Thursday 21st November 2019
6.30pm
(open from 5.30pm)

Village Urban Resort Hotel, Dolomite Ave
Canley, Coventry CV4 9GZ
(subject to prior sale and conditions)
Notice to Prospective Buyers

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 any 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 provided with the Memorandum of Sale.

Bidding by Proxy or Telephone: If prospective buyers are unable to attend the auction they are invited to contact the auctioneers to discuss special arrangements for bidding by proxy or telephone. A Non-Attending Bid or Telephone Bid form and conditions can be requested from the auctioneers or found in the catalogue. If bidding by telephone, the auctioneers accept no liability for poor signal or being unable to reach prospective buyers at the time required.

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 driving licence to the auction. A UK utility bill, bank statement, 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, company/personal cheque or debit card. Please note cash deposits or credit cards are not accepted under any circumstances. The auctioneers only accept deposit cheques on the basis that there are adequate funds in the account on which the cheque is drawn and reserve the right to take any action as appropriate against a purchaser whose cheque is not honoured on first presentation. Should the cheque have to be re-presented, a processing charge of £60.00 (£50.00 + VAT) will be charged by deduction from the deposit.

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. Measurements are approximate and real 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***
The successful bidder must provide **2 forms of identification** and pay their 10% deposit (minimum £2,000), plus administration fee and buyers premium (where applicable). Contracts are signed on the night of the auction and a legal binding contract is formed on the fall of the hammer.

**IDENTIFICATION**

**Proof of identity - one of the following**
- Current signed passport
- Current full UK EU photo card driving licence, NOT a provisional driving licence

**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 at the auction venue.

**PAYMENT**

Payment of deposit and fees can be made using a debit card, bankers draft or company/personal cheque.

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**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.
Auction Venue

Thursday 21st November 2019
Starting at 6.30pm
Village Urban Resort Hotel, Dolomite Avenue, Canley, Coventry CV4 9GZ

For further information on any of the Lots offered please do not hesitate to contact us on 024 7652 7789 or email us at auctions@loveitts.co.uk.
Please visit our website at loveitts.co.uk for more information.
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<td>£45,000 - £55,000</td>
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* 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.
Proxy and Telephone Bidding

We always strongly advise you to attend the Auction sale. When this is not possible you may make a TELEPHONE or PROXY BID authorising the Auctioneer to bid on your behalf up to a pre-set limit. Please complete the form to the rear of this catalogue and ensure that you have read the Terms and conditions.

If you have any questions regarding this process please do not hesitate to contact the Auction Team on

024 7652 7789
LOT 1

20 Mulberry Road, Court House Green, Coventry CV6 7HY

*Guide Price: £100,000 - £120,000

DESCRIPTION
3 bedroom, end terraced property, requiring improvement. Ideal investment property within a popular residential location.

ACCOMMODATION
GROUND FLOOR
Hallway:
Lounge: 12 ft 3 in max x 10 ft 7 in max
Dining room: 11 ft 2 in x 9 ft 10 in
Kitchen: 8 ft 1 in x 5 ft 11 in

FIRST FLOOR
Bedroom 1: 12 ft 6 in max x 9 ft 11 in max
Bedroom 2: 10 ft 10 in x 10 ft 1 in max
Bedroom 3: 5 ft 11 in x 7 ft 8 in

Bathroom:

OUTSIDE
Front: Garden.
Rear: Garden.

EPC RATING - F

TENURE
Freehold with vacant possession.

ADDITIONAL COSTS
Administration Fee: £990 (£825 plus VAT)
Please see the legal pack for further costs.

LOT 2

27 Craven Street, Chapelfields, Coventry CV5 8DS

*Guide Price: £90,000 - £110,000

DESCRIPTION
3 bedroom mid terrace property located within a popular residential area approximately 1 mile to Coventry city centre. Ideal investment opportunity.

ACCOMMODATION
GROUND FLOOR
Hallway:
Lounge: 12 ft 2 in max x 9 ft 11 in max
Dining room: 12 ft 7 in max x 9 ft 4 in
Kitchen: 10 ft 4 in x 6 ft 3 in
Utility/Store room: 6 ft 4 in x 2 ft 7 in

FIRST FLOOR
Bedroom 1: 15 ft 4 in max x 10 ft
Bedroom 2: 12 ft 2 in max x 9 ft 7 in max
Bedroom 3: 7 ft 8 in x 6 ft 6 in max

Bathroom:

OUTSIDE
Front: Paved area
Rear: Courtyard and garden.

EPC RATING - D

TENURE
Freehold with vacant possession.

ADDITIONAL COSTS
Administration Fee: £990 (£825 plus VAT)
Please see the legal pack for further costs.

* Please refer to Auction Information found at the front of this catalogue relating to Guide Prices and Reserve Prices
LOT 3

57 Ashlawn Road, Rugby CV22 5ET

*Guide Price: £300,000+

DESCRIPTION
6 bedroom detached property requiring improvement, located in popular residential area approximately 2 miles from Rugby town centre, with 3 reception rooms, giving flexible accommodation.
Unique Opportunity.

ACCOMMODATION
GROUND FLOOR
Front room: 16 ft 9 in x 15 ft
Dining room: 17 ft x 13 ft 5 in
Lounge: 30 ft 8 in x 16 ft 5 in
Kitchen: 16 ft 5 in x 13 ft 8 in
Garage: 16 ft 9 in x 13 ft 8 in

FIRST FLOOR
Bedroom 1 with W.C: 14 ft 6 in max, 11 ft 8 in min x 12 ft 2 in max
Bedroom 2 with W.C: 14 ft 6 max, 11 ft 8 in min x 10 ft 11 max
Bedroom 3: 15 ft 1 in max, 13 ft 2 in min x 9 ft 7 in max
Bathroom:
Bedroom 4: 10 ft 4 in max x 9 ft 2 in
Bedroom 5: 11 ft 11 in x 11 ft 2 in max
Bedroom 6: 11 ft 11 in x 11 ft 8 in max

OUTSIDE
Front: Drive leading to garage and garden.
Rear: Garden

EPC RATING - G

TENURE
Freehold with vacant possession.

ADDITIONAL COSTS
Buyers premium: £1,140 (£950 plus VAT)
Administration Fee: £990 (£825 plus VAT)
Please see the legal pack for further costs.

NOTE
The Sellers require the deposit to be paid from cleared funds.
 i.e Debit card or bankers draft ONLY
Short completion deadline?

With more than 15 years’ experience in auction finance, we’re flexible enough to help a huge range of people, on a huge range of properties – without needing huge amounts of time.

Call us on 0371 705 1883 or find out more at togethermoney.com/auction-finance

Any property used as security, including your home, may be repossessed if you do not keep up repayments on your mortgage or any other debt secured on it.
LOT 4 7 Brook Court, 192 Alcester Road, Stratford-Upon-Avon CV37 9DR
*Guide Price: £120,000 - £130,000

DESCRIPTION
Ideal Investment - 2 bedroom ground floor maisonette, well presented and located within a popular residential area approximately 1 mile to Stratford-Upon-Avon town centre.

ACCOMMODATION
Lounge/ kitchen: 14 ft 2 in max, 9 ft min x 8 ft 11 in max, 7 ft 11 in min
Bedroom 1: 9 ft 4 in max, 7 ft 4 in min x 9 ft 5 in
Bedroom 2: 9 ft 6 in max, 7 ft 5 in min x 4 ft 11 in max, 3 ft 10 in min
Bathroom:

OUTSIDE
Communal parking.

EPC RATING - C

TENURE
Leasehold with vacant possession.
Term: 125 years from 1st January 2016
Ground rent: £1003.08 p.a.
Service charge: £300.00 p.a.

ADDITIONAL COSTS
Administration Fee: £990 (£825 plus VAT)
Please see the legal pack for further costs.

