

Loveitts

PROPERTY AUCTIONS

Thursday 21st March 2024

**Auction
House**

COVENTRY &
WARWICKSHIRE



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
21st March 2024 - 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
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Sara Herbert
Auction Manager / Associate
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Auction House
COVENTRY & WARWICKSHIRE

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Order of Sale

Lot No	Address	*Guide Prices	Description
1	16 Fentham Road, Hampton-In-Arden, Solihull B92 0BB	£450,000 - £470,000	Residential
2	104 Green Lane, Finham, Coventry CV3 6EA	£230,000 - £250,000	Residential
3	20 Bewick Croft, Stoke, Coventry CV2 4QR	£80,000 - £90,000	Residential
4	245 Smorrall Lane, Bedworth, Warwickshire CV12 0JN	£80,000 - £100,000	Residential
5	Flat 45 Kenelm Court, 555 London Road, Coventry CV3 4HD	£70,000 - £90,000	Residential
6	52 Arden Street, Earlsdon, Coventry CV5 6FD	£135,000 - £155,000	Residential
7	11 Sandown Avenue, Foleshill, Coventry CV6 6EW	£145,000 - £165,000	Residential
8	3 Gresham Street, Ball Hill, Coventry CV2 4EU	£80,000 - £100,000	Residential
9	294 Torrington Avenue, Tile Hill, Coventry CV4 9HG	£75,000 - £95,000	Residential
10	18A Rother Street, Stratford-Upon-Avon, Warwickshire CV37 6LU	£160,000 plus	Residential
11	76 Tomkinson Road, Nuneaton, Warwickshire CV10 8BN	£180,000 - £200,000	Residential
12	12 Boswell Drive, Walsgrave, Coventry CV2 2DH	£135,000 - £155,000	Residential
13	52 Triumph Close, Wyken, Coventry CV2 5AR	£80,000 - £100,000	Residential
14	44 Centenary Road, Canley, Coventry CV4 8GF	£180,000 - £200,000	Residential
15	Flat 15, Sewall Court, Sewall Highway, Wyken, Coventry CV6 7JQ	£80,000 - £100,000	Residential Investment
16	56 Shirlett Close, Longford, Coventry CV2 1PG	£48,000 plus	Residential
17	446 Radford Road, Radford, Coventry CV6 3AE	£220,000 - £240,000	Residential
18	184 Sovereign Road, Earlsdon, Coventry CV5 6LU	£130,000 - £150,000	Residential
19	44 The Riddings, Earlsdon, Coventry CV5 6AU	£280,000 - £300,000	Residential
20	Flat 1, 34 Portland Place East, Leamington Spa, Warwickshire CV32 5ET	£140,000 - £160,000	Residential
21	Flat 4, Sutton Park, Camp Hill Road, Nuneaton, Warwickshire CV10 0LP	£73,000 - £93,000	Residential Investment
22	47 Whoberley Avenue, Whoberley, Coventry CV5 8ER	£110,000 - £130,000	Residential
23	Apartment 6, Consort Place, 40 Shakleton Road, Earlsdon, Coventry CV5 6HU	£85,000 - £105,000	Residential
24	Flat 1, 15 Albany Road, Earlsdon, Coventry CV5 6JQ	£45,000 - £65,000	Residential
25	5A Comrie Close, Wyken, Coventry CV2 3BL	£90,000 - £100,000	Residential Investment
26	40 (Land) Heather Road, Binley Woods, Coventry CV3 2DE	£30,000 - £50,000	Land

* 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.

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.



1 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.



2 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.



3 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.



4 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.



5 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.



6 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.



7 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.



8 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.



9 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.



10 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.

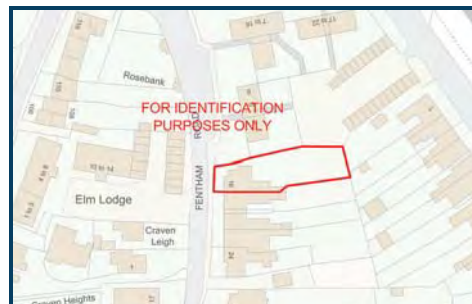
If you're ready to find your next property at auction, search our current lots or *register for property alerts* today.

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

LOT
1

16 Fentham Road, Hampton-In-Arden, Solihull B92 0BB

*Guide Price: £450,000 - £470,000



DESCRIPTION

Unique opportunity to acquire a Locally Listed, 3 storey, end terrace property within a Conservation area. With 2 reception rooms, 3 bedrooms, plus loft room and garage. The property has gas central heating and requires some improvements. Located within a delightful south Warwickshire village, approximately 4 miles to Solihull.

ACCOMMODATION

GROUND FLOOR

Hallway:

Reception room 1: 13 ft max x 16 ft 4 in max

Reception room 2: 13 ft 1 in x 13 ft 1 in max

W.C.

Kitchen/Dining room: 18 ft 2 in max x 19 ft 4 in max

Utility room: 17 ft 6 in x 5 ft 5 in

FIRST FLOOR

Bedroom 1: 13 ft 4 in x 19 ft

Bedroom 2: 13 ft 11 in x 13 ft 1 in max

Bedroom 3: 16 ft 10 in x 11 ft 4 in

Bathroom:

SECOND FLOOR

Loft room: 18 ft 11 in max x 19 ft 4 in max

OUTSIDE

Front: Garden, store, garage (8ft 8 in x 20 ft 5 in max) and driveway.

Rear: Garden.

EPC RATING - E

COUNCIL TAX BAND - E

TENURE

Freehold with vacant possession.

ADDITIONAL COSTS

Administration Fee: £1,650 (£1,375 plus VAT)

Buyer's Premium: £900 (£750 plus VAT)

Please see the legal pack for any further costs.

**LOT
2**

104 Green Lane, Finham, Coventry CV3 6EA

***Guide Price: £230,000 - £250,000**



DESCRIPTION

Traditional 3 bedroom, mid terrace, double bayed property with 2 reception rooms, conservatory and downstairs shower room plus garden and double garage to the rear. Requiring some redecoration and located in a sought after residential area. Ideal investment opportunity or family home.

ACCOMMODATION

GROUND FLOOR

Porch:

Hallway:

Lounge: 15 ft 11 in max 12 ft 8 in max

Dining room: 11 ft 11 in x 11 ft 6 in max

Kitchen: 14 ft 2 in x 8 ft 4 in

Shower room:

FIRST FLOOR

Bedroom 1: 15 ft 5 in max x 11 ft 7 in max

Bedroom 2: 11 ft 10 in x 11 ft 7 in max

Bedroom 3: 7 ft 8 in max x 7 ft 1 in

Bathroom:

OUTSIDE

Front: Garden.

Rear: Garden and double garage.

EPC RATING - D

COUNCIL TAX BAND - C

TENURE

Freehold with vacant possession.

ADDITIONAL COSTS

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

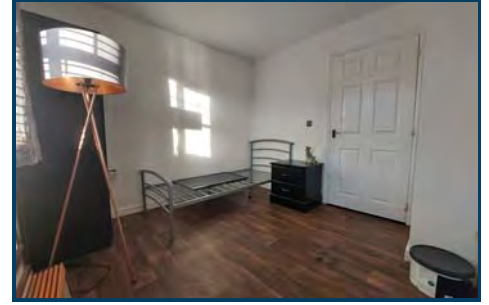
Buyer's Premium: £900 (£750 plus VAT)

Please see the legal pack for any further costs.

**LOT
3**

20 Bewick Croft, Stoke, Coventry CV2 4QR

***Guide Price: £80,000 - £90,000**



DESCRIPTION

2 bedroom ground floor flat within a gated development. Master bedroom with en-suite plus patio door to rear from lounge. Leasehold with 107 years remaining. Allocated parking space. Requiring some improvements, gas central heating. Ideal investment.

ACCOMMODATION

GROUND FLOOR

Hallway:

Bathroom:

Bedroom 1 plus en-suite: 15 ft x 10 ft 6 in max

Bedroom 2: 10 ft 1 in max 9 ft 7 in

Kitchen: 7 ft 7 in max x 7 ft 5 in max

Open plan lounge: 11 ft 1 in max x 12 ft 3 in max

OUTSIDE

Front: Allocated parking space.

Rear: Communal garden.

EPC RATING - C

COUNCIL TAX - A

TENURE

Leasehold with vacant possession.

Term: 125 years commencing 01/01/2005

Ground rent: £150. p.a.

Ground rent term: 01/01/2024 to 31/12/2024

Service charge: £1,755.88

Service charge period: 01/01/2024 to 31/12/2024

ADDITIONAL COSTS

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

Please see the legal pack for any further costs.

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Any property used as a security, including your home, may be repossessed if you do not keep up repayments on your mortgage or any other debt secured on it.

Together is a trading style of each of the undernoted companies, which have their registered office address at Lake View, Lakeside, Cheadle, Cheshire SK8 3GW.

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Together Commercial Finance Limited | Registered in England and Wales - Company Registration Number 02058813



**LOT
4**

245 Smorrall Lane, Bedworth CV12 0JN

***Guide Price: £80,000 - £100,000**



DESCRIPTION

3 bedroom mid terrace property with gas central heating and double glazing, requiring some improvements. Located in a popular town with links to both M69 and M6 motorways. Ideal investment opportunity or family home.

