



**WEST MIDLANDS**  
**PROPERTY AUCTION**

0121 366 0539  
[www.westmidlandspropertyauction.co.uk](http://www.westmidlandspropertyauction.co.uk)

**Live Auction Date:** Wednesday 20th April @ Molineux Stadium, Wolverhampton, WV1 4QR

LOTS IN THIS BROCHURE

**65**

PRICE RANGING FROM

**£35,000 - £299,000**

SOLD AT OUR LAST AUCTION

**83%**

ESTATE AGENT BRANCHES IN THIS REGION

**100**

**Covering:**

*West Midlands  
Birmingham  
Shropshire  
Staffordshire  
Worcestershire  
Warwickshire  
Herefordshire*



**Live Auction Date: Wednesday 20th April 2016**

**Register From: 18:30 Auction Starts: 19:30**

**Hayward Suite, Molineux Stadium, Waterloo Road,  
Wolverhampton, WV1 4QR**



JANUARY

M	T	W	T	F	S	S
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4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
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FEBRUARY

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29						

MARCH

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APRIL

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MAY

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JUNE

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JULY

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AUGUST

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SEPTEMBER

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OCTOBER

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31						

NOVEMBER

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DECEMBER

M	T	W	T	F	S	S
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19	20	21	22	23	24	25
26	27	28	29	30	31	



Heath Croft Road, Four Oaks, Sutton Coldfield

Start Bid	£170,000
Viewings	46
Sold	£232,000



The Studio,106 Holyhead Road, Ketley, Telford

Start Bid	£60,000
Viewings	23
Sold	£75,000



181 Station Road, Sutton Coldfield

Start Bid	£220,000
Viewings	35
Sold	£296,000



330 Gravelly Lane, Birmingham

Start Bid	£72,000
Viewings	82
Sold	£113,500



46 Huntlands Road, Halesowen

Start Bid	£160,000
Viewings	22
Sold	£181,000



7 Havelock Crescent, Much Wenlock

Start Bid	£90,000
Viewings	52
Sold	£121,500

## VENUE

**Hayward Suite, Molineux Stadium,  
Waterloo Road, Wolverhampton,  
West Midlands, WV1 4QR**

**Tel: 0871 222 2220**

**Visit: [www.corporatewolves.co.uk](http://www.corporatewolves.co.uk)**

**Registration at 6.30pm  
Auction begins at 7.30pm**



## DIRECTIONS

### By road from the North:

Exit M6 at Junction 12. At island take third exit onto A5 for Wolverhampton. At the next island turn left onto A449. After six miles the A449 passes under the M54. Carry straight on and at the sixth island (Five Ways) take the third exit onto Waterloo Road. Molineux is one mile straight on.

### By road from the South West:

Exit M5 at Junction 2. Follow the signs for Wolverhampton on the A4123 for eight miles to the Ring Road. Turn left on Ring Road, following signs for Molineux. Take second exit

at next two islands, pass Banks's Brewery and swimming baths on left and then turn left at next set of traffic lights. Molineux is 500 yards on the right.

### By road from the South East:

Exit M6 at Junction 10. Take A454 via Willenhall to Wolverhampton Ring Road. At first Ring Road island, take the fourth exit (A449 to Stafford). Straight on at next two sets of traffic lights. Filter right at third set of lights into Waterloo Road. Molineux is 500 yards on right.

## ATTEND FOR FREE

**If you don't want to register to bid, but are interested in the auction process or potentially selling at auction, you can attend our events to see what it's like. You can also ask our auction team any questions you may have, for example:**

### Is my property suitable for auction?

Any type of property is suitable for sale by auction. Lots range from traditional residential properties from all price ranges, style and condition, new-build development, tenanted investments, developments sites and all sectors of commercial property. Selling through auction is the preferred method of sale in the USA, Canada, and in mainland Europe.

**If you are interested in selling by auction and would like to speak to someone sooner, don't hesitate to contact our West Midlands Auction team on 0121 366 0539.**

## AUCTION DAY PROCEDURE

Before placing a bid we strongly advise that you carry out market research and due diligence on any property you are interested in bidding on. Make sure to review any legal documents we may have for the subject property. We recommend that before bidding you visually inspect the property internally and are completely happy with what's on offer.

### Registration

You will require photographic I.D. and proof of address to obtain a bidding paddle to enable you to bid at a property auction. If you intend to bid please remember to bring with you your debit/credit card or bankers draft for your Reservation Fee and the required identification. Please also bring the contact details of the solicitor you intend to use.

### Bidding For Your Lot

When the auctioneer announces your lot he will also bring to your attention any last minute items which you should be aware of. He will read the full address of the property, so please double check before bidding that this is the lot that you are interested in. The current lot number is usually displayed with a photograph on screens at the front of the room. The auctioneer will invite bids at a particular level and you can make this bid by raising your paddle, hand or catalogue. If you wish to make a bid other than the auctioneer calls, please shout out your bid and the auctioneer may or may not accept it. The property will be 'knocked down' to the highest bidder – but not until the auctioneer warns you by saying '*going, going, gone*'. Never delay until the last second with your bid – you may lose it. Remember, there may be 300+ people in the room and unless your bid is clear the auctioneer may not see you.

### On The Fall Of The Hammer

If you are the successful bidder, a member of the auction team will approach you and ask you to follow them to the sales room. You will be asked to

provide a reservation fee or deposit. We will then prepare the acknowledgement of reservation form for you to sign using the details provided. Exchange will usually take place a maximum of 28 days later under the supervision of your solicitor upon receipt of Draft Contract. Please do not leave the auction room without paying your deposit or reservation fee and signing the relevant paperwork.

### If The Lot You Want Is Unsold

If a lot fails to reach its reserve in the room and you wish to buy it, ensure you register your highest bid with us before you leave the room. We will contact the vendor and ask them for their instructions and contact you if we think that a sale after the auction is negotiable. Alternatively, call us in the office after the sale.

### Bidding Prior to the Auction

Any bid or registration of interest must be presented to the vendor in real time which may lead to a property being sold prior to the auction event. Buyers are urged to register their interest early to avoid any disappointment. If you require any assistance with finance or conveyancing then speak to a member of the auction team who will be happy to provide quotes from our specialist panel.



**Remember!** If you're not planning to attend the auction, but would like to bid by proxy or phone, you must fill and return the form in this catalogue or contact the team to pre-register on:

**0121 366 0539  
[enquiries@iam-sold.co.uk](mailto:enquiries@iam-sold.co.uk)**

# OUR METHODS OF AUCTION

## Modern Method of Auction

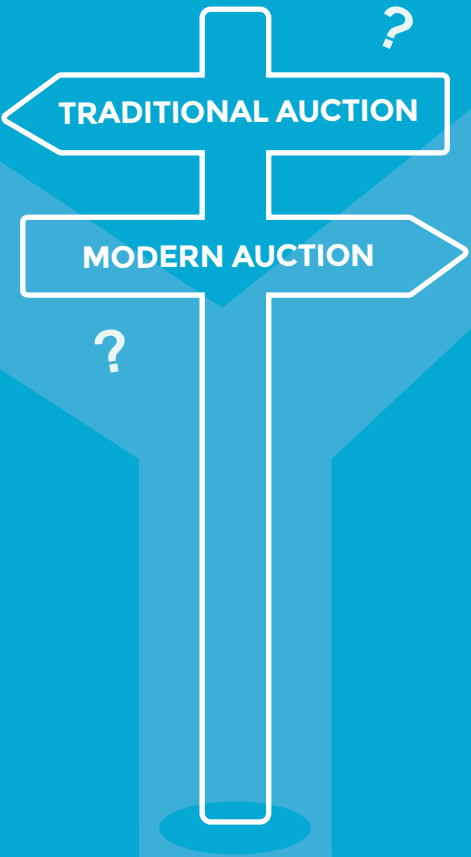
The Modern Method of Auction is different to traditional auction procedures in the UK, in that it is **conditional**. This means that the sale is not legally binding once a bid is accepted. When a bid is accepted the buyer is allowed a 28 day period of reservation in which to achieve exchange of contracts, at which point the sale becomes legally binding, (i.e. the buyer is bound to buy and the vendor is bound to sell). The 28 day period starts from when the buyer's solicitor is in receipt of draft contracts. A further 28 day period is authorised to achieve completion of contracts, and at this point legal transfer of title takes place and keys and monies change hands.

