

Loveitts

PROPERTY AUCTIONS

Thursday 18th September 2025

Auction
House

COVENTRY &
WARWICKSHIRE

Loveitts

PART OF | SHELDON BOSLEY KNIGHT

IN-ROOM & LIVESTREAM ONLINE AUCTION

Auction Information



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



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



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

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



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



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



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



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



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



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



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



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



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



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



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



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



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



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



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



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



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

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



Important Information

Do I need to register? How do I bid?

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

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

IDENTIFICATION

Proof of identity - one of the following

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

Plus

Proof of Address - one of the following

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

Please note that only the above documents will be accepted.

Payment if I am the winning bidder

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

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

Legal Documents

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



Service provided by
essential
information group

Auction Venue



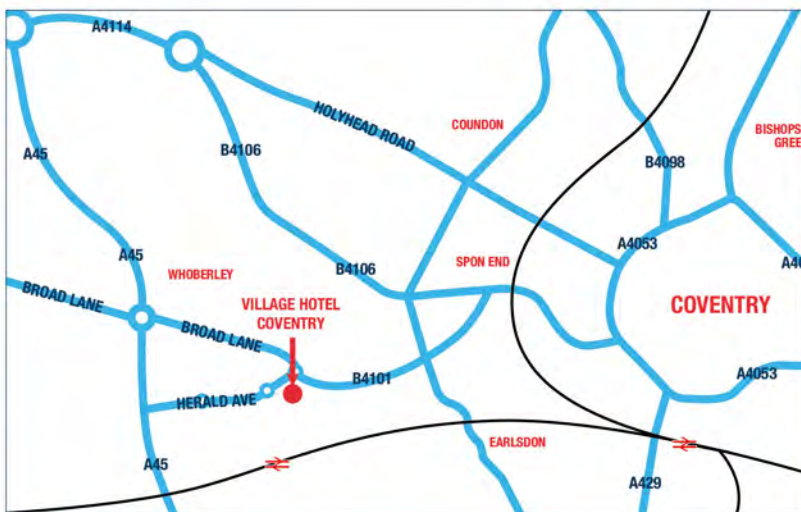
Thursday
18th September 2025 - 6.30pm

(DOORS OPEN AT 5.30PM)

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

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

Nearest train station: Coventry Station: (2 miles)



Your Auctioneers



Sally Smith

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



Sara Herbert

Auction Manager / Associate
sara.herbert@loveitts.co.uk

Scan the QR to watch us **LIVE**

[loveitts.co.uk](https://www.loveitts.co.uk)

Order of Sale

Lot No	Address	*Guide Prices	Description
1	Christadelphian Meeting Room, Pillory Green, Napton-On-The-Hill, Warwickshire CV47 8LN	£60,000 - £80,000	Commercial
2	71 Macaulay Road, Wyken, Coventry, West Midlands CV2 5FB	£200,000 - £220,000	Residential
3	12 Bransford Avenue, Cannon Park, Coventry, West Midlands CV4 7AA	£230,000 - £250,000	Residential
4	21 The Avenue, Whitley, Coventry, West Midlands CV3 4BP	£160,000 - £180,000	Residential
5	174 Hickman Road, Galley Common, Nuneaton, Warwickshire CV10 9NG	£290,000 - £320,000	Residential
6	Christadelphian Hall, Vicarage Street, Nuneaton, Warwickshire CV11 4AY	£70,000 +	Commercial
7	4 and 4A, Coventry Road, Bedworth, Warwickshire CV12 8NN	£230,000 - £250,000	Mixed Use
8	29 Wren Street, Stoke, Coventry, West Midlands CV2 4FT	£150,000 - £170,000	Residential
9	51 New Street, Tiddington, Stratford-Upon-Avon, Warwickshire CV37 7DA	£90,000 - £110,000	Residential
10	Parking spaces and land Imperial Rise, Coleshill, Birmingham, Warwickshire B46 1UG	£13,500 - £18,000	Land
11	14 Chequer Street, Bulkington, Bedworth, Warwickshire CV12 9NH	£100,000 - £120,000	Mixed Use
12	Flat 21, Breton Court, 2 Paladine Way, Stoke, Coventry, West Midlands CV3 1NF	£48,000 - £68,000	Residential
13	4 Elm Grove, Hurley, Atherstone, Warwickshire CV9 2NE	£140,000 - £160,000	Residential
14	71 - 73 Rochester Road, Earlsdon, Coventry, West Midlands CV5 6AF	£475,000 +	Commercial
15	The Jailhouse, Chapel Street, Nuneaton, Warwickshire CV11 5QH	£170,000 - £190,000 plus VAT	Commercial
16	60 Arden Street, Earlsdon, Coventry, West Midlands CV5 6FD	£90,000 - £110,000	Residential
17	15 Allesley Old Road, Chapelfields, Coventry, West Midlands CV5 8BU	£190,000 - £210,000	Commercial Investment
18	Land, Bridgeman Road, Radford, Coventry, West Midlands CV6 1NS	£40,000 - £60,000	Land
19	The Foresters, 6 Raglan Street, Hillfields, Coventry, West Midlands CV1 5QF	£450,000 +	Residential Investment
20	196 Burnaby Road, Radford, Coventry, West Midlands CV6 4AY	£70,000 - £90,000	Residential
21	Land off, Kidnappers Lane, Cheltenham, Gloucestershire GL53 0NP	POSTPONED	Agricultural/Amenity Land
22	15 Thimble Road, Canley, Coventry, West Midlands CV4 8FN	£90,000 - £110,000	Residential
23	Unit 8, Arden Court, Arden Road, Alcester, West Midlands B49 6HN	£190,000 - £210,000	Offices
24	32 and 32A, Pool Bank Street, Nuneaton, Warwickshire CV11 5DB	£95,000 - £115,000	Residential
25	69 Nuffield Road, Courthouse Green, Coventry, West Midlands CV6 7HU	£160,000 - £180,000	Residential

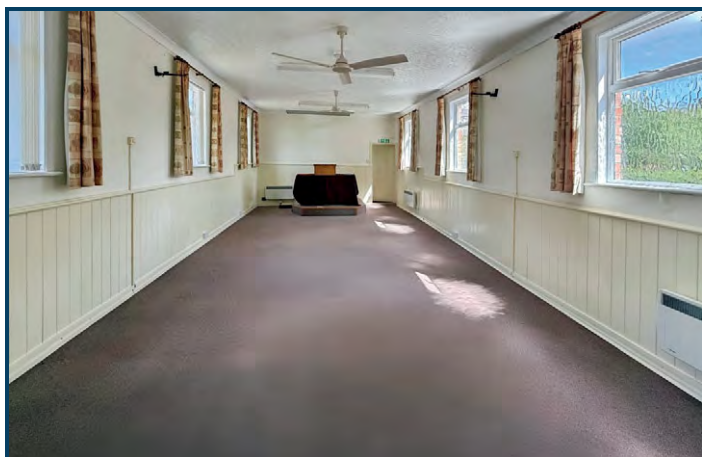
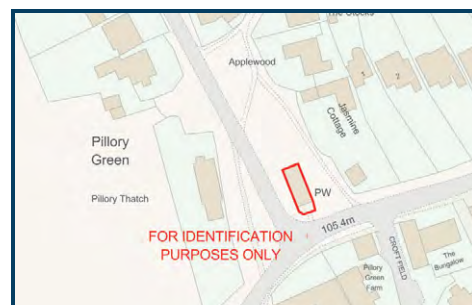
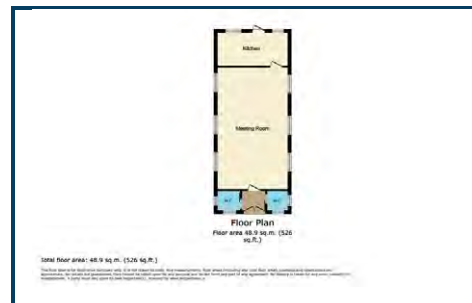
* Please refer to Auction Information found at the front of this catalogue relating to Guide Prices and Reserve Prices

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

LOT
1

Christadelphian Meeting Room, Pillory Green, Napton-On-The-Hill CV47 8LN

*Guide Price: £60,000 - £80,000



DESCRIPTION

Unique opportunity. Former place of worship/meeting room positioned on the Village Green in the sought after area of Napton-On-The-Hill. A village location situated between Southam and Daventry. Potential for various uses, subject to consents.

LOCATION

Located on the corner of Howcombe Lane and New Street.

ACCOMMODATION

GROUND FLOOR

Entrance hall:

2 x W.C.

Meeting room: 33 ft 1 in x 14 ft 7 in

Kitchen: 14 ft 5 in x 4 ft 1 in

OUTSIDE

Front: Rights of way across village green to stepped access.

On street parking.

SERVICES

Mains gas (not connected), electricity, water and sewage are supplied to the property. (No tests have been carried out and we are therefore unable to confirm connections.)

Electric heating.

EPC RATING - D

TENURE

Freehold with vacant possession.

ADDITIONAL COSTS

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

Buyers Premium: £1,200 (£1,000 plus VAT)

Please see the legal pack for any further costs.

**LOT
2**

71 Macaulay Road, Wyken, Coventry CV2 5FB

***Guide Price: £200,000 - £220,000**



DESCRIPTION

3 bedroom semi detached property plus double garage to the side. With a plot size of approximately 0.24 acres. Located in a popular residential area just off Hipswell Highway, requiring some improvements, an ideal investment opportunity.

NOTE

There is a contract in place for solar panels on the roof. Buyers should check with lenders as to any criteria they may have for these situations.

ACCOMMODATION

GROUND FLOOR

Hallway:

Lounge/diner: 14 ft X 22 ft 6 in max, 10 ft 9 in min

Kitchen: 10 ft 11 in x 9 ft 10 in

Side passage with W.C.

Utility: 7 ft 6 in x 6 ft 11 in

FIRST FLOOR

Bedroom 1: 13 ft 9 in x 11 ft 9 in max

Bedroom 2: 11 ft 3 in x 10 ft 4 in

Bedroom 3: 9 ft 5 in x 7 ft 4 in

Shower room:

OUTSIDE

Front: Garden, driveway and double garage.

Rear: Garden.

SERVICES AND HEATING

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

Gas central heating.

EPC RATING - D

COUNCIL TAX BAND - B

TENURE

Freehold with vacant possession.

ADDITIONAL COSTS

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

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

Please see the legal pack for any further costs.

**LOT
3**

12 Bransford Avenue, Cannon Park, Coventry CV4 7AA

***Guide Price: £230,000 - £250,000**



DESCRIPTION

2 bedroom link detached bungalow, requiring some improvements. With a through lounge/diner, plus tandem garage and driveway. Located in Cannon Park, just around the corner from Warwick University, less than 0.5 miles. Ideal investment opportunity.

ACCOMMODATION

Hallway:
Bathroom:
Kitchen: 12 ft 3 in x 9 ft
Bedroom 1: 13 ft x 8 ft 10 in min
Bedroom 2: 10 ft 1 in x 11 ft 4 in
Lounge/Diner: 21 ft 3 in x 12 ft

OUTSIDE

Front: Drive, Garage (tandem).
Rear: Garden.

SERVICES AND HEATING

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

Gas central heating.

EPC RATING - D

COUNCIL TAX BAND - E

TENURE

Freehold with vacant possession.

