

Kal Sangra

SHONKI BROTHERS



AUCTION

Thursday 22 July 2021 at 2.30pm

AUCTION BEHIND CLOSED DOORS

**Bidding via
internet / telephone / proxy
live video stream**



Auction: Thursday 22nd July 2021



Welcome to our July 2021 online auction sale.

This auction will be conducted behind closed doors. Buyers will be able to view the auction in real time and have the option to bid online, by telephone or by proxy. For those of who work closely with us will know that this sale will be our 5th Auction of 2021. Online Auctions have proved to be a great platform for both buyers and sellers and have meant that we have been able to offer an uninterrupted platform to continue during the pandemic. Which has been fantastic as with traditional room Auctions we have been selling properties by auction for over 29 years.

The energies of the team at Kal Sangra, Shonki Brothers have remained high whilst we have adapted to remote auctions and socially distanced viewings amongst other measures we have had to put in place. Our online auctions over the past year I am delighted to say have averaged at a success rate of over 90%.

The property market has shown great resilience during the challenges over the last year. Around 1.3 million buyers have benefitted from the stamp duty holidays since they were announced in July last year, according to Rightmove. I expect that house prices will continue in the right direction. The winding down of the stamp duty holiday will mean there will not be the rush to complete, I am sure conveyancers up

and down the country will be giving out a huge sigh of relief as a sense of some kind of normality returns to their workload. The sense of levelling out will also encourage more stock on to the market so hopefully there is greater balance in stock levels and demand.

The market continues to show significant momentum. The data shows that annual property price growth reached 13.4% in June, the highest level since November 2004. The most factor to the continued strength of the housing market is that mortgage payments remain stable and affordable which encourages consumer confidence. As Government guidelines change and restrictions are beginning to lift, the team are looking forward to meeting buyers and sellers face to face. Our goal is always to offer personalised interaction when meeting new and historic clients, and to be able to give you the reassurance and confidence to both buy and sell with Kal Sangra, Shonki Brothers.

We would advise any prospective buyers to contact the team ahead of the sale. We remain extremely busy at the office and are encouraged by the interest received. Trends show that buyer enquiries remain at record levels and the volume of viewings are at a five-year high.

I have said in the past and I still believe that property continues to outdo all other forms of investments. With markets commentators referring to the 'race for space', the work-from-home trend has left buyers seeking more space or pursuing their desire for home ownership. As well as showing an appetite to invest savings accumulated during the pandemic (we would hope).

Demand is clear, there has never been a better time to purchase than now and in this auction we offer a selection of lots that will be of interest to all types of buyers. Therefore, it is important to register to bid early and ensure that you view the property and the associated legal documents.

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. 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

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 Thursday 22 July 2021


K S Sangra FRICS FNAVA
Auctioneer

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.

Auction: Thursday 22nd July 2021



Order of Sale

LOT	PROPERTY ADDRESS
1	47 Amy Street, Leicester LE3 2FA
2	12 Cheapside, Leicester LE1 5EA
3	46 Halifax Drive, Leicester LE4 2GT
4	Apartment 10, 31 Watkin Road, Freemans Meadow, Leicester LE2 7HY
5	Noulen Quarter, Apartments 13-19, St. Georges Mill, 13 Humberstone Road, Leicester LE5 3GW
6	Land adjacent to 1 Babbington Close, Ilkeston, Derbyshire DE7 5Eq
7	309-311 Saffron Lane, Leicester LE2 6UE
8	17B Holmfield Avenue West, Leicester Forest East, Leicester LE3 3F
9	75 Glenfield Road, Leicester LE3 6AW
10	Ridgemount House, Bede Way, Peterlee, County Durham SR8 1EA
11	329 London Road, Stoneygate, Leicester LE2 3NE
12	349 Abbey Lane, Leicester LE4 5QJ
13	6 Church Lane, Narborough, Leicester LE19 2GL
14	62 High Street, Long Eaton, Nottingham NG10 1LP
15	263-265 Aylestone Road, Leicester LE2 7QJ

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

- 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**

47 Amy Street, Leicester LE3 2FA

GUIDE PRICE: £180,000 - £200,000



RESIDENTIAL

Location:

The property is located off Narborough Road South and Braunstone Lane East, on the corner of Gwencole Avenue and near to Fosse Shopping Park.

Description:

A semi detached property on a large corner plot. The property has 3 bedrooms, double glazing, gas central heating and conservatory. The property requires upgrading.

Accommodation:

Ground Floor:

Entrance porch, entrance hall, through lounge, kitchen, conservatory, WC.

First Floor:

3 bedrooms, bathroom.

Outside:

Front garden with off road parking for 3 cars, gated side access to large side and rear garden.

Energy Performance Certificate:

Rating 35, 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)

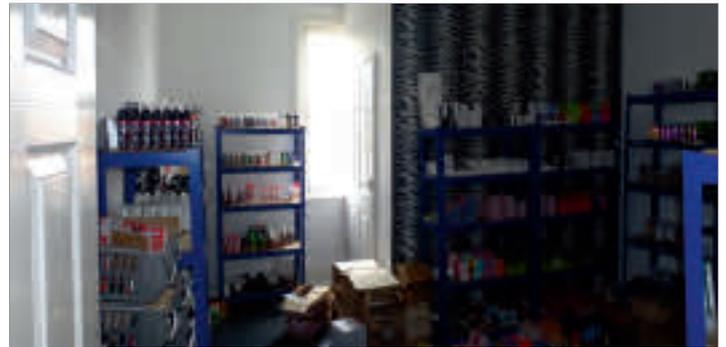
BUYERS FEE:

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

**LOT
2**

12 Cheapside, Leicester LE1 5EA

GUIDE PRICE: £180,000 - £200,000 PLUS VAT



COMMERCIAL INVESTMENT / DEVELOPMENT

**On behalf of Steven Williams & Philip Reynolds
Acting as Joint Fixed Charge Receivers**

Location:

The property is located in the city centre, within a pedestrianised area between the entrance to Highcross Shopping Centre and the redeveloped Leicester Market. Neighbouring retailers include Five Guys, Subway, Greggs and the Co-operative Bank.

