Property auction catalogue

The Best Western Moat House Hotel,
Stoke-on-Trent,
Staffordshire ST1 5BQ
To start at 6.30pm

Monday 12 September 2016

www.buttersjohnbee.com
butters john bee limited (butters john bee) property auctions 2016

The Moat House Hotel,
Stoke-on-Trent, ST1 5BQ

<table>
<thead>
<tr>
<th>2016 Auction Dates</th>
<th>Closing Date For Entries</th>
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<tr>
<td>18 January 2016</td>
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<tr>
<td>29 February 2016</td>
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<td>11 April 2016</td>
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Freehold & Leasehold Lots
offered in conjunction with...

98 Lots

View property auction results at www.buttersjohnbee.com
Did you know?

<table>
<thead>
<tr>
<th>Lots in this auction</th>
<th>Lots sold in our auctions in 2016 so far: OVER £26m</th>
</tr>
</thead>
<tbody>
<tr>
<td>98</td>
<td>333</td>
</tr>
</tbody>
</table>

We have a team of over 25 expert valuers and surveyors who can advise you on all aspects of selling by auction including…

Mike Hancock MNAEA
Associate Director
mikehancock@bjbmail.com

Peter Sawyer
Auctioneer
petersawyer@bjbmail.com

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Gary Fear
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Mark Greenwood
markgreenwood@bjbmail.com

Rebekka Storey
rebekkastorey@bjbmail.com
You do not have to register prior to the auction however if you are intending to bid please complete this form prior to bidding. Please remember all purchasers are required to provide proof of identity (current signed passport/current UK photo card driving licence etc) and evidence of address (utility bill/bank or building society statement etc).

**Buyer’s Administration Fee**

Each successful buyer will be required to pay butters john bee a Buyer’s Administration Fee on exchange of contracts for each lot purchased of £625 plus VAT.

**Signing contracts and paying 10% deposit money**

After the administration process, you will be taken to the solicitor to sign the contract and pay the deposit money.

Lot No(s):

Property:

Bidder’s Name:

Buyer’s Name:

Bidder’s Co:  

Buyer’s Co:

Tel. No:  

Tel. No:

Email:  

Email:

Address:  

Address:


Your Solicitors:

Contact + Tel No:

Solicitor’s address:

If you are the successful bidder, your finance arrangements will be verified by a representative of bjb Financial Services.

**FOR OFFICE USE ONLY:**

Proof of identity:  

Document:  

Number:

Proof of address:  

Document:  

Number:

**PURCHASER’S RECEIPT**

Received with thanks, administration fees regarding purchase of the auction lots detailed above.

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<th>Date:</th>
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Total amount received: £.......................... cheque/cash/debit card/credit card (2.5% admin fee for credit card payment)

Cash and credit card payments can only be taken for the administration fee, deposits must be paid by bankers draft, personal/business cheque or debit card.

butters john bee limited VAT No: 159 8572 54  

Admin clerk initials
Buying at auction is becoming far more popular with the public, many of whom have never previously attended a property auction. We have drawn up some basic guidelines to ensure that clients maximise their opportunity to take advantage of such a wide variety of properties available at one venue.

- Think ahead, **butters john bee** hold regular auction sales with a catalogue printed some weeks in advance. Either buy a catalogue from one of our offices or download one FREE of charge from our website www.buttersjohnbee.com

- Read the catalogue carefully. Each of our properties carries a brief description. Read our details thoroughly and identify the properties you are interested in.

- Take a look at the property you are interested in. Contact the office listed for viewing arrangements or see the relevant viewing schedule.

- Take legal advice. Purchasing a property at auction is a firm commitment that carries the same legal implications as a signed contract by private treaty. In most cases we have copies of legal documents in our possession, or your solicitor may wish to contact the vendor’s solicitor, these legal packs can often be downloaded from our website.

- Read the general conditions of sale at the rear of the catalogue.

- Get a copy of the addendum. These are available online and contain any late amendments, information or alterations.

- Plan ahead if you require mortgage assistance. Note that prospective purchasers should have the necessary mortgage advice well in advance of future auctions.

- Leave time to get a valuation done if required. Your mortgage finance may be reliant upon the results, not to mention your peace of mind.

- Organise your deposit before the auction. We ask for 10% deposit (Subject to a minimum of £1000) once the property is knocked down to you, payable on signing contracts on the day of the auction. Your bank or building society should be made aware of this. The balance of the monies will normally be due within 20 working days of the sale. In addition you have to pay to the auctioneer an administration fee of £625 plus VAT if you purchase at the auction, prior to the auction or post auction. Cheques made payable to butters john bee. Deposits must be paid by bankers draft, personal/business cheque or debit card.

- Make sure the Auctioneer has your bid, by clearly indicating with catalogue or hand.

- Make sure you bring with you proof of identity and evidence of your address. This can include a current full UK driving licence, current signed passport plus a recent utility bill, bank or building society statement. A list of acceptable documents can be provided. Original documents MUST be provided, photocopies are NOT acceptable.

- Check that the properties included in the catalogue will be offered on the day of the sale. Some may be withdrawn, and some may be sold prior to auction.

- Keep calm. Our Auctioneers understand the pressure that first time auction buyers can experience in the sale room, and will be as helpful as possible.

- Arrive in plenty of time. It is useful to get some knowledge of how sales are conducted by seeing other lots being sold.

- If the lot you’re bidding for fails to make its reserve it may be that the vendor will decide to accept your bid later so make sure you leave your details with us.

- Be ready to sign immediately when the hammer falls. We shall have a copy of the contract available soon after the hammer falls.

- Be positive, with the right forward planning and research you will find an auction a speedy and simple way of buying a property.

- This catalogue contains details about properties being sold at auction. Those details are subject to change up to and including the day of the auction. Please check our website regularly at buttersjohnbee.com and look out for any additional materials available on the day of the auction, in order to stay fully informed with the up to date information.

**Guide Price:** An indication of the seller’s current minimum acceptable price at auction. The guide price or range of guide prices is given to assist consumers in deciding whether or not to pursue a purchase. It is usual, but not always the case, that a provisional reserve range is agreed between the seller and the auctioneer at the start of marketing. As the reserve is not fixed at this stage and can be adjusted by the seller at any time up to the day of the auction in the light of interest shown during the marketing period, a guide price is issued. This guide price can be shown in the form of a minimum and maximum price range within which an acceptable sale price (reserve) would fall, or as a single price figure within 10% of which the minimum acceptable price (reserve) would fall. A guide price is different to a reserve price (see separate definition). Both the guide price and the reserve price can be subject to change up to and including the day of the auction.

**Reserve Price:** the seller’s minimum acceptable price at auction and the figure below which the auctioneer cannot sell. The reserve price is not disclosed and remains confidential between the seller and the auctioneer. Both the guide price and the reserve price can be subject to change up to and including the day of the auction.
Proof of identity and address

All successful bidders must provide proof of identity and address to the Auctioneers immediately after the fall of the hammer.

Original documents MUST be provided. Photocopies are NOT acceptable.

Identity document

- Current signed passport
- Current full UK/EU Photo Card Driving Licence*
- Current full UK Driving Licence (old style)* (a provisional licence will not be accepted)
- Resident Permit issued by the Home Office to EU Nationals
- Inland Revenue Tax Notification
- Firearms Certificate

Evidence of Address

- Current full UK Driving Licence (old style)* (a provisional licence will not be accepted)
- A utility bill issued within the last three months (not a mobile phone bill)
- Local Authority tax bill (valid for the current year)
- Bank, Building Society or Credit Union statement containing a current address
- The most original mortgage statement from a UK lender

*These documents may be used as an identity document or evidence of address but NOT both.

If the buyer’s details are different from the successful bidder’s, then the buyer will also be required to submit their details as above. If the successful bidder is buying on behalf of a company we also require a letter from that company on their letterhead authorising the bidder to bid on their behalf, the bidder will still be required to produce their details as above.

Please note an administration fee of £625 plus VAT will be payable by the purchaser on each lot purchased whether sold prior, at the auction or post auction. Cheques made payable to Butters John Bee. Payment by debit card and credit card is also acceptable (2.5% admin charge on credit card).

Deposits must be paid by bankers draft, personal/business cheque or debit card. We cannot accept deposit payments by cash or credit card.
AUCTION FINANCE AVAILABLE
Call us on 0800 083 5035

INVESTMENT PROPERTY

COMMERCIAL PROPERTY

DEVELOPMENT FINANCE

INDEPENDENT, IMPARTIAL FUNDING SOLUTIONS

CALL FREEPHONE: 0800 083 5035
PHILGRAY@BJBFINANCIALSERVICES.COM
WWW.WATTS-COMMERCIAL.CO.UK
## Order of sale

(unless previously sold or withdrawn)

### The Best Western Moat House Hotel, Stoke-on-Trent, Staffordshire, ST1 5BQ

**Monday 12 September 2016 at 6.30pm**

| 1 | 4 Brunswick Place, Hanley, Stoke-on-Trent, Staffordshire, ST1 3DD |
| 2 | 13 Woodhouse Street, Stoke-on-Trent, Staffordshire, ST4 4OX |
| 3 | 30 Broomfield Road, Newport, Shropshire, TF10 7PW |
| 4 | 44 Barnfield, Penkhill, Stoke-on-Trent, Staffordshire, ST4 5JE |
| 5 | 8 Festival Gardens, Wellington, Telford, Shropshire, TF1 2JD |
| 6 | 18 Trench Close, Trench, Telford, Shropshire, TF2 8QY |
| 7 | 64 Hill Street, Hednesford, Cannock, Staffordshire, WS12 2DR |
| 8 | 20 Kingsley Road, Talke Pits, Stoke-on-Trent, ST7 1QZ |
| 9 | 29 Dalford Court, Hollinswood, Telford, Shropshire, TF3 2BP |
| 10 | 5 The Crescent, Lawley, Telford, Shropshire, TF4 2PF |
| 11 | 4 Laburnum Avenue, Wistaston, Crewe, Cheshire, CW2 8RR |
| 12 | 97 Elm Street, Cobridge, Stoke-on-Trent, Staffordshire, ST6 2HL |
| 13 | 28 Redhill Gardens, Stone, Staffordshire, ST15 8BH |
| 14 | 7 Denton Close, Winsford, Cheshire, CW7 2EY |
| 15 | 11 Withywood Drive, Malinslee, Telford, Shropshire, TF3 2HT |
| 16 | 7 Glendaie, Lawley, Telford, Shropshire, TF4 2PJ |
| 17 | 14 Thatcham Green, Blurton, Stoke-on-Trent, Staffordshire, ST3 3DL |
| 18 | 111 Sandford Crescent, Newport, Shropshire, TF4 2QP |
| 19 | 54 Denbigh Street, Hanley, Stoke-on-Trent, Staffordshire, ST1 5JB |
| 20 | 2-5 Kings Court Leek, Staffordshire, ST13 5JP |
| 21 | 92 Waverley, Woodside, Telford, Shropshire, TF7 5LU |
| 22 | 2 1 Wantage, Woodside, Telford, Shropshire, TF4 2QT |
| 23 | 878 London Road, Stoke-on-Trent, Staffordshire, ST4 5NX |
| 24 | 43 Barn Common, Woodseasides, Stafford, ST20 0LR |
| 25 | 48 Hollyhurst Road, Oakengates, Telford, Shropshire, TF3 6QP |
| 26 | 35 Farm Lodge Grove, Malinslee, Telford, Shropshire, TF3 2HP |
| 27 | 19 Market Street, Longton, Stoke-on-Trent, Staffordshire, ST3 1BE |
| 28 | 28 Saunders Street, Crewe, Cheshire, CW1 5AZ |
| 29 | Land at 32 High Street, Mow Cop, Stoke-on-Trent, Staffordshire, ST7 3NZ |
| 30 | 121 Bhyth Lane, Castlecroft, Wolverhampton, WV3 8DZ |
| 31 | 7 Cumberland Mews, Leegomery, Telford, Shropshire, TF1 6UG |
| 32 | 254 Westbourne, Woodside, Telford, Shropshire, TF7 5QR |
| 33 | 359 Cannock Road, Cannock, Staffordshire, WS11 5TD |
| 34 | 34 Pittsburgh House, Lightwood Road, Stoke-on-Trent, Staffordshire, ST3 7HD |
| 35 | 11 Clewlow Place, Adderley Green, Longton, Stoke-on-Trent, Staffordshire, ST3 5DA |
| 36 | 208 Weston Road, Weston Coyney, Stoke-on-Trent, Staffordshire, ST3 6EE |
| 37 | 3 Woodgate Street, Meir, Stoke-on-Trent, Staffordshire, ST4 6BS |
| 38 | 7 Hughes Street, Burslem, Stoke-on-Trent, Staffordshire, ST6 2HB |
| 39 | 16 Elder Road, Cobridge, Stoke-on-Trent, Staffordshire, ST8 2HE |
| 40 | 116 Baldwin Webb Avenue,Donnington, Telford, Shropshire, TF2 8EN |
| 41 | 49 Fourth Avenue, Kerley Bank, Telford, Shropshire, TF2 0AS |
| 42 | 111 Minshull New Road, Crewe, Cheshire, CW1 3PG |
| 43 | 13 Avon Drive, Crewe, Cheshire, CW1 5NJ |
| 44 | 124 Beville Street, Fenton, Stoke-on-Trent, Staffordshire, ST4 3LH |
| 45 | 2 Park View Road, Kidsgrove, Stoke-on-Trent, Staffordshire, ST7 4DA |
| 46 | 26 Stebbings, Sutton Hill, Telford, Shropshire, TF7 4JN |
| 47 | 95 Warrenway, Woodside, Telford, Shropshire, TF7 5GE |
| 48 | 4 Meadowlea, Madeley, Telford, Shropshire, TF7 5BE |
| 49 | 40 Meadowlea, Madeley, Telford, Shropshire, TF7 5BE |
| 50 | 24 Harvey Crescent, Arleston, Telford, Shropshire, TF1 2NZ |
| 51 | 8 Lancaster Place, Dawley, Telford, Shropshire, TF4 2HR |
| 52 | 17-23 Liverpool Road, Stoke-on-Trent, Staffordshire, ST4 1AW |
| 53 | 51 Balfour Street, Hanley, Stoke-on-Trent, Staffordshire, ST1 3QN |
| 54 | 113 Ash Lea Drive, Donnington, Telford, Shropshire, TF2 7QW |
| 55 | 105 St Matthews Road, Donnington, Telford, Shropshire, TF2 7NY |
| 56 | 33 Ash Lea Drive, Donnington, Telford, Shropshire, TF2 7QW |
| 57 | 168 Burford, Brookside, Telford, Shropshire, TF3 1LW |
| 58 | 181 Brookwood Drive, Meir, Stoke-on-Trent, Staffordshire, ST3 6JT |
| 59 | 5 to 6 Ashwood, Longton, Stoke-on-Trent, Staffordshire, ST3 1DP |
| 60 | Garages off Newcastle Lane, Penkhill, Newcastle-under-Lyme, Staffordshire, ST4 5DP |
| 61 | 15 West Street, Newcastle-under-Lyme, Staffordshire, ST5 1BH |
| 62 | 84 Woodwods, Woodside, Telford, Shropshire, TF7 5PJ |
| 63 | 36 Beaconsfield, Brookside, Telford, Shropshire, TF3 1NG |
| 64 | 23 Furnival Street, Cobridge, Stoke-on-Trent, Staffordshire, ST6 2PD |
| 65 | 6 Buxton Street, Sneyd Green, Stoke-on-Trent, Staffordshire, ST1 6BN |
| 66 | 1a Gresty Terrace, Crewe, Cheshire, CW1 5EN |
| 67 | 24 Hightown, Crewe, Cheshire, CW1 3BS |
| 68 | 117 Hartshill Road, Hartshill, Stoke-on-Trent, Staffordshire, ST4 7LU |
| 69 | Plot at The Rookery, Silverdale, Newcastle-under-Lyme, Staffordshire, ST5 6NA |
| 70 | 7 School Lane Close, Stafford, Staffordshire, ST17 4HH |
| 71 | 33 Ingestre Road, Stafford, Staffordshire, ST17 4DJ |
| 72 | 12 Cherry Tree Road, Chesterton, Newcastle-under-Lyme, Staffordshire, ST5 7BP |
| 73 | 111 Tennyson Road, Stafford, Staffordshire, ST17 9SY |
| 74 | Hopes Edge Presthope, Much Wenlock, Shropshire, TF13 6DQ |
| 75 | Freehold sale of 7 - 15 Farm Lodge Grove, Malinslee, Telford, Shropshire, TF3 2HP |
| 76 | Land at High Street, Halmerend, Stoke-on-Trent, Staffordshire, ST7 8AG |
| 77 | 90 Oakley Street, Crewe, Cheshire, CW1 2NL |
| 78 | 671 Lightwood Road, Lightwood, Stoke-on-Trent, Staffordshire, ST3 7HD |
| 79 | 125 Oversley Road, Stoke-on-Trent, Staffordshire, ST6 6TT |
| 80 | 47 Lowther Street, Hanley, Stoke-on-Trent, Staffordshire, ST1 5JE |
| 81 | 49 Denbig Street, Hanley, Stoke-on-Trent, Staffordshire, ST1 5JA |
| 82 | 7 Vernon Street, Crewe, Cheshire, CW1 3JU |
| 83 | PalmBrook Foyt, Staffordshire, ST10 2HN |
| 84 | The Old Coach House, 2B Bridge Street, Wybunbury, Nantwich, Cheshire, CW5 7NB |
| 85 | 38 Newchapel Road, Kidsgrove, Stoke-on-Trent, Staffordshire, ST7 4SG |
| 86 | The Mansion, The Hill, Sandbach, Cheshire, CW11 1FD |
| 87 | 51 Albert Street, Crewe, Cheshire, CW1 2QD |
| 88 | 19 Lomas Street, Shelton, Stoke-on-Trent, Staffordshire, ST4 7AE |
| 89 | Plot at 34 St Adrians Street, Tunstall, Stoke-on-Trent, Staffordshire, ST6 5HH |
| 90 | 10 Attlee Crescent, Stafford, Staffordshire, ST17 9RU |
| 91 | 27 Pear Tree Lane, Chesterton, Newcastle-under-Lyme, Staffordshire, ST5 7EU |
| 92 | 133 The Mill, Enderley Street, Newcastle-under-Lyme, Staffordshire, ST5 2AN |
| 93 | 15 Lincoln Road, Kidsgrove, Stoke-on-Trent, Staffordshire, ST7 1HA |
| 94 | 45 St Pauls Ct, Congreve Road, Blurton, Stoke-on-Trent, Staffordshire, ST3 2HU |
| 95 | 64 Pembroke Road, Blurton, Stoke-on-Trent, Staffordshire, ST3 3DA |
| 96 | 83 Port Vale Court, Burslem, Stoke-on-Trent, Staffordshire, ST6 1DF |
| 97 | 1 Stanton Road, Meir, Stoke-on-Trent, Staffordshire, ST3 6DL |
| 98 | 41 East Street, Weston Coyney, Stoke-on-Trent, ST3 6QJ |

