



PROPERTY AUCTION

Wednesday 8th June 2022

Remote Bidding Auction
Commencing 5.00pm

Bidding via
Internet | Telephone | Proxy

Auction to be streamed live on our website:
www.shonkibros.com



Telephone

0116 255 7573

Email

info@shonkibros.com

Address

95 Narborough Road, Leicester, LE3 0PA

Order of Sale



11 Burgess Road
Aylestone, Leicester
LE2 8QL



22 Green Walk
Western Park, Leicester
LE3 6SE



87 Cranmer Street
Off Hinckley Road, Leicester
LE3 0QB



17 Summerlea Road
Off Uppingham Road
Leicester, LE5 2GF



Flat 53 Carrick Point
Falmouth Road, Evington
Leicester, LE5 4WN



Flat 54 Carrick Point
Falmouth Road, Evington
Leicester, LE5 4WN



21 Imperial Avenue
Off Narborough Road
Leicester, LE3 1AG



179 Melton Road
Leicester
LE4 6QT



Flat 7, 150 Fosse Road South
Near Narborough Road
Leicester, LE3 0FQ



479 Welford Road
Leicester
LE2 6BL



353 Tudor Road
Leicester
LE3 5JJ



Apartment 422, St Georges Mill
City Centre, Leicester
LE1 1SY



Chelsea Place
48 Latimer Street
Leicester, LE3 0QE



2 Orange Street
South Wigston, Leicester
LE18 4QB



412 Hinckley Road
Leicester
LE3 0WA

Auction Information

CONDITIONS OF SALE

All Lots are sold subject to the Common Auction Conditions and Special Conditions of Sale, or Revised Special Conditions of Sale (as applicable) along with all Legal Documentation, which are available on our website www.shonkibros.com, along with the Addendum. This also includes any announcements made by the Auctioneer on the Auction day.

PROPERTY VIEWINGS

All potential buyers are expected to view the property (excluding ground rents and unless stated within the catalogue that only "external viewings" are available) and undertake their own investigations in respect of the conditions of the property, we also recommend that you instruct a structural survey before bidding on the property. No utilities, appliances, fittings or services have been tested by the Auctioneers and all potential buyers should have undertaken their own investigations. You are asked to exercise all care and diligence during your inspection of the property and the agents are unable to warrant that the property is free of hazards or complies with Health and Safety legislation. Viewings are at your own risk. The Seller and Auctioneer's accept no liability for any losses, damage, injury or accident. We cannot guarantee access to investment properties, as this is at the tenant's discretion. Inspections of vacant properties are strictly by arrangement with the Auctioneers.

AUCTION REGISTRATION

You must register to bid prior to the auction by completing a Remote Bidding Form which can be found on our website www.shonkibros.com or within this catalogue. Please ensure you read and understand the terms and conditions. Your completed remote bidding form should arrive at our offices via email or post 24 hours prior to the auction. You will need to provide two forms of identification (i.e. passport/driving license and a utility bill/bank statement issued within the last three months) for the bidder and any other party or parties who wish to be named on the contract. In accordance with the remote bidding form a member of our auction team will sign the auction contract on the purchasers behalf.

AUCTION PARTICULARS

The particulars prepared within this catalogue are prepared to the best of our knowledge and all potential buyers should make their own enquiries and investigations to the accuracy of the information contained in these particulars. The details prepared are subject to change up to and including the auction day, please ensure you check our website for regular updates. Prospective purchasers are strongly advised to check these particulars as to measurements, areas and all other matters to which the properties are expressed to be subject to or have the benefit of any contents, fixtures or fittings expressed to be included in the sale by inspection of the property and making all the necessary enquiries with the Auctioneers, the vendor, the vendor's professional advisors and all other appropriate authorities. All measurements and areas referred to in these particulars are approximate only. The Auctioneers provide no guarantees for the working conditions of any appliances, electrical fittings, sanitary fittings, drains, pipe work or any other service relating to the property. None of these services have been tested by the Auctioneers and it is therefore important that the potential purchaser undertake their own investigations.

LEGAL DOCUMENTATION

The legal documentation for any lots which are to be offered for sale are available to download from our website www.shonkibros.com. All of the lots offered for sale are subject to the Special Conditions/Contract which have been prepared by the sellers solicitors. You are strongly advised to consult your solicitor and, where appropriate, other professional advisors, prior to bidding. It is the responsibility of the potential buyer to check the legal pack regarding what contents, fixtures and fittings are included within the sale. You can contact the sellers solicitors prior to auction for any pre-auction enquiries, the details can be found within the auction particulars and online. We make no warranty as to what is contained within the legal documents or their correctness and we will be unable to advise you on any of the points contained.

ENERGY PERFORMANCE CERTIFICATE (EPC)

Where necessary all sellers will provide an Energy Performance certificate which will form part of the legal pack.

FINANCE

All successful buyers will need to pay the Auctioneer a non-refundable 10% deposit (subject to a minimum deposit of £2,000.00) along with the buyer's fee of £1800.00 (inc VAT). Should you need to arrange finance it is strongly advised that you make your mortgage application as soon as possible as completion is normally within 56 days (unless otherwise stated). You must ensure your lender can meet the completion date and discuss this with your lender prior to bidding.

GUIDE PRICE

All Guide Prices are an indication of the seller's current minimum acceptable price at auction. These Guide Prices are generally within 10% upwards or downwards of where the reserve may be set at the time of going to print, subject to the seller's final instructions. 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. The Auctioneers and sellers accept no responsibility for any loss, cost or damage that a buyer may incur as a result of relying on any guide price. It is the buyer's responsibility to decide how much they should bid for any lot. Please check with us for regular updates as guide prices are subject to change prior to 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.

OFFERS PRIOR TO AUCTION

The seller has the right to sell before the Auction, or withdraw the Lot, and neither the Auctioneer nor the seller is responsible for any abortive costs, losses or damages of a prospective buyer. Offers can be made prior to Auction and will be required in writing and will only be relayed to the seller should the offer be above the guide price. At the point of making your offer in writing you should be in a position to exchange contracts prior to Auction and pay the 10% non-refundable deposit (subject to a minimum of £2,000.00) along with the Buyer's fee of £1800.00 (inc VAT). Up until contracts have been exchanged there is no commitment from either the seller or buyer and the property remains available on the market. The property is only withdrawn once contracts have been exchanged.

SUCCESSFUL BIDDER

Once the hammer has fallen, the successful buyer will need to pay the Auctioneers a 10% non-refundable deposit (subject to a minimum of £2,000.00) along with the Buyer's fee of £1800.00 (inc VAT). This will need to be paid by debit/credit card or BAC's payment immediately. In accordance with the Remote Bidding Form the Auctioneers will sign the auction contract on your behalf. At this point contracts have been legally exchanged and the successful bidder is under a binding contract to the purchase the relevant property. You will then complete the Memorandum of Agreement of Sale in the form of the one that is presented within the auction catalogue or the contract prepared by the seller's solicitor. If you do not sign the auction contract the Auctioneer is legally entitled to sign on your behalf. In default of any of the above the Auctioneer shall be entitled, as agent for the vendor, to treat the failure or default as repudiation and rescind the contract. Thereafter the Auctioneer shall be entitled to re-submit the property for sale. If a successful bidder does not pay a deposit and/or complete the memorandum the vendor reserves the right to claim any loss he incurs as a result.

INSURANCE

It is a purchaser's responsibility to arrange Building Insurance as on the fall of the hammer the successful bidder acquires a legal interest in the property and is therefore liable for the insurance cover. Please speak to us if you wish for any assistance with Building's Insurance.

