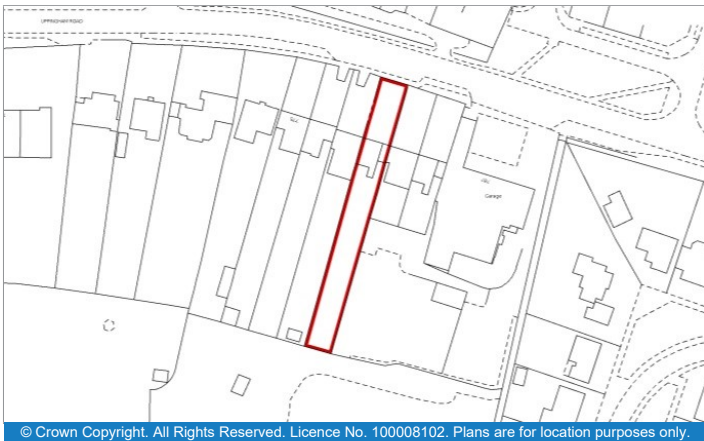
Rating 66, Band D.

### Solicitors:

Michael Hill Partnership, Top Hat Terrace, 119 London Road, Leicester LE2 0QD

Tel: (0116) 254 1609 ~ Ref: K Dunkley





#### IMPORTANT NOTICE:

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

#### BUYERS FEE:

The successful purchaser will be required to pay the Auctioneers a buyer's fee of 1.8% including VAT with a minimum fee of £2,400 inc. VAT.



**LOT  
5**

**25 Main Street, Humberstone, Leicester LE5 1AE**

**GUIDE PRICE: £210,000 - £220,000**



## RESIDENTIAL INVESTMENT

### Location:

The property is located in Humberstone Village, within a parade of shops, opposite Lidster Close and St Mary's Church.

### Description:

A terrace property comprising 2 one bedroom self contained flats with gas central heating and double glazing and a large garden. Access to the first floor flat is via a side street.

### Planning:

- Potential to develop at the rear of the garden, subject to planning.
- Local Authority: Leicester City (0116) 454 3000.

### Tenure:

Freehold, subject to existing tenancies.

### Solicitors:

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

FLAT	ACCOMMODATION	SQFT (SQM) APPROX	EPC	AST	RENT £ PAX
25 - G/F Front Access	Lounge, kitchen, bedroom, bathroom	538 (50)	66, D	12 months from 06.10.2023	7,800
25A - F/F & 2/F Maisonette Rear access	Lounge, kitchen, bedroom, bathroom, WC	549 (51)	64, D	12 months from 25.05.2024	8,100
Outside	Long rear garden				
Current Rental Income					15,900

**12**

### IMPORTANT NOTICE:

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

NEXT AUCTION DATE:

**Wednesday 12th June 2024**

Entries now being taken



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

Email: [info@shonkibrothers.com](mailto:info@shonkibrothers.com)  
[www.shonkibrothers.com](http://www.shonkibrothers.com)





## RESIDENTIAL INVESTMENT

### On behalf of C R Jennings acting as Law of Property Receivers

#### Location:

The property is located off Oxford Street, near to the Park Street / Brereton island.

#### Description:

A purpose built detached property comprising 4 large one bedroom self contained flats with gas central heating, double glazing and off road parking.

#### Accommodation & Tenancies:

No	ACCOMMODATION	SQFT (SQM) APPROX	EPC	TENANCY	RENT £ INCL
31 - G/F front	Entrance hall, lounge, kitchen, bedroom, bathroom	474 (44)	71, C	See legal pack	4,680
33, G/F rear	Entrance hall, lounge, kitchen, bedroom, bathroom	495 (46)	66, D	See legal pack	3,720
35, F/F rear	Entrance hall, lounge, kitchen, bedroom, bathroom	474 (44)	71, C	See legal pack	4,560
37, F/F front	Entrance hall, lounge, kitchen, bedroom, bathroom	484 (45)	75, C	See legal pack	3,360
Outside	Side accesses to flats, off road parking				
Current Rental Income					16,320

#### Note:

- Previously marketed at £200,000.
- The Auctioneers have not inspected the property.

#### Tenure:

Freehold, subject to existing tenancies.

#### Solicitors:

Squire Patton Boggs, Rutland House, 148 Edmund Street, Birmingham B3 2JR

Tel: (0121) 222 3000 ~ Ref. K Norris

#### IMPORTANT NOTICE:

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

#### BUYERS FEE:

The successful purchaser will be required to pay the Auctioneers a buyer's fee of 1.8% including VAT with a minimum fee of £2,400 inc. VAT.



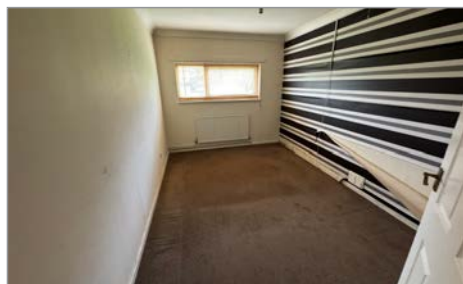
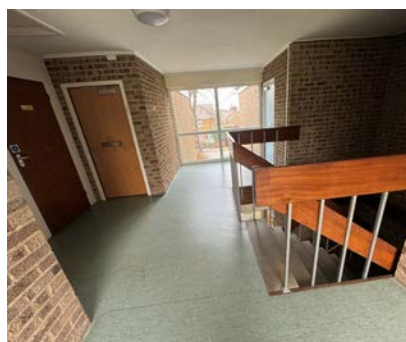
**LOT  
7**

**Flat 24, First Floor, Lone Pine Court, Brixworth, Northampton NN6 9EH**

**GUIDE PRICE: £110,000 - £115,000**



first floor flat (photograph of whole block)



## RESIDENTIAL

On behalf of EMH Homes



### Location:

The property is located in a cul-de-sac off Holcot Road, which is off Northampton Road near to Brixworth Co-Op store.

### Description:

A purpose built first floor flat with 2 bedrooms, garage, double glazing and gas central heating.

### Accommodation:

#### Ground Floor:

Communal entrance hall to the front and rear of the complex, stairs to upper floor.

#### First Floor:

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

#### Outside:

Garage No. 24, communal gardens, shared car parking areas.