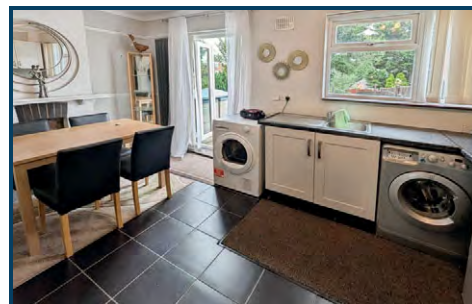
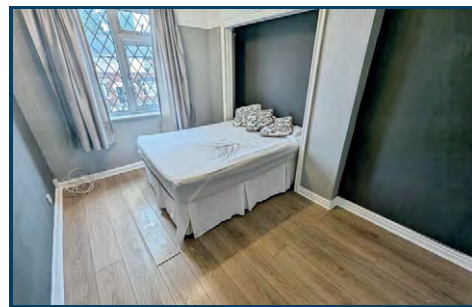
ADDITIONAL COSTS

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

**LOT
4**

21 The Avenue, Whitley, Coventry CV3 4BP

***Guide Price: £160,000 - £180,000**



DESCRIPTION

3 bedroom mid terrace property, ready to move into. Located in a popular residential area, off London Road and within 1 mile of JLR Whitley. Ideal family home or investment.

ACCOMMODATION

GROUND FLOOR

Lounge: 15 ft 9 in x 14 ft 7 in

Kitchen/Diner: 15 ft 5 in x 9 ft 7 in

SECOND FLOOR

Bedroom 1: 11 ft 8 in max x 9 ft 5 in

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

Bedroom 3: 8 ft 11 in x 6 ft 5 in

Shower room: 6 ft 11 in x 5 ft 6 in

OUTSIDE

Front: Stoned area.

Rear: Garden.

Parking on street.

SERVICES AND HEATING

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

Gas central heating.

EPC RATING - D

COUNCIL TAX BAND - A

TENURE

Freehold with vacant possession.

ADDITIONAL COSTS

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

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

Please see the legal pack for any further costs.

Common-sense auction finance delivered fast.

When you're buying at auction, you need a lender who can work quickly to provide the finance you need – fast.

So when time is of the essence, we empower our team to make straightforward decisions to give you the fastest possible answer when you need it the most.

With over 15 years' experience in auction finance, you can trust our common-sense lending approach on a wide range of residential or commercial properties and for a variety of personal circumstances – including if you're self-employed or retired.

Bid with confidence on your next auction purchase.

Talk to our
friendly experts on
03308 189 714.

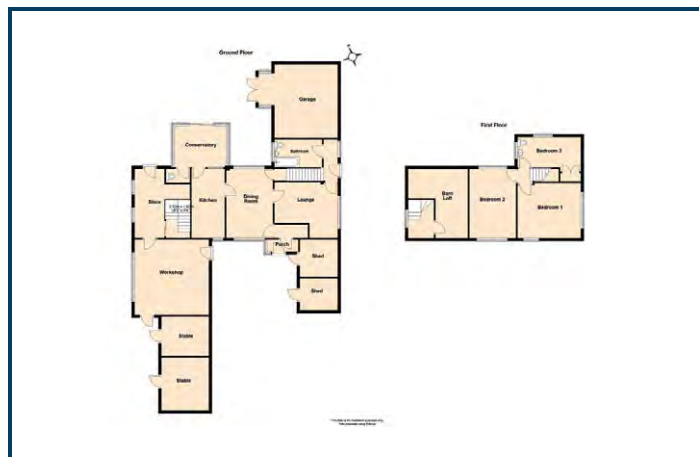
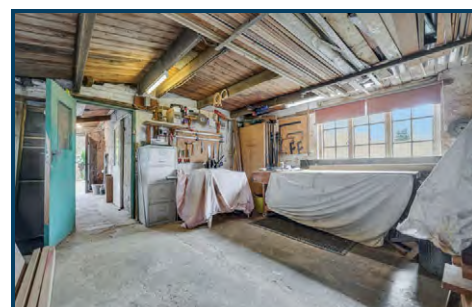
Any property used as a security, including your home, may be repossessed if you do not keep up repayments on your mortgage or any other debt secured on it.

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.

Together Personal Finance Limited is authorised and regulated by the Financial Conduct Authority (FCA) | Registered in England and Wales - Company Registration Number 02613335. FCA number is 305253.

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



**LOT
5**
174 Hickman Road, Galley Common, Nuneaton CV10 9NG
***Guide Price: £290,000 - £320,000**


DESCRIPTION

Unique opportunity - Detached cottage with workshops and out buildings, providing potential for various uses or family home. 3 bedrooms plus loft room, benefiting from 2 reception rooms and conservatory. Garden to side and rear with parking for several vehicles. Requiring some modernisation.

ACCOMMODATION

GROUND FLOOR

Conservatory: 11 ft 4 in x 8 ft 3 in

W.C.:

Kitchen: 15 ft 4 in x 9 ft 5 in

Lounge: 15 ft 5 in x 10 ft 11 in

Dining room: 13 ft 6 in x 12 ft

Bathroom

Hallway

Access to rear

SECOND FLOOR

Bedroom 1: 15 ft 5 in x 10 ft 1 in

Bedroom 2: 13 ft 8 in x 11 ft 11 in

Bedroom 3 (inc W.C.): 14 ft x 10 ft 1 in max

Loft room: 15 ft 5 in x 11 ft 5 in min, 14 ft 5 in max

OUTSIDE

Garden to the side.

2 x rear barn/storage

(Garage used to have doors onto the road)

Parking for several vehicles.

SERVICES AND HEATING

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

Gas central heating.

EPC RATING - E

COUNCIL TAX BAND - E

TENURE

Freehold with vacant possession.

ADDITIONAL COSTS

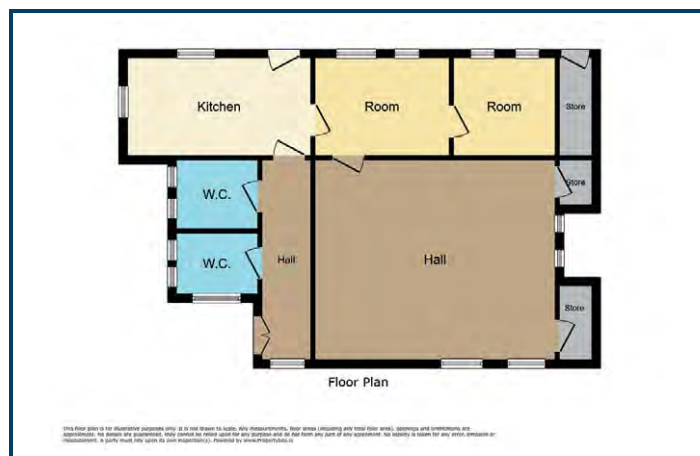
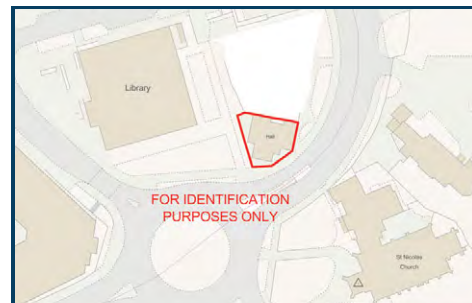
Administration Fee: £1,920 (£1,600 plus VAT)

Please see the legal pack for any further costs.

**LOT
6**

Christadelphian Hall, Vicarage Street, Nuneaton CV11 4AY

***Guide Price: £70,000 +**



DESCRIPTION

Unique opportunity. Former place of worship/meeting room on the outskirts of the town centre. Opposite St Nicholas Parish Church and behind the library, adjacent to part of the proposed town centre redevelopment. Comprising a main hall plus several other rooms/offices. Potential for various uses subject to relevant contents. Ideal investment.

ACCOMMODATION

Floor area approximately 1,918 sqft (178 sqm)

Entrance hall
2 x W.C.
Kitchen
Main hall
Meeting room
2 x stores

OUTSIDE

Rear stoned area.

SERVICES

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

Electric heating.

EPC RATING - G

TENURE

Freehold with vacant possession.

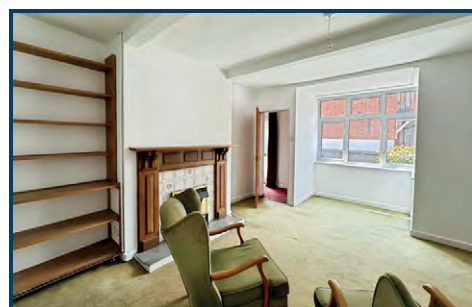
ADDITIONAL COST

Administration Fee: £1,200 (£1,000 plus VAT)
Buyers Premium: £900 (£750 plus VAT)
Please see the legal pack for any further costs.

**LOT
7**

4 and 4A, Coventry Road, Bedworth CV12 8NN

***Guide Price: £230,000 - £250,000**



DESCRIPTION

Unique opportunity. 2 bedroom cottage plus 2 storey former retail unit, within a site size of approximately 0.15 acres, on the outskirts of the town centre. Benefitting from a double garage, parking and gardens to rear. Potential for various uses and configuration, subject to consents.

ACCOMMODATION

COTTAGE

Cellar

GROUND FLOOR

Kitchen: 18 ft 10 in x 8 ft 5 in

Reception room 1: 16 ft 11 in x 13 ft 4 in

Reception room 2: 13 ft 11 in x 12 ft

W.C.

FIRST FLOOR

Bedroom 1: 13 ft 4 in max x 13 ft 1 in

Bedroom 2: 12 ft 1 in x 12 ft max

Bathroom:

RETAIL

GROUND FLOOR

Shop: 19 ft max, 18 ft min x 25 ft 2 in max x 11 ft min

Store:

Outside W.C.

FIRST FLOOR

Room 1: 14 ft 1 in max x 11 ft 8 in max

Room 2: 11 ft 8 in max x 11 ft 8 in max

Room 3: 12 ft 1 in max x 9 ft 3 in max

OUTSIDE

Parking for several vehicles.

Double garage.

Garden areas.

SERVICES AND HEATING

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

Gas central heating to the cottage.

EPC RATING

4 - D, 4A - D

COUNCIL TAX BAND

4A - B

TENURE

Freehold with vacant possession.

ADDITIONAL COSTS

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

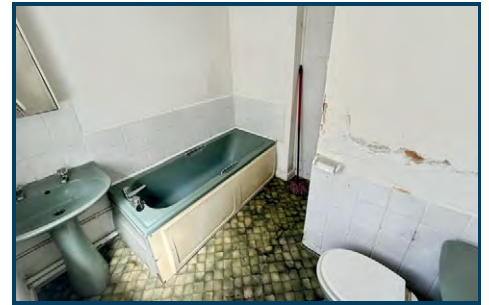
Buyer's Premium: £1,200 (£1,000 plus VAT)

Please see the legal pack for any further costs.

**LOT
8**

29 Wren Street, Stoke, Coventry CV2 4FT

***Guide Price: £150,000 - £170,000**



DESCRIPTION

Spacious 3/5 bedroom mid terrace property requiring some improvements. 2 reception rooms/bedrooms, ground floor bathroom plus potential to extend into the attic (subject to consents). Located in a popular area off Sky Blue Way, with close proximity to Coventry City Centre. Ideal investment opportunity.

ACCOMMODATION

GROUND FLOOR

Porch:

Hallway:

Reception room 1: 15 ft 8 in max x 9 ft 8 in max

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

Kitchen: 13 ft 10 in x 8 ft 1 in

Bathroom:

FIRST FLOOR

Bedroom 1: 15 ft 10 in max x 13 ft 5 in max

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

Bedroom 3 plus W.C: 12 ft 8 in max x 8 ft 2 in max

OUTSIDE

Front: Paved area.

