Kal Sangra

SHONKI BROTHERS

AUCTION

Wednesday 20 November 2019 at 6.00pm

NEW VENUE

Mercure Leicester The Grand Hotel,
Granby Street, Leicester LE1 6ES

NAVA
National Association of Valuers and Auctioneers

RICS®
Regulated by RICS

Auction: Wednesday 20 November 2019

Welcome to our final auction sale of 2019. It has been a productive year for us and I am delighted to report that we have achieved an overall 90% sales success rate over the 5 auctions held so far this year. I feel my team and I have indeed delivered! In this final auction sale of 2019, we aim to achieve similar sales success. Moreover, as this has been a productive year for us, it means that, more than ever, we have achieved exceptional results for our Seller's, who have relied upon on us to sell their property for the best possible price against a very unpredictable political backdrop.

Unfortunately, the bad news is that the PM has been unable to deliver on his "do or die" pledge to leave the European Union this week (choosing All Hallows Day may not have been a good idea after all). The PM had repeatedly said the UK would leave on the 31st October deadline with or without a deal, but as the law requires him to accept the EU's extension offer of 31 January 2020, with an option to leave earlier if a deal is passed by parliament, he had no choice but to see his promise 'dead in a ditch'.

Brexit, as expected, has been a phenomenally hard deal to reach and it seems that every time a step forward is taken, many more are taken back. What is worrying is that if nothing has been agreed by the new deadline and we again waste this extension, there will be no guarantee the EU will extend again and there will be the risk of a no-deal being back on the table. I personally am beginning to feel it has become an impossible task, every day seems to bring up a new challenge. My thought is that the PM is voicing the publics disdain by insisting that the parliament has "run its course", as he pushes for an early election on 12 December 2019 in an effort to break the current deadlock. Further I feel that although a lower threshold for approval is required an agreement will still be hard to reach.

However, despite the political uncertainty, surprisingly the property market has carried on as normal. Historically the thought has been that from the end of July to September was not the best time to sell, however we felt that buyers were ready and willing, with the only thing missing being the right property. A healthy number of sales are still getting over the line, which is proof that the UK property market is yet to disappear down a Brexit black hole. In fact, in our September auction, we saw record levels of viewings and legal downloads.

With such political uncertainty, why should you buy property now? The delay to 31st January is not a huge blow for the economy and the budget, which was scheduled for 6th November, has already been postponed. The pound is underpinned largely by the fact that a hard Brexit now looks more unlikely. House prices are still going in the right direction despite political conditions remaining prolonged and fragile.

Both stock levels and buyers entering the market remain strong, which means the transactions are quickly getting over the line without the fear of collapsing, possibly driven by the Brexit deadline and the desire for ownership. If anything, rest assured that home ownership will continue to drive the general public to buy and sell homes. Property will continue to out-perform other forms of investments, especially compared to low saving rates and stock market uncertainty.

The lots in this catalogue will be of interest to all types of buyers. Therefore, it is important to register your interest early and ensure that you view the property and the associated legal documents. My team and I are here to answer any of your questions and guide you through the auction process, so please do not hesitate to contact us.

If you are thinking of buying, do take note of the following:

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

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

Buying At Auctions (pages 4 and 5): Please do read the Buying at Auctions Important Notice to Bidders to familiarise yourself with the Auction procedure.

Registration:
In order to bid at the auction, purchasers will be required to register by completing the registration form in the catalogue and providing the necessary identification.

Proxy / Telephone Bidding:
If you cannot attend the Auction you may arrange to make a proxy or telephone bid. This facility needs to agreed by prior arrangement. Please contact us for a registrationform.

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

Deposit:
A 10% (minimum £2,000) deposit is required on the fall of the hammer. Cheques should be made payable to "Shonki Brothers Limited" and drawn on a UK clearing bank. All cheques are presented the following day and therefore you should ensure that you have adequate funds in your account. Please note we do not accept cash, but credit/debit cards facilities are available but may be subject to a fee.

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

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

We are currently taking entries for our next Auction to be held on Wednesday 12 February 2020, so do contact us if you are considering selling and require an Auction appraisal.

The auction team look forward to welcoming you on Wednesday 20 November 2019.

K S Sangra FRICS FNAVA
Auctioneer

Auction: Wednesday 20 November 2019

Order of Sale

LOT	PROPERTY ADDRESS
1	27 Birchwood Avenue, Long Eaton, Nottingham NG10 3ND
2	Apartment 21, Weavers Court, Trinity Lane, Hinckley, Leicestershire LE10 0BT
3	47 Bath Street, Belgrave, Leicester LE4 7QE
4	13A & 13B Blaby Road, South Wigston, Leicester LE18 4PA
5	65A & 65B Marshall Street, Leicester LE3 5FA
6	Flat 2, 148 Mere Road, Leicester LE5 5GN
7	42 Byron Road, Annesley, Nottingham NG15 0AG
8	2A Cliffwood Avenue, Birstall, Leicester LE4 3DB
9	Ground Floor Flat, 45 Eton Close, Weedon, Northampton NN7 4PJ
10	Flat 6, Granby Buildings, 41 Granby Street, Leicester LE1 6EH
11	Former Scouts Hut, Off Sunninghill South, Burbage, Hinckley, Leicestershire LE10 2SD
12	Land on the corner of Yeoman Lane/Yeoman Street, Leicester LE1 1AD
13	27 Stoughton Drive South, Oadby, Leicester LE2 2RJ
14	33 Oak Street, Sutton-in-Ashfield, Nottinghamshire NG17 3FF
15	56 Larchmont Road, Leicester LE4 0BE
16	26-28 Granby Street, Leicester LE1 1DE
17	357 Station Road, Bagworth, Coalville, Leicestershire LE67 1BL
18	65 & 65A Bateman Road, New Parks, Leicester LE3 9HF
19	210 Clarendon Park Road, Leicester LE2 3AG
20	Former King William Public House, The Hollow, Earl Shilton, Leicester LE9 7NA
21	The Cape of Good Hope, Billingsley, Bridgnorth, Shropshire WV16 6PG
22	39A & 39B Leicester Road, Shepshed, Loughborough LE12 9DF
23	3 Darker Street, Leicester LE1 4AQ
24	47 Prospect Hill, Highfields, Leicester LE5 3RT
25	37 Sylvan Street, Newfoundpool, Leicester LE3 9GU

Our Auction will take place at:
Mercure Leicester The Grand Hotel, Granby Street, Leicester LE1 6ES at 6pm

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 £1,080 (incl VAT).

Buying at Auctions - Important Notice to Bidders

IMPORTANT INFORMATION

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

DON'TS AT AUCTIONS

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

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

1. Each lot is offered and sold subject to the Common and Special Conditions of Sale which are available prior to and at the Auction, these should be fully understood. All prospective purchasers are advised to consult their legal and, where appropriate, other professional advisors, prior to bidding.

2. This catalogue contains details about properties being sold at auction. The details are subject to change up to and including the day of the auction. Please check our website regularly and look out for any additional materials available on the day of the auction, in order to stay fully informed with the up to date information.

3. These particulars do not constitute any part of an offer or Contract (except to the extent that they are incorporated in the Memorandum of Agreement by the Common or Special Conditions of Sale).

4. Prospective purchasers shall be deemed to have inspected the relevant properties and made all the usual and necessary searches and enquiries, with all the relevant authorities and other bodies. It is advisable to have conducted a survey prior to the auction

5. As soon as the Auctioneer's gavel falls on a bid, the successful bidder is under a binding contract to purchase the relevant property and must immediately present to the Auctioneer's clerk his name and address and if appropriate, the name and address of the person or company on whose behalf they have been bidding.