COMPLETION

Completion is normally within 56 days from the day of the auction sale, unless otherwise stated in the Special Conditions/Contract within the legal pack. At this stage the balance of the purchase price will be required. If the successful buyer wishes to complete the transaction earlier than the stated completion date, we recommend that they contact the seller's solicitors to make sure they are in a position to complete and all monies have cleared. No guarantee can be given that early completion can take place.

POST AUCTION

After the Auction the Auctioneers will write to all parties concerned informing them of the sale. It is therefore important that you instruct your solicitor and advise them of the purchase. After which the buyer's and sellers solicitors liaise with each other to see the transaction through to completion. As Auctioneers we also monitor the progression of the sale to ensure a smooth completion.

PROPERTY NOT SOLD

If the property doesn't sell in the Auction and has not met its reserve price and you are interested, please inform us and we can approach the sellers with your offer. We can then try and agree a post auction sale with the sellers.

RECOMMENDATIONS

NEVER be afraid to ask our Auction team about anything of which you have any doubts about. Should you have any doubts in relation to the Auction process please contact us via email info@shonkibros.com or call 0116 2557573.

THE PROPERTIES MISREPRESENTATIONS ACT 1991

All the sales particulars have been written to conform to the property misrepresentations Act 1991. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you.

BUYER'S FEE: The successful purchaser will be required to pay the Auctioneers a buyer's fee of £1800.00 (inc VAT) upon exchange of contracts whether the property is bought prior to auction, on the auction day or post auction.

IMPORTANT NOTICE: All purchasers will be required to produce proof of identity, as well as their 10% deposit. Two forms of identification required. (for further information please see The Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017 at the front of the catalogue). Deposits & buyers fees can be paid by personal cheque, bankers draft, credit or debit card. NO CASH deposits will be accepted.



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Remote Bidding Auction

Auction to be streamed live on our website: www.shonkibros.com

You must pre-register if you are looking to bid



PROXY BIDDING

You authorise the Auctioneer to bid on your behalf up to your maximum pre-set amount.



ONLINE BIDDING

You can bid online from your PC or smart phone in real-time through a secure portal via our website.



TELEPHONE BIDDING

One of our Auction team will give you a call and bid as per your instructions over the phone.

Please ensure you adhere to the following rules when registering to bid:

- ▶ A separate Remote Bidding Form must be completed for each Lot you wish to bid on. This form must be hand delivered, posted or emailed to our office and should arrive at our offices at least 24 Hours prior to the auction date.
- ▶ All prospective bidders must provide proof of identity and proof of address such as a Bank Statement or Utility Bill issued within the last 3 months
- ▶ When internet bidding you can stipulate that you wish to bid on all lots. However, you will not be obliged to bid, but the Auction will be fully accessible to you. Therefore, you will not miss out on any lots and can view the Auction as if you attending a traditional auction room.
- ▶ Should you be successful in purchasing a property at Auction payment will be taken from your card which you have registered as part of Remote Bidding Form.

Please note:

It is a purchaser's responsibility to complete all pre-auction checks which include viewing the property, reading the legal pack, reading the special conditions, checking any addendum's, along with arranging and surveys or obtaining finance.

As with a traditional auction, on the fall of the hammer your purchase is legally binding and exchange of contracts happens immediately. In accordance with the terms and conditions of the Remote Bidding Form, our Auction team will sign the auction contract on your behalf.

In relation to Telephone Bidding, there will be a limit to how many telephone bids we can have for any property. Therefore should the capacity be reached you will be offered either Proxy or Internet bidding.

The provision of a telephone or internet connection service is not guaranteed. Such services may not be continuous and may be interrupted by factors within or outside of our control. The remote bidder accepts that Shonki Bros. (and Essential Information Group (EIG) for INTERNET bidding) will not be held responsible for any bid that fails to be received or is delayed or where the bid is made in error.

PLEASE DO NOT HESITATE TO CONTACT US IF YOU HAVE ANY QUESTIONS

Proof of Identity & Address

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (the “Regulations”)

The regulations came into force on the 26th June 2017, in order to comply with the regulations; all buyers must provide Shonki Bros. Auction Team with proof of identity and proof of address in order to comply with our bidder identification procedures.

In addition please see below for further guidance:

Proof of Identity

- Current Passport
- Current Full UK driving licence/photocard driving licence
- Residential Permit issued by Home Office to EU Nationals
- Inland Revenue tax notification
- Firearms Certificate

Proof of Address

- Current full UK driving licence/photocard driving licence
- A utility bill issued within the last three months
- Local Authority tax bill (valid for current year)
- Bank, Building Society or Credit Union stating current address
- The most recent original mortgage statement from a recognised lender

Joint Buyer

- Proof of ID & Address required for each bidder & buyer

Acting as Agent for Buyer

- Written authority from the bidder & buyer giving you their authority to bid on their behalf.
- Proof of ID & Address required for bidder & buyer

Limited Company or Liability Partnership (LLP)

- Proof of ID & Address required for bidder & buyer
- Proof of ID & Address for shareholders holding more than 25% of share capital
- Full names of board of directors (unless company is listed on a regulated market)
- Certificate of incorporation
- Proof of registered office address
- A letter of authority from company

Unincorporated Business or Partnership

- Full names(s) of proprietor / all partners
- Proof of ID & Address for shareholders holding more than 25% of share capital
- Written authority from the company that you have authority to purchase on behalf of the company at auction
- Certificate of incorporation

Trust

- Proof of ID & Address for all individuals with a vested interest in 25% or more of the capital and/or those who exercise control over the Trust.
- List of trustees
- List of beneficiaries
- Trust Deed

PLEASE NOTE THAT ONLY THE ABOVE DOCUMENTS WILL BE ACCEPTED

Remote Bidding Form

I hereby instruct and authorise Shonki Bros. Auctions to bid on my behalf in accordance with the terms and conditions. I understand that should my bid be successful, the offer will be binding upon me and that I will be legally bound by the applicable Conditions of sale and any addendum's applicable to the property and by the terms of Notices to Prospective Buyers.

I wish to bid by:
(tick relevant box only)

Telephone

☐

Proxy

☐

Internet

☐

Proof of Identity

Auction Date:

Property Address:

Lot No.

Proposed Purchaser

Name:

Address:

Postcode:

Tel No.

Alternative No.

Solicitors Details

Name of Solicitor:

Company:

Address:

Postcode:

Tel No.

Email Address:

For Proxy Bids Only

Maximum Bid:
(figures)

£

Maximum Bid:
(words)

Signature of prospective purchaser or person
signing on purchasers behalf:

Full name and address of signatory:
(Only fill out if acting on purchaser's behalf)

Shonki Bros. Auctions will bid on my behalf if required taking instructions on the telephone or via the internet when the relevant lot is being sold at auction.

I authorise you to record such bidding and instructions in order to avoid any doubts and disputes.

I authorise the auctioneers to sign the auction contract on my behalf.

Signed:

Date of signing:

Payment Form

PAYMENT DETAILS

I hereby enclose a cheque payable to Shonki Bros, or debit/credit card details for the 10% deposit (£2,000.00 minimum) plus the Buyer Fee of £1800.00 (inc VAT)

I attach Banker Draft/Personal/Company Cheque for: £ _____

Card Number

--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--

Valid from

--	--	--	--

Expires End

--	--	--	--

CVS

--	--	--

Name

(as appears on card)

--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--

NOTE: Any cheques and/or debit/credit card details supplied will be shredded unless otherwise requested in the event of an unsuccessful proxy, telephone or internet bid.