Rear: Paved garden.

SERVICES AND HEATING

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

Gas central heating.

EPC RATING - D

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.

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.

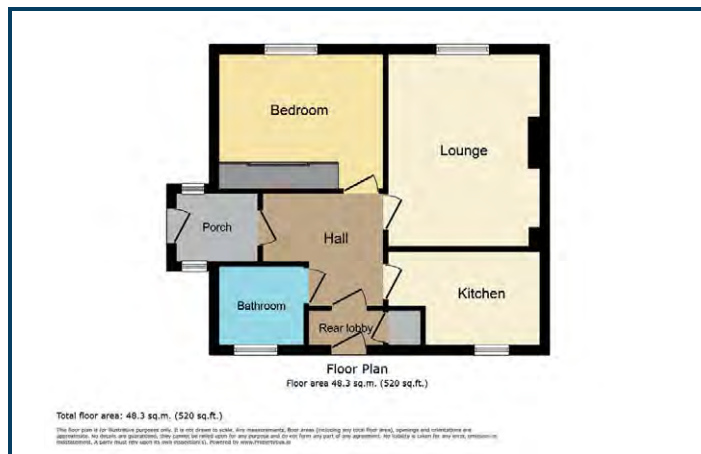
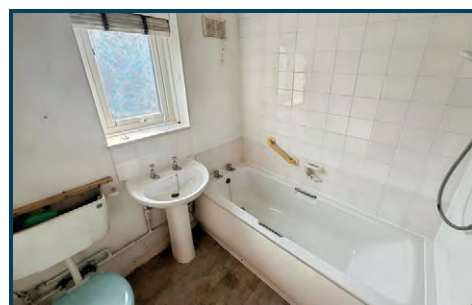
If you're ready to find your next property at auction, search our current lots or **register for property alerts** today.

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

**LOT
9**

51 New Street, Tiddington, Stratford-Upon-Avon CV37 7DA

***Guide Price: £90,000 - £110,000**



DESCRIPTION

1 bedroom end terrace bungalow, requiring improvements. Located in a sought after village location within 2 miles from the centre of Stratford.

ACCOMMODATION

Porch
Hallway
Lounge: 14 ft 2 in x 11 ft 2 in max
Kitchen: 11 ft 2 in x 6 ft 11 in
Bedroom: 11 ft 8 in x 10 ft 9 in
Bathroom
Rear lobby

OUTSIDE

Front: Garden.
Rear: Garden and store.

On street parking

SERVICES AND HEATING

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

Gas central heating.

EPC RATING - D

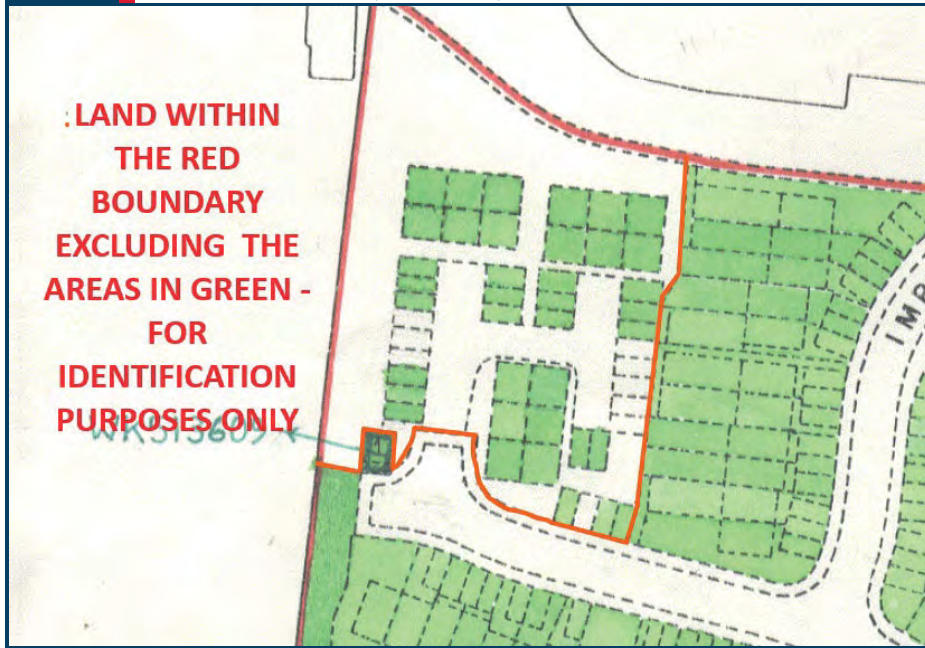
COUNCIL TAX BAND - B

TENURE

Freehold with vacant possession.

ADDITIONAL COSTS

Administration Fee: £1,200 (£1,000 plus VAT)
Buyers Premium: £900 (£750 plus VAT)
Please see the legal pack for any further costs.

**LOT
10****Parking spaces and land Imperial Rise, Coleshill, Birmingham B46 1UG*****Guide Price: £13,500 - £18,000****DESCRIPTION**

Amenity land and 9 x parking spaces off Imperial Rise. Situated on a residential housing development.

TENURE

Freehold.

ADDITIONAL COSTS

Administration Fee: £540 (£450 plus VAT)

Buyers Premium: £540 (£450 plus VAT)

Please see the legal pack for any further costs.

LOT
11

14 Chequer Street, Bulkington, Bedworth CV12 9NH

*Guide Price: £100,000 - £120,000



DESCRIPTION

Unique opportunity. Detached house, with ground floor to the front having been converted into a small retail unit, currently tenanted. 3 bedroom residential accommodation over 2 floors, requiring some modernisation. Located within the heart of Bulkington village centre.

ACCOMMODATION

GROUND FLOOR

Retail Unit (former lounge of the house)

Outside W.C.

Residential:

Hallway

Lounge: 15 ft x 12 ft max x

Kitchen: 14 ft 9 in x 5 ft 11 in

FIRST FLOOR

Bedroom 1: 12 ft 1 in x 12 ft max

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

Bedroom 3: 9 ft x 6 ft 1 in

Bathroom

OUTSIDE

Rear: Garden, W.C. and store.

Parking to the side.

SERVICES AND HEATING

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

Gas central heating to the cottage.

EPC RATING

Residential - E

Commercial - C

COUNCIL TAX BAND

Residential - A

TENURE

Freehold subject to Lease on the retail unit, and vacant possession of the cottage.

TENANCY (Retail only)

Lease agreement.

Term: 5 years from 11/06/2022 until 11/06/2027

Rent payable £160 p.c.m.

ADDITIONAL COSTS

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

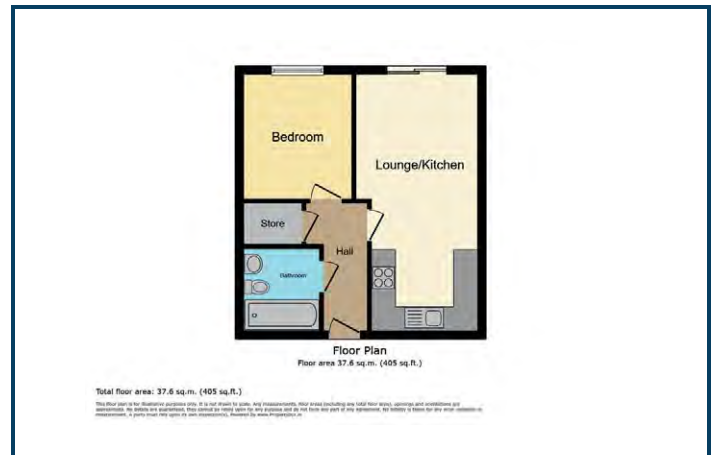
Buyer's Premium: £1,440 (£1,200 plus VAT)

Please see the legal pack for any further costs.

**LOT
12**

Flat 21, Breton Court, 2 Paladine Way, Stoke, Coventry CV3 1NF

***Guide Price: £48,000 - £68,000**



DESCRIPTION

1 bedroom, second floor apartment with allocated parking. Leasehold with 109 years remaining. Open plan kitchen/lounge area and bathroom. Ideal investment opportunity.

ACCOMMODATION

SECOND FLOOR

Hallway:
Lounge/Diner: 21 ft 11 in x 10 ft
Kitchen:
Bedroom: 10 ft 4 in x 8 ft 11 in
Bathroom:

OUTSIDE

Front: Communal gardens.

Allocated parking space.

SERVICES AND HEATING

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

Gas central heating.

EPC RATING - B

COUNCIL TAX BAND - A

TENURE

Leasehold with vacant possession
Term: 125 years from 19/10/2007
Ground rent: £150 p.a.
Service Charge: £1,061 p.a.

ADDITIONAL COSTS

Administration Fee: £1,200 (£1,000 plus VAT)
Buyers Premium: £1200 (£1,000 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

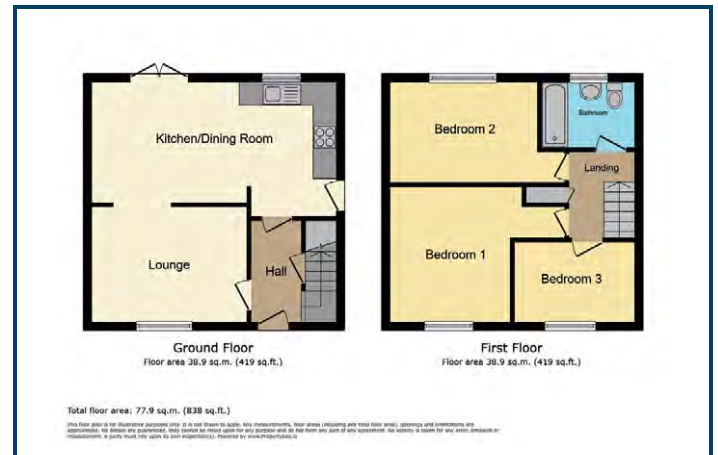
You can bid in real time over the internet.

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

**LOT
13**

4 Elm Grove, Hurley, Atherstone CV9 2NE

***Guide Price: £140,000 - £160,000**



DESCRIPTION

3 bedroom semi detached property, improved and ready to move into. Popular village location in between Atherstone and Coleshill. Ideal investment or family home.

ACCOMMODATION

GROUND FLOOR

Hallway:

Lounge: 12 ft 10 in x 9 ft 8 in

Kitchen/Diner: 20 ft 8 in max x 11 ft 3 in

FIRST FLOOR

Bedroom 1: 14 ft 9 in x 11 ft 5 in

Bedroom 2: 14 ft 9 in x 8 ft 2 in

Bedroom 3: 10 ft 2 in x 6 ft 9 in

Barthroom:

OUTSIDE

Front: Garden and driveway.

Rear: Garden.

SERVICE AND HEATING

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

Gas central heating.

EPC RATING - D

COUNCIL TAX BAND - A

TENURE

Freehold with vacant possession.

ADDITIONAL COSTS

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

Buyers Premium: £1,200 (£1,000 plus VAT)

Please see the legal pack for any further costs.

**LOT
14**

71 - 73 Rochester Road, Earlsdon, Coventry CV5 6AF

***Guide Price: £475,000 +**



DESCRIPTION

Former residential care home (recently vacated) with 18 bedrooms. Formerly 2 semi detached properties, having been extended to the rear. Several communal rooms, staff facilities, kitchen and bathroom. Ideal investment opportunity, conversion or repurposing, subject to any relevant consents. Located within a popular residential location in Earlsdon.

