

PROPERTY AUCTION

SHONKI • BROS
Est. 1965

L.S.Sangra



www.shonkibros.com

SHONKI • BROS
Est. 1965

Remote Bidding Auction

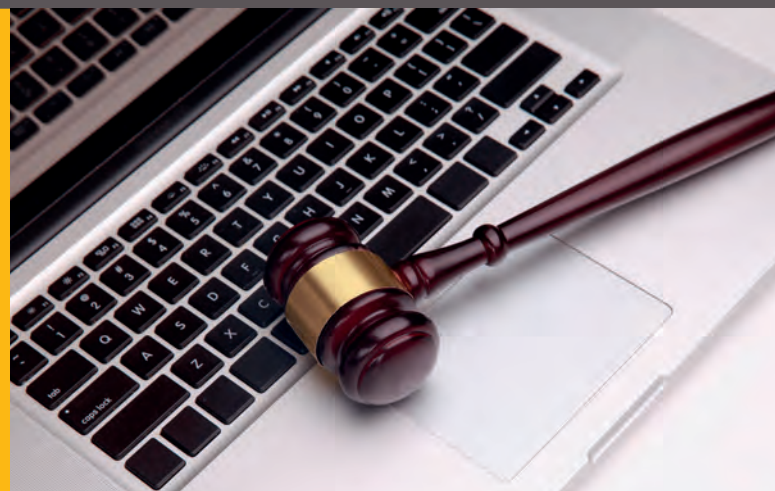
Wednesday 15th September 2021

Commencing 5.00pm

Auction to be streamed live on our website

www.shonkibros.com

Bidding via Internet | Telephone | Proxy



Order of Sale



LOT 1

31 Dunster Street,
Off Hinckley Road,
Leicester, LE3 0SE



LOT 2

19 Calder Road,
Off Heacham Drive,
Leicester, LE4 0RF



LOT 3

130 Wolverton Road,
Off Narborough Road,
Leicester, LE3 2AL



LOT 4

Flat 2, 150 Fosse Road South,
Off Narborough Road,
Leicester, LE3 0FQ



LOT 5

10 Frankson Avenue,
Narborough Road South,
Leicester, LE3 2GL



LOT 6

6 Brickyard Cottages,
Bosworth Road, Measham,
Leicestershire, DE12 7LH



LOT 7

63 Gwencole Cresent,
Off Narborough Road South,
Leicester, LE3 2FJ



LOT 8

9 & 9a Canal Street,
South Wigston,
Leicester, LE18 4PL



LOT 9

18 Colbert Drive,
Narborough Road South,
Leicester, LE3 2JB

ONLINE AUCTION: WEDNESDAY 15TH SEPTEMBER 2021, 5.00PM



58 Shetland Road,
Near Catherine Street,
Leicester, LE4 6RR



Meeting Hall,
Maiden Street, Syston,
Leicester, LE7 1NQ



1 Caroline Court,
Aylestone,
Leicester, LE2 8QW



282 Narborough Road,
Leicester, LE3 2AQ



15 Yelverton Avenue,
Off Downing Drive,
Leicester, LE5 6XS

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 £1500.00 + 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 £1500.00 + 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 £1500.00 + 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 of 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 to 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.

SHONKI • BROS

Est. 1965

BUYER'S FEE: The successful purchaser will be required to pay the Auctioneers a buyer's fee of £1500.00 + 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.

www.shonkibros.com

KPE
CREATIVE



We are a **full service creative design agency** with 45 years' experience.

Photography
Advertising & Branding
Graphic Design
Web & Digital
Print Management & Digital Print

0116 276 5302
info@kpecreative.com

www.kpecreative.com



SHONKI • BROS

Est. 1965

www.shonkibros.com

Remote Bidding Auction

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 addendums, 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
IN RELATION TO THE REMOTE BIDDING PROCESS.**

SHONKI • BROS

Est. 1965

www.shonkibros.com

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	PROOF OF ADDRESS
<ul style="list-style-type: none">• 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	<ul style="list-style-type: none">• 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 BUYERS

- Proof of I.D & 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 I.D & Address required for bidder & buyer

LIMITED COMPANY OR LIMITED LIABILITY PARTNERSHIP (LLP)

- Proof of I.D & Address required for bidder & buyer
- Proof of I.D & 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 I.D & 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 I.D & 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 addendums applicable to the property and by the terms of the Notices to Prospective Buyers.