Terms and Conditions for Telephone / Proxy / Internet Bidders

1. In order for your bid to be considered, you will need to complete and sign the Remote Bidding Form and tick the service you would like to use. A separate authority form must be completed for each Lot you wish to bid on and relevant payment details provided on page 1 of this form. This form must be hand delivered, posted or emailed to our office and should arrive at our office at least 24 Hours prior to the auction date.
Telephone bids will be limited therefore completing the form will not automatically guarantee you a slot.
It is the prospective buyers responsibility to contact us by telephone (0116 2557573) in order to make sure all documents have been received. If your forms are not received within the deadline specified, then the Auctioneers are unable to process your bid.

2. For PROXY bidding you must clearly state the maximum proxy bid price to which the Auctioneer is authorised to bid on your behalf. This must be to an exact figure, For example, the wording such as "£100 over the highest bid in the room" will not be accepted. However, the Auctioneers cannot control the bids in order that your maximum price is the winning bid. The Auctioneers reserve the right to withdraw any telephone, proxy or internet bids. If for whatever reason they have any doubts with regards to the bid or the accompanying deposit. For TELEPHONE and INTERNET bidding, the "bid price" can be left blank. The Auctioneer reserves the right to bid himself or through an agent up to the reserve price of the particular Lot.

3. Before completing this form the prospective buyer is deemed to have read the Important Information, the Particulars relating to the Lot you are bidding on, the Auction Legal Pack and the Addendum, which can be found on our website www.shonkibros.com. It is therefore assumed that the remote bidder has carried out their due diligence prior to registering their bid. They are also deemed to have obtained any legal and professional advice regarding any queries they may have. In the event of a major amendment on the day being necessary, and the Auctioneers not receiving further instructions from you as a remote bidder, then the Auctioneer reserves the right not to bid your behalf.

PLEASE NOTE: THE AUCTIONEER'S DECISION IS FINAL

4. You are required to pay 10% of your maximum bid price (subject to a minimum deposit of £2,000) plus the buyer's premium of £1800.00 (inc VAT). This can be paid by cheque or by bank transfer, should you decide to pay by bank transfer the funds should arrive in our client account no later than 24 hours prior to the auction date for your bid to be accepted. If you decide to pay by cheque, then a signed blank cheque should be made payable to 'Shonki Brothers Leicester Ltd'. If you are the successful bidder on the day, then the cheque will be completed for the 10% deposit and the buyer's fee of £1800.00 (inc VAT).
Should you purchase the lot for less than your maximum bid price then the surplus deposit may be deducted from the balance due on completion.

5. If you wish to withdraw your bid, the Auctioneers require written confirmation no less than 24 hours prior to the Auction. It is your responsibility to obtain receipt that this notification has been received.

If the prospective buyer decides to attend the Auction and cancellation of the remote bid is not received, this remote bid is still in place and the Auctioneer will not take any responsibility if you are therefore bidding against your own remote bid.

6. There is no charge for this remote bidding service however the provision of a telephone or internet connection service is not guaranteed. Such services may not be continuous and may be interrupted by factors within or outside of our control. The remote bidder accepts that Shonki Bros. (and Essential Information Group (EIG) for INTERNET bidding) will not be held responsible for any bid that fails to be received or is delayed or where the bid is made in error.

7. In compliance with Anti-Money Laundering legislation you are required to provide with this form a copy of a passport or photo-card driving licence and a copy of a recent utility bill or financial statement (issued within the last 3 months). These must accompany the signed Remote Bidding Form for your bid to be accepted. We will carry out an Anti-Money Laundering check and by signing this form you agree for this to be carried out.

8. If your bid is successful the Auctioneers will sign the Auction Contract/Memorandum of Sale on your behalf and then you will be a fully bound buyer and must complete the sale within the specified timescale. It is assumed that the remote bidder has carried out their due diligence prior to registering their bid and that they are responsible for ensuring that they are aware of any addendum to the property.

9. If you are acting on behalf of another party than you will need to provide the documents detailed above (for both yourself AND all named buyers), together with a valid letter authorising you to bid on the buyer's behalf. If acting on behalf of a company, then the above documents PLUS a copy of the Certificate of Incorporation will be required for the bid to be accepted.

10. INTERNET bidding will require an additional pre-authorisation via Essential Information Group (EIG) who will run this service on our behalf. This authorisation will be via an e-mail that will be sent to you for you to validate and register on their website. Please be assured that all information shared is strictly confidential.

Signed

Date of Signing

LOT **1**

11 Burgess Road

Aylestone, Leicester, LE2 8QL



DESCRIPTION

Freehold. Three bedroom mid town house having gas central heating and double glazing. Ideal for owner occupier or rental investor.

LOCATION

The property can be found off the main B5366 Saffron Lane, within a popular residential location.

ACCOMMODATION

Ground Floor: Entrance door, entrance area, lounge, kitchen.

First Floor: Landing, three bedrooms, bathroom.

Outside: Enclosed area to front, rear garden area.

TENURE

Freehold with vacant possession.

RENT ACHIEVABLE

£795.00 per calendar month exclusive (£9,540.00 per annum).

NOTE

- Purchasers are to be made aware that an additional charge of 1% + VAT of the purchase price will be collected on completion by the seller to cover costs incurred in selling the property.
- The completion date will be on or before eight weeks following exchange of contracts.

ENERGY PERFORMANCE CERTIFICATE

EPC Rating D.

SOLICITORS

Equitas Law, 17 Wellington Street, Leicester, LE1 6HU. Tel: 0116 2755054. (Ref: Z.Patel)
Email: zaida@equitaslaw.com

Price Guide: £139,000+

BUYERS FEE: The successful purchaser will be required to pay the Auctioneers a buyer's fee of £1,800.00 (inc VAT) upon exchange of contracts on any property which is bought prior to auction, on the auction day or post auction.

IMPORTANT NOTICE: All purchasers will be required to provide proof of identity, as well as their 10% deposit. Two forms of identification required (for further information please see The Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017 at the front of the catalogue). Deposits & buyers fees can be paid by personal cheque, bankers draft, credit or debit card (Please note charges may apply). NO CASH deposits will be accepted.

www.shonkibros.com

LOT 2

22 Green Walk

Western Park, Leicester, LE3 6SE



DESCRIPTION

Leasehold Investment. Two bedroom ground floor maisonette having gas central heating & double glazing currently Let on an Assured Shorthold Tenancy. Ideal investment opportunity.

LOCATION

The property is located close to the main A47 Hinckley Road, providing easy access to the main motorway networks via the outer ring road.

ACCOMMODATION

Ground Floor Maisonette: Entrance area, lounge, kitchen, two bedrooms, bathroom.

Outside: Allocated car parking.

TENURE

Leasehold subject to existing tenancy (tenancy details to be confirmed).

We have been verbally informed that a lease extension has been applied for. There is a ground rent payable of £30.00 per annum, plus building insurance which is to be confirmed (please refer to legal documentation).

NOTE

- Purchasers are to be made aware that an additional charge of £950.00 + VAT will be collected on completion by the seller to cover costs incurred in selling the property.
- The completion date will be on or before eight weeks following exchange of contracts.

ENERGY PERFORMANCE CERTIFICATE

EPC Rating D.

SOLICITORS

HCB Billson & Sharp Solicitors, 17 Bowling Green Street, Leicester, LE1 6AS. TEL: 0116 255 9911 (REF: J.Hames)
Email: jillhames@hcbgroup.com

Price Guide: £115,000+

BUYERS FEE: The successful purchaser will be required to pay the Auctioneers a buyer's fee of £1,800.00 (inc VAT) upon exchange of contracts on any property which is bought prior to auction, on the auction day or post auction.