ACCOMMODATION

GROUND FLOOR

Reception room 1: 12 ft 10 in x 12 ft 9 in

Reception room 2: 12 ft 9 in x 8 ft 11 in

Kitchen: 13 ft 9 in max x 7 ft 9 in

Bathroom:

FIRST FLOOR

Bedroom 1: 13 ft max x 9 ft 10 in

Bedroom 2: 12 ft x 9 ft 10 in max

Bedroom 3: 8 ft 10 in x 7 ft 11 in

OUTSIDE

Front: Paved area.

Rear: Paved yard.

EPC RATING - D

COUNCIL TAX BAND - A

TENURE

Freehold with vacant possession.

ADDITIONAL COSTS

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

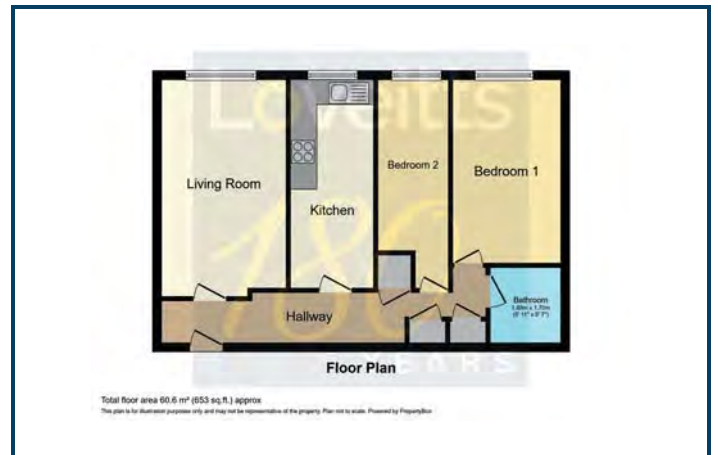
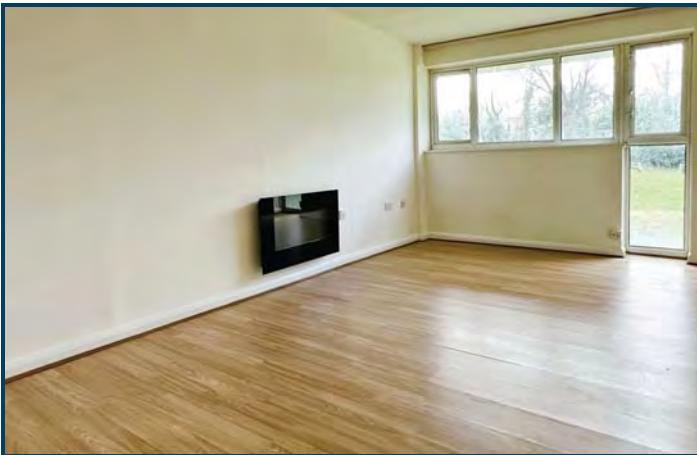
Buyer's Premium: £900 (£750 plus VAT)

Please see the legal pack for any further costs.

LOT
5

Flat 45 Kenelm Court, 555 London Road, Coventry CV3 4HD

*Guide Price: £70,000 - £90,000



DESCRIPTION

Ground floor 2 bedroom flat, leasehold with 90 years remaining. With electric central heating and double glazing the property overlooks communal gardens and is located for easy access onto A45 and A46. Ideal investment opportunity.

ACCOMMODATION

GROUND FLOOR

Lounge: 16 ft 9 in x 9 ft 10 in
Kitchen: 14 ft x 5 ft 10 in
Bedroom 1: 14 ft x 8 ft 5 in
Bedroom 2: 12 ft 1 x 5 ft 10
Shower room:

OUTSIDE

Front: Communal parking.
Rear: Communal gardens.

EPC RATING - D

COUNCIL TAX BAND - A

TENURE

Leasehold with vacant possession.
Term: 125 years commencing 25/12/1988
Ground rent: to be confirmed
Ground rent review date: to be confirmed.
Service charge: to be confirmed.
Service charge review date: to be confirmed.

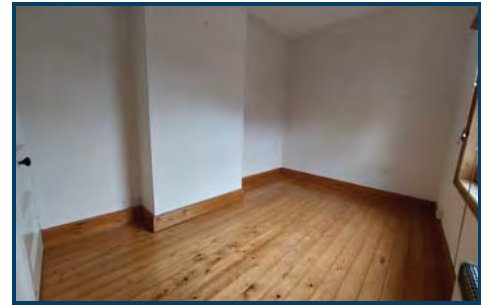
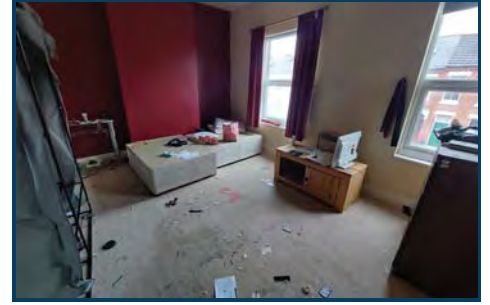
ADDITIONAL COSTS

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

**LOT
6**

52 Arden Street, Earlsdon, Coventry CV5 6FD

***Guide Price: £135,000 - £155,000**



DESCRIPTION

3 bedroom end terrace property requiring improvements, with on street parking. Located within a popular residential area. Ideal investment opportunity or family home.

ACCOMMODATION

GROUND FLOOR

Hallway:

Lounge/Dining room: 24 ft 6 in max x 11 ft 2 in max

Kitchen: 8 ft 11 in max x 8 ft 3 in max

Bathroom:

FIRST FLOOR

Bedroom 1: 14 ft 3 in max x 11 ft 4 in

Bedroom 2: 12 ft 5 in x 8 ft 10 in max

Bedroom 3: 12 ft 4 in x 8 ft 3 in max

OUTSIDE

Front: Paved area.

Rear: Garden.

ECP RATING - E

COUNCIL TAX BAND - B

TENURE

Freehold with vacant possession.

ADDITIONAL COSTS

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

Buyer's Premium: £900 (£750 plus VAT)

Please see the legal pack for any further costs.

OPENING DOORS SINCE 1843



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



Telephone Bidding

You can bid real time over the phone.



Proxy Bidding

You can submit your best bid to the auctioneer who will try and win it for you at the best price.



In Room

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



Online Bidding

You can bid in real time over the internet.

Complete the bidding registration online at
loveitts.co.uk/auctions

LOT
7

11 Sandown Avenue, Foleshill, Coventry CV6 6EW

*Guide Price: £145,000 - £165,000



DESCRIPTION

3 bedroom, mid terrace property with gas central heating, requiring some improvements. Located in a cul-de-sac within a popular residential area. Ideal Investment opportunity or family home.

NOTE

We have been advised by the sellers that the kitchen floor requires some attention, please see legal pack for further information.

ACCOMMODATION

GROUND FLOOR

Hallway:

Lounge: 10 ft 11 in max x 13 ft 5 in max

Kitchen/Diner: 17 ft 5 in max x 9 ft max

Lean to:

FIRST FLOOR

Bedroom 1: 12 ft 1 in x 9 ft 5 in

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

Bedroom 3: 8 ft 3 in x 7 ft 8 in

Shower room:

OUTSIDE

Front: Garden.

Rear: Garden.

EPC RATING - C

COUNCIL TAX BAND - A

TENURE

Freehold with vacant possession.

ADDITIONAL COSTS

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

Please see the legal pack for any further costs.

**LOT
8**

3 Gresham Street, Ball Hill, Coventry CV2 4EU

***Guide Price: £80,000 - £100,000**



DESCRIPTION

3 bedroom end terrace property with 2 reception rooms, ground floor and first floor bathrooms. The property require some improvements and modernisation. Ideal investment opportunity or family home. Located in a popular residential area.

NOTE

The property may have structural issues and any potential buyers are advised to undertake their own structural report.

ACCOMMODATION

GROUND FLOOR

Hallway:

Lounge: 13 ft 11 in max x 8 ft 6 in max

Dining room: 11 ft 9 in x 11 ft 9 in max

Kitchen: 9 ft 6 in x 7 ft 11 in

Wet room:

Lean-to: 16 ft x 3 ft 10 in

FIRST FLOOR

Bedroom 1: 11 ft 9 in max x 11 ft 5 in

Bedroom 2: 11 ft 10 in x 8 ft 9 in max

Bedroom 3: 7 ft 4 in x 6 ft 7 in

Bathroom:

OUTSIDE

Front: Raised paved area.

Rear: Paved area.

EPC RATING - E

COUNCIL TAX BAND - A

TENURE

Freehold with vacant possession.

ADDITIONAL COSTS

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

Please see the legal pack for any further costs.

**LOT
9**

294 Torrington Avenue, Tile Hill, Coventry CV4 9HG

***Guide Price: £75,000 - £95,000**



DESCRIPTION

2 bedroom, second floor duplex apartment with gas central heating, double glazing, requiring some redecoration. Leasehold with 93 years remaining. Ideal investment opportunity.

ACCOMMODATION

GROUND FLOOR (second floor of the building)

Hallway:

Kitchen: 10 ft 7 in x 10 ft 6 in

Lounge: 14 ft 11 in x 10 ft 5 in

Balcony:

FIRST FLOOR (third floor of the building)

Bedroom 1: 14 ft 10 in max x 10 ft 6 in

Bedroom 2: 10 ft 6 in x 9 ft 8 in

Bathroom:

OUTSIDE

Communal area and storage shed.

EPC RATING - C

COUNCIL TAX BAND - A

TENURE

Leasehold with vacant possession.

