

Loveitts

PROPERTY AUCTIONS

Thursday 16th July 2026



**Auction
House**

Loveitts

PART OF SHELDON BOSLEY KNIGHT

IN-ROOM & LIVESTREAM ONLINE AUCTION

Auction Information



The Catalogue: Details of the properties and land to be sold are set out in the catalogue and on the website loveitts.co.uk. It is important that prospective purchasers satisfy themselves as to the location, boundaries, conditions and state of the lots before the auction.



Plans, Maps and Photographs: The plans, floorplans, maps, photographs and video tours published on the website and in the catalogue, are to aid identification of the property only. The plans are not to scale.



***Guide Prices & Reserve Price:** Guide Prices quoted online and in the catalogue, are provided as an indication of each seller's minimum expectation. They are not necessarily figures which a property will sell for and may change at any time prior to the auction.

Each property will be offered subject to a Reserve Price which will be within the guide price range or no more than 10% above a single figure guide. This is a confidential figure set between the seller and the Auctioneer prior to the auction. It is a figure below which the Auctioneer cannot sell the property during the auction. Unless otherwise stated, all property is sold subject to a reserve whether declared or not.



Viewing: Due to the nature and condition of some auction properties, the auctioneers highlight the potential risk that viewing such property carries and advise all to proceed with caution and take necessary requirements to ensure their own safety whilst viewing any lots offered. Viewings are conducted entirely at the potential buyers own risk, these properties are not owned or controlled by the Auctioneers and the auctioneers will not be held liable for loss or injury caused while viewing or accessing the lot.



Pre Auction Sales: Offers made on lots included in this auction may be accepted by the seller prior to the auction. If prospective buyers are intending to bid at the auction for a specific lot, the auctioneers recommend that potential buyers keep in contact with the Auctioneer's office.



Attending the Auction: It is always wise to allow sufficient time to get to the auction. The auctioneer will generally offer the lots in the order as shown in the catalogue, although they reserve the right to amend the order of sale.



Addendum: The addendum is an important document and provides details of the amendments to the catalogue and Conditions of Sale. Prospective buyers should ensure they inspect this document as its content will form part of the sales contract. Prospective buyers should ensure that they have a copy of the catalogue and addendum prior to bidding and are deemed to have read these documents whether they have done so or not.



Bidding: Each property will be offered individually by the Auctioneer. Ensure that bids are clear and noticed by the Auctioneer. Bids may be refused at the Auctioneer's discretion and the auctioneers reserve the right to bid on behalf of the seller up to the reserve. At the fall of the hammer the successful bidder will be under a binding contract to purchase the lot in accordance with the General and Special Conditions of Sale, together with the addendum. At the contracts desk the successful bidder will be required to supply without delay their name and address, solicitor's details, identification and deposit. They will then be required to sign the auction memorandum.



Bidding Online, by Proxy or Telephone: If prospective bidders are unable to attend the auction it is possible to bid online, by telephone or by proxy and pre-registration is required. To register to bid online, by telephone or by proxy please visit our website where you will be required to upload your details, ID and create an 'Auction Passport'. The Auctioneers are unable to accept an liability for poor signal, loss of connection or being unable to reach bidders at the time required. Bidders are encouraged to attend the auction in person.



The Contract: The Memorandum of Sale will be signed in duplicate. One copy will be given to the prospective buyer, which must be given to their solicitor. The second copy will be retained by the seller's solicitor. Completion of the sale and payment of the purchase money is typically 28 days after the exchange of contracts unless the conditions of sale provide otherwise.



Proof of Identification: In order to comply with Anti-Money Laundering regulations, the auctioneers ask all prospective buyers to provide Proof of Identity and Residence. They will need to bring their passport or photographic UK driving licence and a recent utility bill, bank statement or council tax bill to the auction. If they are purchasing on behalf of a company they will need a letter of authority on company letterhead. The auctioneers will carry out Electronic AML checks on successful buyers and remote bidders.



Deposit: When the Memorandum of Sale is signed, the buyer will be asked to pay a deposit amount of 10% of the purchase price (plus VAT where applicable) for each lot subject to a minimum amount of £2,000 unless otherwise stated by the auctioneer. Payment can be made by bankers draft or debit card. Please note cash deposits or credit cards are not accepted under any circumstances.



Administration Fee: Purchasers will be required to pay an administration charge on each lot purchased, details to be found on each lot entry page. It is strongly recommended all purchasers check the Special Conditions of Sale as other fees may also apply to individual properties.



Buyer's Premium: Purchasers of some lots will be required to pay a Buyer's Premium to the auctioneer in addition to the deposit and administration charge – see individual property details.



Disbursements: Some disbursements may become payable by the purchaser on completion, these will be detailed in the Special Conditions of Sale within the property's legal pack.



The Legal Aspect: Buying at auction is a contractual commitment and prospective buyers bid on the basis that they have checked the RICS General Conditions of Sale, that are detailed at the back of the catalogue, and the Special Conditions of Sale relating to each individual lot. If there is a conflict between them, the Special Conditions of Sale shall prevail. The legal packs can be found online via the Loveitts website loveitts.co.uk. Prospective buyers bid on the basis that they are deemed to have inspected all lots, have made all necessary enquiries and have checked the legal documentation. Buyers are deemed to be satisfied that they fully understand their content. The auctioneers strongly suggest that buyers take legal and professional advice prior to making an offer prior to auction, bidding at the auction, or post auction. The auctioneers will make every possible endeavour to provide access to all lots prior to the sale although this cannot be guaranteed. The auctioneers will attempt to answer any queries prior to auction and in the auction room. The auctioneer will not be able to answer any questions whilst the auction is proceeding.



Insurance: As soon as the Auctioneers gavel falls on a bid, the successful bidder is under a binding contract to purchase the relevant property. The purchaser is immediately at risk in relation to the property and should therefore have confirmed bank or building society finance arranged (if required) and will also be deemed to have made prior arrangements for any insurance cover that is required. Completion will occur 28 days after exchange, unless otherwise specified.



General Data Protection Regulations (GDPR): This defines new customer rights and company obligations introduced on 25th May 2018. For full details please refer to the Privacy Policy showing on our website loveitts.co.uk.



Post-auction Sale: If a potential purchaser is interested in a property that is not sold during the auction, they need to speak to the auction team and make an offer. The offer will be put forward to the seller and if accepted, the prospective buyer will be able to proceed with the purchase under auction conditions.



Disclaimer: Particulars on the website and within the catalogue are believed to be correct but their accuracy is not guaranteed. The auctioneers will always endeavour to inform prospective purchasers of variations to the catalogue, when such changes are brought to their attention. The auctioneers nor their clients can be held responsible for any losses, damages, or abortive costs incurred in respect of lots that are withdrawn or sold prior to auction. All measurements, areas and distances are approximate only. Potential buyers are advised to check them. No representation or warranty is made in respect to the structure of any properties nor in relation to their state of repair. Prospective buyers should arrange for a survey of the particular lot by a professionally qualified person.

Please refer to the Common Auction Conditions included on the website or at the back of the catalogue



Important Information

Do I need to register? How do I bid?

Bidding ONLINE, by PROXY, or by TELEPHONE? - you will need to register to bid, via our website. You will need to upload your details, ID and create an 'Auction passport'.

Bidding IN PERSON? - you do not need to pre-register, but **MUST** bring with you 2 forms of identification, plus your debit card to pay your deposit if you are the winning bidder.

IDENTIFICATION

Proof of identity - one of the following

- Current signed passport
- Current full UK EU photo card driving licence, NOT a provisional driving licence

Plus

Proof of Address - one of the following

- Utility bill issued within the last three months (gas, electricity, council tax, telephone, water rates but NOT mobile phone)
- Bank or Building Society statement

Please note that only the above documents will be accepted.

Payment if I am the winning bidder

Winning bidder? - If you are the successful bidder you will have entered into a legally binding contract on the fall of the hammer and you will be required to pay **10% deposit** (minimum £2,000).

Payment can be made by debit card or by bank transfer on the night of the auction.

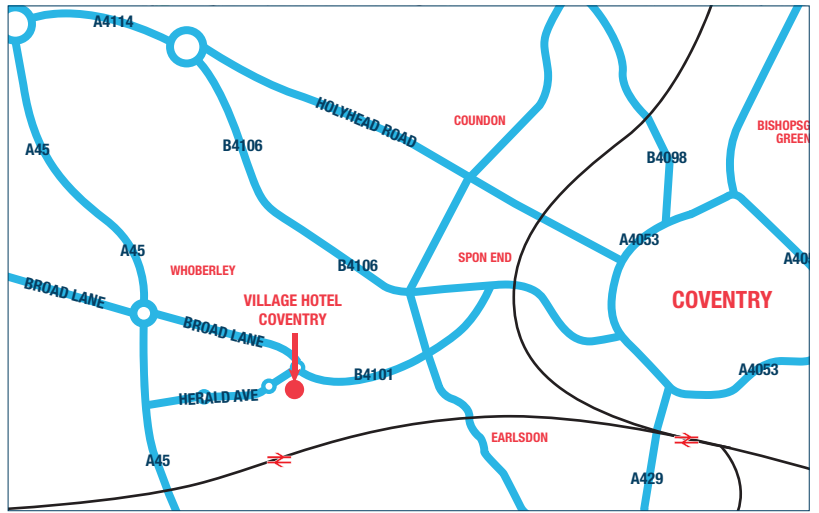
Legal Documents

All legal documents are available via our website. All bidders are strongly recommended to inspect the Legal Pack and can register their details on the site. The Legal Packs are available via a service provided by The Essential Information Group Ltd, which will not only allow the download of the Legal Pack but will also keep you updated with any changes to the Pack. Please note however that it is the responsibility of all bidders to recheck the Legal Packs for any changes prior to bidding, and the Auctioneer can accept no responsibility for any bidders not adhering to this advice.



Service provided by
essential
information group

Auction Venue



Thursday
16th July 2026 - 6.30pm

(DOORS OPEN AT 5.30PM)

**Village Hotel, Dolomite Avenue,
Canley, Coventry CV4 9GZ**

Road directions: 1 mile from A45, 8 miles from
M42 J6, 3 miles from A46

Nearest train station: Coventry Station: (2 miles)

Your Auctioneers



Sally Smith
Director and Auctioneer
sally.smith@loveitts.co.uk



Sara Herbert
Associate Director
sara.herbert@loveitts.co.uk

Scan the QR to watch us **LIVE**

loveitts.co.uk

Order of Sale

Lot No	Address	*Guide Prices	Description
1	2 Washbrook Lane, Allesley, Coventry, West Midlands CV5 9FG	£120,000 - £130,000	Residential
2	67 Wootton Street, Bedworth, Warwickshire CV12 9DU	£100,000 - £120,000	Residential
3	100 Kensington Road, Earlsdon, Coventry, West Midlands CV5 6GH	£90,000 - £110,000	Residential
4	Flat 52 The Co Operative, 18 Corporation Street, Coventry, West Midlands CV1 1GF	£150,000 - £170,000	Residential
5	17-19 Harefield Road, Lower Stoke, Coventry, West Midlands CV2 4BX	£260,000 - £280,000	Residential Investment
6	79 Craven Road, Rugby, Warwickshire CV21 3JZ	£130,000 - £150,000	Residential
7	51 New Road, Water Orton, Birmingham, Warwickshire B46 1QP	£240,000 - £260,000	Residential
8	2 Grasscroft Drive, Cheylesmore, Coventry, West Midlands CV3 5QF	£220,000 +	Residential
9	5 Beamish Close, Walsgrave, Coventry, West Midlands CV2 2BW	£230,000 - £250,000	Residential Investment
10	Land off Valley Road, Galley Common, Nuneaton, Warwickshire CV10 9NH	£350,000 - £380,000	Plots/Building Land
11	195 St. Philips Drive, Evesham, Worcestershire WR11 2RQ	SOLD PRIOR	Residential
12	62 Stratford Street, Upper Stoke, Coventry, West Midlands CV2 4NJ	£180,000 - £200,000	Residential
13	128 Ansley Common, Nuneaton, Warwickshire CV10 0QA	£90,000 - £110,000	Residential Investment
14	48 Blythe Road, Hillfields, Coventry, West Midlands CV1 5AW	£90,000 - £110,000	Residential Investment
15	17 Tivey Court Road, Longford, Coventry, West Midlands CV6 7EX	£160,000 - £180,000	Residential
16	Flat 12 Quinton Parade, Cheylesmore, Coventry, West Midlands CV3 5HW	£65,000 - £85,000	Residential
17	134 Bolingbroke Road, Lower Stoke, Coventry, West Midlands CV3 1AS	£125,000 - £145,000	Residential Investment
18	49 Rothesay Avenue, Tile Hill, Coventry, West Midlands CV4 9FH	£40,000 - £50,000	Freehold Interest
19	1 Grantham Street, Stoke, Coventry, West Midlands CV2 4FP	£235,000 - £255,000	Residential Investment
20	117 Elm Tree Avenue, Tile Hill, Coventry, West Midlands CV4 9ES	£40,000 - £50,000	Freehold Interest
21	54 Clifton Road, Stockingford, Nuneaton, Warwickshire CV10 8BJ	£80,000 - £100,000	Residential
22	147 Bracebridge Street, Nuneaton, Warwickshire CV11 5PD	£330,000 +	Mixed Use
23	59 Beacon Road, Radford, Coventry, West Midlands CV6 4DR	£115,000 +	Residential
24	14 Morton Gardens, Hillmorton, Rugby, Warwickshire CV21 3TG	£190,000 +	Residential
25	105 Croft Road, Stockingford, Nuneaton, Warwickshire CV10 7EH	£160,000 - £180,000	Mixed Use
26	175 Hearsall Lane, Earlsdon, Coventry, West Midlands CV5 6HJ	£225,000 - £245,000	Mixed Use
27	5 Evesham Street, Alcester, Warwickshire B49 5DS	£155,000 - £175,000 + VAT	Commercial Investment
28	21 Langbay Court, Walsgrave, Coventry, West Midlands CV2 2AZ	£40,000 - £60,000	Residential

