

# Kal Sangra

SHONKI BROTHERS



**AUCTION**

**Wednesday 25 September 2019 at 6.00pm**



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



# Auction: Wednesday 25 September 2019



**Welcome to our September auction sale.** Our average sales success over 4 auctions has been 88%. To date this year we have seen the volume of sales rise with each passing month. Historically sales during the summer months, in particular August, are subdued. It has been a different story this year with sales at their highest levels since 2015. The number of agreed sales has risen by 6.1% since this time last year. The latest figures are suggestive that the nation has started to look beyond Brexit and are focusing on the more salient points such as an improved economy, affordability and realistic expectations of sellers. Yes, prices have stabilised but this is simply a long-overdue market correction. Above all I think the general consensus is that the delay in getting Brexit over the line has posed the question how long can you put your life on hold for the unknown. To put this into perspective some of our residential and larger commercial properties have had offers over the asking price accepted within 2 weeks of marketing.

Of course, on the other side of the coin the rise in the number of sales could simply be because buyers are looking to complete deals before the October Brexit deadline. Like I have said many times before, property is still the best form of long-term investment and even if prices drop during a period of uncertainty, the market will quickly correct itself. The ongoing lack of supply, which has

been a long term problem, is the most important factor in influencing prices, buyers are fully aware of this and are responding accordingly by snapping up properties. Latest figures show that there are just 825 homes for every 1,000 families across the country and build targets continue to not be met.

Landlords continue to put their faith in bricks and mortar by purchasing buy-to-let property. Rents are increasing due to the introduction of the tenant fee ban in June and are likely to rise further due to lack of stock, so now is a good time to be a landlord as long as the deal stacks up. Generally, buyers should be taking advantage of the incredibly low mortgage rates and there is the option to fix into a low rate which will provide security but there are enough flexible products should rates change. The Help to Buy Scheme, which has been extended until March 2023, is good news for first time buyers and at the same time will encourage builder output.

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, please 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 be agreed by prior arrangement. Please contact us for a registration form.

#### **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 20 November 2019, so do contact us if you are considering selling and require an Auction appraisal.

The auction team look forward to welcoming you on Wednesday 25 September 2019.

A blue ink handwritten signature, appearing to read 'K S Sangra', is written over a light blue background.

**K S Sangra FRICS FNAVA**  
Auctioneer



# Order of Sale

LOT	PROPERTY ADDRESS
1	80 Alfreton Road, Selston, Nottingham NG16 6DQ
2	6 Main Road, Asfordby Valley, Melton Mowbray, Leicestershire LE14 3SP
3	109-109A Turnbull Drive, Leicester LE3 2JW
4	105 Melton Road, Leicester LE4 6QS
5	21 Kestrel Avenue, Woodville, Swadlincote, Derbyshire DE11 7QG
6	2 The Lawns, Rolleston-on-Dove, Burton-on-Trent, Staffordshire DE13 9BZ
7	180 Burbank Street, Hartlepool, Cleveland TS24 7JW
8	55 Byron Road, Annesley, Nottingham NG15 0AG
9	62 High Street, Long Eaton, Nottingham NG10 1LP
10	44-46 Highgate Road, Sileby, Leicestershire LE12 7PP
11	65 & 65A Bateman Road, New Parks, Leicester LE3 9HF
12	98 Institute Street, Stanton Hill, Sutton-in-Ashfield, Nottinghamshire NG17 3HD
13	Chasers, 15 Free Lane, Leicester LE1 1JX
14	18 Byron Street, Newstead Village, Nottingham NG15 0BG
15	155 Burder Street, Loughborough, Leicestershire LE11 1JJ
16	151 Hermitage Road, Whitwick, Coalville, Leicestershire LE67 5EL
17	29 Wigston Street, Countesthorpe, Leicester LE8 5RP
18	28 Oak Close, Burbage, Hinckley, Leicestershire LE10 2JX
19	36 Trigo Close, Leicester LE4 1DD
20	26 Welbeck Avenue, Leicester LE4 0ED
21	Elms Farm, Thurlaston Lane, Earl Shilton, Leicestershire LE9 7EF



**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.

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.