View property auction results at [www.buttersjohnbee.com](http://www.buttersjohnbee.com).
Order of sale in alphabetical order

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<th>ADDRESS</th>
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<td>51 Albert Street, Crewe, Cheshire, CW1 2QD</td>
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<td>113 Ash Lea Drive, Donnington, Telford, Shropshire, TF2 7QW</td>
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<td>35 Farm Lodge Grove, Malinslee, Telford, Shropshire, TF3 2HP</td>
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<td>Freehold sale of Farm Lodge Grove, Malinslee, Telford, Shropshire, TF3 2HP</td>
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<tr>
<td>11</td>
<td>4 Laburnum Avenue, Wistaston, Crewe, Cheshire, CW2 6RR</td>
</tr>
<tr>
<td>51</td>
<td>8 Lancaster Place, Dawley, Telford, Shropshire, TF4 2HR</td>
</tr>
<tr>
<td>20</td>
<td>2-5 Kings Court Leek, Staffordshire, ST13 5JP</td>
</tr>
<tr>
<td>78</td>
<td>671 Lightwood Road, Lightwood, Stoke-on-Trent, Staffordshire, ST3 7HD</td>
</tr>
<tr>
<td>93</td>
<td>15 Lincoln Road, Kingsgrove, Stoke-on-Trent, Staffordshire, ST7 1HA</td>
</tr>
<tr>
<td>52</td>
<td>17-23 Liverpool Road, Stoke-on-Trent, Staffordshire, ST4 1AW</td>
</tr>
<tr>
<td>88</td>
<td>19 Lomas Street, Shelton, Stoke-on-Trent, Staffordshire, ST4 7AE</td>
</tr>
<tr>
<td>23</td>
<td>878 London Road, Stoke-on-Trent, Staffordshire, ST4 5NX</td>
</tr>
<tr>
<td>80</td>
<td>47 Lovethorpe Lane, Hanley, Stoke-on-Trent, Staffordshire, ST1 5JE</td>
</tr>
<tr>
<td>27</td>
<td>19 Market Street, Longton, Stoke-on-Trent, Staffordshire, ST3 1BE</td>
</tr>
<tr>
<td>48</td>
<td>4 Meadowlea, Madeley, Telford, Shropshire, TF7 5BE</td>
</tr>
<tr>
<td>49</td>
<td>40 Meadowlea, Madeley, Telford, Shropshire, TF7 5BE</td>
</tr>
<tr>
<td>42</td>
<td>111 Minshull New Road, Crewe, Cheshire, CW1 3PG</td>
</tr>
<tr>
<td>60</td>
<td>Garages off Newcastle Lane, Penkhill, Newcastle-under-Lyme, Staffordshire, ST4 5DP</td>
</tr>
<tr>
<td>85</td>
<td>38 Newchapel Road, Kingsgrove, Stoke-on-Trent, Staffordshire, ST7 4SG</td>
</tr>
<tr>
<td>77</td>
<td>90 Oakley Street, Crewe, Cheshire, CW1 2NL</td>
</tr>
<tr>
<td>79</td>
<td>125 Oversley Road, Stoke-on-Trent, Staffordshire, ST6 6TQ</td>
</tr>
<tr>
<td>45</td>
<td>2 Park View Road, Kingsgrove, Stoke-on-Trent, Staffordshire, ST7 4DA</td>
</tr>
<tr>
<td>91</td>
<td>27 Pear Tree Lane, Chesterton, Newcastle-under-Lyme, Staffordshire, ST5 7YE</td>
</tr>
<tr>
<td>64</td>
<td>6 Pembridge Road, Burton, Stoke-on-Trent, Staffordshire, ST3 3DA</td>
</tr>
<tr>
<td>34</td>
<td>34 Pittsburgh House, Lightwood Road, Stoke-on-Trent, Staffordshire, ST3 7HD</td>
</tr>
<tr>
<td>96</td>
<td>83 Port Vale Court, Burslem, Stoke-on-Trent, Staffordshire, ST6 1DF</td>
</tr>
<tr>
<td>74</td>
<td>Hopes Edge Prehope, Much Wenlock, Shropshire, TF13 6DQ</td>
</tr>
<tr>
<td>13</td>
<td>28 Redhill Gardens, Stone, Staffordshire, ST15 8BH</td>
</tr>
<tr>
<td>18</td>
<td>111 Sandford Crescent, Newport, Shropshire, TF10 7QP</td>
</tr>
<tr>
<td>28</td>
<td>7 Saunders Street, Crewe, Cheshire, CW1 3AZ</td>
</tr>
<tr>
<td>70</td>
<td>7 School Lane Close, Stafford, Staffordshire, ST17 4HH</td>
</tr>
<tr>
<td>89</td>
<td>Plot at 34 St Aidans Street, Tunstall, Stoke-on-Trent, Staffordshire, ST6 5HH</td>
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<tr>
<td>55</td>
<td>105 St Matthews Road, Donnington, Telford, Shropshire, TF2 7NY</td>
</tr>
<tr>
<td>97</td>
<td>1 Stanton Road, Meir, Stoke-on-Trent, Staffordshire, ST3 6DD</td>
</tr>
<tr>
<td>46</td>
<td>29 Stebbings, Sutton Hill, Telford, Shropshire, TF7 4NJ</td>
</tr>
<tr>
<td>73</td>
<td>111 Tennyson Road, Stafford, Staffordshire, ST17 9SY</td>
</tr>
<tr>
<td>17</td>
<td>14 Thatcham Green, Burton, Stoke-on-Trent, Staffordshire, ST3 3DL</td>
</tr>
<tr>
<td>10</td>
<td>5 The Crescent, Lawley, Telford, Shropshire, TF4 2PB</td>
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<tr>
<td>86</td>
<td>The Mansion The Hill, Sandbach, Cheshire, CW11 1FD</td>
</tr>
<tr>
<td>92</td>
<td>133 The Mill, Enderley Street, Newcastle-under-Lyme, Staffordshire, ST5 2AN</td>
</tr>
<tr>
<td>69</td>
<td>Plot at The Rookery, Silverdale, Newcastle-under-Lyme, Staffordshire, ST5 6NA</td>
</tr>
<tr>
<td>6</td>
<td>18 Trench Close, Trench, Telford, Shropshire, TF2 6QY</td>
</tr>
<tr>
<td>82</td>
<td>7 Vernon Street, Crewe, Cheshire, CW1 3LJ</td>
</tr>
<tr>
<td>22</td>
<td>1 Wantage, Woodside, Telford, Shropshire, TF7 5LF</td>
</tr>
<tr>
<td>47</td>
<td>95 Warrenway, Woodside, Telford, Shropshire, TF7 5OE</td>
</tr>
<tr>
<td>21</td>
<td>92 Waverley, Woodside, Telford, Shropshire, TF7 5LU</td>
</tr>
<tr>
<td>61</td>
<td>15 West Street, Newcastle-under-Lyme, Staffordshire, ST5 1BE</td>
</tr>
<tr>
<td>32</td>
<td>254 Westbourne, Woodside, Telford, Shropshire, TF7 5QR</td>
</tr>
<tr>
<td>36</td>
<td>208 Weston Road, Weston Coyney, Stoke-on-Trent, Staffordshire, ST3 6EE</td>
</tr>
<tr>
<td>15</td>
<td>11 Withywood Drive, Malinslee, Telford, Shropshire, TF3 2HT</td>
</tr>
<tr>
<td>37</td>
<td>3 Woodgate Street, Meir, Stoke-on-Trent, Staffordshire, ST3 6BS</td>
</tr>
<tr>
<td>2</td>
<td>13 Woodhouse Street, Stoke-on-Trent, Staffordshire, ST4 4QX</td>
</tr>
<tr>
<td>62</td>
<td>84 Wyndrrow, Woodside, Telford, Shropshire, TF7 5PQ</td>
</tr>
</tbody>
</table>

View property auction results at www.buttersjohnbee.com
### Viewing Schedule for properties in and around Longton on

Friday 19th August, Saturday 27th August, Tuesday 30th August, Friday 2nd September & Saturday 10th September

<table>
<thead>
<tr>
<th>LOT</th>
<th>ADDRESS</th>
<th>TIME</th>
</tr>
</thead>
<tbody>
<tr>
<td>37</td>
<td>3 Woodgate Street, Meir, ST3 6BS</td>
<td>9.30am–9.50am</td>
</tr>
<tr>
<td>97</td>
<td>1 Stanton Road, Meir, ST3 6DD</td>
<td>10.00am–10.20am</td>
</tr>
<tr>
<td>58</td>
<td>181 Brookwood Drive, Meir, ST3 6JT</td>
<td>10.30am–10.50am</td>
</tr>
<tr>
<td>36</td>
<td>208 Weston Road, Weston Coyney, ST3 6EE</td>
<td>11.00am–11.20am</td>
</tr>
<tr>
<td>78</td>
<td>671 Lightwood Road, Lightwood, ST3 7HD</td>
<td>11.30am–11.50am</td>
</tr>
<tr>
<td>95</td>
<td>64 Pembridge Road, Blurton ST3 3DA</td>
<td>12.00pm–12.20pm</td>
</tr>
<tr>
<td>17</td>
<td>14 Thatcham Green, Newstead, ST3 3DL</td>
<td>12.30pm–12.50pm</td>
</tr>
<tr>
<td>44</td>
<td>124 Beville Street, Fenton, ST4 3LH</td>
<td>1.00pm–1.20pm</td>
</tr>
<tr>
<td>59</td>
<td>5-6 Ashwood, Longton, ST3 1DP</td>
<td>1.30pm–2.30pm</td>
</tr>
</tbody>
</table>

### Viewing Schedule for properties in and around Crewe on

Friday 19th and 26th August and 2nd and 9th September 2016 also Saturday 20th and 27th August and 3rd and 10th September 2016

<table>
<thead>
<tr>
<th>LOT</th>
<th>ADDRESS</th>
<th>TIME</th>
</tr>
</thead>
<tbody>
<tr>
<td>43</td>
<td>13 Avon Drive, Crewe, Cheshire, CW1 5NJ</td>
<td>09.30–10.00</td>
</tr>
<tr>
<td>82</td>
<td>7 Vernon Street, Crewe, Cheshire, CW1 3JU</td>
<td>10.15–10.45</td>
</tr>
<tr>
<td>87</td>
<td>51 Albert Street, Crewe, Cheshire, CW1 2QD</td>
<td>11.00–11.30</td>
</tr>
<tr>
<td>42</td>
<td>111 Minshull New Road, Crewe, Cheshire, CW1 3PG</td>
<td>11.45–12.15</td>
</tr>
<tr>
<td>11</td>
<td>4 Laburnum Avenue, Wistaston, Crewe, Cheshire, CW2 8RR</td>
<td>13.15–13.45</td>
</tr>
<tr>
<td>77</td>
<td>90 Oakley Street, Crewe, Cheshire, CW1 2NL</td>
<td>14.00–14.30</td>
</tr>
</tbody>
</table>

**Auction Department 0800 090 2200**

Please note that these viewing times are provisional times only and may be subject to change. Please contact the office prior to viewing the properties to confirm the times are still the same. Please note we are not able to guarantee access to tenanted properties. Our representative will only be at each property for a limited time only, so punctuality is essential.

---

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Email auction@bjbmail.com to organise a FREE and honest appraisal of your property.
### Viewing Schedule for properties in and around Newcastle on

**Tuesday 16th August, Tuesday 23rd August, Saturday 27th August, Friday 9th September, Monday 12th September**

<table>
<thead>
<tr>
<th>LOT</th>
<th>ADDRESS</th>
<th>TIME</th>
</tr>
</thead>
<tbody>
<tr>
<td>61</td>
<td>15 West Street, Newcastle-under-Lyme, ST5 1BH</td>
<td>9.30am–9.45am</td>
</tr>
<tr>
<td>92</td>
<td>133 The Mill, Enderley Street, Newcastle-under-Lyme, ST5 2AN</td>
<td>9.55am–10.10am</td>
</tr>
<tr>
<td>4</td>
<td>44 Bamfield, Penkhull, ST4 5JE</td>
<td>10.25am–10.40am</td>
</tr>
<tr>
<td>68</td>
<td>117 Hartshill Road, Hartshill, ST4 7LU</td>
<td>10.50am–11.05am</td>
</tr>
<tr>
<td>91</td>
<td>27 Pear Tree Lane, Chesterton, ST5 7EY</td>
<td>11.25am–11.40am</td>
</tr>
<tr>
<td>72</td>
<td>12 Cherry Tree Road, Chesterton, ST5 7BP</td>
<td>11.50am–12.05pm</td>
</tr>
<tr>
<td>93</td>
<td>15 Lincoln Road, Kidsgrove, ST7 1HA</td>
<td>12.20pm–12.35pm</td>
</tr>
<tr>
<td>23</td>
<td>878 London Road, Oakhill, ST4 5NX</td>
<td>by appointment only</td>
</tr>
</tbody>
</table>