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

Telephone ☐

Proxy ☐

Internet ☐

PROPERTY DETAILS

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 purchaser's 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 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 Buyers Fee of £1500.00 + VAT.

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

Card Number	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
Valid from	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	Expires End	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>								
CSC	<input type="text"/>	<input type="text"/>	<input type="text"/>														
Name as appears on card	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>

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 £1500.00 + 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 £1500.00 + 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

31 DUNSTER STREET

OFF HINCKLEY ROAD, LEICESTER, LE3 0SE



DESCRIPTION

Freehold. Two bedroom mid terrace property having double glazing, requiring refurbishment. Ideal investment opportunity.

LOCATION

The property is located off the main A47 Hinckley Road, conveniently situated within walking distance of local amenities & close to Leicester City Centre.

ACCOMMODATION

Ground Floor:

Front reception room, living room, kitchen.

First Floor:

Landing, two bedrooms, bathroom.

Outside:

Private rear yard with two brick built stores.

TENURE

Freehold with vacant possession.

RENT ACHIEVABLE

£675.00 per calendar month exclusive (£8,100.00 per annum) - after works.

NOTE

- Upon inspection there was some evidence of structural movement. Interested parties should make their own enquiries prior to bidding.
- 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

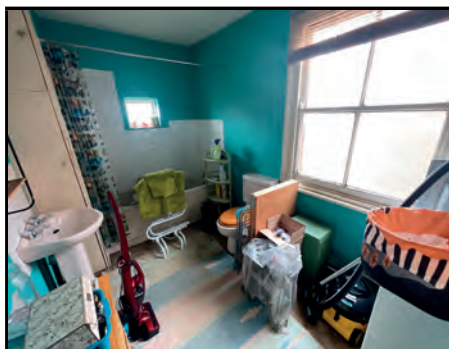
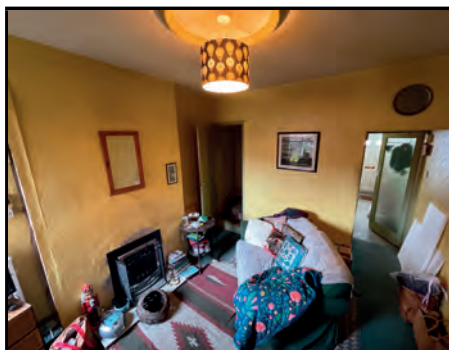
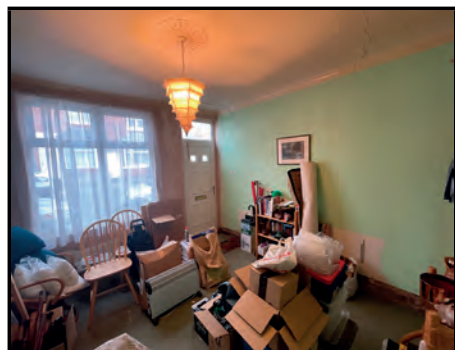
EPC Rating to be confirmed.

VIRTUAL TOUR

Virtual Tour available on our website www.shonkibros.com.

SOLICITORS

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



Price Guide: £99,000 +

SHONKI • BROS

www.shonkibros.com

BUYERS FEE: The successful purchaser will be required to pay the Auctioneers a buyer's fee of £1,500.00 (+ 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 **2**

19 CALDER ROAD

OFF HEACHAM DRIVE, LEICESTER, LE4 0RF



DESCRIPTION

Freehold Residential Investment. Two bedroom town house having gas central heating & double glazing, currently Let on an Assured Shorthold Tenancy. Ideal investment opportunity.

LOCATION

The property is located close to Heacham Drive, within a residential location close to all amenities and schools for all grades.

ACCOMMODATION

Ground Floor:

Entrance hall, lounge, kitchen/diner.

First Floor:

Landing, two bedrooms, bathroom.

Outside:

Front and large rear garden.

TENURE

Freehold subject to existing tenancy. The property has been Let on an Assured Shorthold Tenancy from the 15th November 2019 for a term of 6 months at a rent of £600.00 per calendar month exclusive (£7,200.00 per annum) (Tenants currently 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 C.