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.

### Measurements, Location Plans, Photographs & Access:

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

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

Each lot will be sold in accordance with the Title Documentation as the

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

#### 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  
1

80 Alfreton Road, Selston, Nottingham NG16 6DQ

GUIDE PRICE: £45,000 - £50,000



## RESIDENTIAL

On behalf of EMH Homes



### Location:

The property is located near to Church Lane/Crescent Road junction between the Town Green enclosed play area and Selston Country Park.

### Description:

A terrace property with 2 bedrooms, gas central heating and double glazing. The property requires modernisation.

### Accommodation:

#### Ground Floor:

2 reception rooms, kitchen.

#### First Floor:

2 bedrooms, bathroom.

#### Outside:

Rear garden, 2 stores and potential car park space to the rear.

### Note:

- The property requires modernisation.
- 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 54, Band E.

### Solicitors:

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



LOT  
2

6 Main Road, Asfordby Valley, Melton Mowbray, Leicestershire LE14 3SP

GUIDE PRICE: £100,000 - £105,000



## RESIDENTIAL

### Location:

The property is off A6006 Melton Road and near to the corner of Brook Crescent.

### Description:

A well presented 2 bedroom end terrace with recently fitted gas central heating boiler and majority double glazing.

### Accommodation:

#### Ground Floor:

2 reception rooms, fitted kitchen.

#### First Floor:

2 bedrooms, bathroom.

### Outside:

Landscaped rear garden.

### Note:

Previously marketed for £120,000.

### Tenure:

Freehold.

### Energy Performance Certificate:

Rating 50, Band E.

### Solicitors:

Lawson-West Solicitors, Roman Way, Market Harborough LE16 7PQ  
Tel: (01858) 445480 ~ Ref: C Sheehan



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### IMPORTANT NOTICE:

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

NEXT AUCTION DATE:

**20 November 2019**

Entries now being taken



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

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

**LOT  
3**

**109-109A Turnbull Drive, Leicester LE3 2JW**

**GUIDE PRICE: £190,000 - £200,000**



**COMMERCIAL / RESIDENTIAL**

**Location:**

The property is located off Narborough Road South on the corner of Edward Avenue and opposite the Co-operative Food store.

**Description:**

A mixed use property with ground floor retail unit of approximately 604 sqft, garage and a 4 bedroom self contained flat above. Planning permission has been granted to convert the flat to 2x1 bedroom flats.

**Planning:**

- Ground floor was previously used as a hairdressing salon (A1 use).
- Planning has been granted for internal and external alterations to allow sub-division of existing flat to create 2x1 bedroom flats including erection of external staircase
- Planning Permission No. 17/1003/FUL dated 08.09.17.
- Local Authority: Blaby District Council (0116) 272 7705.

**Note:**

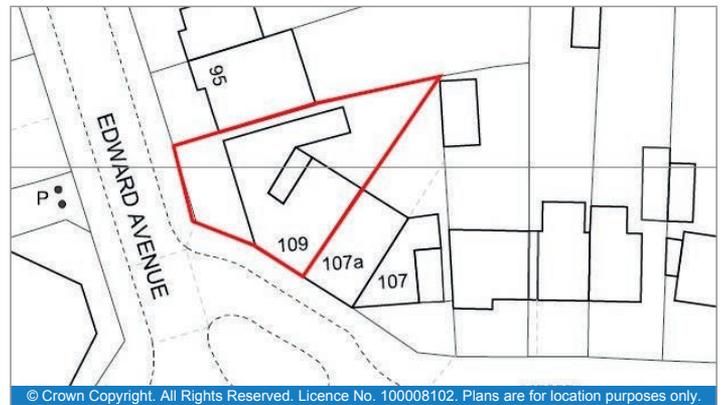
Previously marketed for £225,000.

**Tenure:**

Freehold.