   This information will be used to complete a Memorandum of Agreement of Sale in the form of the one at the back of this catalogue or the Contract prepared by the vendor's solicitor which the successful bidder must sign with the Auctioneer's staff prior to leaving the Auction room and at the same time present the Auctioneer with a deposit of 10% of the purchase price (minimum deposit of £2000). A buyers fee of £1,080 including VAT is also required. The successful bidder is under a binding contract to purchase the relevant property.

6. The successful bidder is immediately at risk in relation to the property and shall therefore, be deemed to have made arrangements immediately after exchange of contracts for any insurance cover required.

7. In default of the purchase the Auctioneer shall be entitled, at his discretion, as agent for the Vendor, to treat the failure or default as a repudiation and rescind the Contract. Thereafter the Auctioneer shall be entitled to re-submit the property for sale. If a successful bidder does not pay a deposit and/or complete the Memorandum the Vendor reserves the right to claim any loss he incurs as a result.

8. The Vendor has the right to sell before Auction, or withdraw the Lot, and neither the Auctioneer nor the Vendor is responsible for any abortive costs, losses or damages of a prospective purchaser. Information as to presale or withdrawal of a Lot can be obtained by enquiry to the Auctioneers at any time prior to the auction but is valid only at the time of the enquiry.

9. Prospective purchasers are strongly advised to check these particulars as to measurements, areas and all other matters to which the properties are expressed to be subject to or have the benefit of and in respect of any contents, fixtures or fittings expressed to be included in the sale by making inspection of the property and all the necessary enquiries with Shonki Brothers Ltd, the Vendor, the Vendor's professional advisors and all other appropriate authorities.

   All statements contained in these particulars as to the properties are made without responsibility on the part of Shonki Brothers Ltd or the Vendors and are not to be relied on as a statement of representation of fact.

   Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in the individual property particulars. The description, dimension and other particulars have been prepared on our own inspection and information supplied by the Vendors and are believed to be accurate but no warranty is given in this respect or that the property is in good structural condition and repair.

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

11. Any guide prices issued, or any estimates or values mentioned in negotiations or discussions, cannot be relied upon by prospective purchasers as representing professional valuations for any purpose in accordance with the requirements or guidance notes of relevant professional bodies, or other authorities. In all respects prospective purchasers are deemed to have relied upon their own professional advisors.

12. Guide prices are subject to alteration. 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.

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

14. The stated uses of the respective lots are not warranted as being permitted or lawful under any planning legislation and prospective buyers are advised to make their own searches and enquiries and rely upon the results thereof.

15. Shonki Brothers Ltd has not made any investigations into the existence or otherwise of any issue concerning pollution, potential land, air or water contamination affecting any lot and each bidder shall be responsible for making his own enquiries and surveys in this respect.

16. The Vendors do not make or give Shonki Brothers Ltd nor any persons in their employment any authority to make or give any representation of warranty whatsoever in relation to the properties.

17. Identification – prospective purchasers must produce documentation to confirm their identity and residential/ company address. PLEASE SEE IDENTITY DOCUMENTS (Page 5).

18. Administration Fee/Additional Costs: Each successful buyer or bidder will be required to pay the Auctioneers, a non-refundable. Administration fee of £1,080 including VAT. The fee is payable on exchange of contract whether buying prior, during or post auction. We recommend that you always check the Special Conditions of Sale relating to each property, so you are aware of any additional costs involved.

NEXT AUCTION DATE:
12 February 2020
Entries now being taken

19. Inspection of investment properties is by courtesy of the Tenants. Inspection of properties with vacant possession is only by arrangement with the Auctioneer. Interested parties must telephone or contact Shonki Brothers Ltd to discuss viewing arrangements, prior to making the journey. There will be no viewings between exchange of contracts and completion.

20. All residential lettings are now regulated tenancies under the Rent Act 1977, the Housing Act 1980 and the Housing Act 1988.

Measurements, Location Plans, Photographs & Access:

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

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

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

Please Note that you will NOT be entitled to KEYS or access to vacant properties until completion of the sale. If access is required it may be arranged through our office with the permission of the seller. A charge will be levied if an accompanied viewing is necessary. Once we are advised by the seller's solicitors completion has occurred, the keys will be available for collection at our offices or the local key holder. If arrangements are made to post the keys, Shonki Brothers Ltd take no responsibility for their delivery.

Health & Safety:

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

Recommendations:

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

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

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

WHO ARE YOU?	IDENTITY DOCUMENTS – MUST BE CURRENT
BIDDER	• ID relating to the buyer • If you are acting as agent for the buyer, written proof of your authority to act as agent
INDIVIDUAL BUYER JOINT BUYER – for each buyer	**LIST A: PROOF OF IDENTITY** • Current signed passport • Valid UK driving licence • EEA member state identity card **LIST B: PROOF OF RESIDENTIAL ADDRESS** • Utility bill (issued in the last 3 months) • Mortgage statement • Bank / building society statement • Valid UK driving licence (if not used for List A as ID) • State pension benefits book • Home or motor insurance certificate • Current local authority tax bill / tenancy agreement • Solicitors letter confirming house purchased / land registration
LIMITED COMPANY / LIMITED LIABILITY PARTNERSHIP	• Certificate of Incorporation • Individual identity evidence for all individuals or entities with 25% or more of the shares or voting rights in the company • A letter of authority from the company • If offshore, nominee director declaration and a general power of attorney
UNINCORPORATED BUSINESS OR PARTNERSHIP	• Full names(s) of proprietor / all partners • Individual identity evidence for all individuals or entities with 25% or more of the shares or voting rights in the company
TRUST	• Trust deed • List of trustees • List of beneficiaries • Individual Identity evidence from List A & B for all individuals with a vested interest in 25% or more of the capital and/or those who exercise control over the Trust

IMPORTANT NOTICE:
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BUYERS FEE:
The successful purchaser will be required to pay the Auctioneers a buyer's fee of £1,080 (incl VAT).

LOT 1

27 Birchwood Avenue, Long Eaton, Nottingham NG10 3ND

GUIDE PRICE: £90,000 - £100,000

RESIDENTIAL

On behalf of EMH Homes

emh homes

Location:
The property is located at the end of cul-de-sac off Tamworth Road and near to Long Eaton railway station.

Description:
An end terrace property with 3 bedrooms and double glazing. The property requires modernisation.

Accommodation:

Ground Floor:
Entrance hall, lounge, kitchen with pantry, lobby to bathroom.

First Floor:
2 bedrooms, box room.

Outside:
Front garden with off road parking, side gated access to large rear garden.

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

Tenure:
Freehold.

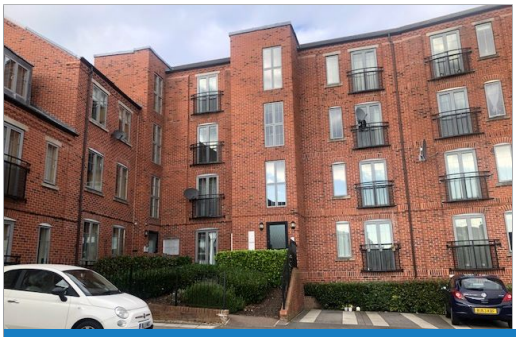
Energy Performance Certificate:
Rating 26, Band F.