IMPORTANT NOTICE: All purchasers will be required to provide proof of identity, as well as their 10% deposit. Two forms of identification required (for further information please see The Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017 at the front of the catalogue). Deposits & buyers fees can be paid by personal cheque, bankers draft, credit or debit card (Please note charges may apply). NO CASH deposits will be accepted.

LOT 3

87 Cranmer Street

Off Hinckley Road, Leicester, LE3 0QB



DESCRIPTION

Freehold. Two bedroom mid terrace property having gas central heating and double glazing currently Let on an Assured Shorthold Tenancy. Ideal investment opportunity.

LOCATION

The property is located off the main Hinckley Road, within walking distance of De Montfort University, Leicester Royal Infirmary and Leicester City Centre.

ACCOMMODATION

Ground Floor: Front reception room, living room, kitchen.

First Floor: Landing, two bedrooms, bathroom.

Outside: Enclosed rear yard with a brick store.

TENURE

Freehold subject to existing tenancy. The property has been Let on an Assured Shorthold Tenancy from the 18th June 2017 for a term of 6 months at a rent of £590.00 per calendar month exclusive (£7,080.00 per annum) (Tenants holding over).

NOTE

- Purchasers are to be made aware that an additional charge of 1% + VAT of the purchase price will be collected on completion by the seller to cover costs incurred in selling the property.
- The completion date will be on or before eight weeks following exchange of contracts.

ENERGY PERFORMANCE CERTIFICATE

EPC Rating D.

SOLICITORS

TML Solicitors, 63b King Street,
Leicester, LE1 6RP. Tel: 0116 247 0022 (REF:
D.Mahet) Email: dav@tml-solicitors.co.uk

Price Guide: £139,000+

BUYERS FEE: The successful purchaser will be required to pay the Auctioneers a buyer's fee of £1,800.00 (inc VAT) upon exchange of contracts on any property which is bought prior to auction, on the auction day or post auction.

IMPORTANT NOTICE: All purchasers will be required to provide proof of identity, as well as their 10% deposit. Two forms of identification required (for further information please see The Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017 at the front of the catalogue). Deposits & buyers fees can be paid by personal cheque, bankers draft, credit or debit card (Please note charges may apply). NO CASH deposits will be accepted.

www.shonkibros.com

LOT 4

17 Summerlea Road

Off Uppingham Road, Leicester, LE5 2GF



DESCRIPTION

Freehold. Three bedroom semi detached property having gas central heating & double glazing, within a popular residential location. Building plot with outline permission granted for 1 x 2 bedroom property (Class C3).

LOCATION

The property is located off Uppingham Road offering local amenities, places of worship and schools for all grades all nearby. The property offers quick and easy access to Leicester City Centre, the M1& M69 motorway networks.

ACCOMMODATION

Ground Floor: Entrance porch, entrance hall, lounge, WC & good size kitchen/diner.

First Floor: Landing, three bedrooms, bathroom, separate shower room.

Outside: Front garden providing off road parking, large rear garden and garage.

PLANNING

Outline planning permission has been granted for the construction of 1 x 2 bedroom property (Class C3) (Application No. 20200685). Interested parties are advised to make their own enquiries.

TENURE

Freehold with vacant possession upon completion.

ENERGY PERFORMANCE CERTIFICATE

EPC Rating C.

SOLICITORS

Chetty & Patel Solicitors, 133 Loughborough Road, Leicester, LE4 5LQ. TEL: 0116 254 6222 (REF: U.Patel) Email: umesh@chettyandpatel.co.uk

Price Guide: £329,000+

BUYERS FEE: The successful purchaser will be required to pay the Auctioneers a buyer's fee of £1,800.00 (inc VAT) upon exchange of contracts on any property which is bought prior to auction, on the auction day or post auction.

IMPORTANT NOTICE: All purchasers will be required to provide proof of identity, as well as their 10% deposit. Two forms of identification required (for further information please see The Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017 at the front of the catalogue). Deposits & buyers fees can be paid by personal cheque, bankers draft, credit or debit card (Please note charges may apply). NO CASH deposits will be accepted.

LOT **5**

Flat 53 Carrick Point

Falmouth Road, Evington, Leicester, LE5 4WN



DESCRIPTION

Leasehold Residential Investment. One bedroom fifth floor studio flat having electric heating. Ideal investment opportunity.

LOCATION

The property is located off the main A6030 Wakerley Road, close to Leicester General Hospital and close to all local amenities.

ACCOMMODATION

Communal entrance area with lift access to upper floors.

Fifth Floor Flat: Entrance area, open plan lounge/kitchen/bedroom, bathroom.

TENURE

Leasehold subject to existing tenancy. The property has been Let on an Assured Shorthold Tenancy from the 30th September 2021 for a term of 12 months at a rent of £340.00 per calendar month exclusive (£4,080.00 per annum).

The flat is held on a lease for a term of 125 years from 7th September 1983. The service charge and ground rents are to be confirmed (please refer to legal documentation).

NOTE

- Purchasers are to be made aware that an additional charge of £750.00 + VAT will be collected on completion by the seller to cover costs incurred in selling the property.
- The completion date will be on or before eight weeks following exchange of contracts.

ENERGY PERFORMANCE CERTIFICATE

EPC Rating D.

SOLICITORS

Bond Adams Solicitors, 94 London Road, Leicester, LE2 0QS. Tel: 0116 285 8080 (REF: S.Sayani) Email: shameela@bondadams.com



Price Guide: £43,000+

BUYERS FEE: The successful purchaser will be required to pay the Auctioneers a buyer's fee of £1,800.00 (inc VAT) upon exchange of contracts on any property which is bought prior to auction, on the auction day or post auction.

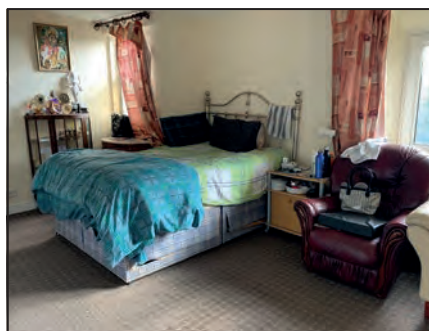
IMPORTANT NOTICE: All purchasers will be required to provide proof of identity, as well as their 10% deposit. Two forms of identification required (for further information please see The Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017 at the front of the catalogue). Deposits & buyers fees can be paid by personal cheque, bankers draft, credit or debit card (Please note charges may apply). NO CASH deposits will be accepted.

www.shonkibros.com

LOT 6

Flat 54 Carrick Point

Falmouth Road, Evington, Leicester, LE5 4WN



DESCRIPTION

Leasehold Residential Investment. One bedroom fifth floor studio flat having electric heating. Ideal investment opportunity.

LOCATION

The property is located off the main A6030 Wakerley Road, close to Leicester General Hospital and close to all local amenities.

ACCOMMODATION

Communal entrance area with lift access to upper floors.

Fifth Floor Flat: Entrance area, open plan lounge/kitchen/bedroom, bathroom.

TENURE

Leasehold subject to existing tenancy. The property has been Let on an Assured Shorthold Tenancy from the 30th September 2021 for a term of 12 months at a rent of £340.00 per calendar month exclusive (£4,080.00 per annum).

The flat is held on a lease for a term of 125 years from 7th September 1983. The service charge and ground rents are to be confirmed (please refer to legal documentation).

NOTE

- Purchasers are to be made aware that an additional charge of £750.00 + VAT will be collected on completion by the seller to cover costs incurred in selling the property.
- The completion date will be on or before eight weeks following exchange of contracts.

ENERGY PERFORMANCE CERTIFICATE

EPC Rating D.