**Solicitors:**

Josiah Hincks, The Manse, 22 De Montfort Street, Leicester LE1 7GB  
Tel: (0116) 255 1811 ~ Ref: J Jones



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**Accommodation:**

Floor	Description	Use	SQFT (SQM)	EPC
Ground	Retail	Shop	519 (48)	82, D
		Kitchen	39 (4)	
		Store	46 (4)	
			604 (56)	
	Flat	Lounge		44, E
		Kitchen		
First		4 bedrooms, bathroom		
Outside	Rear garden, 2 parking spaces Garage			
			398 (37)	

**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  
4

105 Melton Road, Leicester LE4 6QS

GUIDE PRICE: £230,000 - £235,000



## COMMERCIAL / RESIDENTIAL

### Location:

The property is located near to the Colosseum within Leicester's Golden Mile.

### Description:

A ground floor retail unit of approximately 1,981 sqft with a self contained one bedroom flat above. The property requires complete modernisation. There is potential to convert the upper floors into 3 studio flats.

### Accommodation:

#### Ground Floor:

Retail area, office, store room.  
GIA: 1,981 sqft (184 sqm)

#### First Floor:

Reception hall, lounge, kitchen, bedroom, bathroom.

#### Outside:

Rear yard.

ERV: (once modernised).

G/F Retail: £12,000 pax.  
3 Studio Flats: £16,000 pax.  
Total: £28,000 pax.

### Planning:

- Potential to convert the upper floors into 3 studio flats subject to planning.
- Local Authority: Leicester City (0116) 454 1000.

### Note:

The property requires complete modernisation.

### Tenure:

Freehold.

### Energy Performance Certificate:

105: Rating 141, Band F.  
Flat: pending.

### Solicitors:

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

LOT  
5

21 Kestrel Avenue, Woodville, Swadlincote, Derbyshire DE11 7QG

GUIDE PRICE: £95,000 - £105,000



## RESIDENTIAL

On behalf of EMH Homes



### Location:

The property is located at the end of a cul-de-sac, off Nightingale Drive which is off Merlin Way.

### Description:

A semi detached property with 2 bedrooms, garage, gas central heating and double glazing.

### Accommodation:

#### Ground Floor:

Lounge, kitchen, conservatory.

#### First Floor:

2 bedrooms, bathroom.

#### Outside:

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

### 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:

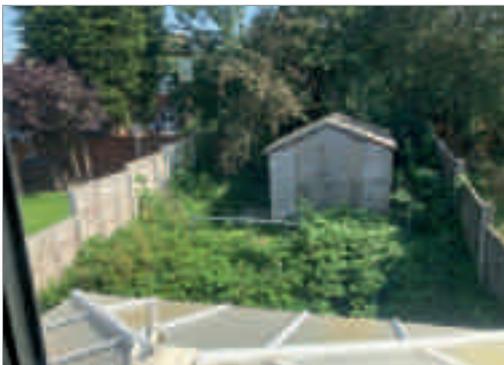
Freehold.

### Energy Performance Certificate:

Rating 36, Band F.

### Solicitors:

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



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### IMPORTANT NOTICE:

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

NEXT AUCTION DATE:

**20 November 2019**

Entries now being taken



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

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

**LOT  
6**

**2 The Lawns, Rolleston-on-Dove, Burton-on-Trent, Staffordshire DE13 9BZ**

**GUIDE PRICE: £300,000 - £325,000**



**COMMERCIAL / RESIDENTIAL INVESTMENT**

**Location:**

The property is located just off Burnside and opposite The Co-operative Food store.

**Description:**

The property comprises of a salon with a one bedroom self contained flat above and a 2 bedroom end town house.

**Planning:**

- Planning permission has been granted for sub-division of the property to hairdressing salon on the ground floor with flat above and a separate dwelling.
- Planning Application No. P/2017/01436 dated 09.03.18.
- Local Authority: East Staffordshire Borough Council 01283 508576.

**Note:**

The Auctioneers have not inspected the property.

**Tenure:**

Freehold, part subject to tenancy and lease.

