



PROPERTY AUCTION

Wednesday 18th December 2024

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



2 Compton Road,
Leicester, LE3 2AA



3 Stroud Road, Off Green
Lane, Leicester, LE5 3NX



228 Fairway Road South,
Shepshed, Leicester, LE12 9BQ



Flat 35 Time House, Duke
Street, Leicester, LE1 6WB



294-296 Melton Road,
Leicester, LE4 7PB



32 Nevanthor Road
Western Park, Leicester,
LE3 6DR



15 Holmfield Avenue West
Leicester Forest East,
Leicester, LE3 3FE



37 Outwood Close
Off Liberty Road,
Leicester, LE3 6PF



27 Stornaway Road
Near Scraptoft Lane, Thurnby
Lodge, Leicester, LE5 2QN

Online Auction: 10th July 2024 at 5:00pm



87 Narborough Road
Leicester, LE3 0LF



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 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

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

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



ONLINE

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



TELEPHONE

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.

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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	
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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**

2 Compton Road

Off Narborough Road, Leicester, LE3 2AA



DESCRIPTION

Freehold. Three bedroom corner terrace property, having gas central heating & double glazing currently Let on an Assured Shorthold Tenancy. Ideal investment opportunity.

LOCATION

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

ACCOMMODATION

Ground Floor:

Entrance area, front reception room, living room, kitchen.

First Floor:

Landing, three bedrooms, bathroom.

Outside:

Private rear yard.

TENURE

Freehold subject to existing tenancy. Tenancy details to be confirmed.

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 28th February 2025 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

Guide Price: £149,000+

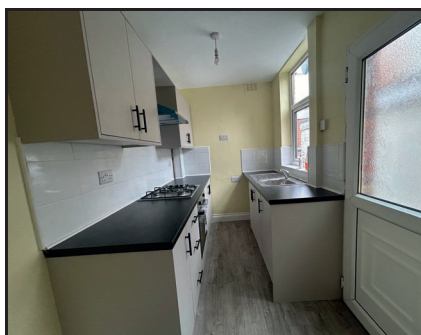
BUYERS FEE: The successful purchaser will be required to pay the Auctioneers a buyer's fee of £1,800.00 (inc VAT) upon exchange of contracts on any property which is bought prior to auction, on the auction day or post auction.

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 2

3 Stroud Road

Off Green Lane Road, Leicester, LE5 3NX



DESCRIPTION

Freehold. Two bedroom palisaded terrace property having gas central heating & double glazing. Ideal for owner occupier, first time buyer or rental investor.

LOCATION

The property is located off Green Lane Road, within a popular residential location with all amenities, places of worship and schools for all grades located nearby.

ACCOMMODATION

Ground Floor:

Front reception room, lounge, kitchen.

First Floor:

Landing, two bedrooms, bathroom.

Outside:

Rear yard area.

TENURE

Freehold with vacant possession.

RENT ACHIEVABLE

£950.00 per calendar month (£11,400.00 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 28th February 2025 following exchange of contracts.

ENERGY PERFORMANCE CERTIFICATE

EPC Rating D.

SOLICITORS

TML Solicitors, 87 London Road,
Leicester, LE2 0PF. Tel: 0116 247 0022
(REF: D.Mahet) Email: dav@tml-solicitors.co.uk

Guide Price: £179,000+

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.

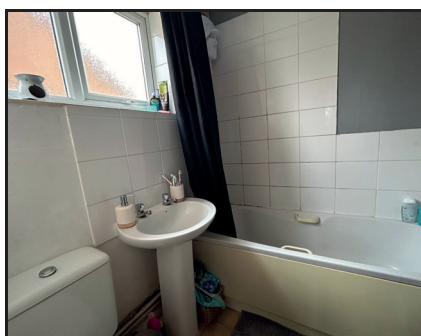
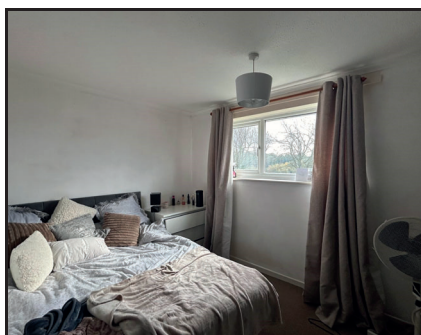
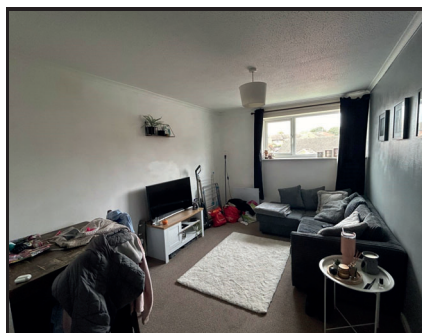
IMPORTANT NOTICE: All purchasers will be required to provide proof of identity, as well as their 10% deposit. Two forms of identification required (for further information please see The Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017 at the front of the catalogue). Deposits & 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 3