Description:

A substantial Grade II Listed 4 storey building of 2,343 sqft with basement. The property comprises of a recently refurbished ground floor retail unit with offices above having separate access.

Tenure:

Freehold, subject to existing leases.

Planning:

- Potential for residential on the upper floors subject to planning.
- Local Authority: Leicester City (0116) 454 3000.

Note:

- Tenant has been in occupation since 2012.
- Notice has been served by the tenant to terminate the lease of the upper floors
- Can be sold as a TOGC.
- 6 weeks extended completion if required.

Solicitors:

Freeths, Cumberland Court, 80 Mount Street, Nottingham NG1 6HH
Tel: (0845) 050 3698 ~ Ref: J Flint

FLOOR	USE	SQFT (SQM) APPROX	LEASE	RENT £ PAX + VAT
Basement (inaccessible)		569 (52.9)		
Ground	Retail area, kitchen	416 (38.6)	6 year IRI from 29.11.15-28.11.21 (includes basement). Outstanding upward only rent review on 29.11.18	13,500
First	2 offices, W.C.	354 (32.9)	3 year IRI for first, second & third floors from 09.08.17-08.08.20	5,500
Second	Open plan offices, studio	565 (52.5)		
Third	4 rooms	439 (40.8)		
Total		2,343 (217)		19,000

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

NEXT AUCTION DATE:
Wednesday 22 September 2021
Entries now being taken



85 Granby Street, Leicester LE1 6FB
Tel: 0116 254 3373
Email: info@shonkibrothers.com
www.shonkibrothers.com

**LOT
3**

46 Halifax Drive, Leicester LE4 2GT

GUIDE PRICE: £150,000 - £160,000



RESIDENTIAL

Location:

The property is located on the corner of Halifax Drive and Helena Crescent off the main A563 Red Hill Way in Beaumont Leys. It is approximately 3 miles from Leicester City Centre and close to Woodstock Primary Academy and Beaumont Shopping Centre.

Description:

A large corner semi-detached property with 2 bedrooms, detached garage and gas central heating. The property requires modernisation. There is potential for a side extension or for a separate dwelling subject to planning.

Accommodation:

Ground Floor:

Entrance hall, lounge, kitchen, store.

First Floor:

2 bedrooms, bathroom

Outside:

Front and rear gardens, detached garage and rear off road parking.

Planning:

- There is potential for extension or for a separate dwelling on the side subject to planning.
- Local Authority: Leicester City (0116) 454 3000.

Note:

The property requires modernisation.

Energy Performance Certificate:

Rating 42, Band E

Solicitors:

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

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 Auctioneer's a buyer's fee of 1.8% including VAT with a minimum fee of £2,400 inc. VAT.

**LOT
4**

Apartment 10, 31 Watkin Road, Freemans Meadow, Leicester LE2 7HY

GUIDE PRICE: £135,000 - £145,000



photograph of whole block



RESIDENTIAL INVESTMENT

Location:

The property is located within the Freemans Meadows development, off Upperton Road at its junction with Walnut Street and within walking distance of the River Soar.

Description:

A large modern first floor self-contained apartment of approximately 797 sqft (74 sqm) within a purpose built block. The apartment has 2 bedrooms, allocated parking space, balcony, intercom entry system, double glazing and gas central heating.

Accommodation:

Ground Floor:

Communal entrance hall with stairs and lifts.

First Floor:

Entrance hall, large open plan living area/kitchen to large balcony, 2 bedrooms one with ensuite, bathroom.

Under Ground Car Park:

Secure allocated parking space.

Note:

Previously marketed for £150,000 - £160,000.

Tenure:

- Leasehold, subject to existing tenancy.
- The apartment is let on a 12 months AST from 18.02.2021 at £10,200 pax.
- 155 years lease 01.01.2003.
- Service Charge: £1,850.75 pa.
- Ground Rent: £250 pa.

Energy Performance Certificate:

Rating 83, Band B.

Solicitors:

Wilson Browne, The Manor House, 12 Market Square, Higham Ferrers, Northamptonshire NN10 8BT
Tel: (01933) 410000 ~ Ref: V Skiplorne



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IMPORTANT NOTICE:

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

NEXT AUCTION DATE:

Wednesday 22 September 2021

Entries now being taken



85 Granby Street, Leicester LE1 6FB

Tel: 0116 254 3373

Email: info@shonkibrothers.com

www.shonkibrothers.com

LOT
5

Noulen Quarter, Apartments 13-19, St. Georges Mill, 13 Humberstone Road,
Leicester LE5 3GW

GUIDE PRICE: £600,000 - £625,000



RESIDENTIAL INVESTMENT

Location:

The apartments are located on the corner of Morledge Street, in the city centre near to the cultural quarter and Phoenix Cinema and Arts Centre.

Description:

The property comprises of a new development of 7 ground floor self contained fully furnished apartments. The apartments each have an en-suite shower room, electric heating and are separately metered.

Note:

Estimated Rental Value: £54,600 pax.

Tenure:

- Leasehold: 150 years from 14.08.15.
- Ground Rent & Service Charge: £5,000 pa.
- Review every 25 years.