### Note:

- No offers will be accepted prior to auction.
- The sale will be subject to the Buyer paying the Seller's legal and auctioneer's fees.



rear elevation on Northampton Road (photograph of whole block)

### Tenure:

- Leasehold.
- 125 year lease from 01.10.1982.
- Ground Rent: Peppercorn.
- Service Charge: £1,200 (for year 01.04.2024 – 31.03.2025).

### Energy Performance Certificate:

Rating 73, Band C.

### Solicitors:

Browne Jacobson, Mowbray House, Castle Meadow Road, Nottingham NG2 1BJ ~ Tel: (0330) 045 2242 ~ Ref: R Patel

**14**

### IMPORTANT NOTICE:

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

NEXT AUCTION DATE:

**Wednesday 12th June 2024**

Entries now being taken



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

Email: [info@shonkibrothers.com](mailto:info@shonkibrothers.com)  
[www.shonkibrothers.com](http://www.shonkibrothers.com)



**LOT  
8**

**16 Broomfield, East Goscote, Leicester LE7 3XY**

**GUIDE PRICE: £140,000 - £150,000**



## RESIDENTIAL INVESTMENT

### Location:

The property is located opposite Broomfield Community Primary School and is off Ploughmans Lea which is off Long Furrow.

### Description:

An end town house with 2 bedrooms, garage with car standing space, gas central heating and double glazing.

### Accommodation:

#### Ground Floor:

Entrance porch, lounge, kitchen.

#### First Floor:

2 bedrooms, bathroom.

#### Outside:

Front garden, rear garden with gated access to rear pathway, garage in a block.

### Tenure:

- Freehold, subject to existing tenancy.
- The property is let on a 6 months AST from 17.11.2023 at a current rental of £9,540 pax.

### Energy Performance Certificate:

Rating 59, Band D.

### Solicitors:

BHW Solicitors, 1 Smith Way, Grove Park, Leicester LE19 1SX  
Tel: (0116) 402 9020 ~ Ref: L Ward

### IMPORTANT NOTICE:

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

### BUYERS FEE:

The successful purchaser will be required to pay the Auctioneers a buyer's fee of 1.8% including VAT with a minimum fee of £2,400 inc. VAT.



**LOT  
9****The Old Council Offices, 53 Northampton Road, Market Harborough,  
Leicestershire LE16 9HB****GUIDE PRICE: £650,000 - £675,000**

## OFFICES / RESIDENTIAL DEVELOPMENT

### Location:

The property is located on the corner of Northampton Road and Springfield Street in the sought after market town of Market Harborough. The property is near to the town centre and Market Harborough train station.

### Description:

An attractive and spacious Grade II Listed 2 storey former Council Offices of approximately 2,788 sqft on a site area of 0.24 acres (986 sqm). The property has planning for residential conversion to provide 5 self contained flats with parking.

### Planning:

- Planning has been granted for redevelopment to provide 5 self contained flats with approximately 16 car parking spaces.
- Planning Permission No. 23/01244/FUL dated 24.10.2023.
- Local Authority: Harborough District Council (01858) 828282.

### Proposed Accommodation:

Flat No.	FLOOR	ACCOMMODATION	SQFT (SQM)
1	G/F Duplex with mezzanine floor	Lounge/kitchen, 2 bedrooms, bathroom	902 (83.8)
2	G/F	Lounge/kitchen, 2 bedrooms, bathroom	722 (67.1)
3	G/F	Lounge/kitchen, 2 bedrooms, bathroom	629 (58.4)
4	F/F	Lounge/kitchen, 3 bedrooms, bathroom	1,036 (96.2)
5	F/F	Lounge/kitchen, bedroom, bathroom	501 (46.6)

### Note:

Previously marketed for £825,000.

### Tenure:

Freehold.

### Energy Performance Certificate:

Pending.

### Solicitors:

Johar & Company Solicitors Limited, 70 London Road, Leicester LE2 0QD

Tel: (0116) 254 3345 ~ Ref. D Johar



#### IMPORTANT NOTICE:

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

#### BUYERS FEE:

The successful purchaser will be required to pay the Auctioneers a buyer's fee of 1.8% including VAT with a minimum fee of £2,400 inc. VAT.