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

LOT 2

Apartment 21, Weavers Court, Trinity Lane, Hinckley, Leicestershire LE10 0BT

GUIDE PRICE: £70,000 - £80,000



photograph of whole block

RESIDENTIAL

On behalf of EMH Homes

emh homes

Location:
The apartment is located in the town centre, off Hollycroft at the junction of Lower Bond Street and near North Warwickshire & Hinckley College.

Description:
A second floor 2 bedroom self contained apartment in a 4 storey block of apartments. The apartment has electric heating, double glazing and requires refurbishment.

Accommodation:

Ground Floor:
Communal entrance hall, telephone entry system, stairs to upper floors.

Second Floor:
Entrance hall, lounge, kitchen, 2 bedrooms, bathroom, store.

Outside:
Allocated car parking space.

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

Tenure:
- Leasehold.
- 155 year lease from 01.01.2003.
- Ground Rent: £150 pa.
- Service Charge: TBC

Energy Performance Certificate:
Rating 82, Band B.

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

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

NEXT AUCTION DATE:
12 February 2020
Entries now being taken

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

LOT
3

47 Bath Street, Belgrave, Leicester LE4 7QE

GUIDE PRICE: £170,000 - £180,000

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Plans are for location purposes only.

RESIDENTIAL / POTENTIAL DEVELOPMENT

Location:
The property is located off Lanesborough Road/Melton Road.

Description:
A detached property on a large plot of approximately 183 sqyds with 2 bedrooms, gas central heating, double glazing and requires upgrading. Potential to extend or build flats to the side.

Accommodation:
Ground Floor:
2 reception rooms, kitchen, bathroom, store.

First Floor:
2 large bedrooms.

Outside:
Side and rear L-shaped garden.

Total Site Area: 183 sqyds (153 sqm) approx.

Planning:
- Potential to extend the property or develop part of the site subject to planning.
- Local Authority: Leicester City Council (0116) 454 1000.

Tenure:
Freehold.

Energy Performance Certificate:
Rating 12, Band G.

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

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 £1,080 (incl VAT).

PROXY / TELEPHONE BIDDING

If you can't attend the auction?

We recommend that you attend the auction to bid. If you cannot attend, you can still bid in the auction by arranging:

Proxy Bidding: The auctioneer (as your agent) will bid on your behalf up to an agreed limit.

Telephone Bidding: You give bids over the telephone during the auction.

Via Representation: You appoint a person to bid on your behalf.

These facilities need to be arranged 48 hours prior to the auction. You will be required to:

- ✔ Complete a registration form.
- ✔ Provide a signed cheque for 10% deposit (minimum £2,000, whichever is greater) and buyers premium of £1,080 including VAT.
- ✔ Provide identity documents for all parties involved in the transaction.

These need to be received at least 2 days before the auction.

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

PROOF OF Identity

Please note that any person buying or bidding at our Auction MUST produce documentation to confirm their identity and residential address for us to attach to the contract:

Identity Document

- Valid passport
- Valid photo driving licence (not provisional)

Proof of Address

- Original bank statement/ utility bill/credit union statement (not printed off the internet and dated within last 3 months)
- Local Authority tax bill (current year)

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

LOT 4

13A & 13B Blaby Road, South Wigston, Leicester LE18 4PA

GUIDE PRICE: £150,000 - £160,000

COMMERCIAL / RESIDENTIAL INVESTMENT

Location:
The property is located on the main Blaby Road near to South Leicestershire College.

Description:
A terrace property with ground floor retail unit of approximately 428 sqft used as a dessert parlour and a 2 bedroom self-contained maisonette flat above with separate rear access.

Tenure:
Freehold, subject to existing lease/tenancy.

Solicitors:
Butterworths Solicitors, 3 Walker Terrace, Gateshead NE8 1EB
Tel: (0191) 482 1152 ~ Ref: C Mason

Joint Agents:
Jarroms

Accommodation & Tenancies:

Floor/Use	Accommodation	EPC	Lease/Tenancy	Rent (£) pax
Ground	Retail & preparation area, WC GIA: 428 sqft (39.8 sqm)	85,D	New 3 year IRI and Service Charge lease from 22.02.19	7,500
First	Lounge/kitchen/diner, bedroom, bathroom	30,F	AST from 02.09.13	6,600
Second	Large dormer bedroom			
Outside	Side gated access to rear garden and flat, store, 2 parking spaces off Bassett Street			
Total				14,100

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LOT
5

65A & 65B Marshall Street, Leicester LE3 5FA

GUIDE PRICE: £130,000 - £140,000

RESIDENTIAL / PART INVESTMENT

Location:
The property is located off Woodgate and near to Fosse Primary School.

Description:
A terrace property converted to 2x1 bedroom self contained flats with part double glazing.

Accommodation:
Ground Floor Flat - 65A:
Entrance hall, lounge, bedroom, extended kitchen, shower room.

First Floor Flat - accessed from rear via side gate - 65B:
Kitchen, landing, lounge, bedroom, store room, bathroom.

Outside:
Gated access to rear yard with access to first floor flat.

Note:
- F/F Flat ERV: £5,400 pax.
- Total ERV: £10,800 pax.
- Completion to be 60 days from exchange of contracts.

Energy Performance Certificate:
65A, G/F Flat: Rating 53, Band E.
65B, F/F Flat: Rating 34, Band F.

Tenure:
- Freehold, part vacant and part subject to existing tenancy.
- G/F Flat let on a 6 months AST from 28.02.07 at £4,860 pax.

Solicitors:
BHW Solicitors, 1 Smith Way, Grove Park, Enderby, Leicester LE19 1SX
Tel: (0116) 289 7000 ~ Ref: B Heys

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 £1,080 (incl VAT).

LOT 6

Flat 2, 148 Mere Road, Leicester LE5 5GN

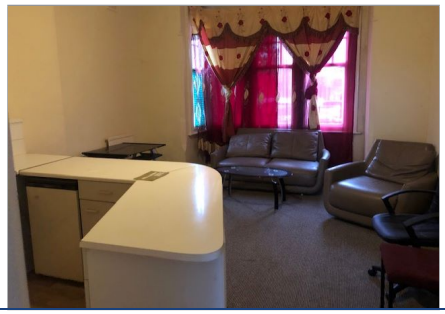
GUIDE PRICE: £60,000 - £65,000

RESIDENTIAL INVESTMENT

Location:
The property is located near to the junction of Diseworth Street/Fairfield Street and Spinney Hill Park.

Description:
A ground floor self contained flat having one bedroom, gas central heating and double glazing.

Accommodation:
Ground Floor:
Communal hall, open plan lounge/kitchen, bedroom, bathroom.



Outside:
Communal front and rear gardens.

Tenure:
- Leasehold with 25% share of freehold.
- 99 year lease from 01.12.1991.
- Let on a 12 months AST from 14.09.19 at £5,400 pax.

Energy Performance Certificate:
Rating 65, Band D.

Solicitors:
Brunel Solicitors, First Floor, Gateway House, 4 Penman Way, Enderby, Leicester LE19 1SY
Tel: (0116) 265 1580 ~ Ref: S Qureshi

LOT 7

42 Byron Road, Annesley, Nottingham NG15 0AG

GUIDE PRICE: £50,000 - £60,000

rear garden to the right only

RESIDENTIAL

On behalf of EMH Homes

emh homes

Location:
The property is located off Newstead Road which is off Hucknall Road and opposite to Byron Fields.

