Property with potential for sale by

AUCTION

Tuesday 17 October 2017
36 LOTS
Commencing at 2pm prompt

at the Platinum Suite
Sheffield United Football Club
Bramall Lane
Sheffield

0114 276 0151
www.markjenkinson.co.uk
Have you a property suitable for auction?

MJS Auctions are market leaders in Sheffield and South Yorkshire. If you would like to be part of our success and have a property suitable to be sold by auction we would be very happy to hear from you.

The Auction dates for 2017/18 can be found on the facing page – the deadline for entries is strict so please contact us a week or so beforehand to allow plenty of time for preparing your property for sale.

The most suitable properties for auction include:

- Houses requiring complete or partial modernisation
- Houses with sitting tenants
- Individual houses of character
- Building plots or development sites
- Ground rent portfolios
- Student investment property
- Commercial investments
- Properties with structural problems
- Stabling and land for grazing
- Unusual buildings for redevelopment

JOINT AGENCIES WELCOME

If the property you are selling is currently on the market with an Agent we are always happy to act jointly. If you would like an indication as to how much the property will sell for at auction send a copy of the current Agent’s brochure with your name, address and telephone number for a quotation.

Contact Adrian Little FRICS FNAVA
adrian@markjenkinson.co.uk | 0114 276 0151
The Venue
Platinum Suite, Sheffield United Football Club, Bramall Lane, Sheffield S2 4SY
Ample free car parking from Cherry Street Entrance

Sheffield and South Yorkshire’s Leading Auctioneers

The SEVENTH Property with Potential AUCTION of 2017

Tuesday 17 October

Commencing at 2pm prompt
at The Platinum Suite, Sheffield United Football Club, Bramall Lane, Sheffield

36 lots including:
• Vacant houses for modernisation
• A farmhouse near Barlow set in 24 acres
• A single building plot in Stannington
• Flats and ground rents
• Larger restoration projects
• Vacant commercial premises
• A student investment in Broomhill
• A high yielding investment in Woodhouse
• A former 13 bed hotel in Rotherham

Properties located in and around:
Sheffield, Rotherham, Chesterfield, Dronfield, Mexborough, Scunthorpe

Acting on Behalf of:
Rotherham MBC, North Lincolnshire DC, Executors of Deceased Estates, Trustees in Bankruptcy and South Yorkshire Housing Association

(Subject to conditions of sale and unless sold beforehand)

Auctioneer: Adrian W Little FRICS FNAVA

The year so far
6 auctions  212 Lots  183 sold for £19m – 86% success rate

17th September 36 lots  5th December Deadline 27th October

Auction dates for 2018

30 JANUARY
Deadline 8 December

27 FEBRUARY
Deadline 26 January

10 APRIL
Deadline 9 March

22 MAY
Deadline 13 April

10 JULY
Deadline 8 June

23 OCTOBER
Deadline 13 September

4 SEPTEMBER
Deadline 27 July

11 DECEMBER
Deadline 9 November

www.markjenkinson.co.uk
Important information for bidders

Money Laundering Regulations

We have in place procedures and controls which are designed to forestall and prevent Money Laundering. If we suspect that a supplier, customer / client, or employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002 we will in accordance with our legal responsibilities disclose the suspicion to the National Criminal Intelligence Service.

Proof of identity and address

Original documents MUST be provided. Photocopies are NOT acceptable

To prove identity

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

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

If the successful bidder is buying on behalf of someone else then the actual buyer will also be required to show photo and address identification along with a letter giving authority for someone else to bid for them.

Auction Procedure – always seek legal advice before buying

BEFORE THE AUCTION

Conditions Of Sale – All properties in this catalogue are sold subject to the Conditions of Sale printed in this catalogue together with the special conditions relating to each individual lot. These, together with any related documentation, will be available via our website prior to the sale. Interested parties are deemed to buy in full knowledge of these whether or not they have actually inspected the conditions. We recommend inspecting the legal documents once they are available and avoid leaving it until auction day. The auction packs will only be available for inspection at the sale room 12.30–1.30 pm

Ordnance Survey Plans – Ordnance survey extracts crown copyright 2003. All rights reserved. Licence no. 10020449. Survey scale 1:250,000. Plotted scale 1:1250. Boundaries are shown for identification only and should not be taken as definitive.

Tenure Details – It is not always possible to provide tenure details relating to each lot at the time the catalogue is printed. Where we have written confirmation from the vendor’s solicitor we will provide details. In the absence of written confirmation the tenure details will be omitted from the catalogue but, details will be included in the Conditions of Sale which will be available on our website and in our office for the days leading up to the auction.