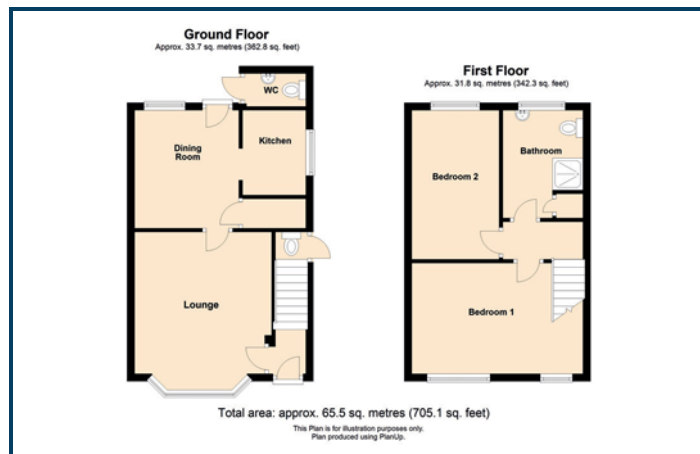
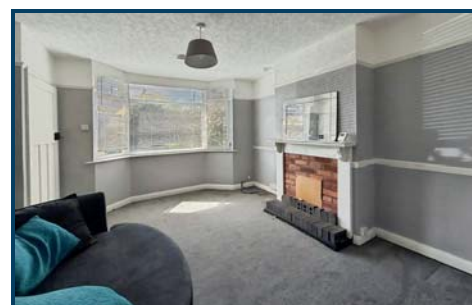
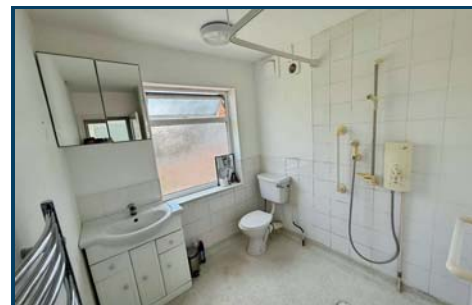
* Please refer to Auction Information found at the front of this catalogue relating to Guide Prices and Reserve Prices

Conditions of Sale - All lots are sold subject to the RICS Common Auction Conditions, unless otherwise specified within the Legal Pack. All Legal documents can be found on the Loveitts website, and will be available to view and download within the 2 weeks prior to Auction.

LOT
1

2 Washbrook Lane, Allesley, Coventry CV5 9FG

*Guide Price: £120,000 - £130,000



DESCRIPTION

2 bedroom, mid terrace property in sought after location. Requiring some redecoration. An ideal investment opportunity.

NOTE

Prospective buyers are advised that the property includes a partial flying freehold, as the area beneath the staircase incorporates a WC which is accessed via the adjacent hair salon. This may affect mortgageability and/or future maintenance obligations. Interested parties are strongly advised to make their own enquiries and seek legal advice prior to bidding.

ACCOMMODATION

GROUND FLOOR

Lounge: 14 ft 1 in x 11 ft 7 in
Dining room: 9 ft 9 in x 9 ft 3 in
Kitchen: 7 ft 5 in x 5 ft 2 in

FIRST FLOOR

Bedroom 1: 14 ft 9 in x 10 ft 5 in
Bedroom 2: 12 ft 5 in x 7 ft 5 in
Wet room/shower:

OUTSIDE

Front: Garden.
Rear: Yard and outside W.C.

On street parking.

SERVICES AND HEATING

Mains gas, electricity, water and sewage are supplied to the property. (No tests have been carried out and we are therefore unable to confirm connections.)

Gas central heating.

EPC RATING - D

COUNCIL TAX BAND - D

TENURE

Freehold with vacant possession.

ADDITIONAL COSTS

Administration Fee: £1,440 (£1,200 plus VAT)
Buyers Premium: £1,800 (£1,500 plus VAT)
Please see the legal pack for any further costs.

LOT
2

67 Wootton Street, Bedworth CV12 9DU

*Guide Price: £100,000 - £120,000



DESCRIPTION

2 bedroom, mid terrace property with 2 reception rooms and ground floor bathroom, requiring redecoration. Located in a popular residential area within a mile to Bedworth town centre. Ideal investment opportunity.

ACCOMMODATION

GROUND FLOOR

Reception room 1: 11 ft 11 in max x 11 ft 5 in
 Reception room 2: 12 ft 2 in x 11 ft 10 in max
 Kitchen: 11 ft 8 in x 6 ft 11 in
 Bathroom:

FIRST FLOOR

Bedroom 1: 11 ft 6 in x 9 ft 7 in
 Bedroom 2: 12 ft 1 in max x 11 ft 9 in

OUTSIDE

Garden to the rear.

On street parking.

SERVICES AND HEATING

Mains gas, electricity, water and sewage are supplied to the property. (No tests have been carried out and we are therefore unable to confirm connections.)

Gas central heating.

EPC RATING - D

COUNCIL TAX BAND - A

TENURE

Freehold with vacant possession.

ADDITIONAL COSTS

Administration Fee: £1,440 (£1,200 plus VAT)
 Buyers Premium: £1,440 (£1,200 plus VAT)
 Please see the legal pack for any further costs.

LOT
3

100 Kensington Road, Earlsdon, Coventry CV5 6GH

*Guide Price: £90,000 - £110,000



DESCRIPTION

3-bedroom mid terrace property with 2 reception rooms and ground floor bathroom, requiring improvements. Located within a mile to Earlsdon high street. Ideal investment opportunity.

ACCOMMODATION

GROUND FLOOR

Reception room 1: 12 ft 6 in max x 11 ft 4 in max

Kitchen/dining: 17 ft 10 max x 11 ft 5 in max

Rear lobby:

Bathroom:

FIRST FLOOR

Bedroom 1: 11 ft 4 in max x 11 ft 3 in

Bedroom 2: 12 ft 3 in x 8 ft 6 in max

Bedroom 3: 16 ft 6 in max x 6 ft 5 in max

OUTSIDE

Garden to the rear.

On street parking.

SERVICES AND HEATING

Mains gas, electricity, water and sewage are supplied to the property. (No tests have been carried out and we are therefore unable to confirm connections.)

Gas central heating.

EPC RATING - D

COUNCIL TAX BAND - B

TENURE

Freehold with vacant possession.

ADDITIONAL COSTS

Administration Fee: £1,200 (£1,000 plus VAT)

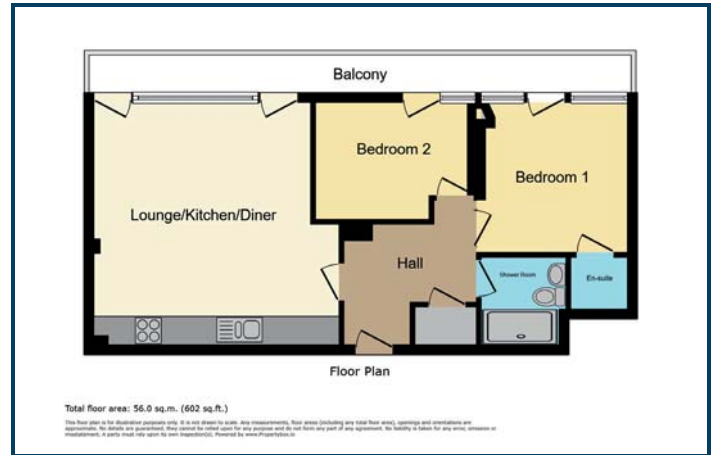
Buyer's Premium: £1,440 (£1,200 plus VAT)

Please see the legal pack for any further costs.

LOT
4

Flat 52 The Co Operative, 18 Corporation Street, Coventry CV1 1GF

*Guide Price: £150,000 - £170,000



DESCRIPTION

City centre apartment with serviced facilities, including gym, garden and lounge area. Well presented 2 bedroom 3rd floor apartment with 2 bathrooms and open plan living and balcony. Benefiting from lift access and secured undercroft allocated parking space. Leasehold with 143 years remaining. Ideal investment opportunity.

ACCOMMODATION

THIRD FLOOR

Hallway:

Lounge/Kitchen: 17 ft 11 in max x 17 ft 8 in max

Balcony:

Bedroom 1 plus ensuite: 10 ft 10 in x 10 ft 10 in

Bedroom 2: 11 ft 11 in max x 8 ft 10 in max

Shower room:

OUTSIDE & SHARED FACILITIES

Communal covered garden area and allocated parking. Shared gym and lounge area.

SERVICES AND HEATING

Mains electricity, water and sewage are supplied to the property. (No tests have been carried out and we are therefore unable to confirm connections.)

Electric heating.

EPC RATING - D

COUNCIL TAX BAND - C

TENURE

Leasehold with vacant possession.

Term: 150 years from 01/01/2019

Ground rent: £232.50 p.a.

Service charge: £1,450

Service charge period: 01/07/2026 - 31/12/2026

ADDITIONAL COSTS

Administration Fee: £1,440 (£1,200 plus VAT)

Buyers Premium: £1,800 (£1,500 plus VAT)

Please see the legal pack for any further costs.

Guide to *Buying* at Auction

Buying a property at auction may feel overwhelming, but it's actually very simple. To help you get started, here is our **10 step guide** to successful buying at auction.



Research

Make sure you fully understand the process of property auctions before you commit to purchasing a property (including attending/viewing an auction). The most important thing to know is there's no backing out when you have exchanged a contract under auction rules.



Property Search

Once you know what you're looking for, use our online search to find properties in your desired area, register for our property alerts or speak to your local Loveitts team to ask their advice and keep you updated.



Viewings

We highly recommend viewing a property in person before bidding. This is a great opportunity to ask any questions you may have or identify any required building/repair works. Many properties will also have a video tour.



Survey

You should consider having a survey or inspection of the property before you bid – especially if the property isn't in the best condition or you have any concerns.



Read the legal pack

The legal pack contains important information that will ensure you are fully informed before bidding. This could be searches and planning permissions or even additional fees. It will also set out any Special Conditions of Sale.



Solicitor

Prior to the auction, you will need to appoint a solicitor. You may also want to ask your solicitor to review the legal pack to highlight certain things you missed or should be aware of.



Funds

On the day of the auction, you will need access to funds to pay applicable fees including a 10% deposit (subject to a minimum amount). On completion you will need the remainder of the purchase price and any fees mentioned in the Special Conditions of Sale. If you aren't a cash buyer, ensure your financial lending is organised in time.



Set a budget

Taking into consideration any deposits, fees and financial lending, as well as any funds you may need to invest into the property, make sure you set a maximum bid amount. Do not bid beyond your means as a final winning bid is legally binding and you risk losing your deposit and possibly have costs awarded against you.



Pre-auction

If not attending in person, make sure you register to bid before any deadlines and review any last minute changes or updates to the lot you're bidding on. Some sellers are open to a pre-auction offer, however this would likely need to be above guide price to be considered.



Auction day

If your bid is the highest when the final hammers falls, you exchange contracts, and the sale is now legally binding for both parties. Make sure you speak to your insurers, as after exchange, you will be responsible for the insurance of the property.

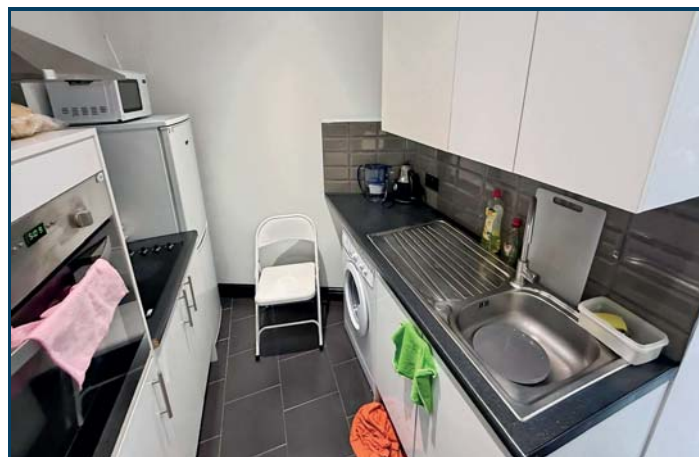
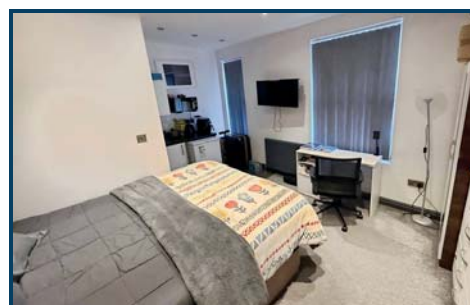
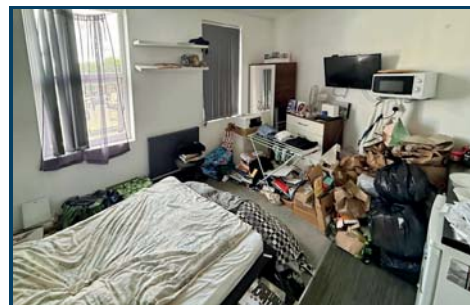
If you're ready to find your next property at auction, search our current lots or **register for property alerts** today.