Solicitors:

BP Legal Solicitors, 221 Belgrave Gate, Leicester LE1 3HT
Tel: (0116) 253 6856 ~ Ref: B Parmar

Accommodation & Tenancies:

No.	SQFT (SQM) APPROX	EPC	AST	RENT £ PAX
13 - 1 bed	388 (36)	65, D	6 months from 01.05.2021	7,800
14 - studio	334 (31)	70, C	6 months from 01.11.2020	7,200
15 - studio	334 (31)	73, C	12 months from 01.04.2021	7,200
16 - studio	334 (31)	73, C	6 months from 15.03.2021	7,200
17 - studio	377 (35)	61, D	12 months from 01.10.2020	6,900
18 - studio	398 (37)	61, D	12 months from 01.10.2020	7,500
19 - studio	323 (30)	66, D	12 months from 01.11.2020	7,200
Current Rental Income				51,000



IMPORTANT NOTICE:

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

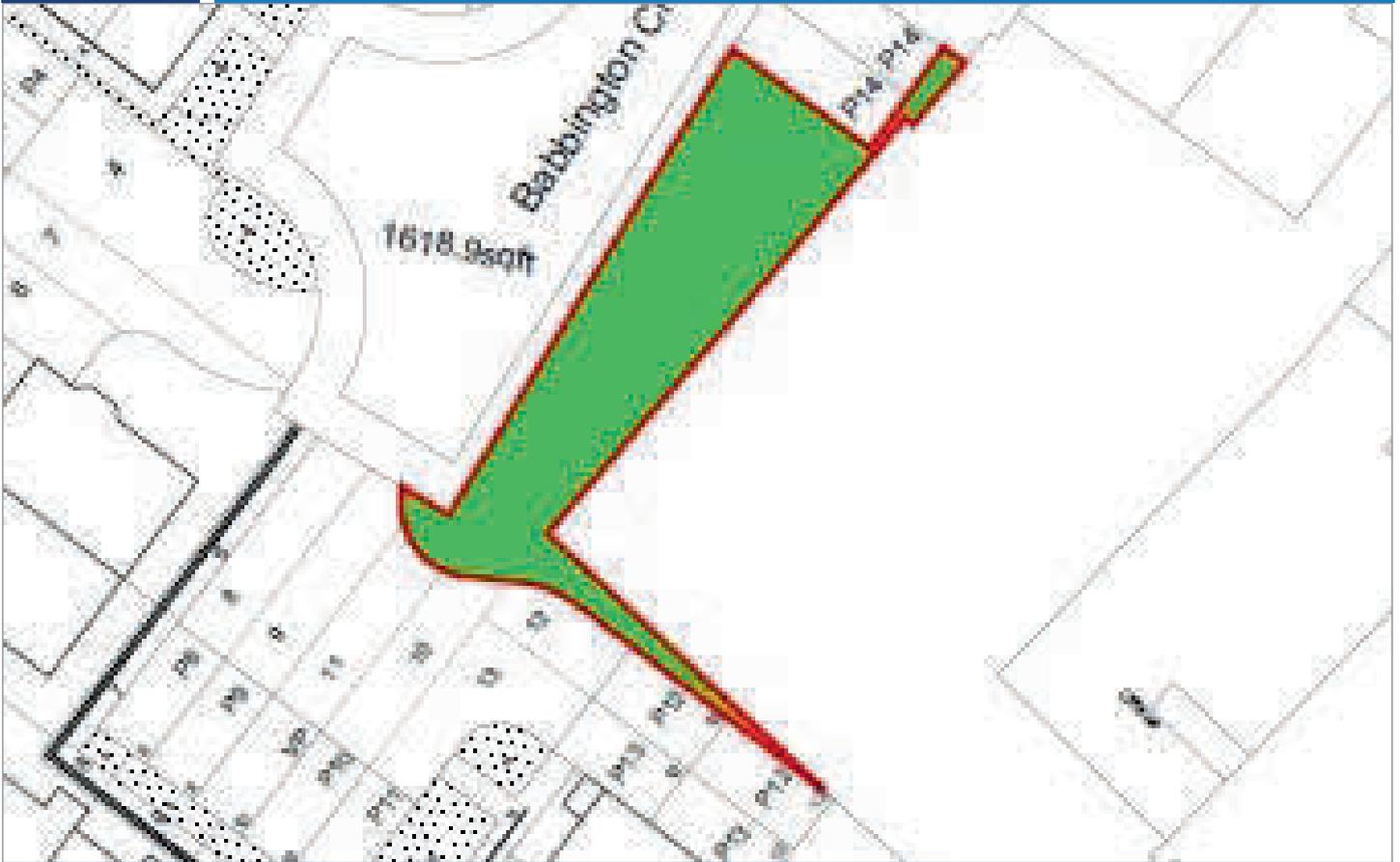
BUYERS FEE:

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

**LOT
6**

Land adjacent to 1 Babbington Close, Ilkeston, Derbyshire DE7 5EQ

GUIDE PRICE: £500 PLUS VAT



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LAND

Location:

The site is located to the rear of the Enterprise Rent A Car company, between 1 Babbington Close and rear of 415 Nottingham Road.

Description:

A level site of public open space of approximately 180 sqyds (0.04 acres).

Total Site Area:

180 sqyds (0.04 acres) approx.

Planning:

Local Authority: Erewash Borough Council (0115) 907 2244.