LOT 5 51 Lindley Road, Stoke Green, Coventry CV3 1GX
*Guide Price: £80,000 - £100,000

DESCRIPTION
3 bedroom mid terraced property, requiring improvement, with double glazing and gas central heating. Ideal investment.

ACCOMMODATION
GROUND FLOOR
Hallway:
Dining room: 11 ft max, 9 ft 10 min x 12 ft
Lounge: 21 ft 1 in x 8 ft max, 6 2 in min
Kitchen: 7 ft 5 in max, 3 ft 5 in min x 11 ft 10 in max, 8 ft 5 in min

FIRST FLOOR
Bedroom 1: 11 ft 2 in max, 9 ft 11 in min x 11 ft 11 in
Bedroom 2: 10 ft max, 8 ft 10 min x 11 ft 11 in
Bedroom 3: 7 ft 7 in x 7 ft 6 in
Bathroom:

OUTSIDE
Front: Paved area.
Rear: Garden and outhouse.

EPC RATING - E

TENURE
Freehold with vacant possession.

ADDITIONAL COSTS
Administration Fee: £990 (£825 plus VAT)
Please see the legal pack for further costs.
LOT 6

16 Lowfield Road, Stoke,
Coventry CV3 1LA

*Guide Price: £75,000

DESCRIPTION
1 bedroom coach house with gas central heating and double glazing located within a popular residential area. Leasehold with approximately 134 years remaining, ideal investment opportunity.

ACCOMMODATION
GROUND FLOOR
Hallway:
Stairs leading to
FIRST FLOOR
Lounge: 11 ft 8 in max x 10 ft 10 in max
Kitchen: 8 ft 9 in max × 7 ft 10 in max
Bedroom 1: 12 ft 5 max x 9 ft 1 in
Bathroom:
Storage cupboard

OUTSIDE
Allocated parking for 2 cars

EPC RATING - B

TENURE
Leasehold with vacant possession.
Term: 150 years (less 3 days) from 1st January 2003
Ground Rent: See legal pack.
Service Charge: See legal pack.

ADDITIONAL COSTS
Administration Fee: £990 (£825 plus VAT)
Buyers premium: £900 (£750 plus VAT)

NOTE
The Sellers require the deposit to be paid from cleared funds.
i.e Debit card or bankers draft ONLY.

LOT 7

4 Baildon Close, Wallsend
NE28 9DJ

*Guide Price: £4,000 - £6,000

DESCRIPTION
FREEHOLD INTEREST ONLY
Ground rent investment, leasehold with 49 years remaining. Current ground rent £20.00 p.a. Ideal investment opportunity.

TENURE
Freehold interest only, subject to leasehold.

LEASEHOLD INFORMATION
Term: 7th November 1969 - 28th September 2068
Ground rent: £20.00 p.a.

ADMINISTRATION CHARGE
Administration Fee: £450 (£375 plus VAT)
Please see the legal pack for further costs.
LOT 8  Land off Sandy Lane, Fillongley, Coventry CV7 8DD
*Guide Price: £30,000 - £50,000

DESCRIPTION
Parcel of land fronting Sandy Lane, with potential for various uses and development, subject to consents. Rural location with open views.

LOCATION
The site can be located on the left hand side, approximately 100 m/ 350 ft, from the junction with Nuneaton Road (B4102).

PLANNING
The land is being sold with no planning permission in place. For further information please contact: North Warwickshire Borough Council on: Tel: 01827 715 341 Email: planningcontrol@northwarks.gov.uk

TENURE
Freehold with vacant possession.

ADDITIONAL COSTS
Administration Fee: £990 (£825 plus VAT)
Please see the legal pack for further costs.

VIEWINGS
Strictly by appointment with auctioneers.

LOT 9  Flat 3, 54 Binswood Avenue, Leamington Spa CV32 5RX
*Guide Price: £110,000+

DESCRIPTION
1 bedroom ground floor apartment with allocated parking and gas central heating. Located approximately 1.5 miles to Leamington Spa town centre. Leasehold with approximately 57 years remaining. Ideal investment opportunity.

ACCOMMODATION
GROUND FLOOR
Hallway:
Lounge: 12 ft 10 in x 12 ft 3 in
Kitchen: 7 ft x 4 ft 10 in
Bedroom 1: 12 ft 3 in x 8 ft 5 i n
Bathroom:

OUTSIDE
Front: Driveway.
Rear: Not inspected.

EPC RATING - E

TENURE
Leasehold with vacant possession.
Term: 99 years from 25th March 1977
Ground rent: £40.00 p.a.
Service charge: £800.00 p.a.

ADDITIONAL COSTS
Buyers premium: £900 (£750 plus VAT)
Administration Fee: £990 (£825 plus VAT)
Please see the legal pack for further costs.

NOTE
The Sellers require the deposit to be paid from cleared funds. i.e Debit card or bankers draft ONLY
With our team, you’re safe as houses

You may be considering purchasing your first house, moving home, developing property, or adding to your investment portfolio. Whatever your circumstances, our specialist team at Mander Hadley are here to provide you with friendly and professional support.

We can advise on a range of issues relating to all types of property including conveyancing, letting and financing.

We offer a free initial over-the-phone chat, so you can find out about the process and costs with no obligation.

📞 024 7663 1212

manderhadley.co.uk

1 The Quadrant
Coventry
CV1 2DW

Also at:
39 - 41 Warwick Road
Kenilworth
CV8 1HN
LOT 10

Flats 3, 4, 5, 6, 7, 8, 9, 11 Guild Court, 3 Guild Street, Stratford-Upon-Avon CV37 6QZ

*Guide Price: £350,000 - £400,000

DESCRIPTION
Unique opportunity, comprising of 8 studio flats within a 3 storey, plus basement, semi-detached property. Adjacent to the town centre and requiring modernisation. Ideal investment.

ACCOMMODATION
BASEMENT
FLAT 2
Lounge/ Bedroom, Kitchen, Shower room.
GROUND FLOOR
FLAT 8
Lounge/ Bedroom, Kitchen, Shower room.
FLAT 3
Lounge/ bedroom/ Kitchen, Shower room.
FLAT 11 (Accessed from the rear)
Lounge/ bedroom, Kitchen, Shower room.
FIRST FLOOR
FLAT 4
Lounge/ bedroom, Kitchen, Shower room.
FLAT 5
Lounge/ bedroom, Kitchen, Shower room.
SECOND FLOOR
FLAT 6
Lounge/ bedroom, Kitchen, Shower room.
FLAT 7
Lounge/ bedroom, Kitchen, Shower room.

LOCATION
The property is located on Guild Street, which runs parallel with Henley Street, one of the main shopping streets of Stratford-Upon-Avon

OUTSIDE
Front: Parking.
Rear: Garden.

EPC RATING
Flat 3 - G    Flat 4 - F
Flat 5 - F    Flat 6 - G
Flat 7 - F    Flat 8 - F
Flat 9 - F    Flat 11 - G

TENURE
Freehold.

ADDITIONAL COSTS
Administration Fee: £990 (£825 plus VAT)
Buyers premium: £1,140 (£950 plus VAT)
Please see the legal pack for further costs.

NOTES
Potential structural issues. Buyers are advised to make their own investigations.

The Sellers require the deposit to be paid from cleared funds. i.e Debit card or bankers draft ONLY.

* Please refer to Auction Information found at the front of this catalogue relating to Guide Prices and Reserve Prices
* Please refer to Auction Information found at the front of this catalogue relating to Guide Prices and Reserve Prices
LOT 11

123 Rollason Road, Holbrooks, Coventry CV6 4AQ

*Guide Price: £190,000 - £215,000

DESCRIPTION
Unique opportunity. 4/5 bedroom end terraced in need of improvement/ completion. Flexible accommodation with bi-fold doors to the rear overlooking the garden. Unfinished project. Ideal for a family/ investor.