SOLICITORS

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

JOINT AGENTS

Prime Move, 209 Melfon Road, Leicester, LE4 6QT.
Tel: 0116 2613380



Price Guide: £119,000+

SHONKI BROS

www.shonkibros.com

BUYERS FEE: The successful purchaser will be required to pay the Auctioneers a buyer's fee of £1,500.00 (+ 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

130 WOLVERTON ROAD

OFF NARBOROUGH ROAD, LEICESTER, LE3 2AL



DESCRIPTION

Freehold. Two bedroom mid terrace property having gas central heating & double glazing. In need of slight refurbishment.

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:
Front lounge, living room, kitchen.

First Floor:
Landing, two bedrooms, bathroom.

Outside:
Enclosed rear yard.

TENURE

Freehold with vacant possession.

RENT ACHIEVABLE

£675.00 per calendar month exclusive (£8,100.00 per annum) - after works.

NOTE

- Purchasers are to be made aware that an additional charge of 1% + 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

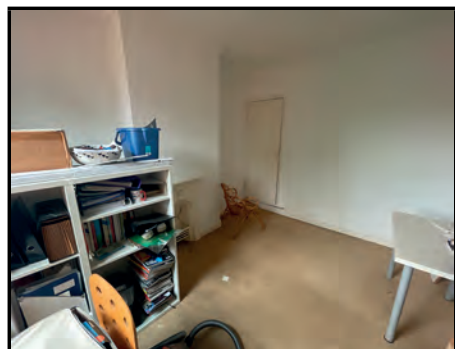
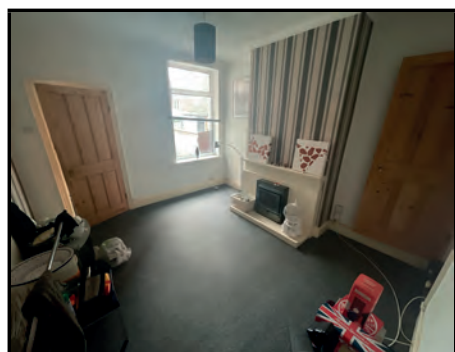
EPC Rating E.

VIRTUAL TOUR

Virtual Tour available on our website www.shonkibros.com.

SOLICITORS

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



Price Guide: £115,000+

SHONKI • BROS

www.shonkibros.com

BUYERS FEE: The successful purchaser will be required to pay the Auctioneers a buyer's fee of £1,500.00 (+ 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 4

FLAT 2, 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:

Ground 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 18th June 2021 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

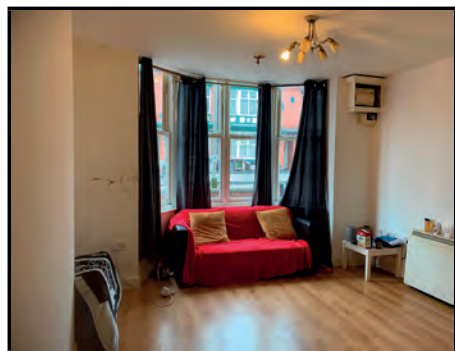
- Purchasers are to be made aware that an additional charge of £950.00 + VAT will be collected on completion by the seller to cover costs incurred in selling the property.
- The completion date will be on or before eight weeks following exchange of contracts.

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+

SHONKI • BROS

www.shonkibros.com

BUYERS FEE: The successful purchaser will be required to pay the Auctioneers a buyer's fee of £1,500.00 (+ 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**

10 FRANKSON AVENUE

NARBOROUGH ROAD SOUTH, LEICESTER, LE3 2GJ



DESCRIPTION

Freehold. Three bedroom semi detached property situated in a popular residential location having gas central heating & double glazing, requiring refurbishment.

LOCATION

The property is located off the main A5460 Narborough Road South, close to Fosse Shopping Park and the main M1 & M69 Motorway Networks.

ACCOMMODATION

Ground Floor:

Entrance hall, lounge, living room, kitchen.

First Floor:

Landing, three bedrooms, bathroom.

Outside

Front garden area with driveway providing car standing space, rear garden.

TENURE

Freehold with vacant possession.

RENT ACHIEVABLE

£850.00 per calendar month exclusive (£10,200.00 per annum) - after works.

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.
- NO OFFERS WILL BE ACCEPTED PRIOR TO AUCTION ON THIS LOT.
- The completion date will be on or before eight weeks following exchange of contracts.

ENERGY PERFORMANCE CERTIFICATE

EPC Rating to be confirmed.

VIRTUAL TOUR

Virtual Tour available on our website www.shonkibros.com.