228 Fairway Road South

Shepshed, Leicestershire, LE12 9BQ



DESCRIPTION

Leasehold Investment. One bedroom maisonette having electric heating & double glazing, currently Let on an Assured Shorthold Tenancy. Ideal investment opportunity.

LOCATION

The Maisonette is located close to the centre of Shepshed, situated within a mainly residential location. Shepshed is approximately 10 miles north of Leicester. The main access routes to the property can be made via the M1 motorway taking Exit 23 into Shepshed.

ACCOMMODATION

First Floor Maisonette:

Stairs leading to first floor.
Landing, lounge, bedroom, kitchen, bathroom.

Outside:

Communal parking area.

TENURE

Leasehold subject to existing tenancy. The Maisonette is currently Let on a Assured Shorthold Tenancy for a term of 6 months from the 1st December 2022 at a rent of £500.00 per calendar month exclusive (£6,000.00 per annum) (Tenants holding over).

The Maisonette is held on a lease for a term of 999 years from the 25th March 1982. We have been informed there is no service charge or ground rent payable, however the buildings insurance is approximately £200.00 per annum (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 28th February 2025 following exchange of contracts.

ENERGY PERFORMANCE CERTIFICATE

EPC Rating D.

SOLICITORS

Philip J Hammond Solicitors, 47 Friar Lane,
Leicester, LE1 5QX. TEL:0116 251 7171
(Ref: R.Sculthorpe)
Email:RosemarieSculthorpe@pjhammond.com

Guide Price: £69,000+

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.

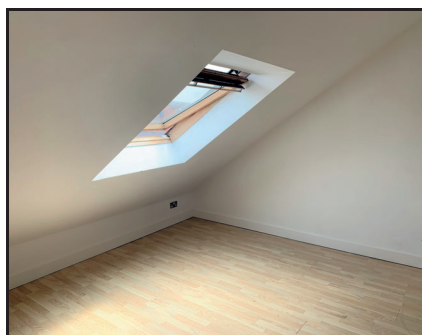
IMPORTANT NOTICE: All purchasers will be required to provide proof of identity, as well as their 10% deposit. Two forms of identification required (for further information please see The Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017 at the front of the catalogue).

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 4

Flat 35 Time House

Duke Street, Leicester, LE1 6WB



DESCRIPTION

Leasehold Investment. Two bedroom City Centre Flat having electric heating and double glazing Let on Assured Shorthold Tenancy. The Flat benefits from secure underground car parking.

LOCATION

The Flat is located in Leicester City Centre within walking distance of De Montfort University, Leicester Royal Infirmary & Highcross Shopping Centre.

ACCOMMODATION

Fourth Floor Flat: Access to Flat provided via passenger lift or communal staircase.

Flat:

Entrance hall, open plan lounge/kitchen, two bedrooms, bathroom.

Outside:

Secure underground car parking space.

TENURE

Leasehold subject to existing tenancy, tenancy details to be confirmed.

The flat is held on a lease for a term of 125 years from 1st September 2004. We have been informed there is ground rent payable of £100.00 per annum and service charge 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 28th February 2025 following exchange of contracts.

ENERGY PERFORMANCE CERTIFICATE

EPC Rating D.

SOLICITORS

MP Solicitors, 42 Welford Road, Leicester, LE2 7AA. TEL: 0116 216 2007

Guide Price: £69,000+

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).