ACCOMMODATION
GROUND FLOOR
Hallway:
Lounge area: 23 ft 7 in max x 11 ft 6 in max
Kitchen/ dining area: 23 ft 1 in max x 15 ft 10 in max
Potential bathroom:
Potential bedroom: 7 ft 11 in max x 7 ft 7 in max
FIRST FLOOR
Bedroom 1: 20 ft 7 in x 11 ft 1 in
Bedroom 2: 12 ft 7 in x 9 ft 11 in max
Bedroom 3: 10 ft in 10 in x 9 ft 5 in
Bedroom 4: 6 ft 10 in x 6 ft 3 in
Bathroom:

OUTSIDE
Front: Driveway.
Rear: Garden.

EPC RATING - C

TENURE
Freehold with vacant possession.

ADDITIONAL COSTS
Administration Fee: £990 (£825 plus VAT)
Please see the legal pack for further costs.
55 Waveley Road, Spon End, Coventry CV1 3AG
*Guide Price: £120,000 - £130,000

DESCRIPTION
3 bedroom mid-terrace property requiring modernisation and improvement. Located within a popular residential area, within a mile of Coventry City Centre.

ACCOMMODATION
GROUND FLOOR
Hallway:
Lounge: 12 ft 1 in x 10 ft 11 in max
Dining room: 12 ft 1 in x 11 ft 1 in max
Kitchen: 14 ft 8 in x 8 ft 8 in

FIRST FLOOR
Bedroom 1: 14 ft 3 in max x 12 ft 2 in
Bedroom 2: 11 ft 5 in max, 4 ft 11 in min x 8 ft 7 in max, 4 ft 1 in min

Bathroom:

OUTSIDE
Front: Paved area
Rear: Garden.

EPC RATING - D

TENURE
Freehold with vacant possession.

ADDITIONAL COSTS
Administration Fee: £990 (£825 plus VAT)
Buyers Premium: £900
Please see the legal pack for further costs.

NOTES
The seller has advised the auctioneers that the property has structural issues and all potential buyers are advised to undertake their own structural reports.

The Sellers require the deposit to be paid from cleared funds, i.e Debit card or bankers draft ONLY.

LOT 19 Armstrong Close, Rugby CV22 6TU
*Guide Price: £100,000 - £120,000

DESCRIPTION
2 bedroom mid-terrace house. Requiring some redecoration with gas central heating and driveway to front. Ideal investment opportunity.

ACCOMMODATION
GROUND FLOOR
Porch:
Lounge: 14 ft 6 in max, 11 ft 8 in x 11 ft 10 in
Breakfast kitchen: 8 ft 7 in x 14 ft 5

FIRST FLOOR
Bedroom 1: 11 ft 3 in x 11 ft 10 in
Bedroom 2: 7 ft 5 in x 8 ft 8 in

Bathroom:

OUTSIDE
Front: Driveway
Rear: Garden

EPC RATING - D

TENURE
Freehold with vacant possession.

ADDITIONAL COSTS
Administration Fee: £990 (£825 plus VAT)
Please see the legal pack for (any) further costs.
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- There are fixed dates for exchange and completion providing certainty to both seller and buyer.

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- If you are buying in a conditional auction there is time before exchange of contracts to apply for a mortgage or other finance.
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LOT 14

5 The Beeches, Main Street, Clifton upon Dunsmore, Rugby CV23 0DH

*Guide Price: £65,000 - £75,000

DESCRIPTION
1 bedroom, first floor apartment, requiring some redecoration. Located approximately 2.5 miles to Rugby town centre. Leasehold with 125 years remaining.

ACCOMMODATION
FIRST FLOOR
Hallway:
Lounge: 18 ft max x 9 ft 9 in
Kitchen: 10 ft 1 in x 6 ft 5 in
Bedroom: 15 ft 2 in max x 10 ft 10 in max
Bathroom:
Store room: 6 ft 7 in x 4 ft 10 in

OUTSIDE
Communal garden and parking.

EPC RATING - C

TENURE
Leasehold with vacant possession.
Term: 125 years
Ground rent: £50.00 p.a.
Service charge: £914.72 p.a.

ADDITIONAL COSTS
Administration Fee: £990 (£825 plus VAT)
Please see the legal pack for further costs.

LOT 15

Land to the rear of Foleshill Road, Coventry CV6 5AQ

*Guide Price: £15,000 - £20,000

DESCRIPTION
Parcel of land with potential for various uses subject to consents. Approximately 0.07 acres.

LOCATION
The land is located to the rear of 439 Foleshill Road and is accessed via a pedestrian walkway.

PLANNING
This site is being sold with no planning permission in place.
Please contact Coventry City Council with any queries.
Web: www.coventry.gov.uk/planningapplications
Email: planning@coventry.gov.uk
Tel: 024 7683 1109

TENURE
Freehold with vacant possession

ADDITIONAL COSTS
Administration Fee: £990 (£825 plus VAT)
Please see the legal pack for further costs.
**LOT 16**

13 Daneholme Close, Daventry NN11 0PN

*Guide Price: £85,000*

**DESCRIPTION**

2 bedroom ground floor apartment with allocated parking, located within a popular residential area adjacent to Daneholme Park with double glazing and electric heating. Leasehold with approximately 113 years remaining. Ideal investment opportunity.

**ACCOMMODATION**

**GROUND FLOOR**

Hallway:

Lounge/ Kitchen: 23 ft 1 in max x 15 ft 6 in max 9 ft 9 in min

Bedroom 1 with en-suite shower: 15 ft 2 in max, 9 ft 11 in min x 9 ft max

Bedroom 2: 15 ft 2 in max x 11 ft 5 in max, 5 ft 11 in min

Bathroom:

**OUTSIDE**

Front: Parking.

Rear: Communal gardens.

**EPC RATING - D**

**TENURE**

Leasehold with vacant possession.

Term: 125 years from 1st January 2007

Ground rent: £125.00 p. a.

Service charge: £975.00 p. a.

**ADDITIONAL COSTS**

Administration Fee: £990 (£825 plus VAT)

Buyers premium: £1,140 (£950 plus VAT)

Please see the legal pack for further costs.

**NOTE**

The seller requires the deposit to be paid from cleared funds. i.e. Debit card or bankers draft ONLY.

**LOT 17**

493 Bucks Hill, Stockingford, Nuneaton CV10 9NB

*Guide Price: £45,000 - £55,000*

**DESCRIPTION**

1 bedroom, well presented leasehold flat with communal parking to the rear. 70 years remaining on the lease. Ideal investment opportunity.

**ACCOMMODATION**

**FIRST FLOOR**

Kitchen: 14 ft x 6 ft 6 in

Bathroom:

Airing cupboard and store:

Lounge: 15 ft x 9 ft 7 in

Bedroom: 14 ft 11 in x 8 ft 2 in

**OUTSIDE**

Rear: Communal parking.

**EPC RATING - E**

**TENURE**

Leasehold with vacant possession.

Term: 99 years from 24th June 1990

Ground rent: £50.00 p.a.

Service Charge: £522.00 per 6 months.

**ADDITIONAL COSTS**

Administration Fee: £990 (£825 plus VAT)

Please see the legal pack for further costs.
LOT 18  
Land accessed by Flowerdale Drive, Wyken, Coventry CV2 3PQ
*Guide Price: £30,000 - £35,000

DESCRIPTION
Parcel of land within a residential area and located approximately 3 miles to Coventry city centre. Having potential for other uses subject to consents. Approximately 0.11 acres.

LOCATION
The site is accessed via gates located on Flowerdale Drive, which is off Blackberry Lane. There is also pedestrian access directly from Blackberry Lane.

PLANNING
For planning information contact Coventry City Council on:
Tel: 024 7683 1109
Email: planning@coventry.gov.uk
Web: http://planning.coventry.gov.uk

TENURE
Freehold with vacant possession.

ADDITIONAL COSTS
Administration Fee: £990 (£825 plus VAT)
Please see the legal pack for further costs.