Note:

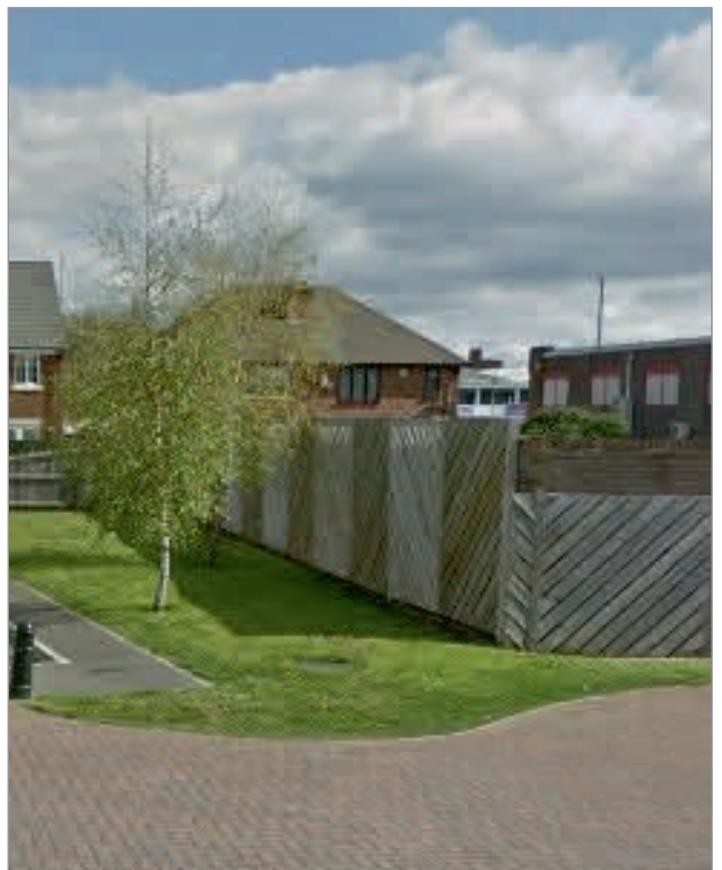
- VAT will be payable on the purchase price.
- The sale will be subject to the Buyer paying the Seller's legal and Auctioneer's fees.
- A Development Uplift Clause will be included within the contract entitling the Seller to recover 30% of any increase in value of the site for a 30 year period.

Tenure:

Freehold.

Solicitors:

Geoffrey Tew & Co Limited, Dale House, Stoney Hollow, Lutterworth, Leicestershire LE17 4BL
Tel: (01455) 856 385 ~ Ref: L Fairbrother



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IMPORTANT NOTICE:

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

NEXT AUCTION DATE:

Wednesday 22 September 2021

Entries now being taken



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

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

**LOT
7**

309-311 Saffron Lane, Leicester LE2 6UE

GUIDE PRICE: £375,000 - £400,000



RESIDENTIAL / DEVELOPMENT

Location:

The properties are located opposite to Aylestone Recreation Ground and near the junction of Knighton Lane East and Lansdowne Road.

Description:

A pair of semi detached houses each having 3 bedrooms, double glazing and gas central heating. The properties require upgrading. There is potential for conversion to flats subject to planning.

Accommodation:

No. 309:

Ground Floor:

Entrance hall, 2 reception rooms, kitchen, pantry, lobby to store and garden, WC.

First Floor:

3 bedrooms, bathroom (no wc).

Outside:

Front and large rear garden.

No. 311:

Ground Floor:

Entrance hall, 2 reception rooms, kitchen, pantry, lobby to store and garden, WC.

First Floor:

3 bedrooms, bathroom (no wc).

Outside:

Front and large rear garden.

Tenure:

Freehold.



Planning:

- Planning had been granted for the demolition of the two houses and the development of a 4 storey block of 14 self contained flats.
- Planning Permission No. 20081056 dated 31.07.2008, this planning permission has expired.
- Local Authority: Leicester City Council (0116) 454 3000.

Energy Performance Certificate:

309: Rating 44, Band E. - expired

311: Rating 36, Band F.

Solicitors:

Parity Legal, Parity House, 19a Church Street, Oadby, Leicester LE2 5DB

Tel: (0116) 464 7559 ~ Ref. K 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 Auctioneer's a buyer's fee of 1.8% including VAT with a minimum fee of £2,400 inc. VAT.



Proposed Elevation



RESIDENTIAL DEVELOPMENT

Location:

The site is located off Hinckley Road near to its junction with Ratby Lane and Braunstone Lane. The site is to the rear of 11-17 Holmfield Avenue West and is accessed between numbers 17-19.

Description:

A level site of approximately 1,791 sqyds (0.37 acres). The site has planning permission for the construction of 5 detached dwellings.

Proposed Accommodation:

Plot 1 - Detached Dormer Bungalow

Ground Floor:

Entrance hall, lounge, open plan kitchen/living area, stores, WC.

First Floor:

2 bedrooms, bathroom.

Outside:

Front and rear gardens.

GIA: 1,500 sqft (139.5 sqm) approx.

Plots 2, 3, 4 & 5 - 2½ Storey Detached Houses

Ground Floor:

Entrance hall, lounge, open plan kitchen/living area, stores, WC.

First Floor:

3 bedrooms one with en-suite, study, bathroom.

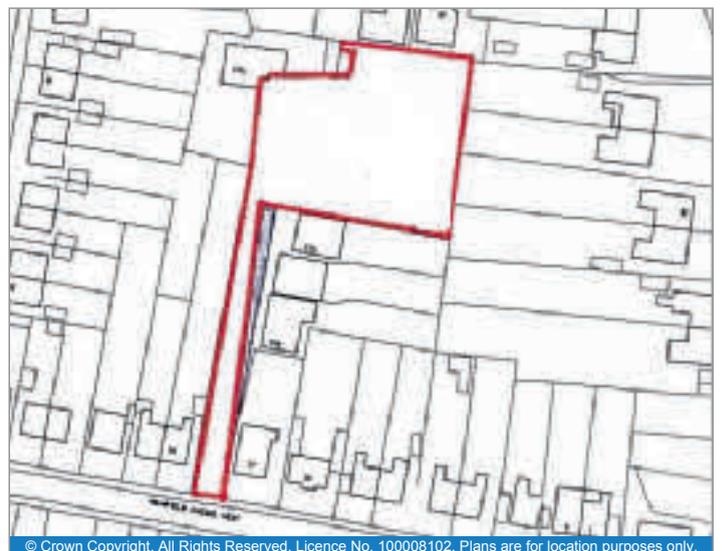
Second Floor:

Bedroom with en-suite.