---

### Viewing Schedule for Hanley Office Properties

**Tuesday 30th August, Friday 2nd September, Tuesday 6th September, Friday 9th September**

<table>
<thead>
<tr>
<th>LOT</th>
<th>ADDRESS</th>
<th>TIME</th>
</tr>
</thead>
<tbody>
<tr>
<td>20</td>
<td>Flats 5 Kings Court, Leonard Street, Leek, ST13 5JP</td>
<td>9.30am</td>
</tr>
<tr>
<td>65</td>
<td>6 Buxton Street, Sneyd Green, Stoke-on-Trent, ST1 6BN</td>
<td>10.45am</td>
</tr>
<tr>
<td>96</td>
<td>Port Vale Court, 83 Hamil Road, Burslem, ST6 1DF</td>
<td>11.15am</td>
</tr>
<tr>
<td>38</td>
<td>7 Hughes Street, Burslem, Stoke-on-Trent, ST6 2HB</td>
<td>11.45am</td>
</tr>
<tr>
<td>12</td>
<td>97 Elm Street, Cobridge, Stoke-on-Trent, ST6 2HL</td>
<td>12.15pm</td>
</tr>
<tr>
<td>39</td>
<td>16 Elder Road, Cobridge, Stoke-on-Trent, ST6 2HE</td>
<td>12.45pm</td>
</tr>
<tr>
<td>64</td>
<td>23 Furnival Street, Cobridge, Stoke-on-Trent, ST6 2PD</td>
<td>13.15pm</td>
</tr>
<tr>
<td>80</td>
<td>47 Lowther Street, Hanley, Stoke-on-Trent, ST1 5JE</td>
<td>13.45pm</td>
</tr>
<tr>
<td>81</td>
<td>49 Denbigh Street, Hanley, Stoke-on-Trent, ST1 5JA</td>
<td>14.05pm</td>
</tr>
<tr>
<td>19</td>
<td>54 Denbigh Street, Hanley, Stoke-on-Trent, ST1 5JB</td>
<td>14.25pm</td>
</tr>
<tr>
<td>1</td>
<td>4 Brunswick Place, Hanley, Stoke-on-Trent, ST1 3DD</td>
<td>14.55pm</td>
</tr>
<tr>
<td>2</td>
<td>13 Woodhouse Street, Stoke, Stoke-on-Trent, ST4 4QX</td>
<td>15.10pm</td>
</tr>
</tbody>
</table>

---

**Auction Department 0800 090 2200**

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---

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## Viewing Schedule for Telford Office Properties

**25th August, 31st August and 10th September**

<table>
<thead>
<tr>
<th>LOT</th>
<th>ADDRESS</th>
<th>TIME</th>
</tr>
</thead>
<tbody>
<tr>
<td>10</td>
<td>5 The Crescent, Lawley, Telford, TF4 2PB</td>
<td>09.00 – 09.20</td>
</tr>
<tr>
<td>16</td>
<td>7 Glendale, Lawley, Telford, TF4 2PJ</td>
<td>09.30 – 09.50</td>
</tr>
<tr>
<td>51</td>
<td>8 Lancaster Place, Dawley, Telford, Shropshire, TF4 2HR</td>
<td>10.05 – 10.25</td>
</tr>
<tr>
<td>26</td>
<td>35 Farm Lodge Grove, Malinslee, Telford, TF3 2HP</td>
<td>10.40 – 10.50</td>
</tr>
<tr>
<td>15</td>
<td>11 Withywood Drive, Malinslee, Telford, TF3 2HT</td>
<td>11.00 – 11.10</td>
</tr>
<tr>
<td>9</td>
<td>29 Dalford Court, Hollinswood, Telford, TF3 2BP</td>
<td>11.25 – 11.35</td>
</tr>
<tr>
<td>57</td>
<td>168 Burford, Brookside, Telford, TF3 1LW</td>
<td>11.55 – 12.05</td>
</tr>
<tr>
<td>63</td>
<td>36 Beaconsfield, Brookside, Telford, TF3 1NG</td>
<td>12.15 – 12.25</td>
</tr>
<tr>
<td>46</td>
<td>29 Stebbings, Sutton Hill, Telford, TF7 4JN</td>
<td>12.40 – 12.55</td>
</tr>
<tr>
<td>21</td>
<td>92 Waverley, Woodside, Telford, TF7 5LU</td>
<td>13.50 – 14.05</td>
</tr>
<tr>
<td>32</td>
<td>254 Westbourne, Woodside, Telford, TF7 5QR</td>
<td>14.15 – 14.30</td>
</tr>
<tr>
<td>47</td>
<td>95 Warrensway, Woodside, Telford, TF7 5QE</td>
<td>14.40 – 14.55</td>
</tr>
<tr>
<td>62</td>
<td>84 Woodrows, Woodside, Telford, TF7 5PJ</td>
<td>15.05 – 15.20</td>
</tr>
<tr>
<td>22</td>
<td>1 Wantage, Woodside, Telford, TF7 5PA</td>
<td>15.30 – 15.45</td>
</tr>
<tr>
<td>74</td>
<td>Hopes Edge, Prethope, Much Wenlock, Shropshire, TF13 6DQ</td>
<td>16.15 – 16.35</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>LOT</th>
<th>ADDRESS</th>
<th>TIME</th>
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</thead>
<tbody>
<tr>
<td>23rd August, 3rd September, 6th September</td>
<td></td>
<td></td>
</tr>
<tr>
<td>50</td>
<td>24 Harvey Crescent, Arleston, Telford, Shropshire, TF1 2NZ</td>
<td>09.30 – 09.50</td>
</tr>
<tr>
<td>31</td>
<td>7 Cumberland Mews, Leegomery, Telford, TF1 6UG</td>
<td>10.05 – 10.20</td>
</tr>
<tr>
<td>41</td>
<td>49 Fourth Avenue, Ketley Bank, Telford, TF2 0AS</td>
<td>10.35 – 10.50</td>
</tr>
<tr>
<td>25</td>
<td>48 Hollyhurst Road, Oakengates, Telford, TF2 6QP</td>
<td>11.10 – 11.25</td>
</tr>
<tr>
<td>6</td>
<td>18 Trench Close, Trench, Telford, TF2 6QY</td>
<td>11.40 – 11.55</td>
</tr>
<tr>
<td>40</td>
<td>116 Baldwin Webb Avenue, Donnington, Telford, TF2 8EN</td>
<td>12.10 – 12.25</td>
</tr>
<tr>
<td>55</td>
<td>105 St Matthews Road, Donnington, Telford, TF2 7NY</td>
<td>12.35 – 12.50</td>
</tr>
<tr>
<td>56</td>
<td>33 Ash Lea Drive, Donnington, Telford, TF2 7QW</td>
<td>13.00 – 13.10</td>
</tr>
<tr>
<td>54</td>
<td>113 Ash Lea Drive, Donnington, Telford, TF2 7QW</td>
<td>13.15 – 13.25</td>
</tr>
<tr>
<td>18</td>
<td>111 Sandford Crescent, Newport, Shropshire, TF10 7QP</td>
<td>14.25 – 14.40</td>
</tr>
<tr>
<td>3</td>
<td>30 Broomfield Road, Newport, TF10 7PW</td>
<td>14.50 – 15.05</td>
</tr>
</tbody>
</table>

**Auction Department 0800 090 2200**

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---

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LOT 1
4 Brunswick Place, Hanley, Stoke-on-Trent, Staffordshire ST1 3DD

- Mid terrace
- Two bedrooms
- First floor bathroom
- Three reception rooms
- In need of modernisation
- EPC – D
- Potential rental value of £4,200

See page 11 for viewing schedule

Apply: Hanley Tel: 01782 202600 Email: hanley@bjbmail.com

Legal Representative
Miss Leanne Gwinneth
Dicksons Solicitors
30-36 Cheapside, Hanley, Stoke-on-Trent, Staffordshire, ST1 1HQ
01782 262424
leanne.gwinneth@dicksonssolicitors.co.uk

LOT 2
13 Woodhouse Street, Stoke, Stoke-on-Trent, Staffordshire ST4 4QX

- End terrace
- Two bedrooms
- Double glazing
- In need of modernisation
- Rear Yard
- EPC – E
- Potential rental value of £4,500

See page 11 for viewing schedule

Apply: Hanley Tel: 01782 202600 Email: hanley@bjbmail.com

Legal Representative
Ms Caroline Carnes
Woolliscrofts Solicitors
51 High Street, Stone, Staffordshire, ST15 8AF
01785 413302
carnes@woolliscrofts.co.uk

*GUIDE PRICE £40,000

*GUIDE PRICE £32,000
LOT 3

30 Broomfield Road, Newport, Shropshire, TF10 7PW

*GUIDE PRICE £105,000 plus

- End-town house
- Three bedrooms
- In need of modernisation
- Freehold
- EPC – D

See page 12 for viewing schedule

Legal Representative
Miss Penny Mincher
Wrekin Housing Trust Ltd
Colliers Way, Old Park, Telford,
Shropshire, TF3 4AW
01952 217057
Penny.Mincher@wrekinhousingtrust.org.uk

The seller is a registered social landlord and is therefore prohibited from selling a property to anyone who is an employee or director of the seller, or was in the last 12 months an employee or director, or is a close relative of such a person or an agent on their behalf

Apply: Telford Tel: 01952 204420 Email: telford@bjbmail.com

LOT 4

44 Barnfield, Penkhull, Stoke-on-Trent, Staffordshire, ST4 5JE

*GUIDE PRICE £135,000 plus

- Semi-detached house
- Four bedrooms
- Two reception rooms
- Gardens to front and rear
- Integral single garage
- EPC – TBC
- Potential rental value of £6,600

See page 11 for viewing schedule

Legal Representative TBA

Apply: Newcastle Tel: 01782 622155 Email: newcastle@bjbmail.com

* Guide/reserve price definitions can be found on page 5

View property auction results at www.buttersjohnbee.com
8 Festival Gardens, Wellington, Telford, Shropshire, TF1 2JD

• Mid-town house
• Three bedrooms
• In need of modernisation
• Freehold
• EPC – C

The seller is a registered social landlord and is therefore prohibited from selling a property to anyone who is an employee or director of the seller, or was in the last 12 months an employee or director, or is a close relative of such a person or an agent on their behalf.

Legal Representative
Miss Penny Mincher
Wrekin Housing Trust Ltd
Colliers Way, Old Park, Telford,
Shropshire, TF3 4AW
01952 217057
Penny.Mincher@wrekinhousingtrust.org.uk

Apply: Telford Tel: 01952 204420 Email: telford@bjbmail.com

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* Source: EI Group

www.buttersjohnbee.com
LOT 6
18 Trench Close, Trench, Telford, Shropshire, TF2 6QY

- Semi detached
- Two bedrooms
- In need of modernisation
- Freehold
- EPC – TBC

*GUIDE PRICE £100,000 plus

The seller is a registered social landlord and is therefore prohibited from selling a property to anyone who is an employee or director of the seller, or was in the last 12 months an employee or director, or is a close relative of such a person or an agent on their behalf.

Legal Representative
Miss Penny Mincher
Wrekin Housing Trust Ltd
Colliers Way, Old Park, Telford,
Shropshire, TF3 4AW
01952 217057
Penny.Mincher@wrekinhousingtrust.org.uk

Apply: Telford Tel: 01952 204420 Email: telford@bjbmail.com

LOT 7
64 Hill Street, Hednesford, Cannock, Staffordshire, WS12 2DR

- Semi-detached house
- Three bedrooms
- Lounge/diner
- Shower room
- Block paved driveway
- Enclosed rear garden
- EPC – E

*GUIDE PRICE £85,000

It is our understanding that the above property may have suffered structural movement, therefore it is suggested that potential purchasers carry out their own structural investigations and enquiries of mortgage lenders as to whether the property is considered fit for mortgage purposes prior to making a bid at auction.

Legal Representative
Ms Suzanne Dixon
Sinton Solicitors
The Cube, Arngrove Court, Barrack
Road, Newcastle Upon Tyne, NE4 6DB
01912267802

Apply: Cannock Tel: 01543 500030 Email: cannock@bjbmail.com

* Guide/reserve price definitions can be found on page 5
View property auction results at www.buttersjohnbee.com
Attention all Landlords!

You are invited to a FREE Landlords Open Day

Here at our Macclesfield branch on Sunday 25th September from 10am to 4pm

Please call in or contact James Chappell on 01625 869996 for more details

butters john bee

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butters john bee, 36 Mill Street, Macclesfield, Cheshire SK11 6LT
Tel: 01625 869996  www.buttersjohnbee.com
We are holding a unique Open Day for Landlords. The Open Day takes place at their Macclesfield branch on Sunday, 25th September from 10am until 4pm with their specialist ARLA qualified letting team on hand to help you. In addition, there will be financial, tax and legal advisors available to provide free information and advice throughout the day.

Letting your property can be a complex process; over the last 12 months more new legislation and regulations have been introduced than the previous 10 years combined! It is an ideal time to hold an Open Day to provide Landlords and potential buy to let property owners with the very best, up-to-date advice.

On the day, we are offering substantial discounts and free information packs to all new Landlords in attendance. The event gives everyone the opportunity to meet fellow local Landlords, swap ideas and give direction on where the local property market is going.

Anyone interested is welcome to call into our Macclesfield branch in Mill Street branch, between 10am and 4pm on Sunday 25th September.

Light refreshments will be available throughout the day.

You can find out more by calling James Chappell on 01625 869996.
LOT 10
5 The Crescent, Lawley, Telford, Shropshire, TF4 2PB  
*GUIDE PRICE £90,000 plus

- Semi detached house
- Three bedrooms
- In need of modernisation
- Freehold
- EPC – D

See page 12 for viewing schedule

Legal Representative
Miss Penny Mincher
Wrekin Housing Trust Ltd
Colliers Way, Old Park, Telford,
Shropshire, TF3 4AW
01952 217057
Penny.Mincher@wrekinhousingtrust.org.uk

Apply: Telford Tel: 01952 204420 Email: telford@bjbmail.com

LOT 11
4 Laburnum Avenue, Wistaston, Crewe, Cheshire, CW2 8RR  
*GUIDE PRICE £82,000

- Three bed semi detached
- Driveway & detached garage
- Two reception rooms
- Good sized corner plot
- Double glazing & G.C.H
- Well regarded location
- EPC – C

See page 10 for viewing schedule

Legal Representative
Martyn Measures
Hibberts LLP Solicitors
25 Barker Street, Nantwich, Cheshire,
CW5 5EN
01270 624225
mhnm@hibberts.com

Apply: Crewe Tel: 01270 213541 Email: crewe@bjbmail.com

The seller is a registered social landlord and is therefore prohibited from selling a property to anyone who is an employee or director of the seller, or was in the last 12 months an employee or director, or is a close relative of such a person or an agent on their behalf.
LOT 12  
97 Elm Street, Cobridge, Stoke-on-Trent, Staffordshire ST6 2HL  
*GUIDE PRICE £30,000

- Mid terrace property
- Two bedrooms
- Let at £4800 per annum
- EPC – TBC

See page 11 for viewing schedule

Legal Representative  
Miss Alexandra Finney  
RJS Solicitors  
G1 Bellringer Road, Trentham, Stoke-on-Trent, ST4 8GB  
01782 646320  
alex@rjssolicitors.com

Apply: Hanley Tel: 01782 202600 Email: hanley@bjbmail.com

LOT 13  
28 Redhill Gardens, Stone, Staffordshire, ST15 8BH  
*GUIDE PRICE £80,000

- Mid-townhouse
- Three bedrooms
- Lounge
- Breakfast kitchen
- Cul de sac position
- Convenient for Stone centre
- Council tax band -A
- EPC – TBC

- Potential rental value of £5,700

Legal Representative  
Mr John Burton  
John Burton Solicitors  
Market Square, Stone, Staffordshire, ST15 8AT  
01785 814818  
jgb@johnburtonsolicitors.co.uk

Apply: Stone Tel: 01785 813400 Email: stone@bjbmail.com

* Guide/reserve price definitions can be found on page 5  
View property auction results at: www.buttersjohnbee.com
LOT 14
7 Denton Close, Winsford, Cheshire, CW7 2EY

• Three bedrooms
• In need of modernisation
• Garage
• Off road parking
• Garden
• EPC – TBC
• Potential rental value of £5,100

Legal Representative
Mr Hugh Lloyd
Dixon Rigby Keogh Solicitors
Old Bank Chambers, 32 High Street,
Northwich, Cheshire, CW9 5BL
01606 48111
dhl@drk-law.co.uk

Apply: Winsford Tel: 01606 593444 Email: winsford@bjbmail.com

LOT 15
11 Wittywood Drive, Malinslee, Telford, Shropshire, TF3 2HT

• First floor flat
• Two bedroom
• In need of modernisation
• Leasehold
• Lease 99 years
• Ground Rent – £10 per annum
• EPC – B

Legal Representative
Miss Penny Mincher
Wrekin Housing Trust Ltd
Colliers Way, Old Park, Telford,
Shropshire, TF3 4AW
01952 217057
Penny.Mincher@wrekinhousingtrust.org.uk

Apply: Telford Tel: 01952 204420 Email: telford@bjbmail.com

See page 12 for viewing schedule

* GUIDE PRICE £80,000
* GUIDE PRICE £50,000 plus

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* Guide/reserve price definitions can be found on page 5

View property auction results at www.buttersjohnbee.com
LOT 16
7 Glendale, Lawley, Telford, Shropshire, TF4 2PJ