LOT 19  
1A Jasmine Grove, Stoke Aldermoor, Coventry, CV3 1EA
*Guide Price: £9,500

DESCRIPTION
Leasehold apartment within a derelict block. Unusual opportunity to acquire an investment opportunity.

ACCOMMODATION
The property has not been inspected by the auctioneers, however the seller has indicated that the property was formerly a bedroom flat, converted into a studio apartment.

EPC RATING - D

TENURE
Leasehold with vacant possession.
Term: 99 years from 29th September 1973
Ground rent: Not being paid.
Service charge: Not being paid.

ADDITIONAL COSTS
Administration Fee: £450 (£375 plus VAT)
Please see the legal pack for (any) further costs.

NOTE
There is currently no freeholder in place, no ground rent is being paid or management company in place.
LOT 20
1 Armscote Road, Tredington, Shipston-On-Stour CV36 4NP
*Guide Price: £120,000 - £140,000

DESCRIPTION
Double fronted, 3 bedroom end terraced property located in a sought after village approximately 2.5 miles from Shipton-On-Stour. Requiring some modernisation and improvement.

ACCOMMODATION
GROUND FLOOR
Hallway:
Lounge: 18 ft x 11 ft 5 in max
Kitchen: 14 ft 8 in x 6 ft 3 in
Dining room: 11 ft 3 in max x 11 ft 2 in
Rear lobby and W.C.

FIRST FLOOR
Bedroom 1: 12 ft x 11 ft 4 in max
Bedroom 2: 11 ft 5 in max, 10 ft 5 in min x 9 ft 1 in
Bedroom 3: 8 ft 7 in x 8 ft 5 in
Bathroom:

OUTSIDE
Front: Garden and parking.
Rear: Garden and out buildings.

EPC RATING - C

TENURE
Freehold with vacant possession.

ADDITIONAL COSTS
Administration Fee: £990 (£825 plus VAT)
Please see the legal pack for further costs.

NOTE
The seller has advised the auctioneers that the property has structural issues and all potential buyers are advised to undertake their own structural reports.
Please see Legal Pack for further information.

LOT 21
Church Court, Church Road, Astwood Bank, Redditch B96 6DJ
*Guide Price: £10,000 - £15,000

DESCRIPTION
FREEHOLD INTEREST ONLY.
Comprising of 8 flats within 2 blocks, plus 8 garages.

TENURE
Freehold interest only, subject to leaseholds.

LEASEHOLD INFORMATION
Flat 1 b
Term: 99 years from 24th March 1966
Flat 2
Term: 148 years from 25th March 2007
Flat 3
Term: 99 years from 25th March 1966
Flat 4
Term: 99 years from 25th March 1966
Flat 5
Term: 99 years from 25th March 1966
Flat 6
Term: 147 years from 25th March 2008
Flat 7
Term: 99 years from 25th March 2015
Flat 8
Term: 147 years from 25th March 2008

ADMINISTRATION CHARGE
Administration Fee: £450 (£375 plus VAT)
Please see the legal pack for further costs.

* Please refer to Auction Information found at the front of this catalogue relating to Guide Prices and Reserve Prices
LOT 22
13 Purefoy Road, Cheylesmore, Coventry CV3 5GL
*Guide Price: £150,000 - £170,000

DESCRIPTION
Double bayed, 3 bedroom semi detached property having workshop to rear. Gas central heating and double glazing. Located within a popular residential area. Ready to move in.

ACCOMMODATION
GROUND FLOOR
Hallway:
Dining room: 11 ft 5 in max x 10 ft 3 in
Lounge: 20 ft 2 in x 9 ft max
Kitchen: 16 ft 6 in x 5 ft 3 in
FIRST FLOOR
Shower room:
Bedroom 1: 11 ft 9 in x 7 ft 8 in min
Bedroom 2: 11 ft 3 in x 9 ft 11 in max
Bedroom 3: 7 ft 10 in x 6 ft 5 in

OUTSIDE
Front: Paved area
Rear: Paved garden, workshop: 16 ft 8 in x 10 ft 6 in Rear pedestrian access.

EPC RATING - D

TENURE
Freehold with vacant possession.

ADDITIONAL COSTS
Administration Fee: £990 (£825 plus VAT)
Please see the legal pack for further costs.

LOT 23
26 Brockhampton Close, Worcester WR4 9XJ
*Guide Price: £58,500

DESCRIPTION
2 bedroom ground floor maisonette requiring some redecoration. Overlooking a green at the end of a cul-de-sac within a popular residential location. Leasehold with 53 years remaining. Ideal investment opportunity.

ACCOMMODATION
Hallway: 16 ft x 10 ft 7 in
Lounge: 9 ft 10 in x 7 ft 10 in
Kitchen: 12 ft 7 in x 8 ft 7 in
Bedroom 1: 12 ft 7 in x 8 ft 7 in
Bedroom 2: 12 ft x 8 ft 3 in
Bathroom

OUTSIDE
Garden and garage.

EPC RATING - C

TENURE
Leasehold with vacant possession.
Term: 99 years from 24th June 1973
Ground rent: £68.00 p. a.
Service charge: See legal pack for more information.

ADDITIONAL COSTS
Administration Fee: £990 (£825 plus VAT)
Buyers premium: £1,140 (£950 plus VAT)
Please see the legal pack for further costs.

* Please refer to Auction Information found at the front of this catalogue relating to Guide Prices and Reserve Prices
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- Advertising on our social media sites to include Facebook, Twitter, LinkedIn, You Tube, Instagram
- 360 video site tours
- Static and moving images captured via drones
- 3D site models
- Aerial stills
- Mock up of a virtual, furnished show home

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LOT 24  Land, St. Lukes Way, Stockingford, Nuneaton CV10 8RF
*Guide Price: £1,500 - £2,500

DESCRIPTION
Parcel of land, comprising of a grass verge, within a residential area.

LOCATION
Position to the right of St Lukes Way from Kingswood Road.

PLANNING
The land is being offered with no planning permission in place. For enquiries on potential uses please contact:
Nuneaton and Bedworth Borough Council:
Tel: 02476 376328
Email: planning@nuneatonandbedworth.gov.uk

TENURE
Freehold with vacant possession.

ADDITIONAL COSTS
Administration Fee: £450 (£375 plus VAT)
Please see the legal pack for further costs.

LOT 25  Land off, Rouncil Lane, Kenilworth CV8 1NN
*Guide Price: £140,000 - £150,000

DESCRIPTION
Unique opportunity. Parcel of land approximately 8 acres, with open views across the Warwickshire Countryside. Potential for various uses, subject to consents.

LOCATION
Gated entrance located off Rouncil Lane on the right hand side heading from Kenilworth.

PLANNING
The land is being sold with no planning permission in place. For Further information please contact:
Warwick District Council on :
Tel: 01926 456536

TENURE
Freehold with vacant possession.

ADDITIONAL COSTS
Administration Fee: £990 (£825 plus VAT)
Please see the legal pack for further costs.
**LOT 26**

**20 Astley Avenue, Foleshill, Coventry CV6 6EY**

*Guide Price: £45,000 - £55,000*

**DESCRIPTION**

2 bedroom, mid terrace property, located in a cul-de-sac which can be found off Arbury Avenue. In need of modernisation. Ideal investment opportunity.

**ACCOMMODATION**

**GROUND FLOOR**

- Hallway:
- Lounge: 12 ft 1 in x 8 ft 11 in
- Dining room: 12 ft 5 in x 10 ft 8 in
- Kitchen: 7 ft 4 in x 5 ft 9 in
- Bathroom:

**FIRST FLOOR**

- Bedroom 1: 12 ft 5 in max x 10 ft 2 in
- Bedroom 2: 12 ft 5 in x 10 ft 9 in

**OUTSIDE**

- Front: Garden.
- Rear: Garden and shed.

**EPC RATING - F**

**TENURE**

Freehold with vacant possession.

**ADDITIONAL COSTS**

Administration Fee: £990 (£825 plus VAT)

Please see the legal pack for further costs.