SOLICITORS

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

Price Guide: £139,000+

SHONKI • BROS

www.shonkibros.com

BUYERS FEE: The successful purchaser will be required to pay the Auctioneers a buyer's fee of £1,500.00 (+ 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 6

6 BRICKYARD COTTAGES

BOSWORTH ROAD, MEASHAM, LEICESTERSHIRE, DE12 7LH



DESCRIPTION

Freehold. A three storey end terrace property requiring refurbishment. Planning permission has been granted for single storey side extension and replacement of garage doors.

LOCATION

Measham is a small village within three miles of Ashby and has seen a number of significant improvements in the facilities and amenities over recent years. It now boasts a health centre and several new housing developments have been built on the outskirts of the village.

ACCOMMODATION

Ground Floor:

Entrance area, inner hall, kitchen, bathroom with WC, lounge with staircase off.

First Floor:

Landing, two bedrooms, shower room.

Second Floor:

Bedroom three.

Outside:

Integral garage, side garden, shed, WC & store. Side garage 48ft x 16ft = 760 Sq Ft (Approx.)

TENURE

Freehold with vacant possession.

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 to be confirmed.

SOLICITORS

Wilson Browne Solicitors, 6 Peacock Lane, Leicester, LE1 5PS. TEL: 0116 251 7181. (REF: R.Hurst) Email: rhurst@wilsonbrowne.co.uk



FOR IDENTIFICATION PURPOSES ONLY

Price Guide: £125,000+

SHONKI • BROS

www.shonkibros.com

BUYERS FEE: The successful purchaser will be required to pay the Auctioneers a buyer's fee of £1,500.00 (+ 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

63 GWENCOLE CRESCENT

OFF NARBOROUGH ROAD SOUTH, LEICESTER, LE3 2FJ



DESCRIPTION

Freehold Residential investment. Two bedroom detached bungalow currently Let on a Assured Shorthold Tenancy having gas central heating & double glazing. Ideal investment opportunity.

LOCATION

The property is situated in a popular residential location close to Fosse Shopping Park and providing easy access to the M1 & M69 motorway networks.

ACCOMMODATION

Ground Floor:
Entrance hall, lounge, kitchen, two bedrooms, bathroom.

Outside:
Front driveway with car standing space, rear garden area.

TENURE

Freehold subject to existing tenancy. The property has been Let on an Assured Shorthold Tenancy for a term of 12 months from 1st March 2021 at a rent of £550.00 per calendar month exclusive (£6,600.00 per annum). We have been informed that the tenant has been occupying the property for the past 16 years.

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

Rajinder Singh & Co Solicitors, 85 London Road, Leicester, LE2 0PF. TEL: 0116 254 5929 (REF: R.S)
Email: info@rajindersinghandco.co.uk

Price Guide: £139,000+

SHONKI • BROS

www.shonkibros.com

BUYERS FEE: The successful purchaser will be required to pay the Auctioneers a buyer's fee of £1,500.00 (+ 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 8

9 & 9A CANAL STREET

SOUTH WIGSTON, LEICESTER, LE18 4PL



DESCRIPTION

Freehold. Ground floor retail premises with two bedroom flat above. Ideal investment opportunity.

LOCATION

The property is situated in South Wigston close to a host of major retailers. South Wigston is located approximately 6 miles from Leicester City Centre and has good links to the M1 & M69 Motorway Networks.

ACCOMMODATION

Ground Floor Retail:
Sales area, stores, kitchen & WC.

First Floor Flat:
Access provided via Bassett Street - Entrance area, stairs, landing, living room, two bedrooms, kitchen, bathroom.

TENURE

Freehold with vacant possession.

RENT ACHIEVABLE

Ground Floor = £750.00 per calendar month (£9,000.00 per annum)

First Floor Flat = £675.00 per calendar month (£8,100.00 per annum)

Estimated full rental income: £1,425.00 per calendar month (£17,100.00 per annum)

NOTE

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

ENERGY PERFORMANCE CERTIFICATE

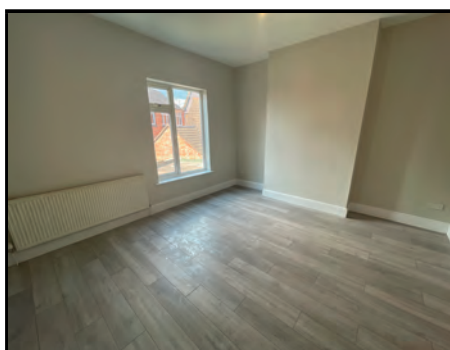
EPC Rating D.