• Semi-detached house
• Three bedrooms
• In need of modernisation
• Freehold
• EPC – D

See page 12 for viewing schedule

Legal Representative
Miss Penny Mincher
Wrekin Housing Trust Ltd
Colliers Way, Old Park, Telford,
Shropshire, TF3 4AW
01952 217057
Penny.Mincher@wrekinhousingtrust.org.uk

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LOT 17
14 Thatcham Green, Blurton, Stoke-on-Trent,
Staffordshire, ST3 3DL

• Semi-detached property
• Three bedrooms
• Kitchen & utility area
• Conservatory
• Gardens front & rear
• In need of modernisation
• EPC – E
• Potential rental value of £5,400

See page 10 for viewing schedule

Legal Representative
Mr Ken McRae
Chesworths
37 Trentham Road, Longton, Stoke-on-Trent, Staffordshire, ST3 4DQ
01782 599992
kenmcrae@chesworths.co.uk

Apply: Telford Tel: 01952 204420 Email: telford@bjbmail.com
Apply: Longton Tel: 01782 594777 Email: longton@bjbmail.com
LOT 18
111 Sandiford Crescent, Newport, Shropshire, TF10 7QP

- Ground floor flat
- Two bedrooms
- Recently refurbished
- Close to local amenities
- EPC – TBC
- Potential rental value of £6,300

See page 12 for viewing schedule

Legal Representative
Mrs Sandra Williams
Parry Carver Solicitors
The Forum, Victoria Road, Shifnal, Shropshire, TF11 8FE
01952 460777
sandra.williams@parrycarver.co.uk

Apply: Telford Tel: 01952 204420 Email: telford@bjbmail.com

LOT 19
54 Denbigh Street, Hanley, Stoke-on-Trent, Staffordshire ST1 5JB

- Mid terrace property
- Two bedrooms
- Close to city centre
- EPC D
- Potential rental value of £4,750

See page 11 for viewing schedule

Legal Representative
Miss Alexandra Finney
RJS Solicitors
G1 Bellringer Road, Trentham, Stoke-on-Trent, ST4 8GB
01782 646320
alex@rjsolicitors.com

Apply: Hanley Tel: 01782 202600 Email: hanley@bjbmail.com
LOT 20
Kings Court, Flats 2, 3, 4 & 5 Leonard Street, Leek, Staffordshire, ST13 5JP
*GUIDE PRICE £130,000

- Substantial Grade 2 listed period building
- Comprising of four flats:
  - Flat 5 vacant
  - Flats 2, 3 & 4 let at a total of £18,600 per annum
- Not inspected by Auctioneers
- EPC – E

Apply: Hanley Tel: 01782 202600 Email: hanley@bjbmail.com

LOT 21
92 Waverley, Woodside, Telford, Shropshire, TF7 5LU
*GUIDE PRICE £62,000 plus

- Mid town house
- Three bedrooms
- In need of modernisation
- Freehold
- EPC – C

The seller is a registered social landlord and is therefore prohibited from selling a property to anyone who is an employee or director of the seller, or was in the last 12 months an employee or director, or is a close relative of such a person or an agent on their behalf

Legal Representative
Miss Penny Mincher
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01952 217057
Penny.Mincher@wrekinhousingtrust.org.uk

Legal Representative
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RJS Solicitors
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01782 646320
alex@rjjssolicitors.com

Apply: Telford Tel: 01952 204420 Email: telford@bjbmail.com

See page 11 for viewing schedule
See page 12 for viewing schedule

* Guide/reserve price definitions can be found on page 5
View property auction results at www.buttersjohnbee.com 25
LOT 22

1 Wantage, Woodside, Telford, Shropshire, TF7 5PA

• End town-house
• Two bedrooms
• In need of modernisation
• Freehold
• EPC – C

See page 12 for viewing schedule

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Legal Representative
Miss Penny Mincher
Wrekin Housing Trust Ltd
Colliers Way, Old Park, Telford,
Shropshire, TF3 4AW
01952 217057
Penny.Mincher@wrekinhousingtrust.org.uk

Apply: Telford Tel: 01952 204420 Email: telford@bjbmail.com

Proof of identity and address

A buyer’s administration fee of £625 plus VAT is applicable to all lots sold at, pre or post auction

All successful bidders must provide proof of identity and address to the Auctioneers immediately after the fall of the hammer. (See page 6).

If the buyer’s details are different from the successful bidder’s, then the buyer will also be required to submit their details as above. If the successful bidder is buying on behalf of a company we also require a letter from that company on their letterhead authorising the bidder to bid on their behalf, the bidder will still be required to produce their details as above.

Every buyer will be photographed at the auction before the contract is signed.

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LOT 23

878 London Road, Oakhill, Stoke-on-Trent, ST4 5NX

*GUIDE PRICE £118,000

- Detached property
- Convenient location
- Four rooms currently being let
- Three rooms let at £65.00 per week
- One room let at £85.00 per week
- £14,560 – total income per annum
- EPC – D

Legal Representative
Mrs Alison Abbotts
Tinsdills Solicitors
15-19 Marsh Parade, Newcastle-under-Lyme, Staffordshire, ST5 1BT
01782 612311
alison.abbotts@tinsdills.co.uk

Apply: Newcastle Tel: 01782 622155 Email: newcastle@bjbmail.com

LOT 24

43 Barn Common, Woodseaves, Stafford, Staffordshire, ST20 0LR

*GUIDE PRICE £135,000

- Semi-detached house
- Three bedrooms
- Lounge, kitchen
- Garage & driveway
- EPC- TBC

Legal Representative
Mr Henry Hutsby
Hutsby Mees Solicitors
5/7a St Marys Grove, Stafford, ST16 2AT
01785 259211
hhutsby@hutsbymees.co.uk

Apply: Stafford Tel: 01785 246000 Email: stafford@bjbmail.com

* Guide/reserve price definitions can be found on page 5

View property auction results at www.buttersjohnbee.com
LOT 25

48 Hollyhurst Road, Oakengates, Telford, Shropshire, TF2 6QP

*S GUIDE PRICE £90,000 plus

- Semi-detached house
- Three bedrooms
- In need of modernisation
- Freehold
- EPC – TBC

Legal Representative
Miss Penny Mincher
Wrekin Housing Trust Ltd
Colliers Way, Old Park, Telford,
Shropshire, TF3 4AW
01952 217057
Penny.Mincher@wrekinhousingtrust.org.uk

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LOT 26

35 Farm Lodge Grove, Malinslee, Telford, Shropshire, TF3 2HP

- First floor flat
- Two bedroom
- In need of modernisation
- Leasehold
- Lease 99 years
- Ground Rent – £10 per annum
- EPC – C

See page 12 for viewing schedule

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Legal Representative
Miss Penny Mincher
Wrekin Housing Trust Ltd
Colliers Way, Old Park, Telford, Shropshire, TF3 4AW
01952 217057
Penny.Mincher@wrekinhousingtrust.org.uk

Apply: Telford Tel: 01952 204420 Email: telford@bjbmail.com

LOT 27

19 Market Street, Longton, Stoke-on-Trent, Staffordshire, ST3 1BE

- Three storey retail premises
- Basement
- Rear yard (not inspected by auctioneers)
- Not inspected by auctioneers
- EPC – E

Legal Representative
Mrs Susan Lewis
Grindeys Solicitors
24 – 28 Glebe Court, Stoke-on-Trent, Staffordshire, ST4 1ET
846441
Susan.Lewis@grindeys.com

Apply: Commercial Tel: 01782 212201 Email: commercial@bjbmail.com

*Guide/reserve price definitions can be found on page 5

View property auction results at www.buttersjohnbee.com
LOT 28

7 Saunders Street, Crewe, Cheshire, CW1 3AZ

- Two bed Victorian terraced
- Two reception rooms
- Refitted kitchen & bathroom
- Close to Crewe Town centre
- EPC – TBC
- Potential rental value of £5,400

Legal Representative
Mr Jonathan Manning
Hibberts LLP Solicitors
144 Nantwich Road, Crewe, Cheshire, CW2 6BG
01270 215117
jhm@hibberts.com

Apply: Crewe Tel: 01270 213541 Email: crewe@bjbmail.com

LOT 29

Land at 32 High Street, Mow Cop, Stoke-on-Trent, Staffordshire, ST7 3NZ

- Building plot
- Fantastic views
- Planning granted for Three bedroom detached house with garage
- Ref (15/2528C)
- 0.10 Acres
- EPC – N/A

Legal Representative
Mr Kevin Carroll
Brown And Corbishley Solicitors
11 The Commons, Sandbach, Cheshire, CW11 1EG
01270 527402
k.carroll@brownandcorbishley.co.uk

Apply: Kidsgrove Tel: 01782 784442 Email: kidsgrove@bjbmail.com
LOT 30
121 Bhylls Lane, Castlecroft, Wolverhampton, WV3 8DZ

- Traditional semi detached
- Three bedrooms
- Two reception rooms
- Off road parking
- Potential rental value of £7,800

Legal Representative
Ms Dina Parmer
Harrison Clark Rickerbys Ltd
5 Deansway, Worcester, WR1 2JG
01905 746461
dparmar@hcrlaw.com

Apply: Wolverhampton Tel: 01902 710888 Email: wolverhampton@bjbmail.com

LOT 31
7 Cumberland Mews, Leegomery, Telford, Shropshire, TF1 6UG

- End terrace bungalow
- One bedroom
- In need of modernisation
- Freehold
- EPC – C

Legal Representative
Miss Penny Mincher
Wrekin Housing Trust Ltd
Colliers Way, Old Park, Telford,
Shropshire, TF3 4AW
01952 217057
Penny.Mincher@wrekinhousingtrust.org.uk

Apply: Telford Tel: 01952 204420 Email: telford@bjbmail.com

*Guide/reserve price definitions can be found on page 5

View property auction results at www.buttersjohnbee.com
LOT
32

254 Westbourne, Woodside, Telford, Shropshire, TF7 5QR

*GUIDE PRICE £62,000 plus

- End town house
- Three bedrooms
- In need of modernisation
- Freehold
- EPC – C

See page 12 for viewing schedule

Legal Representative
Miss Penny Mincher
Wrekin Housing Trust Ltd
Colliers Way, Old Park, Telford,
Shropshire, TF3 4AW
01952 217057
Penny.Mincher@wrekinhousingtrust.org.uk

The seller is a registered social landlord and is therefore prohibited from selling a property to anyone who is an employee or director of the seller, or was in the last 12 months an employee or director, or is a close relative of such a person or an agent on their behalf

Apply: Telford Tel: 01952 204420 Email: telford@bjbmail.com

This catalogue contains details about properties being sold at auction. Those details are subject to change up to and including the day of the auction. Please check our website regularly at buttersjohnbee.com and look out for any additional materials available on the day of the auction, in order to stay fully informed with the up to date information.

Guide Price: An indication of the seller’s current minimum acceptable price at auction. The guide price or range of guide prices is given to assist consumers in deciding whether or not to pursue a purchase. It is usual, but not always the case, that a provisional reserve range is agreed between the seller and the auctioneer at the start of marketing. As the reserve is not fixed at this stage and can be adjusted by the seller at any time up to the day of the auction in the light of interest shown during the marketing period, a guide price is issued. This guide price can be shown in the form of a minimum and maximum price range within which an acceptable sale price (reserve) would fall, or as a single price figure within 10% of which the minimum acceptable price (reserve) would fall. A guide price is different to a reserve price (see separate definition). Both the guide price and the reserve price can be subject to change up to and including the day of the auction.

Reserve Price: The seller’s minimum acceptable price at auction and the figure below which the auctioneer cannot sell. The reserve price is not disclosed and remains confidential between the seller and the auctioneer. Both the guide price and the reserve price can be subject to change up to and including the day of the auction.
LOT 33

359 Cannock Road, Cannock, Staffordshire, WS11 5TD

• End-terraced house
• Two reception rooms
• Kitchen
• Two Bedrooms
• Upstairs bathroom
• In need of modernisation
• EPC – E
• Potential rental value of £5,400

Apply: Cannock Tel: 01543 500030 Email: cannock@bjbmail.com

LOT 34

Pittsburgh House, Lightwood Road, Stoke-on-Trent, Staffordshire, ST3 7HD

• A desirable development opportunity for the erection of 2 x 5 bedroom dwellings with double garages and surrounding woodland
• Site area 0.82 ha (2.02 Acres)
• Planning Ref: 58644/FUL
• EPC N/A

Apply: Commercial Tel: 01782 212201 Email: commercial@bjbmail.com

* GUIDE PRICE £70,000

Legal Representative
Ms Laura Pyatt
Ansons LLP
Commerce House, Ridings Park, Eastern Way, Cannock, Staffordshire, WS11 7FJ
01543431180

* GUIDE PRICE £250,000

Legal Representative
Stoke-on-Trent City Council
Civic Centre, Legal Services, Glebe Street, Stoke-on-Trent, Staffordshire, ST4 1HH
01782 232745

* Guide/reserve price definitions can be found on page 5
LOT 35
11 Clewlow Place, Adderley Green, Longton, Stoke-on-Trent, Staffordshire, ST3 5DA

- A former care home with onsite parking consisting of seven bedrooms, lounge, kitchen, four-piece bathroom and offices would suit use for a similar uses or potential conversion to residential, subject to planning
- NIA 170 sq m (1,826 sq ft)
- EPC – B

Apply: Commercial Tel: 01782 212201 Email: commercial@bjbmail.com

LOT 36
208 Weston Road, Weston Coyney, Stoke-on-Trent, Staffordshire, ST3 6EE

- A detached bungalow
- Three bedrooms
- Excellent size garden
- Driveway with garage
- EPC – E
- Potential rental value of £6,600

Legal Representative
Mr Simon Abbots
Beswicks Legal
Sigma House, Lakeside, Stoke-on-Trent, Staffordshire, ST1 5RY
01782 205000
simon.abbotts@beswicks.com

Legal Representative
Mr Richard Scholes
RJS Solicitors
G1 Bellringer Road, Trentham Business Quarter, Trentham, Stoke-on-Trent, ST4 8GB
01782 646320
richard@rjssolicitors.com

See page 10 for viewing schedule

*GUIDE PRICE £200,000 plus

*GUIDE PRICE £130,000
**LOT 37**

3 Woodgate Street, Meir, Stoke-on-Trent, Staffordshire, ST3 6BS

- Two-bedroom end terrace
- In need of renovation and repair
- Two reception rooms
- First floor bathroom
- EPC – F
- Potential rental value of £4,500

See page 10 for viewing schedule

Legal Representative
Mr Ken McRae
Chesworths
37 Trentham Road, Longton, Stoke-on-Trent, Staffordshire, ST3 4DQ
01782 599992
kenmcrae@chesworths.co.uk

Apply: Longton Tel: 01782 594777 Email: longton@bjbmail.com

**LOT 38**

7 Hughes Street, Burslem, Stoke-on-Trent, Staffordshire ST6 2HB

- Mid-Town house
- Two bedrooms
- Let at £4560 per annum
- EPC – D

See page 11 for viewing schedule

Legal Representative
Miss Alexandra Finney
RJS Solicitors
G1 Bellringer Road, Trentham, Stoke-on-Trent, ST4 8GB
01782 646320
alex@rjsolicitors.com

Apply: Hanley Tel: 01782 202600 Email: hanley@bjbmail.com

* Guide/reserve price definitions can be found on page 5

View property auction results at: www.buttersjohnbee.com
LOT 39

16 Elder Road, Cobridge, Stoke-on-Trent, ST6 2HE

*GUIDE PRICE £50,000

- Mid town house
- Three bedrooms
- Let at £4800 per annum
- Three bedrooms
- EPC – E

See page 11 for viewing schedule

Legal Representative
Miss Alexandra Finney
RJS Solicitors
G1 Bellringer Road, Trentham, Stoke-on-Trent, ST4 8GB
01782 646320
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Apply: Hanley Tel: 01782 202600 Email: hanley@bjbmail.com

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Withdrawn
LOT 40

116 Baldwin Webb Avenue, Donnington, Telford, Shropshire, TF2 8EN

*Semi detached
• Three bedrooms
• In need of modernisation
• Freehold
• EPC – TBC

The seller is a registered social landlord and is therefore prohibited from selling a property to anyone who is an employee or director of the seller, or was in the last 12 months an employee or director, or is a close relative of such a person or an agent on their behalf

Legal Representative
Miss Penny Mincher
Wrekin Housing Trust Ltd
Colliers Way, Old Park, Telford, Shropshire, TF3 4AW
01952 217057
Penny.Mincher@wrekinhousingtrust.org.uk

