

Property auction catalogue

Monday 26th January, 2026
6.30pm start

DoubleTree by Hilton Hotel
Festival Park, Stoke-on-Trent
Staffordshire, ST1 5BQ



Property auctions dates

**DoubleTree by Hilton Hotel,
Stoke-on-Trent, ST1 5BQ**

Auction Dates	Closing Date For Entries
9th March	30th January
20th April	13th March
1st June	24th April
13th July	5th June
14th September	7th August
26th October	18th September
7th December	30th October

Freehold & Leasehold Lots offered in conjunction with...



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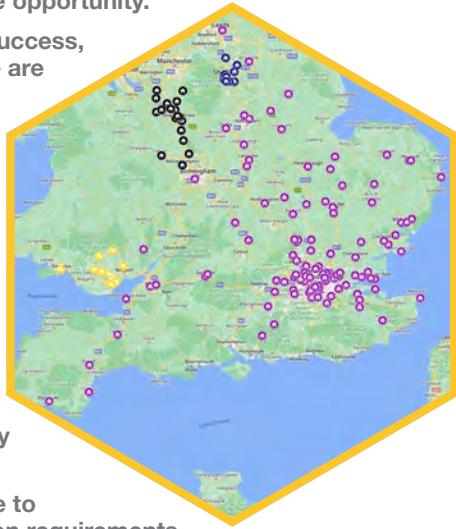
Leanne Roberts,
Auction Administrator
& John Hand,
Auction Manager

**butters john bee Traditional Auctioneers
with over 150 years' experience of selling
Residential & Commercial property and Land.**

Auction remains the fastest, most exciting and most efficient way to buy and sell property in today's fast-moving market. And with online bidding now more popular than ever, you can get involved from anywhere in the country, bringing unbeatable convenience and opening the door to even more opportunity.

2025 has been a standout year for our auction success, we're not just keeping pace with the market, we are continually driving forward, and by teaming up with our wider group and sister brands under the Spicerhaart umbrella, we've expanded our reach, strengthened our presence, and created a truly nationwide auction powerhouse.

Whether you're buying or selling, you're supported every step of the way. Our award-winning Auction Department works hand-in-hand with a strong network of Residential offices, Area Partners, and our Commercial and Land & New Homes specialists. That means you benefit from expert guidance, genuine local knowledge, and a team of property professionals who live and breathe auctions.



One Stop Lot Shop - Butters John Bee introduce to **Just Mortgages** for your mortgage and protection requirements.

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YOUR PROPERTY MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.

Valuation can help you with your survey needs nationwide, and we can recommend a good local Conveyancer, we also have Residential and Commercial Lettings agencies.

Any queries about buying or selling at auction then contact the team on 0800 090 2200, or email auction@bjbmail.com, and we will be happy to help.

Proof of identity and address

All prospective bidders must register and provide proof of identity and address to the Auctioneers prior to the start of the sale.

Original documents **MUST** be provided.

Photocopies are **NOT** acceptable.

You will need to register before the auction starts if you are intending to bid, as we are required to verify anyone who offers, bids, or buys at butters john bee auctions.

In each case, for proof of ID we will need one item from List A, (if you cannot produce any of the items on list A, then you must produce two of the items on list B). For proof of address one item from List C (If an item is used from List B for the purposes of identity, the same item may NOT be used for the purposes of proof of address) Failure to produce the correct ID will mean you will NOT be eligible to bid on the night.

There are a few options available to you:

- ◆ Go to any of our 17 branches, or head office, with your original paperwork, we will then verify for you free of charge
- ◆ The Post Office can verify up to three forms of identification, there is however a charge for this service
- ◆ A professional body (solicitor, accountant etc.) can also certify your ID and directly send it on your behalf to auctions@bjbmail.com (please note these parties may make a charge directly to you)
- ◆ You can bring the relevant documents to the auction venue between 5.00pm and 6.30pm to register free of charge

If you intend to bid via the Internet, Telephone or Proxy, we will require this information prior to the day of the auction. If we do not receive certified identification, we will be unable to bid on your behalf.

If you are bidding on behalf of a company, you will also need to show a copy of the Certificate of Incorporation, a list of directors and a letter of authority on Company letterhead, signed by a company director, prior to signing the contract.

List A – proof of ID

- ◆ Current valid (signed) full UK Passport.
- ◆ Current valid (signed) overseas Passport.
- ◆ Current UK Photocard Driving Licence (provisional acceptable).
- ◆ Current EU Photocard Driving Licence.
- ◆ Current valid EEA Member State ID card.
- ◆ Current biometric residence permit issued by UK Border Agency.
- ◆ Current Firearms/Shotgun Certificate.

List B – proof of ID

- ◆ Bank, Building Society or Credit Union Statement dated within the last 3 months (not printed off the internet).
- ◆ Benefits or pensions notification letter confirming the right to benefit.
- ◆ Blue disabled drivers pass.
- ◆ Current UK paper driving licence.
- ◆ Local authority tax bill/council tax bill (we can only accept bills dated until the end of June of the year the client contract is signed).
- ◆ Medical Card/Certificate.
- ◆ National Insurance Card.
- ◆ UK Birth Certificate.
- ◆ Utility Bill/Utility Statement or Certificate/Letter from a supplier of utilities dated within the last 3 months.

List C – proof of address

- ◆ Bank Statement (dated in the last three months) - may be an e-copy
- ◆ Credit Card Statement (dated in the last three months) - may be an e-copy
- ◆ Council Tax bill (we can only accept bills dated until the end of June of the year the client contract is signed)
- ◆ Current mortgage statement (correspondence address and address the mortgage applies to must be the same)
- ◆ Current TV licence
- ◆ Driving licence showing current address (paper OR card version) (provisional acceptable) (not acceptable if used as ID)
- ◆ Homeowner's current home insurance policy schedule
- ◆ Home service provider bill, such as broadband or digital TV dated within the last three months
- ◆ Letter from the employer on company headed paper, signed and dated within the last three months (an email from a verified company email address is acceptable)
- ◆ Recent documentation confirming the applicant will be/is receiving local housing allowance or housing benefit
- ◆ Tenancy agreement signed and dated within the last six months {the customer being checked must be a named tenant on the tenancy agreement}
- ◆ Utility bill dated within the last three months
- ◆ Letter from the NHS writing to confirm the customer is living at the address
- ◆ Letter from bank to confirm the customer is living at the property - no other bank letter is acceptable

The following forms of proof of address are not acceptable:

1. HM Revenue & Customs documents	3. Mobile phone bills
2. Letters from accountants or solicitors	4. NHS medical card

Property auction buyer's guide

Buying at auction is becoming far more popular with the public, many of whom have never previously attended a property auction. We have drawn up some basic guidelines to ensure that clients maximise their opportunity to take advantage of such a wide variety of properties available at one venue.

- ◆ Think ahead, butters john bee hold regular auction sales with a catalogue printed some weeks in advance. Either buy a catalogue from one of our offices or download one FREE of charge from our website buttersjohnbee.com
- ◆ Read the catalogue carefully. Each of our properties carries a brief description. Read our details thoroughly and identify the properties you are interested in.
- ◆ Take a look at the property you are interested in. Contact the office listed for viewing arrangements or see the relevant viewing schedule.
- ◆ Take legal advice. Purchasing a property at auction is a firm commitment that carries the same legal implications as a signed contract by private treaty. In most cases we have copies of legal documents in our possession, or your solicitor may wish to contact the vendor's solicitor, these legal packs can often be downloaded from our website.
- ◆ Read the general conditions of sale at the rear of the catalogue.
- ◆ Get a copy of the addendum. These are available online and contain any late amendments, information or alterations.
- ◆ Plan ahead if you require mortgage assistance. Note that prospective purchasers should have the necessary mortgage advice well in advance of future auctions.
- ◆ Leave time to get a valuation done if required. Your mortgage finance may be reliant upon the results, not to mention your peace of mind.
- ◆ Organise your deposit before the auction. We will ask for a deposit 10% of the hammer price (Subject to a minimum of £3,000) once you are the winning bidder, payable on signing the contracts on the day of the auction sale. Your Bank or building Society should be made aware of this. The balance of the monies will normally be due within 20 business days from exchange. In addition a buyers administration fee will be applicable to each lot purchased, as specified in the individual property details (still applicable if purchased Prior or Post auction) Credit cards cannot be used for the 10% deposit payment, we can accept payment via Debit card, BACS or cheque.
- ◆ Make sure the Auctioneer has your bid, by clearly indicating with catalogue or hand.
- ◆ Ensure that you have registered with us before the auction starts, and supplied your two forms of identification. You can do this on the night of the auction, just arrive a bit early to give yourself enough time, or you can go into any of our 17 High Street branches prior to the sale and they will certify you ID free of charge. Original documents **MUST** be provided, photocopies are **NOT** acceptable. We will also accept certified ID sent direct from a solicitor or professional body.

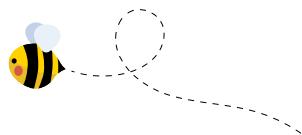
- ◆ Check that the properties included in the catalogue will be offered on the day of the sale. Some may be withdrawn, and some may be sold prior to auction.
- ◆ Keep calm. Our Auctioneers understand the pressure that first time auction buyers can experience in the sale room, and will be as helpful as possible.
- ◆ Arrive in plenty of time. It is useful to get some knowledge of how sales are conducted by seeing other lots being sold.
- ◆ If the lot you're bidding for fails to make its reserve it may be that the vendor will decide to accept your bid later so make sure you leave your details with us.
- ◆ Be ready to sign immediately when the hammer falls. We shall have a copy of the contract available soon after the hammer falls.
- ◆ Be positive, with the right forward planning and research you will find an auction a speedy and simple way of buying a property.
- ◆ This catalogue contains details about properties being sold at auction. Those details are subject to change up to and including the day of the auction. Please check our website regularly at buttersjohnbee.com 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.

◆ **Guide Price:** An indication of the seller's current minimum acceptable price at auction. The guide price or range of guide prices is given to assist consumers in deciding whether or not to pursue a purchase. It is usual, but not always the case, that a provisional reserve range is agreed between the seller and the auctioneer at the start of marketing. As the reserve is not fixed at this stage and can be adjusted by the seller at any time up to the day of the auction in the light of interest shown during the marketing period, a guide price is issued. This guide price can be shown in the form of a minimum and maximum price range within which an acceptable sale price (reserve) would fall, or as a single price figure within 10% of which the minimum acceptable price (reserve) would fall. A guide price is different to a reserve price (see separate definition). Both the guide price and the reserve price can be subject to change up to and including the day of the auction.

◆ **Reserve Price:** the seller's minimum acceptable price at auction and the figure below which the auctioneer cannot sell. The reserve price is not disclosed and remains confidential between the seller and the auctioneer. Both the guide price and the reserve price can be subject to change up to and including the day of the auction.

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Order of sale

(unless previously sold or withdrawn, please check the Addendum online for updates)



**DoubleTree by Hilton Hotel, Festival Park,
Stoke-on-Trent, Staffordshire, ST1 5BQ**

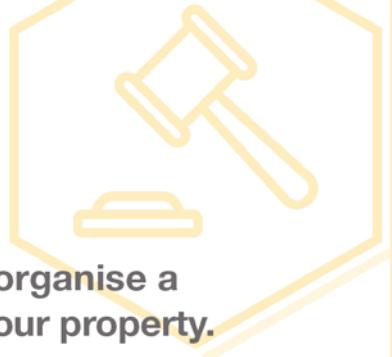
Monday 26th January 2026 at 6.30pm

- 1** 7 Lockley Street, Hanley, Stoke-on-Trent, Staffordshire, ST1 6PQ
- 2** 4 to 6 Nile Street Burslem, Stoke-on-Trent, Staffordshire, ST6 2AF
- 3** 54 Park Road, Burslem, Stoke-on-Trent, Staffordshire, ST6 1EJ
- 4** 15 Swinnerton Street, Crewe, Cheshire, CW2 6DH
- 5** 17 Longford Road, Cannock, Staffordshire, WS11 0DG
- 6** Barn Conversion Salt Works Lane, Weston, Stafford, ST18 0LW
- 7** 27 Victoria Place, Fenton, Stoke-on-Trent, Staffordshire, ST4 2LU
- 8** 121 Congleton Road, Talke, Stoke-on-Trent, Staffordshire, ST7 1LY
- 9** Flat 330 Minerva House Spaniel Row, Nottingham, NG1 6EP
- 10** 13 Hillchurch Street Hanley, Stoke-on-Trent, Staffordshire, ST1 2EZ
- 11** Land at Thackeray Walk, Highfields, Stafford, ST17 9SE
- 12** 39 Witney Road, Baswich, Stafford, Staffordshire, ST17 0BX
- 13** 136 Lewis Street, Crumlin, Newport, Gwent, NP11 5EG
- 14** 38 Quarry Row, Merthyr Tydfil, S. Wales, CF47 8PS
- 15** 139 Lower Bryan Street, Hanley, Stoke-On-Trent, Staffordshire, ST1 5AT
- 16** 19 Springvale Close, Bilston, West Mids, WV14 9JB
- 17** 46 Cross Lane, Middlewich, Cheshire, CW10 0ED
- 18** 5 Manor Place, Hunsterson, Nantwich, Cheshire CW5 7PW
- 19** 35 Arthur Road, Stocksbridge, Sheffield, S36 1AE
- 20** 151 Regent Court, Bradfield Road, Sheffield, S6 2BW
- 21** 45 Betchton Road, Sandbach, Cheshire, CW1 4XN
- 22** Land adj. 169 Alton Street, Crewe, Cheshire, CW2 7PU
- 23** 9 Greenfield Crescent, Beaufort, Ebbw Vale, NP23 5PF
- 24** 19 Graig Terrace, Ferndale, Rhondda Valley, CF43 4EU
- 25** Flat 1, 31 Frederick Street, Burton-on-Trent, Staffordshire, DE15 9HA
- 26** Beeston View Willington Road, Kelsall, Cheshire, CW6 0ND
- 27** Upper House Church Street, Madeley, Telford, Shropshire, TF7 5BW
- 28** Flat 11 Argyle House Marshfield Street, London, E14 3HJ
- 29** Flat 2 Charlton Grange, 14 Bradburne Road, Bournemouth, BH2 5ST
- 30** 31 Kenworthy Street, Tunstall, Stoke-on-Trent, Staffordshire, ST1 6PQ