Now all you have to do is sit back and relax knowing you can pick up the keys in a matter of weeks.

LOT
5

17-19 Harefield Road, Lower Stoke, Coventry CV2 4BX

*Guide Price: £260,000 - £280,000



DESCRIPTION

Tenanted investment opportunity. Two mid terrace properties, consisting of 1 x studio flat and 5 let rooms (all with ensuite shower rooms). HMO Licence until May 2027 (not transferable). Current rent payable £42,876 p.a. (gross) circa 16% yield. Popular residential area off Binley Road and Walsgrave Road.

ACCOMMODATION

No. 17
GROUND FLOOR
Lounge/bedroom: 13 ft max x 12 ft 5 in max, Kitchen: 9 ft x 6 ft 9 in
Shower room:
No. 19
GROUND FLOOR
Hallway:
Room 1 with en-suite: 14 ft 7 in x 10 ft 5 in, Kitchen: 13 ft 10 in x 8 ft 8 in
Room 2 with en-suite: 9 ft 7 in x 8 ft 6 in
FIRST FLOOR
Room 3 with ensuite: 14 ft 3 in max x 11 ft 7 in max
Room 4 with en-suite: 13 ft 11 in max x 11 ft 6 in max
Room 5 with en-suite: 13 ft 10 x 9 ft 9 in

OUTSIDE

Front: Paved area.
Rear Garden.
On street parking.

SERVICES AND HEATING

Mains gas, electricity, water and sewage are supplied to the property. (No tests have been carried out and we are therefore unable to confirm connections.) Gas central heating.

PLANNING

Decision made on: 06/02/2026. Ref: FUL/2016/2496

"Change of use of ground floor at no. 17 Harefield Road from retail (Use Class A1) to residential accommodation (C3) to be used in association with No. 19 Harefield Road and erection of front boundary wall. Resubmission of planning permission R/2008/0103"

For further information please contact: Coventry City Council

EPC RATING

17 - C, 19 - D

COUNCIL TAX BAND -

17 - No banding information available on Local Authority website
19 - A

TENURE

Freehold subject to tenancies.

TENANCIES

Room 1: Occupation commenced: To be confirmed. - Rent payable: £568 p.c.m.
Room 2: Occupation commenced: 28/02/2023 - Rent payable: £125 p.w.
Room 3: Occupation commenced: 12/04/2022 - Rent payable: £130 p.w.
Room 4: Occupation commenced: 25/07/2023 - Rent payable: £135 p.w.
Room 5: Occupation commenced: 14/09/2025 - Rent payable: £600 p.c.m.
17 Harefield Road
Occupation commenced: To be confirmed. - Rent payable: £715 p.c.m.

ADDITIONAL COSTS

Administration Fee: £1,920 (£1,600 plus VAT)
Buyers Premium: £1,440 (£1,200 plus VAT)
Please see the legal pack for any further costs.

LOT
6

79 Craven Road, Rugby CV21 3JZ

*Guide Price: £130,000 - £150,000



DESCRIPTION

Mid terrace property with 2 bedrooms, separate dressing area plus 2 reception rooms, requiring modernisation. Located in a popular residential area, within 0.5 miles to Rugby train station. Ideal Investment opportunity.

ACCOMMODATION

GROUND FLOOR

Hallway:
Lounge: 14 ft 1 in max x 9 ft 3 in max
Dining room: 12 ft 5 in max x 12 ft 4 in
Kitchen: 8 ft 10 in x 6 ft 11 in
Bathroom:

FIRST FLOOR

Bedroom 1: 12 ft 2 in max x 11 ft 10 in max
Bedroom 2: 12 ft 4 in max 12 ft 1 in
Dressing area: 9 ft 1 in max x 7 ft max

OUTSIDE

Front: Paved area.
Rear: Garden.

On street permit parking.

SERVICES AND HEATING

Mains gas, electricity, water and sewage are supplied to the property. (No tests have been carried out and we are therefore unable to confirm connections.)

Gas central heating.

EPC RATING - D

COUNCIL TAX BAND - A

TENURE

Freehold with vacant possession

ADDITIONAL COSTS

Administration Fee: £1,440 (£1,200 plus VAT)
Buyer's Premium: £1,440 (£1,200 plus VAT)
Please see the legal pack for any further costs.

LOT
7

51 New Road, Water Orton, Birmingham B46 1QP

*Guide Price: £240,000 - £260,000



DESCRIPTION

3 bedroom home with through lounge/dining room and conservatory. Located in a popular residential area, with easy access to M42 and M6 motorways, and approximately 2 miles to Coleshill. Ready to move into, ideal family home or investment opportunity.

ACCOMMODATION

GROUND FLOOR

Hallway:
Lounge/diner: 28 ft 9 in max x 11 ft
Kitchen: 14 ft 4 in x 7 ft 7 in
Utility: 11 ft 6 in x 7 ft 1 in
Conservatory: 10 ft 5 in x 9 ft 1 in

FIRST FLOOR

Bedroom 1: 14 ft 1 in x 11 ft
Bedroom 2: 15 ft max x 10 ft 11 in max
Bedroom 3: 7 ft 10 in x 7 ft 8 in
Bathroom:
W.C.:

OUTSIDE

Front: Driveway and garage (7 ft 6 in x 15 ft 1 in)
Rear: Garden.

SERVICES AND HEATING

Mains gas, electricity, water and sewage are supplied to the property. (No tests have been carried out and we are therefore unable to confirm connections.)

Gas central heating.

EPC RATING - E

COUNCIL TAX BAND - D

TENURE

Freehold with vacant possession.

ADDITIONAL COSTS

Administration Fee: £1,440 (£1,200 plus VAT)
Buyer's Premium: £1,440 (£1,200 plus VAT)
Please see the legal pack for any further costs

LOT
8

2 Grasscroft Drive, Cheylesmore, Coventry CV3 5QF

*Guide Price: £220,000 +



DESCRIPTION

Unique opportunity - 5 bedroom detached property on a corner plot with permission for change of use to HMO (7 bedrooms) plus planning permission to extend (2 storey front and side). Garage to the rear plus driveway to the front. Ideal family home or investment opportunity. An opportunity for flexible accommodation and various uses.

ACCOMMODATION

GROUND FLOOR

Porch:
W.C.
Room 1: 12 ft 10 in x 8 ft 4 in
Lounge/dining area: 24 ft 4 in x 9 ft 6 in max
Kitchen: 9 ft 1 in x 8 ft 11 in

FIRST FLOOR

Bedroom 2: 11 ft 10 in x 10 ft 1 in
Bedroom 3: 8 ft 9 in x 8 ft 2 in
Bedroom 4: 8 ft 9 in x 7 ft 11 in
Bedroom 5: 10 ft x 9 ft 2 in
Bathroom:

OUTSIDE

Front: Driveway.
Rear and side: Garden and garage.

SERVICES AND HEATING

Mains gas, electricity, water and sewage are supplied to the property. (No tests have been carried out and we are therefore unable to confirm connections.)
Gas heating.

PLANNING

Decision made on: 16/09/2024

"Two storey side and rear extensions, alterations and change of use from residential to 7 bedroom HMO"

Ref: PL/2024/0000825/FUL

For further information please contact:
Coventry City Council

EPC RATING - D

COUNCIL TAX BAND - D

TENURE

Freehold with vacant possession.

ADDITIONAL COSTS

Administration Fee: £1,440 (£1,200 plus VAT)
Buyers Premium: £1,800 (£1,500 plus VAT)
Please see the legal pack for any further costs.

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LOT
9

5 Beamish Close, Walsgrave, Coventry CV2 2BW

*Guide Price: £230,000 - £250,000



DESCRIPTION

Part tenanted investment opportunity. 5 bedroom mid terrace property with 4 let rooms plus HMO licence until April 2030 (not transferable) Current rent payable £23,640 p.a. with potential to increase once fully let. Located within a mile to University Hospital.

ACCOMMODATION

GROUND FLOOR

Lounge/Dining: 22 ft 5 in max x 11 ft 3 in max

Kitchen: 9 ft 10 in x 7 ft 8 in

Utility area: 11 ft 1 in x 6 ft 3 in

Room 1 with ensuite: Not inspected.

Room 2: 15 ft 3 in x 6 ft 11 in

FIRST FLOOR

Room 3 with en-suite: 10 ft 10 in max x 10 ft 6 in max

Room 4 with en-suite: 8 ft 7 in x 6 ft 10 in

Shower room:

Room 5: 10 ft 7 in x 7 ft 4 in

OUTSIDE

Front: Garden.

Rear: Parking area.

SERVICES AND HEATING

Mains gas, electricity, water and sewage are supplied to the property. (No tests have been carried out and we are therefore unable to confirm connections.)

No central heating.

EPC RATING - D

COUNCIL TAX BAND - A

TENURE

Freehold subject to tenancies.

TENANCIES

Room: 1

Occupation commenced: to be confirmed

Rent payable: £540 p.c.m.

Room: 2

Occupation commenced: 10/09/2021

Rent payable: £120 p.w.

Room: 3

Occupation commenced: 07/04/2023

Rent payable: £120 p.w.

Room: 4

Occupation commenced: 28/03/2026

Rent payable: £115 p.w.

Room: 5

Vacant.

ADDITIONAL COSTS

Administration Fee: £1,440 (£1,200 plus VAT)

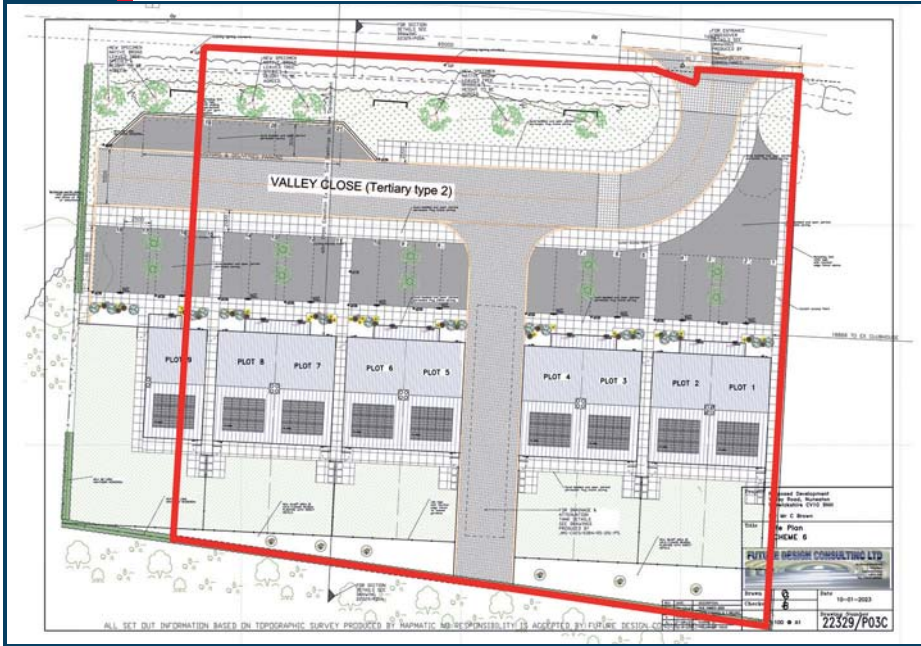
Buyers Premium: £1,440 (£1,200 plus VAT)

Please see the legal pack for any further costs.

**LOT
10**

Land off Valley Road, Galley Common, Nuneaton CV10 9NH

***Guide Price: £350,000 - £380,000**



DESCRIPTION

Development opportunity. Parcel of land approximately 0.57 acres with conditional planning permission for residential development, subject to a restrictive covenant limiting development. Interested parties should be aware that any intended development will require negotiation (with the local authority) for the removal or modification of the covenant plus the purchase of a parcel of land to the west of the site.

VIEWINGS

Drive by viewings are possible, however access directly onto the land will need to be organised via the Auctioneers.

LOCATION

The site is located adjacent to the Haunchwood Social Club and is part of the former Bowling Green. Valley Road is located off Tunnel Road in Galley Common, on the outskirts of West Nuneaton. To the west of the site is an area of land also within the ownership of the local authority.

PLANNING

Decision: 09/04/2025 Ref: 039499

Conditional permission granted for 'Erection of 9 dwellings, accessed road, car parking and associated infrastructure together with vehicle entrance'.

Development subject to a restrictive covenant being lifted plus the purchase of the land to the west of the site (blue shaded area on plan) - see Legal Pack for further information.

For further information please contact:
Nuneaton and Bedworth Borough Council

PROPOSED ACCOMMODATION

The planning provides for:
8 x 3 bed semi detached with parking to front
1 x 3 bed detached with parking to front (subject to the purchase of the land to the side)

TENURE

Freehold with vacant possession.