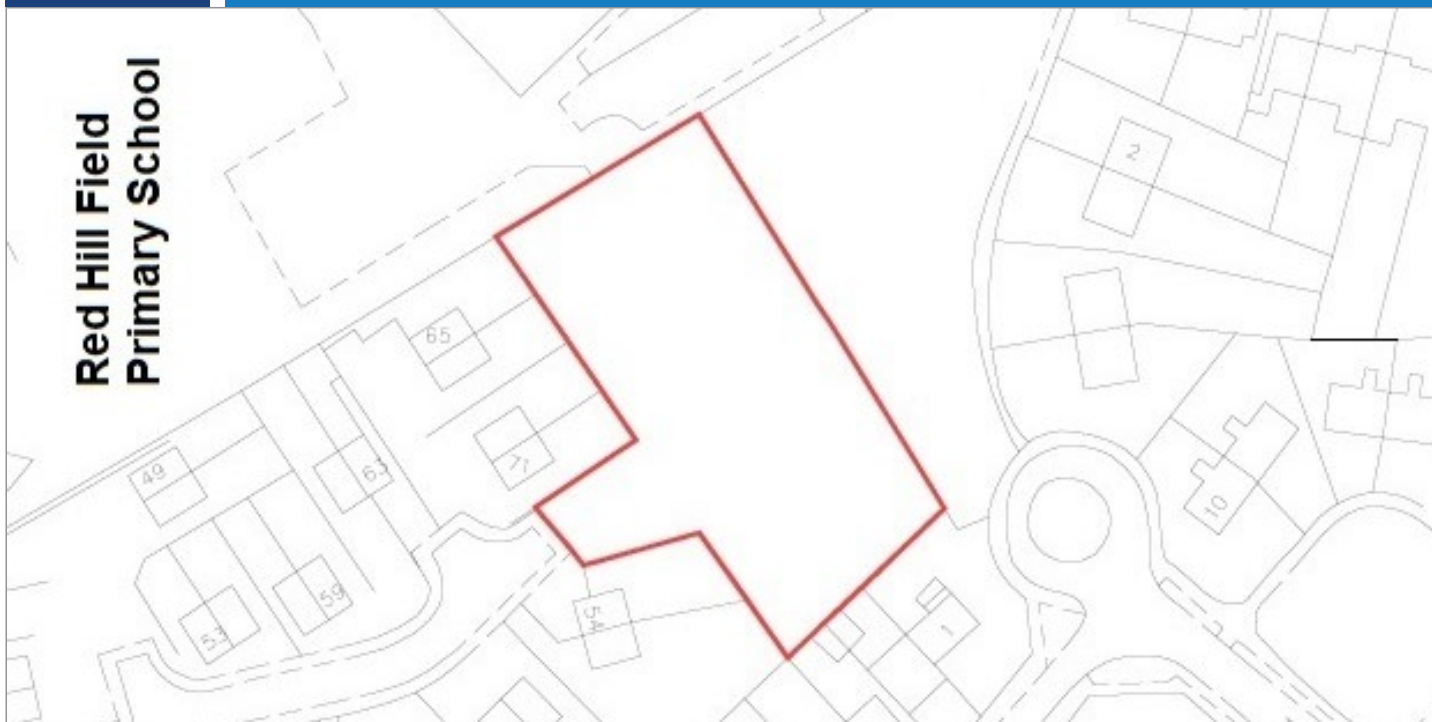


**LOT  
10**

**Land between 52 & 71 Woodhouse Road, Narborough, Leicester LE19 3ZA**

**GUIDE PRICE: £25,000 PLUS VAT**

**Red Hill Field  
Primary School**



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Access

## LAND / POTENTIAL DEVELOPMENT

### Location:

The site can be accessed between 54 and 71 Woodhouse Road and extends to The Coppice. To the side is Redhill Field Primary School.

### Description:

A level site of public open space of approximately 2,904 sqyds (0.6 acres).

### Planning:

- Potential for development, subject to planning permission.
- Illustrative scheme available for 7 dwellings.
- Local Authority: Blaby District Council 0116 272 7705.

### Note:

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



Illustrative layout of potential development

### Tenure:

Freehold.

### Solicitors:

Frisby & Small, 5 De Montfort Street, Leicester LE1 7GE  
Tel: (0116) 233 5522 ~ Ref: J Crowson



**LOT  
11**

**79 Main Street, Humberstone, Leicester LE5 1AE**

**GUIDE PRICE: £220,000 - £225,000**



## RESIDENTIAL

### Location:

The property is located in Humberstone Village, near to the corner of Vicarage Lane and opposite St Mary's Church.

### Description:

A spacious end terrace property with loft conversion, 5 bedrooms, 3 bathrooms, dressing room, gas central heating, mostly double glazing and exposed oak flooring on the ground floor.

### Accommodation:

#### Ground Floor:

Lounge with exposed oak stairs to first floor, kitchen/diner.

#### First Floor:

Bedroom with dressing area and en-suite, 2 further bedrooms, bathroom.

#### Loft Conversion:

2 bedrooms one with en-suite.

#### Outside:

Rear garden.

### Energy Performance Certificate:

Rating 31, Band F.



### Tenure:

Freehold.

### Solicitors:

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

### IMPORTANT NOTICE:

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

### BUYERS FEE:

The successful purchaser will be required to pay the Auctioneers a buyer's fee of 1.8% including VAT with a minimum fee of £2,400 inc. VAT.



**LOT  
12**

**14 Derbyshire Avenue, West Hallam, Ilkeston, Derbyshire DE7 6HJ**

**GUIDE PRICE: £175,000 - £180,000**



## RESIDENTIAL

On behalf of EMH Homes



### Location:

The property is located in the village of West Hallam, off St Wilfrid's Road which is off High Lane Central at the Mapperley Road junction.

### Description:

A semi detached property on a large plot of approximately 0.15 acres. The property has 3 bedrooms, gas central heating, double glazing and requires modernisation.

### Accommodation:

#### Ground Floor:

Entrance hall, 2 reception rooms, kitchen.

#### First Floor:

3 bedrooms, bathroom, WC.

#### Outside:

Front garden with potential for off road parking, gated access to large rear garden with outbuildings.

### Energy Performance Certificate:

Rating 73, Band C.

### Tenure:

Freehold.



### Planning:

- Previously marketed for £190,000 - £200,000.
- No offers will be accepted on this lot prior to the auction.
- The property requires modernisation.
- The sale is subject to the Buyer paying the Seller's legal and auctioneer's fees.

### Solicitors:

Browne Jacobson, Mowbray House, Castle Meadow Road, Nottingham NG2 1BJ ~ Tel: (0330) 045 2242 ~ Ref: R Patel

**20**

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

**NEXT AUCTION DATE:**  
**Wednesday 12th June 2024**  
Entries now being taken



85 Granby Street, Leicester LE1 6FB  
Tel: 0116 254 3373  
Email: [info@shonkibrothers.com](mailto:info@shonkibrothers.com)  
[www.shonkibrothers.com](http://www.shonkibrothers.com)



**LOT  
13**

**12 Broomfield, East Goscote, Leicester LE7 3XY**

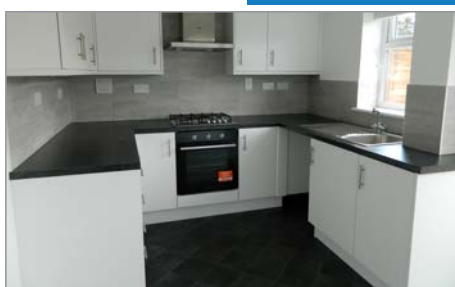
**GUIDE PRICE: £140,000 - £150,000**



Garage Block



Driveway to Garage Block



Total Approx Floor Area 648 SQFT (60.0 SQM)  
not to scale - for illustrative purposes only

## RESIDENTIAL INVESTMENT

### Location:

The property is located opposite Broomfield Community Primary School and is off Ploughmans Lea which is off Long Furrow.

### Description:

A town house with 2 bedrooms, garage with car standing space, gas central heating and double glazing.

### Accommodation:

#### Ground Floor:

Entrance porch, lounge, kitchen.

#### First Floor:

2 bedrooms, bathroom.

### Outside:

Front garden, rear garden with gated access to rear pathway, garage in a block.

### Tenure:

- Freehold, subject to existing tenancy.
- The property is let on a 6 months AST from 13.03.2020 at a current rent of £8,700 pax.

### Energy Performance Certificate:

Rating 69, Band C.