Description:
A terrace property with 3 bedrooms and double glazing. The property requires modernisation.

Accommodation:
Ground Floor:
2 reception rooms, store, lobby with access to garden and kitchen, bathroom with separate WC.

First Floor:
3 bedrooms.

Outside:
Rear yard, shared footpath then steps to rear garden.

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

Tenure:
Freehold.

Energy Performance Certificate:
Rating 18, Band G.

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

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LOT
8

2A Cliffwood Avenue, Birstall, Leicester LE4 3DB

GUIDE PRICE: £230,000 - £240,000

RESIDENTIAL HIGH QUALITY NEW BUILD

Location:
The property is located off Loughborough Road and near Highcliffe Primary School.

Description:
A high quality contemporary designed and finished new build detached property with 2 bedrooms and underfloor heating throughout.

Accommodation:
Ground Floor:
Storm porch, entrance hallway, lounge and kitchen/diner both with double patio doors to rear garden, 2 bedrooms, store, bathroom.

Outside:
Front garden with block paved driveway providing spacious off road parking for 2 cars, rear garden with patio area.

Note:
Previously marketed for £270,000.

Tenure:
Freehold.

Energy Performance Certificate:
Rating 81, Band B.

Solicitors:
Equitas Law Ltd, Shakespeare House, 17 Wellington Street, Leicester LE1 6HU
Tel: (0116) 275 5054 ~ Ref: Z Patel

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 £1,080 (incl VAT).

LOT 9

Ground Floor Flat, 45 Eton Close, Weedon, Northampton NN7 4PJ

GUIDE PRICE: £80,000 - £85,000

Photograph of Whole Block

RESIDENTIAL

On behalf of EMH Homes

emh homes

Location:
The property is located in a cul-de-sac off Bridge Street which is off the A5 and near to High Street.

Description:
A ground floor one bedroom self contained apartment with double glazing and electric storage heating.

Accommodation:
Ground Floor:
Entrance hall, lounge, kitchen, bedroom, bathroom, airing cupboard.

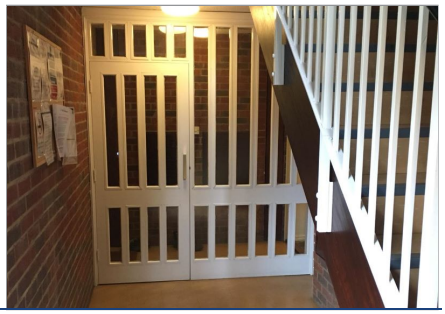
Outside:
Communal gardens.

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

Tenure:
- Leasehold.
- 125 year lease from 01.01.91.
- Ground Rent: Nil
- Service Charge: £797.97 (for 01.06.18 – 31.05.19).

Energy Performance Certificate:
Rating 71, Band C.

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



LOT 10

Flat 6, Granby Buildings, 41 Granby Street, Leicester LE1 6EH

GUIDE PRICE: £175,000 - £185,000

photograph of whole block

RESIDENTIAL INVESTMENT

Location:
The property is located in the city centre near to the junctions of Belvoir Street and Bishop Street.

Description:
A 4 bedroom second floor refurbished self-contained flat with electric storage heating and part double glazing.

Accommodation:
Ground Floor:
Communal entrance hall with lift and staircase to upper floors.

Second Floor:
Open plan lounge/kitchen, 4 bedrooms, shower room with w.c, separate w.c.

Tenure:
- Leasehold. 99 years from 29.08.06.
- Ground Rent: Peppercorn.
- Service Charge & Building Insurance: £2,671.18 pa.
- Let on a 12 months AST from 09.09.19 at £21,000 pax.

Energy Performance Certificate:
Rating 58, Band D.

Solicitors:
K4 Law, 100 New Walk, Leicester LE1 7EA
Tel: (0116) 216 0510 ~ Ref: N Foreman

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

NEXT AUCTION DATE:
12 February 2020
Entries now being taken

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

LOT
11

Former Scouts Hut, Off Sunninghill South, Burbage, Hinckley, Leicestershire LE10 2SD

GUIDE PRICE: £50,000 - £60,000

FORMER SCOUTS HUT

Location:
The property is adjacent to Hinckley Road Recreation Ground and has pedestrian access only from between 9 Sunninghill South and 1 Balliol Road.

Description:
A single storey property of approximately 2,025 sqft on a site area of approximately 0.25 acres. The property was previously used as a Scouts Hut and requires complete modernisation.

Accommodation:
Ground Floor:
Entrance area, large open hall, wc's.

Site Area:
0.25 acres (0.10 ha) approx.

Planning:
- The property has existing non-residential institutions (D1) use.
- Potential for other uses subject to planning.
- Local Authority: Hinckley & Bosworth Borough Council (01455) 238141.

Note:
- Previously marketed for £95,000.
- The property requires complete modernisation.

Solicitors:
Curzon Green Solicitors, 114-116 Oxford Road, High Wycombe HP11 2DN
Tel: (01494) 451355 ~ Ref: J Sole

Pedestrian access

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Joint Agent:
APB Leicester

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

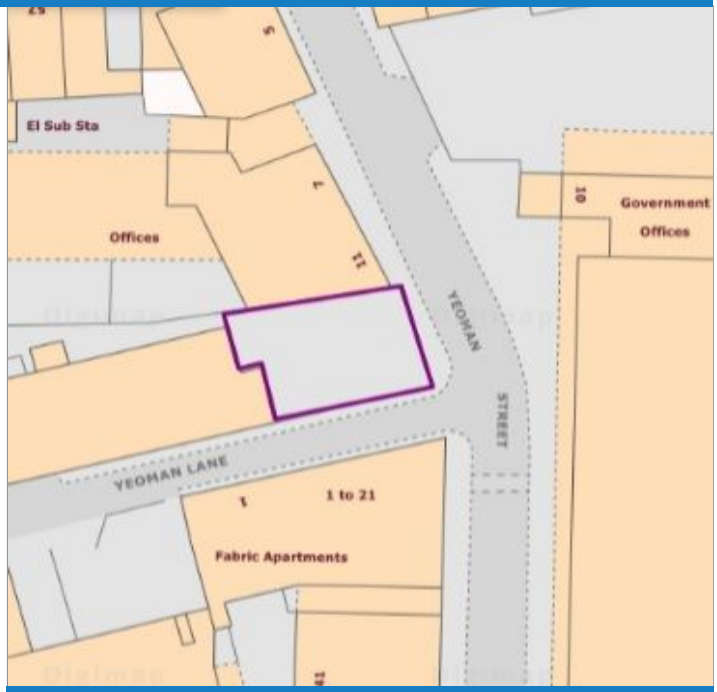
BUYERS FEE:
The successful purchaser will be required to pay the Auctioneers a buyer's fee of £1,080 (incl VAT).

LOT
12

Land on the corner of Yeoman Lane/Yeoman Street, Leicester LE1 1AD

GUIDE PRICE: £400,000 - £425,000 PLUS VAT

proposed elevation



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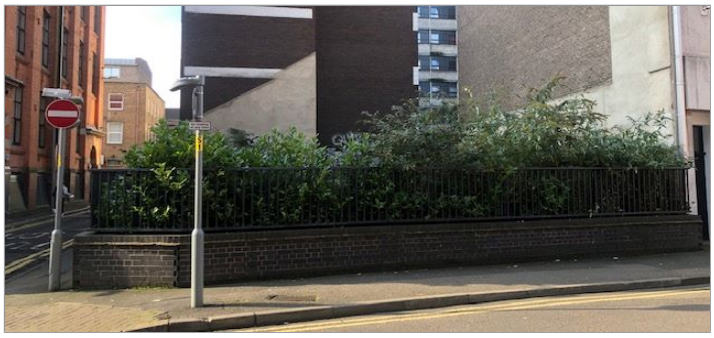


RESIDENTIAL DEVELOPMENT

Location:
The site is located in the city centre on the corner of Yeoman Street/Yeoman Lane, just off Charles Street and near to the Curve Theatre.