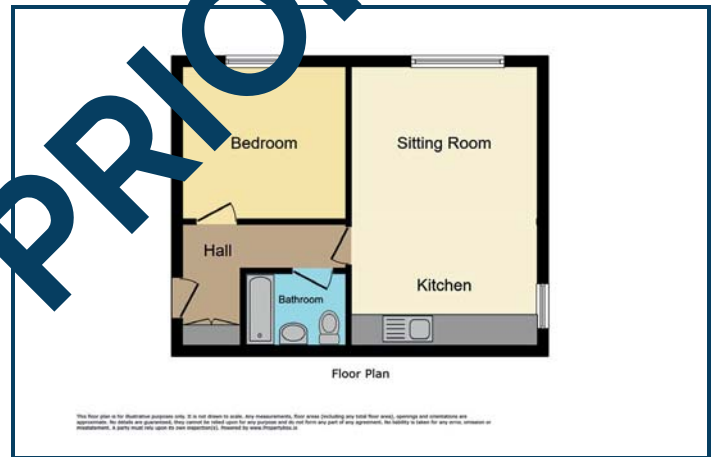
ADDITIONAL COSTS

Administration Fee: £1,920 inc VAT (£1,600 plus VAT)
Buyers premium: £2,400 inc VAT (£2,000 plus VAT)
Please see the legal pack for any further costs.

LOT
11

195 St. Philips Drive, Evesham WR11 2RQ

*Guide Price: £60,000 +



DESCRIPTION

1 bedroom ground floor flat plus allocated parking space in need of improvements. The property is located in a quiet residential area off Charity Crescent approximately 2 miles from Evesham town centre. Leasehold with 966 years remaining.

ACCOMMODATION

GROUND FLOOR

- Hall:
- Lounge/Kitchen: 15 ft 5 in x 12 ft
- Bedroom: 9 ft 8 in x 8 ft 7 in
- Bathroom:

OUTSIDE

- Front: Garden and parking.
- Rear: Gardens

Allocated parking space.

SERVICES AND HEATING

Mains electricity, water and sewage are supplied to the property. (No tests have been carried out and we are therefore unable to confirm connections.)
No heating.

EPC RATING - E

COUNCIL TAX BAND - A

TENURE

- Leasehold with vacant possession.
- Term: Information has been requested.
- Service charge: Information has been requested.
- Service charge period: Information has been requested.
- Ground rent: Information has been requested.

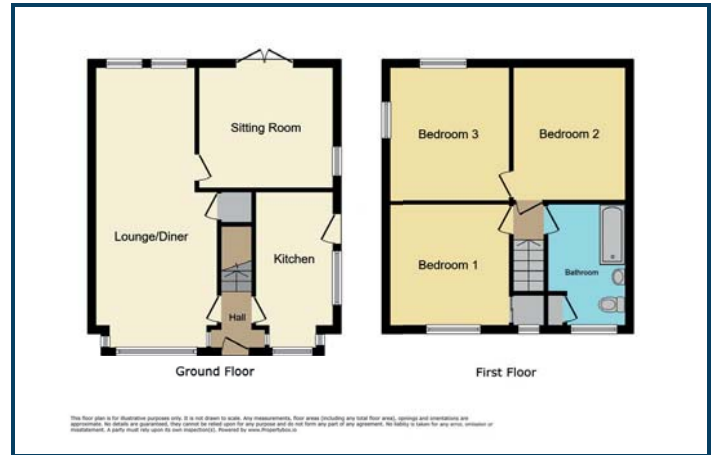
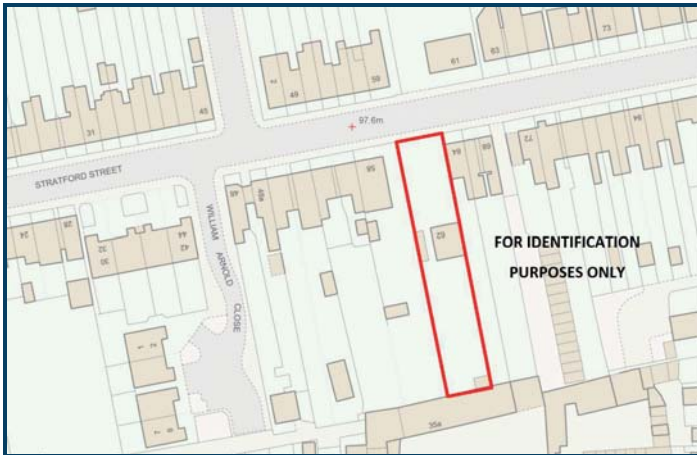
ADDITIONAL COSTS

- Administration Fee: £1,200 (£1,000 plus VAT)
- Buyer's Premium: £1,560 (£1,300 plus VAT)
- Please see the legal pack for any further costs

LOT
12

62 Stratford Street, Upper Stoke, Coventry CV2 4NJ

*Guide Price: £180,000 - £200,000



DESCRIPTION

Unique opportunity, 3 bedroom detached house in need of some improvements, within a plot size of approximately 0.17 acres
Potential for various uses, subject to consents. Ideal family home or investment opportunity.

ACCOMMODATION

GROUND FLOOR

Porch:
Lounge/diner: 26 ft 7 in max x 10 ft 8 in max
Kitchen: 10 ft 6 in x 6 ft 8 in max
Sitting room: 12 ft 2 in x 12 ft 5 in

FIRST FLOOR

Bedroom 1: 10 ft 10 in x 11 ft 1 in
Bedroom 2: 12 ft 3 in x 9 ft 1 in
Bedroom 3: 12 ft 2 in x 9 ft
Bathroom:

OUTSIDE

Front: Driveway, garden and W.C.
Rear: Garden.

SERVICES AND HEATING

Mains gas, electricity, water and sewage are supplied to the property. (No tests have been carried out and we are therefore unable to confirm connections.)

Gas central heating.

EPC RATING - E

COUNCIL TAX BAND - A

TENURE

Freehold with vacant possession.

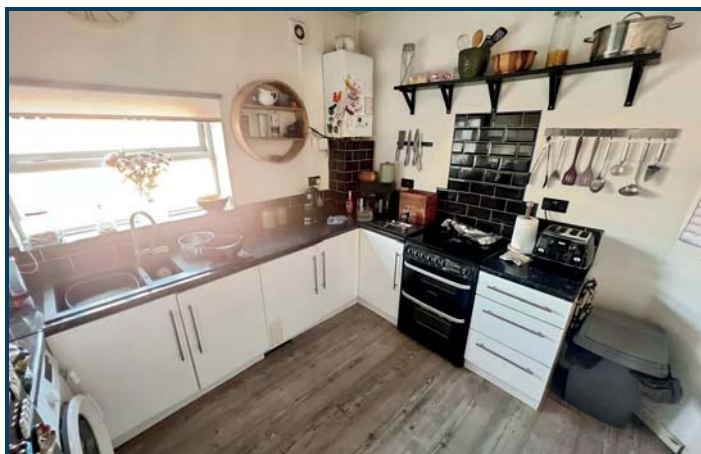
ADDITIONAL COSTS

Administration Fee: £1,440 (£1,200 plus VAT)
Buyers Premium: £1,200 (£1,000 plus VAT)
Please see the legal pack for any further costs.

**LOT
13**

128 Ansley Common, Nuneaton CV10 0QA

***Guide Price: £90,000 - £110,000**



DESCRIPTION

Tenanted 2 bedroom mid terraced property with open plan lounge/dining room. Current rent payable £10,500 p.a. Requiring some external decoration. Located in a popular sought after village in North Warwickshire. Ideal investment opportunity.

ACCOMMODATION

GROUND FLOOR

Hallway:
Lounge area: 16 ft 10 in x 12 ft 4 in
Dining room area: 13 ft x 8 ft 7 in
Kitchen: 10 ft 3 in x 9 ft 2 in
Rear hall:

FIRST FLOOR

Bedroom 1: 12 ft 3 in x 12 ft
Bedroom 2: 12 ft 11 in x 8 ft 4 in
Bathroom:

OUTSIDE

Parking area to the rear.

SERVICES AND HEATING

Mains gas, electricity, water and sewage are supplied to the property. (No tests have been carried out and we are therefore unable to confirm connections.)

Gas heating.

EPC RATING - D

COUNCIL TAX BAND - B

TENURE

Freehold subject to Tenancy.

TENANCY

Occupation commenced: 19/01/2018
Rent payable: £875 pcm

ADDITIONAL COSTS

Administration Fee: £1,440 (£1,200 plus VAT)
Buyers Premium: £1,200 (£1,000 plus VAT)
Please see the legal pack for any further costs.

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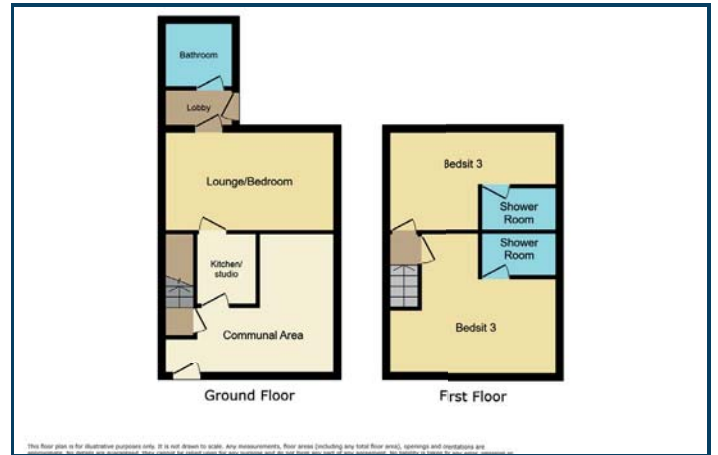
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**LOT
14**

48 Blythe Road, Hillfields, Coventry CV1 5AW

***Guide Price: £90,000 - £110,000**



DESCRIPTION

Tenanted investment opportunity, comprising of 1 x studio on the ground floor, plus 2 x bedsits with en-suites to the first floor. Requiring redecoration. Current rent payable £14,700 p.a yield circa 14%

ACCOMMODATION

GROUND FLOOR

Communal area:
Studio flat 1
Kitchen: 6 ft 7 in x 6 ft 3 in
Lounge/bedroom: 11 ft 2 in x 10 ft
Bathroom:

FIRST FLOOR

Bedsit 2
Lounge/bedroom/kitchen: 15 ft max x 9 ft 8 in
Shower room:
Bedsit 3
Lounge/bedroom/kitchen: 11 ft 9 in x 9 ft 6 in
Shower room:

OUTSIDE

Garden to the rear.

On street parking.

SERVICES AND HEATING

Mains gas, electricity, water and sewage are supplied to the property. (No tests have been carried out and we are therefore unable to confirm connections.)

Gas central heating.

EPC RATING

Studio flat 1, Bedsit 2, Bedsit 3: To be confirmed.

COUNCIL TAX BAND

All are band A

TENURE

Freehold subject to tenancies.

TENANCY

Flat 1: Occupation commenced:16/05/2018 - Rent payable: £425 p.c.m.
Flat 2: Occupation commenced: 21/12/2020 - Rent payable: £450 p.c.m.
Flat 3: Occupation commenced:06/07/2021 - Rent payable: £350 p.c.m.

ADDITIONAL COSTS

Administration Fee: £1,200 (£1,000 plus VAT)
Buyers Premium: £1,440 (£1,200 plus VAT)
Please see the legal pack for any further costs.

LOT
15

17 Tivey Court Road, Longford, Coventry CV6 7EX

*Guide Price: £160,000 - £180,000



DESCRIPTION

Well presented, 3 bedroom, end terrace property with allocated parking. Located off Windmill Road, overlooking Longford Park. Ideal family home or investment opportunity.

ACCOMMODATION

GROUND FLOOR

Porch:
Hallway:
Lounge/Diner: 18 ft 4 in x 11 ft 9 in
Kitchen: 11 ft 9 in x 9 ft 5 in
Conservatory/Utility room: 10 ft x 4 ft 5 in

FIRST FLOOR

Bedroom 1: 11 ft 3 in x 9 ft 8 in
Bedroom 2: 10 ft 7 in max x 9 ft 1 in max
Bedroom 3: 11 ft 3 in x 6 ft 11 in
Bathroom:
W.C.:

OUTSIDE

Front: Garden.
Rear: Paved garden.

Parking space to the rear.

SERVICES AND HEATING

Mains gas, electricity, water and sewage are supplied to the property. (No tests have been carried out and we are therefore unable to confirm connections.)

Gas heating.

EPC RATING - C

COUNCIL TAX BAND - A

TENURE

Freehold with vacant possession.
Service charge for maintenance of communal areas: £484 p.a.

ADDITIONAL COSTS

Administration Fee: £1,440 (£1,200 plus VAT)
Buyers Premium: £1,200 (£1,000 plus VAT)
Please see the legal pack for any further costs.

LOT
16

Flat 12 Quinton Parade, Cheylesmore, Coventry CV3 5HW

*Guide Price: £65,000 - £85,000



DESCRIPTION

Well presented 1 bedroom first floor apartment overlooking Quinton Park. Located in the heart of Cheylesmore. Leasehold with 56 years remaining. Potential to achieve yield circa 12% p.a.

ACCOMMODATION

FIRST FLOOR

Hallway:

Lounge/diner: 20 ft 7 in max x 16 ft 10 in max

Kitchen: 9 ft max x 7 ft 2 in max

Bedroom: 13 ft 9 in x 8 ft 11 in

Bathroom:

OUTSIDE

On street parking.