SOLICITORS

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

JOINT AGENTS

Hunters Estate Agents
44 Blaby Road, South Wigston, Leicester, LE18 4SD.
Tel: 0116 366 0660. Email: wigston@hunters.com



Price Guide: £179,000+

SHONKI • BROS

www.shonkibros.com

BUYERS FEE: The successful purchaser will be required to pay the Auctioneers a buyer's fee of £1,500.00 (+ 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

18 COLBERT DRIVE

NARBOROUGH ROAD SOUTH, LEICESTER, LE3 2JB



DESCRIPTION

Freehold. Three bedroom semi detached property having gas central heating & double glazing, requiring slight refurbishment.

LOCATION

The property is located off the main A5460 Narborough Road South, close to Fosse Shopping Park and the main M1 & M69 Motorway Networks.

ACCOMMODATION

Ground Floor:
Entrance porch, entrance hall, through lounge, kitchen, lean to with brick store & WC.

First Floor:
Landing, three bedrooms, bathroom.

Outside
Front garden area with driveway providing car standing space, good size rear garden.

TENURE

Freehold with vacant possession.

RENT ACHIEVABLE

£850.00 per calendar month exclusive (£10,200.00 per annum) - after works.

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 to be confirmed.

VIRTUAL TOUR

Virtual Tour available on our website www.shonkibros.com.

SOLICITORS

Nelsons Solicitors, Provincial House, 37 New Walk, Leicester, LE1 6TU. TEL: 0116 2226666 (REF: J.Sutherland)
Email: jane.sutherland@nelsons.co.uk

Price Guide: £149,000+

SHONKI • BROS

www.shonkibros.com

BUYERS FEE: The successful purchaser will be required to pay the Auctioneers a buyer's fee of £1,500.00 (+ 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 **10**

58 SHETLAND ROAD

NEAR CATHERINE STREET, LEICESTER, LE4 6RR



DESCRIPTION

Freehold. Three bedroom semi detached property which is situated in desirable residential location having gas central heating & double glazing requiring refurbishment.

LOCATION

The property can be found off the main Catherine Street within a popular residential location.

ACCOMMODATION

Ground Floor

Entrance hall, front lounge, living room, kitchen.

First Floor:

Landing, three bedrooms, bathroom.

Outside:

To the front of the property is a driveway providing off road parking. To the rear is a good sized garden area.

TENURE

Freehold with vacant possession.

RENT ACHIEVABLE

£850.00 per calendar month exclusive (£10,200.00 per annum) - after refurbishment.

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.
- NO OFFERS WILL BE ACCEPTED PRIOR TO AUCTION ON THIS LOT.
- The completion date will be on or before eight weeks following exchange of contracts.

ENERGY PERFORMANCE CERTIFICATE

EPC Rating C.

VIRTUAL TOUR

Virtual Tour available on our website www.shonkibros.com

SOLICITORS

Roythornes Solicitors, Enterprise Way
Spalding, Lincolnshire, PE11 3YR. Tel: 01775 842505
(REF: M. Casey)
Email: melissacasey@roythornes.co.uk



Price Guide: £175,000+

SHONKI • BROS

www.shonkibros.com

BUYERS FEE: The successful purchaser will be required to pay the Auctioneers a buyer's fee of £1,500.00 (+ 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**

MEETING HALL, MAIDEN STREET

SYSTON, LEICESTER, LE7 1NQ



DESCRIPTION

Freehold Investment. Former community hall having B8 Commercial Use, currently used as a warehouse/storage unit. Ideal investment opportunity.

LOCATION

The property is situated in Syston close to all local amenities including Thurmaston Shopping Centre. The property provides easy access to the main A607 & A46.

ACCOMMODATION

Ground Floor:

Lobby: 19.2 sq ft (1.78 sq m) approx.

Toilet: 52.7 sq ft (4.90 sq m) approx.

Kitchen: 66.3 sq ft (6.16 sq m) approx.

Main Hall: 723.1 sq ft (67.1 sq m) approx.

Total gross internal area = 861 sq ft (79.94 sq m) approx.

TENURE

Freehold subject to existing lease. The property has been Let for a term of 3 years from 5th March 2021 at a rent of £7,560.00 per annum. Increasing in Year 3 to £8,160.00 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.