ACCOMMODATION

Cellar
GROUND FLOOR
Main entrance
12 bedrooms (six en suite)
2 lounge/dining rooms
Kitchen
2 Laundry areas
Medical room and wet room
2 WCs and staff WC
Lift
Office and staff room with kitchenette
FIRST FLOOR
6 bedrooms (3 ensuite)
Shower room
SECOND FLOOR
Store rooms

OUTSIDE

Front: Parking.
Rear: Garden.

SERVICES AND HEATING

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

Gas central heating.

EPC RATING - B

TENURE

Freehold with vacant possession.

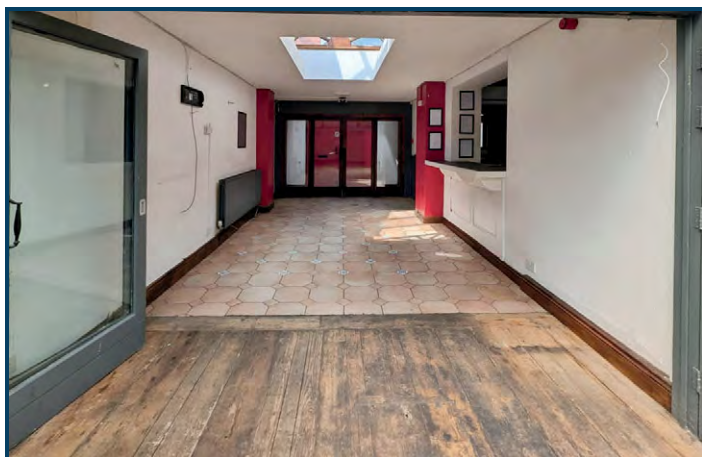
ADDITIONAL COST

Administration Fee: £1,920 (£1,600 plus VAT)
Buyer's Premium: £4,800 (£4,000 plus VAT)
Please see the legal pack for any further costs.

**LOT
15**

The Jailhouse, Chapel Street, Nuneaton CV11 5QH

***Guide Price: £170,000 - £190,000 plus VAT**



DESCRIPTION

Iconic and historic building in the centre of Nuneaton, adjacent to the Rope Walk shopping centre. The building is over 2 floors extending to approximately 2,126 sqft. Former police cell block, the building has maintained some key character features. Current accommodation comprises of a bar area, open plan dining and seating areas, kitchen, and W.C. facilities. Potential for various uses, subject to consents.

The premises formerly benefitted from a 3.00am Operating Licence plus a Pavement Licence.

LOCATION

In a popular trading location close to the pedestrianised commercial centre of Nuneaton adjacent to Rope Walk shopping centre and close to the Council House.

ACCOMMODATION

GROUND FLOOR - 1,653 sqft (approx)

Open plan bar, seating and dining area

Store

W.C.

FIRST FLOOR - 476 sqft (approx)

Kitchen

Storage room/offices

W.C.

Staff room

OUTSIDE

Pavement area.

SERVICES AND HEATING

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

Gas heating.

EPC RATING - D

TENURE

Freehold with vacant possession.

NOTE

VAT is payable in addition to the purchase price.

ADDITIONAL COSTS

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

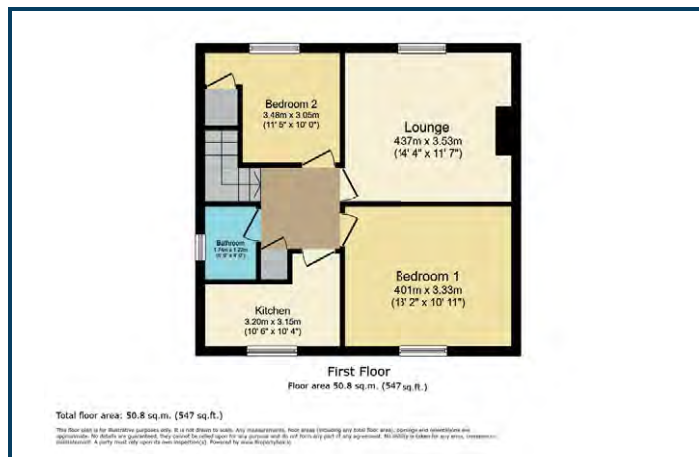
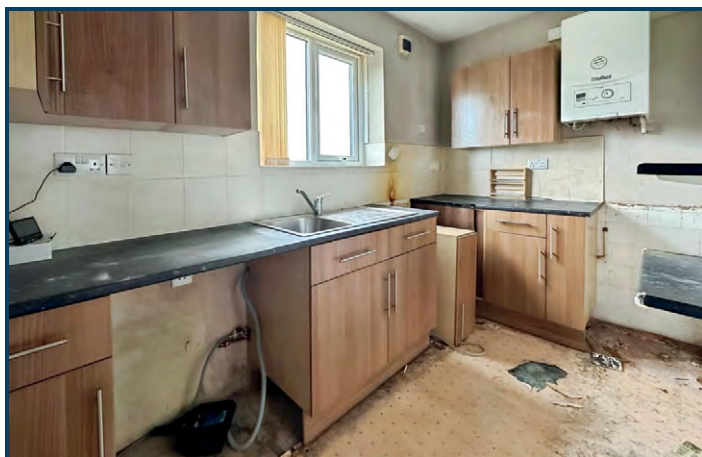
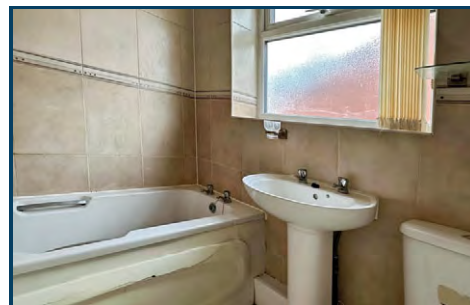
Buyers Premium: £1,800 (£1,500 plus VAT)

Please see the legal pack for any further costs.

**LOT
16**

60 Arden Street, Earlsdon, Coventry CV5 6FD

***Guide Price: £90,000 - £110,000**



DESCRIPTION

2 bedroom first floor maisonette, in the centre of Earlsdon, just off the main high street. Long leasehold, effective Freehold. Requiring refurbishment.

NOTE

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

ACCOMMODATION

FIRST FLOOR

Lounge: 14 ft 4 in x 11 ft 7 in
Bedroom 1: 13 ft 2 in x 10 ft 11 in
Bedroom 2: 11 ft 5 in max x 10 ft max
Kitchen: 10 ft 6 x 10 ft max
Bathroom:

OUTSIDE

Garden to rear (part of).

SERVICES AND HEATING

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

Gas central heating.

EPC RATING - D

COUNCIL TAX BAND - A

TENURE

Leasehold, effective freehold, with vacant possession.
Term: 999 years from 25/03/2002
Ground rent: peppercorn
Service charge: N/A

ADDITIONAL COSTS

Administration Fee: £1,440 (£1,200 plus VAT)
Buyers Premium: £900 (£750 plus VAT)
Please see the legal pack for any further costs.



Auction House

COVENTRY &
WARWICKSHIRE

Loveitts

PART OF | SHELDON BOSLEY KNIGHT

Next Auction Dates

We are now taking entries for our
next auctions

Tuesday 14th October 2025

Timed Online Auction

Thursday 20th November 2025

In Room/Livestream

Call us now for more information

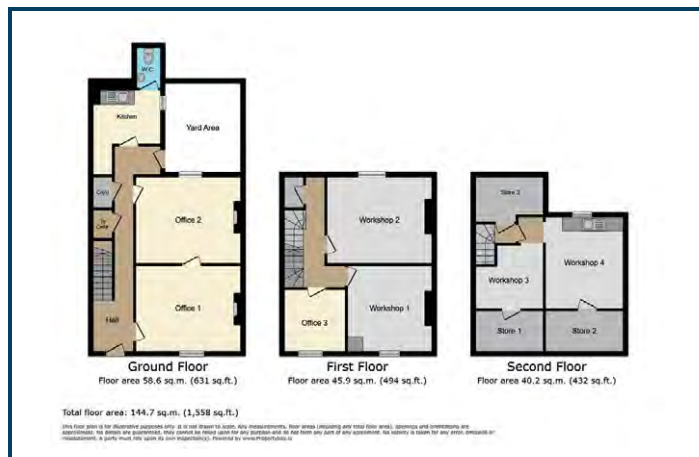
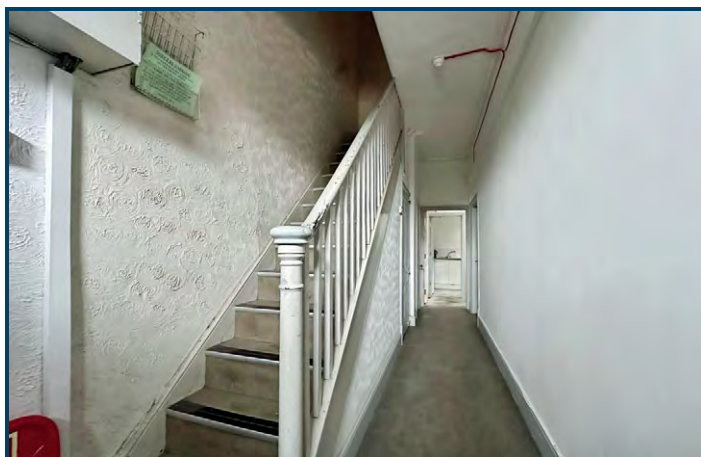
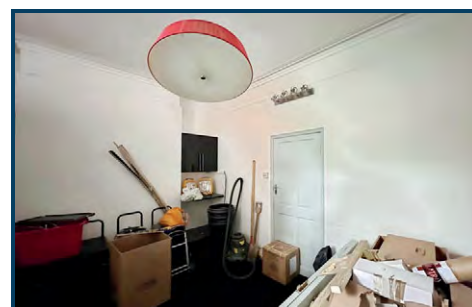
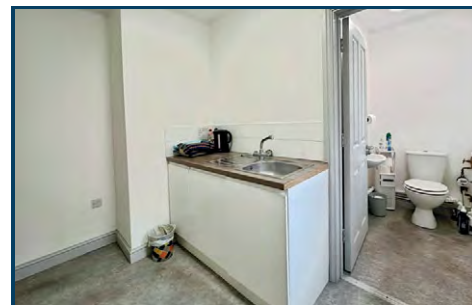
024 7652 7789



**LOT
17**

15 Allesley Old Road, Chapelfields, Coventry CV5 8BU

***Guide Price: £190,000 - £210,000**



DESCRIPTION

Part tenanted commercial investment opportunity. 3 storey mid terraced building, with 2 tenants in occupation, rent payable £10,560 p.a. Located within 0.5 miles of Coventry city centre. Ideal investment.

ACCOMMODATION

Cellar
GROUND FLOOR
Hallway
Office 1: 14 ft 7 in x 11 ft 10 in
Office 2: 15 ft 1 in x 12 ft (vacant)
Kitchen: 12 ft 2 in x 9 ft 4 in max
W.C.
Yard
FIRST FLOOR
Office 3: 9 ft 2 in x 8 ft 6 in
Workshop 1: 12 ft x 11 ft 8 in
Workshop 2: 15 ft 2 in x 11 ft 9 in
SECOND FLOOR
Store 1:
Store 2:
Workshop 3: 13 ft 8 in x 9 ft 4 in
Workshop 4: 18 ft 5 in x 10 ft 4 in
Store 3:

OUTSIDE

Front: off street parking.
Rear: Yard.