SERVICES AND HEATING

Mains gas, electricity, water and sewage are supplied to the property. (No tests have been carried out and we are therefore unable to confirm connections.)

Gas central heating.

EPC RATING - C

COUNCIL TAX BAND - A

TENURE

Leasehold with vacant possession.

Term: 99 years from 25/03/1983

Service charge: £930 p.a.

Service charge period: 01/04/2026 - 31/03/2027

Ground rent: £25 p.a.

ADDITIONAL COSTS

Administration Fee: £1,200 (£1,000 plus VAT)

Buyer's Premium: £1,200 (£1,000 plus VAT)

Please see the legal pack for any further costs

LOT
17

134 Bolingbroke Road, Lower Stoke, Coventry CV3 1AS

*Guide Price: £125,000 - £145,000



DESCRIPTION

Part tenanted, mid terrace property, comprising of 1 bedsit and 1 x flat to the ground floor, plus 1 bedsit and studio flat to the first floor. Requiring redecoration. Located in a popular residential area off Humber Road. Current rent payable £22,080 p.a Circa 16% yield. Ideal investment opportunity.

ACCOMMODATION

GROUND FLOOR

Hallway:
Room 1 plus ensuite: 8 ft 11 in x 7 ft 8 in
Flat 1: Kitchen/lounge: 11 ft 11 in x 11 ft 6 in
Bedroom: 10 ft 10 in x 6 ft 10 in
Shower room:

FIRST FLOOR

Flat 2:
Lounge/kitchen/Bedroom: 12 ft max x 11 ft 6 in max
Shower room:
Flat 2A Flat
Lounge/bedroom: 12 ft 1 in x 11 ft 7 in
Kitchen: 7 ft 6 in x 7 ft 1 in
Shower room:
W.C.

OUTSIDE

Garden to the rear.

On street parking.

SERVICES AND HEATING

Mains gas, electricity, water and sewage are supplied to the property. (No tests have been carried out and we are therefore unable to confirm connections.)

Gas central heating.

EPC RATING

Room 1, Flat 1, Flat 2A: To be confirmed.
Flat 2: C

COUNCIL TAX BAND

Room 1, Flat 2A: No banding information available on Local Authority website
Flat 1, Flat 2: A

TENURE

Freehold subject to tenancies.

TENANCIES

Room 1: Vacant
Flat 1: Occupation commenced: 27/01/2026 - Rent payable: £595 p.c.m.
Flat 2: Occupation commenced: 27/01/2023 - Rent payable: £525 p.c.m.
Flat 2A: Occupation commenced: 07/01/2026 - Rent payable: £650 p.c.m.

ADDITIONAL COSTS

Administration Fee: £1,440 (£1,200 plus VAT)
Buyer's Premium: £1,440 (£1,200 plus VAT)
Please see the legal pack for any further costs

LOT
18

49 Rothesay Avenue, Tile Hill, Coventry CV4 9FH

*Guide Price: £40,000 - £50,000



DESCRIPTION

Freehold interest ONLY being offered, subject to the property being Leasehold with 9 years remaining on the lease. Peppercorn ground rent.

The property has not been inspected by the Auctioneers and the accommodation has been assumed from information gathered from the seller. NO VIEWINGS OR ACCESS IS AVAILABLE.

ACCOMMODATION

The Auctioneers have not inspected the property and have assumed the accommodation includes 3 bedrooms.

OUTSIDE

Garden and driveway.

SERVICES AND HEATING

No information is available.

TENURE

Freehold subject to Leasehold.

Headlease dated 27/05/1937, expiring 24/03/2035
Underlease dated 25/06/1952, expiring 22/03/2035
Ground rent: Peppercorn

ADDITIONAL COSTS

Administration Fee: £1,200 (£1,000 plus VAT)
Buyers Premium: £2,400 (£2,000 plus VAT)
Please see the legal pack for any further costs.

LOT
19

1 Grantham Street, Stoke, Coventry CV2 4FP

*Guide Price: £235,000 - £255,000



DESCRIPTION

Unique opportunity, part tenanted, end terrace property, comprising of 11 self contained units requiring redecoration. Located in a popular residential area off Swan Lane. Current rent payable £46,080 p.a. Gross circa 19 % yield. Ideal investment opportunity.

ACCOMMODATION

GROUND FLOOR

Room 1: Lounge/kitchen/bedroom plus ensuite: 12 ft 6 in x 11 ft 6 in
 Room 2: Lounge/kitchen/bedroom plus ensuite: 10 ft 10 in x 11 ft 3 in
 Room 2A: Lounge/bedroom: 14 ft 7 in x 8 ft 4, Kitchen area: 5 ft 9 in x 3 ft 11 in
 Shower room:

Separate access to the rear. Room 3 and the Lodge: Not inspected.

Lounge/kitchen/bedroom plus ensuite:

FIRST FLOOR

Room 5: Bedroom: 9 ft 9 in x 7 ft 9 in, Kitchen: 7 ft 6 in x 4 ft, Shower room:
 Room 5A: Lounge/kitchen/bedroom plus ensuite: 10 ft 3 in x 9 ft 1 in
 Room 6: Not inspected

Room 7: Lounge/kitchen/bedroom plus ensuite: 15 ft 5 in max x 12 ft 1 in max

SECOND FLOOR

Room 4: Lounge/kitchen/bedroom plus ensuite: 11 ft 2 in max x 8 ft 4 in
 Room 4A: Hallway, Kitchen: 8 ft 9 in 5 ft 2 in, Lounge/bedroom: 11 ft 9 in max x 7 ft 8 in max, Bathroom:

OUTSIDE

Small yard to the rear.
 On street parking.

SERVICES AND HEATING

Mains gas, electricity, water and sewage are supplied to the property. (No tests have been carried out and we are therefore unable to confirm connections.)

Gas central heating.

EPC RATING

Flat 1, 2A, 3: D,
 Flat 2, 4, 4A, 5, 5A, 6, 7, The Lodge: To be confirmed.

COUNCIL TAX BAND

Flat 1, 2A, 3, 4, 4A, 5, 5A, 6, 7: A
 Flat 2, The Lodge: No banding information available on Local Authority website.

TENURE

Freehold subject to tenancies.

TENANCIES

Flat 1: Occupation commenced: 25/07/2025 - Rent payable: £450 p.c.m.
 Flat 2: Occupation commenced: 15/03/2023 - Rent payable: £475 p.c.m.
 Flat 2A: Occupation commenced: 02/04/2021 - Rent payable: £495 p.c.m.
 Flat 3, 4 and 7: Vacant
 Flat 4A: Occupation commenced: 28/07/2022 - Rent payable: £495 p.c.m.
 Flat 5: Occupation commenced: 01/12/2023 - Rent payable: £575 p.c.m.
 Flat 5A: Occupation commenced: 14/03/2022 - Rent payable: £450 p.c.m.
 Flat 6: Occupation commenced: 09/05/2017 - Rent payable: £350 p.c.m.
 The Lodge: Occupation commenced: 08/07/2022 - Rent payable: £550 p.c.m.

ADDITIONAL COSTS

Administration Fee: £1,440 (£1,200 plus VAT)
 Buyer's Premium: £2,160 (£1,800 plus VAT)
 Please see the legal pack for any further costs

LOT
20

117 Elm Tree Avenue, Tile Hill, Coventry CV4 9ES

*Guide Price: £40,000 - £50,000



DESCRIPTION

Freehold interest ONLY being offered, subject to the property being Leasehold with 9 years remaining on the lease. Peppercorn ground rent.

The property has not been inspected by the Auctioneers and the accommodation has been assumed from information gathered from the seller. NO VIEWINGS OR ACCESS IS AVAILABLE.

ACCOMMODATION

The Auctioneers have not inspected the property and have assumed the accommodation includes 2 bedrooms.

OUTSIDE

Garden.

SERVICES AND HEATING

No information is available.

TENURE

Freehold subject to Leasehold.

Headlease dated 03/03/1937, expiring 24/03/2035
Underlease dated 07/01/1966, expiring 22/03/2035
Ground rent: Peppercorn

ADDITIONAL COSTS

Administration Fee: £1,200 (£1,000 plus VAT)
Buyers Premium: £2,400 (£2,000 plus VAT)
Please see the legal pack for any further costs.



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LOT
21

54 Clifton Road, Stockingford, Nuneaton CV10 8BJ

*Guide Price: £80,000 - £100,000



DESCRIPTION

2 bedroom, mid terraced property, requiring improvements. Overgrown garden and outbuilding to the rear. Ideal investment opportunity, within a popular residential location off Tomkinson Road (accessed via Croft Road).

ACCOMMODATION

GROUND FLOOR

Lounge: 12 ft x 12 ft 1 in

Former Kitchen/dining room: 12 ft 2 in max x 11 ft 4 in max

Rear lobby:

Bathroom:

FIRST FLOOR

Bedroom 1: 12 ft x 12 ft

Bedroom 2: 12 ft 1 in x 8 ft 1 in

OUTSIDE

Front: Paved area.

Rear: Overgrown garden, outbuilding/storage.

On street parking.

SERVICES AND HEATING

Mains gas, electricity, water and sewage are supplied to the property. (No tests have been carried out and we are therefore unable to confirm connections.)

Gas central heating.

EPC RATING - C

COUNCIL TAX BAND - A

TENURE

Freehold with vacant possession.

ADDITIONAL COSTS

Administration Fee: £1,200 (£1,000 plus VAT)

Buyer's Premium: £1,800 (£1,500 plus VAT)

Please see the legal pack for any further costs

LOT
22

147 Bracebridge Street, Nuneaton CV11 5PD

*Guide Price: £330,000 +



DESCRIPTION

Unique investment opportunity. Mixed use retail unit plus residential accommodation over 3 floors. Comprising 2 flats plus 4 bedsits, current HMO Licence in place (not transferable). Single garage, plus parking area to each side of the property. Popular location off Edward Street. Current rent payable £45,144 p.a.

ACCOMMODATION

GROUND FLOOR

RETAIL UNIT:

CELLAR

Retail area, Rear lobby, Outside W.C.

FLAT:

Lounge, Kitchen, Bedroom, Bathroom, utility area

FIRST FLOOR

Bedroom x 4

Bathroom

Kitchen

SECOND FLOOR

Lounge, bedroom, bathroom, kitchen.

OUTSIDE

Parking areas, delivery access

Single garage

SERVICES AND HEATING

Mains gas, electricity, water and sewage are supplied to the property. (No tests have been carried out and we are therefore unable to confirm connections.)

Gas and electric central heating.

EPC RATINGS

Ground floor flat - D, First floor flat - D, Top floor flat - E

COUNCIL TAX BANDS - A

TENURE

Freehold subject to Lease and Tenancies.

TENANCIES

Freehold subject to lease and tenancies

Flat 1 - Occupation commenced: 01/04/2026 - Rent payable: £640 p.c.m.

Room 1 - Occupation commenced: 01/04/2026 - Rent payable: £475 p.c.m.

Room 2 - Occupation commenced: 01/04/2026 - Rent payable: £485 p.c.m.

Room 3 - Occupation commenced: 01/04/2026 - Rent payable: £390 p.c.m.

Room 4 - Occupation commenced: 20/10/2025 - Rent payable: £460 p.c.m.

Flat 5 - Occupation commenced: 01/04/2026 - Rent payable: £630 p.c.m.

Shop - Lease 5 years from September 2022 - Rent payable: £682 p.c.m.

ADDITIONAL COSTS

Administration Fee: £1,920 (£1,600 plus VAT)

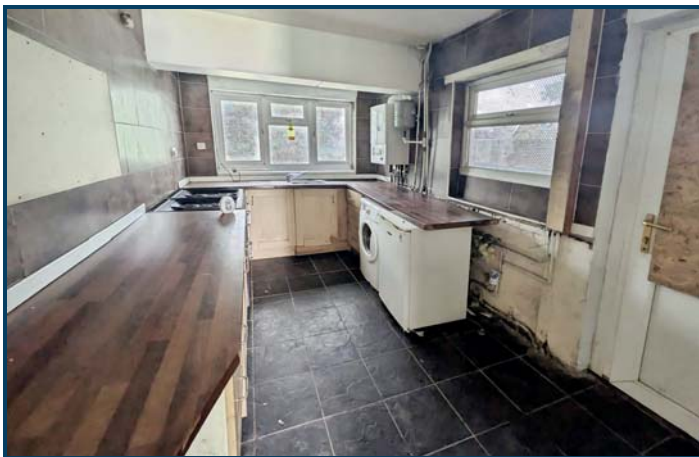
Buyer's Premium: £1,440 (£1,200 plus VAT)

Please see the legal pack for any further costs

**LOT
23**

59 Beacon Road, Radford, Coventry CV6 4DR

***Guide Price: £115,000 +**



DESCRIPTION

3 bedroom semi detached house requiring improvements. Within 1 mile of Arena Retail Park and within a popular residential location, an ideal investment opportunity.