SOLICITORS

Bond Adams Solicitors, 94 London Road, Leicester, LE2 0QS. Tel: 0116 285 8080 (REF: S.Sayani) Email: shameela@bondadams.com

Price Guide: £43,000+

BUYERS FEE: The successful purchaser will be required to pay the Auctioneers a buyer's fee of £1,800.00 (inc VAT) upon exchange of contracts on any property which is bought prior to auction, on the auction day or post auction.

IMPORTANT NOTICE: All purchasers will be required to provide proof of identity, as well as their 10% deposit. Two forms of identification required (for further information please see The Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017 at the front of the catalogue). Deposits & buyers fees can be paid by personal cheque, bankers draft, credit or debit card (Please note charges may apply). NO CASH deposits will be accepted.

LOT 7

21 Imperial Avenue

Off Narborough Road, Leicester, LE3 1AG



DESCRIPTION

Freehold. Three storey, five bedroom property having gas central heating and double glazing. Ideal for owner occupier or investment.

LOCATION

The property is located off the main A5460 Narborough Road, within walking distance of De Montfort University and Leicester Royal Infirmary.

ACCOMMODATION

Ground Floor: Entrance hall, front reception, living room, spacious kitchen diner and a shower room with WC.

First Floor: Landing, three bedrooms, bathroom.

Second Floor: Two bedrooms.

Outside: Front forecourt and a rear yard.

TENURE

Freehold with vacant possession upon completion.

NOTE

- Purchasers are to be made aware that an additional charge of 1% + VAT of the purchase price will be collected on completion by the seller to cover costs incurred in selling the property.
- The completion date will be on or before eight weeks following exchange of contracts.

ENERGY PERFORMANCE CERTIFICATE

EPC Rating D.

SOLICITORS

TML Solicitors, 63b King Street, Leicester, LE1 6RP. Tel: 0116 247 0022 (REF: D.Mahet) Email: dav@tml-solicitors.co.uk

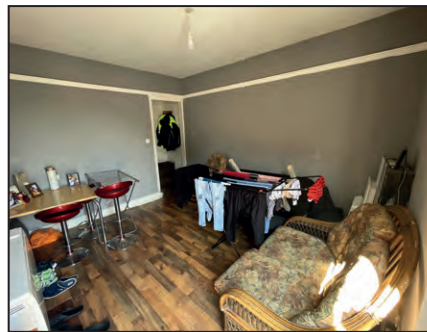


Price Guide: £195,000+

BUYERS FEE: The successful purchaser will be required to pay the Auctioneers a buyer's fee of £1,800.00 (inc VAT) upon exchange of contracts on any property which is bought prior to auction, on the auction day or post auction.

IMPORTANT NOTICE: All purchasers will be required to provide proof of identity, as well as their 10% deposit. Two forms of identification required (for further information please see The Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017 at the front of the catalogue). Deposits & buyers fees can be paid by personal cheque, bankers draft, credit or debit card (Please note charges may apply). NO CASH deposits will be accepted.

www.shonkibros.com



TENURE

Freehold subject to existing tenancies.

Flat	Tenancy	Rental Income
Retail	Let for a term of 7 years from 01/01/2022 (Yearly rent increase agreed)	£500.00 pcm
Flat A	Let on an Assured Shorthold Tenancy for a term of 6 months from 11/06/19 (Holding over).	£425.00 pcm
Flat B	Let on an Assured Shorthold Tenancy for a term of 6 months from 01/07/16 (Holding over).	£425.00 pcm
Flat C	Let on an Assured Shorthold Tenancy for a term of 6 months from 01/07/16 (Holding over).	£425.00 pcm
Full Rental Income P.C.M.		£1,850.00
Full Rental Income per annum		£21,900.00

DESCRIPTION

Freehold Investment. A mid terrace building comprising of a ground floor shop with separate rear access to the ground, first and second floor flats.

LOCATION

The property is located on the main A607 Melton Road, part of the prime retail shopping area in Leicester with a range of independent retailers.

ACCOMMODATION

Ground Floor (retail): Retail sales area = 375 sq ft (34.83 sq m) approx.

Ground Floor (Flat C): Entrance area, living room, kitchen, bedroom, shower room.

First Floor (Flat B): Entrance door, living room, kitchen, bedroom, bathroom, separate WC.

First Floor (Flat A): Entrance door, living room, staircase to second floor.

Second Floor: kitchen, two bedrooms, bathroom

NOTE

- Purchasers are to be made aware that an additional charge of 0.75% + VAT of the purchase price will be collected on completion by the seller to cover costs incurred in selling the property.
- The completion date will be on or before six weeks following exchange of contracts.

ENERGY PERFORMANCE CERTIFICATE

EPC Rating D.

SOLICITORS

Salisbury Harding and Barlow Solicitors, 1 Berridge Street, Leicester, LE1 5JT TEL: 0116 262 6052 (Ref: C.Gooch)
Email: cgooch@shbsolicitors.co.uk

Price Guide: £269,000+

BUYERS FEE: The successful purchaser will be required to pay the Auctioneers a buyer's fee of £1,800.00 (inc VAT) upon exchange of contracts on any property which is bought prior to auction, on the auction day or post auction.

IMPORTANT NOTICE: All purchasers will be required to provide proof of identity, as well as their 10% deposit. Two forms of identification required (for further information please see The Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017 at the front of the catalogue). Deposits & buyers fees can be paid by personal cheque, bankers draft, credit or debit card (Please note charges may apply). NO CASH deposits will be accepted.

LOT 9

Flat 7, 150 Fosse Road South

Near Narborough Road, Leicester, LE3 0FQ



DESCRIPTION

Leasehold Investment. One bedroom self contained flat having electric heating. The flat is currently Let on an Assured Shorthold Tenancy.

LOCATION

The flat is located close to the main A5460 Narborough Road, providing easy access to Leicester Royal Infirmary, De Montfort University and Leicester City Centre.

ACCOMMODATION

Communal entrance area with passenger lift access to upper floors.

Second Floor Flat: Entrance area, lounge/kitchen, bedroom, shower room with WC.

TENURE

Leasehold subject to existing tenancy. The property has been Let on an Assured Shorthold Tenancy from the 7th January 2022 for a term of 6 months at a rent of £550.00 per calendar month exclusive (£6,600.00 per annum).

The flat is held on a lease for a term of 999 years from 1 June 2007. We have been informed by the vendor that there is a service charge payable of £50.00 per calendar month and ground rent of £200.00 per annum (please refer to legal documentation).

NOTE

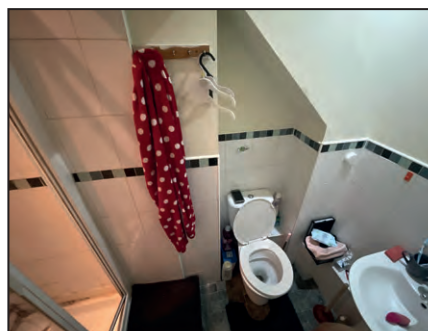
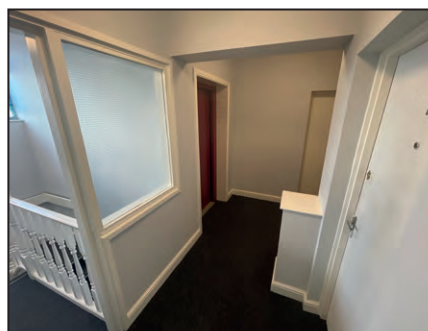
- Purchasers are to be made aware that an additional charge of £950.00 + VAT will be collected on completion by the seller to cover costs incurred in selling the property.
- The completion date will be on or before eight weeks following exchange of contracts.