### Solicitors:

BHW Solicitors, 1 Smith Way, Grove Park, Leicester LE19 1SX  
Tel: (0116) 402 9020 ~ Ref: L Ward

### IMPORTANT NOTICE:

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

### BUYERS FEE:

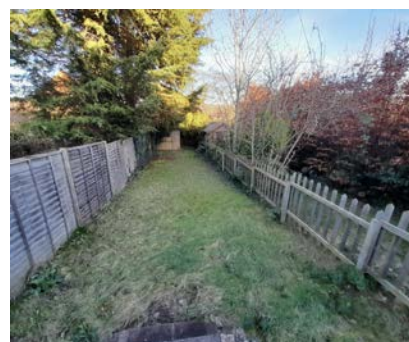
The successful purchaser will be required to pay the Auctioneers a buyer's fee of 1.8% including VAT with a minimum fee of £2,400 inc. VAT.



**LOT  
14**

**56 Derby Road, Kegworth, Derby DE74 2EN**

**GUIDE PRICE: £95,000 - £100,000**



## RESIDENTIAL

### Location:

The property is located in a sought after village location and is near to High Street junction.

### Description:

A well presented terrace property with a flying freehold with the adjacent property (no.58). The property has 2 bedrooms, gas central heating and double glazing.

### Accommodation:

#### Ground Floor:

Lounge, kitchen.

#### First Floor:

2 bedrooms, bathroom.

#### Outside:

Front and long split level rear garden which has access from the archway.

### Note:

- Previously marketed for £140,000.
- Estimated Rental Value: £9,000 pax.
- Evidence of some historical settlement.

### Tenure:

Freehold.



### 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  
15**

**Land between 2 & 10 Saley Close, Shepshed, Loughborough LE12 9FL**

**GUIDE PRICE: £5,000 PLUS VAT**



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## LAND

### Location:

The site is located at the end of a cul-de-sac off Crowson Close which is off Ashby Road Central. The site is at the rear of Shepshed Cricket Club.

### Description:

A level site of approximately 1,549 sqyds (0.32 acres).

### Planning:

- Potential for development, subject to planning permission.
- Local Authority: Charnwood Borough Council (01509) 634570.

### Note:

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

### Tenure:

Freehold.

### Solicitors:

Frisby & Small, 5 De Montfort Street, Leicester LE1 7GE  
Tel: (0116) 233 5522 ~ Ref: J Crowson

### IMPORTANT NOTICE:

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

### BUYERS FEE:

The successful purchaser will be required to pay the Auctioneers a buyer's fee of 1.8% including VAT with a minimum fee of £2,400 inc. VAT.

**LOT  
16**

**10 - 12 Guildhall Lane, Leicester LE1 5FQ**

**GUIDE PRICE: £700,000 - £725,000**



## COMMERCIAL / RESIDENTIAL INVESTMENT

### Location:

The properties are located in the city centre, next to Leicester Cathedral and near to Highcross Shopping Centre.

### Description:

A pair of 3 storey plus basement Grade II Listed buildings. The properties comprise of a ground floor and basement bar/restaurant and 4 one bedroom self contained flats above.

### Tenure:

Freehold, subject to existing lease/tenancies.

### Solicitors:

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

FLOOR	USE	SQFT (SQM) APPROX	EPC	LEASE / 12 MONTHS AST COMMENCING	RENT £ PAX
Basement	Restaurant, bar, kitchen, WC	1,043 (97)	133, F	4 year lease from 01.01.2023 with tenant break option on 01.01.2025. Tenant has been in occupation for 10 years approx.	26,000
Ground	Restaurant, bar	1,030 (96)			
First	Flat 1	452 (42)	52, E	08.2022 - refer to legal pack	7,200
	Flat 2	570 (53)	62, D	01.2023 - refer to legal pack	7,200
Second	Flat 3	345 (32)	52, E	01.2024 - refer to legal pack	7,200
	Flat 4	410 (38)	55, D	01.2023 - refer to legal pack	7,200
Current Rental Income					54,800
Estimated Rental Income					59,600

**24**

### IMPORTANT NOTICE:

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

NEXT AUCTION DATE:

**Wednesday 12th June 2024**

Entries now being taken



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

Email: [info@shonkibrothers.com](mailto:info@shonkibrothers.com)  
[www.shonkibrothers.com](http://www.shonkibrothers.com)





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

**BUYERS FEE:**  
The successful purchaser will be required to pay the Auctioneers a buyer's fee of 1.8% including VAT with a minimum fee of £2,400 inc. VAT.



**LOT  
17**

**10A & 10B High Street East, Uppingham, Oakham, Rutland LE15 9PZ**

**GUIDE PRICE: £175,000 - £185,000**



## GROUND FLOOR RETAIL UNITS / LONG LEASEHOLD OF UPPER FLOORS

### Location:

The properties are located in an affluent market town, within the main shopping parade. Nearby occupiers include Boots, Age UK, independent shops, The Falcon Hotel and Uppingham Public School.

### Description:

A pair of ground floor self contained retail units. The properties are Grade II listed and have full height glazed frontage and laminate flooring. The upper floors comprise of residential held on a long leasehold.

### Planning:

Local Authority: Rutland County Council (01572) 758 400.

### Note:

We understand that both units qualify for small business rates relief.

### Tenure:

- Freehold, subject to 120 year lease of the upper residential floors from 14.04.1992.
- Service Charge & Building Insurance: As per the lease.
- Fixed Ground Rent: £30 pa.

### Energy Performance Certificate:

Rating 85, Band D.