ACCOMMODATION

GROUND FLOOR

Hallway:
Lounge: 12 ft 7 in x 12 ft
Dining room: 12 ft 7 in x 10 ft 2 in
Kitchen: 13 ft 6 in x 7 ft 7 in

FIRST FLOOR

Bedroom 1: 12 ft x 10 ft 5 in
Bedroom 2: 12 ft 5 in x 10 ft 2 in
Bedroom 3: 9 ft 2 in x 7 ft 9 in
Bathroom:

OUTSIDE

Front: Driveway.
Rear: Garage at rear poor condition.

SERVICES AND HEATING

Mains gas, electricity, water and sewage are supplied to the property. (No tests have been carried out and we are therefore unable to confirm connections.)

Gas central heating.

EPC RATING - D

COUNCIL TAX BAND - A

TENURE

Freehold.

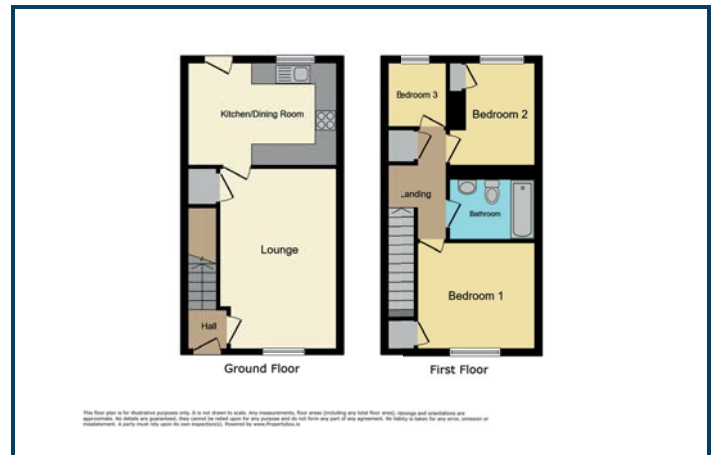
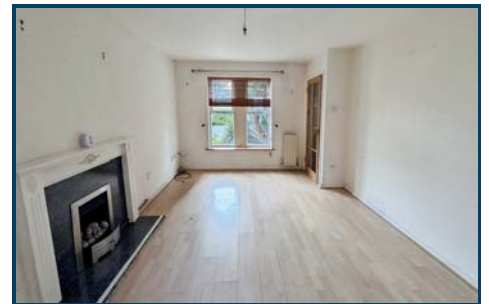
ADDITIONAL COSTS

Administration Fee: £1,440 (£1,200 plus VAT)
Buyers Premium: £1,680 (£1,400 plus VAT)
Please see the legal pack for any further costs.

LOT
24

14 Morton Gardens, Hillmorton, Rugby CV21 3TG

*Guide Price: £190,000 +



DESCRIPTION

3 bedroom mid terrace property requiring redecoration. Located within a cul de sac in a popular residential area, 1 mile to rugby town centre. Off road parking and garage. Leasehold with 67 years remaining. Ideal investment opportunity.

ACCOMMODATION

GROUND FLOOR

Hallway:
Lounge: 15 ft 10 in x 10 ft 6 in
Kitchen/Diner: 13 ft 6 in x 8 ft 8 in

FIRST FLOOR

Bedroom 1: 10 ft 6 in x 8 ft 10 in
Bedroom 2: 9 ft 10 in x 7 ft 11 in
Bedroom 3: 6 ft 8 in x 5 ft 4 in
Bathroom:

OUTSIDE

Front: Garden.
Rear: Garden plus garage and allocated parking space (overgrown)

SERVICES AND HEATING

Mains gas, electricity, water and sewage are supplied to the property. (No tests have been carried out and we are therefore unable to confirm connections.)

Gas central heating.

EPC RATING - D

COUNCIL TAX BAND - C

TENURE

Leasehold with vacant possession.
Term: 99 years from 29/09/1994
Service charge: Information has been requested
Ground rent: Information has been requested

On the 19th March 2026 the Freeholders indicated that they would dispose of the Freehold Title to the current Leaseholders. Further information can be found in the Legal Pack.

ADDITIONAL COSTS

Administration Fee: £1,440 inc VAT (£1,200 plus VAT)
Buyers premium: £1,680 inc VAT (£1,400 plus VAT)
Please see the legal pack for any further costs.

LOT
25

105 Croft Road, Stockingford, Nuneaton CV10 7EH

*Guide Price: £160,000 - £180,000



DESCRIPTION

Mixed use investment opportunity. Vacant premises with ground floor retail unit plus additional yard and annexe to the rear, with well presented 1 bedroom flat to the first floor. Corner location on a busy main road, within a popular residential location.

ACCOMMODATION

GROUND FLOOR

Retail area: 24 ft 5 in x 11 ft 5 in plus 10 ft 4 in x 7 ft 11 in

Lobby: Kitchen and W.C.

Rear annexe (treatment room): 19 ft 4 in x 8 ft 9 in

FIRST FLOOR

Lounge: 15 ft 10 in x 11 ft 9 in

Kitchen: 8 ft max x 4 ft 8 in max

Bedroom: 11 ft 10 in x 10 ft plus ensuite

OUTSIDE

Rear: Yard and annexe.

On street parking.

SERVICES AND HEATING

Mains gas, electricity, water and sewage are supplied to the property. (No tests have been carried out and we are therefore unable to confirm connections.)

Residential: Gas central heating.

Commercial: Electric heating.

EPC RATING

Commercial: B

Residential: D

COUNCIL TAX BAND

Residential: No banding information available on Local Authority website.

TENURE

Freehold with vacant possession.

ADDITIONAL COSTS

Administration Fee: £1,440 (£1,200 plus VAT)

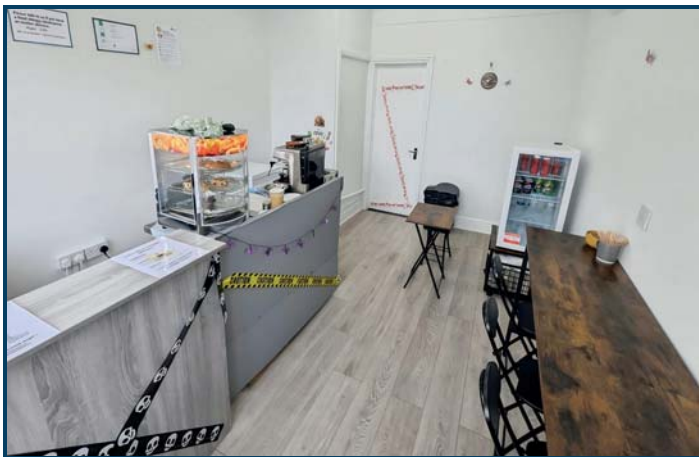
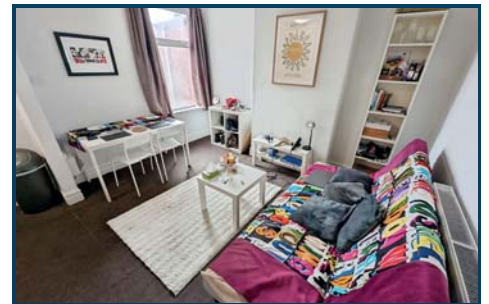
Buyer's Premium: £2,400 (£2,000 plus VAT)

Please see the legal pack for any further costs

LOT
26

175 Hearsall Lane, Earlsdon, Coventry CV5 6HJ

*Guide Price: £225,000 - £245,000



DESCRIPTION

Mixed use investment opportunity comprising café and 2 x self contained 1 bedroom flats. Current rent payable £30,180 p.a. circa 12% yield. Ideal investment opportunity in popular location.

ACCOMMODATION

GROUND FLOOR

Café: 14 ft 9 in x 10 ft 11 in

W.C.

Separate entrance for ground floor flat:

Hallway:

Kitchen/diner: 17 ft 3 in x 8 in 11 in

Bedroom: 9 ft 8 in x 7 ft 11 in

Bathroom:

FIRST FLOOR

Flat:

Lounge: 12 ft 5 ft x 11 ft 5 in

Bedroom: 11 ft 1 in x 14 ft 2 in

Bathroom:

Kitchen: 8 ft 11 ft x 5 ft 8 in

OUTSIDE

Rear: Garden

On street parking

SERVICES AND HEATING

Mains gas, electricity, water and sewage are supplied to the property. (No tests have been carried out and we are therefore unable to confirm connections.) Gas central heating.

EPC RATING

Cafe - B, Ground Floor Flat- C, First Floor Flat - C

COUNCIL TAX BAND

Ground Floor Flat- A, First Floor Flat - A

TENURE

Freehold subject to Tenancies and Lease.

Ground floor flat:

Occupation commenced: 14/11/2025 - Rent payable: £750 p.c.m

First floor flat:

Occupation commenced: 04/07/2025 - Rent payable: £1,165 p.c.m.

Café Lease:

Term: 12 months from 26/08/2025 - Rent payable: £1,800 every 3 months

ADDITIONAL COSTS

Administration Fee: £1,440 (£1,200 plus VAT)

Buyer's Premium: £1,800 (£1,500 plus VAT)

Please see the legal pack for any further costs.

Guide to *Selling* at Auction

If you're considering selling your home, auction is a great choice for a quick, stress-free sale. Our **10 step guide** below will help you understand more about the auction process.



1

Advice

Speak to your local Loveitts team and arrange a property appraisal. We'll advise on the best route of sale, suggest a guide price and potential reserve.



2

Instruction

Once you've confirmed you'd like to proceed, we'll prepare all necessary paperwork and liaise with your solicitor to produce a legal pack and maintain close contact with you throughout the selling process.



3

Approval

We'll provide you with property details and marketing materials for your approval. These will then be used for advertising the property across our website, catalogues, and other marketing channels to generate the maximum interest.



4

Marketing

We will market your property extensively online and in print, both regionally and across our national network. We will erect a 'For Sale' board and prepare a video tour where appropriate.



5

Viewings

We typically organise viewings to suit buyers. A member of the team will be present to provide information to prospective buyers.



6

Catalogue

Your property will be added into the upcoming auction catalogue which is distributed to interested parties across email, direct post, social media and the website.



7

Reserve Price

The reserve price is the minimum amount you would be happy to sell the property for. We will discuss and agree this with you approximately two days before the auction, and this will remain confidential.



8

Pre-Auction Offers

Occasionally, you may receive a pre-auction offer. If you accept this offer, it would be subject to the same auction conditions.



9

Auction day

If the bidding meets the reserve price on the day, the successful bidder will enter into a legally binding contract, giving you reassurance that the sale is secure.



10

Completion

After the auction day, your solicitors will handle the remainder of the sales process. Completion will take place within 28 days after exchange (unless agreed prior to auction otherwise).

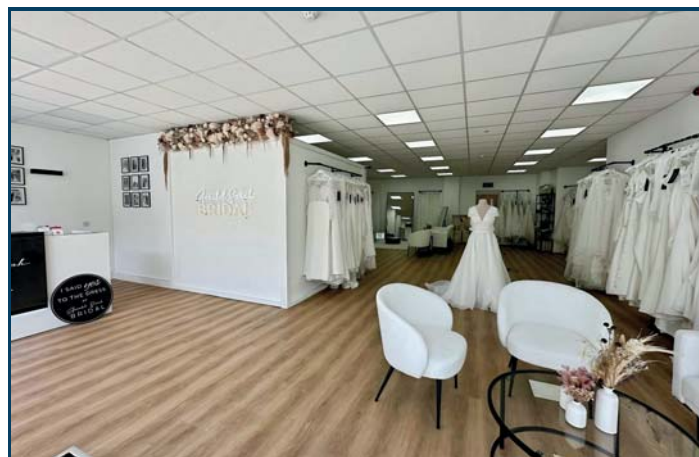
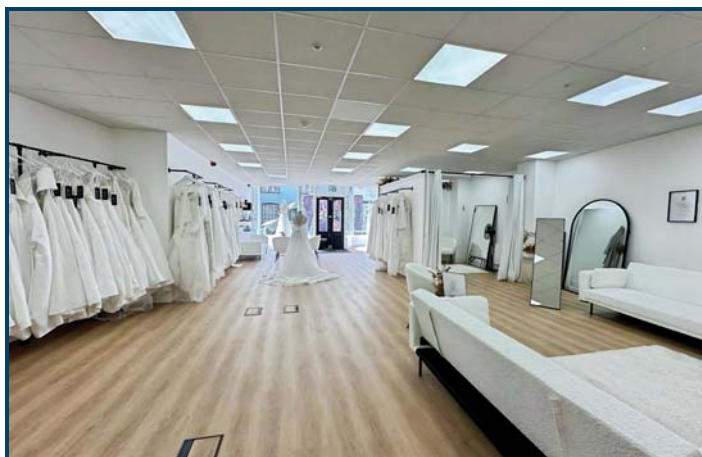
Ready to take the *first step*?

Book a valuation or get in touch with the Loveitts auction team today!

LOT
27

5 Evesham Street, Alcester B49 5DS

*Guide Price: £155,000 - £175,000 plus VAT



DESCRIPTION

Unique investment opportunity. Tenanted retail unit (bridal shop) within a popular village location, with current rent payable £15,000 p.a. (+VAT) with potential to increase (by agreement and extension to current lease). Leasehold with 969 years remaining, an effective Freehold. Well presented property with a well established Tenant in situ.

ACCOMMODATION

Retail area: 45 ft 5 in max x 28 ft 7 in max
Office
W.C.
Kitchen
Rear access.

OUTSIDE

On street parking within the village.