- 31 12 Princess Crescent, Middlewich, Cheshire, CW10 0DW
- 32 222 Silver Road, Norwich, Norfolk, NR3 4TL
- 33 Rendezvous Lynn Road, Wisbech, Cambridgeshire, PE14 7AL
- 34 101 Manor Road, Sandbach, Cheshire, CW11 2NB
- 35 12 Woottons Court, Stoneycroft, Cannock, WS11 6XR
- 36 67 Ford Green Road, Smallthorne, Stoke-on-Trent, Staffordshire, ST6 1NT
- 37 2 Flatts Road, Norton, Stoke-on-Trent, Staffordshire, ST6 8JB
- 38 The Old Library Moody Street, Congleton, Cheshire, CW12 4AP
- 39 Apartment 23 Alexandra House, 47 Rutland Street, Leicester, LE1 1SE
- 40 Cedarwood Vanity Lane, Oulton, Stone, Staffordshire, ST15 8UG
- 41 27 Ernest Street, Crewe, Cheshire, CW2 6JF
- 42 11 Trent Bridge Close, Trentham, Stoke-on-Trent, Staffordshire, ST4 8JJ
- 43 17 Shakespeare Drive, Crewe, Cheshire, CW1 5HX
- 44 7 Pomona Rise, Sneyd Green, Stoke-on-Trent, Staffordshire, ST1 6EG
- 45 41 Alton Street, Crewe, Cheshire, CW2 7QQ
- 46 The Haven Wereton Road, Audley, Stoke-on-Trent, Staffordshire, ST7 8HE
- 47 89 Edleston Road, Crewe, Cheshire, CW2 7HP

**Is your property
suitable for sale
by auction?**

Email auction@bjbmail.com to organise a
FREE and honest appraisal of your property.



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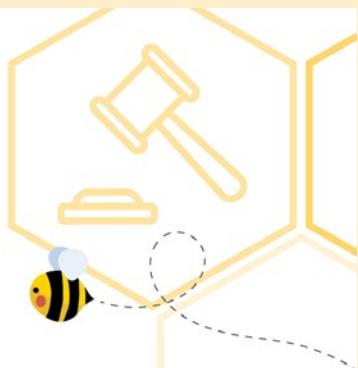
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12 39 Witney Road, Baswich, Stafford, Staffordshire, ST17 0BX
35 12 Woottons Court, Stoneycroft, Cannock, WS11 6XR

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Proof of identity and address

A Buyers Administration Fee will be payable on exchange, as specified on the property listing, is applicable to all lots sold at, pre or post auction.

All potential bidders will need to register prior to the auction, and provide proof of identity and address to enable you to bid at our sales. (See 'Proof of Identity' at front of the catalogue).

If the buyer's details are different from the successful bidder's, then the buyer will also be required to submit their details as above.

If the successful bidder is buying on behalf of a company we also require a letter from that company on their letterhead authorising the bidder to bid on their behalf, the bidder will still be required to produce their details as above.

Every buyer will be photographed at the auction before the contract is signed.

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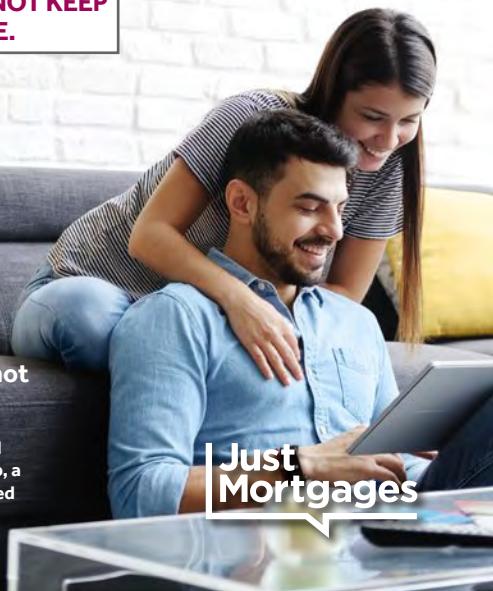
THINK CAREFULLY BEFORE SECURING OTHER DEBTS AGAINST YOUR HOME/PROPERTY. YOUR HOME/PROPERTY MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.

*Most buy to let and let to buy mortgages are not regulated by the Financial Conduct Authority.

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Approved by The Openwork Partnership on 17/10/2025.

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Mortgages





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Can I just watch?

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How does the bidding work?

You are in complete control. The dashboard will show you the current highest bid, and the amount the Auctioneer is looking for for the next bid, if you want to offer that amount simply hit the Bid button. When the hammer goes down the system will show if yours was the winning bid.

Can I bid on more than one property?

Yes of course, you just need to let us know when you register what Lots you are interested in so we can approve you to bid.

How does the auctioneer know I'm bidding?

The auctioneer has a monitor next to the rostrum that shows him your bid, and he can talk to you via the camera. Don't worry, you can see him but he can't see you!

What about the deposit?

If you are the successful bidder, please be ready for us to call once the hammer goes down to process a card payment for the 10% Deposit and the Buyers Administration fee.

Email auction@bjbmail.com for your registration form.

essential
information group

LOT
01

*Guide price
£46,000 plus



7 Lockley Street, Hanley, Stoke-on-Trent, Staffordshire, ST1 6PQ

- Mid-terrace house
- Two Bedrooms
- In need of modernisation
- Freehold
- Council Tax – A
- EPC – D

Legal Representative

Steven Vasey

Walters & Plaskitt

T 01782 819611

E steve@wpsolicitors.co.uk

To apply contact:

Hanley bjb

T 01782 202600

E hanley@bjbmail.com

LOT
02

*Guide price
£40,000 plus

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for further
information.



4-6 Nile Street Burslem, Stoke-on-Trent, Staffordshire, ST6 2AF

- Three Storey premises
- Ground floor let at £5,200 p/a
- Separate entrance
- Upper floors may suit conversion STPP
- In need of modernisation
- Freehold
- Business Rates - £2,150 p/a
- EPC - TBC

Legal Representative

TBC

Talbots Law

T 0800 118 1500

E TBC

To apply contact:

Commercial bjb

T 01782 212201

E commercial@bjbmail.com

LOT
03

*Guide price
£46,000 plus

Scan or Click
for further
information.



54 Park Road, Burslem, Stoke-on-Trent, Staffordshire, ST6 1EJ

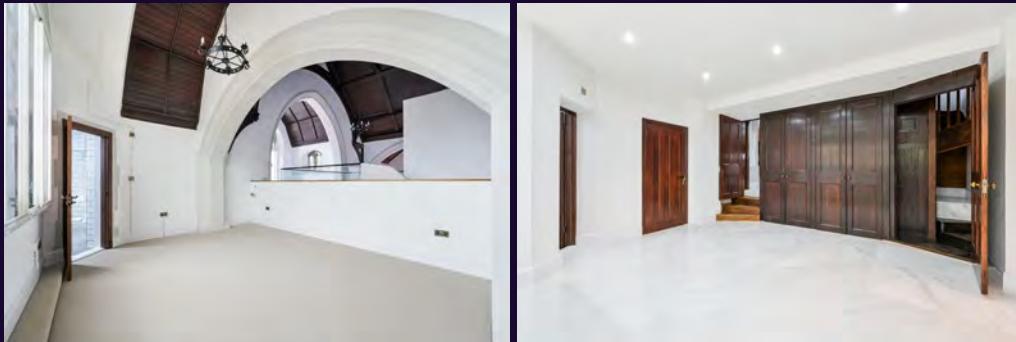
- Mid-terrace house
- Two bedrooms
- In need of modernisation
- Freehold
- Council Tax Band - A
- EPC - D

Legal Representative

Kerry Dundas
Dundas Law
T 01782 528338
E kerry@dundaslaw.co.uk

To apply contact:

Hanley bjb
T 01782 202600
E hanley@bjbmail.com



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ASHMORE ROAD, SE18

Felicity J Lord
LAND & NEW HOMES

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These homes are ideally situated in the charming Royal Military Academy of Woolwich, offering a wonderful mix of rural tranquillity/amenities. You'll find yourself close to Blackheath and Greenwich attractions, schools and transport links.

LOT
04

*Guide price
£67,500 plus

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15 Swinnerton Street, Crewe, Cheshire, CW2 6DH

- Mid-terrace house
- Two Bedrooms
- In need of modernisation
- Freehold
- Council Tax – A
- EPC – E

Legal Representative

Tracy Wilcocks
Goddard Dunbar
T 01782 284320
E tracy@goddarddunbar.co.uk

To apply contact:

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Land & Development Team

E: residential-land@bjbmail.com

T: 01782 211147



Paul G. Beardmore
BSc MRICS

Director - Residential Land
paulbeardmore@bjbmail.com
07808 215045



Alex Djukic
MSc BSc

Regional Land Manager
alexdjukic@bjbmail.com
07587 038787

**Land
Wanted**

LOT
05

*Guide price
£85,000 plus

Scan or Click
for further
information.



17 Longford Road, Cannock, Staffordshire, WS11 0DG

- End-terrace house
- Two bedrooms
- In need of modernisation
- Large garden
- Freehold
- Council Tax - A
- EPC - D

Legal Representative

Charlotte Walster

O'Neil Patient

T 0161 694 300

E info@onpsolicitors.co.uk

To apply contact:

Cannock bjb

T 01543 500030

E cannock@bjbmail.com

LOT
06

*Guide price
£137,000 plus



Barn Conversion, Salt Works Lane, Weston, Stafford, ST18 0LW

- Victorian Era Barn Style Building
- Site Area: Approximately 116 sq. m (1,243 Sq. ft)
- Located within Stafford Borough Council
- Located in an established residential area
- Potential for development STPP

Legal Representative

Hutsby Mees

Henry Hutsby

T 01785 259 211

E dmees@hutsbymeес.co.uk

To apply contact:

Land & New Homes bjb

T 01782 211147

E residential-land@bjbmail.com



LOT
07

*Guide price
£70,000 plus

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information.



It is suggested that potential purchaser's make their own enquiries of mortgage lenders as to whether the property is mortgageable prior to making a bid at auction.

27 Victoria Place, Fenton, Stoke-on-Trent, Staffordshire, ST4 2LX

- Mid townhouse
- Three bedrooms
- In need of renovation & repair
- Excellent rental investment
- Close to Hanley City Centre
- Freehold
- Council Tax Band - A
- EPC - D

Legal Representative

Lauren Briddon

Flint Bishop Derby

T 01332 340211

E lauren.briddon@flintbishop.co.uk

To apply contact:

Martin & Co. Hanley

T 01782 262880

E claire.baverstock@martinco.com



LOT
08

*Guide price
£128,000 plus

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information.



121 Congleton Road, Talke, Stoke-on-Trent, Staffordshire, ST7 1LY

- End-terrace property
- Four bedrooms
- In need of renovation & repair
- Freehold
- Council Tax - B
- EPC - D

Legal Representative

Victoria Calladine

Wooliscrofts

T 01782 204000

E vcalladine@wooliscrofts.co.uk

To apply contact:

Hanley bjb

T 01782 202600

E hanley@bjbmail.com

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📞 07790 545024 📩 roy@piceadesign.co.uk



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09

*Guide price
£50,000 plus

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information.



Flat 330 Minerva House, Spaniel Row, Nottingham, NG1 6EP

- Upper floor flat
- One bedroom
- Well-presented interior
- Student accommodation
- Leasehold – 238 years remaining
- Council Tax – B
- EPC – C

Legal Representative

Martin Gabriel
Hadfield Bull & Bull Solicitors
T 020 8301 0808
E mgabriel@hbbsolicitors.co.uk

To apply contact:

Nottingham haart
T 0115 850 1433
E NottinghamHRT@spicerhaart.co.uk

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- When was your most **recent** condition report?
- When did your agent last **update** you on legislation?
- Has your agent offered you **protection** for non-payment of rent?