ENERGY PERFORMANCE CERTIFICATE

EPC Rating E.

SOLICITORS

Bond Adams Solicitors, 94 London Road, Leicester, LE2 0QS. Tel: 0116 285 8080 (REF: S.Sayani) Email: shameela@bondadams.com



Price Guide: £68,000+

BUYERS FEE: The successful purchaser will be required to pay the Auctioneers a buyer's fee of £1,800.00 (inc VAT) upon exchange of contracts on any property which is bought prior to auction, on the auction day or post auction.

IMPORTANT NOTICE: All purchasers will be required to provide proof of identity, as well as their 10% deposit. Two forms of identification required (for further information please see The Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017 at the front of the catalogue). Deposits & buyers fees can be paid by personal cheque, bankers draft, credit or debit card (Please note charges may apply). NO CASH deposits will be accepted.

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LOT **10**

479 Welford Road

Leicester, LE2 6BL



DESCRIPTION

Freehold. Bar & Restaurant Premises situated within a parade of retail shops within a prominent trading position. Ideal to owner occupy or for investment.

LOCATION

The property is located on the main A5199 Welford Road, providing easy access to Leicester City Centre.

ACCOMMODATION

Ground Floor: Main bar area = 462 sq ft (42.92 sq m) approx.

Kitchen = 132 sq ft (12.26 sq m) approx.

Stores = 73 sq ft (6.78 sq m) approx.

First Floor: Function room = 380 sq ft (35.30 sq m) approx.

Ladies & Gents WC = 48 sq ft (4.45 sq m) approx.

Total Net Internal Area = 1,095 sq ft (101.71 sq m) approx.

Outside: Enclosed rear yard.

TENURE

Freehold with vacant possession upon completion.

NOTE

- The internal fixtures & fittings are not included within the sale however are available by way of separate negotiation.

- The completion date will be or before 31st August 2022.

ENERGY PERFORMANCE CERTIFICATE

EPC Rating to be confirmed.

SOLICITORS

Bond Adams Solicitors, 94 London Road,
Leicester,
LE2 0QS. Tel: 0116 285 8080 (REF: S.Sayani)
Email: shameela@bondadams.com

Price Guide: £225,000+

BUYERS FEE: The successful purchaser will be required to pay the Auctioneers a buyer's fee of £1,800.00 (inc VAT) upon exchange of contracts on any property which is bought prior to auction, on the auction day or post auction.

IMPORTANT NOTICE: All purchasers will be required to provide proof of identity, as well as their 10% deposit. Two forms of identification required (for further information please see The Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017 at the front of the catalogue). Deposits & buyers fees can be paid by personal cheque, bankers draft, credit or debit card (Please note charges may apply). NO CASH deposits will be accepted.

LOT **11**

353 Tudor Road

Leicester, LE3 5JJ



DESCRIPTION

Freehold. Three bedroom mid terrace property having gas central heating & double glazing. Ideal for owner occupier or rental investor.

LOCATION

The property is located within walking distance of Leicester City Centre, Leicester Royal Infirmary, De Montfort University and all amenities.

ACCOMMODATION

Ground Floor: Front lounge, living room, kitchen, bathroom.

First Floor: Landing, three bedrooms.

Outside: Private rear yard.

TENURE

Freehold with vacant possession.

RENT ACHIEVABLE

£750.00 per calendar month exclusive (£9,000.00 per annum).

NOTE

- Purchasers are to be made aware that an additional charge of 1% + VAT of the purchase price will be collected on completion by the seller to cover costs incurred in selling the property.
- The completion date will be on or before 31st August 2022 following exchange of contracts.

ENERGY PERFORMANCE CERTIFICATE

EPC Rating D.

SOLICITORS

JS Law, Venari House 1 Trimbush Way, Market Harborough, LE16 7XY. TEL: 01858 378041.



Price Guide: £139,000+

BUYERS FEE: The successful purchaser will be required to pay the Auctioneers a buyer's fee of £1,800.00 (inc VAT) upon exchange of contracts on any property which is bought prior to auction, on the auction day or post auction.

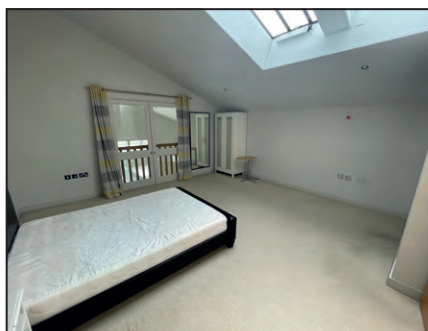
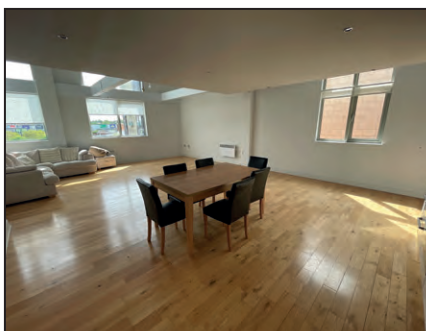
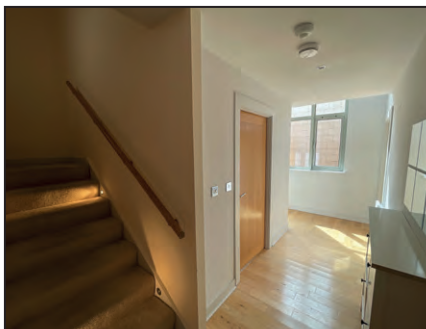
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www.shonkibros.com

LOT 12

Apartment 422, St Georges Mill

7 Wimbledon Street, City Centre, Leicester, LE1 1SY



DESCRIPTION

Leasehold. Very well presented three bedroom duplex apartment offering approx. 1,500 sq ft of living accommodation. The apartment is situated in the Cultural Quarter in Leicester City Centre and benefits from secure underground parking.

LOCATION

The apartment is located in a very desirable area within Leicester City Centre within walking distance of Leicester Royal Infirmary, Leicester Railway Station, De Montfort University & Leicester University.

ACCOMMODATION

Communal area with lift access to upper floors:

Top floor Penthouse Apartment: Entrance hall, open plan lounge/kitchen/dining area, bathroom, bedroom three/study.

Stairs leading to first floor: Two bedrooms both both with en-suite shower rooms. Bedroom one with Juliet balcony overlooking the living area.

Outside: secure underground car parking.

TENURE

Leasehold with vacant possession. The flat is held on a lease for a term of 125 years from 2005. The service charge and ground rents are to be confirmed (please refer to legal documentation).

RENT ACHIEVABLE

£1,250.00 per calendar month exclusive (£15,000.00 per annum).

NOTE

The completion date will be on or before eight weeks following exchange of contracts.

ENERGY PERFORMANCE CERTIFICATE

EPC Rating D.

SOLICITORS

Bray & Bray Solicitors, Spa Place, 36-42 Humberstone Road, Leicester, LE5 0AE.
TEL: 0116 2548871 (REF: A.Sutcliffe)
Email: asutcliffe@braybray.co.uk

Price Guide: £175,000+

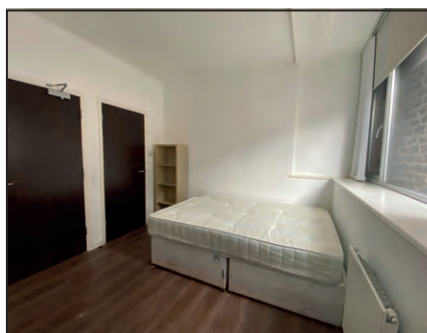
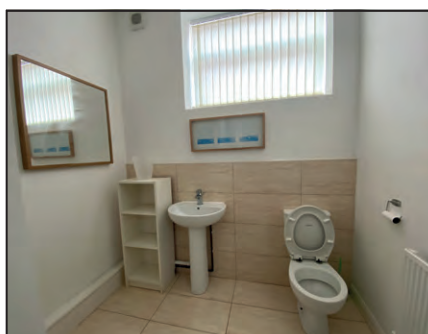
BUYERS FEE: The successful purchaser will be required to pay the Auctioneers a buyer's fee of £1,800.00 (inc VAT) upon exchange of contracts on any property which is bought prior to auction, on the auction day or post auction.