## Traditional Method of Auction

This is an **Unconditional Auction** where on acceptance of an offer or on the fall of the hammer the buyer will pay up to a 10% deposit and exchange of contracts is immediate. Both parties are then legally bound to buy and sell. Traditional Auctions are mainly used by the investment market for properties that attract significant interest from professional investors. The residential sector can find it harder to buy through a traditional auction because there is a limited amount of time to put finance in place, meaning many purchases through a traditional auction are cash based.

## The Verdict

Whilst the Traditional Auction is useful for disposing of investment stock to the investment market quickly and efficiently, the residential market requires more than this. The Modern Method offers the ability to maximise the level of interest from a broad range of buyers, in turn creating the best sales price in the current market but still benefiting from the security of a non refundable reservation fee or deposit and a fixed date to move and sell.



# PROOF OF IDENTIFICATION



All successful bidders must provide Proof of Identity and Proof of Address in order for us to comply with money laundering regulations.

**Original documents must be provided.**  
**Photocopies are not accepted.**

**Important notice!**  
You must supply at least one document from each list below to proceed with the sale.\*

## Proof of Identity Tick List

- ☒ Current Signed Passport
- ☒ Current Full UK/EU Photo Card Driving Licence\*\*
- ☒ Current full UK Driving Licence\*\* (old style)\*\* (Provisional licenses not accepted).
- ☒ Resident permit issued by the Home Office to EU Nationals.
- ☒ Inland Revenue Tax Notification.

## Proof of Address Tick List

- ☒ Current full UK Driving Licence\*\* (Provisional licenses not accepted).
- ☒ A utility bill issued in the last three months (Not a mobile phone bill)
- ☒ Local Authority tax bill (Current year)
- ☒ Bank / Building Society / Credit Union statement containing current address.
- ☒ Most recent original mortgage statement from a UK lender.

# DEPOSITS / RESERVATION FEES

Deposits and /or fees will be accepted by one of the following methods:

Banker's Draft, Debit / Credit Cards (3% surcharge applies to credit card transactions).  
**NO CASH OR CHEQUES WILL BE ACCEPTED**

\*We reserve the right to conduct a soft imprint online identification search on any successful buyer.

\*\*Current full UK/EU driving license cannot be used to prove both ID and address. This document can only identify ID or address.

# GLOSSARY OF COMMON AUCTION TERMS

## Addendum

This is the document published on the day of the auction containing all changes and additions to the details within the catalogue. It is important that you read this document before bidding to see if there is anything significant listed against your lot. We will be compiling these amendments right up until the auction day. The most up to date copy is always available from our Auction Department. The Addendum forms part of the contract of sale.

## Reserve Price

This is the minimum price that is acceptable to the vendor for selling their lot in the auction. We do not publish Reserve Prices; this figure is a private agreement between the vendor and the auctioneer, however as a guide the Reserve is generally around 10% in excess of the Starting Bid. Both the Starting Bid and Reserve can be subject to change.

## Reservation Fee

Unless otherwise stated, each property is sold subject to a Reservation Fee of **3.5% to a minimum of £5,000 + VAT**. If you are interested in a particular lot please speak to a member of the team before you bid and clearly read the Terms & Conditions attached to the property. Please note that the **Reservation Fee is in addition to the final negotiated selling price**, and is paid on a non-refundable basis. It is held as a reservation against the subject property until exchange of contracts take place. If the sale falls through due to the vendor breaching the terms of the agreement the Reservation Fee or deposit becomes repayable to the buyer in full.

## Reservation Deposit

Under this method of sale the buyer will be required to pay a Reservation Deposit. The Reservation Deposit is calculated against the final negotiated selling price at **3.5% subject to a minimum of £6,000**. The deposit is taken as a part payment of the final negotiated selling price and will be deducted from the balance of the final selling price upon completion of contracts. The deposit is taken on a non-refundable basis. The

deposit is held as a reservation against the subject property. If the sale falls through due to an act or action of the vendor, the deposit becomes repayable to the buyer in full.

## Exchange of Contracts

The buyer will sign the contract for sale and send it to the seller, who also signs it. This is the point at which both parties are legally obliged to complete the transaction, and usually takes place a maximum of 28 days after the buyer's solicitor is in receipt of draft contracts. At this point there is a legal obligation for the purchaser to buy and the vendor to sell.

## Completion of Contracts

This is when the purchase becomes final. The purchase price is paid in full by the buyer's conveyancer and received by the seller's conveyancer. The seller must move out of the property on this date and release the keys to the buyer.

## Special Conditions Of Sale

In addition to these 'general' conditions applicable to each lot the vendor's solicitor may draft additional terms applicable to their individual lot – these are the Special Conditions.

These are not printed in the catalogue and are available for free from the Auction Department if applicable. They form part of the Contract of Sale. It is important that you satisfy all of your legal enquiries and are aware of all conditions (including any Addendum) before you bid at auction.

## Energy Performance Certificate (EPCs)

EPCs contain information on your home's energy use and typical energy costs, with recommendations on how to reduce energy use and save money.

## Auction Catalogue

Details of the property and land to be sold are set out in this catalogue. All lots are sold subject to Special Conditions of Sale. It is important that

prospective purchasers satisfy themselves as to the location, boundaries, condition and state of the lots before the auction.

## Starting Bids

These are prices published for each property and are the level at which the bidding will commence. They are for guidance only and are not Reserve Prices. They may occasionally change during the marketing period. Each Starting Bid has a corresponding Reserve Price that is usually in excess of the starting price.

## Insurance

Unless indicated to the contrary, the seller will continue to be responsible for insuring the property **until completion**.

## Viewing

Due to the nature and condition of auction properties, we highlight the potential risk that viewing such properties carries and advise all to proceed with caution and take necessary actions to ensure their own safety whilst viewing any lot in this catalogue. Viewings are conducted entirely at your own risk, these properties are not owned or controlled by the Auction Department and we cannot be held liable for loss or injury caused while viewing or accessing any lot. Due to the nature of some auction properties, electricity may not be turned on therefore viewing times are restricted.

## The Legal Aspect

The legal aspect of buying at auction is a contractual commitment. Before making an offer prior to auction or bidding at the auction it is advisable to consult a solicitor regarding the General and Special Conditions of Sale, the Local Authority Search and other legal documentation.

## Pre Auction Offers

If a property has been entered to a live auction room at one of our regional auctions the online

bidding facility is disabled. If you wish to place a pre auction offer you will need to speak with a member of the Auction Team who will explain the process to you. The vendor can consider offers prior to the live auction, but this is at their discretion to do so. The auctioneers or vendors cannot be held responsible for costs incurred in respect of any lot which is withdrawn or sold prior to auction.

## Buyer Information Pack

A Buyer Information Pack is a range of legal documents prepared before the property is sold via auction. This gives the buyer a chance to view the legal aspects of the property before purchasing.

The pack includes: Property Information forms, Fixture and Fittings forms, official Land Registry Documents, Title Plan, Local Search and Water and Drainage Search, leasehold documents if applicable and auction Terms and Conditions.

**The successful purchaser will be required to pay £166.67 + VAT for the preparation of the Buyer Information Pack.**

Once the property is sold, the pack will be forwarded to the solicitors involved to ensure a speedy exchange and completion.

If you have any queries or further questions regarding the information in this catalogue, don't hesitate to speak to a member of our auction team who will be able to offer you sound advice. You can contact us by telephone, email or alternatively visit our website [www.westmidlandspropertyauction.co.uk](http://www.westmidlandspropertyauction.co.uk)

## Disclaimer

Particulars within this catalogue are believed to be correct but their accuracy is not guaranteed. Information relating to rating matters has been obtained by verbal enquiry only. Prospective purchasers are advised to make their own enquiries of the appropriate authority. All measurements, areas and distances are approximate only. Potential purchasers are advised to check them.



PROXY/TELEPHONE BIDDING REGISTRATION FORM

RESERVATION FEE

Bidding Method      ☐ Proxy      ☐ Telephone      ☐ Pre Registration

Date of Auction      Lot Number      Lot Address

Maximum Bid £      (in words)

I hereby authorise IAM Sold Ltd to bid on my behalf for the subject property above, be that by telephone, or by proxy. I confirm that I have read and understand the terms and conditions included in the auction catalogue. If you select the telephone as a method of bidding, and we are unable to contact you, the maximum of the proxy will be put forward on your behalf.