Description:
A site of approximately of 260 sqyds with planning permission for a 6 storey block providing 15 one bedroom self contained apartment with communal lounge area on the ground floor.

Accommodation:
Proposed Layout:

Ground Floor:

Entrance foyer, lounge area, cycle bay for 15, lift, refuse store, plant room.

Typical Layout for Each Floor (approximate floor area):

Flat 1: 474 sqft (44 sqm)
Flat 2: 409 sqft (38 sqm)
Flat 3: 506 sqft (47 sqm)

Planning:
- Planning permission has been granted for the development of a 6 storey building providing 15x1 bedroom self contained flats.
- Planning Application No. 20180456 dated 25.10.19.
- Local Authority: Leicester City Council (0116) 454 1000.

proposed layout

Tenure:
Freehold.

Solicitors:
BHW Solicitors, 1 Smith Way, Grove Park, Enderby, Leicester LE19 1SX
Tel: (0116) 289 7000 ~ Ref: B Heys

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

NEXT AUCTION DATE:
12 February 2020
Entries now being taken

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

LOT
13

27 Stoughton Drive South, Oadby, Leicester LE2 2RJ

GUIDE PRICE: £650,000 - £675,000

RESIDENTIAL NEW BUILD

Location:
The property is located in a highly sought after area of Oadby, opposite Knighton Rise and near to the junction of Manor Road.

Description:
A large modern high specification newly built detached property with a total of 8 en-suite bedrooms and quality contemporary fixtures, appliances and furnishings. The property has a full HMO Licence.

Accommodation:
Ground Floor:
Large open porch, entrance hallway, lounge, kitchen/diner, 3 large bedrooms with en-suites.

First Floor:
5 large bedrooms with en-suites.

Outside:
Gated entrance to easy maintainable gardens with off road parking.

Note:
Previously marketed for £900,000.

Energy Performance Certificate:
Rating 87, Band B.

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

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 £1,080 (incl VAT).

LOT 14

33 Oak Street, Sutton-in-Ashfield, Nottinghamshire NG17 3FF

GUIDE PRICE: £60,000 - £70,000

RESIDENTIAL

On behalf of EMH Homes

emh homes

Location:
The property is located off Healdswood Street which is off Mansfield Road near to Skegby & Stanton Hill Library.

Description:
A 3 bedroom semi detached property with gas central heating and double glazing. The property requires modernisation.

Accommodation:

Ground Floor:
Entrance hall, lounge, kitchen/diner.

First Floor:
3 bedrooms, bathroom.

Outside:
Front garden with off road parking and gated access to rear.

Note:
- The property requires modernisation.
- The sale will be subject to the Buyer paying the Seller's legal and auctioneer's fees.
- No offers will be accepted on this lot prior to the auction.

Tenure:
Freehold.

Energy Performance Certificate:
Rating 71, Band C.

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

LOT 15

56 Larchmont Road, Leicester LE4 0BE

GUIDE PRICE: £180,000 - £190,000

RESIDENTIAL

Location:
The property is located off Anstey Lane, close to its junction with Blackbird Road.

Description:
A refurbished 3 storey town-house with 5 bedrooms, 3 bathrooms, 2 parking spaces, gas central heating and double glazing.

Accommodation:

Ground Floor:
Entrance hall, lounge, kitchen, cloakroom.

First Floor:
3 bedrooms one with en-suite, bathroom.

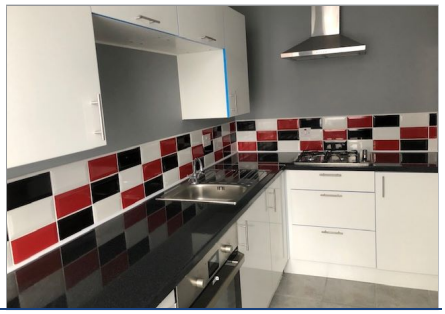
Second Floor:
2 bedrooms, shower room.

Outside:
2 off road parking spaces, rear garden.

Tenure:
Freehold.

Energy Performance Certificate:
Rating 76, Band C.

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



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

NEXT AUCTION DATE:
12 February 2020
Entries now being taken

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

LOT
16

26-28 Granby Street, Leicester LE1 1DE

GUIDE PRICE: £750,000 - £800,000

COMMERCIAL INVESTMENT / RESIDENTIAL DEVELOPMENT

Location:
The property is located in the city centre within a busy shopping area of Granby Street close to Gallowtree Gate. Nearby occupiers include Sport Direct, Flannels, WH Smiths, Boots, Marks and Spencer etc.

Description:
A 3 storey commercial property with basement of approximately 8,303 sqft on a site area of 291 sqm, comprising a large open plan ground and first floor sales/restaurant area with storage above. Planning has been granted for conversion of the upper floors to 9 studio apartments.

Accommodation:
Basement:
1,375 sqft (127.8 sqm)
Ground Floor:
2,267 sqft (210.8 sqm)
First Floor:
2,501 sqft (232.6 sqm)
Second Floor: (not inspected by auctioneers)
2,160 sqft (200.7 sqm)
Total GIA:
8,303 sqft (771.9 sqm) approx.

Planning:
- The property has existing restaurant (A3) use.
- Planning permission has been granted for change of use of the upper floors to 9 studio flats. The works have been implemented.
- Local Authority: Leicester City Council (0116) 454 1000.

Energy Performance Certificate:
Rating 165, Band G.

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Estimated Rental Value (for the whole property):
Ground Floor: £27,500
9 Studio Flats: £63,000
Total: £90,500 pax.

Tenure:
- Freehold, part vacant and part subject to existing lease.
- Ground floor and basement let on a new 10 year IRI lease from 15.11.19 at a rent of £27,500 pax with 5 year rent reviews and break clause option.

Solicitors:
Shakespeares Martineau, Two Colton Square, Leicester LE2 1QH
Tel: (0116) 281 6943 ~ Ref: H Lockley

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 £1,080 (incl VAT).

LOT 17

357 Station Road, Bagworth, Coalville, Leicestershire LE67 1BL

GUIDE PRICE: £70,000 - £80,000

RESIDENTIAL

On behalf of EMH Homes

emh homes

Location:
The property is located near to the junction of Jackson Road and Nisa Local store.

Description:
A 3 bedroom terrace with gas central heating and double glazing. The property requires modernisation.

Accommodation:
Ground Floor:
2 reception rooms, kitchen, bathroom.

First Floor:
3 bedrooms.

Outside:
Front garden, yard and separate garden (split via a shared access service road).

Note:
- The property requires modernisation.
- The sale will be subject to the Buyer paying the Seller's legal and auctioneer's fees.
- No offers will be accepted on this lot prior to the auction.

Tenure:
Freehold.

Energy Performance Certificate:
Rating 26, Band F.