FLOOR	ACCOMM	SQFT (SQM) APPROX	EPC	PREVIOUS USE
<b>10A</b>				
Basement G/F	Storage Open plan sales area with steps to rear sales area/store, WC.	236 (21.9)	76, D	Travel Agency Dog Grooming Florist
<b>10B</b>				
G/F	Open plan sales area, external WC.	132 (12.3)	85, D	Coffee Shop

### Solicitors:

Lawson West, 4 Dominus Way, Meridian Business Park, Leicester  
LE19 1RP  
Tel: (0116) 212 1169 ~ Ref: D Mann





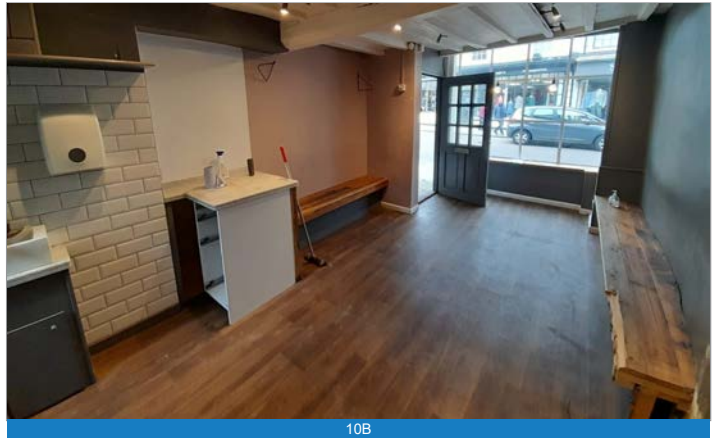
10A



10B



10A



10B



10A



10B

#### IMPORTANT NOTICE:

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

#### BUYERS FEE:

The successful purchaser will be required to pay the Auctioneers a buyer's fee of 1.8% including VAT with a minimum fee of £2,400 inc. VAT.



**LOT  
18**

**14 Broomfield, East Goscote, Leicester LE7 3XY**

**GUIDE PRICE: £140,000 - £150,000**



## RESIDENTIAL INVESTMENT

### Location:

The property is located opposite Broomfield Community Primary School and off Ploughmans Lea which is off Long Furrow.

### Description:

An end town house with 2 bedrooms, garage with car standing space, gas central heating and double glazing.

### Accommodation:

#### Ground Floor:

Entrance porch, lounge, kitchen.

#### First Floor:

2 bedrooms, bathroom.

### Outside:

Front garden, rear garden with gated access to rear pathway, garage in a block.

### Energy Performance Certificate:

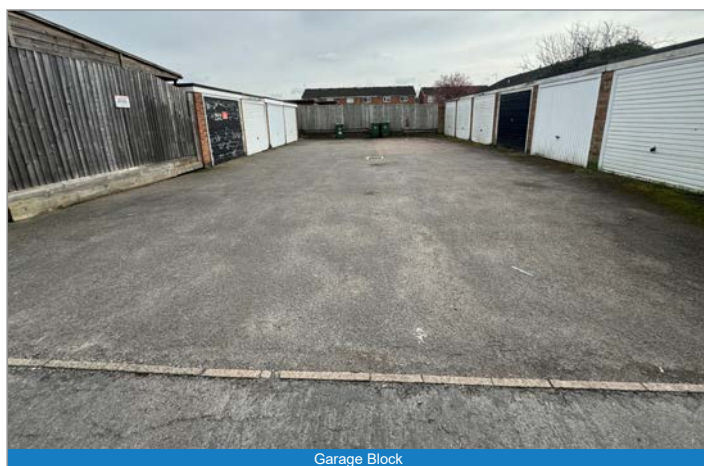
Rating 57, Band D (expired).

### Tenure:

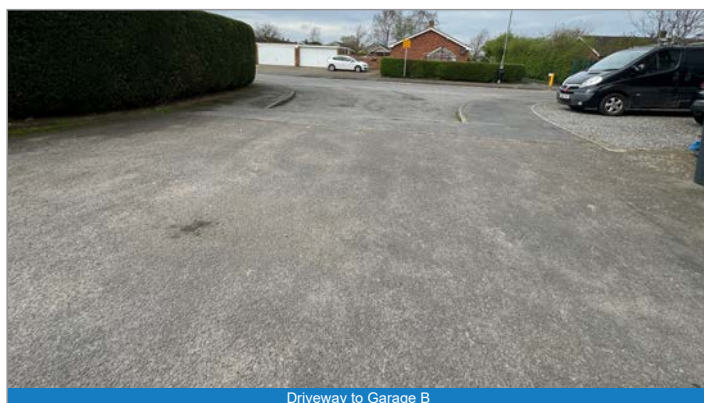
- Freehold, subject to existing tenancy.
- The property is let on a 6 months AST from 17.08.2018 at a current rental of £8,040 pax.

### Solicitors:

BHW Solicitors, 1 Smith Way, Grove Park, Leicester LE19 1SX  
Tel: (0116) 402 9020 ~ Ref: L Ward



Garage Block



Driveway to Garage B



LOT  
19

19 Fowler Street, Old Whittington, Chesterfield, Derbyshire S41 9DN

GUIDE PRICE: £180,000 - £185,000



## RESIDENTIAL

### EMH Care & Support



#### Location:

The property is located off Prospect Road which is off Whittington Hill near its junction with Newbridge Lane and High Street.

#### Description:

A detached bungalow of approximately 894 sqft with 2 bedrooms, dressing room, study, conservatory, gas central heating and double glazing.

#### Accommodation:

##### Ground Floor:

Entrance hall, lounge through to kitchen and conservatory, 2 bedrooms, dressing room, study, bathroom, shower room.

##### Outside:

Front garden with driveway providing off road parking for 2 cars, side garden.

#### Energy Performance Certificate:

Rating 66, Band D.

#### Note:

- Previously market for £205,000 - £215,000.
- No offers will be accepted on this lot prior to the auction.
- The sale will be subject to the Buyer paying the Seller's legal and Auctioneer's fees.

#### Tenure:

Freehold.

#### Solicitors:

Browne Jacobson, 14th Floor, 1 Spinningfields, 1 Hardman Square, Spinningfields, Manchester M3 3EB  
Tel: 0330 045 2761 ~ Ref: H Taylor



#### IMPORTANT NOTICE:

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

#### BUYERS FEE:

The successful purchaser will be required to pay the Auctioneers a buyer's fee of 1.8% including VAT with a minimum fee of £2,400 inc. VAT.



**LOT  
20**

**Former Saffron Housing Neighbourhood Office, 499 Saffron Lane, Leicester  
LE2 6UJ**

**GUIDE PRICE: £500,000 - £520,000 PLUS VAT**



## **FORMER HOUSING OFFICE / DEVELOPMENT OPPORTUNITY**

### **On behalf of Leicester City Council**



#### **Location:**

The property is located near to the junction of Gedge Way/Burgess Road, Saffron Health Practice and between Aylestone Leisure Centre and Pork Pie Roundabout.

#### **Description:**

A 2 storey property of approximately 10,936 sqft with total site coverage used as a Neighbourhood Area Housing Office. The property has air conditioning units, gas central heating, double glazing, 2 boilers, smoke detectors, intruder alarm system, suspended ceiling, fire alarm system, and emergency lighting. There is potential for redevelopment of the site subject to planning permission.