SERVICES AND HEATING

Mains electricity, water and sewage are supplied to the property. (No tests have been carried out and we are therefore unable to confirm connections.)

Electric central heating.

EPC RATING - B

TENURE

Leasehold subject to Lease.
Term: 999 years from 29/09/1996
Service charge: £580 per quarter
Service charge period: 01/07/2026 - 30/09/2026
Ground rent: Nil

LEASE

Term: 5 years
Commenced: November 2024 (3 year break)
Rent payable: £15,000 p.a. + VAT

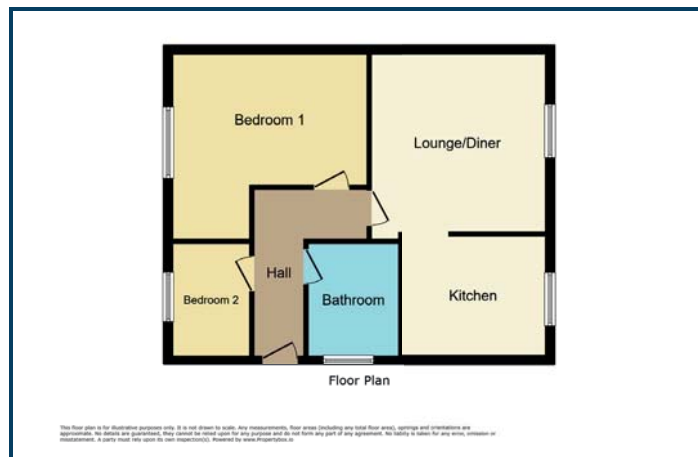
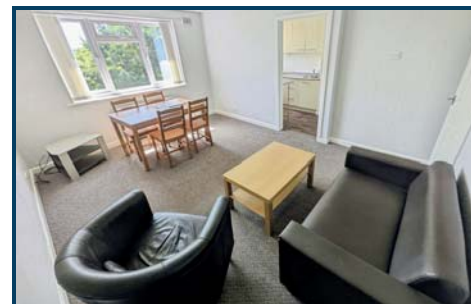
ADDITIONAL COSTS

Administration Fee: £1,440 (£1,200 plus VAT)
Buyer's Premium: £1,440 (£1,200 plus VAT)
Please see the legal pack for any further costs

LOT
28

21 Langbay Court, Walsgrave, Coventry CV2 2AZ

*Guide Price: £40,000 - £60,000



DESCRIPTION

2 bedroom, 2nd floor apartment, ready to move into with off road parking and garage within a block. Located within a popular residential area within 1 mile to University Hospital. Leasehold with 45 years remaining. Ideal investment opportunity.

ACCOMMODATION

SECOND FLOOR

Hallway:

Bedroom 1: 8 ft 4 in x 7 ft

Bedroom 2: 13 ft 3 in x 9 ft 8 in

Lounge/Diner: 13 ft 9 in x 10 ft 11 in

Kitchen: 8 ft 11 in x 5 ft 11 in

Bathroom:

OUTSIDE

Communal gardens.

Parking and garage in a block.

SERVICES AND HEATING

Mains electricity, water and sewage are supplied to the property. (No tests have been carried out and we are therefore unable to confirm connections.)

Electric heating.

EPC RATING - E

COUNCIL TAX BAND - A

TENURE

Leasehold with vacant possession.

Term: 02/01/1973 to 20/09/2071

Service charge: Information has been requested

Service charge period: Information has been requested

Ground rent: Information has been requested

ADDITIONAL COSTS

Administration Fee: £1,200 (£1,000 plus VAT)

Buyer's Premium: £1,440 (£1,200 plus VAT)

Please see the legal pack for any further costs

From Conception... to Completion!

Loveitts

PART OF | SHELDON BOSLEY KNIGHT



At Loveitts New Homes we understand that each development opportunity is as unique as our developer clients. This shapes our thinking, allowing us to tailor specific marketing packages to best meet our individual clients' needs.

Our focus is always on developing innovative marketing campaigns to drive footfall to our clients' sites, completing the sale of each unit within an agreed targeted timescale and ultimately maximising the sale proceeds for our client.

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- Specification
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WE OFFER **4** WAYS TO BID AT OUR AUCTION



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In Room

No need to register, just bring 2 forms of ID.



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You can bid in real time over the internet.

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loveitts.co.uk/auctions

Common Auction Conditions (Edition 4)

REPRODUCED WITH THE CONSENT OF THE RICS

Introduction <p>The Common Auction Conditions are designed for real estate auctions, to set a consistent practice across the industry. There are three sections, all of which must be included without variation, except where stated.</p> Glossary <p>The glossary gives special meanings to certain words used in the conditions.</p> Auction Conduct Conditions <p>The Auction Conduct Conditions govern the relationship between the auctioneer and anyone who participates in the auction. They apply wherever the property is located, and cannot be changed without the auctioneer's agreement.</p> <p>We recommend that these conditions are set out in a two-part notice to bidders, part one containing advisory material – which auctioneers can tailor to their needs – and part two the auction conduct conditions and any extra auction conduct conditions.</p> Sale Conditions <p>The Sale Conditions apply only to property in England and Wales, and govern the agreement between each seller and buyer. They include general conditions of sale and template forms of special conditions of sale, tenancy and arrears schedules and a sale memorandum. They must not be used if other standard conditions apply.</p> GLOSSARY <p>This glossary applies to the AUCTION CONDUCT CONDITIONS and the SALE CONDITIONS. It is a compulsory section of the Common AUCTION Conditions that must be included without variation (but the SPECIAL CONDITIONS may include defined words that differ from the glossary so long as they apply only to the SPECIAL CONDITIONS).</p> <p>The laws of England and Wales apply to the CONDITIONS and YOU, WE, the SELLER and the BUYER all submit to the jurisdiction of the Courts of England and Wales.</p> <p>Wherever it makes sense:</p> <ul style="list-style-type: none">• 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 appear in small capitals they have the specified meanings. ACTUAL COMPLETION DATE <p>The date when COMPLETION takes place or is treated as taking place for the purposes of apportionment and calculating interest.</p> ADDENDUM <p>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.</p> AGREED COMPLETION DATE <p>Subject to CONDITION G9.3:</p> <ol style="list-style-type: none">the date specified in the SPECIAL CONDITIONS; orif no date is specified, 20 BUSINESS DAYS after the CONTRACT DATE; and <p>if that date is not a BUSINESS DAY the first subsequent BUSINESS DAY.</p> APPROVED FINANCIAL INSTITUTION <p>Any bank or building society that is regulated by a competent UK regulatory authority or is otherwise acceptable to the AUCTIONEERS.</p> ARREARS <p>ARREARS of rent and other sums due under the TENANCIES and still outstanding on the ACTUAL COMPLETION DATE.</p> ARREARS SCHEDULE <p>The ARREARS schedule (if any) forming part of the SPECIAL CONDITIONS.</p> AUCTION <p>The AUCTION advertised in the CATALOGUE.</p> AUCTION CONDUCT CONDITIONS <p>The conditions so headed, including any extra AUCTION CONDUCT CONDITIONS.</p> AUCTIONEERS <p>The AUCTIONEERS at the AUCTION.</p> BUSINESS DAY <p>Any day except (a) Saturday or Sunday or (b) a bank or public holiday in England and Wales.</p> BUYER <p>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.</p> CATALOGUE <p>The catalogue for the AUCTION as it exists at the date of the AUCTION (or, if the catalogue is then different, the date of the CONTRACT) including any ADDENDUM and whether printed or made available electronically.</p> COMPLETION <p>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).</p> CONDITION <p>One of the AUCTION CONDUCT CONDITIONS or SALE CONDITIONS.</p> CONTRACT <p>The CONTRACT by which the SELLER agrees to sell and the BUYER agrees to buy the LOT.</p> CONTRACT DATE <p>The date of the AUCTION or, if the LOT is sold before or after the AUCTION:</p> <ol style="list-style-type: none">the date of the SALE MEMORANDUM signed by both the SELLER and BUYER; orif 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 <p>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 (apart from FINANCIAL CHARGES).</p> EXTRA GENERAL CONDITIONS <p>Any CONDITIONS added or varied by the AUCTIONEERS starting at CONDITION G30.</p> FINANCIAL CHARGE <p>A charge to secure a loan or other financial indebtedness (but not including a rentcharge or local land charge).</p> GENERAL CONDITIONS <p>The SALE CONDITIONS headed 'GENERAL CONDITIONS OF SALE', including any EXTRA GENERAL CONDITIONS.</p> INTEREST RATE <p>If not specified in the SPECIAL CONDITIONS, the higher of 6% and 4% above the</p>	<p>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.</p> LOT <p>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).</p> OLD ARREARS <p>ARREARS due under any of the TENANCIES that are not "new TENANCIES" as defined by the Landlord and Tenant (Covenants) Act 1995.</p> PARTICULARS <p>The section of the CATALOGUE that contains descriptions of each LOT (as varied by any ADDENDUM).</p> PRACTITIONER <p>An insolvency PRACTITIONER for the purposes of the Insolvency Act 1986 (or, in relation to jurisdictions outside the United Kingdom, a person undertaking a similar role).</p> PRICE <p>The PRICE (exclusive of VAT) that the BUYER agrees to pay for the LOT.</p> READY TO COMPLETE <p>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.</p> SALE CONDITIONS <p>The GENERAL CONDITIONS as varied by any SPECIAL CONDITIONS or ADDENDUM.</p> SALE MEMORANDUM <p>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.</p> SELLER <p>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.</p> SPECIAL CONDITIONS <p>Those of the SALE CONDITIONS so headed that relate to the LOT.</p> TENANCIES <p>TENANCIES, leases, licences to occupy and agreements for lease and any DOCUMENTS varying or supplemental to them.</p> TENANCY SCHEDULE <p>The schedule of TENANCIES (if any) forming part of the SPECIAL CONDITIONS.</p> TRANSFER <p>TRANSFER includes a conveyance or assignment and "to TRANSFER" includes "to convey" or "to assign".</p> TUPE <p>The TRANSFER of Undertakings (Protection of Employment) Regulations 2006.</p> VAT <p>Value Added Tax or other tax of a similar nature.</p> VAT OPTION <p>An option to tax.</p> WE (and US and OUR) <p>The AUCTIONEERS.</p> YOU (and YOUR) <p>Someone who has seen the CATALOGUE or who attends or bids at or otherwise participates in the AUCTION, whether or not a BUYER.</p>	<p>correctly describe each LOT.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>IF WE provide information, or a copy of a DOCUMENT, WE do so only on the basis that WE are not responsible for the accuracy of that information or DOCUMENT.</p> A5 THE CONTRACT <p>A successful bid is one WE accept as such (normally on the fall of the hammer). This CONDITION A5 applies to YOU only if YOU make the successful bid for a LOT.</p> <p>YOU are obliged to buy the LOT on the terms of the SALE MEMORANDUM at the PRICE YOU bid (plus VAT, if applicable).</p> <p>YOU must be present leaving the AUCTION:</p> <ol style="list-style-type: none">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);sign the completed SALE MEMORANDUM; andpay the deposit. <p>If YOU do not WE may either:</p> <ol style="list-style-type: none">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; orsign the SALE MEMORANDUM on YOUR behalf. <p>The deposit:</p> <ol style="list-style-type: none">must be paid in pounds sterling by cheque or by bankers' draft made payable to US (or, at OUR option, the SELLER'S conveyancer) drawn on an APPROVED FINANCIAL INSTITUTION (CONDITION A6 may state if WE accept any other form of payment);may be declined by US unless drawn on YOUR account, or that of the BUYER, or of another person who (we are satisfied) would not expose US to a breach of money laundering regulations;is to be held by US (or, at OUR option, the SELLER'S conveyancer); andis 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 stakeholder unless the SALE CONDITIONS require it to be held as agent for the SELLER. <p>WE may retain the SALE MEMORANDUM signed by or on behalf of the SELLER until the deposit has been received in cleared funds.</p> <p>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.</p> <p>If the BUYER does not comply with its obligations under the CONTRACT then:</p> <ol style="list-style-type: none">YOU are personally liable to buy the LOT even if YOU are acting as an agent; andYOU must indemnify the SELLER in respect of any loss the SELLER incurs as a result of the BUYER'S default. <p>Where the BUYER is a company YOU warrant that the BUYER is properly constituted and able to buy the LOT.</p> A6 EXTRA AUCTION CONDUCT CONDITIONS <p>Despite any SPECIAL CONDITION to the contrary the minimum deposit WE accept is £3,000 (or the total PRICE, if less). A SPECIAL CONDITION may, however, require a higher minimum deposit.</p>
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Common Auction Conditions (Edition 4)