Term: 125 years from 24/08/1992

Ground rent: £10 p.a.

Ground rent review date: to be confirmed

Service charge: £120 p.c.m.

Service charge review date: October 2024

ADDITIONAL COSTS

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

Please see the legal pack for any further costs.

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**LOT
10**

18A, Rother Street, Stratford-Upon-Avon CV37 6LU

***Guide Price: £160,000 plus**



DESCRIPTION

Town centre location. Grade II listed, first floor, 2 bedroom apartment, requiring some improvements. With 2 reception rooms, 2 bathrooms and garden to the rear. Leasehold with approximately 51 years remaining. Ideal investment opportunity.

ACCOMMODATION

Stairs leading to:

FIRST FLOOR

Hallway:

Reception room 1: 17 ft max x 12 ft 2 in max

Reception room 2: 13 ft 4 in max x 12 ft 3 in max

Kitchen: 13 ft 4 in x 6 ft 11 in

Bedroom 1: 11 ft 11 in x 11 ft 9 in

Bedroom 2: 12 ft 7 in max x 7 ft max

W.C.

Bathroom:

Lean to: 11 ft 3 in max x 4 ft 7 in max

OUTSIDE

Garden to the rear.

EPC RATING - G

COUNCIL TAX BAND - C

TENURE

Leasehold with vacant possession.

Term: 99 years from 24/06/1976

Ground rent: £10 p.a.

Service charge: N/A

Insurance payment: £733 p.a.

ADDITIONAL COSTS

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

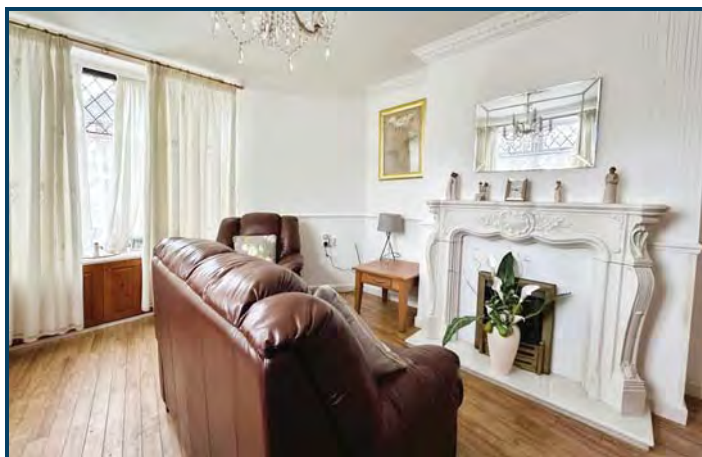
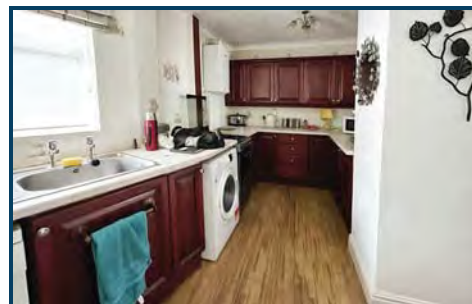
Buyer's Premium: £1,500 (£1,250 plus VAT)

Please see the legal pack for any further costs.

**LOT
11**

76 Tomkinson Road, Nuneaton CV10 8BN

***Guide Price: £180,000 - £200,000**



DESCRIPTION

Unique property, 4 bedroom end terraced property, extended to rear with open plan kitchen, dining area and living area, plus separate reception room and utility/storage area. Well presented with double glazing and gas central heating.

ACCOMMODATION

GROUND FLOOR

Porch:

Reception room 1: 12 ft 8 in max x 15 ft 6 in max

Reception room 2: 15 ft 8 in max x 12 ft 12 in max

Kitchen: 13 ft 10 in x 8 ft 11 in

Utility room: 18 ft 10 in max x 6 ft 11 in

W.C.

FIRST FLOOR

Bedroom 1: 15 ft 11 in max x 12 ft 1 in max

Bedroom 2: 13 ft 2 in max x 10 ft 9 in max

Bedroom 3: 12 ft 11 in max x 12 ft 2 in max

Bedroom 4: 8 ft 1 in x 5 ft 11 in

Bathroom:

OUTSIDE

Front: Paved area.

Rear: Paved area.

EPC RATING - D

COUNCIL TAX BAND - A

TENURE

Freehold with vacant possession.

ADDITIONAL COSTS

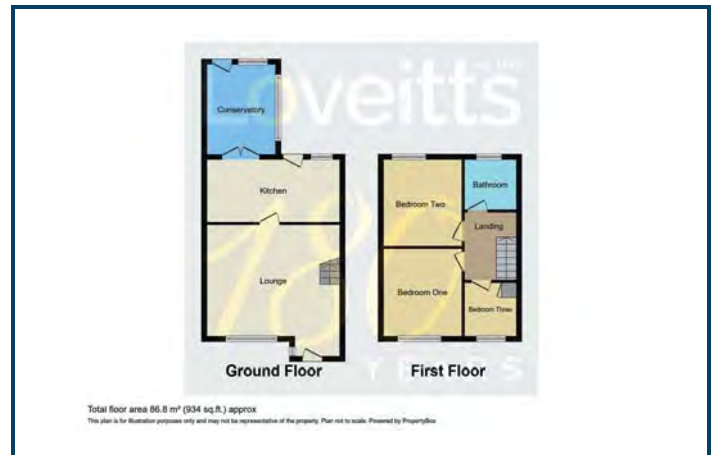
Administration Fee: £1,200 (£1,000 plus VAT)

Please see the legal pack for any further costs.

**LOT
12**

12 Boswell Drive, Walsgrave, Coventry CV2 2DH

***Guide Price: £135,000 - £155,000**



DESCRIPTION

Mid terrace property with 2 bedrooms plus box room. Lounge, kitchen/diner and conservatory plus gas central heating and double glazing, with gated access to parking space at the rear. Ideal investment opportunity, located approximately 1.5 miles from Coventry University Hospital.

ACCOMMODATION

GROUND FLOOR

Porch:

Lounge: 17 ft 5 in max x 9 ft 10 in

Kitchen/diner: 17 ft 4 in x 7 ft

Conservatory: 8 ft 2 in x 7 ft 10 in

FIRST FLOOR

Bedroom 1: 11 ft 1 in x 8 ft

Bedroom 2: 10 ft 1 in x 8 ft 11 in

Boxroom: 7 ft x 5 ft 11 in max, 4 ft 5 in min

Shower room:

OUTSIDE

Front: Garden.

Rear: Garden, secured parking behind gates.

EPC RATING - C

COUNCIL TAX BAND - B

TENURE

Freehold with vacant possession.

ADDITIONAL COSTS

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

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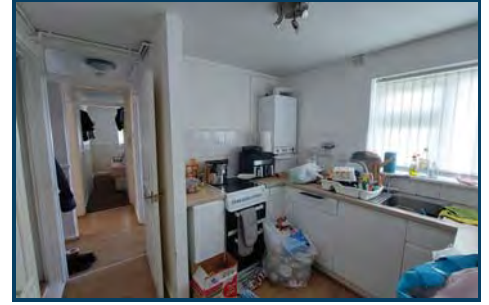
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**LOT
13**

52 Triumph Close, Wyken, Coventry CV2 5AR

***Guide Price: £80,000 - £100,000**



DESCRIPTION

2 bedroom ground floor flat. Leasehold with 104 years remaining. With gas central heating and double glazing, an ideal investment opportunity. Within 1.5 miles to Coventry University Hospital.

ACCOMMODATION

GROUND FLOOR

Lounge: 14 ft 10 in x 10 ft 8 in
Kitchen/diner: 16 ft 6 in x 8 ft 10 in
Bathroom:
Bedroom 1: 14 ft 7 in x 8 ft 11 in
Bedroom 2: 11 ft 9 in x 8 ft 9 in max

OUTSIDE

Communal gardens.

EPC RATING - C

COUNCIL TAX BAND - A

TENURE

Leasehold with vacant possession.
Term: 125 years from 27/01/2023
Ground rent: to be confirmed
Ground rent review date: to be confirmed
Service charge: to be confirmed
Service charge period: to be confirmed

ADDITIONAL COSTS

Administration Fee: £1,200 (£1,000 plus VAT)
Buyer's Premium: £600 (£500 plus VAT)
Please see the legal pack for any further costs.

**LOT
14**

44 Centenary Road, Canley, Coventry CV4 8GF

***Guide Price: £180,000 - £200,000**



DESCRIPTION

3 bedroom end terrace property, with gas central heating, double glazing plus front and rear gardens and double garage, which is accessed from Fletchamstead Highway. Requiring some improvements. Located within a short walk to Warwick University and local amenities. Ideal investment opportunity.

ACCOMMODATION

GROUND FLOOR

Hallway:

Lounge/Diner: 24 ft 3 in x 12 ft 3 in

Kitchen: 14 ft 7 in x 9 ft 1 in

FIRST FLOOR

Bedroom 1: 12 ft 4 in x 11 ft

Bedroom 2: 11 ft 8 in x 10

Bedroom 3: 10 ft 10 in x 9 ft

Bathroom:

OUTSIDE

Front and side: Garden and double garage.

Rear: Garden.

EPC RATING - D

COUNCIL TAX BAND - A

TENURE

Freehold with vacant possession.

ADDITIONAL COSTS

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

Buyer's Premium: £900 (£750 plus VAT)

Please see the legal pack for any further costs.