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Hanley bjb

T: 01782 211120

E: hanley@bjbmail.com

butters john bee^{bjb}



LOT
10

*Guide price
£50,000 plus

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13, Hillchurch Street Hanley, Stoke-on-Trent, Staffordshire, ST1 2EZ

- Two storey office premises
- In need of modernisation
- Outskirts of Hanley town centre
- Part double glazing
- Rear Yard
- Freehold
- EPC - TBC

Legal Representative

Brendan Whalley
Knights Solicitors
T 01782 349594
E brendan.whalley@knightsplc.com

To apply contact:

Commercial bjb
T 01782 212201
E commercial@bjbmail.com

LOT
11

*Guide price
£65,000 plus



Land at Thackeray Walk, Highfields, Stafford, ST17 9SE

- Former Domestic Garage Site
- Full planning for 1 x 4 Bedroom Bungalow Circa 132 Sq. m GEA
- Planning Dated: 17/12/2021, Ref: 20/32129/FUL
- The client informs us that planning is extant
- Site Area: 0.17 Acres (700 sq. m)
- Local Planning Authority: Stafford Borough Council

Legal Representative

Daniel Webb

Chris Clarke

T 01785 213143

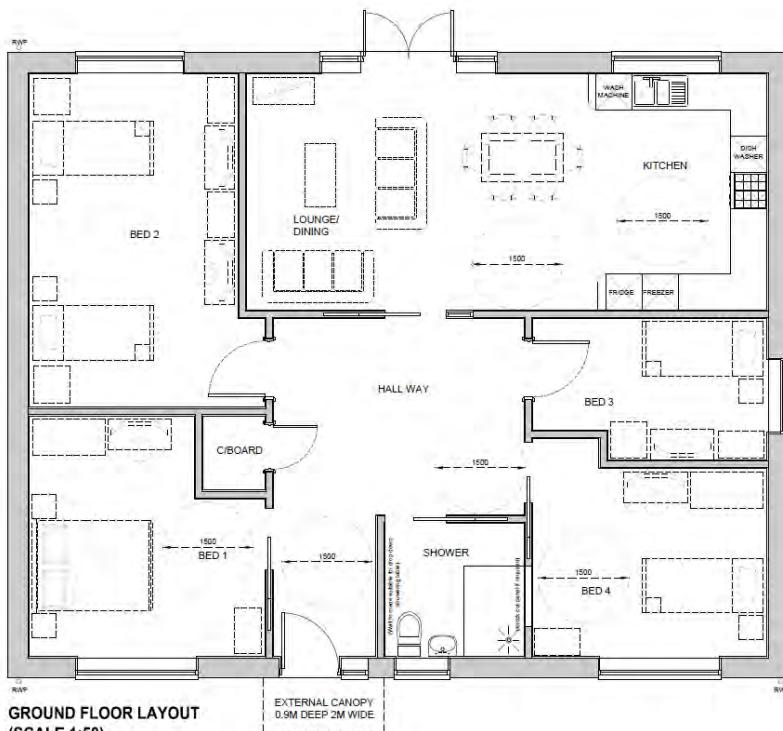
E daniel@danielwebblc.co.uk

To apply contact:

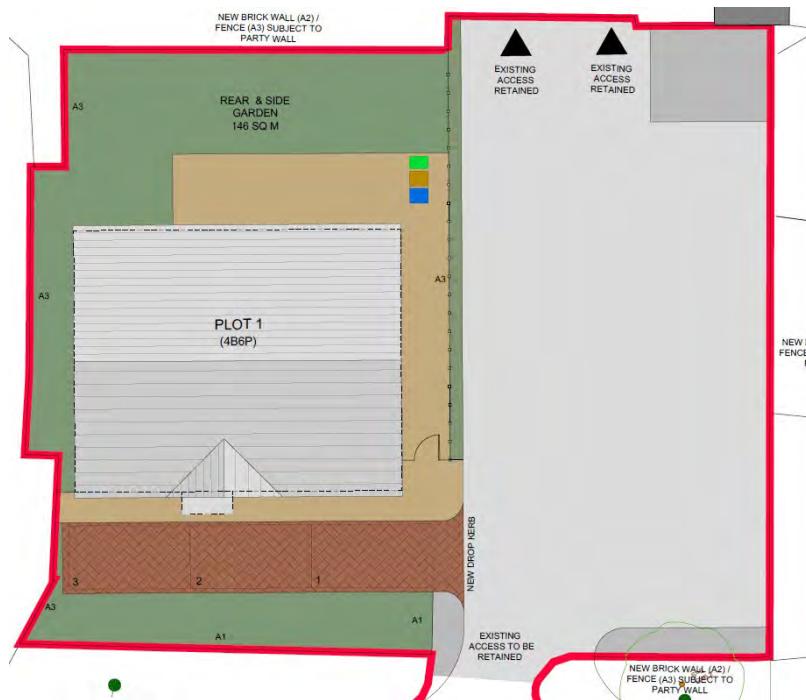
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E residential-land@bjbmail.com



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LOT
12

*Guide price
£150,000 plus

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information.



39 Witney Road, Baswich, Stafford, Staffordshire, ST17 0BX

- Semi-detached house
- Two bedrooms
- In need of modernisation
- Freehold
- Council Tax Band - B
- EPC - TBC

Legal Representative

James Williams

Poole Alcock

T 01270 762325

E James.Williams@poolealcock.co.uk

To apply contact:

Stafford bjb

T 01785 246000

E stafford@bjbmail.com

LOT
13

*Guide price
£67,500 plus

Scan or Click
for further
information.



136 Lewis Street, Crumlin, Newport, Gwent, NP11 5EG

- Mid-terrace house
- Two bedrooms
- In need of modernisation
- Freehold
- Council Tax Band - A
- EPC - C

Legal Representative

Tracy Wilcocks

Goddard Dunbar

T 01782 284320

E tracy@goddarddunbar.co.uk

To apply contact:

Blackwood Darlows

T 01443 549595

E BlackwoodDAR@spicerhaart.co.uk

LOT
14

*Guide price
£82,000 plus

Scan or Click
for further
information.



DARLows



38 Quarry Row, Merthyr Tydfil, S. Wales, CF47 8PS

- Mid-terrace house
- Three bedrooms
- Generous accommodation
- Freehold
- Council Tax Band – A
- EPC – D

Legal Representative

Rebecca May

RJM Solicitors

T 01685 373721

E rebecca@rjmsolicitors.co.uk

To apply contact:

Merthyr Tydfil Darlows

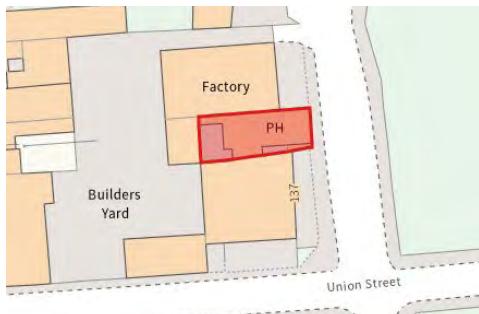
T 01685 816394

E MerthyrTydfilDAR@spicerhaart.co.uk

LOT
15

*Guide price
£135,000 plus

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information.



139 Lower Bryan Street, Hanley, Stoke-On-Trent, Staffordshire, ST1 5AT

- Public House & 2 bed apartment
- Potential for alternative uses STPP
- Approx. 134 sq.m (1,442 sq.ft)
- Close to City Centre
- Freehold
- EPC – D (81)

Legal Representative

Thomas Blood

Graham Withers

T 01630 657222

E Thomas.Blood@grahamwithers.co.uk

To apply contact:

Residential Land bjb

T 01782 211147

E residential-land@bjbmail.com

LOT
16

*Guide price
£175,000 plus

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information.



19 Springvale Close, Bilston, West Mids, WV14 9JB

- Mid-townhouse
- Three bedrooms
- In need of modernisation
- Garden & off-road parking
- Freehold
- Council Tax - A
- EPC - C

Legal Representative

Charlotte Walster
Pickering & Butters
T 01785 603060
E info@pb4law.com

To apply contact:

Cannock bjb
T 01543 500030
E cannock@bjbmail.com

LOT
17

*Guide price
£150,000 plus

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for further
information.



46 Cross Lane, Middlewich, Cheshire, CW10 0ED

- Semi-detached house
- Three bedrooms
- In need of modernisation
- Freehold
- Council Tax Band - C
- EPC - D

Legal Representative

Matthew Watson
Butcher & Barlow LLP

T 0161 7644062

E mwatson@butcher-barlow.co.uk

To apply contact:

Middlewich bjb

T 01606 662550

E middlewich@bjbmail.com

LOT
18

*Guide price
£170,000 plus

Scan or Click
for further
information.



5 Manor Place, Hunsterson, Nantwich, Cheshire CW5 7PW

- Mid-terrace house
- Three Bedrooms
- Updated throughout
- Gardens & parking
- Freehold
- Council Band – B
- EPC - E

Legal Representative

Jonathan Manning
Hibberts Solicitors
T 01270 215117
E jhm@hibberts.com

To apply contact:

Nantwich bjb
T 01270 623444
E nantwich@bjbmail.com

LOT
19

*Guide price
£95,000 plus



35 Arthur Road, Stocksbridge, Sheffield, S36 1AE

- Semi-detached house
- Three bedrooms
- In need of modernisation
- Freehold
- Council Tax Band - B
- EPC - TBC

Legal Representative
TBC

To apply contact:
Hillsborough Haybrook
T 0114 2321132
E HillsboroughHAY@spicerhaart.co.uk

LOT
20

*Guide price
£50,000 plus



HAYBROOK



It is suggested that potential purchaser's make their own enquiries of mortgage lenders as to whether the property is mortgageable prior to making a bid at auction.

151 Regent Court, Bradfield Road, Sheffield, S6 2BW

- Upper floor flat
- Two bedrooms
- In need of modernisation
- Leasehold – 98 years
- Council Tax - A
- EPC - E

Legal Representative

Hannah Machon

Taylor & Emmet LLP Solicitors

T 0114 218 4000

E info@tayloremmet.co.uk

To apply contact:

Hillsborough Haybrook

T 0114 2321132

E HillsboroughHAY@spicerhaart.co.uk

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Paul Martin

Regional New Homes Sales Manager
07587 038921
paulmartin@bjbmail.com

LOT
21

*Guide price
£135,000 plus

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information.



45 Betchton Road, Sandbach, Cheshire, CW1 4XN

- Mid-terrace house
- Two bedrooms
- Full of character
- Canal side location
- Freehold
- Council Tax Band - A
- EPC - D

Legal Representative

Claire Hilton
Hall Smith Whittingham

T 01270 10300
E Chilton@hswsolicitors.co.uk

To apply contact:

Sandbach bjb
T 01270 768919
E sandbach@bjbmail.com

LOT
22

*Guide price
£100,000 plus



Land adj. 169 Alton Street, Crewe, Cheshire, CW2 7PU

- Former Garden Land
- Potential for Alternative uses (Subject to Planning)
- Site Area: 0.72 Acre (2,913 sq. m)
- Located in Cheshire East Council
- Planning report available on request
- Potential for 2 x 3 Bedroom Semi Detached Houses, or 1 x 3 Bedroom Bungalow
- The vendor is willing to listen to offers on the Adjacent 3 bedroom house

Legal Representative

Laura Pyatt

Beswicks Solicitors

T 01782 404657

E Laura.pyatt@beswicks.com

To apply contact:

Land & New Homes bjb

T 01782 211147

E residential-land@bjbmail.com



LOT
23

*Guide price
£200,000 plus

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Darlows



9 Greenfield Crescent, Beaufort, Ebbw Vale, NP23 5PF

- Detached house
- Four bedrooms
- Driveway & garage
- Freehold
- Council Tax Band – D
- EPC – D

Legal Representative

Jemma Collins
Graeme John Solicitors
T 01685 872491
E

To apply contact:

Brynmawr Darlows
T 01495 310755
E BrynmawrDAR@spicerhaart.co.uk

LOT
24

*Guide price
£83,000 plus

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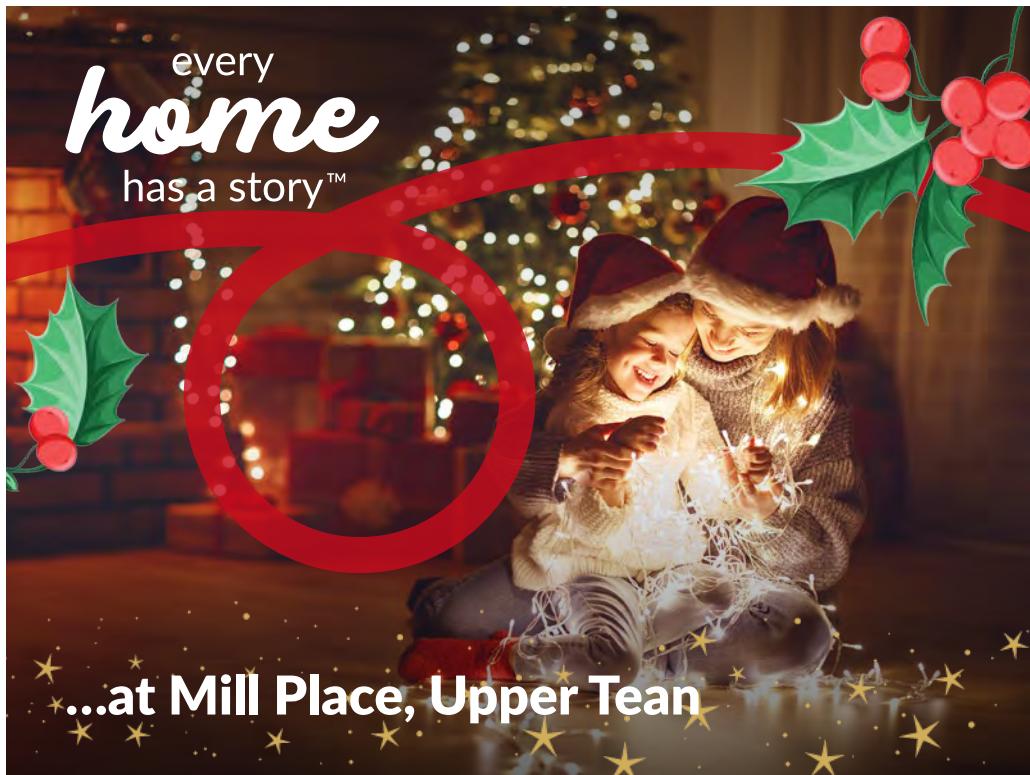
19 Graig Terrace, Ferndale, Rhondda Valley, CF43 4EU

- Mid-terrace house
- Two bedrooms (formally 3)
- Attic room
- Garden to the rear
- Freehold
- Council Tax Band - A
- EPC - E

Legal Representative
TBC

To apply contact:
Tonyypandy Darlows
T 01443 436445
E TonyypandyDAR@spicerhaart.co.uk

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25

*Guide price
£85,000 plus

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Flat 1, 31 Frederick Street, Burton-on-Trent, Staffordshire, DE15 9HA

- Ground floor flat
- Three bedrooms
- Rear yard
- Leasehold – 63 years
- Council Tax Band - A
- EPC - E

Legal Representative

Carla

Nick Brundell Solicitors

T 01287 636401

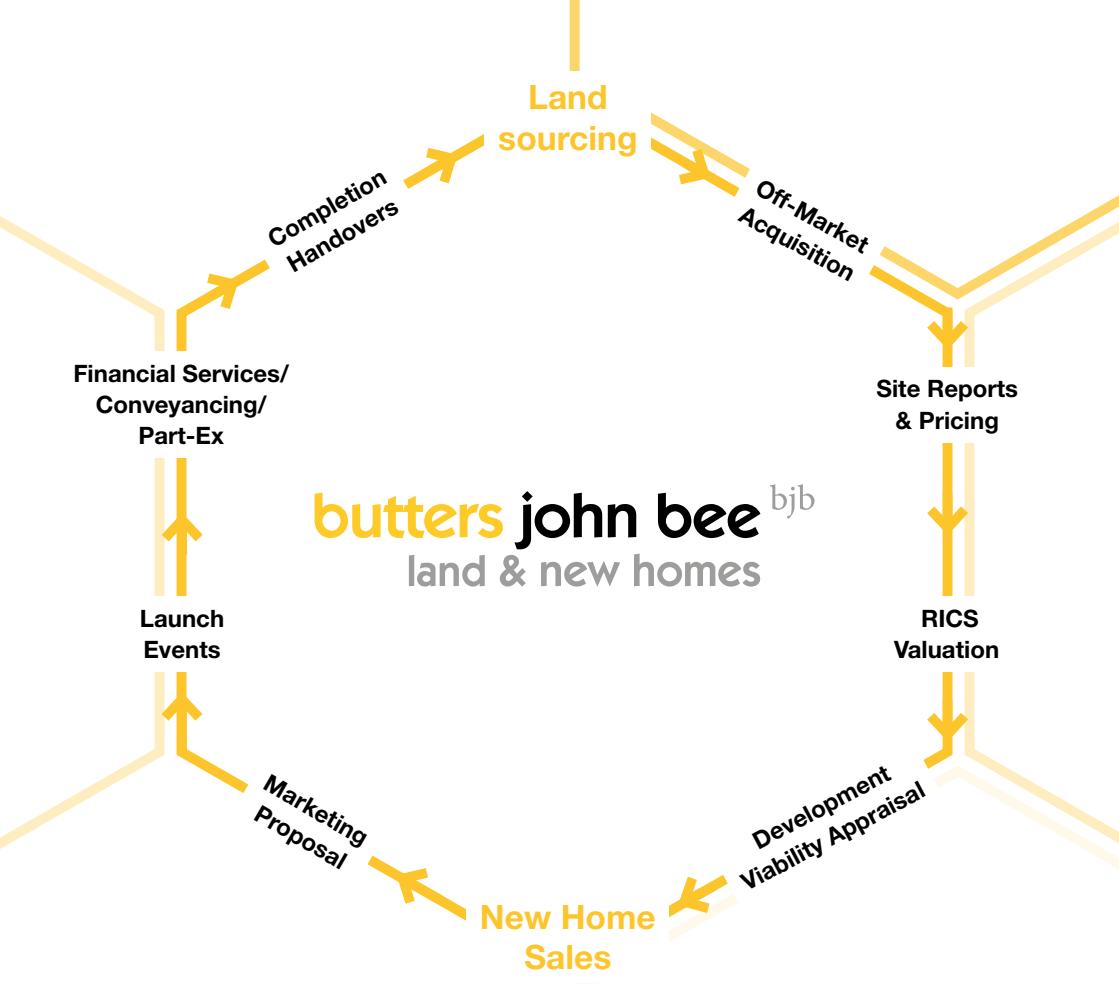
E Carla@nickbrundallsolicitors.co.uk

To apply contact:

Burton-on-Trent haart

T 01283 381007

E BurtononTrentHRT@spicerhaart.co.uk



For a no obligation discussion please contact:

Paul G. Beardmore BSc MRICS
Director Residential Land
T 01782 211147
M 07809 215045
E paulbeardmore@bjbmail.com

Alex Djukic BSc MSc
Regional Land Manager
T 01782 211147
M 07587 038787
E alex djukic@bjbmail.com

Paul Martin
Regional Sales Manager
New Homes
T 01782 405730
M 07587 038921
E paulmartin@bjbmail.com

Joe Boulton BSc
Assistant Land Manager
T 01782 211147
M 07741 152180
E joeboulton@bjbmail.com

LOT
26

*Guide price
£325,000 plus

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information.



Beeston View, Willington Road, Kelsall, Cheshire, CW6 0ND

- Detached house
- Generous plot
- Development potential STPP
- Freehold
- Council Tax Band - E
- EPC - G

Legal Representative

Sarah Butt

Cullimore Dutton

T 01244 356789

E info@cullimoreutton.co.uk

To apply contact:

Tarporley bjb

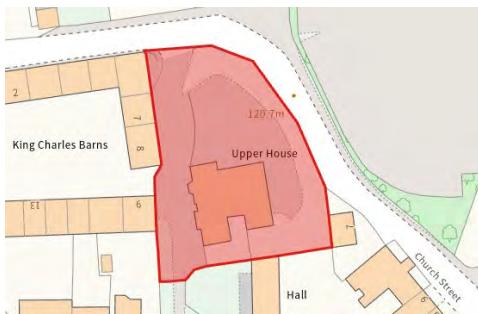
T 01829 863420

E Tarporley@bjbmail.com

LOT
27

*Guide price
£200,000 plus

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information.



Upper House, Church Street, Madeley, Telford, Shropshire, TF7 5BW

- Former Manor House
- Potential for alternative uses
- Expired planning for 8 x apartments Ref: TWC/2020/0329
- Area: approximately 550 Sq. m GIA
- Freehold
- EPC - TBC

Legal Representative

Matthew

Middleton Law

T 0345 034 2478

E matthew@middletonlaw.co.uk

To apply contact:

Land & New Homes bjb

T 01782 211147

E residential-land@bjbmail.com



EXISTING FRONT ELEVATION 1:100



EXISTING SIDE ELEVATION_A 1:100

LOT
28

*Guide price
£285,000 plus



Flat 11 Argyle House, Marshfield Street, London, E14 3HJ

- Upper floor flat
- Two bedrooms
- In need of modernisation
- Located close to the City Centre
- Leasehold – 81 years
- Council Tax band – C
- EPC - D

Legal Representative

TBC

Aberdein Considine Conv

T 0333 009 2586

E conveyancing.England@acandco.com

To apply contact:

Auction bjb

T 01782 211180

E auction@bjbmail.com

LOT
29

*Guide price
£70,000 plus

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information.



Flat 2 Charlton Grange, 14 Bradburne Road, Bournemouth, BH2 5ST

- Lower GF flat
- One bedroom
- Private entrance
- Parking space
- Leasehold
- Council Tax – A
- EPC - E

Legal Representative

Phillip Cotterill

Drydens Fairfax

T 0113 368 8758

E Phillip.cotterill@drydenslaw.com

To apply contact:

Auction bjb

T 01782 211180

E auction@bjbmail.com

LOT
30

*Guide price
£62,000 plus

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information.



31 Kenworthy Street, Tunstall, Stoke-on-Trent, Staffordshire, ST1 6PQ

- End-terrace house
- Two Bedrooms
- Currently tenanted @£5,525 p/a
- Freehold
- Council Tax – A
- EPC – E

Legal Representative

Colin Gooch
Salisbury Harding & Barlow
T 0116 262 5052
E cgooch@shbsolicitors.co.uk

To apply contact:

Hanley bjb
T 01782 202600
E hanley@bjbmail.com

LOT
31

*Guide price
£110,000 plus



12 Princess Crescent, Middlewich, Cheshire, CW10 0DW

- Semi-detached house
- Three bedrooms
- In need of modernisation
- Freehold
- Council Tax Band - B
- EPC - TBC

Legal Representative

Jill Sheild

Blain Boland & Co

T 01606 834824

E jill.shields@blainboland.co.uk

To apply contact:

Middlewich bjb

T 01606 662550

E middlewich@bjbmail.com

LOT
32

*Guide price
£180,000 plus

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for further
information.



haart



222 Silver Road, Norwich, Norfolk, NR3 4TL

- End-terrace house
- Four bedrooms
- In need of modernisation
- Freehold
- Council Tax – B
- EPC - D

Legal Representative

Mohammed Imran

Johnsons Law

T 0118 9227 220

E imran@johnsons-law.co.uk

To apply contact:

Norwich haart

T 01603 320018

E NorwichHRT@spicerhaart.co.uk

LOT
33

*Guide price
£160,000 plus

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haart



Rendezvous, Lynn Road, Wisbech, Cambs, PE14 7AL

- Semi-detached house
- Three bedrooms
- Well-presented interior
- Generous size plot
- Driveway
- Freehold
- Council Tax – B
- EPC – C

Legal Representative
TBC

To apply contact:
Wisbech haart
T 01945 467555
E WisbechHRT@spicerhaart.co.uk



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LOT
34

*Guide price
£280,000 plus

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101 Manor Road, Sandbach, Cheshire, CW11 2NB

- Detached cottage
- Two bedrooms
- In need of modernisation
- Freehold
- Council Tax Band - E
- EPC - F

Legal Representative

Tracy Wilcocks

Goddard Dunbar

T 01782 284320

E tracy@goddarddunbar.co.uk

To apply contact:

Sandbach bjb

T 01270 768919

E sandbach@bjbmail.com

LOT
35

*Guide price
£100,000 plus

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for further
information.



It is suggested that potential purchaser's make their own enquiries of mortgage lenders as to whether the property is mortgageable prior to making a bid at auction.

12 Woottons Court, Stoneycroft, Cannock, WS11 6XR

- Mid-townhouse
- Two bedrooms
- In need of modernisation
- Gardens & parking
- Leasehold – 89 Years
- Council Tax - TBC
- EPC - E

Legal Representative

Charlotte Walster
Pickering & Butters
T 01785 603060
E info@pb4law.com

To apply contact:

Cannock bjb
T 01543 500030
E cannock@bjbmail.com

LOT
36

*Guide price
£140,000 plus

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information.