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

LOT 18

65 & 65A Bateman Road, New Parks, Leicester LE3 9HF

GUIDE PRICE: £125,000 - £135,000

COMMERCIAL / RESIDENTIAL

On behalf of PA Housing

Paragon Asra PA Housing

Location:
The property is located at the junction of Bloxham Road opposite to Londis store.

Description:
A 2 storey semi detached property with ground floor offices and a one bedroom self contained flat above.

Accommodation:
Ground Floor:
Office/Sales Area: 253 sqft (23.5 sqm)
Store room: 123 sqft (11.4 sqm)
Conservatory, kitchenette, w.c.

Outside:
Rear garden.

First Floor:
Lounge, kitchen, bedroom, bathroom.

Outside:
Rear garden.

Note:
- The sale will be subject to the Buyer covering the Seller's costs incurred in the sale of the property.
- No offers will be accepted on this lot prior to the auction.

Tenure:
Freehold.

Energy Performance Certificate:
65: Pending.
65A: Rating 67, Band D.

Solicitors:
Shakespeare Martineau, Two Colton Square, Leicester LE1 1QH
Tel: (0116) 257 4466 ~ Ref: L Garratt

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

NEXT AUCTION DATE:
12 February 2020
Entries now being taken

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

LOT
19

210 Clarendon Park Road, Leicester LE2 3AG

GUIDE PRICE: £200,000 - £220,000

COMMERCIAL / RESIDENTIAL

Location:
The property is located in the popular area of Clarendon Park, near to Avenue Infant School between Queens Road and Welford Road.

Description:
A well presented refurbished two storey retail property of approximately 860 sqft and 2 bedroom residential accommodation above. There is potential for a loft conversion.

Accommodation:
Ground Floor:
Extended Retail Area: 860 sqft (79.8 sqm)
WC.

First Floor:
Large lounge, kitchen, utility room, 2 bedrooms, bathroom.

Outside:
Rear yard with store.

Note:
- Extended completion of 8 weeks, if required.
- The property was fully re-roofed in 2017.
- Previously marketed for £259,500.

Planning:
- The property has existing shops (A1) use.
- Potential for other uses subject to planning ie., restaurant (A3), takeaway (A5).
- Local Authority: Leicester City (0116) 454 3000.

Tenure:
Freehold.

Energy Performance Certificate:
Rating 72, Band C.

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

Joint Agent:
Andrew Granger & Co.

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 £1,080 (incl VAT).

LOT
20

Former King William Public House, The Hollow, Earl Shilton, Leicester LE9 7NA

GUIDE PRICE: £600,000 - £625,000

COMMERCIAL/RESIDENTIAL DEVELOPMENT

Location:
The property is located in the town centre at the junction of Wood Street and Station Road.

Description:
A former public house of approximately 6,039 sqft with rear car park on a site area of 0.67 acres. Planning has been granted for the conversion of the building to 11 apartments and an application submitted for the development of the car park to 17 apartments.

Accommodation:
Cellar:
GIA: 431 sqft (40 sqm)

Ground Floor:
Large bar area, 2 lounges, lobbies, kitchen, 3 store rooms, w.c's.
GIA: 4,090 sqft (380 sqm)

First Floor:
Kitchen, 4 bedrooms, bathroom, 2 store rooms.
GIA: 1,518 sqft (141 sqm)

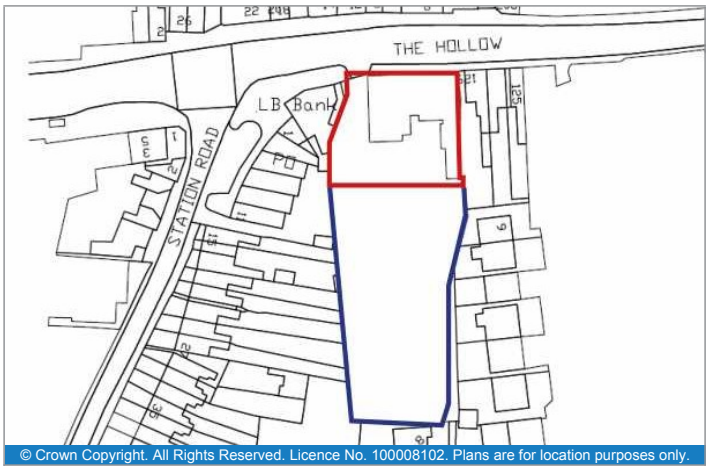
Total GIA: 6,039 sqft (562 sqm) approx.

Outside:
Vehicular side access to rear garden with seating area.

Site Area: 0.67 acres (0.27 hectares)

Planning:
- Existing drinking establishment (A4) use.
- Planning has been granted for the conversion of the public house to 11 apartments.
- Planning Application No 18/00556/FUL dated 30.08.18.
- Planning has been submitted for the development of 2 blocks to the rear providing a further 17 apartments.
- Planning Application No. 18/00987/OUT (a decision is imminent).
- Local Authority: Hinckley & Bosworth Council (01455) 251137.

Note:
- The auctioneers have not inspected the property.
- Extended completion of 8 weeks.



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Tenure:
Freehold.

Energy Performance Certificate:
Rating 101, Band E.

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

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

NEXT AUCTION DATE:
12 February 2020
Entries now being taken

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

LOT
21

The Cape of Good Hope, Billingsley, Bridgnorth, Shropshire WV16 6PG

GUIDE PRICE: £400,000 - £425,000

COMMERCIAL / RESIDENTIAL DEVELOPMENT

Location:
The property is located on the main B463 road, 4 miles from Bridgnorth.

Description:
A substantial detached 2 storey former public house of approximately 4,617 sqft on a site area of 0.4 acres with 4 bedroom residential accommodation above. Planning has been granted for the development of 5 houses with garages.

Accommodation:
Cellar

Ground Floor:
Bars and trading areas, seating for approximately 104 covers, kitchen, cold store, preparation area, wc's.

First Floor:
Lounge, kitchen, 4 bedrooms, bathroom.

Total GIA: 4,617 sqft (429 sqm) approx.

Outside:
Gardens, car park.

Site Area: 0.4 acres (0.18 ha) approx.

Proposed Development- each property:
Ground Floor:
Entrance hall, open plan living/dining area, kitchen, cloakroom, store.

First Floor:
3 bedrooms, bathroom.

Outside:
Gardens and garage.

Note:
- FOR SAFETY REASONS no person is allowed into the buildings.

Planning:
- Property has existing drinking establishment (A4) use.
- Planning has been granted for the demolition of the public house and the development of 5 houses comprising one detached dwelling and 4 semi-detached dwellings with garages.
- Planning Application No. 18/04532/FUL dated 15.10.18.
- Local Authority: Shropshire Council 0345 678 9004.

Tenure:
Freehold.

Energy Performance Certificate:
Rating 64, Band D.

Solicitors:
ANB Law, Kingswood House, 168 Park Road, Peterborough PE1 2UF
Tel: (01733) 565900 ~ Ref: T Deen

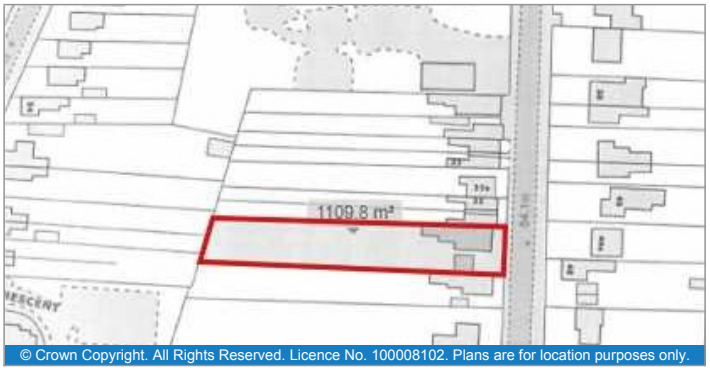
IMPORTANT NOTICE:
All purchasers will be required to produce proof of identity (2 forms), as well as their 10% deposit (no cash deposits)

BUYERS FEE:
The successful purchaser will be required to pay the Auctioneers a buyer's fee of £1,080 (incl VAT).