**LOT
15**

Flat 15, Sewall Court, Sewall Highway, Wyken, Coventry CV6 7JQ

***Guide Price: £80,000 - £100,000**



DESCRIPTION

Tenanted investment opportunity. 2 bedroom, 2nd floor apartment with gas central heating and double glazing, plus garage in a block. Current rent payable £8,640 p.a. Located on the corner of Bell Green Road and Sewall Highway. Leasehold with approximately 939 years remaining.

ACCOMMODATION

SECOND FLOOR

Hallway:

Store:

Bathroom:

Kitchen: 12 ft x 6 ft

Lounge/Diner: 19 ft 7 in x 9 ft 10 in

Bedroom 1: 11 ft 10 in x 9 ft 4 in

Bedroom 2: 11 ft 10 in x 10 ft

OUTSIDE

Communal gardens.

Garage in a block.

EPC RATING - D

COUNCIL TAX BAND - A

TENURE

Leasehold subject to tenancy.

Term: 999 years from 25/03/1964

Ground rent: N/A

Service charge: £110 p.a.

Service charge period: Revised every 1st July

TENANCY

Assured Shorthold Tenancy.

Term: 12 months from 31/01/2022 (now rolling)

Rent payable: £720 p.c.m.

ADDITIONAL COSTS

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

Please see the legal pack for any further costs.

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34 High Street, Warwick, CV34 4BE

**LOT
16**

56 Shirlett Close, Longford, Coventry CV2 1PG

***Guide Price: £48,000 plus**



DESCRIPTION

2 bedroom first floor maisonette with gas central heating, requiring improvements and modernisation. Garage to the front of the property, within a block. Popular residential location off Aldermans Green Road and Jackers Road. Leasehold with approximately 49 years remaining. Ideal investment opportunity.

ACCOMMODATION

FIRST FLOOR

Stairs leading to:

Hallway:

Lounge: 14 ft 7 in x 11 ft 1 in

Kitchen: 10 ft 4 in x 5 ft 10 in

Bedroom 1: 12 ft 9 in x 10 ft 1 in

Bedroom 2: 10 ft 1 in x 6 ft 4 in

Bathroom:

OUTSIDE

Garden to the rear. Garage within a block.

EPC RATING - E

COUNCIL TAX BAND - A

TENURE

Leasehold with vacant possession.

Term: 99 years from 24/06/1973

Service charge: To be confirmed

Ground Rent: To be confirmed

ADDITIONAL COSTS

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

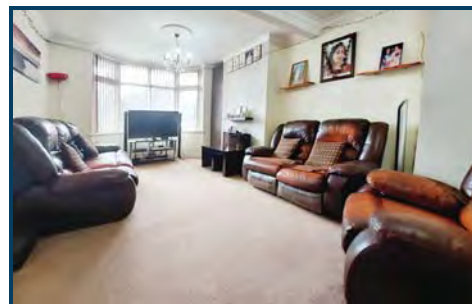
Buyer's Premium: £1,560 (£1,300 plus VAT)

Please see the legal pack for any further costs

**LOT
17**

446 Radford Road, Radford, Coventry CV6 3AE

***Guide Price: £220,000 - £240,000**



DESCRIPTION

3 bedroom end terraced property within a corner plot, having garden and parking to the side. Well presented and ready to move in. Extended breakfast kitchen, plus through lounge/dining room. Ideal investment or family home.

ACCOMMODATION

GROUND FLOOR

Lounge: 23 ft 1 in max x 11 ft 7 in

Kitchen/diner: 19 ft 7 in x 16 ft

W.C:

FIRST FLOOR

Bathroom:

Bedroom 1: 19 ft 1 in max, 7 ft 9 in min x 11 ft 10 in

Bedroom 2: 8 ft 8 in x 11 ft 1 in

Bedroom 3: 7 ft 4 in x 8 ft 7 in

OUTSIDE

Front and side: Parking area.

Side and rear: Garden, decking area and storage shed.

EPC RATING - D

COUNCIL TAX BAND - A

TENURE

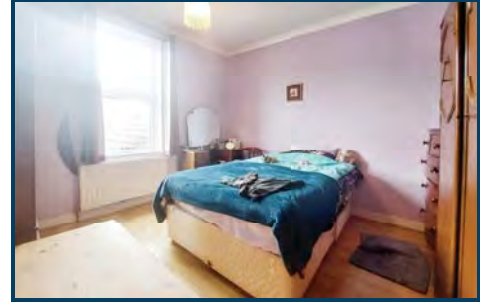
Freehold with vacant possession.

ADDITIONAL COSTS

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

Buyer's Premium: £600 (£500 plus VAT)

Please see the legal pack for any further costs.

**LOT
18****184 Sovereign Road, Earlsdon, Coventry CV5 6LU*****Guide Price: £130,000 - £150,000****DESCRIPTION**

2 bedroom, plus loft room, mid terraced property with 2 reception rooms. With gas central heating and double glazing, an ideal investment opportunity or family home. Requiring some improvements.

ACCOMMODATION**GROUND FLOOR**

Reception room 1: 11 ft 2 in max x 13 ft 3 in max

Reception room 2: 11 ft 2 max x 12 ft 2 in

Kitchen: 11 ft 8 in max x 6 ft 3 in max

Bathroom:

FIRST FLOOR

Bedroom 1: 12 ft 2 in x 11 ft 1 in max

Bedroom 2: 11 ft 1 in x 12 ft 2 in

SECOND FLOOR

Loft room: 11 ft x 12 ft 2 in

OUTSIDE

Front: Paved area.

Rear: Garden and rear access.

On street parking.

EPC RATING - to be confirmed

COUNCIL TAX BAND - A**TENURE**

Freehold with vacant possession.

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.



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**LOT
19**

44 The Riddings, Earlsdon, Coventry CV5 6AU

***Guide Price: £280,000 - £300,000**



DESCRIPTION

4 bedroom semi detached property with 3 reception rooms plus driveway and carport to the front. The property requires modernisation and is located in a sought after area of Earlsdon. Ideal project, investment or family home.

ACCOMMODATION

GROUND FLOOR

Hallway:

Reception room 1: 17 ft 4 in max x 12 ft 9 in max

Reception room 2: 12 ft 2 in x 10 ft 2 in

Kitchen: 17 ft 11 in x 7 ft 10 in

Reception room 3: 11 ft 4 in x 8 ft 7 in

FIRST FLOOR

Bedroom 1: 18 ft 3 in x 9 ft

Bedroom 2: 12 ft 1 in x 10 ft 1 in

Bedroom 3: 13 ft 3 in max x 10 ft max

Bedroom 4: 11 ft x 6 ft 11 in

Bathroom:

OUTSIDE

Front: Garden, driveway and carport.

Rear: Garden.

EPC RATING - D

COUNCIL TAX BAND - D

TENURE

Freehold with vacant possession.

ADDITIONAL COSTS

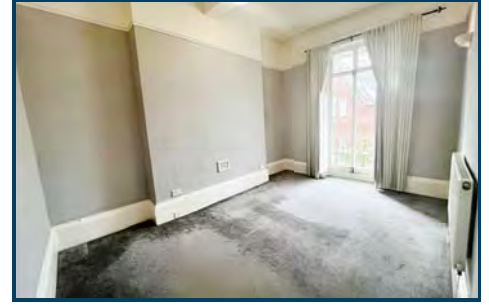
Administration Fee: £1,650 (£1,375 plus VAT)

Please see the legal pack for any further costs.

**LOT
20**

Flat 1, 34 Portland Place East, Leamington Spa CV32 5ET

***Guide Price: £140,000 - £160,000**



DESCRIPTION

Ground floor 2 bedroom, Grade II listed flat with open plan living, balcony off both bedrooms plus gas central heating. Requiring some improvements. Located close to the town centre. Leasehold with approximately 113 years remaining

ACCOMMODATION

GROUND FLOOR

Communal hallway:

Open plan Lounge/ Kitchen: 19 ft 3 in max x 14 ft 11 in max

Bedroom 1: 15 ft 6 in x 10 ft 4 in

Bedroom 2: 12 ft 5 in x 7 ft 6 in max, 6 ft 2 in min

Bathroom:

OUTSIDE

Balcony to the rear.

EPC RATING - C

COUNCIL TAX BAND - B

TENURE

Leasehold with vacant possession.

Term: 115 years from 25/03/2022

Ground rent: £80 p.a.

Ground rent review date: until 25/03/2047

Service charge: £1,827.14 p.a.

Service charge period: 01/04/2023 to 31/03/2024

ADDITIONAL COSTS

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

Buyer's Premium: £600 (£500 plus VAT)

Please see the legal pack for any further costs.

**LOT
21**

Flat 4, Sutton Park, Camp Hill Road, Nuneaton CV10 0LP

***Guide Price: £73,000 - £93,000**



DESCRIPTION

Tenanted investment opportunity. 1 bedroom first floor apartment, plus balcony and allocated parking space, with electric storage heaters and double glazing. Leasehold with approximately 165 years remaining and current rent payable £6,300 p.a.

ACCOMMODATION

FIRST FLOOR

Hallway:
Lounge/diner: 17 ft 10 in x 9 ft 9 in
Kitchen: 6 ft 7 in max x 10 ft 10 in
Bedroom: 12 ft 9 in x 11 ft 1 in
Bathroom:
Balcony:

OUTSIDE

Front: Communal area.
Rear: Allocated parking space.