Outside:

Front and rear gardens.

GIA: 2,000 sqft (185.8 sqm) approx.



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Planning:

- The site has planning permission for the construction of 5 detached houses comprising of a dormer bungalow and 4 x 2½ storey detached houses, all with associated parking.
- Planning Permission No. 17/1713/FUL dated 17.04.2018.
- We have been advised that building regulations have been submitted and construction works can commence immediately.
- Local Authority: Blaby District Council (0116) 272 7705.

Tenure:

Freehold.

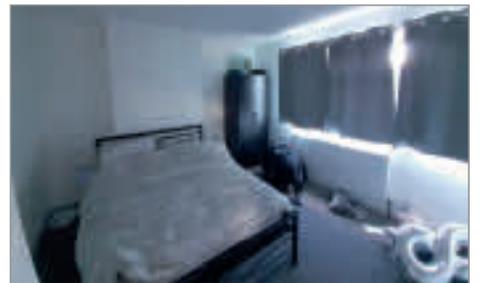
Solicitors:

P A Todd, 142 Evington Road, Leicester LE2 1HL
Tel: (0116) 273 3091 ~ Ref: N Alimahomed

LOT
9

75 Glenfield Road, Leicester LE3 6AW

GUIDE PRICE: £220,000 - £225,000



RESIDENTIAL

Location:

The property is located near to the Woodville Road and Henley Road junction and adjacent to the Fosse Recreation Ground.

Description:

A semi detached property with 3 bedrooms, full gas central heating and double glazing. The property has recently undergone modernisation.

Accommodation:

Ground Floor:

Entrance porch, hallway, lounge, open plan living kitchen, shower room.

First Floor:

3 bedrooms, bathroom.

Outside:

Front garden with off road parking for 3/4 cars, double gated side access to large rear garden.

Note:

Previously marketed for £250,000.

Tenure:

Freehold.

Energy Performance Certificate:

Rating 62, Band D.

Solicitors:

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

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 Auctioneer's a buyer's fee of 1.8% including VAT with a minimum fee of £2,400 inc. VAT.



COMMERCIAL / RESIDENTIAL DEVELOPMENT

Location:

Peterlee is located within County Durham in the North East of England, approximately 20 miles south east of Newcastle upon Tyne, 10 miles east of Durham and 10 miles south of Sunderland. The property is located on the corner of Burnhope Way opposite Peterlee Bus Station, near Castle Dene Shopping Centre. The centre provides approximately 300,000 sqft of retail accommodation anchored by a large ASDA superstore which provides around 1,100 parking spaces.

Description:

A substantial property comprising of a detached 6 storey office block of approximately 23,928 sqft on a site area of 0.68 acres. Access is via a common ground floor reception area. The offices have partitioned and open plan layouts with suspended ceilings with recessed lighting, central heating, perimeter power and data points and WCs on intermittent floors. The building requires refurbishment. There is potential for residential development subject to planning.

Planning:

- Potential for residential development etc subject to planning.
- Local Authority: Durham County Council (0300) 0262830.

Note:

The auctioneers have not inspected the property and the floor areas have been provided by the vendor.

Energy Performance Certificate:

Rating 116, Band E.

Accommodation:

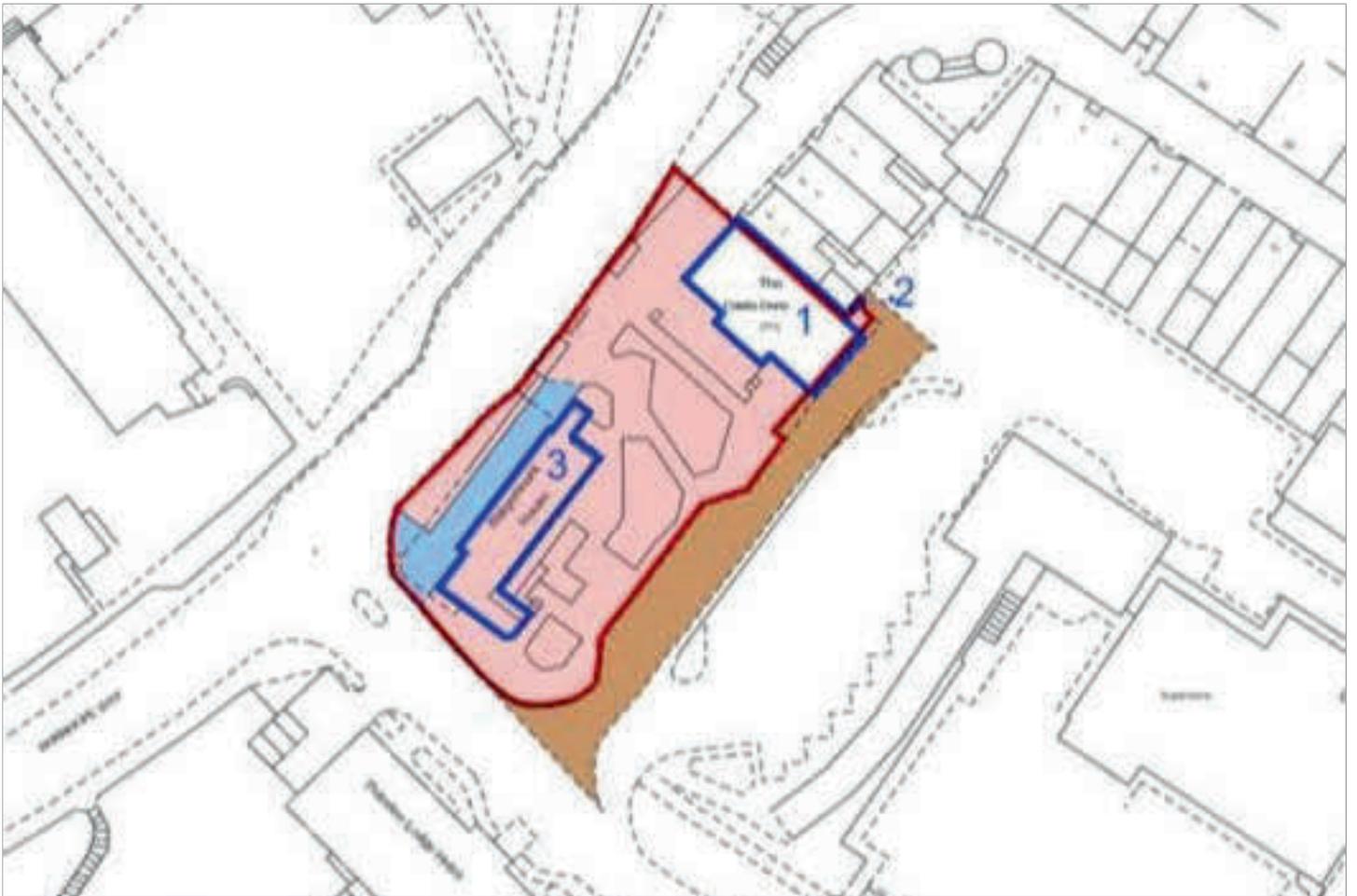
FLOOR	SQFT	SQM
Ground	238	22.11
Park Ground & First	5,682	527.87
Second	4,519	419.83
Third	4,500	418.06
Fourth	4,489	417.04
Fifth	4,500	418.06
Total (approx)	23,928	2,222.97