67 Ford Green Road, Smallthorne, Stoke-on-Trent, Staffordshire, ST6 1NT

- Garage premises with office
- Parking to the front
- Advertising hoarding board
- Freehold
- Business Rates - £6,600 p/a
- EPC - C (54)

Legal Representative

Mr Steven Vasey

Walters and Plaskitt

T 01782 819611

E s.vasey@waltersandplaskitt.com

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Commercial bjb

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E commercial@bjbmail.com



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LOT
37

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£70,000 plus

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2 Flatts Road, Norton, Stoke-on-Trent, Staffordshire, ST6 8JB

- End terrace house
- Three bedrooms
- In need of modernisation
- Freehold
- Council Tax - A
- EPC - D

Legal Representative

Melanie Hammond

Talbots Law

T 01782 496544

E MelanieHammond@talbotslaw.co.uk

To apply contact:

Hanley bjb

T 01782 202600

E hanley@bjbmail.com

LOT
38

*Guide price
£100,000 plus



The Old Library, Moody Street, Congleton, Cheshire, CW12 4AP

- Former library/gym premises
- Set within Congleton town centre
- 1,956 sq ft (181.69 sq m)
- Freehold
- Rateable Value - £11.500 p/a
- EPC - G (169) Expired

Legal Representative

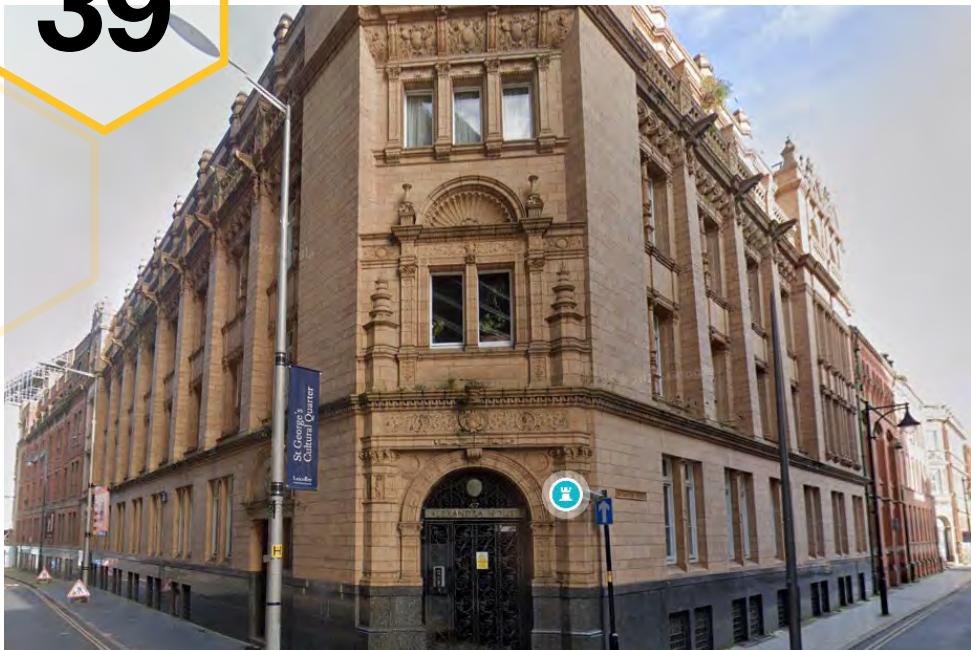
Joe O'Connor
Cooper Sons Hartley & Williams LLP
T 01663 765511
E joe.oconnor@cshw.co.uk

To apply contact:

Commercial bjb
T 01782 212201
E commercial@bjbmail.com

LOT
39

*Guide price
£65,000 plus



Apartment 23 Alexandra House, 47 Rutland Street, Leicester, LE1 1SE

- Third floor flat
- Three bedrooms
- In need of modernisation
- Located close to the City Centre
- Leasehold – 103 years
- Council tax band – C
- EPC - D

Legal Representative

Cameron Ward

TLT LLP

T 0333 006 0000

E auctions@tlt.com

To apply contact:

Auction bjb

T 01782 211180

E auction@bjbmail.com

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- When was your most **recent** condition report?
- When did your agent last **update** you on legislation?
- Has your agent offered you **protection** for non-payment of rent?

Please contact our team for honest and up to date market advice.

Hanley bjb

T: 01782 211120

E: hanley@bjbmail.com

butters john bee^{bjb}



LOT
40

*Guide price
£250,000 plus

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information.



Cedarwood, Vanity Lane, Oulton, Stone, Staffordshire, ST15 8UG

- Detached bungalow
- Two bedrooms
- In need of modernisation
- Freehold
- Council Tax Band - C
- EPC - TBC

Legal Representative
TBC

To apply contact:
Stafford bjb
T 01785 246000
E stafford@bjbmail.com

LOT

41

*Guide price

£90,000 plus

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for further
information.



27 Ernest Street, Crewe, Cheshire, CW2 6JF

- Mid-terrace house
- Three Bedrooms
- In need of modernisation
- Freehold
- Council Tax – A
- EPC – D

Legal Representative

Steven Coles
Hall Smith Whittingham

T 01270 212000
E scoles@hswsolicitors.co.uk

To apply contact:

Crewe bjb
T 01270 213541
E crewe@bjbmail.com

LOT

42

*Guide price

TBC



11 Trent Bridge Close, Trentham, Stoke-on-Trent, Staffordshire, ST4 8JJ

- Flat
- Two bedrooms
- Leasehold
- Council Tax Band - A
- EPC - C

**Legal Representative
TBC**

To apply contact:
Newcastle bjb
T 01782 622155
E newcastle@bjbmail.com

LOT
43

*Guide price
£155,000 plus

Scan or Click
for further
information.



17 Shakespeare Drive, Crewe, Cheshire, CW1 5HX

- Semi-detached bungalow
- Three bedrooms
- In need of modernisation
- Freehold
- Council Tax – C
- EPC – E

Legal Representative

Tracy Wilcocks
Goddard Dunbar
T 01782 284320
E tracy@goddarddunbar.co.uk

To apply contact:

Crewe bjb
T 01270 213541
E crewe@bjbmail.com

LOT

44

*Guide price

£46,000 plus

Scan or Click
for further
information.



7 Pomona Rise, Sneyd Green, Stoke-on-Trent, Staffordshire, ST1 6EG

- Detached bungalow
- Two bedrooms
- In need of modernisation
- Freehold
- Council Tax Band - C
- EPC - C

Legal Representative

Kerry Dundas

Dundas Law

T 01782 528338

E kerry@dundaslaw.co.uk

To apply contact:

Hanley bjb

T 01782 202600

E hanley@bjbmail.com

LOT

45

*Guide price

£30,000 plus

Scan or Click
for further
information.



41 Alton Street, Crewe, Cheshire, CW2 7QQ

- Mid-terrace house
- Two Bedrooms
- In need of modernisation
- Freehold
- Council Tax – A
- EPC – TBC

Legal Representative

Sharon Plane

Goddard Dunbar

T 01270 580537

E sharon@goddarddunbar.co.uk

To apply contact:

Crewe bjb

T 01270 213541

E crewe@bjbmail.com

LOT

46

*Guide price

£128,000 plus

Scan or Click
for further
information.



It is suggested that potential purchaser's make their own enquiries of mortgage lenders as to whether the property is mortgageable prior to making a bid at auction.

The Haven, Wereton Road, Audley, Stoke-on-Trent, Staffordshire, ST7 8HE

- Detached house
- Three bedrooms
- Fire Damaged
- In need of renovation & repair
- Freehold
- Council Tax Band - C
- EPC - D

Legal Representative

Caroline Carnes
Woolliscrofts Solicitors

T 01782 204000
E ccarnes@woolliscrofts.co.uk

To apply contact:

Alsager bjb
T 01270 877778
E alsager@bjbmail.com

LOT

47

*Guide price

£89,000 plus



89 Edleston Road, Crewe, Cheshire, CW2 7HP

- Mid-terrace house
- Two bedrooms
- In need of modernisation
- Yard to the rear
- Freehold
- Council Tax Band – A
- EPC - D

Legal Representative

Victoria Marshall
Pearsons Solicitors

T 0161 785 3500
E victoria_marshall@pearsonlegal.co.uk

To apply contact:

Crewe bjb
T 01270 213541
E crewe@bjbmail.com

Common Auction Conditions

7th Edition. Reproduced with the consent of  RICS*

The general conditions (including any extra general conditions) apply to the contract except to the extent that they are varied by special conditions or by an addendum.

Glossary

This glossary applies to the **auction conduct conditions** and the **sale conditions**.

Wherever it makes sense:

- singular words can be read as plurals, and plurals as singular words;
- a "person" includes a corporate body;
- words of one gender include the other genders;
- references to legislation are to that legislation as it may have been modified or re-enacted by the date of the **auction** or the **contract date** (as applicable); and
- where the following words printed in bold black type appear in bold blue type they have the specified meanings.

Actual completion date The date when **completion** takes place or is treated as taking place for the purposes of apportionment and calculating interest.

Addendum An amendment or addition to the **conditions** or to the **particulars** or to both whether contained in a supplement to the **catalogue**, a written notice from the auctioneers or an oral announcement at the **auction**.

Agreed completion date Subject to condition G9.3:

- (a) the date specified in the **special conditions**; or
- (b) if no date is specified, 20 **business days** after the **contract date**; but if that date is not a **business day** the first subsequent **business day**.

Approved financial institution Any Bank or Building Society that is regulated by a competent UK regulatory authority or is otherwise acceptable to the **auctioneers**.

Arrears Arrears of rent and other sums due under the **tenancies** and still outstanding on the **actual completion date**.

Arrears schedule The arrears schedule (if any) forming part of the **special conditions**.

Auction The auction advertised in the **catalogue**.

Auction conduct conditions The conditions so headed, including any extra auction conduct conditions.

Auctioneers The auctioneers at the **auction**.

Business day Any day except (a) a Saturday or a Sunday; (b) a bank holiday in England and Wales; or (c) Good Friday or Christmas Day.

Buyer The person who agrees to buy the **lot** or, if applicable, that person's personal representatives: if two or more are jointly the **buyer** their obligations can be enforced against them jointly or against each of them separately.

Catalogue the catalogue for the **auction** as it exists at the date of the **auction** (or, if the catalogue is the different, the date of the **contract**) including any **addendum** and whether printed or made available electronically.

Completion unless the **seller** and the **buyer** otherwise agree, the occasion when they have both complied with the obligations under the **contract** that they are obliged to comply with prior to **completion**, and the amount payable on **completion** has been unconditionally received in the **seller's** conveyancer's client account (or as otherwise required by the terms of the **contract**)

Condition One of the **auction conduct conditions** or **sales conditions**.

Contract The contract by which the **seller** agrees to sell and the **buyer** agrees to buy the **lot**.

Contract date The date of the **auction** or, if the **lot** is not sold at the **auction**:

- (a) the date of the **sale memorandum** signed by both the **seller** and **buyer**; or
- (b) if contracts are exchanged, the date of exchange. If exchange is not effected in person or by an irrevocable agreement to exchange made by telephone, fax or electronic mail the date of exchange is the date on which both parts have been signed and posted or otherwise placed beyond normal retrieval.

Documents Documents of title (including, if title is registered, the entries on the register and the title plan) and other documents listed or referred to in the **special conditions** relating to the **lot**.

Extra general conditions Any **conditions** added or varied by the **auctioneers** starting at condition G30.

Financial charge A charge to secure a loan or other financial indebtedness (not including a rentcharge).

General conditions That part of the **sale conditions** so headed, including any extra general conditions.

Interest rate if not specified in the **special conditions**, the higher of 6% and 4% above the base rate from time to time of barclays bank plc. The **interest rate** will also apply to any judgment debt, unless the statutory rate is higher.

Lot Each separate property described in the **catalogue** or (as the case may be) the property that the **seller** has agreed to sell and the **buyer** to buy (including **chattels**, if any).

Old arrears **Arrears** due under any of the **tenancies** that are not "new tenancies" as defined by the Landlord and Tenant (Covenants) Act 1995.

Particulars The section of the **catalogue** that contains descriptions of each lot (as varied by any **addendum**).

Practitioner An insolvency practitioner for the purposes of the Insolvency Act 1986 (or, in relation to jurisdictions outside the United Kingdom, any similar official).

Price The price that the **buyer** agrees to pay for the **lot**.

Ready to complete Ready, willing and able to complete: if **completion** would enable the **seller** to discharge all **financial charges** secured on the **lot** that have to be discharged by **completion**, then those outstanding financial charges do not prevent the **seller** from being **ready to complete**.

Sale conditions The **general conditions** as varied by any **special conditions** or **addendum**.

Sale memorandum The form so headed (whether or not set out in the **catalogue**) in which the terms of the **contract** for the sale of the **lot** are recorded.

Seller The person selling the **lot**. If two or more are jointly the **seller** their obligations can be enforced against them jointly or against each of them separately.

Special conditions Those of the **sale conditions** so headed that relate to the **lot**.

Tenancies Tenancies, leases, licences to occupy and agreements for lease and any documents varying or supplemental to them.

Tenancy schedule The tenancy schedule (if any) forming part of the **special conditions**.