#### **Accommodation:**

##### **Ground Floor:**

Lobby, reception area, offices/meeting rooms, kitchen, WCs.  
GIA: 5,468 sqft (508 sqm)

##### **First Floor:**

Offices/meeting rooms, kitchen, WCs, boiler room.  
GIA: 5,468 sqft (508 sqm)

**Total GIA: 10,936 sqft (1,016 sqm) approx.**

#### **Planning:**

- The property has existing use as a neighbourhood housing office (Sui Generis).
- Potential for alternative uses within Class E or Class B2 etc. subject to planning permission.
- Local Authority: Leicester City Council (0116) 454 1000.

#### **Note:**

- Previously marketed for £700,000 - £725,000 PLUS VAT.
- VAT will be payable on the purchase price.
- The sale will be subject to the Buyer paying the Seller's legal and surveyor's fees of 2% + VAT.
- No offers will be accepted on this lot prior to the auction.

#### **Tenure:**

Freehold.

#### **Energy Performance Certificate:**

Rating 79, Band D.

#### **Solicitors:**

Legal Services, Leicester City Council, City Hall, 115 Charles Street, Leicester LE1 1FZ  
Tel: (0116) 454 2767 ~ Ref: R Sharma





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#### IMPORTANT NOTICE:

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

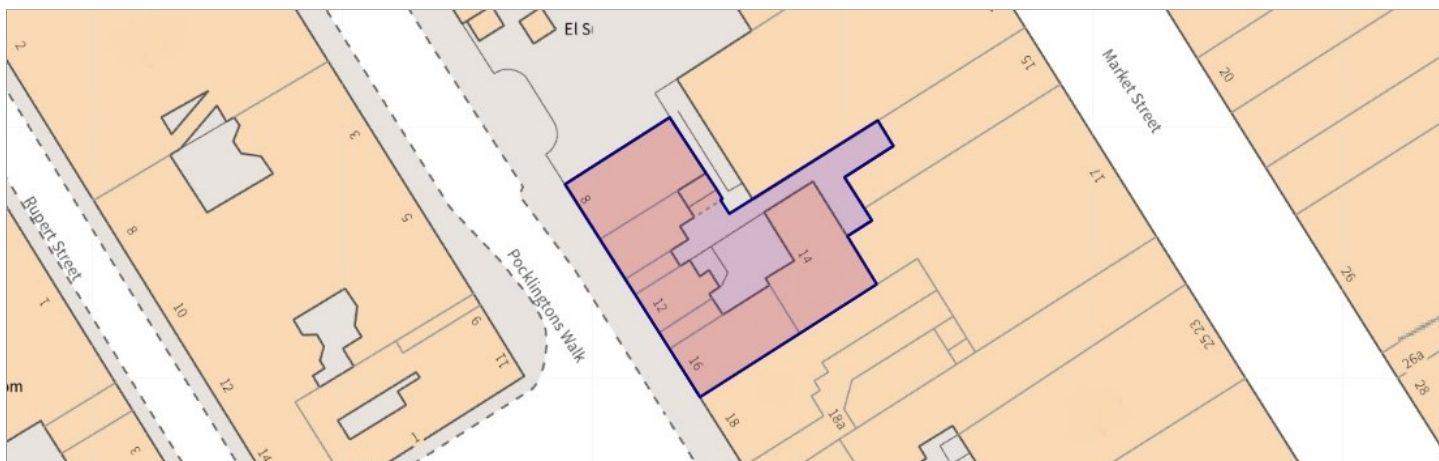
#### BUYERS FEE:

The successful purchaser will be required to pay the Auctioneers a buyer's fee of 1.8% including VAT with a minimum fee of £2,400 inc. VAT.

**LOT  
21**

**8, 10, 12, 14 and 16 Pocklingtons Walk, Leicester LE1 6BU**

**GUIDE PRICE: £550,000 - £575,000**



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## COMMERCIAL / PART INVESTMENT / RESIDENTIAL DEVELOPMENT

### Location:

The property is located opposite Leicester Magistrates Court, near to Town Hall Square and the city centre.

### Description:

A substantial block of 5 properties comprising 2x2 storey, 2x3 storey retail units/offices and a 3 storey warehouse in need of complete modernisation to the rear.

### Planning:

Potential for other uses i.e. residential development of the upper floors and warehouse subject to planning permission.

Local Authority: Leicester City (0116) 454 3000.

### Note:

- The properties are on a single title.
- No gas on site.
- Separate electric and water except 12 and 16 which may have a single water feed.
- The Courtyard and Warehouse are not accessible and have not been inspected by the Auctioneers.

### Tenure:

- Freehold, subject to existing lease of No. 12.
- This lease is outside of the protection of the Landlord and Tenant Act 1954.

### Solicitors:

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

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### IMPORTANT NOTICE:

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

NEXT AUCTION DATE:

**Wednesday 12th June 2024**

Entries now being taken



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

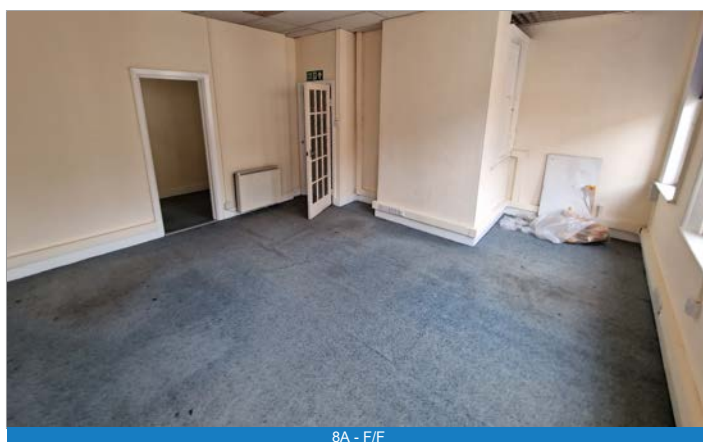
Email: [info@shonkibrothers.com](mailto:info@shonkibrothers.com)  
[www.shonkibrothers.com](http://www.shonkibrothers.com)