**Accommodation & Tenancies:**

Property	Floor	Use/Accommodation	EPC	Tenancy/Lease	Rent £ pa inc
House	Ground	Entrance hall, through lounge/diner, kitchen, conservatory, w.c.	66, D		
	First	2 bedrooms one with en-suite, bathroom, 2 stores			
	Outside	Rear patio garden, side garden and driveway, off road parking for 2 cars			
Shop	Ground	Large L shaped salon of 828 sqft, rear room, small kitchen, w.c.	pending	3 years from March 2018	9,100
Flat	First	Lounge, kitchen, bedroom, bathroom	71, C	6 months AST from 12.10.18	7,680
Current Rental Value					16,780



**Solicitors:**

Else Solicitors LLP, First Avenue, Burton upon Trent, Staffordshire DE14 2WE  
Tel: (01283) 526200 ~ Ref: N Etherington

**Joint Agent:**

Foster Corley

**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  
7

180 Burbank Street, Hartlepool, Cleveland TS24 7JW

GUIDE PRICE: £15,000 - £20,000



## RESIDENTIAL

### Location:

The property is located near to Ward Jackson C of E School on Clark Street.

### Description:

A terrace property with 3 bedrooms. The property requires complete modernisation.

### Accommodation:

#### Ground Floor:

Lounge, kitchen/diner.

#### First Floor:

3 bedrooms, bathroom.

#### Outside:

Rear garden.

### Note:

- The property requires complete modernisation.
- ERV: £6,000 pax (once modernised).
- The Auctioneers have not inspected the property.

### Tenure:

Freehold.

### Energy Performance Certificate:

Rating 68, Band D.

### Solicitors:

Bright Legal Solicitors, 34 Belgrave Gate, Leicester LE1 3GP

Tel: (0116) 262 7857 ~ Ref: P Akhtar



LOT  
8

55 Byron Road, Annesley, Nottingham NG15 0AG

GUIDE PRICE: £55,000 - £60,000



## RESIDENTIAL

### On behalf of 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, gas central heating and double glazing. The property requires modernisation.

### Accommodation:

#### Ground Floor:

2 reception rooms, kitchen, bathroom.

#### First Floor:

3 bedrooms.

#### Outside:

Rear garden with outbuildings.

### 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 65, Band D.

### Solicitors:

Browne Jacobson, Mowbray House, Castle Meadow Road, Nottingham NG2 1BJ

Tel: (0330) 045 2242 ~ Ref: R Patel



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NEXT AUCTION DATE:

**20 November 2019**

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

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

LOT  
9

62 High Street, Long Eaton, Nottingham NG10 1LP

GUIDE PRICE: £240,000 - £250,000 PLUS VAT



## COMMERCIAL INVESTMENT

### Location:

The property is located in the pedestrianised part of the town centre, close to Market Place. Nearby occupiers include Santander, Boots, W H Smith and New Look.

### Description:

A two storey terraced property of approximately 1,105 sqft with 2 parking spaces. The property is currently let to Thomas Cook travel agents.

### Accommodation:

#### Ground Floor:

Retail Area: 650 sqft (60 sqm)

#### First Floor:

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

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

### Outside:

2 rear car parking spaces accessed from Union Street, rear yard.

### Planning:

- The property has existing shops (A1) use.
- Local Authority: Erewash Borough Council (0115) 907 2244.

### Tenure:

- Freehold, subject to existing lease.
- The property is let on a 5 year FRI lease to Thomas Cook from 25.12.18 at £21,000 pax + VAT with a 3 year tenant break option.

### Energy Performance Certificate:

Pending.

### Solicitors:

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

Tel: (01530) 834 466 ~ Ref. 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 Auctioneers a buyer's fee of £1,080 (incl VAT).

# Kal Sangra

SHONKI BROTHERS

## NEXT AUCTION 20 November 2019



# Your property matters!

**Kal Sangra**  
SHONKI BROTHERS

We will look after your interest at every level, from the initial valuation to sale and completion!

Kal

0116 254 3373

**Kal Sangra**  
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We don't believe in waiting for things to happen, we make them happen!

Aman

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Why wait when we can get the deal done for you!

Kaleem

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Our passion and dedication, will achieve that sale - trust in us!

Marlis

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Your property matters!

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If you want to sell - we make it happen!

Harjit

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Your property matters!

**Kal Sangra**  
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At Kal Sangra - Shonki Brothers, teamwork is our middle name, we will get the job done, together!