REPRODUCED WITH THE CONSENT OF THE RICS

G17	them and keep the SELLER indemnified. The LOT does not include any tenant's or trade fixtures or fittings. The SPECIAL CONDITIONS state whether any chattels are included in the LOT, but if they are: (a) the BUYER takes them as they are at COMPLETION and the SELLER is not liable if they are not fit for use, and (b) the SELLER is to leave them at the LOT.	G46	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 Money Laundering Regulations and Land Registry Rules.	G10	other terminate the CONTRACT at any time before the SELLER has given licence notice. That termination is without prejudice to the claims of either SELLER or BUYER for breach of this CONDITION G9.
G18	(a) the BUYER takes them as they are at COMPLETION and the SELLER is not liable if they are not fit for use, and (b) the SELLER is to leave them at the LOT. 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.	G5	TRANSFER G51 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 G52 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.	G101	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 money due from the BUYER at COMPLETION for the period starting on the AGREED COMPLETION DATE and ending on the ACTUAL COMPLETION DATE. G102 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 promptly pay to the BUYER after COMPLETION any sum to which the BUYER is entitled that the SELLER subsequently receives in cleared funds.
G19	The BUYER admits that it is not relying on the information contained in the PARTICULARS or on any representations made by or on behalf of the SELLER but the BUYER may rely on the SELLER'S conveyancer'S written replies to written enquiries to the extent stated in those replies.	G52	If the SELLER has any liability (other than to the BUYER) 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.	G103	Income and outgoings are to be apportioned at the 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.
G2	DEPOSIT	G53	The SELLER cannot be required to TRANSFER the LOT to anyone other than the BUYER, or by more than one TRANSFER.	G104	Apportionments are to be calculated on the basis that (a) the SELLER receives income and is liable for outgoings for 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 (or 366 in a leap 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.
G21	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).	G54	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.	G105	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.
G22	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.	G6	COMPLETION	G11	ARREARS
G23	Interest earned on the deposit belongs to the SELLER unless the SALE CONDITIONS provide otherwise.	G61	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.	Part 1 – Current rent	G111 "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 on the most recent rent payment date on or within four months preceding COMPLETION.
G3	BETWEEN CONTRACT AND COMPLETION	G62	The amount payable on COMPLETION is the balance of the PRICE adjusted to take account of apportionments plus (if applicable) VAT and interest, but no other amounts unless specified in the SPECIAL CONDITIONS.	G112	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.
G31	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 or (b) the SPECIAL CONDITIONS require the SELLER to insure the LOT. If the SELLER is required to insure the LOT then the SELLER (a) must produce to the BUYER on request all relevant insurance details; (b) must use reasonable endeavours to maintain that or equivalent insurance and pay the premiums when due; (c) gives no warranty as to the adequacy of the insurance; (d) must 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) must, 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 as from the CONTRACT DATE (to the extent not already paid by the BUYER or a tenant or other third party).	G63	Payment is to be made in pounds sterling and only by (a) direct TRANSFER from the BUYER'S conveyancer to the SELLER'S conveyancer; and (b) the release of any deposit held by a stakeholder or in such other manner as the SELLER'S conveyancer may agree.	G113	Parts 2 and 3 of this CONDITION G11 do not apply to ARREARS of current rent.
G32	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.	G64	Unless the SELLER and the BUYER otherwise agree, COMPLETION cannot take place until both have complied with the obligations under the CONTRACT that they are obliged to comply with prior to COMPLETION, and the amount payable on COMPLETION is unconditionally received in the SELLER'S conveyancer'S client account or as otherwise required by the terms of the CONTRACT.	Part 2 – BUYER to pay for ARREARS	G114 Part 2 of this CONDITION G11 applies where the SPECIAL CONDITIONS give details of ARREARS.
G33	Section 47 of the Law of Property Act 1925 does not apply to the CONTRACT.	G65	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.	G115	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.
G34	Unless the BUYER is already lawfully in occupation of the LOT the BUYER has no right to enter into occupation prior to COMPLETION.	G66	Where applicable the CONTRACT remains in force following COMPLETION.	G116	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.
G4	TITLE AND IDENTITY	G7	NOTICE TO COMPLETE	Part 3 – BUYER not to pay for ARREARS	G117 Part 3 of this CONDITION G11 applies where the SPECIAL CONDITIONS (a) so state; or (b) give no details of any ARREARS.
G41	Unless CONDITION G42 applies, the BUYER accepts the title of the SELLER to the LOT as at the CONTRACT DATE and may raise no requisition or objection to any of the DOCUMENTS that is made available before the AUCTION or any other matter, except one that occurs after the CONTRACT DATE.	G71	The SELLER or the BUYER may on or after the AGREED 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.	G118	While any ARREARS due to the SELLER remain unpaid the BUYER must: (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.
G42	The following provisions apply only to any of the following DOCUMENTS that is not made available before the AUCTION: (a) 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. (b) If the LOT is not registered land the SELLER is to give to the BUYER within five BUSINESS DAYS of the CONTRACT DATE 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. (c) If title is in the course of registration, title is to consist of: (i) certified copies of the application for registration of title made to the Land Registry and of the DOCUMENTS accompanying that application; (ii) evidence that all applicable stamp duty land tax relating to that application has been paid; and (iii) 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. (d) 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.	G72	The person giving the notice must be READY TO COMPLETE.	G119	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.
G43	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(d)(b) 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.	G73	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.	G12	MANAGEMENT
G44	The TRANSFER is to have effect as if expressly subject to all matters subject to which the LOT is sold under the CONTRACT.	G74	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.	G121	This CONDITION G12 applies where the LOT is sold subject to TENANCIES.
G45	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.	G8	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 G73.	G122	The SELLER is to manage the LOT in accordance with its standard management policies pending COMPLETION.
		G9	LANDLORD'S LICENCE	G123	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: (a) the SELLER must comply with the BUYER'S reasonable 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; (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; and (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.

Common Auction Conditions (Edition 4)

REPRODUCED WITH THE CONSENT OF THE RICS

G13	RENT DEPOSITS	G19	SALE BY PRACTITIONER	G234	The SELLER must promptly:
G131	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.	G191	This CONDITION G19 applies where the sale is by a PRACTITIONER either as SELLER or as agent of the SELLER.	G234	(a) give to the BUYER full details of all rent review negotiations and proceedings, including copies of all correspondence and other papers; and
G132	The remainder of 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.	G192	The PRACTITIONER has been duly appointed and is empowered to sell the LOT.	G235	(b) use all reasonable endeavours to substitute the BUYER for the SELLER in any rent review proceedings.
G133	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.	G193	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.	G236	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.
G134	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:	G194	The LOT is sold	G237	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.
	(a) observe and perform the SELLER's covenants and conditions in the rent deposit deed and indemnify the SELLER in respect of any breach;		(a) in its condition at COMPLETION;	G238	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.
	(b) give notice of assignment to the tenant; and	G195	(b) for such title as the SELLER may have; and	G238	The SELLER and the BUYER are to bear their own costs in relation to rent review negotiations and proceedings.
	(c) give such direct covenant to the tenant as may be required by the rent deposit deed.		(c) with no title guarantee;	G24	TENANCY RENEWALS
G14	VAT		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.	G241	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.
G141	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.	G196	Where relevant:	G242	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.
G142	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.	G20	(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	G243	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.
G15	TRANSFER AS A GOING CONCERN	G201	(b) the SELLER may require the TRANSFER to be by the lender exercising its power of sale under the Law of Property Act 1925	G244	Following COMPLETION the BUYER must:
G151	Where the SPECIAL CONDITIONS so state:	G202	(b) the BUYER understands this CONDITION G19 and agrees that it is fair in the circumstances of a sale by a PRACTITIONER.		(a) with the co-operation of the SELLER take immediate steps to substitute itself as a party to any proceedings;
	(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		G20		(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
	(b) this CONDITION G15 applies.		TUPE		(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.
G152	The SELLER confirms that the SELLER:		If the SPECIAL CONDITIONS state "there are no employees to which TUPE applies", this is a warranty by the SELLER to this effect.	G245	The SELLER and the BUYER are to bear their own costs in relation to the renewal of the TENANCY and any proceedings relating to it.
	(a) is registered for VAT, either in the SELLER'S name or as a member of the same VAT group; and		If the SPECIAL CONDITIONS do not state "there are no employees to which TUPE applies" the following paragraphs apply:	G25	WARRANTIES
	(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.		(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.	G251	Available warranties are listed in the SPECIAL CONDITIONS.
G153	The BUYER confirms that:		(b) The BUYER confirms that it will comply with its obligations under TUPE and any SPECIAL CONDITIONS in respect of the TRANSFERRING Employees.	G252	Where a warranty is assignable the SELLER must:
	(a) it is registered for VAT, either in the BUYER'S name or as a member of a VAT group;		(c) The BUYER and the SELLER acknowledge that pursuant and subject to TUPE, the CONTRACTS of employment between the TRANSFERRING Employees and the SELLER will TRANSFER to the BUYER on COMPLETION.		(a) on COMPLETION assign it to the BUYER and give notice of assignment to the person who gave the warranty; and
	(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;		(d) The BUYER is to keep the SELLER indemnified against all liability for the TRANSFERRING Employees after COMPLETION.		(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.
	(c) article 5(2B) of the Value Added Tax (Special Provisions) Order 1995 does not apply to it; and	G21	ENVIRONMENTAL	G253	If a warranty is not assignable the SELLER must after COMPLETION:
	(d) it is not buying the LOT as a nominee for another person.	G211	This CONDITION G21 only applies where the SPECIAL CONDITIONS so provide.		(a) hold the warranty on trust for the BUYER; and
G154	The BUYER is to give to the SELLER as early as possible before the AGREED COMPLETION DATE evidence:	G212	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.		(b) at the BUYER'S cost comply with such of the lawful instructions of 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.
	(a) of the BUYER'S VAT registration;		G22	NO ASSIGNMENT	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.
	(b) that the BUYER has made a VAT OPTION; and	G221	This CONDITION G22 applies where the LOT is sold subject to TENANCIES that include service charge provisions.	G27	REGISTRATION AT THE LAND REGISTRY
	(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 G141 applies at COMPLETION.	G222	No apportionment is to be made at COMPLETION in respect of service charges.	G271	This CONDITION G271 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:
G155	The BUYER confirms that after COMPLETION the BUYER intends to:	G223	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:		(a) procure that it becomes registered at the Land Registry as proprietor of the LOT;
	(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		(a) service charge expenditure attributable to each TENANCY;		(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
	(b) collect the rents payable under the TENANCIES and charge VAT on them.		(b) payments on account of service charge received from each tenant;		(c) provide the SELLER with an official copy of the register relating to such lease showing itself registered as proprietor.
G156	If, after COMPLETION, it is found that the sale of the LOT is not a TRANSFER of a going concern then:		(c) any amounts due from a tenant that have not been received;	G272	This CONDITION G272 applies where the LOT comprises part of a registered title. The BUYER must at its own expense and as soon as practicable:
	(a) the SELLER's conveyancer is to notify the BUYER's conveyancer of that finding and provide a VAT invoice in respect of the sale of the LOT;		(d) any service charge expenditure that is not attributable to any TENANCY and is for that reason irrecoverable.		(a) apply for registration of the TRANSFER;
	(b) the BUYER must within five BUSINESS DAYS of receipt of the VAT invoice pay to the SELLER the VAT due; and	G224	In respect of each TENANCY, if the service charge account shows:		(b) provide the SELLER with an official copy and title plan for the BUYER'S new title; 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.		(a) that payments that the tenant has made on account exceed attributable service charge expenditure, the SELLER must pay to the BUYER an amount equal to that excess when it provides the service charge account; or		(c) join in any representations the SELLER may properly make to the Land Registry relating to the application.
G16	CAPITAL ALLOWANCES		(b) that attributable service charge expenditure exceeds payments made on account, the BUYER must use all reasonable endeavours to recover the shortfall from the tenant as soon as practicable and promptly pay the amount so recovered to the SELLER;	G28	NOTICES AND OTHER COMMUNICATIONS
G161	This CONDITION G16 applies where the SPECIAL CONDITIONS state that there are capital allowances available in respect of the LOT.		but in respect of payments on account that are still due from a tenant CONDITION G11 (ARREARS) applies.	G281	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.
G162	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.	G225	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.	G282	A communication may be relied on if:
G163	The value to be attributed to those items on which capital allowances may be claimed is set out in the SPECIAL CONDITIONS.		G226		(a) delivered by hand; or
G164	The SELLER and BUYER agree:		If the SELLER holds any reserve or sinking fund on account of future service charge expenditure or a depreciation fund:		(b) made electronically and personally acknowledged (automatic acknowledgement does not count); or
	(a) to make an election on COMPLETION under Section 198 of the Capital Allowances Act 2001 to give effect to this CONDITION G16; and		(a) the SELLER must pay it (including any interest earned on it) to the BUYER on COMPLETION; and		(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.
	(b) to submit the value specified in the SPECIAL CONDITIONS to HM Revenue and Customs for the purposes of their respective capital allowance computations.	G23	(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.	G283	A communication is to be treated as received:
G17	MAINTENANCE AGREEMENTS	G231	RENT REVIEWS		(a) when delivered, if delivered by hand; or
G171	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.	G232	This CONDITION G23 applies where the LOT is sold subject to a TENANCY under which a rent review due on or before the ACTUAL COMPLETION DATE has not been agreed or determined.		(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.
G172	The BUYER must assume, and indemnify the SELLER in respect of, all liability under such agreements from the ACTUAL COMPLETION DATE.	G233	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.	G284	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.
G18	LANDLORD AND TENANT ACT 1987		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.	G29	CONTRACTS (RIGHTS OF THIRD PARTIES) ACT 1999
G181	This CONDITION G18 applies where the sale is a relevant disposal for the purposes of part I of the Landlord and Tenant Act 1987.				No one is intended to have any benefit under the CONTRACT pursuant to the CONTRACTS (Rights of Third Parties) Act 1999.
G182	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.				



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