VIRTUAL TOUR

Virtual Tour available on our website www.shonkibros.com.

SOLICITORS

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

Price Guide: £125,000+

SHONKI • BROS

www.shonkibros.com

BUYERS FEE: The successful purchaser will be required to pay the Auctioneers a buyer's fee of £1,500.00 (+ 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 **12**

1 CAROLINE COURT

AYLESTONE, LEICESTER, LE2 8QW



DESCRIPTION

Freehold Residential Investment. Two bedroom end town house having gas central heating & double glazing, currently Let on an Assured Shorthold Tenancy. Ideal investment opportunity.

LOCATION

The property is located off the main B536 Saffron Lane, close to all local amenities. Easy access is provided to Leicester City Centre along with the main M1 and M69 motorway networks.

ACCOMMODATION

Ground Floor:
Entrance area, living room, kitchen.

First Floor:
Landing, two bedrooms, bathroom.

Outside:
Front driveway providing car standing space, rear garden area.

TENURE

Freehold subject to existing tenancy. The property has been Let on an Assured Shorthold Tenancy from the 19th December 2017 for a term of 6 months at a rent of £600.00 per calendar month exclusive (£7,200.00 per annum) (Tenants currently holding over).

NOTE

- Purchasers are to be made aware that an additional charge of 1.5% + 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

JOINT AGENTS

Rathods Property Centre, 177 Melton Road,
Leicester, LE4 6QT TEL: 0116 266 6575



Price Guide: £139,000+

SHONKI • BROS

www.shonkibros.com

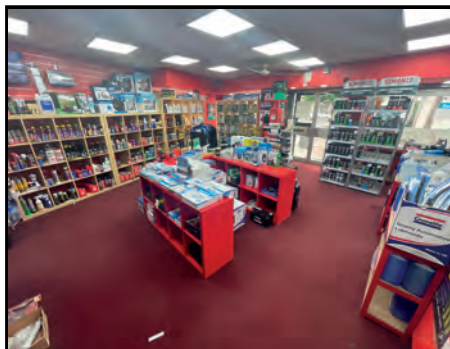
BUYERS FEE: The successful purchaser will be required to pay the Auctioneers a buyer's fee of £1,500.00 (+ VAT) upon exchange of contracts on any property which is bought prior to auction, on the auction day or post auction.

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 13

282 NARBOROUGH ROAD

LEICESTER, LE3 2AQ



DESCRIPTION

Freehold Investment. Ground floor retail unit with three self contained flats above Let on Assured Shorthold Tenancies. Ideal Investment opportunity.

LOCATION

The property is located on the junction of Narborough Road & Mountcastle Road in a prominent corner position. With nearby local traders, Co-op, Wilko, supermarkets and post office. Separate access is provided to the flats via Mountcastle Road.

TENURE

Freehold subject to existing tenancies.

NOTE

- We have been informed by the seller that each flat has separate council tax, gas and electric charges. Each tenant pays £20.00 per calendar month towards the water bill.
- The completion date will be on or before eight weeks following exchange of contracts.

ENERGY PERFORMANCE CERTIFICATE

Shop - EPC Rating to be confirmed.
Flat 1 - EPC Rating C.
Flat 2 - EPC Rating C.
Flat 3 - EPC Rating D.

VIRTUAL TOUR

Virtual Tour available on our website
www.shonkibros.com

SOLICITORS

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

Floor	Accommodation	Lease Terms	Rental Income
Ground Floor - Retail	Retail sales area, office, stores & WC.	Let for a term of 6 years from 2nd July 2021	£12,000.00 per annum
First Floor - Flat 1	Lounge/kitchen, bedroom, shower room with WC.	Let on an Assured Shorthold Tenancy for a term of 6 months from 13th May 2021	£5,940.00 per annum
First Floor - Flat 2	Lounge/kitchen, bedroom, shower room with WC.	Let on an Assured Shorthold Tenancy for a term of 6 months from 11th May 2021	£5,940.00 per annum
Second Floor - Flat 3	Lounge/kitchen, bedroom, shower room with WC.	Let on an Assured Shorthold Tenancy for a term of 6 months from 3rd March 2021.	£6,300.00 per annum
Rental Income:			£30,180.00 per annum