Transfer Transfer includes a conveyance or assignment (and "to transfer" includes "to convey" or "to assign").

TUPE The Transfer of Undertakings (Protection of Employment) Regulations 2006.

VAT Value Added Tax or other tax of a similar nature.

VAT option An option to tax.

We (and us and our) The **auctioneers**.

You (and your) Someone who has a copy of the **catalogue** or who attends or bids at the **auction**, whether or not a **buyer**.

Important notice

A prudent buyer will, before bidding for a lot at an auction:

- Take professional advice from a conveyancer and, in appropriate cases, a chartered surveyor and an accountant;
- Read the conditions;
- Inspect the **lot**;
- Carry out usual searches and make usual enquiries;
- Check the content of all available leases and other documents relating to the **lot**;
- Have finance available for the deposit and purchase price;
- Check whether VAT registration and election is advisable;

The conditions assume that the buyer has acted like a prudent buyer.

If you choose to buy a lot without taking these normal precautions you do so at your own risk.

Auction Conduct Conditions

A1 Introduction the auction conduct conditions apply

wherever the **lot** is located

A1.1 Words in bold blue type have special meanings, which are defined in the Glossary.

A1.2 The **catalogue** is issued only on the basis that **you** accept these **auction conduct conditions**. They govern **our** relationship with **you** and cannot be disapproved or varied by the **sale conditions** (even by a **condition** purporting to replace the whole of the Common Auction Conditions). They can be varied only if **we** agree.

A2 Our role

A2.1 As agents for each **seller** we have authority to:

- (a) prepare the **catalogue** from information supplied by or on behalf of each **seller**;
- (b) offer each **lot** for sale;
- (c) sell each **lot**;
- (d) receive and hold deposits;
- (e) sign each **sale memorandum**; and
- (f) treat a **contract** as repudiated if the **buyer** fails to sign a **sale memorandum** or pay a deposit as required by these **auction conduct conditions**.

A2.2 Our decision on the conduct of the **auction** is final.

A2.3 We may cancel the **auction**, or alter the order in which **lots** are offered for sale. We may also combine or divide **lots**. A **lot** may be sold or withdrawn from sale prior to the **auction**.

A2.4 You acknowledge that to the extent permitted by law we owe **you** no duty of care and you have no claim against **us** for any loss.

A2.5 We may refuse to admit one or more persons to the **auction** without having to explain why

A2.6 You may not be allowed to bid unless **you** provide such evidence of **your** identity and other information as we reasonably require from all bidders

A3 Bidding and reserve prices

A3.1 All bids are to be made in pounds sterling exclusive of any applicable **VAT**.

A3.2 We may refuse to accept a bid. We do not have to explain why.

A3.3 If there is a dispute over bidding we are entitled to resolve it, and our decision is final.

A3.4 Unless stated otherwise each **lot** is subject to a reserve price (which may be fixed just before the **lot** is offered for sale). If no bid equals or exceeds that reserve price the **lot** will be withdrawn from the **auction**.

A3.5 Where there is a reserve price the **seller** may bid (or ask us or another agent to bid on the **seller's** behalf) up to the reserve price but may not make a bid equal to or exceeding the reserve price. You accept that it is possible that all bids up to the reserve price are bids made by or on behalf of the **seller**.

A3.6 Where a guide price (or range of prices) is given that guide is the minimum price at which, or range of prices within which, the **seller** might be prepared to sell at the date of the guide price. But guide prices may change. The last published guide price will normally be at or above any reserve price, but not always – as the **seller** may fix the final reserve price just before bidding commences.

A4 The particulars and other information

A4.1 We have taken reasonable care to prepare **particulars** that correctly describe each **lot**. The **particulars** are based on information supplied by or on behalf of the **seller**. You need to check that the information in the **particulars** is correct.

A4.2 If the **special conditions** do not contain a description of the **lot**, or simply refer to the relevant **lot** number, you take the risk that the description contained in the **particulars** is incomplete or inaccurate, as the **particulars** have not been prepared by a conveyancer and are not intended to form part of a legal contract.

A4.3 The **particulars** and the **sale conditions** may change prior to the **auction** and it is **your** responsibility to check that **you** have the correct versions.

A4.4 If **we** provide information, or a copy of a document, provided by others **we** do so only on the basis that **we** are not responsible for the accuracy of that information or document.

The contract

A5.1 A successful bid is one we accept as such (normally on the fall of the hammer). This **condition** A5 applies to **you** if you make the successful bid for a **lot**.

A5.2 You are obliged to buy the **lot** on the terms of the **sale memorandum** at the **price** you bid plus **VAT** (if applicable).

A5.3 You must before leaving the **auction**:

- (a) provide all information we reasonably need from **you** to enable us to complete the **sale memorandum** (including proof of your identity if required by us);
- (b) sign the completed **sale memorandum**; and
- (c) pay the deposit.

A5.4 If you do not we may either:

- (a) as agent for the **seller** treat that failure as your repudiation of the **contract** and offer the **lot** for sale again: the **seller** may then have a claim against **you** for breach of contract; or (b) sign the **sale memorandum** on **your** behalf.

A5.5 The deposit:

- (a) is to be held as stakeholder where **VAT** would be chargeable on the deposit were it to be held as agent for the **seller**, but otherwise is to be held as stated in the **sale conditions**; and
- (b) must be paid in pounds sterling by cheque or by bankers' draft made payable to us on an **approved financial institution**. The extra auction conduct conditions may state if we accept any other form of payment
- (c) is to be held by us (or, at our option, the **seller's** conveyancer)

A5.6 We may retain the **sale memorandum** signed by or on behalf of the **seller** until the deposit has been received in cleared funds.

A5.7 If the **buyer** does not comply with its obligations under the **contract** then:

- (a) you are personally liable to buy the **lot** even if you are acting as an agent; and
- (b) you must indemnify the **seller** in respect of any loss the **seller** incurs as a result of the **buyer's** default.

A5.8 Where the **buyer** is a company you warrant that the **buyer** is properly constituted and able to buy the **lot**.

A5.9 where we hold the deposit as stakeholder we are authorised to release it (and interest on it if applicable) to the **seller** on **completion** or, if **completion** does not take place, to the person entitled to it under the **sale conditions**.

Extra Auction Conduct Conditions

A6.1 Despite any **condition** to the contrary:

(a) The minimum deposit we accept is £3,000 (or the total **price**, if less). A **special condition** may, however, require a higher minimum deposit

(b) Sub-clause (a) of **Auction Conduct Condition** A5.5 shall be deemed to be deleted and shall be replaced with the following: "(a) is to be held as agent for the **seller** unless expressly stated otherwise in the **special conditions** provided that where **VAT** would be chargeable on the deposit were it to be held as agent for the **seller**, the deposit will be held as stakeholder despite any contrary provision in any **condition**; and" (c) where the deposit is paid to us to be held as stakeholder, we may if we choose transfer all or part of it to the **seller's** conveyancer for them to hold as stakeholder in our place. Any part of the deposit not so transferred will be held by us as stakeholder.

The **buyer** will pay A Buyers Administration Fee will be payable on exchange, as specified on the property listing to us for each **lot** purchased at the **auction**, prior to **auction** or post **auction** in addition to the deposit.

A6.3 The **buyer** will provide proof of identity and residency to us.

A6.4 We may accept payment by debit or credit card. Credit card payments carry a 2.5% surcharge. Credit card payment is not allowed for payment of deposit.

A6.5 We may refuse admittance to any person attending the **auction**. We do not have to explain why.

A6.6 The **buyer** will be photographed at the auction before the contract is signed.

A6.7 The **seller** will not be under any obligation to remove any rubbish or other items whatsoever from the **lot** prior to **completion** of the purchase and the **Buyer** will not be allowed to delay **completion** or refuse to complete or claim compensation in respect of any rubbish or other items remaining on the **lot**.

General Conditions

Words in small capitals have the special meanings defined in the Glossary.

The **general conditions** (as we supplement or change them by any **extra general conditions** or **addendum**) are compulsory but may be dispensed or changed in relation to one or more **lots** by **special conditions**. The template form of **sale memorandum** is not compulsory but is to be varied only if we agree. The template forms of **special conditions** and schedules are recommended, but are not compulsory and may be changed by the **seller** of a **lot**.

G1 The lot

G1.1 The **lot** (including any rights to be granted or reserved, and any exclusions from it) is described in the **special conditions**, or if not so described the **lot** is that referred to in the **sale memorandum**.

G1.2 The **lot** is sold subject to any **tenancies** disclosed by the **special conditions**, but otherwise with vacant possession on **completion**.

G1.3 From the **contract date** the **seller** has no obligation to insure the **lot** and the **buyer** bears all risks of loss or damage unless (a) the **lot** is sold subject to a **tenancy** that requires the **seller** to insure the **lot** (b) the **special conditions** require the **seller** to insure the **lot** The **lot** is also sold subject to such of the following as may affect it, whether they arise before or after the **contract date** and whether or not they are disclosed by the **seller** or are apparent from inspection of the lot or from the **documents**: (a) matters registered or capable of registration as local land charges; (b) matters registered or capable of registration by any competent authority or under the provisions of any statute; (c) notices, orders, demands, proposals and requirements of any competent authority; (d) charges, notices, orders, restrictions, agreements and other matters relating to town and country planning, highways or public health; (e) rights, easements, quasi-easements, and wayleaves; (f) outgoings and other liabilities; (g) any interest which overrides, within the meaning of the Land Registration Act 2002; (h) matters that ought to be disclosed by the searches and enquiries a prudent buyer would make, whether or not the **buyer** has made them; and (i) anything the **seller** does not and could not reasonably know about.

G1.5 Where anything subject to which the **lot** is sold would expose the **seller** to liability the **buyer** is to comply with it and indemnify the **seller** against that liability.

G1.6 The **seller** must notify the **buyer** of any notices, orders, demands, proposals and requirements of any competent authority of which it learns after the **contract date** but the **buyer** must comply with them and keep the **seller** indemnified. The **lot** does not include any tenant's or trade fixtures or fittings.

G1.8 Where chattels are included in the **lot** the **buyer** takes them as they are at **completion** and the **seller** is not liable if they are not fit for use.

G1.9 The **buyer** buys with full knowledge of: (a) the **documents**, whether or not the **buyer** has read them; and (b) the physical condition of the **lot** and what could reasonably be discovered on inspection of it, whether or not the **buyer** has inspected it.

G1.10 The **buyer** is not to rely on the information contained in the **particulars** but may rely on the **seller's** conveyancer's written replies to preliminary enquiries to the extent stated in those replies.

G2 Deposit

G2.1 The amount of the deposit is the greater of: (a) any minimum deposit stated in the **auction conduct conditions** (or the total **price**, if this is less than that minimum); and (b) 10% of the **price** (exclusive of any **VAT** on the **price**). The deposit (a) must be paid in pounds sterling by cheque or banker's draft drawn on an **approved financial institution** (or by any other means of payment that the **auctioneers** may accept); and

(b) is to be held as stakeholder unless the **auction conduct conditions** provide that it is to be held as agent for the **seller**.

G2.3 Where the **auctioneers** hold the deposit as stakeholder they are authorised to release it (and interest on it if applicable) to the **seller** on **completion** or if **completion** does not take place, to the person entitled to it under the **sale conditions**. If a cheque for all or part of the deposit is not cleared on first presentation the **seller** may treat the **contract** as at an end and bring a claim against the **buyer** for breach of contract. Interest earned on the deposit belongs to the **seller** unless the **sale conditions** provide otherwise.

G3 Between contract and completion

G3.1 From the **contract date** the **seller** has no obligation to insure the **lot** and the **buyer** bears all risks of loss or damage unless: (a) the **lot** is sold subject to a **tenancy** that requires the **seller** to insure the **lot** (b) the **special conditions** require the **seller** to insure the **lot**; (c) if the **buyer** so requests, and pays any additional premium, use reasonable endeavours to increase the sum insured or make other changes to the policy; (d) at the request of the **buyer** use reasonable endeavours to have the **buyer's** interest noted on the policy if it does not cover a contracting purchaser; (e) unless otherwise agreed, cancel the insurance at **completion**, apply for a refund of premium and (subject to the rights of any tenant or other third party) pay that refund to the **buyer**; and (f) (subject to the rights of any tenant or other third party) hold on trust for the **buyer** any insurance payments that the **seller** receives in respect of loss or damage arising after the **contract date** or assign to the **buyer** the benefit of any claim; and the **buyer** must on **completion** reimburse to the **seller** the cost of that insurance (to the extent not already paid by the **buyer** or a tenant or other third party) for the period from and including the **contract date** to **completion**.

G3.2 No damage to or destruction of the **lot** nor any deterioration in its condition, however caused, entitles the **buyer** to any reduction in **price**, or to delay **completion**, or to refuse to complete.

G3.3 Section 47 of the Law of Property Act 1925 does not apply.

G3.4 Unless the **buyer** is already lawfully in occupation of the **lot** the **buyer** has no right to enter into occupation prior to **completion**.