Apply: Telford Tel: 01952 204420 Email: telford@bjbmail.com

LOT 41

49 Fourth Avenue, Ketley Bank, Telford, Shropshire, TF2 0AS

*Semi detached house
• Two bedrooms
• In need of modernisation
• Freehold
• EPC – C

The seller is a registered social landlord and is therefore prohibited from selling a property to anyone who is an employee or director of the seller, or was in the last 12 months an employee or director, or is a close relative of such a person or an agent on their behalf

Legal Representative
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Penny.Mincher@wrekinhousingtrust.org.uk

Apply: Telford Tel: 01952 204420 Email: telford@bjbmail.com

*Guide/reserve price definitions can be found on page 5
View property auction results at www.buttersjohnbee.com
LOT 42

111 Minshull New Road, Crewe, Cheshire, CW1 3PG

*GUIDE PRICE £59,500

- Spacious three bed terraced
- Two Reception rooms
- Large rear garden
- Two outbuildings
- In need of modernisation
- EPC – F
- Potential rental value of £6,900

See page 10 for viewing schedule

Legal Representative
Mrs Kate Heath
Poole Alcock LLP Solicitors
6 Middlewich Road, Sandbach,
Cheshire, CW11 1DL
01270 762325
keh@poolealcock.co.uk

Apply: Crewe Tel: 01270 213541 Email: crewe@bjbmail.com

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butters john bee 01782 211144 www.buttersjohnbee.com
LOT 43
13 Avon Drive, Crewe, Cheshire, CW1 5NJ

*GUIDE PRICE £155,000

- Four bed detached house
- Two reception rooms
- Spacious breakfast kitchen
- Driveway & garage
- Large private rear garden
- EPC – D
- Potential rental value of £9,540

See page 10 for viewing schedule

Legal Representative
Mr Johnathan Manning
Hibberts LLP Solicitors
144 Nantwich Road, Crewe, CW2 6BG
01270215117
jhm@hibberts.com

Apply: Crewe Tel: 01270 213541 Email: crewe@bjbmail.com

LOT 44
124 Beville Street, Fenton, Stoke-on-Trent, ST4 3LH

*GUIDE PRICE £80,000

- Two-bedroom semi detached
- New kitchen and bathroom
- Decorated throughout
- Gas central heating system
- Double glazing
- Garage and garden
- EPC – C
- Potential rental value of £5,400

See page 10 for viewing schedule

Legal Representative
Miss Anne-Marie Mcquade
Grindeys Solicitors
Glebe Court, Glebe Street, Stoke-on-Trent, ST4 1ET
01782 846441

Apply: Longton Tel: 01782 594777 Email: longton@bjbmail.com

It is our understanding that the above property may have suffered structural movement, therefore it is suggested that potential purchasers carry out their own structural investigations and enquires of mortgage lenders as to whether the property is considered fit for mortgage purposes prior to making a bid at auction.

* Guide/reserve price definitions can be found on page 5
View property auction results at www.buttersjohnbee.com
LOT 45

2 Park View Road, Kidsgrove, Stoke-on-Trent, Staffordshire, ST7 4DA

- Semi-detached house
- Three bedrooms
- Ground floor WC
- First floor bathroom
- Gardens front, side and rear
- EPC – TBC

Apply: Kidsgrove Tel: 01782 784442 Email: kidsgrove@bjbmail.com

LOT 46

29 Stebbings, Sutton Hill, Telford, Shropshire, TF7 4JN

- End town house
- Three bedrooms
- In need of modernisation
- Freehold
- EPC – D

Apply: Telford Tel: 01952 204420 Email: telford@bjbmail.com

*GUIDE PRICE £85,000

The seller is a registered social landlord and is therefore prohibited from selling a property to anyone who is an employee or director of the seller, or was in the last 12 months an employee or director, or is a close relative of such a person or an agent on their behalf

Legal Representative
Mr Stewart Freeman
Shakespeare Martineau Solicitors LLP
Bridgeway House, Bridgeway, Stratford-upon-Avon, Warwickshire, CV37 6YX
0845 630 8833
stewart.freeman@shma.co.uk

*GUIDE PRICE £55,000 plus

The seller is a registered social landlord and is therefore prohibited from selling a property to anyone who is an employee or director of the seller, or was in the last 12 months an employee or director, or is a close relative of such a person or an agent on their behalf

Legal Representative
Miss Penny Mincher
Wrekin Housing Trust Ltd
Colliers Way, Old Park, Telford, Shropshire, TF3 4AW
01952 217057
Penny.Mincher@wrekinhousingtrust.org.uk

See page 12 for viewing schedule
LOT 47
95 Warrensway, Woodside, Telford, Shropshire, TF7 5QE

- End town house
- Three bedrooms
- In need of modernisation
- Freehold
- EPC – C

See page 12 for viewing schedule

The seller is a registered social landlord and is therefore prohibited from selling a property to anyone who is an employee or director of the seller, or was in the last 12 months an employee or director, or is a close relative of such a person or an agent on their behalf

Legal Representative
Miss Penny Mincher
Wrekin Housing Trust Ltd
Colliers Way, Old Park, Telford,
Shropshire, TF3 4AW
01952 217057
Penny.Mincher@wrekinhousingtrust.org.uk

Apply: Telford Tel: 01952 204420 Email: telford@bjbmail.com

LOT 48
4 Meadowlea, Madeley, Telford, Shropshire, TF7 5BE

- Ground floor flat
- One bedroom
- Currently let at £4380 per annum
- EPC – TBC

Legal Representative
Ms Fatema Miah
Saffron Solicitors
The CIBA Building, 146 Hagley Road,
Birmingham, B16 9NX
0121 4549040
commercial@saffronsolicitors.com

Apply: Telford Tel: 01952 204420 Email: telford@bjbmail.com

* Guide/reserve price definitions can be found on page 5

View property auction results at www.buttersjohnbee.com
LOT 49

40 Meadowlea, Madeley, Telford, Shropshire, TF7 5BE

- Ground floor flat
- One bedroom
- Currently let at £4380 per annum

Legal Representative
Ms Fatema Miah
Saffron Solicitors
The CIBA Building, 146 Hagley Road, Birmingham, B16 9NX
0121 4549040
commercial@saffronsolicitors.com

Apply: Telford Tel: 01952 204420 Email: telford@bjbmail.com

LOT 50

24 Harvey Crescent, Arleston, Telford, Shropshire, TF1 2NZ

- Semi-detached property
- Two bedrooms
- Spacious rear garden
- EPC – TBC
- Potential rental value of £6,300

Legal Representative
Mr Viqar Bhatti
MH Solicitors
79 Calmore Road, Calmore, Walsall, WS1 3NR
01922 623300
viqar@mhsolicitors.com

Apply: Telford Tel: 01952 204420 Email: telford@bjbmail.com

See page 12 for viewing schedule
LOT 51
8 Lancaster Place, Dawley, Telford, Shropshire, TF4 2HR

- Mid terrace property
- Three bedrooms
- Lounge diner & kitchen
- EPC – TBC
- Potential rental value of £6,300

See page 12 for viewing schedule

Legal Representative
Ms Dorothy Cavaghan
Baches Solicitors
Lombard House, Cronehills Linkway,
West Bromwich, West Midlands,
B70 7PL
0121 553 3286
Dorothy.cavaghan@baches.co.uk

Apply: Telford Tel: 01952 204420 Email: telford@bjbmail.com

LOT 52
17-23 Liverpool Road, Stoke-on-Trent, Staffordshire, ST4 1AW

- Excellent investment opportunity consisting of a substantial restaurant premises
- Let at £18,000 pa from 5th April 2016, 5 year FRI Lease
- Located on the edge of Stoke town centre
- Initial 6 month rent free incentive
- Not inspected by the auctioneer

Legal Representative
Ms Emily Black
TLT
One Redcliff Street, Bristol, BS1 6TP
0333 006 0000
Emily.Black@tltsolicitors.com

Apply: Commercial Tel: 01782 212201 Email: commercial@bjbmail.com
LOT 53

51 Balfour Street, Hanley, Stoke-on-Trent, Staffordshire, ST1 3QN

**GUIDE PRICE £60,000**

- A mixed commercial and residential investment opportunity located 0.6 mile from Hanley town centre
- Producing £7,900 pa
- Consisting of a ground floor business premise and self contained 1st floor one bedroom flat
- Ground floor let on a 5 year term from 17/11/2015 at £4,000 pa with initial rent incentive
- 1st floor flat let at £325 pcm
- Commercial EPC – G
- Residential EPC – F

**Legal Representative**
Mr Simon Abbot
Beswicks Legal
Sigma House, Lakeside, Stoke-on-Trent, Staffordshire, ST1 5RY
01782 205000
simon.abbotts@beswicks.com

Apply: Commercial Tel: 01782 212201 Email: commercial@bjbmail.com

**Proof of identity and address**

**A buyer's administration fee of £625 plus VAT is applicable to all lots sold at, pre or post auction**

All successful bidders must provide proof of identity and address to the Auctioneers immediately after the fall of the hammer. (See page 6).

If the buyer's details are different from the successful bidder's, then the buyer will also be required to submit their details as above. If the successful bidder is buying on behalf of a company we also require a letter from that company on their letterhead authorising the bidder to bid on their behalf, the bidder will still be required to produce their details as above.

**Every buyer will be photographed at the auction before the contract is signed.**

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www.buttersjohnbee.com
LOT 54
113 Ash Lea Drive, Donnington, Telford, Shropshire, TF2 7QW

• Ground floor flat
• Two bedrooms
• In need of modernisation
• Leasehold
• Lease 99 years
• Ground Rent – £10 per annum
• EPC – C

The seller is a registered social landlord and is therefore prohibited from selling a property to anyone who is an employee or director of the seller, or was in the last 12 months an employee or director, or is a close relative of such a person or an agent on their behalf

Legal Representative
Miss Penny Mincher
Wrekin Housing Trust Ltd
Colliers Way, Old Park, Telford, Shropshire, TF3 4AW
01952 217057
Penny.Mincher@wrekinhousingtrust.org.uk

Apply: Telford Tel: 01952 204420 Email: telford@bjbmail.com

LOT 55
105 St Matthews Road, Donnington, Telford, Shropshire, TF2 7NY

• End town house
• Three bedrooms
• In need of modernisation
• Freehold
• EPC – C

The seller is a registered social landlord and is therefore prohibited from selling a property to anyone who is an employee or director of the seller, or was in the last 12 months an employee or director, or is a close relative of such a person or an agent on their behalf

Legal Representative
Miss Penny Mincher
Wrekin Housing Trust Ltd
Colliers Way, Old Park, Telford, Shropshire, TF3 4AW
01952 217057
Penny.Mincher@wrekinhousingtrust.org.uk

Apply: Telford Tel: 01952 204420 Email: telford@bjbmail.com

* Guide/reserve price definitions can be found on page 5
View property auction results at www.buttersjohnbee.com
LOT 56

33 Ash Lea Drive, Donnington, Telford, Shropshire, TF2 7QW

• Ground floor flat
• Two bedroom
• In need of modernisation
• Leasehold
• Lease 99 years
• Ground Rent – £10 per annum
• EPC – C

See page 12 for viewing schedule

The seller is a registered social landlord and is therefore prohibited from selling a property to anyone who is an employee or director of the seller, or was in the last 12 months an employee or director, or is a close relative of such a person or an agent on their behalf

Legal Representative
Miss Penny Mincher
Wrekin Housing Trust Ltd
Colliers Way, Old Park, Telford, Shropshire, TF3 4AW
01952 217057
Penny.Mincher@wrekinhousingtrust.org.uk

Apply: Telford Tel: 01952 204420 Email: telford@bjbmail.com

LOT 57

168 Burford, Brookside, Telford, Shropshire, TF3 1LW

• Second floor flat
• Two bedroom
• In need of modernisation
• Leasehold
• Lease 99 years
• Ground Rent – £10 per annum
• EPC – D

See page 12 for viewing schedule

The seller is a registered social landlord and is therefore prohibited from selling a property to anyone who is an employee or director of the seller, or was in the last 12 months an employee or director, or is a close relative of such a person or an agent on their behalf

Legal Representative
Miss Penny Mincher
Wrekin Housing Trust Ltd
Colliers Way, Old Park, Telford, Shropshire, TF3 4AW
01952 217057
Penny.Mincher@wrekinhousingtrust.org.uk

Apply: Telford Tel: 01952 204420 Email: telford@bjbmail.com
LOT 58

181 Brookwood Drive, Meir, Stoke-on-Trent, Staffordshire, ST3 6JT

• Ex-local authority
• Semi-detached property
• Two bedrooms
• Kitchen/diner
• Modern bathroom suite
• Rear garden
• EPC – D
• Potential rental value of £5,400

See page 10 for viewing schedule

Legal Representative
Mr Graham Alcock
Lichfield Reynolds Solicitors
7-9 Commerce Street, Longton,
Stoke-on-Trent, Staffordshire, ST3 1TU
01782 313212
longton@lichfield-reynolds.co.uk

Apply: Longton Tel: 01782 594777 Email: longton@bjbmail.com

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View property auction results at www.buttersjohnbee.com
LOT 59
5-6 Ashwood, Longton, Stoke-on-Trent, Staffordshire, ST3 1DP

- Substantial terrace property
- Formerly two properties
- Potential for development
- Suitable for a number of uses
- Subject to planning permission
- EPC – D

See page 10 for viewing schedule

Legal Representative
Mr Stewart Freeman
Shakespeare Martineau Solicitors LLP
Bridgeway House, Bridgeway,
Stratford-upon-Avon, Warwickshire,
CV37 6YX
0845 630 8833
stewart.freeman@shma.co.uk

Apply: Longton Tel: 01782 594777 Email: longton@bjbmail.com

LOT 60
Garages off Newcastle Lane, Penkhull, Newcastle-under-Lyme, Staffordshire, ST4 5DP

- Garage site
- 17 brick built garages
- All currently let
- Income of £7,105 per annum
- Site approx. 0.19 acre
- EPC – N/A

Legal Representative
Catherine Whittles
Bowcock & Pursaill Solicitors
Ridge House, 3 Ridge House Drive,
Festival Park, Stoke-on-Trent,
Staffordshire, ST1 5SJ
01782 200000
cw@bowcockpursaill.co.uk

Apply: Newcastle Tel: 01782 622155 Email: newcastle@bjbmail.com

* GUIDE PRICE £135,000
* GUIDE PRICE £68,000 plus

View property auction results at www.buttersjohnbee.com

* Guide/reserve price definitions can be found on page 5
LOT 61
15 West Street, Newcastle-under-Lyme, Staffordshire, ST5 1BH

- Terraced property
- Close to the centre of Newcastle-under-Lyme
- Two bedrooms
- EPC – D
- Potential rental value of £4,740

See page 11 for viewing schedule

Legal Representative
Michael Rothwell
Bowcock & Pursaill Solicitors
2 Ridge House
Ridgehouse Drive
Festival Park
Stoke-on-Trent ST1 5SJ
Tel: 01782 200000
Email: rw@bowcockpursaill.co.uk

Apply: Newcastle Tel: 01782 622155 Email: newcastle@bjbmail.com

LOT 62
84 Woodrows, Woodside, Telford, Shropshire, TF7 5PJ

- End town house
- Three bedrooms
- In need of modernisation
- Freehold
- EPC – D

See page 12 for viewing schedule

Legal Representative
Miss Penny Mincher
Wrekin Housing Trust Ltd
Colliers Way, Old Park, Telford,
Shropshire, TF3 4AW
01952 217057
Penny.Mincher@wrekinhousingtrust.org.uk

The seller is a registered social landlord and is therefore prohibited from selling a property to anyone who is an employee or director of the seller, or was in the last 12 months an employee or director, or is a close relative of such a person or an agent on their behalf

Apply: Telford Tel: 01952 204420 Email: telford@bjbmail.com

* Guide/reserve price definitions can be found on page 5
View property auction results at www.buttersjohnbee.com
LOT 63 36 Beaconsfield, Brookside, Telford, Shropshire, TF3 1NG

- Ground floor flat
- One bedroom
- In need of modernisation
- Leasehold
- Lease 99 years
- Ground Rent – £10 per annum
- EPC – C

See page 12 for viewing schedule

Legal Representative
Miss Penny Mincher
Wrekin Housing Trust Ltd
Colliers Way, Old Park, Telford,
Shropshire, TF3 4AW
01952 217057
Penny.Mincher@wrekinhousingtrust.org.uk