Price Guide: £395,000+

SHONKI • BROS

www.shonkibros.com

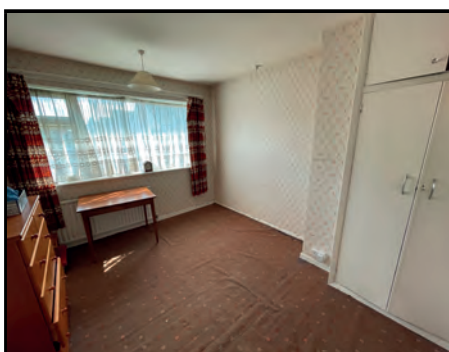
BUYERS FEE: The successful purchaser will be required to pay the Auctioneers a buyer's fee of £1,500.00 (+ VAT) upon exchange of contracts on any property which is bought prior to auction, on the auction day or post auction.

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 **14**

15 YELVERTON AVENUE

OFF DOWNING DRIVE, LEICESTER, LE5 6XS



DESCRIPTION

Freehold. Three bedroom semi detached property located in the popular residential location of Evington, having gas central heating & double glazing. The property requires refurbishment.

LOCATION

The property is located close to local amenities, places of worship and schools for all grades. The property offers quick and easy access to Leicester City Centre, the M1 & M69 motorway networks and outer ring road.

ACCOMMODATION

Ground Floor:
Entrance area, lounge, dining room, kitchen.

First Floor:
Landing, three bedrooms, bathroom.

Outside:
Front garden with car standing space leading to the garage and rear garden with lawn area.

TENURE

Freehold with vacant possession.

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.
- NO OFFERS WILL BE ACCEPTED PRIOR TO AUCTION ON THIS LOT.
- The completion date will be on or before eight weeks following exchange of contracts.

ENERGY PERFORMANCE CERTIFICATE

EPC rating to be confirmed.

VIRTUAL TOUR

Virtual Tour available on our website www.shonkibros.com

SOLICITORS

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

Price Guide: £200,000+

SHONKI • BROS

www.shonkibros.com

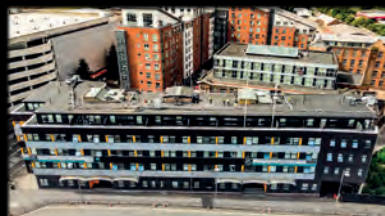
BUYERS FEE: The successful purchaser will be required to pay the Auctioneers a buyer's fee of £1,500.00 (+ VAT) upon exchange of contracts on any property which is bought prior to auction, on the auction day or post auction.

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.



MIDLANDS DRONE VISUALS

Drone aerial footage is a unique way to define and establish your brand, whether it be with a short commercial video or aerial photography.



Our Services

- External and Internal Photography and Videography
- Aerial Photography and Videography
- 3D imagery
- Virtual tours
- Promotional Videos
- Progress Mapping
- Crop monitoring
- Livestock management
- Roof Surveys and Inspections
- Drone mapping and Photogrammetry
- Cinematography

CAA Licensed and Fully Insured Drone Pilots

www.midlandsdronevisuals.co.uk

@midlandsdronevisuals | 07973191915

HIGHLIGHTS FROM OUR PREVIOUS AUCTIONS

PRICE GUIDE: £389,000+



20 Fosse Road South,
Leicester,
LE3 0QD

SOLD: £441,500

PRICE GUIDE: £239,000+



142 Narborough Road,
Leicester,
LE3 0BT

SOLD: £290,500

PRICE GUIDE: £149,000+



46 Laburnum Road,
Leicester,
LE5 1FP

SOLD: £185,500

PRICE GUIDE: £99,000+



44 Stuart Street,
Leicester,
LE3 0DU

SOLD: £142,000

PRICE GUIDE: £89,000+



13 Milton Court,
Loughborough,
LE11 5JL

SOLD: £107,500

PRICE GUIDE: £189,000+



3 Imperial Avenue,
Leicester,
LE3 1AG

SOLD: £206,500

SHONKI • BROS

Est. 1965

www.shonkibros.com

WE ACHIEVED A SUCCESS RATE OF OVER 90% IN OUR LAST AUCTION

NEXT AUCTION

Wednesday 27th October 2021
Entries now being taken



LEICESTER'S LONGEST SERVING AUCTIONEERS!



INVITING ENTRIES FOR OUR NEXT AUCTION

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.

Our next auction will be held on

Wednesday 27th October 2021

Contact us for a FREE Auction Appraisal info@shonkibros.com | 0116 2557573

NO SALE • NO FEE

95 Narborough Road, Leicester LE3 0PA
Tel: 0116 255 7573 | www.shonkibros.com



SHONKI • BROS

Est. 1965

WE NOW OFFER ONLINE AUCTIONS!