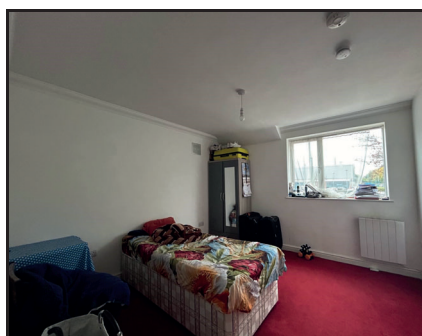
Deposits & buyers fees can be paid by personal cheque, bankers draft, credit or debit card (Please note charges may apply). NO CASH deposits will be accepted.

www.shonkibros.com

LOT 5

294-296 Melton Road

Leicester, LE4 7PB



DESCRIPTION

Freehold Investment. Substantial Two storey property providing two ground floor retail units with two bedroom flat above. Ideal investment opportunity.

LOCATION

The property is situated on the main Melton Road (A607), within the popular Belgrave Area near to 'The Golden Mile'. The property provides easy access to the main M1 & M69 Motorway Networks via the outer ring road.

ACCOMMODATION

Two Ground Floor Retail Units:

Accessed via personnel door with access to the two retail units.

294 Melton Road - large sales area, lobby with washroom.

296 Melton Road - sales area, kitchen, stores.

First Floor Flat (separate access):

UPVC double glazed entrance door, stairs leading to flat.

Landing, open plan lounge / kitchen, two bedrooms, shower room.

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 28th February 2025 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

TENURE

Freehold subject to existing lease & tenancy.

Floor	Tenure	Rent Income	Rental Income (Per Annum)
Ground Floor - Retail	Vacant	£1,000.00 p.c.m - Estimated	£12,000.00 - Estimated
Ground Floor - Retail	Let for a term of 10 years from 29th July 2022	£1,040.00 p.c.m	£12,480.00
First Floor - Flat	Let on an Assured Shorthold Tenancy for a term of 6 months from 04.08.24	£775.00 p.c.m	£9,300.00
Current Rental Income:		£1,815.00	£21,780.00
Estimated Full Rental Income:		£2,815.00	£33,780.00

Guide Price: £375,000+

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.

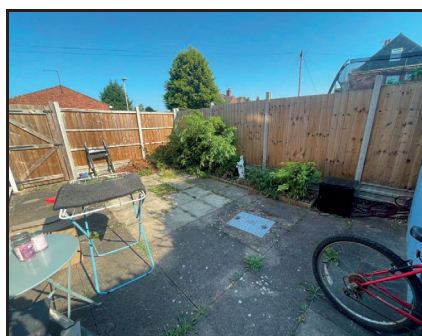
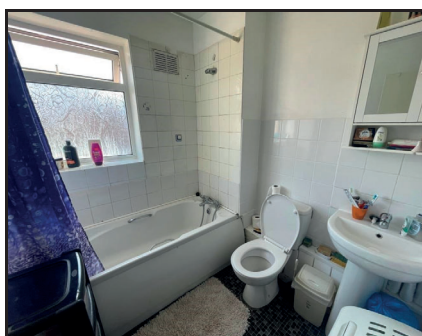
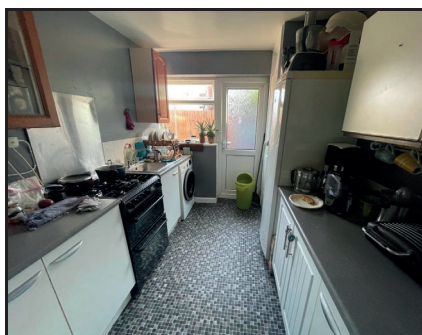
IMPORTANT NOTICE: All purchasers will be required to provide proof of identity, as well as their 10% deposit. Two forms of identification required (for further information please see The Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017 at the front of the catalogue).

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 6

32 Nevanthon Road

Western Park, Leicester, LE3 6DR



DESCRIPTION

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

LOCATION

The property is located off the main A47 Hinckley Road, within a mainly residential location close to all amenities and schools for all grades. The property provides easy access to the main M1 & M69 Motorway Networks.

ACCOMMODATION

Ground Floor Flat:

Entrance area, lounge/diner, kitchen, inner hall, two bedrooms, bathroom.