The seller is a registered social landlord and is therefore prohibited from selling a property to anyone who is an employee or director of the seller, or was in the last 12 months an employee or director, or is a close relative of such a person or an agent on their behalf

Apply: Telford Tel: 01952 204420 Email: telford@bjbmail.com

LOT 64 23 Furnival Street, Cobridge, Stoke-on-Trent, Staffordshire ST6 2PD

- Mid terrace house
- Not inspected by auctioneers
- EPC – E
- Potential rental value of £4,200

See page 11 for viewing schedule

Legal Representative
Miss Alexandra Finney
RJS Solicitors
G1 Bellringer Road, Trentham, Stoke-on-Trent, ST4 8GB
01782 646320
alex@rjsolicitors.com

The seller is a registered social landlord and is therefore prohibited from selling a property to anyone who is an employee or director of the seller, or was in the last 12 months an employee or director, or is a close relative of such a person or an agent on their behalf

Apply: Hanley Tel: 01782 202600 Email: hanley@bjbmail.com

*GUIDE PRICE £32,000 plus

*GUIDE PRICE £30,000
LOT 65

6 Buxton Street, Sneyd Green, Stoke-on-Trent, Staffordshire ST1 6BN

*Guide Price £42,000

- Forecourted mid terrace
- Popular location
- Let at £4800 per annum
- EPC – TBC

See page 11 for viewing schedule

Legal Representative
Miss Alexandra Finney
RJS Solicitors
G1 Bellringer Road, Trentham, Stoke-on-Trent, ST4 8GB
01782 646320
alex@rjssolicitors.com

Apply: Hanley Tel: 01782 202600 Email: hanley@bjbmail.com

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* Source: EI Group
LOT 66
1a Gresty Terrace, Crewe, Cheshire, CW1 5EN

- Spacious two bed apartment
- Let at £345 pcm
- Spacious lounge/diner
- Two double bedrooms
- Kitchen & bathroom
- Garden to the rear
- Close to Crewe retail park
- EPC – E
- Potential rental value of £4,200

Legal Representative
Mr Johnathan Manning
Hibberts LLP Solicitors
144 Nantwich Road, Crewe, CW2 6BG
01270 215117
jhm@hibberts.com

Apply: Crewe Tel: 01270 213541 Email: crewe@bjbmail.com

LOT 67
24 Hightown, Crewe, Cheshire, CW1 3BS

- Two storey retail premises
- Main road location
- Planning for change of use to A5 (ground floor) – Ref: 14/4479N
- Planning for conversion of 1st floor to apartment – Ref: 14/4478N

Legal Representative
Jonathan Manning
Hibberts LLP Solicitors
144 Nantwich Road, Crewe, Cheshire, CW2 6BG
01270 215117
jhm@hibberts.com

Apply: Commercial Tel: 01782 212201 Email: commercial@bjbmail.com
17 Hartshill Road, Hartshill, Stoke-on-Trent, Staffordshire, ST4 7LU

- Substantial period property
- Currently two self contained flats
- Ground Floor – two bedrooms
- First Floor – three bedrooms
- Total potential income of £12,421
- EPC – C

Legal Representative
Mr Melvin Barker
Walters & Plaskitt Solicitors
2 Westport Road, Stoke-on-Trent, ST6 4AW
01782 819611
mbarker@waltersandplaskitt.com

Apply: Newcastle Tel: 01782 622155 Email: newcastle@bjbmail.com

Building plot at The Rookery, Silverdale, Newcastle-under-Lyme, Staffordshire, ST5 6NA

- Building plot
- NUL 16/00316/FUL
- PP to replace garage for two bedroom detached dormer bungalow.

Legal Representative
Mr Alan Whitmore
Clyde Chappell & Botham Solicitors
99 Weston Road, Meir, Stoke-on-Trent, Staffs, ST3 6AJ
01782 599577
alanwhitmore@clydechappellandbotham.com

Apply: Newcastle Tel: 01782 622155 Email: newcastle@bjbmail.com

* Guide/reserve price definitions can be found on page 5
LOT 70

7 School Lane Close, Stafford, Staffordshire, ST17 4HH

*GUIDE PRICE £60,000

- Semi-detached bungalow
- Two double bedrooms
- Lounge, dining room
- Kitchen & bathroom
- In need of modernisation
- EPC - TBC

It is our understanding that the above property is considered to be of a non-traditional construction and therefore it is suggested that potential purchasers make their own enquiries of mortgage lenders as to whether the property is considered fit for mortgage purposes prior to making a bid at auction.

Legal Representative
Mr Henry Hutsby
Hutsby Mees Solicitors
5/7a St Marys Grove, Stafford, ST16 2AT
01785 259211
hhutsby@hutsbymees.co.uk

Apply: Stafford Tel: 01785 246000 Email: stafford@bjbmail.com

This catalogue contains details about properties being sold at auction. Those details are subject to change up to and including the day of the auction. Please check our website regularly at buttersjohnbee.com and look out for any additional materials available on the day of the auction, in order to stay fully informed with the up to date information.

Guide Price: An indication of the seller’s current minimum acceptable price at auction. The guide price or range of guide prices is given to assist consumers in deciding whether or not to pursue a purchase. It is usual, but not always the case, that a provisional reserve range is agreed between the seller and the auctioneer at the start of marketing. As the reserve is not fixed at this stage and can be adjusted by the seller at any time up to the day of the auction in the light of interest shown during the marketing period, a guide price is issued. This guide price can be shown in the form of a minimum and maximum price range within which an acceptable sale price (reserve) would fall, or as a single price figure within 10% of which the minimum acceptable price (reserve) would fall. A guide price is different to a reserve price (see separate definition). Both the guide price and the reserve price can be subject to change up to and including the day of the auction.

Reserve Price: The seller’s minimum acceptable price at auction and the figure below which the auctioneer cannot sell. The reserve price is not disclosed and remains confidential between the seller and the auctioneer. Both the guide price and the reserve price can be subject to change up to and including the day of the auction.
LOT 71
33 Ingestre Road, Stafford, Staffordshire, ST17 4DJ

*GUIDE PRICE £105,000

- Traditional mid terrace
- Three bedrooms
- Two reception rooms
- Near to town
- Near to train station
- EPC – TBC
- Potential rental value of £6,600

Legal Representative
Mr James Eagan
John Burton Solicitors
Market Square, Stone, Staffordshire,
ST15 8AT
01785 814 818
jde@johnburtonsolicitors.co.uk

Apply: Stafford Tel: 01785 246000 Email: stafford@bjbmail.com

LOT 72
12 Cherry Tree Road, Chesterton, Newcastle-under-Lyme, Staffordshire, ST5 7BP

*GUIDE PRICE £62,000

- Semi-detached house
- Two bedrooms
- Gas central heating
- UPVC double glazing
- Needs modernisation
- EPC – C

Legal Representative
Mr Stewart Freeman
Shakespeare Martineau Solicitors LLP
Bridgeway House, Bridgeway,
Stratford-upon-Avon, Warwickshire,
CV37 6YX
0845 630 8833
stewart.freeman@shma.co.uk

Apply: Newcastle Tel: 01782 622155 Email: newcastle@bjbmail.com

* Guide/reserve price definitions can be found on page 5
View property auction results at www.buttersjohnbee.com
LOT 73

111 Tennyson Road, Stafford, Staffordshire, ST17 9SY

- Three bedrooms
- Semi-detached
- Kitchen
- Lounge
- EPC – TBC

See page 12 for viewing schedule

*GUIDE PRICE £82,500

Legal Representative
Mr Adam Mayer
Nowell Meller Solicitors
24 Market Place, Stoke-on-Trent,
ST6 4AX
01782 813315
Adam@nowellmeller.co.uk

Apply: Stafford Tel: 01785 246000 Email: stafford@bjbmail.com

LOT 74

Hopes Edge, Presthope, Much Wenlock, Shropshire, TF13 6DQ

- Detached bungalow
- Five bedrooms
- Potential for other use including Bed & Breakfast (stpp)
- Desirable location

*GUIDE PRICE £275,000

Legal Representative
Miss Yvonne Masters
Terry Jones Solicitors
7 Hollinswood Court, Stafford Park 1,
Telford, Shropshire, TF3 3DE
01952 297979
yvonnem@terry-jones.co.uk

Apply: Telford Tel: 01952 204420 Email: telford@bjbmail.com
LOT 75
Freehold sale of 7 – 15 Farm Lodge Grove, Malinslee, Telford, Shropshire, TF3 2HP

- Freehold sale of 7 -15
- One bed ground floor Apartment – No 7
- Two bedroom first floor
- Apartment – No 11
- Both Let
- Freehold to be sold of Apartments 8,9,10,12,13,14 & 15.
- EPC – TBC

Apply: Telford Tel: 01952 204420 Email: telford@bjbmail.com

*GUIDE PRICE £90,000

Legal Representative
Ms Fatema Miah
Saffron Solicitors
The CiBA Building, 146 Hagley Road, Birmingham, B16 9NX
0121 4549040
commercial@saffronsolicitors.com

LOT 76
Land to the rear of the Old Boars Head, High Street, Halmerend, Stoke-on-Trent, Staffordshire, ST7 8AG

- Building land
- Planning permission
- 8 dwellings
- Associated parking
- EPC – N/A

Apply: Newcastle Tel: 01782 622155 Email: newcastle@bjbmail.com

*GUIDE PRICE £100,000 plus

Legal Representative
Mr Nick Mason
Salmons
20 – 22 High Street, Maybank, Newcastle Under Lyme, Staffordshire, ST5 0JB
01782 621266
nick.mason@salmonssolicitors.net

* Guide/reserve price definitions can be found on page 5
View property auction results at www.buttersjohnbee.com
LOT

90 Oakley Street, Crewe, Cheshire, CW1 2NL

*GUIDE PRICE £46,000

- Three bed terraced house
- Lounge & dining room
- Kitchen & bathroom
- Close to Crewe Town Centre
- Modernisation Required
- EPC - TBC
- Potential rental value of £6,300

See page 10 for viewing schedule

Legal Representative
Ms Pat Carlisle
Hall Smith Whittingham
1 Dysart Buildings, Nantwich,
Cheshire, CW5 5DP
01270 610 300
patcarlisle@hswsolicitors.co.uk

Apply: Crewe Tel: 01270 213541 Email: crewe@bjbmail.com

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* Subject to status

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* Guide/reserve price definitions can be found on page 5
LOT 78

**671 Lightwood Road, Lightwood, Stoke-on-Trent, Staffordshire, ST3 7HD**

*Guide Price £125,000*

- Detached property
- Huge potential to develop
- In need of renovation and repair
- Popular residential area
- Good size plot
- EPC – TBC

**See page 10 for viewing schedule**

Legal Representative
Mr Alastair Birtles
David Gall Solicitors
Fulford House, Town Foot, Hawes,
North Yorkshire, DL8 3NN
01969667171
alastair.birtles@davidgall.co.uk

Apply: Longton Tel: 01782 594777 Email: longton@bjbmail.com

LOT 79

**125 Oversley Road, Stoke-on-Trent, Staffordshire, ST6 6TT**

*Guide Price £82,000*

- Double fronted family home
- Spacious living accommodation
- Four bedrooms
- Gardens front and rear
- EPC – TBC
- Potential rental value of £5,700

**Legal Representative**
Mr Clint Hughes
Jamesons Property Lawyers
1a Church Lane, Knutton, Newcastle-under-Lyme, Staffordshire, ST5 6EP
01782 719009
clinthughes@jamesons-conveyancing.co.uk

Apply: Kidsgrove Tel: 01782 784442 Email: kidsgrove@bjbmail.com

* *Guide/reserve price definitions can be found on page 5 View property auction results at** www.buttersjohnbee.com *50
**LOT 80**

47 Lowther Street, Hanley, Stoke-on-Trent, Staffordshire ST1 5JE

*GUIDE PRICE £37,000

- Mid Terrace House
- Two Bedrooms
- Let at £4500 per annum
- Double Glazing
- Gas Central Heating
- First floor bathroom
- EPC – TBC

See page 11 for viewing schedule

Legal Representative
Ms Suzanne Doherty
Grindeys Solicitors
Glebe Court, Glebe Street, Stoke, Stoke-on-Trent, Staffordshire, ST4 1ET
01782 846441
suzanne.doherty@grindeys.com

Apply: Hanley Tel: 01782 202600 Email: hanley@bjbmail.com

**LOT 81**

49 Denbigh Street, Hanley, Stoke-on-Trent, ST1 5JA

*GUIDE PRICE £40,000

- Mid terrace property
- Three bedrooms
- Recently refurbished
- First floor bathroom
- Ground floor w/c
- EPC TBC
- Potential rental value of £4,500

See page 11 for viewing schedule

Legal Representative
Mr Ray Basnett
Woolliscrofts Solicitors
6-10 Broad Street, Hanley, Stoke-on-Trent, ST1 4EU
01782 204000
rbasnett@woolliscrofts.co.uk

Apply: Hanley Tel: 01782 202600 Email: hanley@bjbmail.com
LOT 82
7 Vernon Street, Crewe, Cheshire, CW1 3JU

• End of terrace property
• Three bedrooms
• Rear courtyard garden
• Majority double glazed
• EPC – E
• Potential rental value of £6,600

See page 10 for viewing schedule

Legal Representative
Ms Gillian Stretch
Speakman & Co
180 Nantwich Road, Crewe, CW2 6BS
01270 214237
gillian@speakman.co.uk

Apply:
Crewe Tel: 01270 213541 Email: crewe@bjbmail.com

LOT 83
Palmbrook, Foxt, Stoke-on-Trent, Staffordshire
ST10 2HN

• Spacious detached house
• Superb village location
• Approximately 0.29 acres
• Three bedrooms
• Gas central heating
• Double glazing
• EPC – D

Legal Representative
Mr Nicolas John
Whiteheads
6 Water Street,
Newcastle-under-Lyme,
Staffordshire, ST5 1HR
01782 615278

Apply:
Hanley Tel: 01782 202600 Email: hanley@bjbmail.com

* Guide/reserve price definitions can be found on page 5

View property auction results at: www.buttersjohnbee.com

* AUCTION START TIME 6.30PM

We have been made aware that the curtilage to the front of the property belongs to the local Council and the boundary stops at the edge of the footpath to the front property.
LOT 84
The Old Coach House, 2B Bridge Street, Wybunbury, Nantwich, Cheshire, CW5 7NB

• Superb barn conversion
• Three bedrooms
• Beautifully finished
• Stunning kitchen
• Gardens to rear
• Double garage & drive
• EPC – TBC
• Potential rental value of £10,800

Legal Representative
Chris Murphy
Whiteheads Solicitors
6 Water Street
Newcastle
ST5 1HR

Apply: Nantwich Tel: 01270 623444 Email: nantwich@bjbmail.com

LOT 85
38 Newchapel Road, Kidsgrove, Stoke-on-Trent, Staffordshire, ST7 4SG

• Semi-detached house
• Three bedrooms
• Ground floor wet room
• First floor bathroom
• Gardens front and rear
• EPC – TBC

Legal Representative
Mr Stewart Freeman
Shakespeare Martineau Solicitors LLP
Bridgeway House, Bridgeway,
Stratford-upon-Avon, Warwickshire,
CV37 6YX
0845 630 8833
stewart.freeman@shma.co.uk

Apply: Kidsgrove Tel: 01782 784442 Email: kidsgrove@bjbmail.com
• A prestigious Grade II Listed former care home within a site area of 0.75 acres
• Benefitting from planning for the conversion to form 12 apartments with associated parking and landscaping
• To form 5 x 1 bedroom, 5 x 2 bedroom and 2 x 3 bedroom apartments
• Demolition of the newer build elements to the north and west elevations

Apply: Commercial Tel: 01782 212201 Email: commercial@bjbmail.com

*Guide/reserve price definitions can be found on page 5

Legal Representative
Mr David Buskey
Woodcocks Haworth & Nuttall
1A Strawberry Bank, Preston New Road, Blackburn, BB2 6AA
01706 213356
david.buskey@whnsolicitors.co.uk

*GUIDE PRICE £550,000
LOT 87

51 Albert Street, Crewe, Cheshire, CW1 2QD

• Spacious terrace property
• Three bedrooms
• Two reception rooms
• Gardens
• EPC – TBC
• Potential rental value of £6,300

See page 10 for viewing schedule

Legal Representative
Mrs Kate Heath
Poole Alcock LLP Solicitors
6 Middlewich Road, Sandbach,
Cheshire, CW11 1DL
01270 762325
keh@poolealcock.co.uk

Apply: Crewe Tel: 01270 213541 Email: crewe@bjbmail.com

LOT 88

19 Lomas Street, Shelton, Stoke-on-Trent, Staffordshire, ST4 7AE

• Mid Terrace Property
• Let (Income TBC)
• Convenient Location
• Not inspected by the auctioneers
• EPC- E

DECLARED RESERVE £25,000

Apply: Hanley Tel: 01782 202600 Email: hanley@bjbmail.com

Legal Representative
Mrs Carys Dyer
Welch & Co Solicitors
40 St Marys Street, Cardigan,
Ceredigion, SA43 1ET
01239 614070
carysdyer@welchlaw.co.uk

Apply: Hanley Tel: 01782 202600 Email: hanley@bjbmail.com
LOT 89

34 St Aidans Street, Tunstall, Stoke-on-Trent, ST6 5HH

- Building plot
- Application number 55168
- Approx 47 Square metres
- Planning for end of terrace

**Legal Representative**
Miss Anne Marie McQuade
McQuades
Miners Hall Park Road, Burslem, Stoke-on-Trent, ST6 1EG
01782 810875
annemarie@mcquades.info

**Apply:** Hanley Tel: 01782 202600 Email: hanley@bjbmail.com

LOT 90

10 Attlee Crescent, Highfields, Stafford, ST17 9RU

** GUIDE PRICE £90,000 **

- Mid Terrace House
- Three Bedrooms
- Lounge/Diner, Kitchen
- Bathroom, Separate WC
- Gardens
- EPC – D

**Legal Representative**
Mr Henry Hutsby
Hutsby Mees Solicitors
5/7a St Marys Grove, Stafford, ST16 2AT
01785 259211
hhutsby@hutsbymeas.co.uk

**Apply:** Stafford Tel: 01785 246000 Email: stafford@bjbmail.com

* Guide/reserve price definitions can be found on page 5

View property auction results at: www.buttersjohnbee.com
LOT 91 27 Pear Tree Lane, Chesterton, Newcastle-under-Lyme, Staffordshire, ST5 7EY

• Semi-detached house
• Three bedrooms
• Two reception Rooms
• Partial gas central heating
• UPVC double glazing
• Garden to front and rear
• EPC – TBC

The seller is a registered social landlord and is therefore prohibited from selling a property to anyone who is an employee or director of the seller, or was in the last 12 months an employee or director, or is a close relative of such a person or an agent on their behalf.