---

**Next Auction Date**

**THURSDAY**

**6**

**FEBRUARY 2020**

We are now taking entries for our next auction

**Thursday 6th February 2020**

Call us now for more information

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*Please refer to Auction Information found at the front of this catalogue relating to Guide Prices and Reserve Prices*
The successful bidder must provide 2 forms of identification and pay their 10% deposit (minimum £2,000), plus administration fee and buyers premium (where applicable). Contracts are signed on the night of the auction and a legal binding contract is formed on the fall of the hammer.

**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 at the auction venue.

**PAYMENT**

Payment of deposit and fees can be made using a debit card, bankers draft or company/personal cheque.

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.
# Auction Results - 30th September 2019 - 89% Success

<table>
<thead>
<tr>
<th>Lot No.</th>
<th>Address</th>
<th>*Guide Prices</th>
<th>Result</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>59 Stevenage Walk, Walsgrave, Coventry, CV2 2HE</td>
<td>£30,000 - £40,000</td>
<td>SOLD</td>
</tr>
<tr>
<td>2</td>
<td>20 Gordon Street, Earlsdon, Coventry, CV1 3ES</td>
<td>£120,000 - £140,000</td>
<td>SOLD</td>
</tr>
<tr>
<td>3</td>
<td>5 North Street, Marton, Rugby, CV23 9RJ</td>
<td>£160,000 - £170,000</td>
<td>WITHDRAWN</td>
</tr>
<tr>
<td>4</td>
<td>31 Richmond Road, Atherstone, CV9 2AH</td>
<td>£60,000 - £70,000</td>
<td>SOLD PRIOR</td>
</tr>
<tr>
<td>5</td>
<td>Parcel of land off Siddeley Avenue, Lower Stoke, Coventry, CV3 1GB</td>
<td>£3,000 - £5,000</td>
<td>SOLD</td>
</tr>
<tr>
<td>6</td>
<td>2 The Beeches, Main Street, Clifton upon Dunsmore, Rugby, CV23 0DH</td>
<td>£70,000 - £80,000</td>
<td>SOLD</td>
</tr>
<tr>
<td>7</td>
<td>Flat 6, 57 Old Hinckley Road, Nuneaton, CV10 0AA</td>
<td>£60,000 - £70,000</td>
<td>SOLD</td>
</tr>
<tr>
<td>8</td>
<td>7 Weavers Walk, Courthouse Green, Coventry, CV6 7LG</td>
<td>£90,000 - £110,000</td>
<td>SOLD</td>
</tr>
<tr>
<td>9</td>
<td>189 Broad Lane, Tile Hill, Coventry, CV5 7AP</td>
<td>£196,000</td>
<td>SOLD PRIOR</td>
</tr>
<tr>
<td>10</td>
<td>2 Whitestone Road, Whitestone, Nuneaton, CV11 4SZ</td>
<td>£280,000 - £300,000</td>
<td>AVAILABLE</td>
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<tr>
<td>11</td>
<td>211 Hipswell Highway, Wyken, Coventry, CV2 5FN</td>
<td>£135,000 - £145,000</td>
<td>SOLD</td>
</tr>
<tr>
<td>12</td>
<td>Land adjacent no. 138 Church Road, Stockingford, Nuneaton, CV10 8LG</td>
<td>£30,000 - £40,000</td>
<td>SOLD PRIOR</td>
</tr>
<tr>
<td>13</td>
<td>29 Craven Street, Chapelfields, Coventry, CV5 8DS</td>
<td>£120,000 - £140,000</td>
<td>SSTC</td>
</tr>
<tr>
<td>14</td>
<td>1 Saunders Avenue, Bedworth, CV12 8RJ</td>
<td>£150,000 - £165,000</td>
<td>SSTC</td>
</tr>
<tr>
<td>15</td>
<td>Flat 6, Coniston Court, 19 Guys Cliffe Avenue, Leamington Spa, CV32 6LZ</td>
<td>£100,000 - £120,000</td>
<td>SOLD</td>
</tr>
<tr>
<td>16</td>
<td>21 Highfield Road, Stoke, Coventry, CV2 4GU</td>
<td>£80,000 - £100,000</td>
<td>SOLD</td>
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<tr>
<td>17</td>
<td>57 Ashlawn Road, Rugby, CV22 5ET</td>
<td>£330,000</td>
<td>AVAILABLE</td>
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<tr>
<td>18</td>
<td>6 Mylgrove, Finham, Coventry, CV3 6RE</td>
<td>£275,000 - £295,000</td>
<td>SSTC</td>
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<tr>
<td>19</td>
<td>Garages, Moor Street, Earlsdon, Coventry, CV5 6EY</td>
<td>£45,000 - £55,000</td>
<td>SOLD</td>
</tr>
<tr>
<td>20</td>
<td>15 Upper Ride, Willenhall, Coventry, CV3 3GL</td>
<td>£20,000 - £30,000</td>
<td>SOLD PRIOR</td>
</tr>
<tr>
<td>21</td>
<td>76-78 Whittleford Road, Stockingford, Nuneaton, CV10 9JD</td>
<td>£140,000 - £160,000</td>
<td>SOLD</td>
</tr>
<tr>
<td>22</td>
<td>64, 64a, 64b, 64c Queens Road, Nuneaton, CV11 5JZ</td>
<td>£220,000 - £240,000</td>
<td>SSTC</td>
</tr>
<tr>
<td>23</td>
<td>Land off Marston Lane, Bedworth, CV12 9AD</td>
<td>£20,000 - £30,000</td>
<td>SOLD</td>
</tr>
<tr>
<td>24</td>
<td>325 Ansty Road, Wyken, Coventry, CV2 3FN</td>
<td>£125,000 - £145,000</td>
<td>SOLD</td>
</tr>
<tr>
<td>25</td>
<td>Land, Ambien Road, Atherstone, CV9 2AT</td>
<td>£90,000 - £110,000</td>
<td>SOLD</td>
</tr>
<tr>
<td>26</td>
<td>132 Gulson Road, Stoke, Coventry, CV1 2JF</td>
<td>£110,000 - £130,000</td>
<td>SOLD</td>
</tr>
<tr>
<td>27</td>
<td>Flat 407, The Atrium, 2 Mortledge Street, Leicester, LE1 1ST</td>
<td>£48,000</td>
<td>SOLD</td>
</tr>
<tr>
<td>28</td>
<td>2 Wellington Avenue, Mean Vale, Stratford-Upon-Avon, CV37 8WB</td>
<td>£135,000</td>
<td>AVAILABLE</td>
</tr>
<tr>
<td>29</td>
<td>16 Coleridge Road, Stoke, Coventry, CV2 5HE</td>
<td>£100,000 - £120,000</td>
<td>POSTPONED</td>
</tr>
<tr>
<td>30</td>
<td>16 Tomkinson Road, Stockingford, Nuneaton, CV10 8BH</td>
<td>£60,000 - £80,000</td>
<td>SOLD</td>
</tr>
</tbody>
</table>

* Please refer to Auction Information found at the front of this catalogue
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I hereby instruct and authorise you to bid on my behalf in accordance with the terms and conditions below and overleaf, and I understand that should my bid be successful the offer will be binding upon me. If required, you will bid on my behalf taking my instructions in this respect on the telephone when the relevant Lot is being sold.

Property Address: ___________________________________________________________

Maximum Bid Price: £ __________ Words: ____________________________

(For telephone bids the maximum bid can be left blank.)

1. Cheque for 10% deposit enclosed herewith made payable to Loveitts Limited, amount £ __________.
   For telephone bids you may prefer to give us a blank cheque duly signed.

2. I also enclose a separate cheque for £ __________ inclusive of VAT payable to ‘Loveitts Limited’ in respect of the buyers premium.

3. Payment can be taken by Debit card.

Please note that it is a requirement that you must provide documentation to confirm your name and residential address in accordance with Loveitts requirements. (Passport or Photo card Driving Licence PLUS utility bill or bank statement no older than 3 months – NOT mobile phone bill.)