Joe

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Your property matters!

**Kal Sangra**  
SHONKI BROTHERS

We guarantee a service that will centre around you!

Amanpreet

0116 254 3373

Your property matters!



# 0116 254 3373



85 GRANBY STREET, LEICESTER LE1 6FB

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



**LOT  
10****44-46 Highgate Road, Sileby, Leicestershire LE12 7PP****GUIDE PRICE: £375,000 - £385,000****COMMERCIAL / RESIDENTIAL INVESTMENT****Location:**

The property is located off Ratcliffe Road near to Sileby Memorial Park.

**Description:**

A large 3 storey mixed use building comprising lock-up retail shop of approximately 503 sqft and 3 self-contained flats having one, two and three bedrooms. The flats benefit from uPVC double glazing.

**Planning:**

Local Authority: Charnwood Borough Council (01509) 634737.

**Tenure:**

Freehold, subject to existing tenancies/lease.

**Solicitors:**

Headleys Solicitors, 39A Station Road, Lutterworth, Leicestershire LE17 4AP

Tel: (01455) 554466 ~ Ref: K McCole

**Accommodation & Tenancies:**

Property, Floor	Use	Accommodation	EPC Rating, Band	Tenancy / Lease	Rent (£) pax
44A, Ground	Self-contained flat	Lounge, kitchen, bedroom, bathroom	62, D	12 months Assured Shorthold Tenancy from 31.01.18	5,700
44, First & Second (accessed from rear)	Self-contained flat	Lounge, kitchen, 2 bedrooms, bathroom	65, D	6 months Assured Shorthold Tenancy from 31.03.17	6,600
46, Ground	Lock-up retail unit	503 sqft (47 sqm)	66, C	10 year IRI lease from March 2015, with 3 year tenant break option	7,500
46A, First & Second (accessed from rear)	Self-contained flat	Lounge, kitchen, 3 bedrooms, bathroom	67, D	12 months Assured Shorthold Tenancy from 01.02.18	6,900
Outside	Forecourt providing one parking space per tenant, side gated access to 2 flats and rear gardens				
Current Rental Income					26,700

**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  
11

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

GUIDE PRICE: £140,000 - £150,000



## COMMERCIAL / RESIDENTIAL

On behalf of 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 retail unit and a one bedroom self contained flat above.

### Accommodation:

#### Ground Floor:

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



LOT  
12

98 Institute Street, Stanton Hill, Sutton-in-Ashfield, Nottinghamshire  
NG17 3HD

GUIDE PRICE: £40,000 - £45,000



## RESIDENTIAL

On behalf of EMH Homes



### Location:

The property is located off B6028 Stoneyford Road near to the Brand Lane and Longden Terrace junction.

### Description:

A 3 bedroom end terraced property with gas central heating and double glazing. The property requires modernisation.

### Accommodation:

#### Ground Floor:

2 reception rooms, kitchen, lobby, bathroom

#### First Floor:

3 bedrooms.

#### Outside:

Rear garden.

### Note:

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

- The property requires modernisation.
- The sale will be subject to the Buyer paying the Seller's legal and auctioneer's fees.

### Tenure:

Freehold.

### Energy Performance Certificate:

Rating 64, Band D.

### Solicitors:

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



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### IMPORTANT NOTICE:

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

NEXT AUCTION DATE:

**20 November 2019**

Entries now being taken



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

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

LOT  
13

Chasers, 15 Free Lane, Leicester LE1 1JX

GUIDE PRICE: £270,000 - £280,000



## COMMERCIAL INVESTMENT

### Location:

The property is located in the city centre off Halford Street and near to Charles Street.

### Description:

A 3 storey commercial property of approximately 1,728 sqft currently used as a nightclub and fully licensed adult club.

### Accommodation:

**Ground Floor:** Nightclub/bar.

**GIA:** 880 sqft (81.8 sqm)

**First Floor:** Adult club, bar area.

**GIA:** 424 sqft (39.4 sqm)

### Second Floor:

Offices, w.c's.