Buyer's Details      Full Name(s)

Postal Address

Post Code

Telephone (for bids)      Email

Solicitor's Details if appointed. If not and you would like a quote, please tick this box ☐

Postal Address

Post Code

Telephone      Email

Buyer's Signature

I understand that if my bid is successful that a Buyer's Premium of 3.5% subject to a minimum of £5000 + VAT is payable. The Buyer's Premium is calculated against the final negotiated selling price and is not considered as part payment of the final negotiated selling price. The Buyer's Premium is received on a non-refundable basis and is held as a reservation for the subject property and will be forfeited if formal contracts are not exchanged within 28 days. The buyers shall pay an additional £166.67 + VAT for the preparation of the Buyer Information Pack. The buyers declare that the information and conditions held within the auction catalogue are understood and accepted. A 3% surcharge applies for credit card transactions taken as payments.

PLEASE NOTE THAT CREDIT OR DEBIT CARD DETAILS WILL BE VERIFIED BEFORE ANY BIDS ARE ACCEPTED.

I authorise a payment for the buyers premium to be taken from my bank account listed below:

Name on card      Card Type

Card Number      Security Number

Valid From      Expiry Date



Remember! If you're not planning to attend the auction, but would like to bid by proxy or phone, you must fill and return the form in this catalogue or contact the West Midlands team to pre-register on: 0121 3660 539 or enquiries@iam-sold.co.uk

LOT LIST

PUBLIC AUCTION EVENT

Lot	Address	Starting Bid	Agents
01	26 High Street, Cheswardine, Chipnall, Shropshire	£110,000	Barbers
02	26 The Feldings, Erdington, Birmingham, West Midlands	£110,000	Green & Co
03	24 Walmley Road, Sutton Coldfield, West Midlands	£160,000	Green & Co
04	8 Timber Down, Wick, Worcestershire	£155,000	Nicol & Co Estate Agents
05	97 John Amery Drive, Stafford, Staffordshire	£90,000	DB Roberts
06	50 John Amery Drive, Stafford, Staffordshire	£145,000	DB Roberts
07	3 Victoria Road, Shifnal, Shropshire	£85,000	DB Roberts
08	43 Garland Crescent, Halesowen, West Midlands	£160,000	Lex Allan Group
09	17 Rowley Hill View, Cradley Heath, West Midlands	£210,000	Lex Allan Group
10	Flat 6 Harrow Court , Sutton Coldfield, West Midlands	£130,000	Green & Co
11	75 Burtondale, Brookside, Telford, Shropshire	£53,000	DB Roberts
12	188 Willowfield, Telford, Shropshire	£60,000	DB Roberts
13	23 Singleton, Sutton Hill, Telford, Shropshire	£67,000	DB Roberts
14	46 Singleton, Sutton Hill, Telford, Shropshire	£65,000	DB Roberts
15	The Dairy, Brockton Hall Farm, Brockton, Shifnal, Shropshire	£299,000	DB Roberts
16	Flat 3, 17 Salop Street, Bridgnorth, Shropshire	£109,000	Berriman Eaton
17	31 Friars Street, Bridgnorth, Shropshire	£200,000	Berriman Eaton
18	23 Wroxeter Way, Stirchley, Telford, Shropshire	£110,000	DB Roberts
19	1 Highfields, Market Drayton, Shropshire	£107,000	Barbers
20	25 Vicarage Road, Bilston, West Midlands	£200,000	Skitts
21	38 Beech Road, Wolverhampton, Staffordshire	£115,000	Skitts
22	23 The Crescent, Tettenhall Wood, Wolverhampton, Staffordshire	£115,000	Skitts
23	110 Penderel Street, Walsall, Staffordshire	£85,000	Homepoint Estate Agents
24	18 George Road, Sutton Coldfield, West Midlands	£135,000	Green & Co
25	10 Brecknock Court, Leegomery, Shropshire	£80,000	Barbers
26	57 & 59 King Street, Wellington, Shropshire	£80,000	Barbers
27	37 Finger Road, Dawley, Shropshire	£50,000	DB Roberts
28	86 Haybridge Road, Hadley, Shropshire	£85,000	DB Roberts
29	5a Church Parade, Telford, Shropshire	£80,000	DB Roberts

LOT LIST  
PUBLIC AUCTION EVENT

Lot	Address	Starting Bid	Agents
30	22 Penkhull Terrace, Penkhull, Stoke-on-trent, Staffordshire	£35,000	Keates Hulme
31	58 Rothesay Road, Stoke-on-trent, Staffordshire	£40,000	Keates Hulme
32	54 Wellesley Street, Stoke-on-trent, Staffordshire	£45,000	Keates Hulme
33	75 Heaton Terrace, Newcastle-under-lyme, Staffordshire	£59,950	Your Move
34	2 Tavistock Crescent, Newcastle-under-lyme, Staffordshire	£185,000	Reeds Rains
35	38 Thirlmere Grove, Longton, Stoke-on-trent, Staffordshire	£90,000	Your Move
36	3 Emberton Street, Chesterton, Chesterton, Staffordshire	£55,000	Your Move
37	1776 Bristol Road South, Rednal, West Midlands	£148,500	Your Move
38	19 Park Avenue, Middlesbrough, Cleveland	£70,000	Your Move
39	195 Callowbrook Lane, Rubery, Rednal, Rednal, West Midlands	£90,000	Your Move
40	15 Wedgewood Road, Quinton, West Midlands	£250,000	Your Move
41	5 Grove Road, Ansty, West Midlands	£250,000	Your Move
42	1 Portway Hill, Rowley Regis, West Midlands	£100,000	Lex Allan Group
43	52 Heather Road, Bloxwich, Walsall, Staffordshire	£75,000	Skitts
44	11 Mulberry Place, Dudley Fields, Walsall, West Midlands	£75,000	Skitts
45	398 Stafford Road, Oxley, Wolverhampton, Staffordshire	£100,000	Skitts
46	117 Glastonbury Crescent, Bloxwich, Walsall, Staffordshire	£75,000	Skitts
47	2 The Chapel, Broad Way, Pelsall, Staffordshire	£79,950	Skitts
48	114 Daw End Lane, Walsall, West Midlands	£180,000	Skitts
49	7 Hardy Road, Walsall, West Midlands	£60,000	Skitts
50	102 Ashfurlong Crescent, Sutton Coldfield, West Midlands	£215,000	Green & Co
51	38 Sawpit Lane, Brocton, Staffordshire	£190,000	DB Roberts
52	17 Ironstone Road, Cannock, Staffordshire	£100,000	Concentric
53	5 Marlborough Avenue, Stafford, Staffordshire	£145,000	DB Roberts
54	111 Wrekin Drive, Donnington, Shropshire	£74,000	DB Roberts
55	74 Wolseley Road, Stafford, Staffordshire	£135,000	DB Roberts
56	223 Sandon Road, Stafford, Staffordshire	£135,000	DB Roberts
57	59 Tixall Road, Stafford, Staffordshire	£85,000	DB Roberts
58	155 Doxey, Stafford, Staffordshire	£125,000	DB Roberts

LOT LIST  
PUBLIC AUCTION EVENT

Lot	Address	Starting Bid	Agents
59	Coppers, Griffin Close, Norton In Hales, Shropshire	£170,000	Barbers
60	27 Buxton Avenue, Fazeley, Staffordshire	£130,000	Hunters Group
61	57 Winchester Drive, Midway, Derbyshire	£105,000	Your Move
62	13 Mount Street, Nuneaton, Warwickshire	£45,000	Your Move
63	22 Chapel Street, Castle Gresley, Derbyshire	£80,000	Your Move
64	45 Faulkner Road, Solihull, West Midlands	£150,000	Hunters Group
65	21 Marlbrook Close, Solihull, West Midlands	£108,000	Hunters Group

## LOT 1

**Starting Bid: £110,000**

26 High Street  
Cheswardine, Chipnall  
Shropshire  
TF9 2RB



- Semi Detached Cottage
- 3 Bedrooms
- 1 Reception Room
- 1 Bathroom
- Rear Garden
- No Upward Chain
- EPC: F

**Market Drayton: 01630 653641**



## LOT 4

**Starting Bid: £155,000**

8 Timber Down  
Wick  
Worcestershire  
WR10 3NY



- Semi Detached House
- 2 Bedrooms
- 2 Reception Rooms
- 1 Bathroom
- No Chain
- Rear Garden
- EPC: D