Please note that if you are unsuccessful with your bid all cheques will be destroyed unless otherwise instructed.

Buyer’s Details

Contract Full Name(s): _______________________________________________________

Company (if applicable): _______________________________________________________

Address: ___________________________________________________________________

Postcode: ___________________________________________________________________

Telephone Business: _______________________________________________________

Home: _______________________________________________________________________

Mobile: _____________________________________________________________________

Email: _____________________________________________________________________

Buyer’s Solicitor’s Details

Company: ____________________________

Address: ___________________________________________________________________

Postcode: ___________________________________________________________________

Telephone: ___________________________________________________________________

For the Attention of: _________________________________________________________

Signature of Prospective Buyer: ____________________________ Date of Signing: __________
Telephone/Proxy Bidding Form - Terms & Conditions

We always strongly advise you to attend the Auction sale. When this is not possible you may make a telephone or proxy bid authorising the Auctioneer to bid on your behalf up to a pre-set limit. Please complete and return the Telephone/Proxy Bidding form to the Auctioneers’ office IN PERSON not less than 2 working days prior to the Auction together with payment for the 10% deposit and our administration fee.

1. A prospective purchaser should complete and sign this proxy form. In particular the prospective purchaser should complete the form showing the maximum price which the prospective purchaser authorises the auctioneer to bid for a particular property.

2. A separate form must be completed for each lot for which a prospective Buyer wishes the auctioneer to bid.

3. The maximum price to which the auctioneer is authorised to bid must be an exact figure. The auctioneer reserves the right not to bid on behalf of the prospective Buyer should there be any error or confusion in respect of these instructions or the accompanying deposit.

4. The completed form or forms must be delivered to Sally Smith, Loveitts Auction Department, 29 Warwick Row, Coventry CV1 1DY, by hand personally so that it is received not less than 48 hours prior to the time of the commencement of the auction at which the particular property is to be sold. It is your responsibility to ensure the form has been received by Sally Smith.

5. No alteration to any Telephone/Proxy bidding form will be accepted after it is received by the auctioneer.

6. The prospective Buyer should send with the Telephone/Proxy form a valid cheque or banker’s draft drawn on a United Kingdom branch and payable to Loveitts Ltd or payment may be taken by debit card representing the 10% (minimum £2,000) of the maximum price to which the prospective Buyer wishes to bid. Where the particular lot is purchased below the maximum bid figure the balance of the deposit will be considered as an additional deposit towards the purchase price.

7. The prospective Buyer appoints the auctioneer as agent and authorises the auctioneer to bid for the relevant lot on behalf of the prospective Buyer in such manner as the auctioneer thinks fit in his absolute discretion.

8. The prospective Buyer shall be considered to have inspected the auction catalogue and the general and separate special conditions of sale and notices to prospective Buyers for the relevant lot and to have full knowledge thereof and authorises the auctioneer or any duly authorised partner or employee of Loveitts as the prospective purchasers agents to sign the memorandum of contract incorporating all such matters at or after the auction.

9. In the case of a telephone bid, the prospective buyer should provide a signed blank cheque which the auctioneer will complete on behalf of the prospective buyer for 10% of the purchase price, minimum £2,000) if the prospective buyer is successful in purchasing the relevant property.

10. The prospective purchaser may in writing only at any time up to the commencement of the auction in which the particular lot is to be sold withdraw the auctionee’s authority to bid. It is the prospective purchaser’s responsibility to ensure that the auctioneer personally receives such instructions and he should check to ensure such instructions have been received.

11. The amount of the prospective purchasers bid will not be disclosed to the vendor or any other person either during or after the sale without the consent of the prospective Buyer.

12. The auctioneer reserves the right to bid himself or through an agent up to the reserve price for the particular lot.

13. Prospective Buyers are advised to telephone Loveitts on the day of the auction to ensure that there are no amendments to the particulars of sale or conditions relating to the relevant lot or other matters relating to it. The prospective Buyer will be deemed to have knowledge of such amendments and will buy subject to them in any event. If the prospective Buyer does not telephone and such amendments have been made, the auctioneer may in his absolute discretion decide not to bid for the relevant lot on the prospective Buyer’s behalf and the auctioneers will not be responsible for any loss, costs or damages incurred by the prospective Buyer as a result thereof.

14. Should the prospective Buyer wish to bid at the auction in person or through an agent, such intention must be conveyed in writing to the auctioneer in person prior to the lot being offered for sale. In this case the auctioneer will not make any bids on behalf of the prospective Buyer.

15. The auctioneer will make no charge to a prospective purchaser for this service and will accept no liability whatsoever for any bid not being made on behalf of the prospective purchaser whether through lack of clarity of instructions or for any other reason whatsoever. The prospective purchaser will be advised if the relevant lot has been successfully purchased on his behalf as soon as possible after the auction. Where the lot has not been purchased the prospective purchaser will be notified by post and the deposit returned as soon as possible.

16. Prospective Bidders are advised in respect of telephone bids that should they become disconnected during bidding or are unobtainable, Loveitts will not be held responsible or liable for any loss suffered in respect thereof.

17. The successful buyer or bidder will be jointly and severally liable to pay Loveitts the buyer’s fee referred to in the Important Notice to Prospective Buyers at the front of the Auction Catalogue.

18. The auctioneer will make no charge as to the prospective buyer for this service, and will accept no liability whatsoever for any bid not being made on behalf of the prospective buyer for any reason whatsoever.
INTRODUCTION

The Common Auction Conditions have been produced for real estate auctions in order to set a common standard across the industry. They are in three sections:

GLOSSARY

This section gives special meanings to certain words used in both sections.

Auction Conduct Conditions

These conditions govern the agreement between each seller and buyer. They include general conditions of sale and template forms of special conditions of sale, tenancy and arraignment schedules and a sale memorandum.

IMPORTANT NOTICE

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

• take professional advice from a conveyancer and, in appropriate cases, a chartered surveyor and an accountant;

• read the auction catalogue;

• inspect the lot;

• carry out usual searches and make usual enquiries;

• check the content of all available leases and other documents relating to the lot;

• check that what is said about the lot in the catalogue is accurate;

• have finance available for the deposit and purchase price;

• check whether VAT registration and election is advisable;

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

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

GLOSSARY

This Glossary applies to the auction conduct conditions and the sale conditions.

Whenever it makes sense:

• singular words can be read as plurals, and plurals as singular words;

• read the conditions;

• take professional advice from a conveyancer and, in appropriate cases, a chartered surveyor and anyone who has a catalogue, or who attends or bids at the auction.

SALE CONDITIONS

These conditions govern both parts have been signed and posted or otherwise placed beyond normal retrieval.

We sell the lot, if two or more are jointly the buyer their obligations are enforced against them jointly or against each of them separately.

Special conditions

Those of the sale conditions so headed that relate to the lot or special conditions

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

Tenancy schedule

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

Transfer

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

TUPE

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

VAT

Value Added Tax or other tax of a similar nature.

VAT option

An option to tax.

We (and us and our)

The auctioneers or (and you)

Anyone with a catalogue or who attends or bids at the auction.

Auction Conditions

A1 INTRODUCTION

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

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

A2 OUR ROLE

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

(a) prepare the catalogue from information supplied by or on behalf of each seller;

(b) sell each lot for sale;

(c) sell each lot;

(d) sign each sale memorandum;

(f) treat as an auction and offer the lot for sale conditions.

A2.2 Our decisions on the conduct of the auction is final.

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

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

A3 BIDDING AND RESERVE PRICES

A3.1 All lots are sold by auction

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

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

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

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

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

A4 THE PARTICULARS AND OTHER INFORMATION

A4.1 We must have been reasonable careful to prepare particulars that correctly describe each lot. The particulars are based on information supplied by the seller or, if the seller has made them; and

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

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

A4.4 If we provide information, or a copy of a document, provided by the seller, we do not accept responsibility for the accuracy of that information or document.