SERVICES AND HEATING

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

EPC RATING - E

TENURE

Freehold subject to agreements:
GROUND FLOOR
Licence agreement
Term: 6 months 01/08/2023
Rent: £400 p.c.m.
FIRST AND SECOND FLOOR
Business lease
Term: 07/01/2019 – 07/01/2022
Rent: £480 p.c.m.

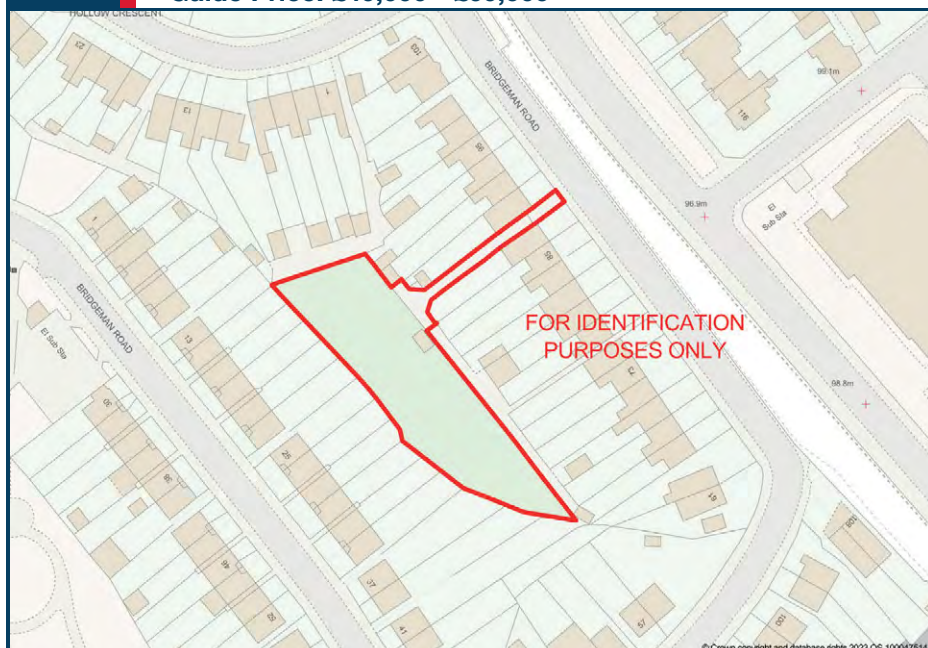
ADDITIONAL COSTS

Administration Fee: £1,440 (£1,200 plus VAT)
Buyers Premium: £900 (£750 plus VAT)
Please see the legal pack for any further costs.

**LOT
18**

Land, Bridgeman Road, Radford, Coventry CV6 1NS

***Guide Price: £40,000 - £60,000**



DESCRIPTION

Parcel of land approximately 0.3 acres, to the rear of existing properties. Accessed via secured gates, with potential for various uses (subject to consents). Within a popular residential area. Ideal investment.

LOCATION

The land can be accessed via secured gates on Bridgeman Road and Hollow Crescent.

PLANNING

For further information please contact Coventry City Council.

TENURE

Freehold with vacant possession.

ADDITIONAL COSTS

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

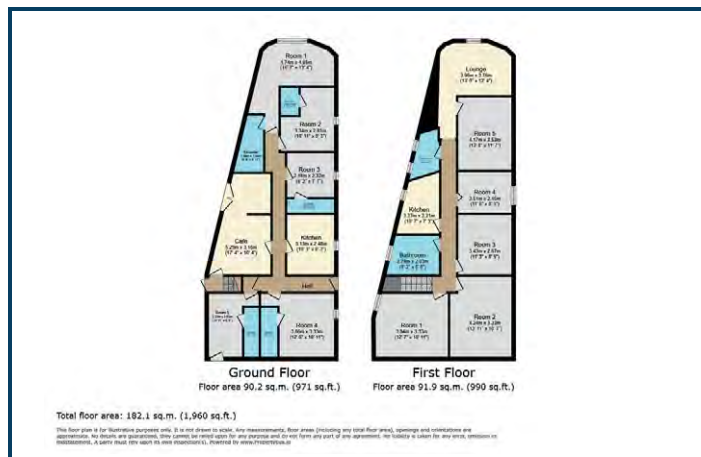
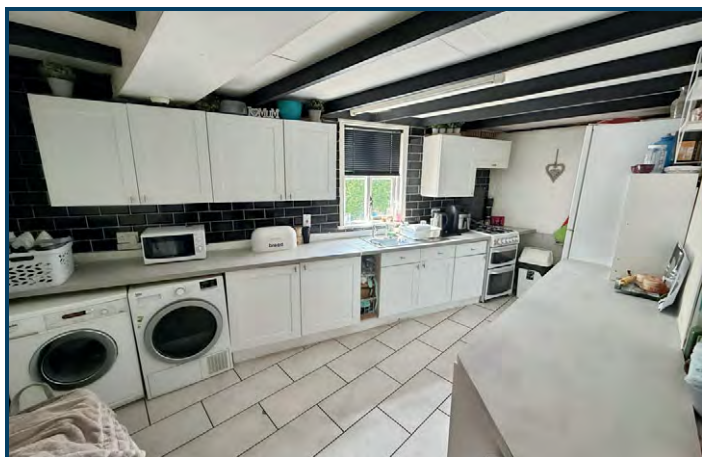
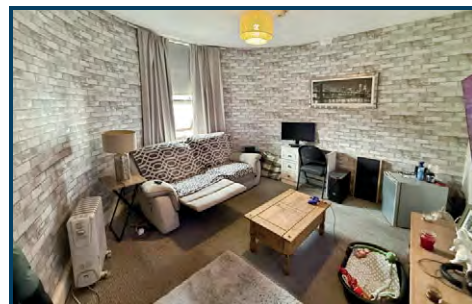
Buyers Premium: £1,200 (£1,000 plus VAT)

Please see the legal pack for any further costs.

LOT
19

The Foresters, 6 Raglan Street, Hillfields, Coventry CV1 5QF

*Guide Price: £450,000 +



DESCRIPTION

Investment opportunity - Converted former public house comprising a cafe, 4 bedroom HMO (Licence not transferable) to the ground floor, with a self contained flat/ 5 bedrooms to the first floor. Part tenanted with potential for reconfiguration/other uses (subject to any relevant consents). Located on the corner of Lower Ford Street adjacent to the City Centre. The property is locally listed.

ACCOMMODATION

GROUND FLOOR

Café plus waiting area.

Separate access to hallway:

Room 1 plus ensuite: 11 ft 10 in x 6 ft 6 in

Room 2 plus ensuite: 13 ft 8 in x 9 ft 6 in

Room 3 plus ensuite: 10 ft 5 in x 9 ft 5 in

Room 4 plus ensuite: 10 ft 8 in x 9 ft 7 in

Lounge plus ensuite: 9 ft 9 in x 8 ft 1 in

Kitchen: 10 ft 10 in x 8 ft

FIRST FLOOR

Hallway

Lounge: 13 ft 8 in x 11 ft 7 in

Kitchen: 15 ft 11 in x 10 ft 3 in

Room 1: 11 ft 7 in x 10 ft 6 in

Room 2: 12 ft 3 in x 13 ft 6 in

Room 3: 11 ft 9 in x 8 ft 10 in

Room 4: 11 ft 6 in x 8 ft 1 in

Room 5: 13 ft 8 in max x 11 ft 7 in max

Unfinished shower room

Bathroom

OUTSIDE

On street parking.

SERVICES AND HEATING

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

Gas central heating.

EPC RATING - D

TENURE

Freehold subject to tenancies of ground floor HMO. Flat and café with vacant possession.

TENANCIES

See Legal Pack for further information.

ADDITIONAL COSTS

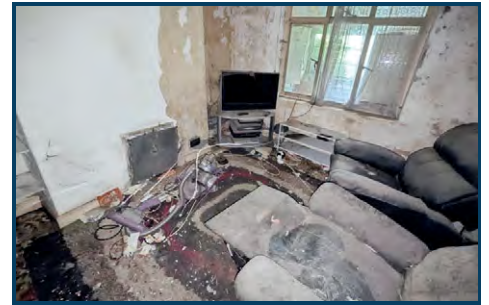
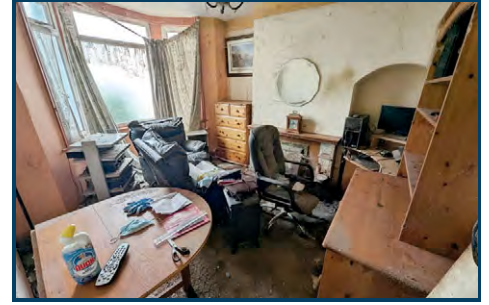
Administration Fee: £1,920 (£1,600 plus VAT)

Please see the legal pack for any further costs.

**LOT
20**

196 Burnaby Road, Radford, Coventry CV6 4AY

***Guide Price: £70,000 - £90,000**



DESCRIPTION

3 bedroom mid terraced property requiring renovation. Separate lounge and dining room, an ideal investment project. Popular residential location, close to junction with Catesby Road.

ACCOMMODATION

GROUND FLOOR

Hallway:

Lounge: 12 ft 11 in x 9 ft 3 in max

Dining room: 10 ft 10 in x 8 ft 9 in

Kitchen: 7 ft 9 in x 5 ft 8 in

FIRST FLOOR

Bedroom 1: 11 ft 6 in x 9 ft 11 in

Bedroom 2: 10 ft 4 in x 9 ft 11 in

Bedroom 3: 8 ft x 5 ft 11 in

Bathroom:

OUTSIDE

Front: Garden.

Rear: Garden.

On street parking

SERVICES AND HEATING

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

EPC RATING - E

COUNCIL TAX BAND - A

TENURE

Freehold with vacant possession.

ADDITIONAL COSTS

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

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

Please see the legal pack for any further costs.

From Conception... to Completion!