**Worcester: 01905 676000**



## LOT 2

**Starting Bid: £110,000**

26 The Feldings  
Erdington, Birmingham  
West Midlands  
B24 0TS



- Semi Detached House
- 3 Bedrooms
- 2 Reception Rooms
- 1 Bathroom
- Viewing Recommended
- EPC: TBC

**Walmley: 0121 313 1991**



## LOT 5

**Starting Bid: £90,000**

97 John Amery Drive  
Stafford  
Staffordshire  
ST17 9PF



- Semi Detached House
- 3 Bedrooms
- 2 Reception Rooms
- 1 Bathroom
- Front Garden
- Rear Garden
- EPC: D

**Stafford: 01785 255800**



## LOT 3

**Starting Bid: £160,000**

24 Walmley Road  
Sutton Coldfield  
West Midlands  
B76 1QN



- Mid Terraced House
- 3 Bedrooms
- 1 Reception Room
- 1 Bathroom
- Rear Garden
- uPVC Double Glazing
- EPC: D

**Walmley: 0121 313 1991**



## LOT 6

**Starting Bid: £145,000**

50 John Amery Drive  
Stafford  
Staffordshire  
ST17 9NA



- Detached Bungalow
- 2 Bedrooms
- 0 Reception Rooms
- 0 Bathrooms
- Corner Plot
- Off Road Parking
- EPC: TBC

**Stafford: 01785 255800**





## LOT 7

**Starting Bid: £85,000**

3 Victoria Road  
Shifnal  
Shropshire  
TF11 8AF



- Flat
- 2 Bedrooms
- 1 Reception Room
- 1 Bathroom
- First Floor Flat
- Great Opportunity
- EPC: E



**Shifnal: 01952 461999**

## LOT 8

**Starting Bid: £160,000**

43 Garland Crescent  
Halesowen  
West Midlands  
B62 9NH



- Semi Detached House
- 3 Bedrooms
- 1 Reception Room
- 1 Bathroom
- Local Amenities
- Garage & Garden
- EPC: D



**Halesowen: 0121 550 5400**

## LOT 9

**Starting Bid: £210,000**

17 Rowley Hill View  
Cradley Heath  
West Midlands  
B64 7ER



- Detached House
- 4 Bedrooms
- 2 Reception Rooms
- 1 Bathroom
- Vacant Possession
- Garage & Parking
- EPC: C



**Halesowen: 0121 550 5400**

## LOT 10

**Starting Bid: £130,000**

Flat 6 Harrow Court  
Sutton Coldfield  
West Midlands  
B74 4QN



- Flat
- 2 Bedrooms
- 1 Reception Room
- 1 Bathroom
- Communal Gardens
- Garage
- EPC: TBC



**Four Oaks: 0121 323 3323**

## LOT 11

**Starting Bid: £53,000**

75 Burtondale  
Brookside, Telford  
Shropshire  
TF3 1PJ



- Mid Terraced House
- 3 Bedrooms
- 1 Reception Room
- 1 Bathroom
- Front Garden
- Rear Garden
- EPC: TBC



**Telford Centre: 01952 291722**

## LOT 12

**Starting Bid: £60,000**

188 Willowfield  
Telford  
Shropshire  
TF7 5NY



- Mid Terraced House
- 3 Bedrooms
- 1 Reception Room
- 1 Bathroom
- Mid Terraced House
- Vacant Possession
- EPC: D



**Telford Centre: 01952 291722**

## LOT 13

### Starting Bid: £67,000

23 Singleton  
Sutton Hill, Telford  
Shropshire  
TF7 4JQ



- Mid Terraced House
- 3 Bedrooms
- 1 Reception Room
- 1 Bathroom
- Rear Gardens
- Communal Parking
- EPC: D

Telford Centre: 01952 291722

## LOT 14

### Starting Bid: £65,000

46 Singleton  
Sutton Hill, Telford  
Shropshire  
TF7 4JH



- Mid Terraced House
- 3 Bedrooms
- 1 Reception Room
- 1 Bathroom
- Enclosed Rear Garden
- EPC: D

Telford Centre: 01952 291722

## LOT 15

### Starting Bid: £299,000

The Dairy, Brockton Hall Farm  
Brockton, Shifnal  
Shropshire  
TF11 9LZ



- Semi Detached House
- 3 Bedrooms
- 2 Reception Rooms
- 2 Bathrooms
- Garage
- Countryside Views
- EPC: TBC

Shifnal: 01952 461999

## LOT 16

### Starting Bid: £109,000

Flat 3  
17 Salop Street, Bridgnorth  
Shropshire  
WV16 4QU



- Flat
- 2 Bedrooms
- 2 Reception Rooms
- 2 Bathrooms
- No Chain
- Local Amenities
- EPC: D

Bridgnorth: 01746 766499



## LOT 17

### Starting Bid: £200,000

31 Friars Street  
Bridgnorth  
Shropshire  
WV16 4BJ



- End Terraced House
- 3 Bedrooms
- 2 Reception Rooms
- 1 Bathroom
- Courtyard Garden
- Gas Central Heating
- EPC: F

Bridgnorth: 01746 766499



## LOT 18

### Starting Bid: £110,000

23 Wroxeter Way  
Stirchley  
Shropshire  
TF3 1QF



- Semi-detached
- 3 Bedrooms
- 1 Reception Room
- 1 Bathroom
- Driveway & Garage
- Front & Rear Gardens
- EPC: D

Shifnal: 01952 461999

## LOT 19

**Starting Bid: £107,000**

1 Highfields  
Market Drayton  
Shropshire  
TF9 1BT



- Semi Detached House
- 2 Bedrooms
- 1 Reception Room
- 1 Bathroom
- Large Rear Garden
- Driveway/Parking
- EPC: D



**Market Drayton: 01630 653641**

## LOT 20

**Starting Bid: £200,000**

25 Vicarage Road  
Bilston  
West Midlands  
WV14 9EA



- Detached House
- 4 Bedrooms
- 4 Reception Rooms
- 2 Bathrooms
- Off Road Parking
- Rear Garden
- EPC: TBC



**Sedgley: 01902 686 868**

## LOT 21

**Starting Bid: £115,000**

38 Beech Road  
Wolverhampton  
Staffordshire  
WV10 6TP



- Semi Detached House
- 3 Bedrooms
- 2 Reception Rooms
- 1 Bathroom
- Enclosed Rear Garden
- No Onward Chain
- EPC: D



**Wolverhampton: 01902788188**

## LOT 22

**Starting Bid: £115,000**

23 The Crescent  
Tettenhall Wood, Wolverhampton  
Staffordshire  
WV6 8LA



- Semi Detached House
- 3 Bedrooms
- 2 Reception Rooms
- 1 Bathroom
- Driveway Parking
- Enclosed Rear Garden
- EPC: TBC



**Wolverhampton: 01902788188**

## LOT 23

**Starting Bid: £85,000**

110 Penderel Street  
Walsall  
Staffordshire  
WS3 3ED



- Semi Detached House
- 3 Bedrooms
- 1 Reception Room
- 1 Bathroom
- Large Rear Garden
- Conservatory
- EPC: E



**Walsall: 01922 611 133**

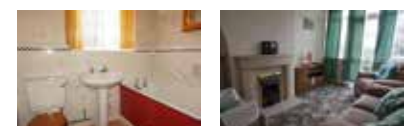
## LOT 24

**Starting Bid: £135,000**

18 George Road  
Sutton Coldfield  
West Midlands  
B73 5AW



- Semi Detached House
- 3 Bedrooms
- 2 Reception Rooms
- 1 Bathroom
- No Onward Chain
- Rear Garden
- EPC: TBC



**Boldmere: 0121 321 3991**



## LOT 25

### Starting Bid: £80,000

10 Brecknock Court  
Leegomery  
Shropshire  
TF1 6UQ



- End Terraced House
- 3 Bedrooms
- 1 Reception Room
- 1 Bathroom
- Gas Central Heating
- Rear Garden
- EPC: D

Wellington: 01952 221200

## LOT 26

### Starting Bid: £80,000

57 & 59 King Street  
Wellington  
Shropshire  
TF1 1NS



- 2 Semi Detached Houses
- 3 Bedrooms
- 2 Reception Rooms
- 2 Bathrooms
- 2 Properties
- 3 Garages
- EPC: G