Outside:

Private rear garden along with garage in block.

TENURE

Leasehold subject to existing tenancy. The property has been Let from 8th February 2024 for a term of 12 months at a rent of £725.00 per calendar month exclusive (£8,700.00 per annum).

The garage is Let on a license agreement at £50.00 per calendar month (£600.00 per annum).

The flat is held on a Lease for a term of 99 years from 25th March 1967, with a ground rent payable of £45.00 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 28th February 2025 following exchange of contracts.

ENERGY PERFORMANCE CERTIFICATE

EPC Rating C.

SOLICITORS

Edward Hands & Lewis Solicitors, 1320 Melton Road, Syston, Leicestershire, LE7 2EQ. TEL: 0116 402 6688 (REF: S.Smalley)
Email: sarah.smalley@ehlsolicitors.co.uk

Guide Price: £79,000+

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 7

15 Holmfield Avenue West

Leicester Forest East, Leicester, LE3 3FE



DESCRIPTION

Freehold. Two bedroom detached bungalow situated in a sought after residential location, having gas central heating. The property requires modernisation.

LOCATION

The property is located off the main A47 Hinckley Road, close to all amenities and schools for all grades. The property also provides easy access to the main M1 & M69 Motorway networks.

ACCOMMODATION

Bungalow:
Entrance hall, lounge, kitchen, bathroom, bedroom one, bedroom two.

Outside:
Front garden area, Large rear garden.

TENURE

Freehold with vacant possession.

RENT ACHIEVABLE

£1,200.00 per calendar month (£14,400.00 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 28th February 2025 following exchange of contracts.

ENERGY PERFORMANCE CERTIFICATE

EPC Rating E.

SOLICITORS

TML Solicitors, 87 London Road,
Leicester, LE2 0PF. Tel: 0116 247 0022
(REF: D.Mahet) Email: dav@tml-solicitors.co.uk



Guide Price: £179,000+

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 8

37 Outwood Close

Off Liberty Road, Leicester, LE3 6PF



DESCRIPTION

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

LOCATION

The property is located off Liberty Road within a residential area providing easy access to the main M1 & M69 Motorway Networks.

ACCOMMODATION

Ground Floor:

Entrance door, entrance area, through lounge, kitchen/diner.

First Floor:

Landing, three bedrooms, bathroom, separate WC.

Outside:

Front and rear garden. Garage.

TENURE

Freehold subject to existing tenancy. The property is currently Let on an Assured Shorthold Tenancy for a term of 6 months from 1st May 2024 at a rent of £950.00 per calendar month exclusive (£11,400.00 per annum) (Tenant 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 28th February 2025 following exchange of contracts.

ENERGY PERFORMANCE CERTIFICATE

EPC Rating D.

SOLICITORS

TML Solicitors, 87 London Road,
Leicester, LE2 0PF. Tel: 0116 247 0022
(REF: D.Mahet) Email: dav@tml-solicitors.co.uk



Guide Price: £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 9

27 Stornaway Road

Near Scraftoft Lane, Thurnby Lodge, Leicester, LE5 2QN



DESCRIPTION

Freehold. Three bedroom mid town house having gas central heating & double glazing. Ideal for owner occupier, first time buyer or rental investor.

LOCATION

The property is located close to the main A47 Scraftoft Lane, close to all amenities and schools for all grades, The property provides easy access to the main motorway networks via the outer ring road.

ACCOMMODATION

Ground Floor:

Entrance Hall, lounge, kitchen, inner lobby, W.C, store.

First Floor:

Landing, three bedrooms, bathroom.

Outside:

Private front and rear yard.

TENURE

Freehold with vacant possession.

RENT ACHIEVABLE

£1,100.00 per calendar month exclusive (£13,200.00 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 28th February 2025 following exchange of contracts.

ENERGY PERFORMANCE CERTIFICATE

EPC Rating - To be confirmed.

SOLICITORS

Philip J Hammond Solicitors, 47 Friar Lane, Leicester, LE1 5QX. TEL:0116 251 7171 (Ref: R.Sculthorpe)
Email:RosemarieSculthorpe@pjhammond.com

Guide Price: £179,000+

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.