A5 THE CONTRACT

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

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

A5.3 You must be able to:

(a) provide all information we reasonably need from you to enable us to complete the lot sale memorandum (including proof of your identity if required by us);

(b) sign the completed sale memorandum, and

(c) pay the deposit.

A5.4 You do not we may either:

(a) accept for the seller that failure as your repudiation of the contract and offer for the lot for sale again; the seller may then have a claim against you for breach of contract, or

(b) sign the sale memorandum.

A5.5 The deposit:

(a) must be held as stakeholder VAT would be chargeable on the deposit it was to be held as agent for the seller; or

(b) will be paid in pounds sterling by cheque or by bankers’ draft payable to our order.

The extra auction conduct conditions may state if we accept any other form of payment.

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

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

(a) you are personally liable to buy the lot even if you are acting as agent for another,

(b) you must indemnify us in respect of any loss the seller incurs as a result of the buyer’s default.

A5.8 Where the buyer has been clearly not the buyer is properly constituted and able to buy the lot.

A6 EXTRA AUCTION CONDITIONS

A6.1 Despite any special condition to the contrary the minimum deposit we accept is £3,000 (or the total price, if loss). A special condition may, however, require a higher minimum deposit.

GENERAL CONDITIONS OF SALE

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

G1 THE LOT

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

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

G1.3 The lot is subject to all matters contained or referred to in the documents, but excluding any financial charges. Those the seller must discharge or on before completion.

G1.4 The lot is subject to such of the following as may affect it, even if not registered or shown in the catalogue or any other documents:

(a) matters registered or capable of registration as local land charges;

(b) matters registered or capable of registration by any competent authority or under the provisions of any statute;

(c) existing, orders, notices, restrictions, agreements and any other matters relating to town and country planning, highways or public health;

(d) existing, easements, quasi-easements, and wayleaves;

(e) outgoings and other liabilities;

(f) any title matter.

G1.5 Where anything subject to which the lot would be sold expires or is discharged, you must take any necessary steps to enable the seller to live and sell the lot free from such charge or encumbrance.

G1.6 The seller must notify the buyer of any notices, orders, demands, proposals and requirements of any competent authority which it learns after the contract date but the buyer must comply with and be liable to the seller.

G1.7 The lot does not include any tenant’s or tenant’s fixtures or fittings.
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G4.1 Unless the covenant set out in section 4 of the law of property (miscellaneous provisions) act 1994 shall not extend to matters subject to which the lot is sold under the contract.

G4.2 The amount payable on completion is to be adjusted to take account of apportionments plus (if applicable) interest and any obligation under this contract.

G5.1 Unless a form of conveyancer’s written opinion is produced to the buyer before the contract is completed the seller is held liable in any respect in relation to the lot or tenancy.

G5.2 Upon completion the seller is specifically to indemnify the buyer against any claim.

G6.1 Completion is to take place at the offices of the seller’s conveyancer within five business days of receiving the buyer’s deposit (as defined in regulation 6(9) and 1700).

G6.2 The amount payable on completion is the balance of the price adjusted to take account of apportions plus (if applicable) VAT and interest.

G6.3 Payment is to be made in pounds sterling and only by:
(a) direct transfer to the seller’s conveyancer’s client account;
(b) the release of any deposit held by a stakeholder; or
(c) unless otherwise agreed, cancel the insurance at the cost of that insurance (to the extent not already paid by the buyer).

G6.4 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 accounting interest, as it had taken place on the next business day.

G6.5 Where applicable the contract remains in force following completion.

G7.1 The seller or the buyer may on or after the agreed completion date the notice on which the date is given in this regulation 6(9) and 1700 and the seller’s conveyancer to complete the transaction.

G7.2 The buyer, when the notice must be ready to complete.

G7.3 If the seller fails to comply with a notice to complete the seller may agree another remedy otherwise the seller must:
(a) assent the contract;
(b) claim the deposit and any interest on it if held by a stakeholder;
(c) the deposit and any interest on it if held by a stakeholder;
(d) claim damages from the buyer.

G7.4 If the seller fails to comply with a notice to complete the buyer may agree another remedy otherwise the seller must:
(a) terminate the contract;
(b) recover the deposit and any interest on it from the seller or, if applicable, a stakeholder.

G8.1 If the contract is brought to an end:
(a) the buyer must return all papers to the seller and appoints the seller to appoint or cancel any registration of the contract;
(b) this notice gives the buyer the entitlement to forfeit the deposit under condition (c).

G9.1 The seller has not received the deposit unless the deposit is received within five business days of the date on which the notice is given in this regulation 6(9) and 1700 and the seller’s conveyancer to complete the transaction.

G9.2 If the seller fails to complete the transaction the buyer must:
(a) the deposit and any interest on it from the seller or, if applicable, the seller’s conveyancer;
(b) enter into any authorised conveyance agreement properly agreed.

G9.3 The buyer must:
(a) allow the property reference and other relevant information; and
(b) comply with the landlord’s lawful requirements.

G9.4 It is to be understood that the buyer’s deposit is due on the date of acceptance of the contract and not on the date of acceptance of the sale.

G9.5 The seller’s deposit must be held to or made directly to the approved financial institution as stated in those conditions.

G11.2 The buyer has not received the deposit unless the deposit is received within five business days of the date on which the notice is given in this regulation 6(9) and 1700 and the seller’s conveyancer to complete the transaction.

G11.3 The seller’s obligation to pay interest at the rate on the deposit is not dischargeable unless the deposit is held by the approved financial institution as stated in those conditions.

G12.1 The seller must be to indemnify the buyer against any claim for interest or late of payment arc where the buyer has not received the deposit within five business days of the date on which the notice is given in this regulation 6(9) and 1700 and the seller’s conveyancer to complete the transaction.

G13.1 The seller’s deposit must be held to or made directly to the approved financial institution as stated in those conditions.

G13.2 The seller’s deposit must be held to or made directly to the approved financial institution as stated in those conditions.
G13.3 Otherwise the seller must on completion pay and assign its interest in any relevant deposit to the buyer under an assignment in which the buyer covenants with the seller to:
(a) observe and perform the seller’s covenants and conditions of the contract for the sale and purchase which have not in respect of any breach:
(b) give such direct covenant to the tenant as may be required by the rent deposit deed.

G14. VAT
G14.1 Where a sale condition requires money to be paid or other consideration to be given, the buyer must also pay any VAT that is chargeable on the sale. This includes where VAT is a valid VAT invoice.

G14.2 Where no VAT conditions state that no VAT option has been made the seller confirms that none has been made by it or the company in the same VAT group nor will be prior to completion.

G15. TRANSFER AS A GOING CONCERN
G15.1 The seller warrants that:
(a) the seller and the buyer intend, and will take all practicable steps (short of an appeal) to procure, that the sale is treated as a transfer of a going concern; and
(b) this condition G15 applies.

G15.2 The buyer confirms that:
(a) is registered for VAT, either in the buyer’s name or as a member of the same VAT group; and
(b) has fulfilled the self-assessed (supplied/sold) made in relation to the lot in the VAT option that remains valid and will not be revoked before completion.

G15.3 The buyer confirms that:
(a) it is registered for VAT, either in the buyer’s name or as a member of the same VAT group; and
(b) has made, or will make before completion, a VAT option in time to apply for registration on or before or within three months after completion; and
(c) has within two years of the date of the added Tax (Special Provisions) Order 1995 does not apply to it; and
(d) it is not buying the lot as a nominee for another person.

G15.4 The buyer agrees to:
(a) provide the seller with all information and documentation as soon as possible before the agreed completion date evidence; and
(b) the buyer that has made a VAT option; and
(c) that the VAT option has been notified in writing to HM Revenue and Customs. It does not produce the relevant evidence at least two business days before the agreed completion date condition G14.1 applies at completion.