Wellington: 01952 221200

## LOT 27

### Starting Bid: £50,000

37 Finger Road  
Dawley  
Shropshire  
TF4 3JY



- Cottage
- 2 Bedrooms
- 2 Reception Rooms
- 1 Bathroom
- Off Road Parking
- Garage/Storage
- EPC: TBC

Telford Centre: 01952 291722

## LOT 28

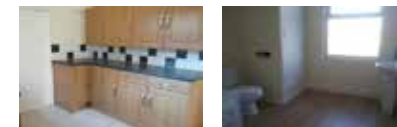
### Starting Bid: £85,000

86 Haybridge Road  
Hadley  
Shropshire  
TF1 6JL



- Semi Detached House
- 2 Bedrooms
- 2 Reception Rooms
- 1 Bathroom
- No Upward Chain
- Front & Rear Garden
- EPC: E

Wellington: 01952 256 272



## LOT 29

### Starting Bid: £80,000

5a Church Parade  
Telford  
Shropshire  
TF2 6EX



- Terraced House
- 3 Bedrooms
- 2 Reception Rooms
- 2 Bathrooms
- Conservatory
- Driveway
- EPC: D

Oakengates: 01952 620021

## LOT 30

### Starting Bid: £35,000

22 Penkhull Terrace  
Penkhull, Stoke-on-trent  
Staffordshire  
ST4 5DH



- Flat
- 2 Bedrooms
- 1 Reception Room
- 1 Bathroom
- Rear Garden
- Double Glazing
- EPC: TBC

Stoke: 01782 413580



## LOT 31

**Starting Bid: £40,000**

58 Rothesay Road  
Stoke-on-trent  
Staffordshire  
ST3 4QW



- Terraced House
- 2 Bedrooms
- 1 Reception Room
- 1 Bathroom
- Rear Yard
- Double Glazed
- EPC: E



Stoke: 01782 413580

## LOT 32

**Starting Bid: £45,000**

54 Wellesley Street  
Stoke-on-trent  
Staffordshire  
ST1 4NW



- Terraced House
- 2 Bedrooms
- 1 Reception Room
- 1 Bathroom
- Rear Yard
- Double Glazing
- EPC: E



Stoke: 01782 413580

## LOT 33

**Starting Bid: £59,950**

75 Heaton Terrace  
Newcastle-under-Lyme  
Staffordshire  
ST5 8PJ



- Terraced House
- 2 Bedrooms
- 2 Reception Rooms
- 1 Bathroom
- Rear Yard
- Off Road Parking
- EPC: E



Newcastle under Lyme: 01782 626 224

## LOT 34

**Starting Bid: £185,000**

2 Tavistock Crescent  
Newcastle-under-Lyme  
Staffordshire  
ST5 3NW



- Semi Detached House
- 3 Bedrooms
- 2 Reception Rooms
- 1 Bathroom
- Front & Rear Gardens
- Garage
- EPC: D



Newcastle under Lyme: 01782 717273

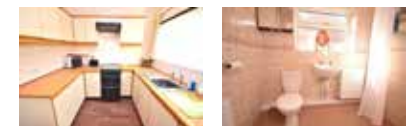
## LOT 35

**Starting Bid: £90,000**

38 Thirlmere Grove  
Longton, Stoke-on-trent  
Staffordshire  
ST3 5HZ



- Semi Detached House
- 3 Bedrooms
- 1 Reception Room
- 1 Bathroom
- Driveway
- Rear Garden
- EPC: TBC



Longton: 01782 316 611

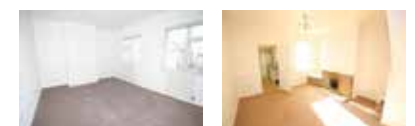
## LOT 36

**Starting Bid: £55,000**

3 Emberton Street  
Chesterton  
Staffordshire  
ST5 7LJ



- Terraced House
- 3 Bedrooms
- 1 Reception Room
- 1 Bathroom
- Rear Yard
- No Upward Chain
- EPC: D



Newcastle under Lyme: 01782 626 224



## LOT 37

**Starting Bid: £148,500**

1776 Bristol Road South  
Rednal  
West Midlands  
B45 9PF



- Semi Detached House
- 3 Bedrooms
- 2 Reception Rooms
- 1 Bathroom
- Rear Garden
- Garage & Driveway
- EPC: E



**Rubery: 01214533041**

## LOT 38

**Starting Bid: £70,000**

19 Park Avenue  
Middlesbrough  
Cleveland  
TS6 0AR



- Semi Detached House
- 3 Bedrooms
- 2 Reception Rooms
- 1 Bathroom
- Good investment
- Great Family Home
- EPC: D



**Normanby: 01642 465374**

## LOT 39

**Starting Bid: £90,000**

195 Callowbrook Lane  
Rubery, Rednal  
West Midlands  
B45 9TG



- Semi-detached
- 3 Bedrooms
- 2 Reception Rooms
- 1 Bathroom
- Rear Garden
- Front Driveway
- EPC: TBC



**Rubery: 01214533041**

## LOT 40

**Starting Bid: £250,000**

15 Wedgewood Road  
Quinton  
West Midlands  
B32 1LP



- Detached House
- 6 Bedrooms
- 3 Reception Rooms
- 2 Bathrooms
- Off Road Parking
- Garage/Workshop
- EPC: G



**Quinton: 0121 421 7766**

## LOT 41

**Starting Bid: £250,000**

5 Grove Road  
Ansty  
West Midlands  
CV7 9JD



- Detached House
- 4 Bedrooms
- 1 Reception Room
- 1 Bathroom
- Versatile
- Spacious
- EPC: E



**Coventry: 02476 552 255**

## LOT 42

**Starting Bid: £100,000**

1 Portway Hill  
Rowley Regis  
West Midlands  
B65 9DE



- Semi Detached House
- 3 Bedrooms
- 1 Reception Room
- 1 Bathroom
- No Upward Chain
- Rear Yard
- EPC: D



**Halesowen: 0121 550 5400**

## LOT 43

**Starting Bid: £75,000**

52 Heather Road  
Bloxwich, Walsall  
Staffordshire  
WS3 2PZ



- Semi Detached House
- 3 Bedrooms
- 2 Reception Rooms
- 1 Bathroom
- Large Corner Plot
- No Onward Chain
- EPC: E



**Bloxwich: 01922 478104**

## LOT 44

**Starting Bid: £75,000**

11 Mulberry Place  
Dudley Fields, Walsall  
West Midlands  
WS3 2NF



- Semi Detached House
- 3 Bedrooms
- 1 Reception Room
- 1 Bathroom
- Front & Rear Gardens
- Off Road Parking
- EPC: E



**Bloxwich: 01922 478104**

## LOT 45

**Starting Bid: £100,000**

398 Stafford Road  
Oxley, Wolverhampton  
Staffordshire  
WV10 6AJ



- Semi Detached House
- 3 Bedrooms
- 2 Reception Rooms
- 1 Bathroom
- No Onward Chain
- Driveway Parking
- EPC: E



**Wolverhampton: 01902788188**

## LOT 46

**Starting Bid: £75,000**

117 Glastonbury Crescent  
Bloxwich, Walsall  
Staffordshire  
WS3 2QX



- Terraced House
- 3 Bedrooms
- 2 Reception Rooms
- 1 Bathroom
- No Chain
- Re-fitted Kitchen
- EPC: D



**Bloxwich: 01922 478104**

## LOT 47

**Starting Bid: £79,950**

2 The Chapel, Broad Way  
Pelsall  
Staffordshire  
WS4 1AW



- Bungalow
- 1 Bedroom
- 1 Reception Room
- 1 Bathroom
- Gardens
- Parking
- EPC: D



**Bloxwich: 01922 478104**

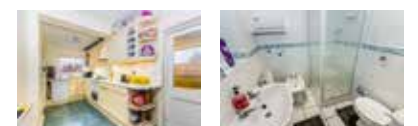
## LOT 48

**Starting Bid: £180,000**

114 Daw End Lane  
Walsall  
West Midlands  
WS4 1JR



- Detached House
- 4 Bedrooms
- 3 Reception Rooms
- 2 Bathrooms
- Rear Garden
- Garage
- EPC: E



**Bloxwich: 01922 478104**

## LOT 49

**Starting Bid: £60,000**

7 Hardy Road  
Walsall  
West Midlands  
WS3 1JY



- End Terraced House
- 2 Bedrooms
- 1 Reception Room
- 1 Bathroom
- Front & Rear Gardens
- Modernisation Needed
- EPC: TBC