Legal Representative
Mr Stewart Freeman
Shakespeare Martineau Solicitors LLP
Bridgeway House, Bridgeway,
Stratford-upon-Avon, Warwickshire,
CV37 6YX
0845 630 8833
stewart.freeman@shma.co.uk

Apply: Newcastle Tel: 01782 622155 Email: newcastle@bjbmail.com

LOT 92 133 The Mill, Enderley Street, Newcastle-under-Lyme, Staffordshire, ST5 2AN

• Modern ground floor apartment
• Two bedrooms
• Stunning open plan kitchen living area
• Allocated parking
• Previously let at £525 pcm
• EPC – B

Legal Representative
Mrs Diane Sumner
N.E Cooke & Co
Unit 3, Fellgate Court, Froghall
Newcastle, ST5 2UE
01782 611090
dianne@cooks-solicitors.co.uk

Apply: Newcastle Tel: 01782 622155 Email: newcastle@bjbmail.com
LOT 93

15 Lincoln Road, Kidsgrove, Stoke-on-Trent, Staffordshire, ST7 1HA

- Semi detached property
- Three Bedrooms
- Recent improvements made
- Off road parking
- Front and rear gardens
- EPC – C
- Potential rental value of £5,940

See page 11 for viewing schedule

Legal Representative
Mrs Alison Abbotts
Tinsdills Solicitors
15-19 Marsh Parade, Newcastle-under-Lyme, Staffordshire, ST5 1BT
01782 612311
alison.abbotts@tinsdills.co.uk

Apply: Newcastle Tel: 01782 622155 Email: newcastle@bjbmail.com

LOT 94

Apartment 45 St Pauls Court, Congreve Road, Blurton, Stoke-on-Trent, Staffordshire, ST3 2HJ

- One-bedroom apartment
- Second floor
- Modern fitted kitchen
- Double glazed
- Electric heating
- EPC – E
- Potential rental value of £5,400

Legal Representative
Ms Kelly King
Cooks Solicitors
12 Brindley Court, Lymedale Business Park, Newcastle-under-Lyme, Staffordshire, ST5 9QH
01782 713755
kelly@cooks-solicitors.co.uk

Apply: Longton Tel: 01782 594777 Email: longton@bjbmail.com

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LOT 95
64 Pembridge Road, Blurton, Stoke-on-Trent, Staffordshire, ST3 3DA

- Semi-detached
- Two double bedrooms
- Off road parking
- Car port
- Gardens
- Gas central heating system
- EPC – TBC
- Potential rental value of £6,300

Apply: Longton Tel: 01782 594777 Email: longton@bjbmail.com

LOT 96
Flat 83, Port Vale Court, Hamil Road, Burslem, Stoke-on-Trent, Staffordshire ST6 1DF

- 8th floor leasehold apartment
- Two double bedrooms
- Spacious accommodation
- Overlooking Burslem park
- EPC -TBC
- Potential rental value of £4,800

Apply: Hanley Tel: 01782 202600 Email: hanley@bjbmail.com

* Guide/reserve price definitions can be found on page 5

AUCTION START TIME 6.30PM

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Legal Representative
Mr Alan Whitmore
Clyde Chappell and Botham Solicitors
99 Weston Road, Meir, Stoke-on-Trent, Staffordshire, ST3 6AJ
01782 599577
alanwhitmore@clydechappellandbotham.com

Legal Representative
Mrs Suzanne Doherty
Grindeys Solicitors
Glebe Court, Glebe Street, Stoke-on-Trent, ST4 1ET
01782 840567
suzanne.doherty@grindeys.com
LOT 97
1 Stanton Road, Meir, Stoke-on-Trent, Staffordshire, ST3 6DD

- End townhouse
- Three bedrooms
- Modern kitchen & bathroom
- Gardens front & rear
- Double glazing
- Previously let at 450pcm
- EPC - D

See page 10 for viewing schedule

GUIDE PRICE £60,000

Legal Representative
Ms Bethany Wiltshire
EPO Lawyers
46 High Street, Sutton Coldfield, West Midlands, B72 1UQ
0121 6869444
bethany.wiltshire@e-p-o.co.uk

Apply: Longton Tel: 01782 594777 Email: longton@bjbmail.com

LOT 98
41 East Street, Weston Coyney, Stoke-on-Trent, ST3 6QJ

- Semi-detached property
- Three bedrooms
- Two reception rooms
- Let with an income of £6,032 per annum
- Good size rear garden
- Open aspect to rear
- EPC - D

GUIDE PRICE £75,000 plus

Legal Representative
Mr Vinnie Mahmood
Morris Blackmore Walters Ltd
69 High Street, Tunstall, Stoke-on-Trent, Staffordshire, ST6 5TA
01782 903028
office@mbw-law.co.uk

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□ decide what is a reasonable price to pay for the property;
□ take account of any repairs or replacements the property needs and
□ consider if you need any further advice before exchanging contracts.

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Common Auction Conditions

3rd Edition. Reproduced with the consent of

The general conditions (including any extra general conditions) apply to the contract except to the extent that they are varied by special conditions or by an addendum.

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 shall refer to 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 black type appear in bold blue type they have the specified meanings.

Actual completion date The date when completion takes place is treated as taking place for the purposes of apportionment and calculating interest.

Addendum A supplement to the conditions or to the particulars or to both which contains a variation to the conditions or to the particulars and is notified to the auction.

Agreed completion date Subject to condition G9.3: (a) the date specified in the special conditions; or (b) if no date is specified, 30 business days after the contract date; but if that date is not a business day the first subsequent business day.

Approved financial documents listed or referred to building society that has signed up to the Banking Code or Business Banking Code or is otherwise acceptable to the auctioneers.

Arrears A charge to secure a loan or other financial charge.

Business day Any day except (a) a Saturday or a Sunday; (b) a business day under the Tenant (Covenants) Act 1995.

Completion Unless otherwise agreed between seller and buyer (or their conveyancers) the occasion when both seller and buyer are entitled to the property under the contract and the balance of the price is unconditionally received in the seller’s conveyancer’s conveyancing account.

Condition One of the auction conduct conditions or sale conditions.

Contract The contract by which the seller agrees to sell and the buyer agrees to buy (including chattels, if any). The contract by which the buyer has acted as a prudent buyer.

Important notice
A prudent buyer will, before bidding for a lot at an auction:
- Take professional advice from a conveyancer and, in appropriate cases, a surveyor; and
- Make the successful bid for a lot;
- Carry out usual searches and make usual enquiries;
- Check the content of all available leases and other documents relating to the lot;
- Have finance available for the deposit and purchase price;
- Check whether VAT registration and election is advisable;
- Inspect the lot;
- Check the catalogue (if any) forming part of the special conditions.

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

Auction Conduct Conditions

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

A1.2 The catalogue is issued only on the basis that you accept these auction conduct conditions. They govern our relationship with you and cannot be read as modified or varied by the sale conditions (even by a condition purporting to replace the whole of the Common Auction Conditions). They can be varied only in writing.

A2 Our role
A2.1 As agents for each seller we have authority to: (a) prepare particulars 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; and (e) sign each sale memorandum and (f) treat a contract as repudiated if the buyer fails to sign a sale memorandum by the date and at the place required to be held by the auction conduct conditions.

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

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 state our reasons for our decision.

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

A3.4 Unless stated otherwise each lot is subject to a reserve price (which may be fixed) but the lot will be withdrawn from the auction.

A3.5 Where there is a reserve price the seller may bid (or ask us or another 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 bids up to the reserve price are bids made by or on behalf of the seller.

Important note
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 new reserve price just before bidding commences.

A4 The particulars and other information
We have taken reasonable care to prepare particulars that correctly describe each lot. The particulars are based on information supplied by or on behalf of the seller. You need to check that the information in the particulars is correct.

A4.2 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 or guarantee is incorrect, as the particulars have not been prepared by a conveyancer and are not intended to form part of a legal contract.

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

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

A5.3 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.

A5.4 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.

A5.5 The deposit:
(a) is to be held as stakeholder where VAT would be chargeable on the deposit or it is to be held as agent for the seller, but otherwise is to be held as stated in the sale conditions; and (b) must be paid by cleared sterling by cheque or by bankers’ draft made payable to us on an approved financial institution. The auction extra conditions may state if we accept any other form of payment.

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

A5.7 If the buyer does not comply with its obligations under the contract then:
(a) we may cancel the sale; (b) we may invoice you to buy the lot even if you are acting as an agent; and (c) you must indemnify the seller in respect of any loss the seller incurs as a result of the buyer’s default.

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A5.8 Where the buyer is a company you warrant that the buyer is duly incorporated and able to buy the lot.

A6 Extra Auction Conduct Conditions

A6.1 Despite any condition to the contrary, (a) The minimum price is £1,000.00 (or the total price, if less). A special condition may, however, require a higher minimum deposit
(b) Sub-clause (a) of Auction Conduct Condition A5.7 shall be subject to the lot being deleted and shall be replaced with the following: "(a) is to be held as agent for the seller unless expressly stated otherwise in the special conditions or it is disclosed by the auctioneer that VAT would be chargeable on the deposit if it were to be held as agent for the seller, the deposit will be held as stakeholder despite any contrary provision in any condition; and (c) (a) is to be held as agent for the seller, we may not accept any or all of it to the seller’s conveyancer for them to hold as stakeholder and in respect of any part of the deposit so transferred will be held by us as stakeholder."

A6.2 The buyer will pay an administration fee of £255 plus VAT for each lot purchased at the auction, prior to auction or post auction in addition to the deposit.

A6.3 The buyer will provide proof of identity and residency to us.

A6.4 We may accept payment by debit or credit card, credit card payments carry a 2.5% surcharge. Credit card payment is not allowed for payment of deposit.

A6.5 We may refuse admission to any person attending the auction. We do not have to explain why.

A6.6 The buyer will be photographed at the auction before the contract date.

A6.7 The Seller will not be under any obligation to remove any rubbish or other items whatsoever from the lot prior to completion of the purchase and the buyer will be responsible for the removal or refusal to complete or claim compensation in respect of any rubbish or other items remaining on the lot.

G1.1 The lot (including any rights to be granted or reserved, and any exclusions from it) is described in the special conditions, or is that referred to in the sale memorandum.

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

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

G1.4 The lot is also sold subject to such of the following as may affect before, on-completion of 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 lands 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, including any extra general conditions;
(d) charges, notices, orders, restrictions, agreements and other matters relating to town and country planning, highways or public health;
(e) rights, easements, quarries, mineral rights, and wayleaves;
(f) outragings and other liabilities;
(g) all matters within the meaning of the Land Registration Act 2002;
(h) matters that ought to be disclosed by the searches and inquiries a prudent buyer would make, whether or not the buyer has been advised to do so; and
(i) anything the seller does not and could not reasonably know about.

G1.5 Where any condition under 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.

G1.6 The seller will disclose to 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 them and keep the seller informed of their existence.

G1.7 The lot does not include any tenant’s or trade fixtures or fittings.

G1.8 Where chattels are included in the lot the buyer takes them as they are at completion and the seller is not liable if they are not fit for use.

G1.9 The buyer buys with full knowledge of:
(a) the documents, whether or not the buyer has read them; and
(b) the physical condition of the lot and what could reasonably be inferred from an inspection of it, whether or not the buyer has inspected the property.

G1.10 The buyer is not to rely on the information contained in the particulars but may rely on the seller’s conveyancer’s replies to preliminary enquiries to the extent stated in those replies.

G2 Deposit

G2.1 The amount of the deposit is the greater of:
(a) any minimum deposit stated in the auction conduct conditions (or the total price, if this is less than that minimum); and
(b) 10% of the price (exclusive of any VAT on the price).

G2.2 The deposit:
(a) must be paid in pounds sterling by cheque or banker’s draft drawn on an approved financial institution (or by any other means of payment that the auctioneers may accept); and
(b) is to be held as stakeholder unless the auction conduct conditions provide that it is to be held as agent for the seller.

G2.3 Where the auctioneers hold the deposit as stakeholder they 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.

G2.4 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.

G2.5 Interest earned on the deposit belongs to the seller unless the auctioneers hold the deposit as agent for the seller.

G3 Between contract and completion

G3.1 Unless the special conditions state otherwise, the seller is to reimburse to the buyer’s or a tenant or other third party for the period from and including the contract date to completion and:
(a) produce to the buyer on request all relevant insurance details;
(b) pay the premiums when due;
(c) if the buyer so requests, and pays any additional premium, use reasonable endeavours to increase the sum insured on contracts of insurance to the cost of the insurance (excluding any VAT on the cost of insurance) if the insurance (to the extent not already paid by the buyer or a tenant or other third party) for the period from and including the contract date to completion.

G3.2 No damage 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, completion.

G3.3 Section 47 of the Law of Property Act 1925 does not apply.

G3.4 Unless the buyer is already lawfully in occupation of the lot the buyer has no right to enter into occupation prior to completion.

G4 Title and identity

G4.1 Unless conditions C.4.2 applies, the buyer accepts the title of the seller to the lot as at the contract date and may raise no objections or objection except in relation to any matters disclosed by the seller’s conveyancer in writing.

G4.2 If any of the documents is not made available before the auction the following provisions apply:
(a) The buyer may raise no objection on or objection to any of the documents made available before the auction.
(b) If the lot is registered land the seller is to give to the buyer within five business days an official copy of the entries on the register and the register plan and, where noted on the register, of all documents subject to which the lot is being sold.
(c) If the lot is not registered land the seller is to give to the buyer within five business days an abstract or epitome of title starting from the root of title mentioned in the special conditions or such as is as is necessary for the other to be able to comply with applicable Land Registry Rules when making application for registration of the transaction to which the conditions apply.

G5 Transfer

G5.1 Unless a form of transfer is prescribed by the special conditions:
(a) the buyer must supply a draft transfer to the seller at least ten business days before the agreed completion date or after the buyer has paid the price (subject to the rights of any tenant or other third party) for the period from and including the contract date to completion as a deed by the buyer if condition G5.2 applies;
(b) the buyer’s conveyancer must attend the auction and, if so directed, receive the deposit on behalf of the seller; and
(c) the seller must complete or approve the transfer draft within five business days of receiving it from the buyer.