G15.5 The buyer confirms that after completion the buyer intends to:
(a) retain the whole or any part of the buyer’s own benefit as a continuing business as a going concern subject to and with the following conditions:
(b) collect the rents payable under the tenancies and charge VAT on them.

G15.6 If, after completion, it is found that the sale of the lot is not a transfer of a going concern then:
(a) the seller’s conveyancer must notify the buyer’s conveyancer of that finding and provide a VAT invoice in respect of the entire transaction.
(b) the buyer must within five business days of the completion invoice pay to the seller the VAT due; and
(c) VAT is payable to HM Revenue and Customs. The buyer has not complied with this condition G15, the buyer must pay and indemnify the seller for all costs, expenses, interest, penalties or surcharges that the seller incurs as a result.

G16. CAPITAL ALLOWANCES
G16.1 This condition applies where the special conditions state that there are capital allowances available in respect of the lot.

G16.2 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.

G16.3 The value to be attributed to those items on which capital allowances may be claimed is set out in the special conditions.

G16.4 The buyer agrees that:
(a) to make an election on completion under Section 198 of the Capital Allowances Act 2001 to give effect to this condition G16.
(b) and to submit the value specified in the special conditions to HM Revenue and Customs for the purposes of their respective capital allowance computations.

G17. MAINTENANCE AGREEMENTS
G17.1 The seller agrees to make or continue in force any maintenance agreements to endeavour to keep the buyer, at the buyer’s cost, the benefit of the maintenance agreements in full force and effect for the period of the tenancy.

G17.2 The buyer must assume, and indemnify the seller in respect of all liability under such contracts from the actual completion date.

G18. LANDLORD AND TENANT ACT 1987
G18.1 This condition G18 applies where the sale is a relevant disposal for the purposes of the Landlord and Tenant Act 1987.

G18.2 The seller warrants that the seller has complied with sections 109 to 120 of the Landlord and Tenant Act 1987 and that all major qualifying tenants has not accepted the offer.

G19. SALE BY PRACTITIONER
G19.1 The condition applies where the sale is by a practitioner either as seller or as agent of the seller.

G19.2 The buyer has been duly appointed and is empowered to continue the practice.

G19.3 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.

G19.4 The lot is sold:
(a) in its condition at completion;
(b) for such title as the seller may have; and
(c) as a going concern, and the buyer has no right to terminate the contract or any other remedy against the seller provided that the闽 is appropriate, incomplete or missing.

G19.5 Where relevant:
(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
(b) the seller may require the transfer to be by the lender of a certificate under the Law of Property Act 1925.

G19.6 The buyer understands this condition G19 and agrees that it is fair in the circumstances of a sale by a practitioner.

G20. TUPE
G20.1 If the special conditions state “There are no employees to which TUPE applies,” this is a warranty by the seller to this effect.

G20.2 If the special conditions do not state “There are no employees to which TUPE applies,” the following paragraphs apply:
(a) The seller must notify the buyer of those employees whose condition G21 applies; and
(b) the buyer must 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.

G20.3 The buyer is to keep the seller indemnified against all liability for the Transferring Employees after completion.

G21. ENVIRONMENTAL
G21.1 This condition G21 only applies where the special conditions provide:
(a) that there are special conditions applying to the service charge expenditure that is not attributable to any tenancy; or
(b) the buyer must pay and indemnify the seller for all information and documentation as soon as possible before the agreement completion date and (c) provide the seller with all information and documentation as soon as possible before the agreement completion date condition G14.1 applies at completion.

G21.2 The seller confirms that:
(a) 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 has gone into account into the environmental condition of the lot.

G21.3 The buyer confirms that:
(a) The buyer is in respect of all liability for or resulting from the environmental condition of the lot.

G22. SERVICE CHARGE
G22.1 This condition applies where the lot is sold subject to tenancies that include service charge provisions.

G22.2 No appropriation is to be made at completion in respect of service charge.

G22.3 Whereupon completion the payment will be made up to completion, but may not agree the level of the revised rent without the written agreement of the landlord and the tenant.

G22.4 In respect of each tenancy, if the service charge account shows that:
(a) payments on account (whether those payments have been received or still then due from the tenant) exceed the service charge current on the service charge account; and
(b) attributable service charge expenditure exceeds payments on account (whether those payments have been received or still then due from the tenant), the buyer must use all reasonable endeavours to part with the whole or any part of the service charge account to the tenant and the buyer’s, and
(c) any increased rent recovered from the tenant (whether whole or part of the increased rent then due from the tenant at the next service charge account) or a depreciation fund: (i) where there is a depreciation fund, the buyer must pay and indemnify the seller for any increased rent and interest thereon, but if delivered or made after 1700 hours on a business day it will be treated as received on the next business day.

G22.5 The seller and the buyer are to bear their own costs in relation to the renewal of the tenancy and any proceedings relating to this.

G25. WARRANTIES
G25.1 There are listed warranties in the special conditions.

G25.2 Where a warranty is assigned the seller must:
(a) on completion assign it to the buyer and give notice of such assignment to the practitioner who gave the warrant; and
(b) for (and apply for (and the seller and the buyer must use all reasonable endeavours to part with the whole or any part of the service charge account to the tenant and the buyer’s, and
(c) if any increased rent is recovered from the tenant (whether whole or part of the increased rent then due from the tenant at the next service charge account), the buyer must comply with the lawful instructions of the seller in relation to the warranty as do not place the buyer in breach of its terms or expose the seller to any liability or penalty.

G26. NO ASSIGNMENT
G26.1 The buyer must not assign, mortgage or otherwise transfer part with or the whole part of any buyer’s interest under this contract.

G27. REGISTRATION AT THE LAND REGISTRY
G27.1 This condition G27.1 applies where the lot is leasehold and its sale either triggers first registration or is a registrable disposition.

G27.2 The seller must notify the buyer of the tenant’s name or as a tenant of the following, and such instructions as the buyer may have; and
(c) the tenant’s name as a tenant of the following, and such instructions as the buyer may have; and
(d) if the tenant’s name is inaccurate, the buyer must promptly:
(a) provide the seller with all information and documentation as soon as possible before the agreement completion date and (b) at the buyer’s cost supply with such of the lawful instructions of the seller in relation to the warranty as do not place the buyer in breach of its terms or expose the seller to any liability or penalty.

G28. NOTICES AND OTHER COMMUNICATIONS
G28.1 All communications in writing shall be to the practitioner or to the buyer who may be given at their conveyancers.

G28.2 A communication may be relied on if:
(a) delivered by hand; or
(b) done electronically, and personally acknowledged (automatic acknowledgement does not count); or
(c) there is proof that it was sent to the address of the person to which it is intended as shown in the register (or memorandum) by a postal service that normally delivers to the addressee within five business days after the date of despatch; or
(d) any representative of the seller may properly make to Land Registry relating to the application.

G29. CONTRACTS (RIGHTS OF THIRD PARTIES) ACT 1999
G29.1 This condition applies where the lot is registrable.

G29.2 Any contract may be ratified by:
(a) the seller; or
(b) the buyer; or
(c) the seller and the buyer.

G29.3 The seller and the buyer are to keep all other informed of the progress of the resolution of such disputes regard to any proposals the other makes in relation to it.

G29.4 If the seller or the buyer have 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 or occupation within five business days after the delivery of court proceedings.

G29.5 The seller and the buyer are to keep all other informed of the progress of the resolution of such disputes regard to any proposals the other makes in relation to it.

G29.6 The seller and the buyer are to keep all other informed of the progress of the resolution of such disputes regard to any proposals the other makes in relation to it.
For further information on any of the Lots offered please do not hesitate to contact us or visit our website at loveitts.co.uk

**AUCTION DATES 2020**
- 6th February
- 25th March
- 14th May
- 16th July
- 24th September
- 19th November

**ONLINE AUCTION DATES 2020**
Weekly dates available

Call us today for EXPERT ADVICE

**024 7652 7789**

auctions@loveitts.co.uk