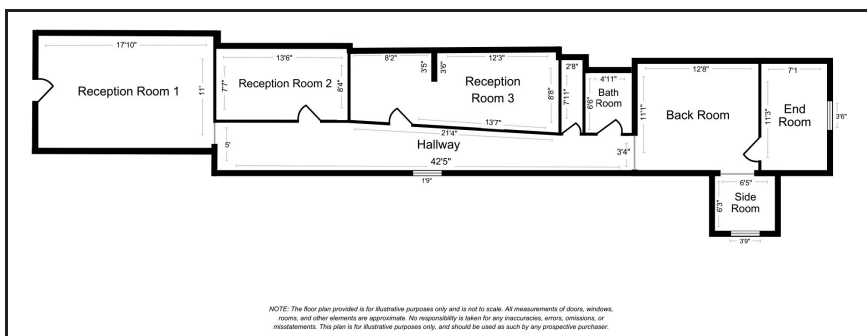
IMPORTANT NOTICE: All purchasers will be required to provide proof of identity, as well as their 10% deposit. Two forms of identification required (for further information please see The Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017 at the front of the catalogue).

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 10

87 Narborough Road

Leicester, LE3 0LF



JOINT AGENT

Kendals & Kingswood Estate Agents, 141 Wyngate Drive, Leicester, LE3 0UW.
TEL: 0116 2556800. EMAIL: office@kendalsonline.co.uk



DESCRIPTION

Freehold Investment. Single storey retail unit currently being used as an Opticians. The property is situated in a popular location and is suitable for a variety of uses subject to planning.

LOCATION

The property is set in a favourable position on the main A5460 Narborough Road, within walking distance of Leicester Royal Infirmary, De Montfort University and Leicester City Centre.

ACCOMMODATION

Single storey retail unit:
Reception area, various treatment rooms, store room and WC.

Gross Internal Area = 800 sq ft (74.23 sq m) approx.

PLANNING

We have been informed that the property currently has Class E Use of The Town and Country Planning (Use Classes) (Amendment) Regulations 2020 (interested parties should make their own enquiries by contacting the local authority).

TENURE

Freehold subject to existing lease. The property has been Let for a term of 6 years from 15th November 2022 at a rent of £10,000.00 per annum.

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 28th February 2025 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

Guide Price: £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.

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84 Norman Street, Off Narborough
Road, Leicester, LE3 0BB

SOLD: £160,000

Guide Price: £149,000+



48 Winchester Avenue, Leicester,
LE3 1AW

SOLD: £161,000

Guide Price: £275,000+



38 Harefield Avenue, Rowley
Fields, Leicester, LE3 2EZ

SOLD: £285,000

Guide Price: : £225,000+



4A New Romney Crescent,
Leicester, LE5 1NG

SOLD: £232,000

Guide Price: £135,000+



246 Duncan Road, Aylestone,
Leicester, LE2 8EF

SOLD £150,000

Price Guide: £139,000+



366 Western Road, Off Narborough
Road, Leicester, LE3 0ED

SOLD: £176,000

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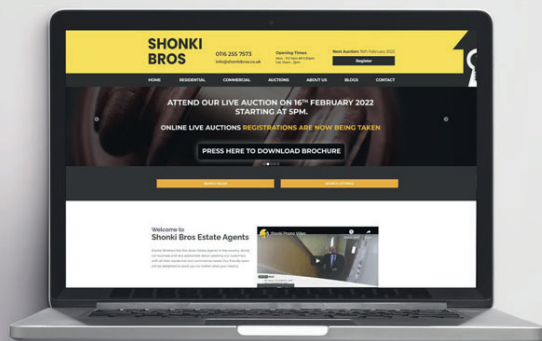
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NOTE: Prospective bidders are strongly advised to inspect legal documentation and to consult a legal adviser for independent advice prior to bidding.

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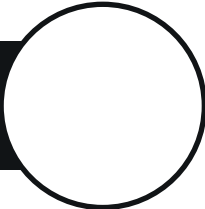
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Memorandum of Agreement of Sale



SHONKI BROTHERS - AUC-

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.

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

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

Signed:..... Signed

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.

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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

.....

.....

Completion on Date:

Purchase Price: £.....

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

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Balance: £.....

Less Deposit ETC £.....

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