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LOT 13

Chelsea Place, 48 Latimer Street

Leicester, LE3 0QE



DESCRIPTION

Freehold Residential Investment comprised over three floors, approximately 3,134 sq ft of residential accommodation. The property comprises of 12 lettable rooms. Ideal Investment opportunity.

LOCATION

Situated closely to De Monfort University, University of Leicester and Leicester Royal Infirmary the property provides perfect accommodation for students, hospital personnel or professionals due to its location.

ACCOMMODATION

Ground Floor: Flat 1 - entrance hall, communal lounge / kitchen, shower room with WC, two bedrooms.

Flat 2 (access via Ridley Street) - entrance hall, communal kitchen / diner / living room, four bedrooms, bathroom & washroom.

First Floor: Flat 3 - hallway, communal lounge / diner / kitchen, shower room with WC, washroom & three bedrooms.

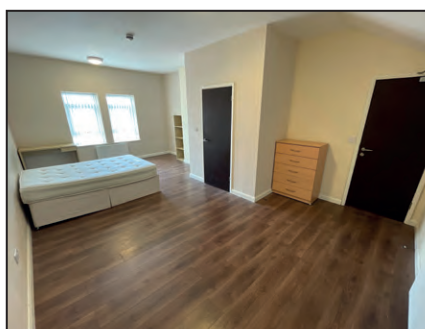
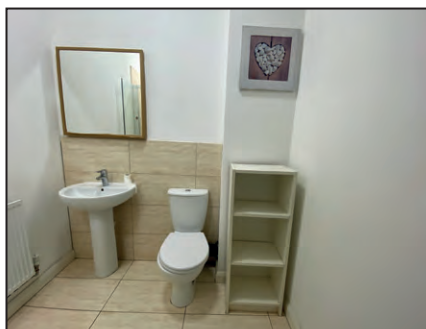
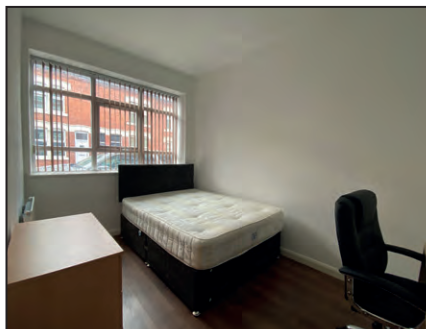
Second Floor - landing, three bedrooms, bathroom & separate washroom.

Price Guide: £750,000+

BUYERS FEE: The successful purchaser will be required to pay the Auctioneers a buyer's fee of £1,800.00 (inc VAT) upon exchange of contracts on any property which is bought prior to auction, on the auction day or post auction.

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TENURE

Freehold subject to existing tenancies.

Flat 1: Rental Income = £11,400.00 per annum

Flat 2: Rental Income = £21,120.00 per annum

Flat 3: Rental Income = £36,00.00 per annum

Current Rental Income = £68,500.00 per annum

NOTE: We have been informed that two of the flats are also Let for the next academic year 2022-2023 with the third flat being marketed.

NOTE

- We have been informed the gas, electric & water are included on a fair usage basis and tenants are responsible for over usage (allowance for the utilities is £10.00 per person per week).

- The completion date will be on or before eight weeks following exchange of contracts.

SOLICITORS

Birketts LLP, Kingfisher House, 1 Gilders Way, Norwich, NR3 1UB

TEL: +44 (0)1603 756472 (REF: K.N)

Email: kristian-nelson@birketts.co.uk

Price Guide: £750,000+

BUYERS FEE: The successful purchaser will be required to pay the Auctioneers a buyer's fee of £1,800.00 (inc VAT) upon exchange of contracts on any property which is bought prior to auction, on the auction day or post auction.

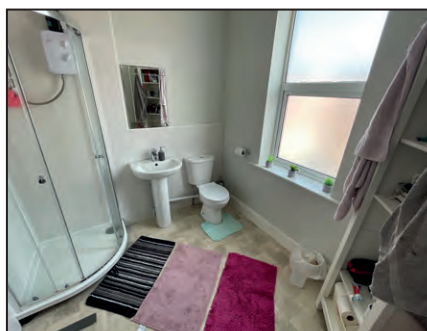
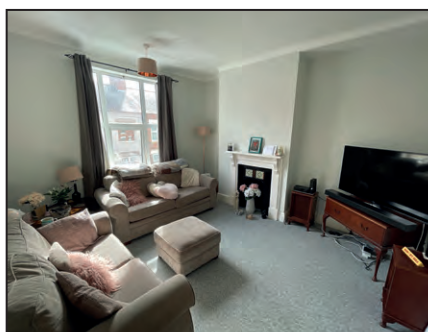
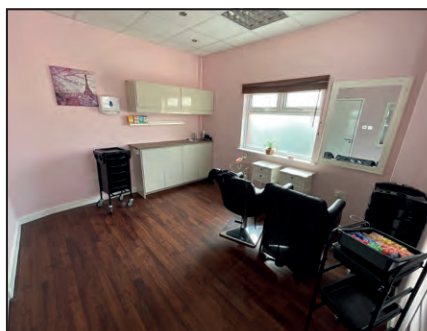
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Deposits & buyers fees can be paid by personal cheque, bankers draft, credit or debit card (Please note charges may apply). NO CASH deposits will be accepted.

LOT 14

2 Orange Street

South Wigston, Leicester, LE18 4QB



DESCRIPTION

Freehold Investment. Mixed use commercial property providing ground floor hairdressers with three bedroom self contained flat above. Ideal investment opportunity.

LOCATION

The property is situated in South Wigston close to a host of major retailers, approximately 6 miles from Leicester City Centre, providing excellent transport links to the M1 & M69 Motorway Networks. Located nearby is a free public car park.

ACCOMMODATION

Ground Floor: Large salon area, kitchen, WC, three office areas.

First Floor Flat: Access via Orange Street with stairs leading to first floor flat.

Extensive landing, fitted kitchen, living room, three good sized bedrooms and shower room.

Outside: Private rear yard.

TENURE

Freehold subject to existing tenancies.

Floor	Rental Income (per calendar month)	Rental Income (per annum)
Ground Floor	Let for a term of 6 years from the 1st February 2022 at a rent of £1,075.00 p.c.m	£12,900.00
First Floor	Let on an Assured Shorthold Tenancy for a term of 6 months from the 1st March 2021 at a rent of £625.00 p.c.m (Tenants holding over)	£7,500.00
Current rental income:		£20,400.00
Full estimated income:		£22,800.00

NOTE

The completion date will be on or before eight weeks following exchange of contracts.

ENERGY PERFORMANCE CERTIFICATE

EPC Rating D.

SOLICITORS

BHW Solicitors, 5 Grove Court, Grove Park, Leicester, LE19 1SX
TEL: 0116 281 6223

Price Guide: £259,000+

BUYERS FEE: The successful purchaser will be required to pay the Auctioneers a buyer's fee of £1,800.00 (inc VAT) upon exchange of contracts on any property which is bought prior to auction, on the auction day or post auction.