**Bloxwich: 01922 478104**

## LOT 50

**Starting Bid: £215,000**

102 Ashfurlong Crescent  
Sutton Coldfield  
West Midlands  
B75 6EW



- Detached Bungalow
- 2 Bedrooms
- 1 Reception Room
- 1 Bathroom
- No Upward Chain
- Garage
- EPC: TBC

**Sutton Coldfield: 0121 355 8828**

## LOT 51

**Starting Bid: £190,000**

38 Sawpit Lane  
Brocton  
Staffordshire  
ST17 0TE



- Detached House
- 3 Bedrooms
- 1 Reception Room
- 1 Bathroom
- Garage
- Driveway
- EPC: TBC



**Stafford: 01785 255800**

## LOT 52

**Starting Bid: £100,000**

17 Ironstone Road  
Cannock  
Staffordshire  
WS12 0QB



- Detached House
- 6 Bedrooms
- 1 Reception Room
- 1 Bathroom
- Local Amenities
- Driveway & Garage
- EPC: E



**Stafford: 01902 421405**

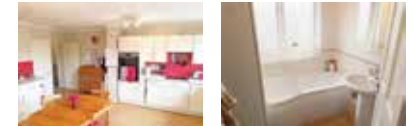
## LOT 53

**Starting Bid: £145,000**

5 Marlborough Avenue  
Stafford  
Staffordshire  
ST16 3SG



- Semi Detached House
- 3 Bedrooms
- 2 Reception Rooms
- 1 Bathroom
- Garage
- Off Road Parking
- EPC: D



**Stafford: 01785 255800**

## LOT 54

**Starting Bid: £74,000**

111 Wrekin Drive  
Donnington  
Shropshire  
TF2 8DU



- Semi Detached House
- 3 Bedrooms
- 2 Reception Rooms
- 1 Bathroom
- No Upward Chain
- Driveway
- EPC: E

**Oakengates: 01952 620021**



## LOT 55

### Starting Bid: £135,000

74 Wolseley Road  
Stafford  
Staffordshire  
ST16 3XW



- Detached Bungalow
- 2 Bedrooms
- 1 Reception Room
- 1 Bathroom
- Front & Rear Gardens
- Garage & Driveway
- EPC: D

Stafford: 01785 255800

## LOT 56

### Starting Bid: £135,000

223 Sandon Road  
Stafford  
Staffordshire  
ST16 3HQ



- Semi Detached House
- 3 Bedrooms
- 2 Reception Rooms
- 1 Bathroom
- Front & Rear Gardens
- Garage
- EPC: TBC

Stafford: 01785 255800

## LOT 57

### Starting Bid: £85,000

59 Tixall Road  
Stafford  
Staffordshire  
ST16 3UY



- Mid Terraced House
- 2 Bedrooms
- 1 Reception Room
- 1 Bathroom
- No Onward Chain
- Rear Garden
- EPC: D

Stafford: 01785 255800

## LOT 58

### Starting Bid: £125,000

155 Doxey  
Stafford  
Staffordshire  
ST16 1EQ



- Semi Detached House
- 3 Bedrooms
- 1 Reception Room
- 1 Bathroom
- Front & Rear Gardens
- Garage
- EPC: D

Stafford: 01785 255800

## LOT 59

### Starting Bid: £170,000

Coppers, Griffin Close  
Norton In Hales  
Shropshire  
TF9 4QZ



- Detached House
- 3 Bedrooms
- 2 Reception Rooms
- 2 Bathrooms
- Front & Rear Gardens
- Driveway & Garage
- EPC: D

Market Drayton: 01630 653641

## LOT 60

### Starting Bid: £130,000

27 Buxton Avenue  
Fazeley  
Staffordshire  
B78 3RP



- Semi Detached House
- 3 Bedrooms
- 1 Reception Room
- 1 Bathroom
- Rear Garden
- No Upward Chain
- EPC: TBC

Tamworth: 01827 66277

## LOT 61

**Starting Bid: £105,000**

57 Winchester Drive  
Midway  
Derbyshire  
DE11 7LS



- Semi Detached House
- 3 Bedrooms
- 1 Reception Room
- 1 Bathroom
- No Upward Chain
- Front & Rear Gardens
- EPC: C

**Swadlincote: 01283 219 892**



## LOT 62

**Starting Bid: £45,000**

13 Mount Street  
Nuneaton  
Warwickshire  
CV11 5PL



- End Terraced House
- 2 Bedrooms
- 2 Reception Rooms
- 1 Bathroom
- Local Amenities
- End Terraced House
- EPC: E

**Nuneaton: 02476 344 566**



## LOT 63

**Starting Bid: £80,000**

22 Chapel Street  
Castle Gresley  
Derbyshire  
DE11 9HZ



- End Terraced House
- 2 Bedrooms
- 1 Reception Room
- 1 Bathroom
- Double Garage
- No Upward Chain
- EPC: D

**Swadlincote: 01283 219 892**



## LOT 64

**Starting Bid: £150,000**

45 Faulkner Road  
Solihull  
West Midlands  
B92 8SD

**Hunters**

- Semi Detached House
- 3 Bedrooms
- 2 Reception Rooms
- 1 Bathroom
- No Chain
- Garage
- EPC: D

**Solihull: 0121 709 0111**



## LOT 65

**Starting Bid: £108,000**

21 Marlbrook Close  
Solihull  
West Midlands  
B92 8LP

**Hunters**

- Maisonette
- 2 Bedrooms
- 1 Reception Room
- 1 Bathroom
- No Upward Chain
- Rear Garden
- EPC: C

**Solihull: 0121 709 0111**





## CLIENT FEEDBACK

### THE AUCTION EXPERIENCE



"Totally professional, good advice and prompt action - well done"

**S. LOONAT**

"Great communication throughout - very helpful and informative. Knowledgeable staff on process"

**L. FABER**

"Great service - I was always kept in the loop, with weekly contact in the early stages, then almost every day up to exchange and completion"

**L. MALLINDER**

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You'll receive email updates including auction date reminders, digital copies of our brochures, property promotions and links to useful resources if you're interested in buying.

## Terms & Conditions

### Telephone or Proxy Bidding

1. A prospective buyer wishing to make a telephone or proxy bid (a "Bidder") must complete, sign and date the form within this catalogue.

Separate forms must be completed for each lot on which a bid is to be placed.

2. The form must be delivered to The Auction Department, 7 & 8 Diamond Court, Newcastle upon Tyne, NE3 2EN at least 24 hours prior to the start of the Auction.

3. In the case of a telephone bid a member of the Auctioneers' staff will attempt to contact the Bidder by telephone before the lot in question is offered for sale. If contact is made the Bidder may compete in the bidding through the Auctioneers' staff. However if telephone contact cannot be made or the connection is lost the Bidder hereby authorises the Auctioneers and their staff to bid on their behalf up to their maximum authorised bid for the lot in question.

4. If the Bidder is successful the Bidder hereby authorises the Auctioneers to sign the Memorandum of Agreement on their behalf.

5. If the Bidder wishes to withdraw or alter his instructions or to attend the Auction to bid it is their responsibility to notify the Auctioneers in writing before the Auction.

6. The Auctioneers shall not be liable for any failure to bid due to inadequate or unclear instructions being received or for any other reason. The Auctioneers have absolute discretion as to whether or not and in what manner to bid.

7. The Bidder is deemed to have full knowledge of the General and Special Conditions of Sale and the Notice to All Prospective Buyers herein. The Bidder is also deemed to have full knowledge of any addendum produced by the Auctioneers at or prior to the Auction. The Bidder is therefore advised to check whether any relevant addendum has or will be produced but the Auctioneers will not be liable to the Bidder if he fails to so check.



**Remember!** If you're not planning to attend the auction, but would like to bid by proxy or phone, you must fill and return the form in this catalogue or contact the West Midland Property Auction team to pre-register on:

**0121 366 0539**  
**[enquiries@iam-sold.co.uk](mailto:enquiries@iam-sold.co.uk)**

## Modern Method of Auction Terms & Conditions (v3.1)

### Reservation Fee

These conditions govern the conduct of "conditional" or "modern method" auctions operated by IAM Sold Limited (Company or Auctioneer or us/we/our).

All properties sold by auction using the Company website or by a physical auction which are expressed to be either a "conditional" or "modern method" auction are governed by these conditions.