**GIA:** 424 sqft (39.4 sqm)

**Total GIA:** 1,728 sqft (160.7 sqm) approx.

### Planning:

- We have been advised that the property has existing consent for drinking establishment (A4) and adult club use.
- Local Authority: Leicester City Council (0116) 454 3000.

### Tenure:

- Freehold, subject to existing lease.
- Let on a 7 year FRI lease from 20.04.15, at a rent of £25,000 pax with 3 yearly rent reviews.

### Energy Performance Certificate:

Rating 165, Band G.

### Solicitors:

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



LOT  
14

18 Byron Street, Newstead Village, Nottingham NG15 0BG

GUIDE PRICE: £90,000 - £95,000



## RESIDENTIAL

On behalf of EMH Homes



### Location:

The property is located off Musters Road which is off Hucknall Road and near to Newstead Primary School.

### Description:

A semi detached property with 3 bedrooms, gas central heating and double glazing. The property requires modernisation.

### Accommodation:

#### Ground Floor:

Entrance hall, lounge, kitchen, w.c.

#### First Floor:

3 bedrooms, bathroom.

#### Outside:

Front garden with off road parking, large rear garden overlooking open fields.

### Note:

- The property requires modernisation.
- 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 64, Band D.

### Solicitors:

Browne Jacobson, Mowbray House, Castle Meadow Road, Nottingham NG2 1BJ  
Tel: (0330) 045 2242 ~ 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  
15

155 Burder Street, Loughborough, Leicestershire LE11 1JJ

GUIDE PRICE: £100,000 - £105,000



## RESIDENTIAL

### Location:

The property is located near to Glebe Street corner close to the town centre and opposite the train station.

### Description:

An end terrace property with 2 bedrooms, gas central heating and double glazing. The property requires upgrading.

### Accommodation:

#### Ground Floor:

Entrance hall, 2 reception rooms, kitchen.

#### First Floor:

2 bedrooms, bathroom.

#### Outside:

Small rear yard.

### Tenure:

Freehold.

### Energy Performance Certificate:

Rating 65, Band D.

### Solicitors:

Hawley and Rogers, 23 Granby Street, Loughborough, Leicestershire LE11 3DY  
Tel: (01509) 230333 ~ Ref: B Mistry



LOT  
16

151 Hermitage Road, Whitwick, Coalville, Leicestershire LE67 5EL

GUIDE PRICE: £75,000 - £80,000



## RESIDENTIAL

### On behalf of EMH Homes



### Location:

The property is located adjacent to Hermitage Nursery and near to Hermitage Fishing Lake and Recreation Ground.

### Description:

An end terrace property with 2 bedrooms, gas central heating and double glazing. The property requires modernisation and structural repair.

### Accommodation:

#### Ground Floor:

Entrance hall, 2 reception rooms, kitchen.

#### First Floor:

2 bedrooms, bathroom.

#### Outside:

Small walled front forecourt, large rear garden with 2 outhouses.

### Note:

- The property requires modernisation and structural repair.
- 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 62, Band D.

### Solicitors:

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

16

### IMPORTANT NOTICE:

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

NEXT AUCTION DATE:

**20 November 2019**

Entries now being taken



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

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www.shonkibrothers.com

**LOT  
17**

**29 Wigston Street, Countesthorpe, Leicester LE8 5RP**

**GUIDE PRICE: £220,000 - £230,000**



## RESIDENTIAL DEVELOPMENT

### Location:

The property is located in the village centre on the corner of Dale Acre and opposite Countesthorpe Methodist Church.

### Description:

A detached industrial building of approximately 5,562 sqft on a site area of 221 sqm. The property has planning permission for conversion to 5 large duplex apartments.

### Accommodation:

#### Existing:

#### First & Second Floor:

Open plan industrial floor space on both floors, with the first floor having mezzanine.