LOT
22

39A & 39B Leicester Road, Shepshed, Loughborough LE12 9DF

GUIDE PRICE: £175,000 - £185,000



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RESIDENTIAL / PART INVESTMENT

Location:
The property is located near to Forest House Surgery.

Description:
An end terrace property on a site area of approximately 0.27 acres. The property has been converted to 2x2 bedroom self contained flats with 2 garages, electric storage heating and double glazing. Potential to develop to the rear of the property subject to planning.

Accommodation:
Ground Floor:
Entrance hall.

Ground Floor Flat - 39B:
Entrance hall, lounge, 2 bedrooms, kitchen, utility area, bathroom.

First Floor Flat - 39A:
Entrance hall, lounge, kitchen, 2 bedrooms, bathroom, store.

Outside:
Front driveway, 2 garages, shared side access, large rear garden.

Planning:
- Potential to develop to the side and rear of the property subject to planning permission.
- Local Authority: Charnwood Borough Council (01509) 634570.

Note:
- F/F Flat ERV: £5,100 pax.
- Total ERV: £10,500 pax.
- Previously marketed for £250,000.

Tenure:
- Freehold, part vacant and part subject to existing tenancy.
- G/F Flat let on a 12 months AST from 30.06.17 at £5,400 pax.

Energy Performance Certificate:
G/F Flat: Rating 50, Band E.
F/F Flat: Rating 58, Band D.

Solicitors:
Woolley, Beardsley & Bosworth Solicitors, 29 Rectory Place, Loughborough LE11 1UW
Tel: (01509) 212266 ~ Ref: S Riozzi

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

NEXT AUCTION DATE:
12 February 2020
Entries now being taken

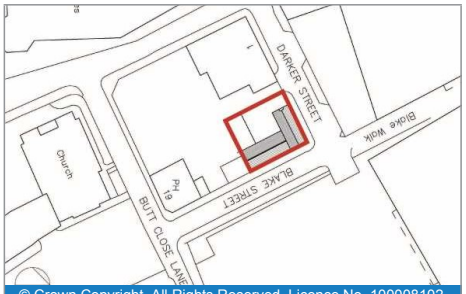
Kal Sangra SHONKI BROTHERS
85 Granby Street, Leicester LE1 6FB
Tel: 0116 254 3373
Email: info@shonkibrothers.com
www.shonkibrothers.com

LOT
23

3 Darker Street, Leicester LE1 4AQ

GUIDE PRICE: £300,000 - £325,000

Feasibility drawing for 20 student studio units and communal space



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Plans are for location purposes only.

FORMER FACTORY / RESIDENTIAL DEVELOPMENT

Location:
The property is located in the city centre near Highcross shopping centre and on the corner of Blake Street which is off Church Gate.

Description:
A Grade II listed part 3 and part 2 storey former factory premises of approximately 2,909 sqft on a site area of 2,950 sqft. The property requires structural repair and renovation.

Accommodation:
Ground Floor:
1,311 sqft (121.9 sqm)
First Floor:
1,223 sqft (113.7 sqm)
Second Floor:
375 sqft (34.9 sqm)
TOTAL NIA: 2,909 sqft (270.5 sqm) approx.

Outside:
Yard.

Note:
The property may qualify for Urban Development & Historic Building grants.

Planning:
- A Pre-Planning Application has been submitted for extension and change of use to a 12 bedroom boutique hotel/conference centre/restaurant/bar extension.
- Pre-Application Ref. 201990398P.
- A new scheme based on pre-planning advice for 20 student studio units and communal space has been drawn for illustrative purposes.
- Planning permission had been granted for demolition of part of the building, change of use from factory to recording studio and a one bedroom flat, this has lapsed.
- Planning Permission No. 20141993 and Listed Building Consent No. 20141994 dated 17.04.15.
- Local Authority: Leicester City (0116) 454 1000.

Note:
FOR SAFETY REASONS viewings will be restricted to some parts of the buildings.

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 £1,080 (incl VAT).

LOT 24

47 Prospect Hill, Highfields, Leicester LE5 3RT

GUIDE PRICE: £140,000 - £150,000

RESIDENTIAL

On behalf of EMH Homes

emh homes

Location:
The property is located off St Saviours Road/Green Lane Road and near to Spinney Hill Park.

Description:
A 4 storey terrace with 3 bedrooms, gas central heating and double glazing. The property requires modernisation.

Accommodation:

Lower Ground Floor:
Kitchen.

Ground Floor:
2 reception rooms.

First Floor:
2 bedrooms, bathroom.

Second Floor:
Bedroom.

Outside:
Rear garden with outhouses.

Note:
- The property requires modernisation.
- The sale will be subject to Buyer paying the Seller's legal and auctioneer's fees.
- No offers will be accepted on this lot prior to the auction.

Tenure:
Freehold.

Energy Performance Certificate:
Rating 59, Band D.

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

LOT 25

37 Sylvan Street, Newfoundpool, Leicester LE3 9GU

GUIDE PRICE: £85,000 - £95,000

RESIDENTIAL

On behalf of Leicester City Council

Leicester City Council

Location:
The property is located off Beatrice Road which is off Fosse Road North.

Description:
A 2 bedroom mid-terrace house requiring complete modernisation/repair.

Accommodation:

Ground Floor:
2 reception rooms, kitchen.

First Floor:
2 bedrooms, bathroom.

Outside:
Front and rear garden with 2 outbuildings.

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

Tenure:
Freehold.

Energy Performance Certificate:
Rating 19. Band G.

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

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

NEXT AUCTION DATE:
12 February 2020
Entries now being taken

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

Kal Sangra
SHONKI BROTHERS

REGISTRATION FORM

BUYERS NUMBER

Number:

Buyers required to register at reception by completing this form. You will then be allocated a bidding number for the auction sale.

I confirm that I will purchase Lots with full knowledge and acceptance of the Conditions of Sale, addendum and the terms of business (legal pack available on request) and will pay the required deposit and buyer's premium once the hammer has fallen.

BIDDERS DETAILS – *please print*

Name: Mr/ Mrs / Miss / Ms First Name: _____ Surname: _____

Address: _____

Telephone: Home: _____ Mobile: _____

Email Address: _____ Fax: _____

COMPANY DETAILS – *if applicable*

Company Name: _____

We require identification from each list. Only original documents will be accepted:

- ☐ A corporation certificate / company letterhead
- ☐ VAT certificate
- ☐ Evidence of Directors identity and address as mentioned
- ☐ A letter of authority from the company

IDENTIFICATION – *any person buying or bidding must produce 2 forms of identification to confirm their identity. We require identification from each list. Only original documents will be accepted.*

Identity Documents:

- ☐ Valid photo card driving licence *
- ☐ Valid passport
- ☐ Armed forces ID card
- ☐ Firearms or shotgun certificate
- ☐ EU member state identity card
- ☐ Residence permit issued by the Home Office together with own country's passport
- ☐ A government issued document (without a photograph) if it has your full name AND SUPPORTED BY a document having full name and date of birth or full name and residential address.