A non-refundable reservation fee of 3.5 % subject to a minimum of £5,000 + VAT must be paid by the buyer immediately following the conclusion of the auction or acceptance of an offer. This must be paid by cleared funds to the Auctioneer who will issue an Acknowledgement of Reservation.

### Introduction

These conditions have three main sections.

#### 1. Glossary

This gives special meanings to some words used in the rest of the conditions.

#### 2. The conduct of the auction

This section regulates the conduct of the auction. If you bid for a property which is offered for sale by conditional auction you do so on the basis that you accept them.

#### 3. Conditions of reservation

If you win a conditional auction for a property you must sign a reservation form under which you agree to be bound by the conditions of reservation relevant to that property. The conditions are legally binding.

### Important notice

A prudent buyer will, before bidding for a property:

- Inspect the Buyer Information Pack for the relevant property.
- Have finance available for the fees, deposit and purchase price.
- Carry out usual searches and make usual enquiries.
- Take professional advice from a conveyancer and, in appropriate cases, a chartered surveyor and an accountant.
- Check the content of all available leases and other documents relating to the property.
- Check that what is said about the property in the Buyer Information Pack is accurate.
- Check whether VAT registration and election is advisable for commercial properties.

**The conditions assume that the buyer has acted like a prudent buyer. If you choose to buy a property without taking these normal precautions you do so at your own risk.**

1. Glossary

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

Wherever it makes sense:

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

Approved financial institution

Any bank or building society that has signed up to the Banking Code or Business Banking Code or is otherwise acceptable to us.

Auction

The auction advertised as online or in the catalogue (as applicable).

Auction conduct conditions

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

Auctioneers

The auctioneers of the auction.

Buyer Information Pack

The pack of documents relating to a property which is advertised online for conditional auction.

Buyer

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

Catalogue

Any catalogue to which the conditions refer including any supplement to it.

Condition

One of the auction conduct conditions or sales conditions.

Conditional auction

A conditional or “modern method” of auction as described in these conditions.

Contract

The contract by which the seller agrees to sell and the buyer agrees to buy the property.

Online

On our website or, where applicable, one of our accredited partner’s websites.

Property

Each separate property described in the catalogue or (as the case may be) online.

Price

The price that the buyer agrees to pay for the property.

Reservation Deposit

A non-refundable deposit paid by the buyer to us to reserve a property. This deposit is used by the seller to pay our fees for conducting the conditional auction.

Reservation Fee

A non-refundable fee paid by the buyer to us to reserve a property. This is in payment of our fees for conducting the conditional auction.

Reservation Form

The form of contract which is to be signed by a buyer and by us (on behalf of the seller) reserving the property for sale by the seller to the buyer as further described in the conditions of reservation.

Seller

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

We (and us and our)

The auctioneers.

You (and your)

Someone who bids on an auction, whether or not a buyer.

2. The Conduct of the Auction

A1 Introduction

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

A1.2 Where a **property** is advertised for auction:

(a) **online**, you have been given access to that auction only on the basis that **you** accept these **auction conduct conditions**;

(b) in a **catalogue**, you are only issued that catalogue on the basis that **you** accept these **auction conduct conditions**,

which govern **our** relationship with **you** and cannot be disapplied or varied by the **sale conditions** (even by a **condition** purporting to replace the whole of the Conditional Auction Conditions). They can be varied only if **we** agree.

A2 Our role

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

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

- (b) offer each **property** for sale by **conditional auction**;
- (c) receive and hold **reservation deposits** (if applicable);
- (d) receive **reservation fees** (if applicable);
- (e) sign each **reservation form** on behalf of each seller; and
- (f) treat a **reservation form** as repudiated if the **buyer** fails to sign that **reservation form** or pay a **reservation fee** or **reservation deposit** (as applicable).

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

A2.3 **We** may cancel the **conditional auction**, or change the way in which a **property** is offered for sale. **We** may also combine or divide **properties**. A **property** may be sold or withdrawn from sale prior to the **conditional auction**.

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

**A3 Bidding and reserve prices**

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

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

A3.3 All bids made **online** must comply with the terms and conditions which apply to use of our website or to the use of our partner’s websites (as applicable).

A3.4 if there is a dispute over bidding **we** are entitled to resolve it, and our decision is final.

A3.5 Unless stated otherwise each **property** is subject to a reserve price (which may be fixed just before the **property** is offered for sale). If no bid equals or exceeds that reserve price the property will be withdrawn from the **conditional auction**.

A3.6 Where there is a reserve price the **seller** may bid (or ask **us** or another agent to bid on the **seller’s** behalf) up to the reserve price but may not make a bid equal to or exceeding the reserve price. **You** accept that it is possible that all bids up to the reserve price are bids made by or on behalf of the **seller**.

A3.7 Where a guide price (or range of prices) is given that guide is the minimum price at which, or range of prices within which, the **seller** might be prepared to sell at the date of the guide price. But guide prices may change. The last published guide price will normally be at or above any reserve price, but not always – as the **seller** may fix the final reserve price just before bidding commences.

**A4 The Buyer Information Pack and other information**

A4.1 **We** have taken reasonable care to describe each **property** (either **online** or in a **catalogue**). The description of a **property** is based on information supplied by or on behalf of the **seller**. **You** need to check that the information is correct.

A4.2 The description of a **property** and the **Buyer Information Pack** may change prior to the **conditional auction** and it is **your** responsibility to check that **you** have the correct versions.

A4.3 If **we** provide information, or a copy of a document, provided by others **we** do so only on the basis that **we** are not responsible for the accuracy of that information or document.

**A5 The reservation form**

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

A5.2 **You** are obliged to enter into a **reservation form** which obliges you to proceed to purchase the **property** at the **price you** bid plus **VAT** (if applicable).

A5.3 **You** must:

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

A5.4 If **you** do not **we** may either:

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

A5.5 Where a **reservation deposit** is paid, that **reservation deposit**:

- (a) is to be held by us as agent for the **seller**, but otherwise is to be held as stated in the **reservation conditions**; and
- (b) must be paid in pounds sterling by cheque or by credit card, debit card or bankers’ draft made payable to **us** on an **approved financial institution** or by such other method of payment as **we** may notify to **you**.

A5.6 **We** may retain the **reservation form** signed by or on behalf of the **seller** until the **reservation deposit** or **reservation fee** (as applicable) has been received in cleared funds.

A5.7 If **you** do not comply with your obligations under the **reservation form** then **you** are personally liable to comply with the obligations under the **reservation form** even if **you** are acting as an agent for the **buyer**.

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

**3. Conditions of Reservation**

**R1 Introduction**

R1.1 Words in **bold** type have specified meanings, which are defined in the **Glossary**.

R1.2 Where you win a **conditional auction** for a **property** you must sign a **reservation form**, which is a legally binding contract between the **buyer** and **seller** reserving the **property** for purchase by the **buyer**.

R.1.3 These reservation conditions summarise the terms of the **reservation form**.

## R2 Payment of reservation fee

R2.1 This condition applies where a **reservation fee** must be paid by you on winning a conditional auction for a **property**.

R2.2 Conditional upon payment of the **reservation fee** and you signing the **reservation form**, the **property** shall be reserved to the **buyer** for the reservation period stated in that **reservation form**, this is the period in which time the buyer is to exchange contracts to purchase the **property**.

## R3 Payment of reservation deposit

R3.1 This condition applies where a **reservation deposit** must be paid by you on winning a **conditional auction** for a **property**.

R3.2 The **reservation deposit** is to be held by us and, following formal exchange of contracts for the sale and purchase of the **property**, transferred to the **seller's** solicitors as part payment of the purchase price under the contract for the purchase of the **property**.

## R4 Seller's obligations

R4.1 On the **reservation form** being signed and either **reservation fee** or **reservation deposit** being paid, the seller will grant to the **buyer** a period of exclusivity.