Tenure:

- Freehold, subject to existing leases.
- Mast 1: Let to Orange Personal Communications Services Limited at £8,000 pax plus VAT. The tenant is holding over
- Mast 2: Let to Vodafone Limited at £8,000 pax plus VAT. The tenant is holding over.
- In addition, the neighbouring public house is subject to a long lease of 99 years commencing 01.06.1960 at a ground rent of £175 pa without review.

Solicitors:

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



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BUYERS FEE:

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LOT
11

329 London Road, Stoneygate, Leicester LE2 3NE

GUIDE PRICE: £500,000 - £520,000



RESIDENTIAL

Location:

The property is located near to the junction of Stoughton Road.

Description:

A spacious detached property with 4 bedrooms, garage and gas central heating. The property requires modernisation. There is potential to extend the property to the rear and for loft conversion subject to planning.

Accommodation:

Ground Floor:

Entrance porch, entrance hall, 3 reception rooms, kitchen, lobby to garden, garage, utility and laundry rooms.

First Floor:

4 bedrooms, bathroom.

Outside:

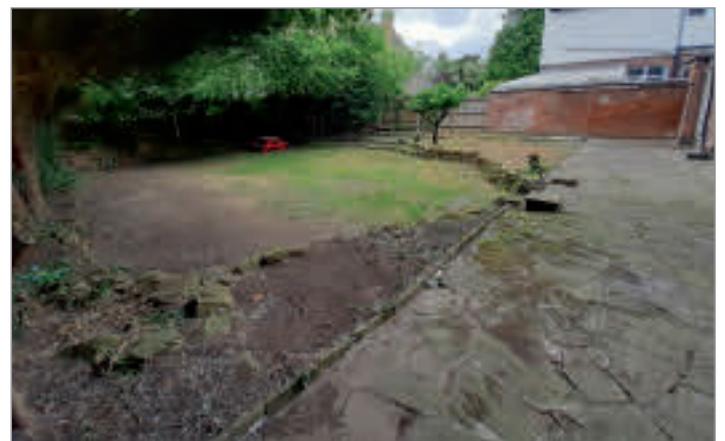
Wide front garden providing off road parking for several cars, large single garage, side access to rear garden.

Planning:

- There is potential for rear extension subject to planning.
- Local Authority: Leicester City (0116) 454 3000.

Note:

The property requires modernisation.



Tenure:

Freehold.

Energy Performance Certificate:

Rating 41, Band E.

Solicitors:

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

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IMPORTANT NOTICE:

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NEXT AUCTION DATE:

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Kal Sangra

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Amanpreet

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Proposed Elevation

Location:

The site is located on the A6, a main arterial route approximately 2 miles to the north of Leicester City Centre and half a mile south from Red Hill Circus. The surrounding area is mixed with mainly residential development to the east and south with retail/commercial fronting Abbey Lane.

Description:

The property currently comprises a single storey former car wash of approximately 1,400 sqft on a site area of 0.2 acres. The site has planning permission for the demolition of the existing building and the erection of a 3 storey property providing 9 self contained flats with associated parking.

Planning:

- Planning permission has been granted for the demolition of the building and the construction of a 3 storey residential building to provide 9 self contained flats (3x2 bedroom, 5x1 bedroom and one studio apartment) with associated parking.
- Planning Permission No. 20181322 dated 14.03.2019.
- Local Authority: Leicester City (0116) 454 3000.

Note:

The estimated rental value of the completed development is in the region of £69,500 pax.

Tenure:

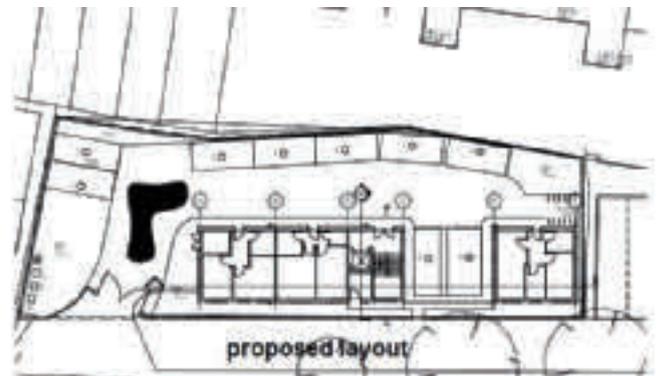
Freehold.