EPC RATING - C

COUNCIL TAX BAND - A

TENURE

Leasehold subject to tenancy
Term: 199 years commencing 01/12/1989
Ground rent: N/A
Service charge: £780 p.a.
Service charge period: 01/01/2024 to 31/12/2024

TENANCY

Assured Shorthold Tenancy.
Term: 12 months commencing 17/06/2023
Rent payable: £525 p.c.m.

ADDITIONAL COSTS

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

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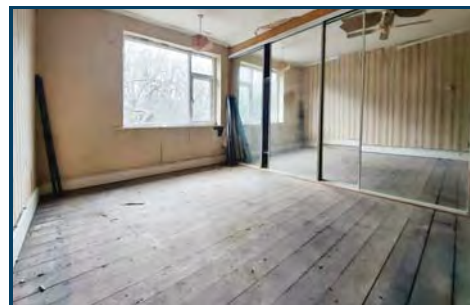
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**LOT
22**

47 Whoberley Avenue, Whoberley, Coventry CV5 8ER

***Guide Price: £110,000 - £130,000**



DESCRIPTION

3 bedroom semi detached property plus 2 reception rooms, requiring modernisation with paved area to the front and garden to the rear. Located in a popular residential area. Ideal investment opportunity.

ACCOMMODATION

GROUND FLOOR

Hallway:

Reception room 1: 11 ft 11 in max x 9 ft 11 in

Kitchen:

Reception room 2: 11 ft 10 in max x 11 ft 4 in

FIRST FLOOR

Bedroom 1: 11 ft 11 in max x 9 ft 10 in max

Bedroom 2: 8 ft 11 in x 8 ft 9 in

Bedroom 3: 11 ft 9 in x 11 ft 5 in

Bathroom:

OUTSIDE

Front: Paved area and parking.

Rear: Paved garden.

EPC RATING - G

COUNCIL TAX BAND - C

TENURE

Freehold with vacant possession.

ADDITIONAL COSTS

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

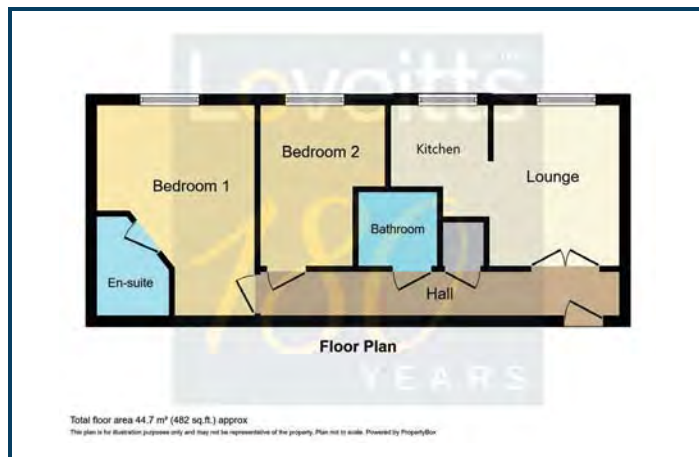
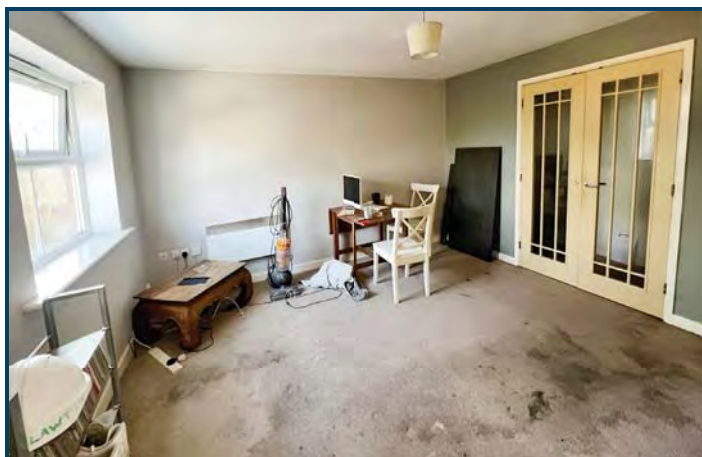
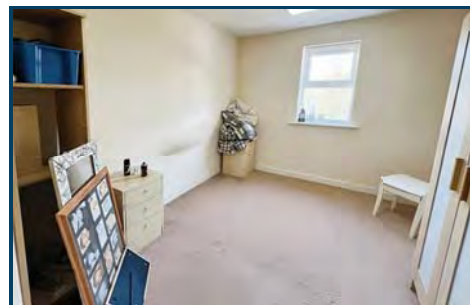
Buyer's Premium: £900 (£750 plus VAT)

Please see the legal pack for any further costs.

**LOT
23**

Apartment 6, Consort Place, 40 Shakleton Road, Earlsdon, Coventry CV5 6HU

***Guide Price: £85,000 - £105,000**



DESCRIPTION

2 bedroom first floor apartment, requiring some redecoration, with secured telephone entry system, 2 bathrooms and secured allocated parking. Located within the popular residential area of Earlsdon. Leasehold with approximately 108 years remaining.

ACCOMMODATION

FIRST FLOOR

Hallway:

Store cupboard:

Bedroom and en-suite: 15 ft 6 in max, 9 ft 9 in min x 9 ft 8 in max

Bedroom 2: 12 ft 1 in max, 7 ft 7 in min x 5 ft 5 in

Lounge/diner: 12 ft 1 in x 11 ft 7 in

Kitchen: 8 ft 11 in x 7 ft 11 in max

Bathroom:

OUTSIDE

Allocated parking space.

EPC RATING - D

COUNCIL TAX BAND - A

TENURE

Leasehold with vacant possession.

Term: 125 years commencing 01/01/2007

Ground rent: £105 p.a.

Ground rent review date: to be confirmed

Service charge and insurance: £1,255 p.a.

Service charge period: to be confirmed

ADDITIONAL COSTS

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

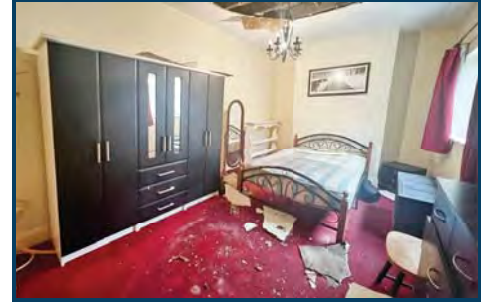
Buyer's Premium: £1,200 (£1,000 plus VAT)

Please see the legal pack for any further costs.

**LOT
24**

Flat 1, 15 Albany Road, Earlsdon, Coventry CV5 6JQ

***Guide Price: £45,000 - £65,000**



DESCRIPTION

1 bedroom ground floor flat with gas central heating, requiring improvements. Located within a highly sought after area. Leasehold with approximately 51 years remaining.

Section 42 - Extension to the length of the Lease

The Seller will at the expense of the Buyer serve a section 42 notice on the freeholder between exchange of contracts and completion should the Buyer request.

ACCOMMODATION

GROUND FLOOR

Communal entrance:

Hallway:

Lounge: 15 ft 10 in max x 14 ft 8 in max

Bathroom:

Kitchen: 12 ft 3 in x 8 ft

Steps down to:

Bedroom: 16 ft 6 in max x 10 ft 8 in max

Lean to: 15 ft 6 in x 8 ft 11 in

EPC RATING - C

COUNCIL TAX BAND - A

TENURE

Leasehold with vacant possession.

Term: 99 years commencing 01/01/1975

Ground rent: to be confirmed

Ground rent review date: to be confirmed.

Service charge: to be confirmed.

Service charge review date: to be confirmed.