NO / FLOOR	ACCOMMODATION / USE	SQFT (SQM)	USE	EPC
<b>No. 8</b>				
Basement		499 (46.4)	Stores, WCs	
G/F	Takeaway	653 (60.7)	Former Indian Takeaway	90,D
<b>F/F &amp; 2/F of No. 8 &amp; G/F &amp; F/F of No. 10</b>				
G/F - 10	Offices / Retail	349 (32.4)	Offices	78,D
F/F - 8A & 10	Offices	1,046 (97.2)	Former Solicitors Offices	
2/F - 8A		397 (36.9)		
<b>No. 12</b>				
Basement	Storage	181 (16.8)	Mobile phone shop	68,C
G/F	Retail with mezzanine, WC	196 (18.2)	Let on 3 year FRI lease from	
F/F	Storage	183 (17)	01.08.2022 at £7,800 pax.	
<b>14 - Warehouse to the rear accessed via 2 courtyards (currently no access available, in need of complete modernisation)</b>				
G/F	Warehouse	467(43.4)		
F/F	Store	468 (43.5)		
2/F	Store	485 (45.1)		
<b>No. 16</b>				
Basement	Retail/Offices	296 (27.5)	Former Solicitors Offices	94,D
G/F	Offices	349 (32.4)		
F/F	Offices	587 (54.5)		
2/F		539 (50.1)		
Outside	Courtyard area to warehouse and overgrown rear yard area - this area is not accessible due to a trench			
<b>Current Rental Income PAX</b>			7,800	
<b>Estimated Rental Value PAX</b>			43,500	



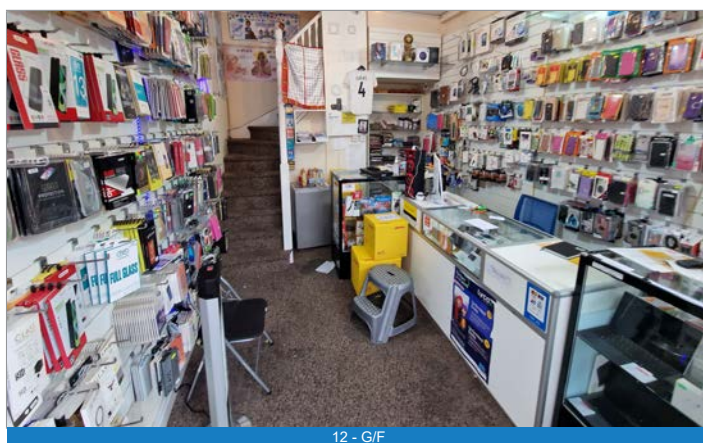
No. 8



8A - F/F



No. 10 - F/F



12 - G/F



No. 14 - Warehouse to the Rear



No. 16

#### IMPORTANT NOTICE:

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

#### BUYERS FEE:

The successful purchaser will be required to pay the Auctioneers a buyer's fee of 1.8% including VAT with a minimum fee of £2,400 inc. VAT.

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

COMPLETE IN BLOCK CAPITALS

Please select method of bidding:

Proxy ☐

Telephone ☐

Remote ☐

(Please enquire before selecting)

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

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

## BUYER

PURCHASER DETAILS Full contract name(s) (including titles if personal)		
COMPANY		
CORRESPONDENCE ADDRESS		
MOBILE	LANDLINE	EMAIL

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

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

## SOLICITORS DETAILS

SOLICITORS NAME	
COMPANY NAME	
ADDRESS	
TELEPHONE	

## METHOD OF PAYMENT

CARD Complete details	BANK TRANSFER AMOUNT: £	BANKERS DRAFT <input type="checkbox"/> AMOUNT: £																																
NAME ON CARD																																		
CARD NO.	VALID FROM	EXPIRY																																
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I/we confirm that I/we are required to pay the deposit and buyer's fee on the fall of the hammer and I/we are purchasing the Lot(s) with complete knowledge and acceptance of the Terms & Conditions for Proxy & Telephone & Remote/Internet Bidders overleaf, auction catalogue and the Important Notice to Bidders therein, all relevant Common Auction Conditions, General and Special Conditions of Sale, notices to prospective purchasers and also any Addendum relating to the Lot has been inspected and to have full knowledge thereof. I/we take full responsibility for all bids undertaken on my behalf as per this form AND AS SUCH:

- ☐ I/we confirm that I/we are required to pay the deposit and buyer's fee on the fall of the hammer and I/we are purchasing the Lot(s) with complete knowledge and acceptance of the Important Information, Common Auction Conditions, Legal Pack, Addendum and
- ☐ I authorise the auctioneer to sign the Memorandum of Sale on my behalf and I recognise that I will then be the fully bound purchaser of the property referred to above and must complete this transaction within the time specified in the Conditions of Sale.

Signed

Date of Signing:

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

Once you have completed this form, please send, along with photographic ID and proof of address, via email to [info@shonkibrothers.com](mailto:info@shonkibrothers.com).

By submitting this form, you authorise Shonki Brothers Limited to undertake any further proof of identification and Money Laundering checks that may be required.



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

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

## IMPORTANT NOTE:

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

You can contact us by telephoning us on 0116 254 3373 or by emailing us at [kal@shonkibrothers.com](mailto:kal@shonkibrothers.com) / [info@shonkibrothers.com](mailto:info@shonkibrothers.com).

1. A prospective purchaser should complete and sign the registration form. Failure to complete any part of the form and to sign it will render the instructions invalid and entitle the auctioneer to disregard the bid.
2. A separate form must be completed for each Lot for which a prospective purchaser wishes to bid or requires the auctioneer to bid on their behalf.
3. For a Proxy Bid the prospective purchaser should complete the form showing the maximum price, which the prospective purchaser authorises the auctioneer to bid for a particular property.  
  