Loveitts

PART OF | SHELDON BOSLEY KNIGHT



**BESPOKE
TAILOR MADE
MARKETING
PACKAGES**

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

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

WE OFFER ADVICE AND EXPERTISE ON:

- Sourcing land opportunities
- Mix of properties to maximise revenue
- Pricing of units on site
- Specification
- Target market
- Arranging solicitors
- 'Coming soon' marketing campaigns
- Advertising strategy
- Specialist photography
- Sales brochures
- Negotiating sales
- Ensuring the best price for each plot
- Viewings and show homes
- Interior designers
- Plot handover packs
- Customer care

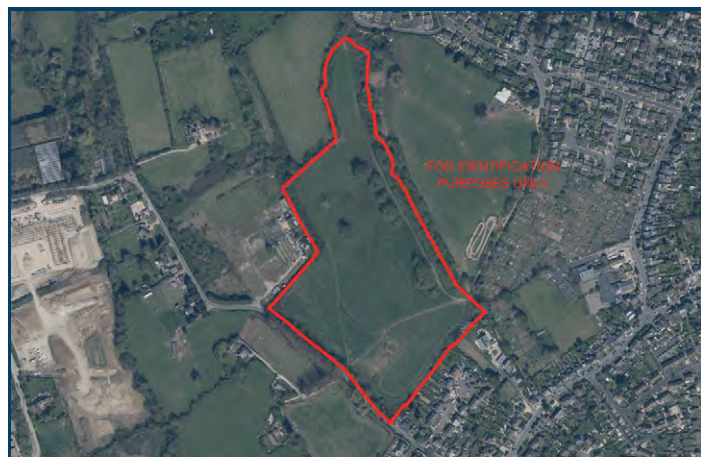
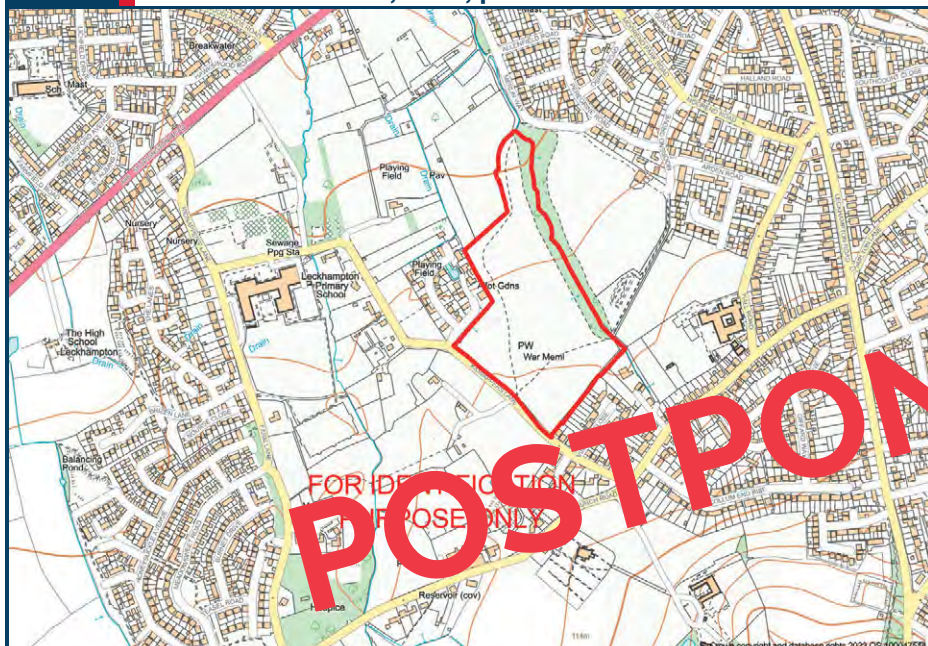
Please contact our new homes team on
024 7652 7773 | newhomes@loveitts.co.uk

loveitts.co.uk/new-homes

**LOT
21**

Land off Kidnappers Lane, Cheltenham GL53 0NP

***Guide Price: £250,000 +, plus VAT**



DESCRIPTION

Land off Kidnappers Lane, extending to approximately 20 acres (8 hectares). Grassland with access directly off Kidnappers Lane.

NOTE

VAT is payable in addition to the purchase price.

FURTHER INFORMATION

Services:

Please see legal pack for information.

Rights of Way, Wayleaves & Easements:

A series of three public footpaths cross the land. There are no other known rights of way over the land.

Designations:

The land is located in a Nitrate Vulnerable Zone for surface water and is partially located in Flood Zones 2 & 3 and is allocated as Local Green Space in the Cheltenham local plan.

PLANNING

For further information please contact Cheltenham Borough Council.

TENURE

Freehold with vacant possession.

ADDITIONAL COSTS

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

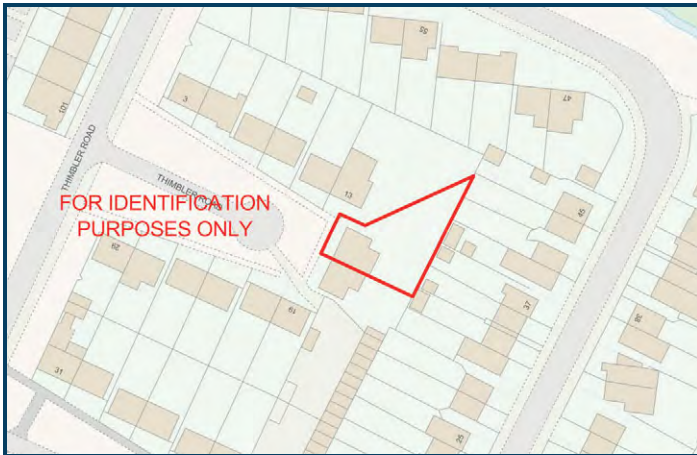
Buyers Premium: £1,800 (£1,500 plus VAT)

Please see the legal pack for any further costs.

**LOT
22**

15 Thimbler Road, Canley, Coventry CV4 8FN

***Guide Price: £90,000 - £110,000**



DESCRIPTION

3/4 bedroom vacant semi detached property, formerly let as an HMO for 4 occupants. Current licence for 4 occupants, expiring 28/01/26 (not transferable). Within 1 mile of Warwick University. Dilapidated garage within a block of others. Ideal investment opportunity.

NOTES

The property is non standard construction. Buyers should check with lenders as to their requirements.

ACCOMMODATION

GROUND FLOOR

Bedroom/Lounge: 13 ft 10 in x 12 ft 1 in
Kitchen: 10 ft 4 in x 8 ft 7 in
Dining room/Lounge: 10 ft 4 in x 8 ft 9 in
Conservatory: 18 ft x 8 ft 10 in
Rear hall:

W.C.:

FIRST FLOOR

Bedroom 1: 12 ft 1 in x 12 ft 1 in
Bedroom 2: 13 ft 6 in x 8 ft 8 in
Bedroom 3: 9 ft 3 in max x 8 ft 8 in
Shower room:

OUTSIDE

Front: Slabbed garden.
Rear: Garden.

SERVICES AND HEATING

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

Gas central heating.

EPC RATING - D

COUNCIL TAX BAND - A

TENURE

Freehold with vacant possession.

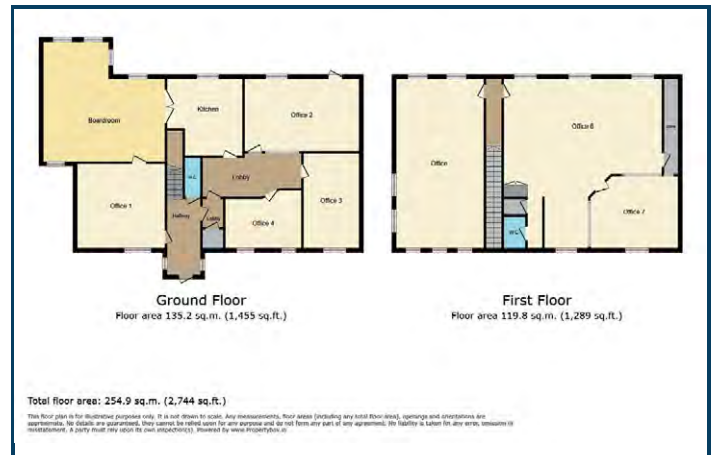
ADDITIONAL COSTS

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

**LOT
23**

Unit 8, Arden Court, Arden Road, Alcester B49 6HN

***Guide Price: £190,000 - £210,000**



DESCRIPTION

2 storey office building extending to approximately 2,752 sqft, with 10 parking bays to the front. Private access with entrance hallway and flexible internal accommodation. Garden to rear. Positioned on the northern outskirts of Alcester, just off the A435.

ACCOMMODATION

GROUND FLOOR

Entrance hall:

Office 1: 14 ft 5 in x 13 ft 10 in

Boardroom: 20 ft x 19 ft 9 in

Kitchen: 12 ft 5 in x 12 ft 8 in

Office 2: 18 ft 10 in x 11 ft 11 in

Office 3: 15 ft 7 in x 9 ft 2 in

Office 4: 12 ft 6 in x 9 ft 6 in

Cupboard:

Disabled access W.C.

FIRST FLOOR

Office 5: 27 ft 9 in x 14 ft 6 in

Office 7: 27 ft 8 in x 27 ft 8 in max

Store room: 15 ft 8 in x 7 ft 4 in

Office 8: 14 ft 5 in x 11 ft 10 in

W.C.

OUTSIDE

Front: 10 parking bays.

Rear: Garden.

SERVICES

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

EPC RATING - D

TENURE

Freehold with vacant possession.

Ground rent: To be confirmed.

Service charge: £3,285 p.a.

See legal pack for further information.

ADDITIONAL COST

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

Buyers Premium: £1,200 (£1,000 plus VAT)

Please see the legal pack for any further costs.

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!

**LOT
24**

32 and 32A, Pool Bank Street, Nuneaton CV11 5DB

***Guide Price: £95,000 - £115,000**



DESCRIPTION

Unique opportunity. End terrace property comprising of 2 x 2 bedroom flats. Requiring some improvements. Located within 200 meters of the town centre. Ideal investment opportunity.

ACCOMMODATION

GROUND FLOOR - Flat 32

Hallway

Lounge: 15 ft 4 in max x 13 ft 6 in max

Kitchen: 10 ft 10 in x 9 ft 6 in

Bathroom

Bedroom 1: 12 ft 9 in max x 15 ft 3 in max

Bedroom 2: 13 ft 2 in x 8 ft 1 in

FIRST FLOOR - Flat 32A

Hallway - Stairs leading to

Lounge: 13 ft 6 in x 13 ft

Kitchen: 10 ft max x 9 ft 5 in

Bedroom 1: 13 ft 6 in max x 13 ft 7 in

Bedroom 2 + sink: 10 ft x 9 ft 5 in max

Box room: 5 ft 9 in x 5 ft 5 in

Bathroom

WC

OUTSIDE

Front: Garden.

Rear: Court yard for 32 only.

On street parking

SERVICES AND HEATING

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

Gas central heating.

EPC RATING

Flat 32 - D

Flat 32A - C

COUNCIL TAX BAND

Both flats are Band A

TENURE

Freehold with vacant possession.

ADDITIONAL COSTS

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

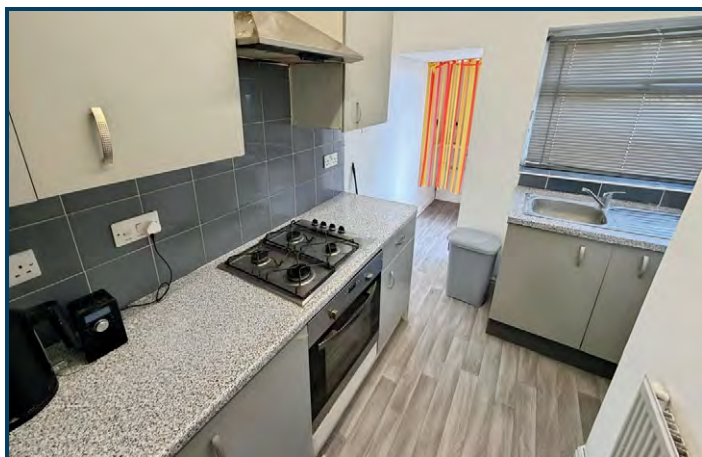
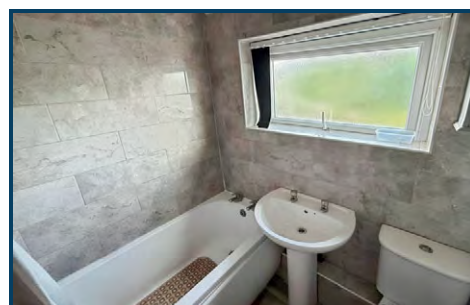
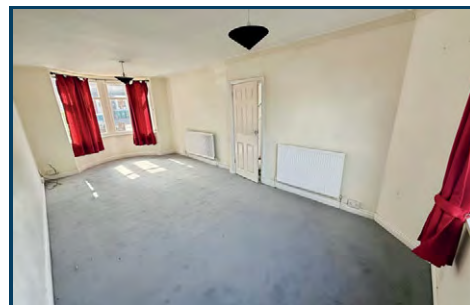
Buyer's Premium: £1,440 (£1,200 plus VAT)

Please see the legal pack for any further costs.