Total GIA: 5,562 sqft (517 sqm)

#### Proposed Accommodation:

5 duplex one bedroom flats as follows:

Flat 1: 1,195 (111 sqm)

Flat 2: 861 (80 sqm)

Flat 3: 764 (71 sqm)

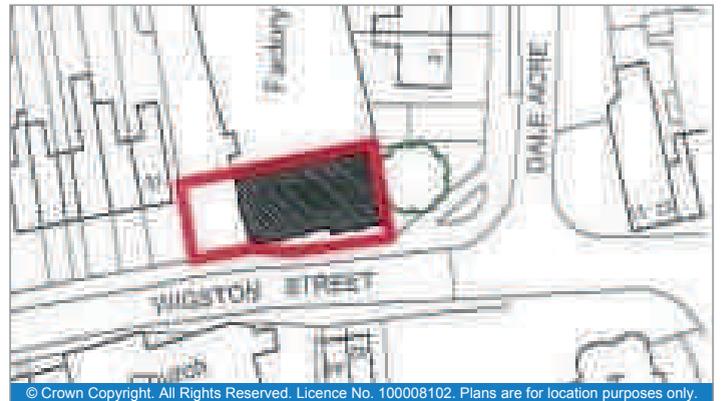
Flat 4: 743(69 sqm)

Flat 5: 775 (72 sqm)

#### Energy Performance Certificate:

Unit 1: Rating 89, Band D.

Unit 4: Rating 119, Band E.



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### Planning:

- Planning permission has been granted for conversion to 5 duplex apartments.
- Planning Application No. 16/1584/FUL dated 03.03.17.
- Local Authority: Blaby District Council (0116) 272 7705.

### Tenure:

Freehold.

### Solicitors:

IY Legal, 239B Uppingham Road, Leicester LE5 4DG

Tel: (0116) 276 3205 ~ Ref: IYusuf

### 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  
18

28 Oak Close, Burbage, Hinckley, Leicestershire LE10 2JX

GUIDE PRICE: £175,000 - £185,000



## RESIDENTIAL

On behalf of EMH Homes



### Location:

The property is located at the end of a cul-de-sac off Grange Drive which is off Coventry Road and near to Burbage House Health Centre.

### Description:

A semi-detached property with 3 bedrooms, full gas central heating and double glazing.

### Accommodation:

#### Ground Floor:

Entrance porch, lounge, kitchen.

#### First Floor:

3 bedrooms, bathroom.

#### Outside:

Front garden with side driveway providing off road parking, rear garden.

### Note:

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

### Tenure:

Freehold.

### Energy Performance Certificate:

Rating 54, Band E.

### Solicitors:

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



LOT  
19

36 Trigo Close, Leicester LE4 1DD

GUIDE PRICE: £30,000 - £35,000



photograph of whole block

## RESIDENTIAL

### Location:

The property is located in a cul-de-sac near to Beaumont Shopping Centre.

### Description:

A first floor one bedroom flat in need of complete modernisation and repair.

### Accommodation:

#### First Floor:

Entrance hall, lounge, kitchen, bedroom, store room, bathroom.

#### Outside:

Communal car park.

### Note:

- The property has been fire damaged and requires repair and modernisation.
- Estimated Rental Value: £5,700 pax (once works are completed).

### Tenure:

- Leasehold.
- 125 year lease from 2012.
- Ground Rent: Nil
- Service Charge: £660 pa approx.

### Energy Performance Certificate:

Pending.

### Solicitors:

IY Legal, 239B Uppingham Road, Leicester LE5 4DG  
Tel: (0116) 276 3205 ~ Ref: I Yusuf

## 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.

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

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

**LOT  
20**

**26 Welbeck Avenue, Leicester LE4 0ED**

**GUIDE PRICE: £90,000 - £100,000**



## RESIDENTIAL

### Location:

The property is located near to the ASDA store on Abbey Lane.

### Description:

A semi detached property with 3 bedrooms, gas central heating and aluminium double glazing. The property requires complete repair and modernisation.

### Accommodation:

#### Ground Floor:

Entrance porch, entrance hall, through lounge, kitchen with side lean-to.

#### First Floor:

3 bedrooms, bathroom, w.c.

#### Outside:

Front garden with off road parking, large rear garden.

### Note:

- The property requires complete repair and modernisation.
- No offers will be accepted prior to the auction.

### Tenure:

Freehold.

### Energy Performance Certificate:

Rating 45, Band E.