Our Online Auctions are streamed live on our website

www.shonkibros.com



ONLINE BIDDING

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

FOLLOW US ON ALL THE SOCIALS



Shonki Bros Estate Agents



@ShonkiBros



Shonki Brothers Estate Agents



Shonki Bros



@shonki_bros

SHONKI • BROS

Est. 1965

JOIN OUR AUCTION MAILING LIST

Thousands of people are regularly receiving our Auction Catalogues, why not be the next!

Please join our Auction mailing list to keep up to date with new properties that come onto the market.



Contact us info@shonkibros.com | 0116 2557573

SHONKI • BROS

Est. 1965

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.

FOLLOW US ON ALL THE SOCIALS



Shonki Bros Estate Agents



@ShonkiBros



Shonki Brothers Estate Agents



Shonki Bros



@shonki_bros

Short
completion
deadline?

TICK
TOCK!



With more than 15 years' experience in auction finance, we're flexible enough to help a huge range of people, on a huge range of properties – without needing huge amounts of time.

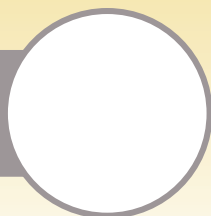
Call us on 0333 242 8363
or find out more at
togetherness.com/auction

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:



SHONKI • BROS

Est. 1965

www.shonkibros.com

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: £1500.00 +VAT.
(To be paid to Shonki Bros. Leicester Ltd)

SEARCHES ETC: £

BALANCE: £

LESS DEPOSIT ETC 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 this agreement in all respects.

Signed:.....Signed p.p. SELLER

Signed:.....Signed p.p. BUYER

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.

SHONKI • BROS

Est. 1965

www.shonkibros.com

BUYER'S FEE: The successful purchaser will be required to pay the Auctioneers a buyer's fee of £1500.00 +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.

SOCIAL MEDIA MARKETING AGENCY

WE HELP YOUR BUSINESS TARGET THE RIGHT AUDIENCE THROUGH DIGITAL MARKETING.



OUR SERVICES:

- FACEBOOK, INSTAGRAM & LINKEDIN PAID ADVERTISING
- ONLINE SALES FUNNELS
- EMAIL MARKETING
- CONTENT CREATION
- SOCIAL MEDIA MANAGEMENT

CONTACT US FOR A FREE AUDIT



0116 216 9960



info@metricconnectmc.com



www.metricconnectmc.com



METRICCONNECT
DIGITAL MARKETING

RND | INTERIORS

KITCHENS & BEDROOMS

DESIGN CREATE INNOVATE



RND Interiors

2a | 50 Sawday Street | Leicester | LE2 7JW

t: 0845 0945 325

e: contact@rndinteriors.co.uk

w: www.rndinteriors.co.uk



BSB Financial Services Ltd

PERSONAL & CORPORATE FINANCIAL PLANNING

- Commercial Mortgages/Lending
- Factoring/Invoice Discounting
- Bridging
- Residential Mortgages & Buy To Let / HMO / Students / Multi-Unit Properties

BUSINESS PROTECTION

- Shareholder, Partnership, Death in Service
- Keyman Cover/Relevant Life/ Private Medical Cover

LIFE INSURANCE

- Mortgage / Family / Income Protection / Buildings & Contents Cover

Basement, 5 Clarendon Square, Leamington Spa, Warwickshire, CV32 5QJ

Office: 01926 258251 | Mobile: 07989380423

bsbfinancialservices@gmail.com

Remote Bidding Auction

Wednesday 15th September 2021

Commencing 5.00pm

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

Bidding via Internet | Telephone | Proxy



Looking for a quick alternative way of
selling your property...

TRY OUR AUCTION:

- Established Auctioneers for over 29 years.
- Excellent success rate.

WE OFFER:

- Free valuation with no obligation.
- Free marketing advice with no obligation.
- Local and national advertising.

Entries now being taken for our forthcoming Auction:
Wednesday 27th October 2021
Please contact our office for further details.

95 Narborough Road, Leicester LE3 0PA

Tel: 0116 255 7573

Email: info@shonkibros.com

www.shonkibros.com

SHONKI • BROS

Est. 1965

L.S.Sangra



www.shonkibros.com