Solicitors:

Straw & Pearce, 18 Rectory Place, Loughborough LE11 1UU
Tel: (01509) 268931 ~ Ref: P Baker

PROPOSED ACCOMMODATION:

Floor	Accommodation	sqft (sqm) approx.
GROUND FLOOR		
1	Lounge/kitchen, bedroom, bathroom	355 (33)
2	Lounge/kitchen, bedroom, bathroom, store	398 (37)
3	Lounge/kitchen, 2 bedrooms, bathroom	441 (41)
Communal	Lift, bin store, services room	
FIRST FLOOR		
4	Lounge/kitchen, 2 bedrooms, bathroom	441 (41)
5	Lounge/kitchen, bedroom, bathroom, study	398 (37)
6	Lounge/kitchen, bedroom, bathroom	312 (29)
7	Lounge/kitchen, 2 bedrooms, bathroom	474 (44)
SECOND FLOOR		
8	Lounge/kitchen/bedroom, bathroom	387 (36)
9	Lounge/kitchen, bedroom, bathroom	441 (41)
OUTSIDE		
9 car parking spaces for the flats, visitors space, amenity space		





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BUYERS FEE:

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LOT
13

6 Church Lane, Narborough, Leicester LE19 2GL

GUIDE PRICE: £205,000 - £215,000



First Floor Flat



RESIDENTIAL DEVELOPMENT

Location:

The flat is located above Narborough Hardware & DIY store on the corner Leicester Road opposite Jubilee Crescent and near to All Saints Church. The flat is accessed from Church Lane at the rear of the property.

Description:

A large first floor self-contained flat of approximately 1,235 sqft with 4 bedrooms and potential for a further bedroom in the loft. The property can be used as a HMO or converted to 3 self contained flats subject to planning. The flat requires modernisation.

Accommodation:

Ground Floor:

Rear entrance hall with cupboards and stairs.

First Floor:

Landing, lounge, kitchen, 4 bedrooms, bathroom, separate WC.

GIA: 1,235 sqft (115 sqm) approx.

Planning:

- Potential for an additional bedroom in the loft subject to planning.
- The property can be used as a 5 bedroom HMO subject to planning.
- Potential to convert to 3 self contained flats subject to planning.
- Local Authority: Blaby District Council (0116) 272 7705.

Tenure:

- Leasehold.
- 999 years lease from 18.01.2021.
- Service Charge: 40% contribution of common parts and insurance.
- Ground Rent: £10 pa.

Energy Performance Certificate:

Pending.

Solicitors:

BHW Solicitors, 1 Smith Way, Enderby, Leicester LE19 1SX
Tel: (0116) 281 6227 ~ Ref: I Sanders

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IMPORTANT NOTICE:

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

NEXT AUCTION DATE:

Wednesday 22 September 2021

Entries now being taken



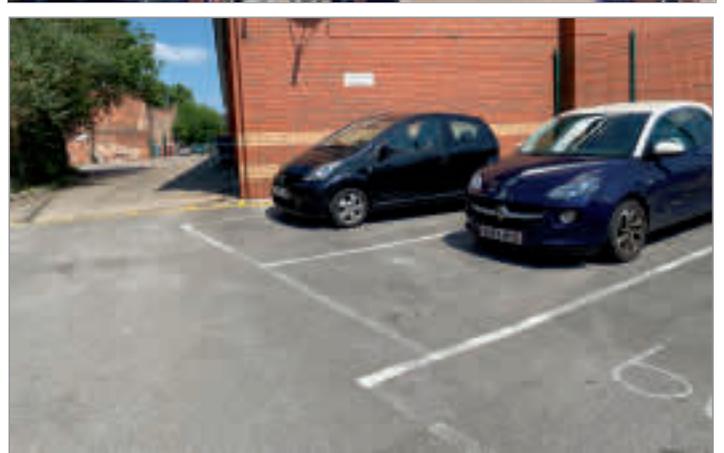
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Tel: 0116 254 3373

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LOT
14

62 High Street, Long Eaton, Nottingham NG10 1LP

GUIDE PRICE: £150,000 - £160,000 PLUS VAT



COMMERCIAL

Location:

The property is located in the pedestrianised part of the town centre, close to Market Place. Nearby occupiers include Santander, Boots, WH Smith and B&M Stores.

Description:

A two storey terraced property of approximately 1,105 sqft with 2 parking spaces. The property was previously occupied by Hays Travel.

Accommodation:

Ground Floor:

Retail Area: 650 sqft (60 sqm)

First Floor:

Offices, w.c's: 455 sqft (42 sqm)

Total NIA: 1,105 sqft (102 sqm) approx.

Outside:

2 car parking spaces at rear accessed from Union Street.

Planning:

- The property has existing shop (Class E) use.
- Local Authority: Erewash Borough Council (0115) 907 2244.

Energy Performance Certificate:

Rating 74, Band C.

Estimated Rental Value:

£18,000 - £20,000 pax.

Tenure:

Freehold.

Solicitors:

Crane and Walton LLP, 21-25 London Road, Coalville, Leicestershire LE67 3JB

Tel: (01530) 834 466 ~ Ref. Ms G Marsh

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 Auctioneer's a buyer's fee of 1.8% including VAT with a minimum fee of £2,400 inc. VAT.



COMMERCIAL / REDEVELOPMENT

Location:

The properties are located on the corner of Dartford Road adjacent to a parade of shops and near to Leicester City Football Club, Leicester Tigers, Leicester Royal Infirmary and other major car retailers.