ADDITIONAL COSTS

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

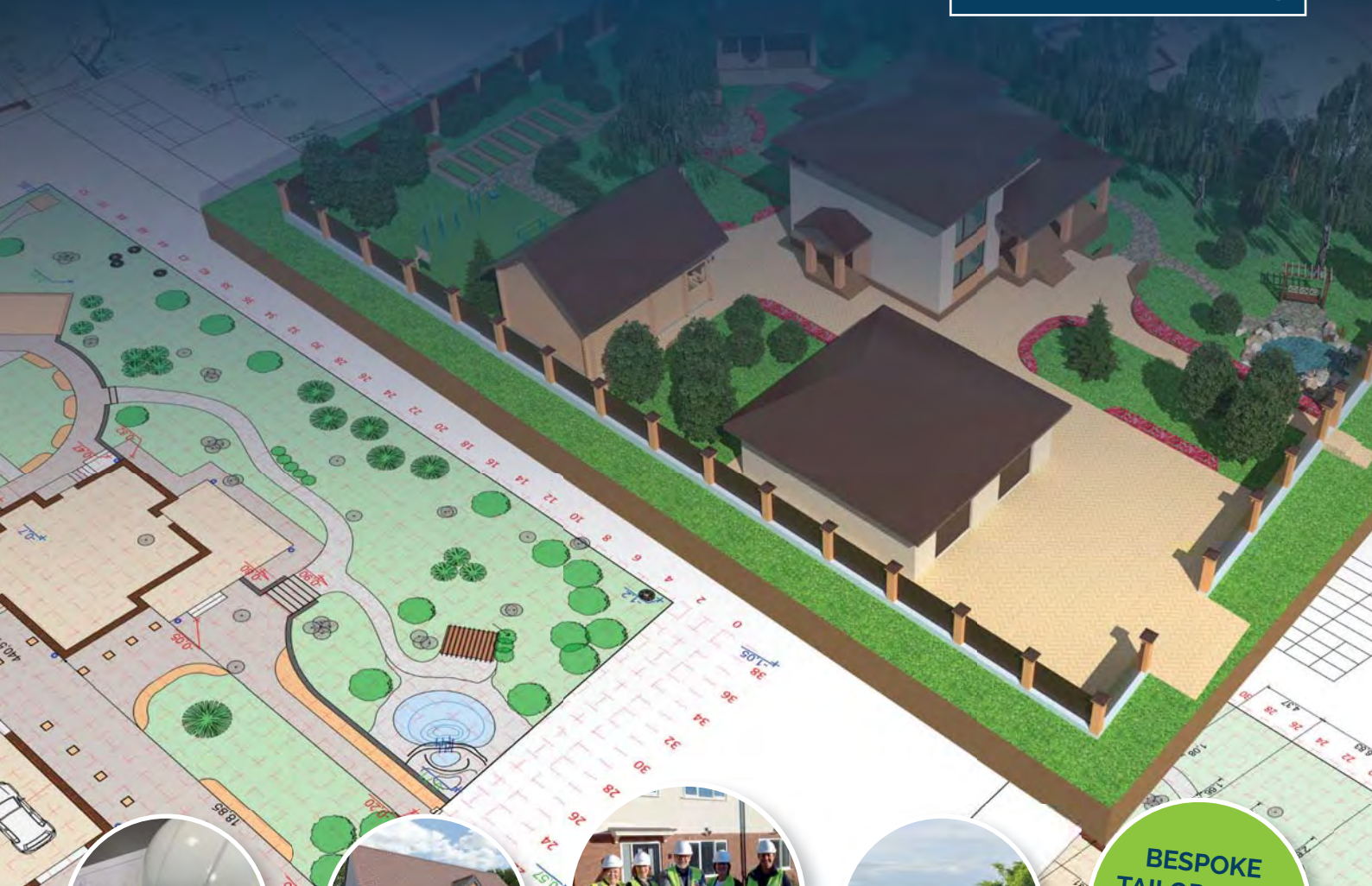
Buyer's Premium: £900 (£750 plus VAT)

Please see the legal pack for any further costs.

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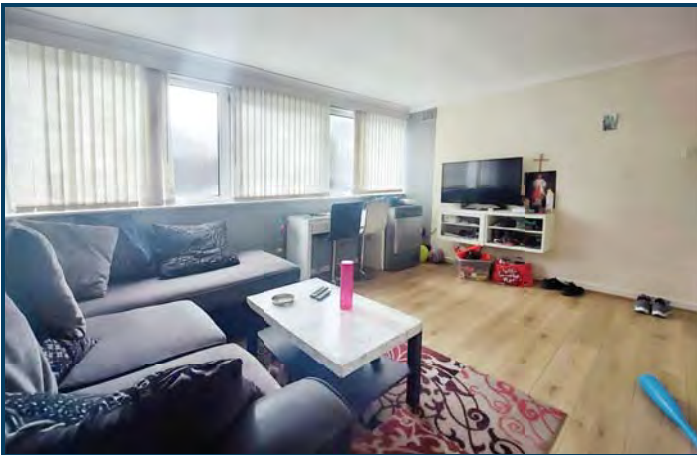
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**LOT
25**

5A Comrie Close, Wyken, Coventry CV2 3BL

***Guide Price: £90,000 - £100,000**



DESCRIPTION

2 bedroom tenanted investment opportunity. Ground floor, leasehold flat, with 82 years remaining on the lease. Current rent payable £8,700 p.a. located within approximately 1 mile of Coventry University Hospital.

ACCOMMODATION

GROUND FLOOR

Kitchen: 9 ft 9 in x 10 ft 11 in max
Lounge: 14 ft 3 in x 11 ft 2 in max
Bedroom 1: 9 ft 4 in x 11 ft 2 in
Bedroom 2: 9 ft 11 in x 6 ft 4 in
Bathroom:

OUTSIDE

Communal gardens and parking.

EPC RATING - E

COUNCIL TAX BAND - A

TENURE

Leasehold subject to tenancy.
Term: 125 years commencing 01/01/2007
Ground rent: N/A
Service charge: £960 p.a.
Service charge period: Reviewed March 2024

TENANCY INFORMATION

Assured Shorthold Tenancy
Term: 6 months from 20/04/2023
Rent payable: £725 p.c.m

ADDITIONAL COSTS

Administration Fee: £1,200 (£1,000 plus VAT)
Buyer's Premium: £600 (£500 plus VAT)
Please see the legal pack for any further costs.

**LOT
26**

40 (Land) Heather Road, Binley Woods, Coventry CV3 2DE

***Guide Price: £30,000 - £50,000**



DESCRIPTION

Parcel of land extending to approximately 0.4 acres. Currently overgrown with trees and shrubbery, the land has various uses, subject to consents. The site sits in between numbers 38 and 42 Heather Road in this popular residential location.

PLANNING

The site is being sold with no planning permission in place. Please contact Rugby Borough Council with any queries.

Web: www.rugby.gov.uk/planning-and-building-control

Email: rbc.planning@rugby.gov.uk

Tel: 01788 533 759

TENURE

Freehold with vacant possession.

ADDITIONAL COSTS

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

Buyer's Premium: £600 (£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.



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.



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.



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.



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.



Viewings

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



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.



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.



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.



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.



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!



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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

Results - February 2024



SOLD
£151,000

41A, 41C, Barras Lane and the Freehold Interest, Spon End, Coventry, CV1 3BU
Guide: £110,000 - £130,000



CONTACT THE AUCTIONEER

Land off Grenville Avenue, Lower Stoke, Coventry, West Midlands CV2 4AN
Guide: £20,000 - £40,000



SOLD PRIOR

114 Tryan Road, Stockingford, Nuneaton, Warwickshire CV10 8AX
Guide: £90,000 - £110,000



SOLD
£270,000

35 St. Georges Road, Stoke, Coventry, West Midlands CV1 2DJ
Guide: £250,000 - £270,000



SOLD
£107,000

13 Aston Road, Abbey Green, Nuneaton, Warwickshire CV11 5EL
Guide: £80,000 - £100,000



SOLD
£181,000

169 Edward Street, Coton, Nuneaton, Warwickshire CV11 5RA
Guide: £165,000 - £185,000



SOLD PRIOR

Apartment 8, Riverside Corner, Parkfield Road, Newbold Verdon, Rugby, CV21 1EF
Guide: £75,000 plus



CONTACT THE AUCTIONEER

23 Upper Abbey Street, 1 and 2 Abbey Green, Nuneaton, Warwickshire CV11 5DN
Guide: £290,000 plus



SOLD PRIOR

102 Humber Road, Lower Stoke, Coventry, West Midlands CV3 1BA
Guide: £130,000 - £150,000



SOLD
£94,000

2 Toler Road, Abbey Green, Nuneaton, Warwickshire CV11 5EP
Guide: £75,000 - £95,000



SOLD AFTER

162 Aldermans Green Road, Aldermans Green, Coventry, West Midlands CV2 1PL
Guide: £150,000 - £170,000



CONTACT THE AUCTIONEER

10 Catherine Street, Hillfields, Coventry, West Midlands CV2 4HA
Guide: £120,000 - £140,000



SOLD
£190,000

70 Highland Road, Earlsdon, Coventry, Warwickshire CV5 6GR
Guide: £180,000 - £200,000



CONTACT THE AUCTIONEER

54 Hamilton Road, Upper Stoke, Coventry, West Midlands CV2 4FH
Guide: £180,000 - £200,000



SOLD
£262,000

2 and 2B Jackers Road, Longford, Coventry, West Midlands CV2 1PF
Guide: £250,000 plus



SOLD
£120,000

18 Wykeley Road, Wyken, Coventry, West Midlands CV2 3DW
Guide: £100,000 - £120,000



CONTACT THE AUCTIONEER

26 Harley Street, Ball Hill, Coventry, West Midlands CV2 4EY
Guide: £190,000 - £210,000



SOLD AFTER

21 Whitley Court, Whitley Village, Coventry, West Midlands CV3 4AH
Guide: £70,000 - £90,000



SOLD
£169,500

22 Bermuda Road, Heath End, Nuneaton, Warwickshire CV10 7HP
Guide: £160,000 - £180,000



SOLD AFTER

9A Stafford Close, Bulkington, Bedworth, Warwickshire CV12 9QX
Guide: £60,000 - £80,000



SOLD
£100,000

62 Midland Road, Abbey Green, Nuneaton, Warwickshire CV11 5DY
Guide: £110,000 - £120,000



SOLD
£150,000

8 and 8A, Earls Road, Nuneaton, Warwickshire CV11 5HT
Guide: £140,000 - £160,000



SOLD PRIOR

95 Waveley Road, Spon End, Coventry, West Midlands CV1 3PQ
Guide: £130,000 - £150,000



SOLD
£159,500

159 Lavender Avenue, Coundon, Coventry, West Midlands CV6 1DJ
Guide: £130,000 - £150,000

Common Auction Conditions (Edition 4)