G4 Title and identity

G4.1 Unless condition G4.2 applies, the **buyer** accepts the title of the **seller** to the **lot** as at the **contract date** and may raise no requisition or objection except in relation to any matter that occurs after the **contract date**.

G4.2 If any of the **documents** is not made available before the **auction** the following provisions apply: (a) The **buyer** may raise no requisition on or objection to any of the documents that is made available before the auction. (b) If the **lot** is registered land the **seller** is to give to the **buyer** within five **business days** of the **contract date** an official copy of the entries on the register and title plan and, where noted on the register, of all documents subject to which the **lot** is being sold. (c) If the **lot** is not registered land the **seller** is to give to the **buyer** within five **business days** an abstract or epitome of title starting from the root of title mentioned in the **special conditions** (or, if none is mentioned, a good root of title more than fifteen years old) and must produce to the **buyer** the original or an examined copy of every relevant **document**. (d) If title is in the course of registration, title is to consist of certified copies of: (i) the application for registration of title made to the land registry; (ii) the **documents** accompanying that application; (iii) evidence that all applicable stamp duty land tax relating to that application has been paid; and (iv) a letter under which the **seller** or its conveyancer agrees to use all reasonable endeavours to answer any requisitions raised by the land registry and to instruct the land registry to send the completed registration documents to the **buyer**. (e) The **buyer** has no right to object to or make requisitions on any title information more than seven **business days** after that information has been given to the **buyer**.

G4.3	Unless otherwise stated in the special conditions the seller sells with full title guarantee except that (and the transfer shall so provide): (a) the covenant set out in section 3 of the Law of Property (Miscellaneous Provisions) Act 1994 shall not extend to matters recorded in registers open to public inspection; these are to be treated as within the actual knowledge of the buyer ; and (b) the covenant set out in section 4 of the Law of Property (Miscellaneous Provisions) Act 1994 shall not extend to any condition or tenant's obligation relating to the state or condition of the lot where the lot is leasehold property.	G7.2 G7.3 G7.4 G7.5 G8 G9 G9.1 G9.2 G9.3 G9.4 G9.5 G9.6 G10 G10.1 G10.2 G10.3 G10.4	completion date but before completion give the other notice to complete within ten business days (excluding the date on which the notice is given) making time of the essence. The person giving the notice must be ready to complete . If the buyer fails to comply with a notice to complete the seller may, without affecting any other remedy the seller has: (a) terminate the contract ; (b) claim the deposit and any interest on it if held by a stakeholder; (c) forfeit the deposit and any interest on it; (d) resell the lot ; and (e) claim damages from the buyer . If the seller fails to comply with a notice to complete the buyer may, without affecting any other remedy the buyer has: (a) terminate the contract ; and (b) recover the deposit and any interest on it from the seller or, if applicable, a stakeholder. If the contract is brought to an end If the contract is lawfully brought to an end: (a) the buyer must return all papers to the seller and appoints the seller its agent to cancel any registration of the contract ; and (b) the seller must return the deposit and any interest on it to the buyer (and the buyer may claim it from the stakeholder, if applicable) unless the seller is entitled to forfeit the deposit under condition G7.3 . Landlord's licence Where the lot is or includes leasehold land and licence to assign is required this condition G9 applies. The contract is conditional on that licence being obtained, by way of formal licence if that is what the landlord lawfully requires. The agreed completion date is not to be earlier than the date five business days after the seller has given notice to the buyer that licence has been obtained. G9.4 The seller must: (a) use all reasonable endeavours to obtain the licence at the seller's expense; and (b) enter into any authorised guarantee agreement properly required. The buyer must: (a) promptly provide references and other relevant information; and (b) comply with the landlord's lawful requirements. If within three months of the contract date (or such longer period as the seller and buyer agree) the licence has not been obtained the seller or the buyer may (if not then in breach of any obligation under this condition G9) by notice to the other terminate the contract at any time before licence is obtained. That termination is without prejudice to the claims of either seller or buyer for breach of this condition G9 . Interest and apportionments If the actual completion date is after the agreed completion date for any reason other than the seller's default the buyer must pay interest at the interest rate on the price (less any deposit paid) from the agreed completion date up to and including the actual completion date . Subject to condition G11 the seller is not obliged to apportion or account for any sum at completion unless the seller has received that sum in cleared funds. The seller must pay to the buyer after completion any sum to which the buyer is entitled that the seller subsequently receives in cleared funds. Income and outgoings are to be apportioned at actual completion date unless: (a) the buyer is liable to pay interest; and (b) the seller has given notice to the buyer at any time up to completion requiring apportionment on the date from which interest becomes payable by the buyer; in which event income and outgoings are to be apportioned on the date from which interest becomes payable by the buyer . Apportionments are to be calculated on the basis that: (a) the seller receives income and is liable for outgoings for
G4.4	The transfer is to have effect as if expressly subject to all matters subject to which the lot is sold under the contract .		
G4.5	The seller does not have to produce, nor may the buyer object to or make a requisition in relation to, any prior or superior title even if it is referred to in the documents .		
G4.6	The seller (and, if relevant, the buyer) must produce to each other such confirmation of, or evidence of, their identity and that of their mortgagees and attorneys (if any) as is necessary for the other to be able to comply with applicable Land Registry Rules when making application for registration of the transaction to which the conditions apply.		
G5	Transfer		
G5.1	Unless a form of transfer is prescribed by the special conditions :		
	(a) the buyer must supply a draft transfer to the seller at least ten business days before the agreed completion date and the engrossment (signed as a deed by the buyer if condition G5.2 applies) five business days before that date or (if later) two business days after the draft has been approved by the seller ; and (b) the seller must approve or revise the draft transfer within five business days of receiving it from the buyer .		
G5.2	If the seller remains liable in any respect in relation to the lot (or a tenancy) following completion the buyer is specifically to covenant in the transfer to indemnify the seller against that liability.		
G5.3	The seller cannot be required to transfer the lot to anyone other than the buyer , or by more than one transfer .		
G5.4	Where the special conditions state that the seller is to grant a new lease to the buyer		
	(a) the conditions are to be read so that the transfer refers to the new lease, the seller to the proposed landlord and the buyer to the proposed tenant; (b) the form of new lease is that described by the special conditions ; and (c) the seller is to produce, at least five business days before the agreed completion date , the engrossed counterpart lease, which the buyer is to sign and deliver to the seller on completion .		
G6	Completion		
G6.1	Completion is to take place at the offices of the seller's conveyancer, or where the seller may reasonably require, on the agreed completion date . The seller can only be required to complete on a business day and between the hours of 0930 and 1700.		
G6.2	The amount payable on completion is the balance of the price adjusted to take account of apportionments plus (if applicable) VAT and interest.		
G6.3	Payment is to be made in pounds sterling and only by: (a) direct transfer to the seller's conveyancer's client account; and (b) the release of any deposit held by a stakeholder.		
G6.4	Unless the seller and the buyer otherwise agree, completion cannot take place until both have complied with their obligations under the contract and the balance of the price is unconditionally received in the seller's conveyancer's client account.		
G6.5	If completion takes place after 1400 hours for a reason other than the seller's default it is to be treated, for the purposes of apportionment and calculating interest, as if it had taken place on the next business day .		
G6.6	Where applicable the contract remains in force following completion .		
G7	Notice to complete		
G7.1	The seller or the buyer may on or after the agreed		

<p>the whole of the day on which apportionment is to be made; (b) annual income and expenditure accrues at an equal daily rate assuming 365 days in a year, and income and expenditure relating to some other period accrues at an equal daily rate during the period to which it relates; and (c) where the amount to be apportioned is not known at completion apportionment is to be made by reference to a reasonable estimate and further payment is to be made by seller or buyer as appropriate within five business days of the date when the amount is known.</p>	<p>requirements unless to do so would (but for the indemnity in paragraph (c)) expose the seller to a liability that the seller would not otherwise have, in which case the seller may act reasonably in such a way as to avoid that liability;</p> <p>(b) if the seller gives the buyer notice of the seller's intended act and the buyer does not object within five business days giving reasons for the objection the seller may act as the seller intends;</p> <p>(c) the buyer is to indemnify the seller against all loss or liability the seller incurs through acting as the buyer requires, or by reason of delay caused by the buyer.</p>
<p>G10.5 if a payment due from the buyer to the seller on or after completion is not paid by the due date, the buyer is to pay interest to the seller at the interest rate on that payment from the due date up to and including the date of payment.</p>	<p>Rent deposits</p>
<p>G11 Part 1</p> <p>Arrears</p> <p>Current rent</p>	<p>Where any TENANCY is an assured shorthold TENANCY, the SELLER and the BUYER are to comply with their respective statutory duties in relation to the protection of tenants' deposits, and to demonstrate in writing to the other (before COMPLETION, so far as practicable) that they have complied</p>
<p>G11.1 "Current rent" means, in respect of each of the tenancies subject to which the lot is sold, the instalment of rent and other sums payable by the tenant in advance on the most recent rent payment date on or within four months preceding completion.</p> <p>G11.2 If on completion there are any arrears of current rent the buyer must pay them, whether or not details of those arrears are given in the special conditions.</p> <p>G11.3 Parts 2 and 3 of this condition G11 do not apply to arrears of current rent.</p>	<p>G13.1 This condition G13 applies where the seller is holding or otherwise entitled to money by way of rent deposit in respect of a TENANCY. In this condition G13 "rent deposit deed" means the deed or other document under which the rent deposit is held.</p>
<p>Part 2</p> <p>Buyer to pay for arrears</p> <p>G11.4 Part 2 of this condition G11 applies where the special conditions give details of arrears.</p> <p>G11.5 The buyer is on completion to pay, in addition to any other money then due, an amount equal to all arrears of which details are set out in the special conditions. G11.6 If those arrears are not old arrears the seller is to assign to the buyer all rights that the seller has to recover those arrears.</p>	<p>G13.2 If the rent deposit is not assignable the seller must on completion hold the rent deposit on trust for the buyer and, subject to the terms of the rent deposit deed, comply at the cost of the buyer with the buyer's lawful instructions.</p>
<p>Part 3</p> <p>Buyer not to pay for arrears</p> <p>G11.7 Part 3 of this condition G11 applies where the special conditions:</p> <ul style="list-style-type: none"> (a) so state; or (b) give no details of any arrears. 	<p>G13.3 Otherwise the seller must on completion pay and assign its interest in the rent deposit to the buyer under an assignment in which the buyer covenants with the seller to:</p> <ul style="list-style-type: none"> (a) observe and perform the seller's covenants and conditions in the rent deposit deed and indemnify the seller in respect of any breach; (b) give notice of assignment to the tenant; and (c) give such direct covenant to the tenant as may be required by the rent deposit deed.
<p>G11.8 While any arrears due to the seller remain unpaid the buyer must:</p> <ul style="list-style-type: none"> (a) try to collect them in the ordinary course of management but need not take legal proceedings or forfeit the TENANCY; (b) pay them to the seller within five business days of receipt in cleared funds (plus interest at the interest rate calculated on a daily basis for each subsequent day's delay in payment); (c) on request, at the cost of the seller, assign to the seller or as the seller may direct the right to demand and sue for old arrears, such assignment to be in such form as the seller's conveyancer may reasonably require; (d) if reasonably required, allow the seller's conveyancer to have on loan the counterpart of any TENANCY against an undertaking to hold it to the buyer's order; (e) not without the consent of the seller release any tenant or surety from liability to pay arrears or accept a surrender of or forfeit any TENANCY under which arrears are due; and (f) if the buyer disposes of the lot prior to recovery of all arrears obtain from the buyer's successor in title a covenant in favour of the seller in similar form to part 3 of this condition G11. 	<p>G14 VAT</p> <p>G14.1 Where a sale condition requires money to be paid or other consideration to be given, the payer must also pay any VAT that is chargeable on that money or consideration, but only if given a valid VAT invoice.</p>
<p>G11.9 Where the seller has the right to recover arrears it must not without the buyer's written consent bring insolvency proceedings against a tenant or seek the removal of goods from the lot.</p>	<p>G14.2 Where the special conditions state that no VAT option has been made the seller confirms that none has been made by it or by any company in the same VAT group nor will be prior to completion.</p>
<p>G12 Management</p> <p>G12.1 This condition G12 applies where the lot is sold subject to tenancies.</p> <p>G12.2 The seller is to manage the lot in accordance with its standard management policies pending completion.</p> <p>G12.3 The seller must consult the buyer on all management issues that would affect the buyer after completion (such as, but not limited to, an application for licence; a rent review; a variation, surrender, agreement to surrender or proposed forfeiture of a TENANCY; or a new tenancy or agreement to grant a new tenancy) and:</p> <ul style="list-style-type: none"> (a) the seller must comply with the buyer's reasonable 	<p>G15 Transfer as a going concern</p> <p>G15.1 Where the special conditions so state:</p> <ul style="list-style-type: none"> (a) the seller and the buyer intend, and will take all practicable steps (short of an appeal) to procure, that the sale is treated as a transfer of a going concern; and (b) this condition G15 applies.
<p>G15.2 The seller confirms that the seller</p> <ul style="list-style-type: none"> (a) is registered for VAT, either in the seller's name or as a member of the same VAT group; and (b) has (unless the sale is a standard-rated supply) made in relation to the lot a VAT option that remains valid and will not be revoked before completion. 	<p>G15.3 The buyer confirms that:</p> <ul style="list-style-type: none"> (a) it is registered for VAT, either in the buyer's name or as a member of a VAT group; (b) it has made, or will make before completion, a VAT option in relation to the lot and will not revoke it before or within three months after completion; (c) article 5(2B) of the Value Added Tax (Special Provisions) Order 1995 does not apply to it; and (d) it is not buying the lot as a nominee for another person.
<p>G15.4 The buyer is to give to the seller as early as possible before the agreed completion date evidence:</p> <ul style="list-style-type: none"> (a) of the buyer's VAT registration; (b) that the buyer has made a VAT option; and (c) that the VAT option has been notified in writing to HM Revenue and Customs; and if it does not produce the relevant evidence at least two business days before the agreed completion date, condition G14.1 applies at completion. 	<p>G15.5 The buyer confirms that after completion the buyer intends to:</p>