Description:

A substantial property comprising of 2x2 storey properties totalling 6,870 sqft and sales forecourt on a site area of 0.62 acres. The properties are currently used as Derek Curtis Cars with garage, workshop with servicing and MOT stations, car showroom for 5 cars and sales forecourt for 19 cars. There is potential for redevelopment subject to planning.

Accommodation:

263 Aylestone Road

Ground Floor:

Showroom: 1,115 sqft (103 sqm)

First Floor:

Offices: 580 sqft (53.9 sqm)

GIA: 1,695 sqft (157.5 sqm)

265 Aylestone Road

Ground Floor:

Reception and Offices: 1,193 sqft (110.8 sqm)

Workshop with Preparation Bays: 2,714 sqft (252.1 sqm)

First Floor:

Stores: 1,268 sqft (117.8 sqm)

GIA: 5,175 sqft (480.8 sqm)

Total GIA: 6,870 sqft (638.2 sqm) approx.

Outside:

Sales forecourt for approximately 15 cars.

Site Area: 2,990 sqyds (0.62 acres) approx.

Planning:

- The site is currently used for car sales with servicing and MOT workshop garage.
- Potential for redevelopment to ground floor retail/supermarket with residential above subject to planning permission.
- Local Authority: Leicester City (0116) 454 3000.

Note

The site will be vacant on completion.

Tenure:

Freehold.

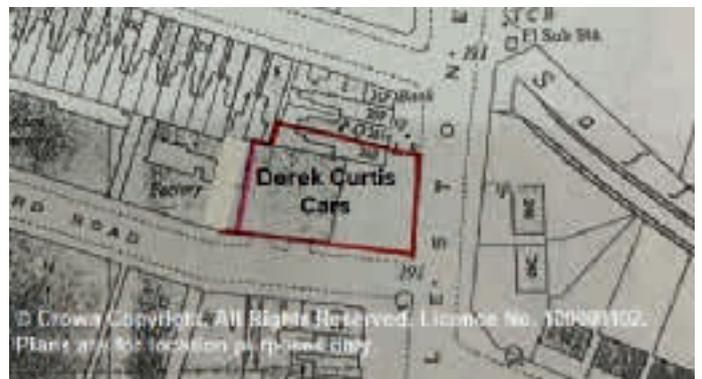
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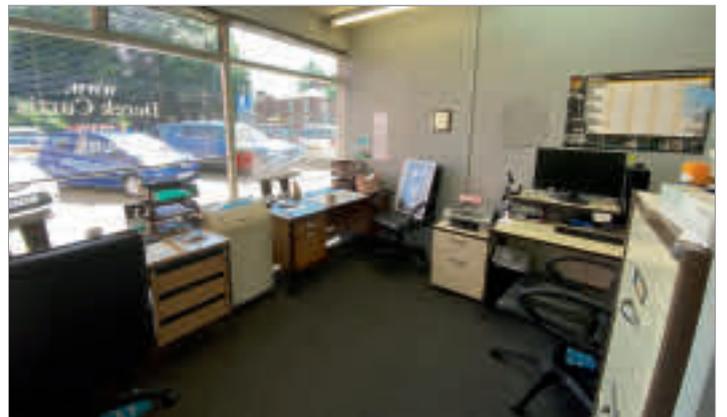
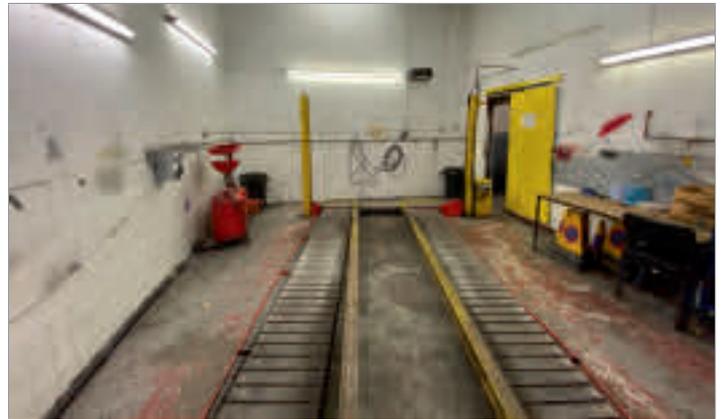
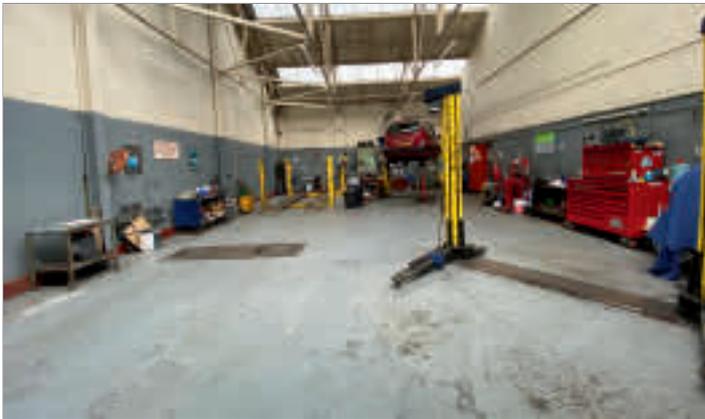
Rating 96, Band D.

Solicitors:

Shakespeare Martineau, Two Colton Square, Leicester LE1 1QH

Tel: (0116) 257 4420 ~ Ref: K Hall





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 Auctioneer's 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 <small>Full contract name(s) (including titles if personal)</small>		
COMPANY		
CORRESPONDENCE ADDRESS		
MOBILE	LANDLINE	EMAIL

BIDDER DETAILS – to be completed if different from the buyer		
BIDDER DETAILS <small>Full contract name(s) (including titles if personal)</small>		
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	CSC																
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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 kal@shonkibrothers.com / 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 / 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.
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 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:

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 Auctioneer's a buyer's fee of 1.8% including VAT with a minimum fee of £2,400 inc. VAT.



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