G5.2 If the seller remains liable in any respect in relation to the lot (or a tenancy) following completion the buyer is specifically entitled to convey the transfer to indemnify the seller against that liability.

G5.3 The seller cannot be required to transfer the lot to anyone other than the buyer, or by more than one transfer.

G6 Completion

G6.1 Completion is to take place at the offices of the seller’s conveyancer or at such other place as the seller reasonably require, on the agreed completion date. The seller can only be required to complete on a business day and between the hours of 9:00 and 1700.

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

G6.3 Payment is to be made in pounds sterling and only by:
(a) direct transfer to the seller’s conveyancer’s client account; and
(b) the release of any deposit held by a stakeholder.

G6.4 Unless the seller and the buyer otherwise agree, completion cannot be made unless the seller is in agreement with the conditions or any other terms under the conditions. The seller is not required to comply with their obligations under the contract and the balance of the price is unconditionally received in the seller’s conveyancer’s client account.

G6.5 Completion takes place after 16:00 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 working day following completion.

G6.6 Where applicable the contract remains in force following completion.

G7 Notice to complete

G7.1 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 formal notice of receiving it from the other.

G7.2 The person giving the notice must be ready to complete.

G7.3 If the buyer fails to comply with a notice to complete the seller may, without affecting any other remedy the seller has:

(i) the documents accompanying that application;
(ii) evidence that all applicable stamp duty land tax relating to that application has been paid; and
(iii) a letter under which the seller or its conveyancer agrees to use all reasonable efforts to pay any required taxes raised by the land registry and to instruct the land registry to send the completed registration documents to the buyer.

G7.4 Unless otherwise stated in the special conditions the seller sends with full title guarantee except that (and the transfer shall so provide):
(a) the covenant set out in section 3 of the Law of Property (Miscellaneous Provisions) Act 1984 shall not extend to matters of title that must be paid public inspection; these are to be treated as within the actual knowledge of the buyer;
(b) the covenant set out in section 4 of the Law of Property (Miscellaneous Provisions) Act 1984 shall not extend to any condition or tenant’s obligation relating to the state or condition of the lot where the lot is leased or held for leasehold property.

G7.5 The transfer is to have effect as if expressly subject to all matters subject to which the lot is sold under the special conditions.

G7.6 The seller does not have to produce, nor may the buyer object to or make a requisition in relation to, any prior or prior title even if it is referred to in the documents.

G7.7 The seller (and, if relevant, the buyer) must produce to each other such confirmation of, or evidence of, their identity and that of their respective agents and attorneys (if any) as is necessary for the other to be able to comply with applicable Land Registry Rules when making application for registration of the transaction to which the conditions apply.

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G9 Landlord's licence

G9.1 The agreement completed date

G9.2 The contract is on condition that the licence being obtained, by way of formal licence if that is what the landlord lawfully requires.

G9.3 The agreed completion date is not to be earlier than the date on which the landlord has given notice to the buyer that the licence has been obtained.

G9.4 The seller must:
(a) use all reasonable endeavours to obtain the licence at the seller’s expense; and
(b) enter into any authorised guarantee agreement properly required.

G9.5 The buyer must:
(a) promptly provide references and other relevant information; and
(b) comply with the landlord’s lawful requirements.

G9.6 If within three months of the contract date (or such longer period as the seller and buyer agree) the licence has not been obtained or the seller or the buyer may, if in the exercise of their own discretion, terminate the contract.

G10 Interest and apportionments

G10.1 In respect of the agreed completion date for any reason other than the seller’s default the buyer must pay interest at the rate of interest on the price (less any deposit paid) from the agreed completion date up to and including the actual completion date.

G10.2 Subject to condition G11 the seller is not obliged to account for or pay any interest on the balance of the purchase price unless the seller has received full payment of interest in cleared funds. The seller must pay to the buyer after completion on the date on which the buyer is entitled that the seller subsequently receives cleared funds.

G10.3 Income and outgoings are to be apportioned at actual completion date unless:
(a) the buyer is liable to pay interest; and
(b) the seller has given notice to the buyer at any time up to completion requiring apportionment on the date of any outstanding 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.

G10.4 Apportionments are to be calculated on the basis that:
(a) the seller receives income and is liable for outgoings for the whole of the day on which apportionment is to be made;
(b) annual income and expenditure accrues at an equal daily rate (assuming 365 days in a year, and income and expenditure appearing in some other period are calculated on an equal daily rate during the period to which it relates; and
(c) the amount to be apportioned is not known at completion and is to be made by reference to a reasonable estimate and further payment is to be made by the seller or buyer as appropriate within five business days of the date when the amount is known.

G11 Part 1 Current rent

G11.1 “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 in advance on the most recent rent payment date, as determined by the practitioner.

G11.2 If on completion there are any arrears of current rent the buyer must pay them, whether or not details of the arrears are known at the special conditions.

G11.3 Parts 2 and 3 of this condition G11 do not apply to arrears of current rent.

G12 Part 2 Buyer to pay for arrears

G12.1 Part 2 of this condition G11 applies where the special conditions state that the VAT option is to be retained.

G12.2 The buyer must pay for all arrears from the date five business days of receipt in cleared funds (plus interest at the interest rate calculated on a daily basis for each subsequent day) in which event income and outgoings are to be apportioned at actual completion date.

G13 Rent deposits

G13.1 This condition G13 applies where the seller is holding or otherwise entitled to money by way of rent deposit in respect of a tenancy.

G13.2 If the rent deposit is not assigned to the buyer the seller must hold the rent deposit on trust for the buyer and, subject to and with the benefit of the special conditions, comply at the cost of the buyer with the buyer’s lawful instructions.

G13.3 Otherwise the seller must on completion pay and assign its share of the rent deposit to the buyer and, subject to and with the benefit of the special conditions, comply at the cost of the buyer with the buyer’s lawful instructions.

G14 VAT

G14.1 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 other consideration, and the VAT invoice.

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

G15 Transfer as a going concern

G15.1 Where the special conditions so state: (a) the seller and the buyer intend, and shall take all practicable steps to ensure, that the sale is conducted as a transfer of a going concern; and (b) this condition G15 applies.

G15.2 The seller confirms that:
(a) is registered for VAT, either in the seller’s name or as a member of the same VAT group; and
(b) has not been relieved of the VAT payable by the lot in the VAT option that remains valid and will not be revoked before completion.

G15.3 The buyer confirms that:
(a) is registered for VAT, either in the buyer’s name or as a member of a VAT group; and
(b) has made, or will make before completion, a VAT option in relation to the lot.

G15.4 The buyer must ensure that:
(a) the VAT registration is not revoked before or within three months after completion; and
(c) article 52(6) of the Value Added Tax (Special Provisions) Order 1995 does not apply to it; and
(d) it is not buying the lot as a nominee for another person.

G15.5 The buyer confirms that after completion the buyer intends to:
(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
(b) collect the rent payable by the tenancies and charge VAT on them.

G15.6 If, after completion, it is found that the lot is not a transfer of a going concern then:
(a) the buyer’s conveyancer is to notify the buyer of the conveyancer of that finding and provide a VAT invoice in respect of the sale of the lot; and
(b) the buyer must pay all previous business days of receipt of the VAT invoice pay to the seller the VAT due; and
(c) VAT is payable because the buyer has not completed with the seller in respect of, all liability under such contracts from the completion date.

G16 Capital allowances

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

G16.2 The seller is to supply to the buyer all information reasonably required by the buyer in connection with the buyer’s claim for capital allowances.

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

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

G17 Maintenance agreements

G17.1 Where the special conditions state that the seller agrees to make reasonable endeavours to transfer to the buyer, at the buyer’s cost, the benefit of the maintenance agreements specified in the special conditions.

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

G18 Landlord and Tenant Act 1987

G18.1 This condition G18 applies where the sale is a relevant disposal for the purposes of part I of the Landlord and Tenant Act 1987.

G18.2 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.

G19 Sale by practitioner

G19.1 This condition G19 applies where the sale is by a practitioner either as seller or buyer.

G19.2 The practitioner has been duly appointed and is empowered to sell the lot.

G19.3 Neither the practitioner nor 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 subject to a disclaimer excluding that personal liability.

G21.1 This condition G21 applies wherever the special conditions so provide.

G21.2 The buyer has not 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 at the seller’s expense such investigations as the buyer has not (read those reports or carried out any investigation) and the buyer admits that the price takes into account the environmental condition of the lot.

G21.3 The buyer agrees to indemnify the seller in respect of all liability for or resulting from the environmental condition of the lot.

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

G22.2 No apportionment is to be made at completion in respect of service charges.

G22.3 Within two months after completion the seller must provide to the buyer a service charge account for the service charge year current on completion showing:

(a) service charge expenditure attributable to each tenancy;
(b) payments on account of service charge received from each tenant;
(c) any amounts due from a tenant that have not been received;
(d) any service charge expenditure that is not attributable to any tenancy and is for that reason recoverable.

G22.4 In respect of each tenancy, if the service charge account shows that:

(a) payments on account (whether received or still due then from a tenant) exceed attributable service charge expenditure, the seller must pay to the buyer an amount equal to the excess when it provides the service charge account;
(b) attributable service charge expenditure exceeds payments on account (whether those payments have been received or are still due then), the buyer must use all reasonable endeavours to recover the shortfall from the tenant at the next service charge reconciliation date and pay the amount so recovered to the seller within five business days of receipt in cleared funds; but in respect of payments on account that are still due from a tenant the buyer need not recover any such shorts until the following service charge reconciliation date;
(c) 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.

G22.5 If the seller holds any reserve or sinking fund on account of service charge expenditure or a depreciation fund:

(a) the seller must pay it (including any interest earned on it) to the buyer on completion; and
(b) the buyer must return the reserve in accordance with the terms of the tenancies and to indemnify the seller if it does not do so.

G23. Rent reviews

G23.1 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.

G23.2 The seller may continue negotiations or rent review proceedings up to the actual completion date but may not agree that the increased rent or commence rent review proceedings without the written consent of the buyer, such consent not to be unreasonably withheld or delayed.

G23.3 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.

G23.4 The seller must promptly:

(a) give to the buyer full details of all rent review negotiations and proceedings, including copies of all correspondence and papers; and
(b) use all reasonable endeavours to substitute the buyer for the seller in any rent review proceedings.

G23.5 The seller and the buyer are to keep each other informed of the results of the rent review and have regard to any proposals the other makes in relation to it.

G23.6 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.

G23.7 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 receivable is to be treated as arrears.

G23.8 The seller and the buyer are to bear their own costs in relation to rent review negotiations and proceedings.

G24 Tenancy renewals

G24.1 This condition G24 applies where the lot is sold subject to a tenancy that has been registered at Land Registry and the sale either triggers first registration or is a registrable disposition. The seller must at its own expense and as soon as practicable:

(a) apply for registration of the transfer;
(b) provide the buyer with an official copy of the register relating to such leasing showing itself registered as proprietor.

G24.2 A communication may be relied on:

(a) delivered by first delivery post, or by recorded delivery post, if the delivery of the service charge account is a condition of the tenancy, or in the case of a lease, a condition in respect of the landlord, or for the purposes of proceedings relating to this.

G24.3 A communication is to be treated as received:

(a) when delivered, if delivered by hand; or
(b) for communications after completion, if delivered electronically; but if delivered or made after 17:00 hours on a business day a communication is to be treated as received on the next business day.

G24.4 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.

G29 Contracts (Rights of Third Parties) Act 1999

No one is intended to have any benefit under the contract pursuant to the Contracts (Rights of Third Parties) Act 1999.

G30 Extra General Conditions

The following general conditions are to be treated as being agreed as follows:

G17.2 the word "actual" shall be replaced by the word "agreed"

G25.3 (b) the words "or cost" shall be added at the end.
Special Conditions of Sale

Sale memorandum

Date

Name and address of seller

Name and address of buyer

Tel:

Lot

Address

The price (excluding any VAT) £

Deposit paid £

The seller agrees to sell and the buyer agrees to buy the lot for the price.
This agreement is subject to the sale conditions so far as they apply to the lot.

We acknowledge receipt of the deposit

Signed by the buyer

Signed by us as agent for the seller

The seller’s conveyancer is

Name

Address

Contact

The buyer’s conveyancer is

Name

Address

Contact
Registration Form for Proxy/Telephone/Internet Bidding

I hereby instruct and authorise butters john bee to bid on my behalf in accordance with the terms and conditions as set out in their catalogue and/or attached to this form and I understand that should my bid be successful the offer will be binding upon me. For telephone bidding butters john bee will bid on my behalf by taking my instructions by telephone when the relevant lot is being offered at the auction.

I wish to bid by telephone / by proxy / online (please circle your preferred option)

Date of Auction
Address of Lot
Lot Numbers

(please circle your preferred option)

Address

Maximum Bid Price £ _______________ (in words) _______________

(The Auctioneers will not bid beyond the maximum bid price under any circumstances)

☐ I would like to be contacted to make deposit payment by debit card.

☐ I enclose herewith my cheque for 10% of my maximum bid (£1,000 minimum) £ ______________ plus the administration fee of £625 (plus VAT) made payable to butters john bee.

Purchaser’s Details

Full Name
Company
Address
Telephone: Business __________________ Home __________________ Mobile __________________

Solicitors

For the attention of ____________________ Telephone __________________

Signature of Prospective Purchaser ____________________ Date ____________________

Name (BLOCK CAPITALS)

This completed proxy/telephone/internet bidding form, cleared deposit funds cheque, administration fee, certified proof of identity and address must be returned five working days prior to the Auction. The Auctioneer can only bid on your behalf once the deposit cheque has cleared.

Any alterations to your instructions must be received IN WRITING prior to the start of the Auction.

Return to: butters john bee Property Auction Department, Lake View, Festival Way, Stoke-on-Trent, Staffordshire, ST1 5BJ

TERMS AND CONDITIONS FOR PROXY/TELEPHONE/INTERNET BIDDERS

1. The maximum bid price must be an exact and certain figure.

2. The prospective purchaser appoints the auctioneer as agent and authorises the auctioneer, partner or employee of the auctioneer to bid for the relevant lot on their behalf.

3. The prospective purchaser is deemed to have read the auction catalogue, the sale contract, the general conditions of sale, any special conditions relating to the particular lot and any addendum relating to the lot issued prior to the sale and to have full knowledge thereof. The prospective purchaser is advised to telephone the auctioneers on the day of the auction to ensure there are no amendments or alterations. In any event the prospective purchaser will be deemed to have knowledge of such amendments.

4. The prospective purchaser authorises the auctioneer or any director or employee of the auctioneer to sign the contract for the purchase of the relevant lot as agents at or after the auction.

5. Where the deposit is more than 10% of the eventual purchase price the balance will be considered as an additional deposit towards the purchase price and will not be returned to the purchaser.

6. In respect of a proxy bid the prospective purchaser will be advised if the relevant lot has been successfully purchased as soon as possible after the auction or the following day.

7. When the lot is not purchased by the prospective purchaser the deposit and administration fee will be returned in full as soon as is reasonably possible.

8. The authority to bid can only be withdrawn by notification in writing delivered to the head office of butters john bee at least two hours before the start of the sale or to the auctioneer in the saleroom up to half an hour before the start of the sale. It is the prospective purchaser’s responsibility to obtain confirmation in writing from the auctioneers to acknowledge receipt of the withdrawal notification and without such a receipt the authority to bid stands and the contract for the purchase of any property is binding on the prospective purchaser.

9. The auctioneer gives no guarantee or warranty that a bid will be made on behalf of the prospective purchaser and no reason may be given. The auctioneer will not be held liable for any resulting financial loss, costs or damages incurred by the prospective purchaser as a result thereof.

10. The prospective purchaser must provide the auctioneer with an original or certified copy of identity documentation and confirmation of address. This can include a current full UK driving licence, current signed passport etc plus a recent utility bill, Bank or Building Society statement etc. Copies must be signed “original seen” and dated, by your Solicitor. We cannot bid on your behalf until these have been received. A list of acceptable documents can be provided.

11. In addition to the contractual deposit the prospective purchaser must pay an administrative charge of £625 plus VAT for each lot. Cheques made payable to Butters John Bee.

12. The auctioneer gives priority to bids made in the auction room by attending parties.

13. If bidding on multiple Lots one Maximum Bid Price must be agreed.

14. With regards to Proxy Bids, the amount of the prospective Buyer’s maximum bid will not be disclosed to the seller or any other person either during or after the sale without the consent of the prospective Buyer.
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