**LOT
25**

69 Nuffield Road, Courthouse Green, Coventry CV6 7HU

***Guide Price: £160,000 - £180,000**



DESCRIPTION

3 bedroom double bayed end terrace property in a popular location, ready to move into. Ideal investment opportunity or family home.

ACCOMMODATION

GROUND FLOOR

Porch:

Hallway:

Lounge/dining room: 24 ft 2 in x 10 ft 8 in

Kitchen: 10 ft 6 in max x 7 ft max

FIRST FLOOR

Bedroom 1: 13 ft 9 in max x 10 ft 1 in max

Bedroom 2: 10 ft x 9 ft 5 in

Bedroom 3: 8 ft 2 in x 5 ft 9 in

Bathroom:

OUTSIDE

Front: Garden.

Rear: W.C. Garden.

On street parking.

SERVICES AND HEATING

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

Gas central heating.

EPC RATING - D

COUNCIL TAX BAND - B

TENURE

Freehold with vacant possession.

ADDITIONAL COSTS

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

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

Please see the legal pack for any further costs.

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.			A75
			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.			A76
			A1 INTRODUCTION			A77
			A11 The AUCTION CONDUCT CONDITIONS apply wherever the LOT is located.			A78
			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.			A79
			A2 OUR ROLE			A80
			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.			A81
			A22 OUR decision on the conduct of the AUCTION is final.			A82
			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.			A83
			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.			A84
			A25 WE may refuse to admit one or more persons to the AUCTION without having to explain why.			A85
			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.			A86
			A3 BIDDING AND RESERVE PRICES			A87
			A31 All bids are to be made in pounds sterling exclusive of VAT.			A88
			A32 WE may refuse to accept a bid. WE do not have to explain why.			A89
			A33 If there is a dispute over bidding WE are entitled to resolve it, and OUR decision is final.			A90
			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.			A91
			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.			A92
			A4 THE PARTICULARS AND OTHER INFORMATION			A93
			A41 WE have taken reasonable care to prepare PARTICULARS that			A94
			correctly describe each LOT.			A95
			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.			A96
			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.			A97
			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.			A98
			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.			A99
			A5 THE CONTRACT			A100
			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.			A101
			A52 YOU are obliged to buy the LOT on the terms of the SALE MEMORANDUM at the PRICE YOU bid (plus VAT, if applicable).			A102
			A53 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.			A103
			A54 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.			A104
			A55 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.			A105
			A56 WE may retain the SALE MEMORANDUM signed by or on behalf of the SELLER until the deposit has been received in cleared funds.			A106
			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.			A107
			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.			A108
			A59 Where the BUYER is a company YOU warrant that the BUYER is properly constituted and able to buy the LOT.			A109
			A6 EXTRA AUCTION CONDUCT CONDITIONS			A110
			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.			A111
			GENERAL CONDITIONS OF SALE Words in small capitals have the special meanings defined in the Glossary.			A112
			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.			A113
			G1 THE LOT			A114
			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.			A115
			G12 The LOT is sold subject to any TENANCIES disclosed by the SPECIAL CONDITIONS, but otherwise with vacant possession on COMPLETION.			A116
			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.			A117
			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 (i) anything the SELLER does not and could not reasonably know about.			A118
			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.			A119
			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			A120

Common Auction Conditions (Edition 4)