REPRODUCED WITH THE CONSENT OF THE RICS

Introduction 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.			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.			
Glossary The glossary gives special meanings to certain words used in the conditions.			LOT Each separate property described in the CATALOGUE or (as the case may be) the property that the SELLER has agreed to sell and the BUYER to buy (including chattels, if any).			A42
Auction Conduct Conditions 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. 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.			OLD ARREARS ARREARS due under any of the TENANCIES that are not "new TENANCIES" as defined by the Landlord and Tenant (Covenants) Act 1995.			A43
SALE CONDITIONS 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.			PARTICULARS The section of the CATALOGUE that contains descriptions of each LOT (as varied by any ADDENDUM).			A44
			PRACTITIONER 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).			A45
			PRICE The PRICE (exclusive of VAT) that the BUYER agrees to pay for the LOT.			A51
			READY TO COMPLETE Ready, willing and able to complete if COMPLETION would enable the SELLER to discharge all FINANCIAL CHARGES secured on the LOT that have to be discharged by COMPLETION, then those outstanding financial charges do not prevent the SELLER from being READY TO COMPLETE.			A62
			SPECIAL CONDITIONS The GENERAL CONDITIONS as varied by any SPECIAL CONDITIONS or ADDENDUM.			A63
			SALE MEMORANDUM The form so headed (whether or not set out in the CATALOGUE) in which the terms of the CONTRACT for the sale of the LOT are recorded.			A64
			SELLER The person selling the LOT. If two or more are jointly the SELLER their obligations can be enforced against them jointly or against each of them separately.			A65
			SPECIAL CONDITIONS Those of the SALE CONDITIONS so headed that relate to the LOT.			A66
			TENANCIES TENANCIES, leases, licences to occupy and agreements for lease and any DOCUMENTS varying or supplemental to them.			A67
			TENANCY SCHEDULE The schedule of TENANCIES (if any) forming part of the SPECIAL CONDITIONS.			A68
			TRANSFER TRANSFER includes a conveyance or assignment (and "to TRANSFER" includes "to convey" or "to assign").			A69
			TUPE The TRANSFER of Undertakings (Protection of Employment) Regulations 2006.			A70
			VAT Value Added Tax or other tax of a similar nature.			A71
			VAT OPTION An option to tax.			A72
			WE (and US and OUR) The AUCTIONEERS.			A73
			YOU (and YOUR) Someone who has seen the CATALOGUE or who attends or bids at or otherwise participates in the AUCTION, whether or not a BUYER.			A74
			AUCTION CONDUCT CONDITIONS Words in small capitals have the special meanings defined in the Glossary. The AUCTION CONDUCT CONDITIONS (as supplemented or varied by CONDITION A6, if applicable) are a compulsory section of the Common AUCTION Conditions. They cannot be dispensed or varied without OUR agreement, even by a CONDITION purporting to replace the Common AUCTION Conditions in their entirety.			A75
			A1 INTRODUCTION A11 The AUCTION CONDUCT CONDITIONS apply wherever the LOT is located. A12 If YOU make a bid for a LOT or otherwise participate in the AUCTION it is on the basis that YOU accept these AUCTION CONDUCT CONDITIONS. They govern OUR relationship with YOU. They can be varied only if WE agree.			A76
			A2 OUR ROLE A21 As agents for each SELLER we have authority to (a) prepare the CATALOGUE from information supplied by or on behalf of each SELLER; (b) offer each LOT for sale; (c) sell each LOT; (d) receive and hold deposits; (e) sign each SALE MEMORANDUM; and (f) treat a CONTRACT as repudiated if the BUYER fails to sign a SALE MEMORANDUM or pay a deposit as required by these AUCTION CONDUCT CONDITIONS or fails to provide identification as required by the AUCTIONEERS.			A77
			A22 OUR decision on the conduct of the AUCTION is final.			A78
			A23 WE may cancel the AUCTION, or alter the order in which LOTS are offered for sale. WE may also combine or divide LOTS. A LOT may be sold or withdrawn from sale prior to the AUCTION.			A79
			A24 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.			A80
			A25 WE may refuse to admit one or more persons to the AUCTION without having to explain why.			A81
			A26 YOU may not be allowed to bid unless YOU provide such evidence of YOUR identity and other information as WE reasonably require from all bidders.			A82
			A3 BIDDING AND RESERVE PRICES A31 All bids are to be made in pounds sterling exclusive of VAT. A32 WE may refuse to accept a bid. WE do not have to explain why. A33 If there is a dispute over bidding WE are entitled to resolve it, and OUR decision is final. A34 Unless stated otherwise each LOT is subject to a reserve PRICE (which may be fixed just before the LOT is offered for sale). If no bid equals or exceeds that reserve PRICE the LOT will be withdrawn from the AUCTION.			A83
			A35 Where there is a reserve PRICE the SELLER may bid (or ask US or another agent to bid on the SELLER's behalf) up to the reserve PRICE but may not make a bid equal to or exceeding the reserve PRICE. YOU accept that it is possible that all bids up to the reserve PRICE are bids made by or on behalf of the SELLER.			A84
			A4 THE PARTICULARS AND OTHER INFORMATION A41 WE have taken reasonable care to prepare PARTICULARS that			A85
			correctly describe each LOT. The PARTICULARS are based on information supplied by or on behalf of the SELLER. YOU need to check that the information in the PARTICULARS is correct. 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. 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. 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.			A86
			A5 THE CONTRACT A51 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. A52 YOU are obliged to buy the LOT on the terms of the SALE MEMORANDUM at the PRICE YOU bid (plus VAT, if applicable). YOU must before leaving the AUCTION (a) provide all information WE reasonably need from YOU to enable US to complete the SALE MEMORANDUM (including proof of your identity if required by US); (b) sign the completed SALE MEMORANDUM; and (c) pay the deposit. If YOU do not WE may either (a) as agent for the SELLER treat that failure as YOUR repudiation of the CONTRACT and offer the LOT for sale again; the SELLER may then have a claim against YOU for breach of CONTRACT; or (b) sign the SALE MEMORANDUM on YOUR behalf. The deposit (a) 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); (b) 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; (c) is to be held by US (or, at OUR option, the SELLER's conveyancer); and (d) is to be held as stakeholder where VAT would be chargeable on the deposit were it to be held as agent for the SELLER, but otherwise is to be held as stakeholder unless the SALE CONDITIONS require it to be held as agent for the SELLER.			A87
			A56 WE may retain the SALE MEMORANDUM signed by or on behalf of the SELLER until the deposit has been received in cleared funds.			A88
			A57 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.			A89
			A58 If the BUYER does not comply with its obligations under the CONTRACT then (a) YOU are personally liable to buy the LOT even if YOU are acting as an agent; and (b) YOU must indemnify the SELLER in respect of any loss the SELLER incurs as a result of the BUYER's default.			A90
			A59 Where the BUYER is a company YOU warrant that the BUYER is properly constituted and able to buy the LOT.			A91
			A6 EXTRA AUCTION CONDUCT CONDITIONS A61 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.			A92
			GENERAL CONDITIONS OF SALE Words in small capitals have the special meanings defined in the Glossary. The GENERAL CONDITIONS (as WE supplement or change them by any EXTRA GENERAL CONDITIONS or ADDENDUM) are compulsory but may be dispensed or changed in relation to one or more LOTS by SPECIAL CONDITIONS. The template form of SALE MEMORANDUM is not compulsory but is to be varied only if WE agree. The template forms of SPECIAL CONDITIONS and schedules are recommended, but are not compulsory and may be changed by the SELLER of a LOT.			A93
			G1 THE LOT G11 The LOT (including any rights to be granted or reserved, and any exclusions from it) is described in the SPECIAL CONDITIONS, or if not so described is that referred to in the SALE MEMORANDUM. G12 The LOT is sold subject to any TENANCIES disclosed by the SPECIAL CONDITIONS, but otherwise with vacant possession on COMPLETION. G13 The LOT is sold subject to all matters contained or referred to in the DOCUMENTS. The SELLER must discharge FINANCIAL CHARGES on or before COMPLETION. G14 The LOT is also sold subject to such of the following as may affect it, whether they arise before or after the CONTRACT DATE and whether or not they are disclosed by the SELLER or are apparent from inspection of the LOT or from the DOCUMENTS: (a) matters registered or capable of registration as local land charges; (b) matters registered or capable of registration by any competent authority or under the provisions of any statute; (c) notices, orders, demands, proposals and requirements of any competent authority; (d) charges, notices, orders, restrictions, agreements and other matters relating to town and country planning, highways or public health; (e) rights, easements, quasi-easements, and wayleaves; (f) outgoings and other liabilities; (g) any interest which overrides, under the Land Registration Act 2002; (h) matters that ought to be disclosed by the searches and enquires a prudent BUYER would make, whether or not the BUYER has made them; and @ anything the SELLER does not and could not reasonably know about.			A94
			G15 Where anything subject to which the LOT is sold would expose the SELLER to liability the BUYER is to comply with it and indemnify the SELLER against that liability.			A95
			G16 The SELLER must notify the BUYER of any notices, orders, demands, proposals and requirements of any competent authority of which it learns after the CONTRACT DATE but the BUYER must comply with			A96

Common Auction Conditions (Edition 4)