The maximum price to which the auctioneer is authorised to bid must be an exact figure (accordingly, wording such as "£100 over the highest bid in the room" will not be acceptable). The auctioneer reserves the right not to bid on behalf of the prospective purchaser should there be any error in respect of these instructions or the accompanying deposit.
4. The completed form/s together with 2 forms of certified identification documents of all relevant buyers/bidders as per The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended), as well as certified identification documents for the buyer (should they differ), should be sent to the auctioneers.
5. Prospective purchasers should send with this form a valid cheque, banker's draft drawn on a United Kingdom Branch of a bank, or transfer direct to our auction account representing 10% of the maximum price (minimum £2,000) to which the prospective purchaser wishes the auctioneer to bid. Where the particular Lot is purchased below the maximum figure the balance of the deposit will be considered as an additional deposit towards the purchase price.
6. The successful bidder will be required to pay the Auctioneers a buyer's fee of 1.8% incl VAT with a minimum fee of £2,400 incl VAT on exchange of contracts for each property purchased, this is non-refundable.
7. The aforementioned registration form, identity documents and payment or proof of payment can be sent by post addressed to Kal Sangra, Shonki Brothers Ltd, 85 Granby Street, Leicester LE1 6FB or scanned and emailed to [kal@shonkibrothers.com](mailto:kal@shonkibrothers.com) and must be received not less than 24 hours prior to the time of the commencement of the auction at which the particular property is to be sold.
8. The prospective proxy purchaser appoints the auctioneer as agent and authorises the auctioneer to bid for the relevant Lot on behalf of the prospective purchaser in such a manner as the auctioneer thinks fit in his absolute discretion.
9. The prospective purchaser may, in writing only, at any time up to the commencement of the auction in which the particular Lot is to be sold, withdraw the auctioneer's authority to bid or alter the instructions. It is the prospective purchaser's responsibility to ensure that the auctioneer personally receives any written alterations to the original instructions, and he should verify that such instructions have been received.
10. The prospective purchaser shall be deemed to have authorised the auctioneer on the basis that the auction catalogue and all relevant Common Auction Conditions, general and special conditions of sale, notices to prospective purchasers and also any addendum relating to the Lot, has been inspected and to have full knowledge thereof. The prospective purchaser authorises the auctioneer or any duly authorised partner or employee of Shonki Brothers Ltd as the prospective purchaser's agent to sign the memorandum of contract incorporating all such matter at or after the auction.
11. Should the prospective buyer wish to bid at the auction, remotely in person or through an agent, such intention must be conveyed in writing to the auctioneer in person prior to the lot being offered for sale. In this case, the auctioneer will not make any bids on behalf of the prospective buyer.
12. In the event that another bidder makes a bid equal to the maximum bid the proxy and telephone bidders is prepared to make, the auctioneer reserves the right to accept either bid at their own discretion.
13. Unless the relevant Lot is sold to the prospective purchaser, the amount of the prospective purchaser's bid will not be disclosed to the vendor or any other person either during or after the sale without the consent of the respective purchaser.
14. The auctioneer reserves the right to bid himself or through an agent up to the reserve price of the particular Lot.
15. The auctioneer will make no charge to a prospective purchaser for this service and will accept no liability whatsoever for any bid not being made on behalf of the prospective purchaser whether through lack of clarity of instructions or the remote bidding system.
16. The auctioneer on no account will accept any responsibility and will not be liable for prospective purchasers becoming disconnected or unobtainable during bidding, or for any interruption or suspension of telephone and internet connections. If forms are sent by post it is at the bidder's risk if for whatever reason post is delayed or if the auctioneer or any duly authorised partner or employee of Shonki Brothers Ltd are unable to access the office. The auctioneer Shonki Brothers Limited will not be liable for any loss or claims for any other reasons whatsoever, which are beyond its control.
17. The prospective purchaser will be advised if the relevant Lot has been successfully purchased on his behalf as soon as possible after the auction. Where the Lot has not been purchased, the prospective purchaser will be notified and the deposit if transferred will be returned as soon as reasonably possible.
18. Prospective purchasers are advised to visit our website or telephone the auction department of Shonki Brothers Ltd (0116 254 3373) up to the time of the auction to ensure that there are no amendments to the particulars of sale or conditions relating to the relevant Lot or other matters relating to it. The auctioneers will accept no liability whatsoever if the prospective purchaser does not visit our website or telephone in respect of any such amendments and the auctioneer will not be responsible for any loss, costs or damages incurred by the prospective purchaser as a result thereof.
19. In accordance with the requirements of The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended), we are required to identify buyers, bidders and payers. We will therefore require information and documentation for verification purposes. If satisfactory documentation is not provided, we may make searches via third party data providers. The searches will be conducted on all the parties related to the purchase as is required by the legislation. Failure to establish evidence of identity will deem the registration incomplete and therefore considered to be null and void. Your information and documentation, for these requirements, may be shared with the vendor, the vendor's solicitors, agents or other authorised organisations.
20. We usually keep files and papers relating to client matters for six years from the date we cease to work on that matter, after which we may dispose of them, as we reasonably consider appropriate, and in accordance with current Data Protection Regulations.

Signed

I have read and understood the above Terms and Conditions.

Date of Signing:

# MEMORANDUM OF AGREEMENT OF SALE SHONKI BROTHERS LTD - AUCTIONS

## LOT NUMBER

Agreement Date:	:	
Seller:	:	
	:	
	:	of
	:	
Buyer:	:	
	:	
	:	of
	:	
Property:	:	<b>ALL THAT</b> property described in the Seller's Special Conditions of Sale relating to the above Lot Number and known as
	:	
	:	
Completion Date	:	
Purchase Price	:	£
plus VAT (if applicable)	:	
Buyer Fees	:	£
(to be paid to Shonki Brothers Ltd)	:	
Searches etc	:	£
Balance	:	£
Less Deposit etc Paid	:	£
Balance Due	:	£

The Seller shall sell and the Buyer shall buy the Property for the Purchase price agreed on the fall of the hammer subject to the Common Auction Conditions (Edition 4) and any Special Conditions (annexed hereto).

**Note:** A copy of the Common Auction Conditions (Edition 4) are available for inspection at the Seller's Auctioneer's offices prior to the Auction and the Buyer is deemed to have inspected and familiarised himself/herself with such conditions prior to the Auction whether he/she has done so or not.

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

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

Signed..... Signed p.p. Seller

Signed..... Signed p.p. Buyer

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

The BUYER's conveyancer is	Name.....
	Firm.....
	Address.....
	.....



THE  
**nachural**  
ENTREPRENEURSHIP  
AWARDS 2023

# EXCELLENCE IN REAL ESTATE

WINNER

Kal Sangra ~  
Shonki Brothers Ltd



The Kal Sangra ~ Shonki Brothers team have a commitment to providing you with:

- A quality personal service with exceptional levels of advice and customer care
- Expert guidance, every step of the way
- A free, without obligation, valuation on your property



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

Email: [info@shonkibrothers.com](mailto:info@shonkibrothers.com)  
[www.shonkibrothers.com](http://www.shonkibrothers.com)