REPRODUCED WITH THE CONSENT OF THE RICS

	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.		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.
G17	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:	G5	TRANSFER	G10	INTEREST AND APPORTIONMENTS
	(a) the BUYER takes them as they are at COMPLETION and the SELLER is not liable if they are not fit for use, and	G51	Unless a form of TRANSFER is prescribed by the SPECIAL CONDITIONS	G101	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.
G18	The BUYER buys with full knowledge of		(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	G102	Subject to CONDITION G11 the SELLER is not obliged to apportion or account for any sum at COMPLETION unless the SELLER has received that sum in cleared funds. The SELLER must promptly pay to the BUYER after COMPLETION any sum to which the BUYER is entitled that the SELLER subsequently receives in cleared funds.
	(a) the DOCUMENTS, whether or not the BUYER has read them; and		(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:
	(b) the physical condition of the LOT and what could reasonably be discovered on inspection of it, whether or not the BUYER has inspected it.	G52	If the SELLER has any liability (other than to the BUYER) in relation to the LOT or a TENANCY following COMPLETION, the BUYER is specifically to covenant in the TRANSFER to indemnify the SELLER against that liability.		(a) the BUYER is liable to pay interest; and
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.	G53	The SELLER cannot be required to TRANSFER the LOT to anyone other than the BUYER, or by more than one TRANSFER.		(b) the SELLER has given notice to the BUYER at any time up to COMPLETION requiring apportionment on the date from which interest becomes payable by the BUYER; in which event income and outgoings are to be apportioned on the date from which interest becomes payable by the BUYER.
G2	DEPOSIT	G54	Where the SPECIAL CONDITIONS state that the SELLER is to grant a new lease to the BUYER	G104	Apportionments are to be calculated on the basis that:
G21	The amount of the deposit is the greater of:		(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;		(a) the SELLER receives income and is liable for outgoings for the whole of the day on which apportionment is to be made;
	(a) any minimum deposit stated in the AUCTION CONDUCT CONDITIONS (or the total PRICE, if this is less than that minimum); and		(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
	(b) 10% of the PRICE (exclusive of any VAT on the PRICE).		(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.
G22	If a cheque for all or part of the deposit is not cleared on first presentation the SELLER may treat the CONTRACT as at an end and bring a claim against the BUYER for breach of CONTRACT.	G6	COMPLETION	G105	If a payment due from the BUYER to the SELLER on or after COMPLETION is not paid by the due date, the BUYER is to pay interest to the SELLER at the INTEREST RATE on that payment from the due date up to and including the date of payment.
G23	Interest earned on the deposit belongs to the SELLER unless the SALE CONDITIONS provide otherwise.	G61	COMPLETION is to take place at the offices of the SELLER'S conveyancer, or where the SELLER may reasonably require, on the AGREED COMPLETION DATE. The SELLER can only be required to complete on a BUSINESS DAY and between the hours of 0930 and 1700.	G11	ARREARS
G3	BETWEEN CONTRACT AND COMPLETION	G62	The amount payable on COMPLETION is the balance of the PRICE adjusted to take account of apportionments plus (if applicable) VAT and interest, but no other amounts unless specified in the SPECIAL CONDITIONS.	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:	G63	Payment is to be made in pounds sterling and only by	G111	"Current rent" means, in respect of each of the TENANCIES subject to which the LOT is sold, the instalment of rent and other sums payable by the tenant on the most recent rent payment date on or within four months preceding COMPLETION.
	(a) the LOT is sold subject to a TENANCY that requires the SELLER to insure the LOT or		(a) direct TRANSFER from the BUYER'S conveyancer to the SELLER'S conveyancer; and	G112	If on COMPLETION there are any ARREARS of current rent the BUYER must pay them, whether or not details of those ARREARS are given in the SPECIAL CONDITIONS.
	(b) the SPECIAL CONDITIONS require the SELLER to insure the LOT. If the SELLER is required to insure the LOT then the SELLER		(b) the release of any deposit held by a stakeholder or in such other manner as the SELLER'S conveyancer may agree.	G113	Parts 2 and 3 of this CONDITION G11 do not apply to ARREARS of current rent.
G32	(a) must produce to the BUYER on request all relevant insurance details;	G64	Unless the SELLER and the BUYER otherwise agree, COMPLETION cannot take place until both have complied with the obligations under the CONTRACT that they are obliged to comply with prior to COMPLETION, and the amount payable on COMPLETION is unconditionally received in the SELLER'S conveyancer'S client account or as otherwise required by the terms of the CONTRACT.	Part 2 – BUYER to pay for ARREARS	
	(b) must use reasonable endeavours to maintain that or equivalent insurance and pay the premiums when due;	G65	If COMPLETION takes place after 1400 hours for a reason other than the SELLER'S default it is to be treated, for the purposes of apportionment and calculating interest, as if it had taken place on the next BUSINESS DAY.	G114	Part 2 of this CONDITION G11 applies where the SPECIAL CONDITIONS give details of ARREARS.
	(c) gives no warranty as to the adequacy of the insurance;	G66	Where applicable the CONTRACT remains in force following COMPLETION.	G115	The BUYER is on COMPLETION to pay, in addition to any other money then due, an amount equal to all ARREARS of which details are set out in the SPECIAL CONDITIONS.
	(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;	G67	NOTICE TO COMPLETE	G116	If those ARREARS are not OLD ARREARS the SELLER is to assign to the BUYER all rights that the SELLER has to recover those ARREARS.
	(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	G71	The SELLER or the BUYER may on or after the AGREED COMPLETION DATE but before COMPLETION give the other notice to complete within ten BUSINESS DAYS (excluding the date on which the notice is given) making time of the essence.	Part 3 – BUYER not to pay for ARREARS	
	(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;	G72	The person giving the notice must be READY TO COMPLETE.	G117	Part 3 of this CONDITION G11 applies where the SPECIAL CONDITIONS
	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).	G73	If the BUYER fails to comply with a notice to complete the SELLER may, without affecting any other remedy the SELLER has:		(a) so state; or
G33	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.		(a) terminate the CONTRACT;	G118	(b) give no details of any ARREARS.
G34	Section 47 of the Law of Property Act 1925 does not apply to the CONTRACT.		(b) claim the deposit and any interest on it if held by a stakeholder;		While any ARREARS due to the SELLER remain unpaid the BUYER must:
G35	Unless the BUYER is already lawfully in occupation of the LOT the BUYER has no right to enter into occupation prior to COMPLETION.		(c) forfeit the deposit and any interest on it;		(a) try to collect them in the ordinary course of management but need not take legal proceedings or forfeit the TENANCY;
G4	TITLE AND IDENTITY		(d) resell the LOT; and		(b) pay them to the SELLER within five BUSINESS DAYS of receipt in cleared funds (plus interest at the INTEREST RATE calculated on a daily basis for each subsequent day's delay in payment);
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.		(e) claim damages from the BUYER.		(c) on request, at the cost of the SELLER, assign to the SELLER or as the SELLER may direct the right to demand and sue for OLD ARREARS, such assignment to be in such form as the SELLER'S conveyancer may reasonably require;
	The following provisions apply only to any of the following DOCUMENTS that is not made available before the AUCTION:	G74	If the SELLER fails to comply with a notice to complete the BUYER may, without affecting any other remedy the BUYER has:		(d) if reasonably required, allow the SELLER'S conveyancer to have on loan the counterpart of any TENANCY against an undertaking to hold it to the BUYER'S order;
	(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.		(a) terminate the CONTRACT; and		(e) not without the consent of the SELLER release any tenant or surety from liability to pay ARREARS or accept a surrender of or forfeit any TENANCY under which ARREARS are due; and
	(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.		(b) recover the deposit and any interest on it from the SELLER or, if applicable, a stakeholder.		(f) if the BUYER disposes of the LOT prior to recovery of all ARREARS obtain from the BUYER'S successor in title a covenant in favour of the SELLER in similar form to part 3 of this CONDITION G11.
	(c) If title is in the course of registration, title is to consist of:	G8	IF THE CONTRACT IS BROUGHT TO AN END		Where the SELLER has the right to recover ARREARS it must not without the BUYER'S written consent bring insolvency proceedings against a tenant or seek the removal of goods from the LOT.
	(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 lawfully brought to an end	G119	
	(ii) evidence that all applicable stamp duty land tax relating to that application has been paid; and		(a) the BUYER must return all papers to the SELLER and appoints the SELLER its agent to cancel any registration of the CONTRACT; and	G12	MANAGEMENT
	(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.	G9	LANDLORD'S LICENCE	G121	This CONDITION G12 applies where the LOT is sold subject to TENANCIES.
	(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.	G1	Where the LOT is or includes leasehold land and licence to assign or sublet is required this CONDITION G9 applies.	G122	The SELLER is to manage the LOT in accordance with its standard management policies pending COMPLETION.
G43	Unless otherwise stated in the SPECIAL CONDITIONS the SELLER sells with full title guarantee except that (and the TRANSFER shall so provide):	G2	The CONTRACT is conditional on that licence being obtained, by way of formal licence if that is what the landlord lawfully requires.	G123	The SELLER must consult the BUYER on all management issues that would affect the BUYER after COMPLETION (such as, but not limited to, an application for licence: a rent review; a variation, surrender, agreement to surrender or proposed forfeiture of a TENANCY; or a new TENANCY or agreement to grant a new TENANCY) and:
	(a) the 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	G3	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").		(a) the SELLER must comply with the BUYER'S reasonable requirements unless to do so would (but for the indemnity in paragraph (c)) expose the SELLER to a liability that the SELLER would not otherwise have, in which case the SELLER may act reasonably in such a way as to avoid that liability;
	(b) 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.	G4	The SELLER must		(b) if the SELLER gives the BUYER notice of the SELLER'S intended act and the BUYER does not object within five BUSINESS DAYS giving reasons for the objection the SELLER may act as the SELLER intends; and
G44	The TRANSFER is to have effect as if expressly subject to all matters subject to which the LOT is sold under the CONTRACT.		(a) use all reasonable endeavours to obtain the licence at the SELLER'S expense; and		(c) the BUYER is to indemnify the SELLER against all loss or liability the SELLER incurs through acting as the BUYER requires, or by reason of delay caused by the BUYER.
G45	The SELLER does not have to produce, nor may the BUYER object to or make a requisition in relation to, any prior or superior title even if it is referred to in the DOCUMENTS.	G5	(b) enter into any Authorised Guarantee Agreement (AGA) properly required (procuring a guarantee of that AGA if lawfully required by the landlord).		
		G95	The BUYER must promptly		
			(a) provide references and other relevant information; and		
			(b) comply with the landlord's lawful requirements.		
		G96	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:
G131	Where any TENANCY is an assured shorthold TENANCY, the SELLER and the BUYER are to comply with their respective statutory duties in relation to the protection of tenants' deposits, and to demonstrate in writing to the other (before COMPLETION, so far as practicable) that they have complied.	G191	This CONDITION G19 applies where the sale is by a PRACTITIONER either as SELLER or as agent of the SELLER.		(a) give to the BUYER full details of all rent review negotiations and proceedings, including copies of all correspondence and other papers; and
G132	The remainder of this CONDITION G13 applies where the SELLER is holding or otherwise entitled to money by way of rent deposit in respect of a TENANCY. In this CONDITION G13 'rent deposit deed' means the deed or other DOCUMENT under which the rent deposit is held.	G192	The PRACTITIONER has been duly appointed and is empowered to sell the LOT.	G235	(b) use all reasonable endeavours to substitute the BUYER for the SELLER in any rent review proceedings.
G133	If the rent deposit is not assignable the SELLER must on COMPLETION hold the rent deposit on trust for the BUYER and, subject to the terms of the rent deposit deed, comply at the cost of the BUYER with the BUYER's lawful instructions.	G193	Neither the PRACTITIONER nor the firm or any member of the firm to which the PRACTITIONER belongs has any personal liability in connection with the sale or the performance of the SELLER's obligations. The TRANSFER is to include a declaration excluding that personal liability.	G236	The SELLER and the BUYER are to keep each other informed of the progress of the rent review and have regard to any proposals the other makes in relation to it.
G134	Otherwise the SELLER must on COMPLETION pay and assign its interest in the rent deposit to the BUYER under an assignment in which the BUYER covenants with the SELLER to:	G194	The LOT is sold	G237	When the rent review has been agreed or determined the BUYER must account to the SELLER for any increased rent and interest recovered from the tenant that relates to the SELLER's period of ownership within five BUSINESS DAYS of receipt of cleared funds.
	(a) observe and perform the SELLER's covenants and conditions in the rent deposit deed and indemnify the SELLER in respect of any breach;		(a) in its condition at COMPLETION;		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.	G195	(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.
G141	Where a SALE CONDITION requires money to be paid or other consideration to be given, the payer must also pay any VAT that is chargeable on that money or consideration, but only if given a valid VAT invoice.		Where relevant:	G242	Where practicable, without exposing the SELLER to liability or penalty, the SELLER must not without the written consent of the BUYER (which the BUYER must not unreasonably withhold or delay) serve or respond to any notice or begin or continue any proceedings.
G142	Where the SPECIAL CONDITIONS state that no VAT OPTION has been made the SELLER confirms that none has been made by it or by any company in the same VAT group nor will be prior to COMPLETION.	G196	(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:
G151	Where the SPECIAL CONDITIONS so state:	G201	TUPE		(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	If the SPECIAL CONDITIONS state 'there are no employees to which TUPE applies', this is a warranty by the SELLER to this effect.		(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' the following paragraphs apply:		(c) if any increased rent is recovered from the tenant (whether as interim rent or under the renewed TENANCY) account to the SELLER for the part of that increase that relates to the SELLER's period of ownership of the LOT within five BUSINESS DAYS of receipt of cleared funds.
G152	The SELLER confirms that the SELLER:		(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.	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		(b) The BUYER confirms that it will comply with its obligations under TUPE, and any SPECIAL CONDITIONS in respect of the TRANSFERRING Employees.	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.	G21	(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.	G251	Available warranties are listed in the SPECIAL CONDITIONS.
G153	The BUYER confirms that:	G211	(d) The BUYER is to keep the SELLER indemnified against all liability for the TRANSFERRING Employees after 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.	G212	ENVIRONMENTAL		(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.		This CONDITION G21 only applies where the SPECIAL CONDITIONS so provide.		(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	G213	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.	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.	G22	SERVICE CHARGE		(a) hold the warranty on trust for the BUYER; and
G154	The BUYER is to give to the SELLER as early as possible before the AGREED COMPLETION DATE evidence:	G221	This CONDITION G22 applies where the LOT is sold subject to TENANCIES that include service charge provisions.		(b) at the BUYER's cost comply with such of the lawful instructions of the BUYER in relation to the warranty as do not place the SELLER in breach of its terms or expose the SELLER to any liability or penalty.
	(a) of the BUYER's VAT registration;	G222	No apportionment is to be made at COMPLETION in respect of service charges.	G26	NO ASSIGNMENT
	(b) that the BUYER has made a VAT OPTION; and	G223	Within two months after COMPLETION the SELLER must provide to the BUYER a detailed service charge account for the service charge year current on COMPLETION showing:		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.
	(c) that the VAT OPTION has been notified in writing to HM Revenue and Customs; and if it does not produce the relevant evidence at least two BUSINESS DAYS before the AGREED COMPLETION DATE, CONDITION G141 applies at COMPLETION.		(a) service charge expenditure attributable to each TENANCY;	G27	REGISTRATION AT THE LAND REGISTRY
G155	The BUYER confirms that after COMPLETION the BUYER intends to:		(b) payments on account of service charge received from each tenant;	G271	This CONDITION G271 applies where the LOT is leasehold and its sale either triggers first registration or is a registrable disposition. The BUYER must at its own expense and as soon as practicable:
	(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		(c) any amounts due from a tenant that have not been received;		(a) procure that it becomes registered at the Land Registry as proprietor of the LOT;
	(b) collect the rents payable under the TENANCIES and charge VAT on them.		(d) any service charge expenditure that is not attributable to any TENANCY and is for that reason irrecoverable.		(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
G156	If, after COMPLETION, it is found that the sale of the LOT is not a TRANSFER of a going concern then:	G224	In respect of each TENANCY, if the service charge account shows:		(c) provide the SELLER with an official copy of the register relating to such lease showing itself registered as proprietor.
	(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;		(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	G272	This CONDITION G272 applies where the LOT comprises part of a registered title. The BUYER must at its own expense and as soon as practicable:
	(b) the BUYER must within five BUSINESS DAYS of receipt of the VAT invoice pay to the SELLER the VAT due; and		(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.		(a) apply for registration of the TRANSFER;
	(c) if VAT is payable because the BUYER has not complied with this CONDITION G15, the BUYER must pay and indemnify the SELLER against all costs, interest, penalties or surcharges that the SELLER incurs as a result.	G225	but in respect of payments on account that are still due from a tenant CONDITION G11 (ARREARS) applies.		(b) provide the SELLER with an official copy and title plan for the BUYER's new title; and
G46	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.		(c) join in any representations the SELLER may properly make to the Land Registry relating to the application.
G161	This CONDITION G46 applies where the SPECIAL CONDITIONS state that there are capital allowances available in respect of the LOT.	G226	If the SELLER holds any reserve or sinking fund on account of future service charge expenditure or a depreciation fund:	G28	NOTICES AND OTHER COMMUNICATIONS
G162	The SELLER is promptly to supply to the BUYER all information reasonably required by the BUYER in connection with the BUYER's claim for capital allowances.		(a) the SELLER must pay it (including any interest earned on it) to the BUYER on COMPLETION; and	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.
G163	The value to be attributed to those items on which capital allowances may be claimed is set out in the SPECIAL CONDITIONS.		(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.	G282	A communication may be relied on if:
G164	The SELLER and BUYER agree:	G23	RENT REVIEWS		(a) delivered by hand; or
	(a) to make an election on COMPLETION under Section 198 of the Capital Allowances Act 2001 to give effect to this CONDITION G46; and	G231	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) made electronically and personally acknowledged (automatic acknowledgement does not count); or
	(b) to submit the value specified in the SPECIAL CONDITIONS to HM Revenue and Customs for the purposes of their respective capital allowance computations.	G232	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.	G283	(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.
G47	MAINTENANCE AGREEMENTS		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.		A communication is to be treated as received:
G171	The SELLER agrees to use reasonable endeavours to TRANSFER to the BUYER, at the BUYER's cost, the benefit of the maintenance agreements specified in the SPECIAL CONDITIONS.				(a) when delivered, if delivered by hand; or
G172	The BUYER must assume, and indemnify the SELLER in respect of, all liability under such agreements from the ACTUAL COMPLETION DATE.				(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.
G48	LANDLORD AND TENANT ACT 1987	G233		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.
G181	This CONDITION G48 applies where the sale is a relevant disposal for the purposes of part I of the Landlord and Tenant Act 1987.			G29	CONTRACTS (RIGHTS OF THIRD PARTIES) ACT 1999
G182	The SELLER warrants that the SELLER has complied with sections 5B and 7 of that Act and that the requisite majority of qualifying tenants has not accepted the offer.				No one is intended to have any benefit under the CONTRACT pursuant to the CONTRACTS (Rights of Third Parties) Act 1999.



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

AUCTION
DATES 2025
20th November

TIMED ONLINE AUCTION
DATES 2025
14th October
16th December

Call us today for EXPERT ADVICE

024 7652 7789
auctions@loveitts.co.uk