Evidence of Address:

- ☐ Recent local council tax bill
- ☐ Current full driving licence (if not used for identity)
- ☐ State pension benefit documentation
- ☐ Most recent original mortgage statement from a recognised lender
- ☐ Local council or housing association rent card or tenancy agreement
- ☐ Inland revenue self-assessment statement, tax demand, notification of PAYE coding, tax credit notification

** Please note that a driving licence can be used as evidence of either identity or address, it cannot be used for both*

METHOD OF PAYMENT – *please indicate your method of payment of the 10% deposit and buyer's premium*

☐ Building Society Cheque ☐ Bankers Draft ☐ Credit Card * ☐ Debit Card ☐ Personal Cheque

**** 2.75% surcharge applicable***

SOLICITORS DETAILS

Solicitor : _____ Telephone: _____

Address: _____

WOULD YOU LIKE TO GO ONTO OUR AUCTION MAILING LIST: ☐ YES ☐ NO

IMPORTANT NOTICE:
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 £1,080 (incl VAT).

MEMORANDUM OF AGREEMENT OF SALE
SHONKI BROTHERS LTD - AUCTIONS

LOT NUMBER

Agreement Date: :

Seller: :

: of

:

Buyer: :

: of

:

Property: : **ALL THAT** property described in the Seller's Special Conditions of Sale relating to the above Lot Number and known as

:

:

Completion Date :

Purchase Price : **£**
plus VAT (if applicable)

Buyer's Premium : **£**
(to be paid to Shonki Brothers Ltd)

Searches etc : **£**

Balance : **£**

Less Deposit etc Paid : **£**

Balance Due : **£**

The Seller shall sell and the Buyer shall buy the Property for the Purchase price agreed on the fall of the hammer subject to the Common Auction Conditions (Edition 3) 3 August 2009 as amended by Seller's General conditions and Special conditions (annexed hereto).

Note: A copy of the Common Auction Conditions (Edition 3) 3 August 2009 are available for inspection at the Seller's Auctioneer's offices prior to the Auction and the Buyer is deemed to have inspected and familiarised himself/herself with such conditions prior to the Auction whether he/she has done so or not.

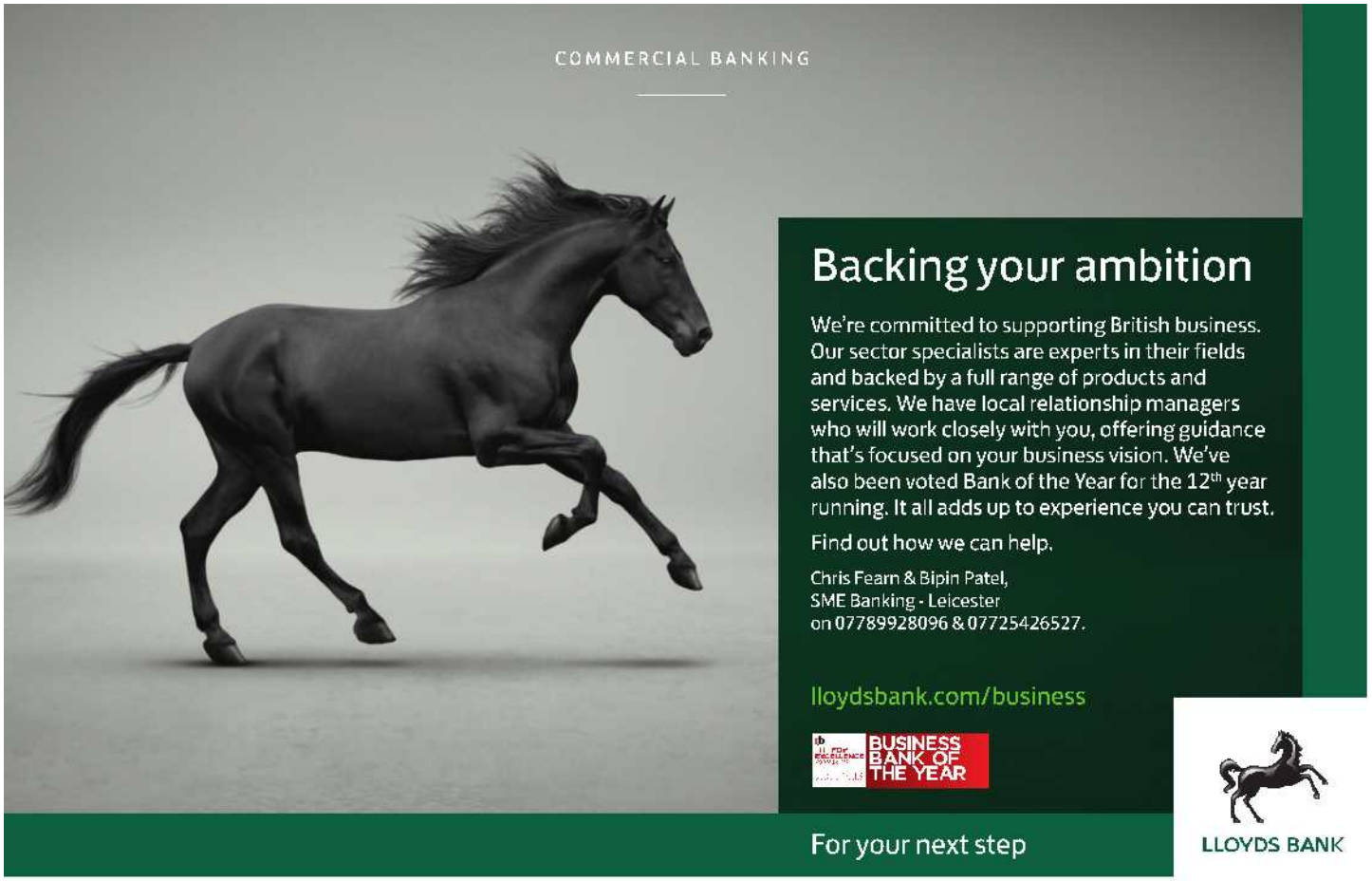
The Auctioneer acknowledges receipt of the Deposit as Agent for the Seller in part payment of the purchase price.

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

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

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

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



Calls may be monitored or recorded. Please note that any data sent via e-mail is not secure and could be read by others. FDs' Excellence Awards supported by Real Business.
For more information visit **lloydsbank.com/bankoftheyear**

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AUCTION VENUE

Mercure Leicester The Grand Hotel

Granby Street, Leicester LE1 6ES Tel: 0116 214 9257

The hotel is conveniently located just 300m from the Leicester train station and is just a short walk from the city's Highcross Shopping Centre. On-site parking is available (on a first come basis).

From the M1 (junction 21) and M69 (junction 1) follow the A5460 towards Leicester. Turn right at the next sets of traffic lights into Upperton Road. Follow signs for city centre after a mile you will come to a T Junction with LRI on the left and Tigers on the right. Take a right hand turn and follow traffic to the left. Follow the signs for railway station and go through four sets of lights, at the fifth bear left onto Charles Street then take your first left onto Northampton Street, at the T Junction right onto Granby Street. The next sets of traffic lights take turn left into Belvoir Street, left into Stamford Street and left into Chatham Street where you will find car park on the left.

Kal Sangra

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