### Solicitors:

Dodds Solicitors LLP, 32 Friar Lane,  
Leicester LE1 5RA  
Tel: (0116) 262 8596 ~ Ref: K Jamal

### IMPORTANT NOTICE:

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

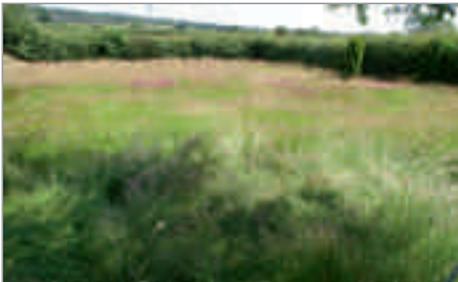
### BUYERS FEE:

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

**LOT  
21**

**Elms Farm, Thurlaston Lane, Earl Shilton, Leicestershire LE9 7EF**

**GUIDE PRICE: £260,000 - £280,000**



## RESIDENTIAL

### Location:

The property is located on Thurlaston Lane near to Church Street.

### Description:

A detached property on a site area of approximately 0.30 acres with 4 bedrooms, double garage, gas central heating and double glazing. The property requires modernisation.

### Accommodation:

#### Ground Floor:

Entrance hallway, 3 reception rooms, kitchen, utility room.

#### First Floor:

4 bedrooms, bathroom.

#### Outside:

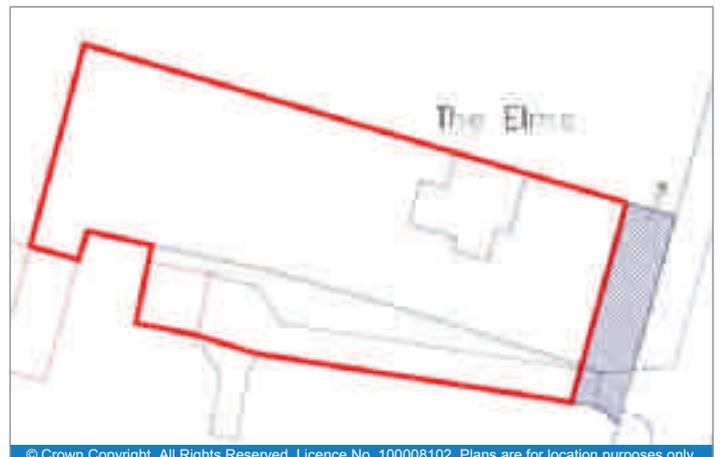
Front garden, side driveway to double garage, rear garden.

#### Site Area:

0.30 acres (1,460 sqyds) approx.

#### Note:

- The property requires modernisation.
- Vehicular and pedestrian access to the property is granted at all times across the area hatched blue.



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#### Tenure:

Freehold.

#### Energy Performance Certificate:

Rating 54, Band E.

#### Solicitors:

Knights PLC, 34 Pocklington Walk, Leicester LE1 6BU  
Tel: (0116) 242 1251 ~ Ref: S Rhodes

**20**

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

**NEXT AUCTION DATE:**  
**20 November 2019**  
Entries now being taken



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# 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:	Evidence of Address:
<input type="checkbox"/> Valid photo card driving licence *	<input type="checkbox"/> Recent local council tax bill
<input type="checkbox"/> Valid passport	<input type="checkbox"/> Current full driving licence (if not used for identity)
<input type="checkbox"/> Armed forces ID card	<input type="checkbox"/> State pension benefit documentation
<input type="checkbox"/> Firearms or shotgun certificate	<input type="checkbox"/> Most recent original mortgage statement from a recognised lender
<input type="checkbox"/> EU member state identity card	<input type="checkbox"/> Local council or housing association rent card or tenancy agreement
<input type="checkbox"/> Residence permit issued by the Home Office together with own country's passport	<input type="checkbox"/> Inland revenue self-assessment statement, tax demand, notification of PAYE coding, tax credit notification
<input type="checkbox"/> 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.	

\* 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.



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on 07789928096 & 07725426527.

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**IMPORTANT NOTICE:**

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

**BUYERS FEE:**

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

# 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**  
SHONKI BROTHERS

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