REPRODUCED WITH THE CONSENT OF THE RICS

G17	them and keep the SELLER indemnified.	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 G101	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.
	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:				
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	G5 G51	TRANSFER Unless a form of TRANSFER is prescribed by the SPECIAL CONDITIONS	G102	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.
	(b) the SELLER is to leave them at the LOT.		(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		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	(b) the SELLER must approve or revise the draft TRANSFER within five BUSINESS DAYS of receiving it from the BUYER.	G103	Income and outgoings are to be apportioned at the ACTUAL COMPLETION DATE unless:
G2	DEPOSIT		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.		(a) the BUYER is liable to pay interest; and
G21	The amount of the deposit is the greater of:	G53	The SELLER cannot be required to TRANSFER the LOT to anyone other than the BUYER, or by more than one TRANSFER.	G104	(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.
G22	(a) any minimum deposit stated in the AUCTION CONDUCT CONDITIONS for the total PRICE, if this is less than that minimum; and		Where the SPECIAL CONDITIONS state that the SELLER is to grant a new lease to the BUYER		Apportionments are to be calculated on the basis that:
G23	(b) 10% of the PRICE (exclusive of any VAT on the PRICE).	G54	(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;	G105	(a) the SELLER receives income and is liable for outgoings for the whole of the day on which apportionment is to be made;
G24	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.		(b) the form of new lease is that described by the SPECIAL CONDITIONS; and		(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
G25	Interest earned on the deposit belongs to the SELLER unless the SALE CONDITIONS provide otherwise.	G55	(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.		(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.
G3	BETWEEN CONTRACT AND COMPLETION		COMPLETION	G11 G111	ARREARS Part 1 – Current rent
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:	G6 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.		G112
G32	(a) the LOT is sold subject to a TENANCY that requires the SELLER to insure the LOT or		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.		
G33	(b) the SPECIAL CONDITIONS require the SELLER to insure the LOT. If the SELLER is required to insure the LOT then the SELLER	G62	(a) direct TRANSFER from the BUYER's conveyancer to the SELLER's conveyancer; and	G113	Part 2 – BUYER to pay for ARREARS
	(a) must produce to the BUYER on request all relevant insurance details;		(b) the release of any deposit held by a stakeholder or in such other manner as the SELLER's conveyancer may agree.		
G34	(b) must use reasonable endeavours to maintain that or equivalent insurance and pay the premiums when due;	G63	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.	G114	G115
	(c) gives no warranty as to the adequacy of the insurance;		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.		
G35	(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;	G64	Where applicable the CONTRACT remains in force following COMPLETION.	G116	Part 3 – BUYER not to pay for ARREARS
	(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		NOTICE TO COMPLETE		
G36	(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;	G65	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.	G117	G118
	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).		The person giving the notice must be READY TO COMPLETE.		
G37	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.	G66	If the BUYER fails to comply with a notice to complete the SELLER may, without affecting any other remedy the SELLER has:	G119	G120
G38	Section 47 of the Law of Property Act 1925 does not apply to the CONTRACT.		(a) terminate the CONTRACT;		
G39	Unless the BUYER is already lawfully in occupation of the LOT the BUYER has no right to enter into occupation prior to COMPLETION.	G67	(b) claim the deposit and any interest on it if held by a stakeholder;	G121	G122
G4	TITLE AND IDENTITY		(c) forfeit the deposit and any interest on it;		
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.	G68	(d) resell the LOT; and	G123	G124
G42	The following provisions apply only to any of the following DOCUMENTS that is not made available before the AUCTION:		(e) claim damages from the BUYER.		
G43	(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.	G69	If the SELLER fails to comply with a notice to complete the BUYER may, without affecting any other remedy the BUYER has:	G125	G126
	(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.		(a) terminate the CONTRACT; and		
G44	(c) If title is in the course of registration, title is to consist of:	G70	(b) recover the deposit and any interest on it from the SELLER or, if applicable, a stakeholder.	G127	G128
	(i) certified copies of the application for registration of title made to the Land Registry and of the DOCUMENTS accompanying that application;		IF THE CONTRACT IS BROUGHT TO AN END		
G45	(ii) evidence that all applicable stamp duty land tax relating to that application has been paid; and	G71	If the CONTRACT is lawfully brought to an end:	G129	G130
	(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		(a) the BUYER must return all papers to the SELLER and appoints the SELLER its agent to cancel any registration of the CONTRACT; and		
G46	(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	(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.	G131	G132
	Unless otherwise stated in the SPECIAL CONDITIONS the SELLER sells with full title guarantee except that (and the TRANSFER shall so provide):		LANDLORD'S LICENCE		
G47	(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	G73	Where the LOT is or includes leasehold land and licence to assign or sublet is required this CONDITION G9 applies.	G133	G134
	(b) the covenant set out in section 41(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.		The CONTRACT is conditional on that licence being obtained, by way of formal licence if that is what the landlord lawfully requires.		
G48	The TRANSFER is to have effect as if expressly subject to all matters subject to which the LOT is sold under the CONTRACT.	G74	The AGREED COMPLETION DATE is not to be earlier than the date five BUSINESS DAYS after the SELLER has given notice to the BUYER that licence has been obtained ('licence notice').	G135	G136
G49	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.		The SELLER must:		
G50		G75	(a) use all reasonable endeavours to obtain the licence at the SELLER'S expense; and	G137	G138
			(b) enter into any Authorised Guarantee Agreement (AGA) properly required (procuring a guarantee of that AGA if lawfully required by the landlord).		
G51		G76	The BUYER must promptly	G139	G140
			(a) provide references and other relevant information; and		
G52		G77	(b) comply with the landlord's lawful requirements.	G141	G142
			If within three months of the CONTRACT DATE (or such longer period as the SELLER and BUYER agree) the SELLER has not given licence notice to the BUYER the SELLER or the BUYER may (if not then in breach of any obligation under this CONDITION G9) by notice to the		

Common Auction Conditions (Edition 4)

REPRODUCED WITH THE CONSENT OF THE RICS

G43	RENT DEPOSITS	G49	SALE BY PRACTITIONER	G234	The SELLER must promptly:
G431	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.	G491	This CONDITION G49 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
G432	The remainder of this CONDITION G43 applies where the SELLER is holding or otherwise entitled to money by way of rent deposit in respect of a TENANCY. In this CONDITION G43 'rent deposit deed' means the deed or other DOCUMENT under which the rent deposit is held.	G492	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.
G433	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.	G493	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.
G434	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:	G494	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;		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		(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.	G495	(c) with no title guarantee;	G24	TENANCY RENEWALS
G44	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.
G441	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.		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.
G442	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.	G496	(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.
G45	TRANSFER AS A GOING CONCERN	G20	(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:
G451	Where the SPECIAL CONDITIONS so state:	G201	The BUYER understands this CONDITION G49 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	G202	TUPE		(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 G45 applies.		If the SPECIAL CONDITIONS do not state 'there are no employees to which TUPE applies', this is a warranty by the SELLER to this effect.		(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.
G452	The SELLER confirms that the SELLER:		If the SPECIAL CONDITIONS do state 'there are no employees to which TUPE applies' the following paragraphs apply:	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 this.
	(a) is registered for VAT, either in the SELLER's name or as a member of the same VAT group; and	G21	(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.	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.	G211	(b) The BUYER confirms that it will comply with its obligations under TUPE, and any SPECIAL CONDITIONS in respect of the TRANSFERRING Employees.	G251	Available warranties are listed in the SPECIAL CONDITIONS.
G453	The BUYER confirms that:	G212	(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.	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.		(d) The BUYER is to keep the SELLER indemnified against all liability for the TRANSFERRING Employees after 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.	G22	ENVIRONMENTAL		(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	G221	This CONDITION G21 only applies where the SPECIAL CONDITIONS so provide.	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.	G222	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.		(a) hold the warranty on trust for the BUYER; and
G454	The BUYER is to give to the SELLER as early as possible before the AGREED COMPLETION DATE evidence:	G223	The BUYER agrees to indemnify the SELLER in respect of all liability for or resulting from the environmental condition of the LOT.	G26	NO ASSIGNMENT
	(a) of the BUYER's VAT registration;		SERVICE CHARGE		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	G224	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 G44 applies at COMPLETION.		No apportionment is to be made at COMPLETION in respect of service charges.	G271	This CONDITION G27 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:
G455	The BUYER confirms that after COMPLETION the BUYER intends to:		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;	G272	(c) provide the SELLER with an official copy of the register relating to such lease showing itself registered as proprietor.
G456	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;		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		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 G45, 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	G28	NOTICES AND OTHER COMMUNICATIONS
G46	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.	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.
G461	This CONDITION G46 applies where the SPECIAL CONDITIONS state that there are capital allowances available in respect of the LOT.	G225	but in respect of payments on account that are still due from a tenant CONDITION G41 (ARREARS) applies.	G282	A communication may be relied on if:
G462	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.		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.		(a) delivered by hand; or
G463	The value to be attributed to those items on which capital allowances may be claimed is set out in the SPECIAL CONDITIONS.	G226	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
G464	The SELLER and BUYER agree:		(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.
	(a) to make an election on COMPLETION under Section 198 of the Capital Allowances Act 2001 to give effect to this CONDITION G46; and	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:
	(b) to submit the value specified in the SPECIAL CONDITIONS to HM Revenue and Customs for the purposes of their respective capital allowance computations.	G231	RENT REVIEWS		(a) when delivered, if delivered by hand; or
G47	MAINTENANCE AGREEMENTS	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.
G471	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.	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.
G472	The BUYER must assume, and indemnify the SELLER in respect of, all liability under such agreements from the ACTUAL COMPLETION DATE.		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
G48	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.
G481	This CONDITION G48 applies where the sale is a relevant disposal for the purposes of part I of the Landlord and Tenant Act 1987.				
G482	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.				



For further information on any of the Lots offered please do not hesitate to contact us or visit our website at loveitts.co.uk

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19th September
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