G15.6	<p>(a) retain and manage the lot for the buyer's own benefit as a continuing business as a going concern subject to and with the benefit of the tenancies; and (b) collect the rents payable under the tenancies and charge VAT on them</p> <p>If, after completion, it is found that the sale of the lot is not a transfer of a going concern then:</p>	<p>G20.2 If the special conditions do not state "There are no employees to which TUPE applies" the following paragraphs apply:</p> <p>(a) The seller must notify the buyer of those employees whose contracts of employment will transfer to the buyer on completion (the "Transferring Employees"). This notification must be given to the buyer not less than 14 days before completion.</p>
G16	Capital allowances	<p>(b) The buyer must within five business days of receipt of the VAT invoice pay to the seller the VAT due; and (c) if VAT is payable because the buyer has not complied with this condition G15, the buyer must pay and indemnify the seller against all costs, interest, penalties or surcharges that the seller incurs as a result.</p> <p>G16.1 This condition G16 applies where the special conditions state that there are capital allowances available in respect of the lot.</p>
G16.2	<p>The seller is promptly to supply to the buyer all information reasonably required by the buyer in connection with the buyer's claim for capital allowances.</p>	<p>G21 This condition G21 only applies where the special conditions so provide.</p>
G16.3	<p>The value to be attributed to those items on which capital allowances may be claimed is set out in the special conditions.</p>	<p>G21.1 The seller has made available such reports as the seller has as to the environmental condition of the lot and has given the buyer the opportunity to carry out investigations (whether or not the buyer has read those reports or carried out any investigation) and the buyer admits that the price takes into account the environmental condition of the lot.</p>
G16.4	<p>The seller and buyer agree:</p> <p>(a) to make an election on completion under Section 198 of the Capital Allowances Act 2001 to give effect to this condition G16; and</p> <p>(b) to submit the value specified in the special conditions to HM Revenue and Customs for the purposes of their respective capital allowance computations.</p>	<p>G21.2 The buyer agrees to indemnify the seller in respect of all liability for or resulting from the environmental condition of the lot.</p>
G17	Maintenance agreements	<p>G22 Service Charge</p>
G17.1	<p>The seller agrees to use reasonable endeavours to transfer to the buyer, at the buyer's cost, the benefit of the maintenance agreements specified in the special conditions.</p>	<p>G22.1 This condition G22 applies where the lot is sold subject to tenancies that include service charge provisions.</p>
G17.2	<p>The buyer must assume, and indemnify the seller in respect of, all liability under such contracts from the actual completion date.</p>	<p>G22.2 No apportionment is to be made at completion in respect of service charges.</p>
G18	Landlord and Tenant Act 1987	<p>G22.3 Within two months after completion the seller must provide to the buyer a detailed service charge account for the service charge year current on completion showing:</p>
G18.1	<p>This condition G18 applies where the sale is a relevant disposal for the purposes of part I of the Landlord and Tenant Act 1987.</p>	<p>(a) service charge expenditure attributable to each tenancy;</p>
G18.2	<p>The seller warrants that the seller has complied with sections 5B and 7 of that Act and that the requisite majority of qualifying tenants has not accepted the offer.</p>	<p>(b) payments on account of service charge received from each tenant;</p>
G19	Sale by practitioner	<p>(c) any amounts due from a tenant that have not been received;</p>
G19.1	<p>This condition G19 applies where the sale is by a practitioner either as seller or as agent of the seller.</p>	<p>(d) any service charge expenditure that is not attributable to any tenancy and is for that reason irrecoverable.</p>
G19.2	<p>The practitioner has been duly appointed and is empowered to sell the lot.</p>	<p>G22.4 In respect of each tenancy, if the service charge account shows that:</p>
G19.3	<p>Neither the practitioner nor the firm or any member of the firm to which the practitioner belongs has any personal liability in connection with the sale or the performance of the seller's obligations. The transfer is to include a declaration excluding that personal liability.</p>	<p>(a) payments on account (whether received or still then due from a tenant) exceed attributable service charge expenditure, the seller must pay to the buyer an amount equal to the excess when it provides the service charge account;</p>
G19.4	<p>The lot is sold:</p> <p>(a) in its condition at completion;</p> <p>(b) for such title as the seller may have; and</p> <p>(c) with no title guarantee;</p> <p>and the buyer has no right to terminate the contract or any other remedy if information provided about the lot is inaccurate, incomplete or missing.</p>	<p>(b) attributable service charge expenditure exceeds payments on account (whether those payments have been received or are still then due), the buyer must use all reasonable endeavours to recover the shortfall from the tenant at the next service charge reconciliation date and pay the amount so recovered to the seller within five business days of receipt in cleared funds; but in respect of payments on account that are still due from a tenant condition G11 (arrears) applies.</p>
G19.5	<p>Where relevant:</p> <p>(a) the documents must include certified copies of those under which the practitioner is appointed, the document of appointment and the practitioner's acceptance of appointment; and</p>	<p>G22.5 In respect of service charge expenditure that is not attributable to any tenancy the seller must pay the expenditure incurred in respect of the period before actual completion date and the buyer must pay the expenditure incurred in respect of the period after actual completion date. Any necessary monetary adjustment is to be made within five business days of the seller providing the service charge account to the buyer.</p>
G19.6	<p>(b) the seller may require the transfer to be by the lender exercising its power of sale under the Law of Property Act 1925.</p> <p>The buyer understands this condition G19 and agrees that it is fair in the circumstances of a sale by a practitioner.</p>	<p>G22.6 If the seller holds any reserve or sinking fund on account of future service charge expenditure or a depreciation fund:</p>
G20	TUPE	<p>(a) the seller must pay it (including any interest earned on it) to the buyer on completion; and</p>
G20.1	<p>If the special conditions state "There are no employees to which TUPE applies", this is a warranty by the seller to this effect.</p>	<p>(b) the buyer must covenant with the seller to hold it in accordance with the terms of the tenancies and to indemnify the seller if it does not do so.</p>
G23	Rent reviews	<p>This condition G23 applies where the lot is sold subject</p>

	<p>to a tenancy under which a rent review due on or before the actual completion date has not been agreed or determined.</p>	
G23.2	<p>The seller may continue negotiations or rent review proceedings up to the actual completion date but may not agree the level of the revised rent or commence rent review proceedings without the written consent of the buyer, such consent not to be unreasonably withheld or delayed.</p>	<p>the buyer in relation to the warranty as do not place the seller in breach of its terms or expose the seller to any liability or penalty.</p>
G23.3	<p>Following completion the buyer must complete rent review negotiations or proceedings as soon as reasonably practicable but may not agree the level of the revised rent without the written consent of the seller, such consent not to be unreasonably withheld or delayed.</p>	<p>No assignment</p> <p>The buyer must not assign, mortgage or otherwise transfer or part with the whole or any part of the buyer's interest under this contract.</p>
G23.4	<p>The seller must promptly:</p> <ul style="list-style-type: none"> (a) give to the buyer full details of all rent review negotiations and proceedings, including copies of all correspondence and other papers; and (b) use all reasonable endeavours to substitute the buyer for the seller in any rent review proceedings. 	<p>Registration at the Land Registry</p> <p>This condition G27.1 applies where the lot is leasehold and its sale either triggers first registration or is a registrable disposition. The buyer must at its own expense and as soon as practicable:</p> <ul style="list-style-type: none"> (a) procure that it becomes registered at Land Registry as proprietor of the lot; (b) procure that all rights granted and reserved by the lease under which the lot is held are properly noted against the affected titles; and (c) provide the seller with an official copy of the register relating to such lease showing itself registered as proprietor.
G23.5	<p>The seller and the buyer are to keep each other informed of the progress of the rent review and have regard to any proposals the other makes in relation to it.</p>	<p>G27.2 This condition G27.2 applies where the lot comprises part of a registered title.</p> <p>The buyer must at its own expense and as soon as practicable:</p> <ul style="list-style-type: none"> (a) apply for registration of the transfer; (b) provide the seller with an official copy and title plan for the buyer's new title; and (c) join in any representations the seller may properly make to Land Registry relating to the application.
G23.6	<p>When the rent review has been agreed or determined the buyer must account to the seller for any increased rent and interest recovered from the tenant that relates to the seller's period of ownership within five business days of receipt of cleared funds.</p>	<p>Notices and other communications</p> <p>G28.1 All communications, including notices, must be in writing. Communication to or by the seller or the buyer may be given to or by their conveyancers.</p>
G23.7	<p>If a rent review is agreed or determined before completion but the increased rent and any interest recoverable from the tenant has not been received by completion the increased rent and any interest recoverable is to be treated as arrears.</p>	<p>G28.2 A communication may be relied on if:</p> <ul style="list-style-type: none"> (a) delivered by hand; or (b) made electronically and personally acknowledged (automatic acknowledgement does not count); or (c) there is proof that it was sent to the address of the person to whom it is to be given (as specified in the sale memorandum) by a postal service that offers normally to deliver mail the next following business day.
G24	<p>Tenancy renewals</p> <p>G24.1 This condition G24 applies where the tenant under a tenancy has the right to remain in occupation under part II of the Landlord and Tenant Act 1954 (as amended) and references to notices and proceedings are to notices and proceedings under that Act.</p>	<p>G28.3 A communication is to be treated as received:</p> <ul style="list-style-type: none"> (a) when delivered, if delivered by hand; or (b) when personally acknowledged, if made electronically; but if delivered or made after 1700 hours on a business day a communication is to be treated as received on the next business day.
G24.2	<p>Where practicable, without exposing the seller to liability or penalty, the seller must not without the written consent of the buyer (which the buyer must not unreasonably withhold or delay) serve or respond to any notice or begin or continue any proceedings.</p>	<p>G28.4 A communication sent by a postal service that offers normally to deliver mail the next following business day will be treated as received on the second business day after it has been posted.</p>
G24.3	<p>If the seller receives a notice the seller must send a copy to the buyer within five business days and act as the buyer reasonably directs in relation to it.</p>	<p>G29 Contracts (Rights of Third Parties) Act 1999</p> <p>No one is intended to have any benefit under the contract pursuant to the Contract (Rights of Third Parties) Act 1999.</p>
G24.4	<p>Following completion the buyer must:</p> <ul style="list-style-type: none"> (a) with the co-operation of the seller take immediate steps to substitute itself as a party to any proceedings; (b) use all reasonable endeavours to conclude any proceedings or negotiations for the renewal of the tenancy and the determination of any interim rent as soon as reasonably practicable at the best rent or rents reasonably obtainable; and (c) if any increased rent is recovered from the tenant (whether as interim rent or under the renewed tenancy) account to the seller for the part of that increase that relates to the seller's period of ownership of the lot within five business days of receipt of cleared funds. 	<p>G30 Extra General Conditions</p> <p>The following general conditions are to be treated as being amended as follows:</p>
G24.5	<p>The seller and the buyer are to bear their own costs in relation to the renewal of the tenancy and any proceedings relating to this.</p>	<p>G17.2 the word "actual" shall be replaced by the word "agreed"</p> <p>G25.3 (b) the words "or cost" shall be added at the end.</p>
G25	<p>Warranties</p> <p>G25.1 Available warranties are listed in the special conditions.</p> <p>G25.2 Where a warranty is assignable the seller must:</p> <ul style="list-style-type: none"> (a) on completion assign it to the buyer and give notice of assignment to the person who gave the warranty; and (b) apply for (and the seller and the buyer must use all reasonable endeavours to obtain) any consent to assign that is required. If consent has not been obtained by completion the warranty must be assigned within five business days after the consent has been obtained. 	
G25.3	<p>If a warranty is not assignable the seller must after completion:</p> <ul style="list-style-type: none"> (a) hold the warranty on trust for the buyer; and (b) at the buyer's cost comply with such of the lawful instructions of 	

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