R4.2 During the exclusivity period the **seller** agrees:

- (a) he or she has instructed us not to agree another reservation of the **property**;
- (b) not to encumber or deal with the title to the **property**;
- (c) not to send, instruct or allow anyone else to send any contract for sale of the **property** to anyone other than the **buyer's** solicitors;
- (d) to give such access to the **property** as may be reasonably required by any surveyor or valuer appointed by the **buyer**;
- (e) not to give access to any other person to view the **property** nor negotiate with anyone other than the **buyer** any terms for the sale of the **property**;
- (f) to use all reasonable endeavours to proceed to a formal exchange of contracts within the exclusivity period;
- (g) to supply all documentation, information and authority to enable the **seller's** solicitors to draft and negotiate the sale and purchase contract and do all work necessary to enable contracts for sale of the Property to be exchanged within the exclusivity period;
- (h) to immediately instruct the **seller's** solicitors to issue a contract for the sale of the **property** to the **buyer's** solicitors and to do all other work required to enable contracts for the sale of the **property** to be exchanged within the exclusivity period.

R4.3 The **seller** may (but shall not be obliged to) grant an extension of the exclusivity period stated in the **reservation form**. Any such extension shall be confirmed in writing.

## R5 Buyer's obligations

R5.1 The **buyer** agrees:

- (a) to use all reasonable endeavours to proceed to a formal exchange of contracts within the exclusivity period;
- (b) to immediately instruct the **buyer's** solicitors to investigate title to the **property**, negotiate the draft contract for the purchase of the **property**, raise enquiries of the **seller** and any third parties about the **property** and do any other work required to enable contracts for the purchase of the **property** to be exchanged within the exclusivity period;
- (c) to promptly:
  - (i) if the **buyer** intends to use a loan in connection with the purchase of the **property**, the **buyer** shall apply to the relevant lender and complete all necessary documentation and do all such things as such lender may require to process the **buyer's** application as soon as possible including the payment of any application fees;
  - (ii) if the **buyer** or the **buyer's** mortgagee or lender requires that the **property** is surveyed and/or valued, the buyer will use all reasonable endeavours to arrange for the survey and/or valuation to take place at the **property** as soon as reasonably practicable including the payment of any valuation fee;
  - (iii) keep the **auctioneer** and the **seller's solicitors** advised of progress with the application for the loan;
- (d) Within 5 working days of receiving draft contracts from the seller's solicitor, the buyer must ensure that their nominated solicitor has raised initial enquiries in relation to the draft contract, in writing with the seller's solicitor. If this has not been undertaken, the seller reserves the absolute right to re-offer the property for sale free of any obligation to the buyer. In this event the Reservation Fee is deemed non refundable.
- (e) the date of completion shall be specified in the contract exchanged for the purchase of the **property** but such date shall be no later than the date being **28 days** after the date of exchange of contracts and the **buyer** shall use all reasonable endeavours to complete the purchase of the **property** by such date;
- (f) the **buyer** shall pay to the **auctioneer** the cost of the preparation of the Buyer Information Pack relating to the **property**;
- (g) **buyer** has received the Buyer Information Pack (if applicable) and is ready willing and able to proceed with the purchase of the **property**;
- (h) the **buyer** agrees that if contracts for the purchase of the **property** have not been legally and unconditionally exchanged within the exclusivity period the **seller** has the absolute right to re-offer the **property** for sale free of any obligation to the **buyer**.

## R6 Termination of reservation

R6.1 The **reservation form** shall not be capable of termination by the **seller** or **buyer** during the exclusivity period except as specified below.

R6.2 On the expiry of the exclusivity period specified in the **reservation form** (or the expiry of any extension granted by the **seller** in writing) if the **buyer** has not exchanged contracts to purchase the **property**, the reservation of the **property** shall terminate at the discretion of the auctioneer.



R6.3 The **seller** may terminate the reservation of the **property** with by written notice to the **buyer** if the **buyer** is in breach of the **buyer's** obligations set out above.

#### R7 Binding obligations

R7.1 These conditions of reservation must be read in conjunction with the **reservation form** applicable to a particular **property**. Where there is any conflict or inconsistency between these conditions and the provisions of an individual **reservation form**, the relevant provisions of the **reservation form** shall apply.

R7.2 As these conditions and the **reservation form** comprises legally binding obligations on you, it is recommended you seek independent legal advice on these conditions and the **reservation form** before making any bid on a **property**.

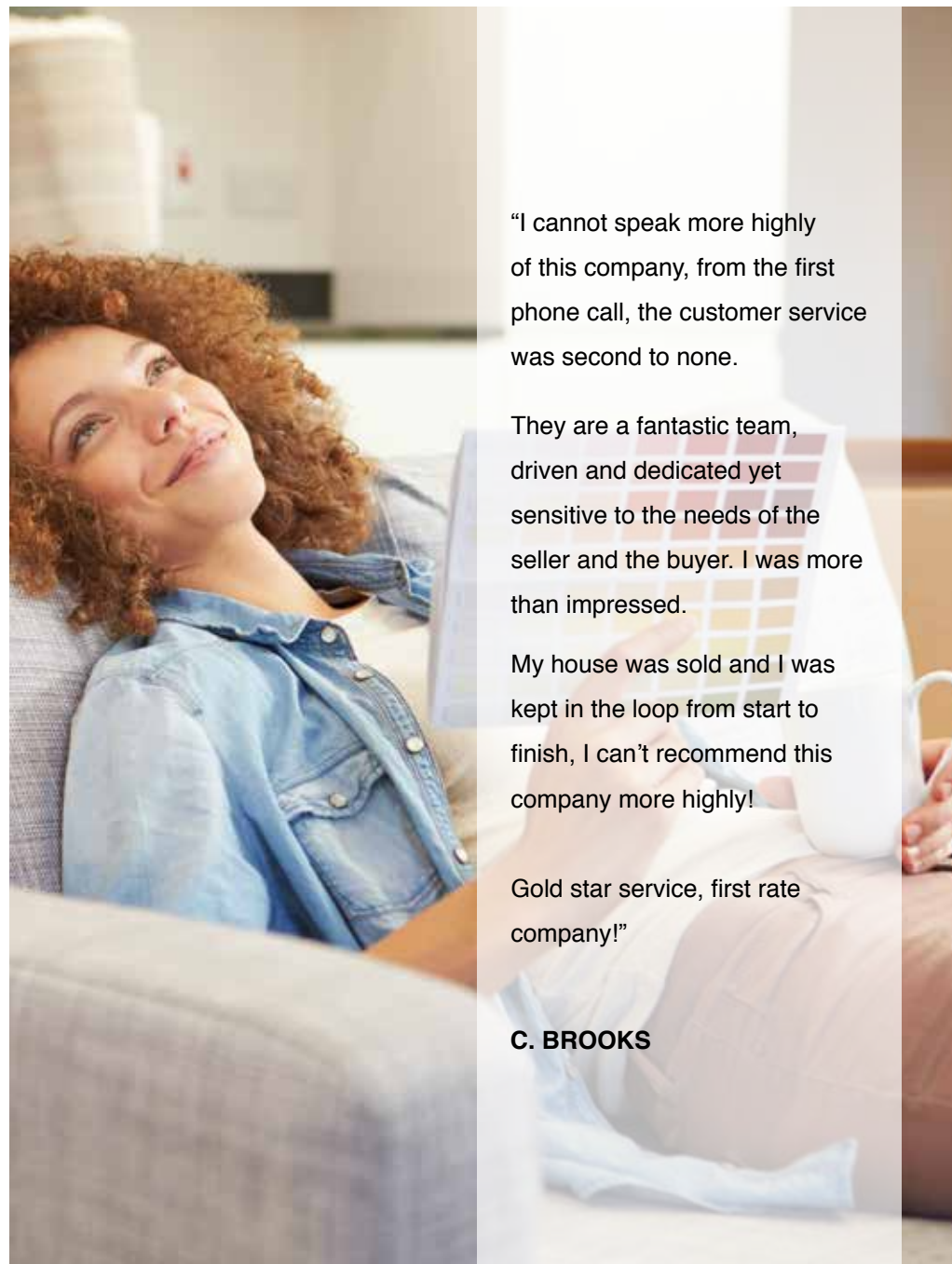
#### R8 Auctioneer

R8.1 You acknowledge and agree that we act as an agent of the seller and not in our own capacity.

R8.2 Save in the event of fraud or death or personal injury resulting from our negligence, neither the us nor any of our group companies, affiliates, third party service providers, licensors, officers, directors or employees shall have any liability of any nature howsoever arising in relation to these conditions or to any property.

## CLIENT FEEDBACK

### THE AUCTION EXPERIENCE



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They are a fantastic team, driven and dedicated yet sensitive to the needs of the seller and the buyer. I was more than impressed.

My house was sold and I was kept in the loop from start to finish, I can't recommend this company more highly!

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