IMPORTANT NOTICE: All purchasers will be required to provide proof of identity, as well as their 10% deposit. Two forms of identification required (for further information please see The Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017 at the front of the catalogue). Deposits & buyers fees can be paid by personal cheque, bankers draft, credit or debit card (Please note charges may apply). NO CASH deposits will be accepted.

www.shonkibros.com

LOT **15**

412 Hinckley Road

Leicester, LE3 0WA



DESCRIPTION

Freehold. A double fronted semi detached property with Granny Annexe to the rear. Situated opposite Western Park offering spacious accommodation. The property requires slight improvement.

LOCATION

The property is situated in the popular residential area, with easy access to motorway networks M1/M69, Leicester City Centre & Fosse Shopping Park.

ACCOMMODATION

Ground Floor: Entrance hall, front reception room, living room, dining room, kitchen, utility room and out buildings.

Lower Ground Floor: Cellar with two rooms.

First Floor: Landing, four bedrooms, bathroom, separate wash room.

Outside:

Front garden with driveway and double gates giving access to the larger than average rear garden and self contained annexe.

Self Contained Annexe: Ground Floor - spacious kitchen, bedroom & bathroom. First Floor - spacious lounge.

TENURE

Freehold with vacant possession.

NOTE

- Ideal family home or could be converted into self contained flats subject to obtaining the necessary planning consent.
- The completion date will be on or before eight weeks following exchange of contracts.

ENERGY PERFORMANCE CERTIFICATE

EPC Rating D.

SOLICITORS

TML Solicitors, 63b King Street, Leicester, LE1 6RP. Tel: 0116 247 0022 (REF: D.Mahet) Email: dav@tml-solicitors.co.uk

Price Guide: £295,000+

BUYERS FEE: The successful purchaser will be required to pay the Auctioneers a buyer's fee of £1,800.00 (inc VAT) upon exchange of contracts on any property which is bought prior to auction, on the auction day or post auction.

IMPORTANT NOTICE: All purchasers will be required to provide proof of identity, as well as their 10% deposit. Two forms of identification required (for further information please see The Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017 at the front of the catalogue). Deposits & buyers fees can be paid by personal cheque, bankers draft, credit or debit card (Please note charges may apply). NO CASH deposits will be accepted.

HIGHLIGHTS FROM OUR PREVIOUS AUCTION

Price Guide: £160,000+



225 - 227 Saffron Lane,
Leicester, LE2 6UD

SOLD: £185,250

Price Guide: £209,000+



190 Leicester Road, Enderby,
Leicester, LE19 2BF

SOLD: £228,000

Price Guide: £95,000+



6 Midland Road, Ellistown, Coalville,
Leicestershire, LE67 1EG

SOLD: £105,000

Price Guide: £115,000+



Block 19, 28 Watkin Road,
Leicester, LE2 7AG

SOLD: £123,000

Price Guide: £149,000+



47 Clifford Street, Off Tudor
Road, Leicester, LE3 5RF

SOLD: £165,500

Price Guide: £119,000+



92 Danvers Road, Off Narborough
Road, Leicester, LE3 2AE

SOLD: £154,500

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NEXT AUCTION

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LEGAL DOCUMENTS

All legal documents supplied to us, including Special Conditions of Sale, title details, leases, searches, planning permissions, plans, will be available for inspection prior to the Auction.

Download legal documentation
direct to your computer.

Please visit our website
www.shonkibros.com

NOTE: Prospective bidders are strongly advised to inspect legal documentation and to consult a legal adviser for independent advice prior to bidding.

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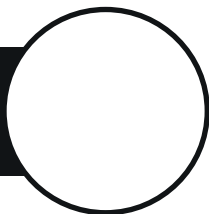
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togetherness.com/auction

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

Memorandum of Agreement of Sale

SHONKI BROTHERS - AUCTIONS

LOT Number:



The Seller will sell and the Buyer will buy the Property for the Purchase price agreed on the fall of the hammer subject to the Common Auction Conditions for auctions of Real Estate in England and Wales (Edition 3 3rd August 2009) as amended by Seller's General Conditions and Special Conditions.

Note: A copy of the Common Auction Conditions for auctions of Real Estates in England and Wales (Edition 3 3rd August 2009) as amended by Seller's General Conditions of sale and Special Conditions which are available for inspection at the Sellers Auctioneers' offices prior to the Auction and the Buyer is deemed to have inspected and familiarised himself with such conditions prior to Auction whether he has done so or not.

Agreement Date:

Seller:

of.....

Buyer:

of.....

Property: All That property described in the special conditions of sale relating to the above Lot number and known as

.....

.....

Completion Date:

Purchase Price: £.....

Buyers Premium: £1800.00 (inc VAT)
(To be paid to Shonki Bros. Leicester Ltd)

Searches ETC: £.....

Balance: £.....

Less Deposit Paid: £.....

Balance Due: £.....

The Auctioneer acknowledges receipt of the Deposit as Agent for the seller in part payment of the purchase price.

The Buyer agrees to pay the remainder of the deposit/purchase price to complete the purchase in accordance with the agreement in all respects.

Signed:..... Signed p.p. Seller

Signed:..... Signed p.p. Seller

Note: If the Memorandum of Agreement of Sale is not signed by or on behalf of the Successful Bidder/Buyer Shonki Bros Leicester Ltd., or any Director of theirs is authorised to sign the said Memorandum of Agreement of Sale on behalf of the successful Bidder/Buyer.

BUYERS FEE: The successful purchaser will be required to pay the Auctioneers a buyer's fee of £1,800.00 (inc VAT) upon exchange of contracts on any property which is bought prior to auction, on the auction day or post auction.

IMPORTANT NOTICE: All purchasers will be required to provide proof of identity, as well as their 10% deposit. Two forms of identification required (for further information please see The Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017 at the front of the catalogue).

Deposits & buyers fees can be paid by personal cheque, bankers draft, credit or debit card (Please note charges may apply). NO CASH deposits will be accepted.

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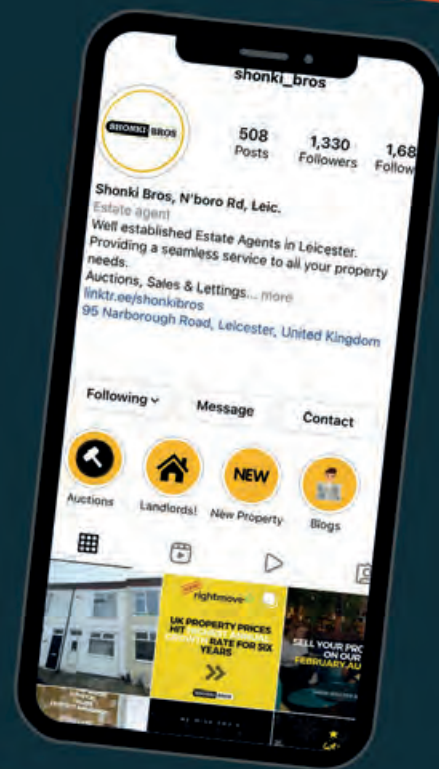
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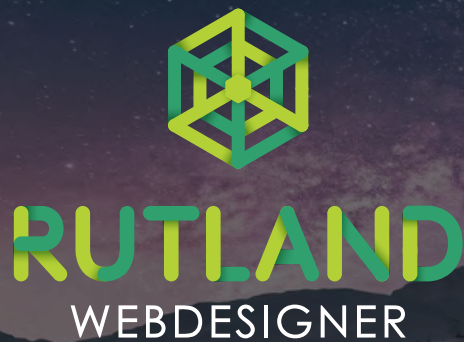
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