Viewing Auction Property – Details of appropriate viewing arrangements are included with each lot in the catalogue. In the cases of severe weather we recommend checking with the office to ensure that viewings are still being held. Viewing times will begin and end promptly as stated and your co-operation is appreciated. Some of the properties offered for sale by auction each month are in a poor state of repair and in some cases hazardous. Interested parties are reminded to exercise caution whilst viewing.

Surveys – If you wish to have a survey carried out on the property prior to the auction please refer your surveyor to us as soon as possible and appropriate arrangements will be made. We cannot always accommodate last minute requests.

Registration of Interest – If you are interested in a particular property, we advise you to register your interest with us as soon as possible. We can then make you aware of any alterations and, if requested, inform you when the legal documentation is received. The easiest way to do this is to register for the legal pack.

Pre-Auction Offers – We anticipate that the lots in this catalogue will be offered, as advertised, on the day of the sale. There may be circumstances where the acceptance of an offer prior to auction may be considered. However, only unconditional offers will be submitted, ie those which are not subject to mortgage, survey, searches, etc. Pre-auction offers should be submitted in writing using the form on our website.

Telephone / Proxy Bids – We advise that you attend the auction in person if you are bidding for a particular lot. If however you are unable to come to the sale or have someone bid on your behalf, you may choose to bid by proxy or by telephone. The appropriate form together with the deposit requirements will either be printed at the end of the catalogue or will be available via our website.

Alterations – Should any of the properties mentioned in this catalogue be withdrawn from sale or if any alterations arise, details will be included on our website on the same day. An addendum sheet will also be distributed prior to the auction and alterations will be referred to by the auctioneer prior to each particular lot.

AT AND AFTER THE AUCTION

Auction Procedure – if you are the successful bidder, a member of the auction team will approach you with a simple form. You will be asked to provide your name, address and telephone number and if you are bidding on behalf of somebody else we will need the details of that person or company. We will also request the name and address of the solicitor acting on your behalf. The vendor’s solicitor will usually be present at the sale room and will oversee the signing of the contract either straight away or at the end of the auction should you wish to bid on another property.

The Deposit – The amount of the deposit required in each case will be stated in the Conditions of Sale and will usually be 10% subject to a minimum of £1,500. Payment must be made at the saleroom by either cheque, bankers draft or card. Failure to do so may lead to lot being re-offered. Deposit payments in cash will not be accepted. All cheques are banked immediately after the auction and you must ensure that you have adequate funds in your account. It should also be noted that some auction contracts also have a provision for payment of the vendor’s fees and your attention is drawn to the paragraph on the following page.

Buyer’s Administration Fee – Please note there is an administration fee of £480 including VAT payable on each lot.

Completion Dates – The completion date for each lot can vary, and you are advised to check the Conditions of Sale prior to the auction.

Keys – Keys to auction lots will not be released at any time without prior arrangement. Once we have notification from the vendor’s solicitor that completion has taken place, the keys to the property will be made available for collection at our offices. To avoid unnecessary delay we recommend contacting us in advance to make appropriate arrangements for collection.

Unsold Lots – Enquiries for unsold lots are welcome after the sale when unconditional offers will be considered. In many cases properties are sold immediately after the auction is finished and if you are interested please see the auction staff at the saleroom.
Legal documents and additional fees

Why it is important to look at the online legal pack

All properties in this catalogue will be offered subject to the General and Special Conditions of sale prepared by the seller’s legal representative. You are strongly advised to inspect the online legal pack via our website and where necessary, take independent advise. In registering for the legal pack you will also indicate your interest in that particular lot and we will be able to communicate in the event of any changes.

Additional fees to be paid by the buyer

This catalogue is usually printed ahead of the legal pack and we are unable to confirm any additional fees outlined in the Special Conditions of sale at the time of going to print.

We strongly advise checking for –

Auctioneer’s administration fee – The amount of £480 including VAT is payable in all instances, whether buying before, at or after the auction.

Local Authority fees – It is common practice for Council clients to make an additional % charge to cover their legal, surveyors and selling fees. Amounts do vary.

Search Fees – Some solicitors will reclaim the cost of carrying out searches from the buyer.

VAT – Some commercial properties will be subject to Value Added Tax at 20%.

Stamp Duty – This will vary, not only with the amount paid for the property but with the circumstances of the buyer and the property’s intended use.

Rent arrears – In the case of investment properties, the buyer may be responsible for the payment of any outstanding rent.

Contributions to the seller’s legal and/or auctioneer’s costs.

Guide prices and Reserves

Guide price definition

An indication as to the seller’s current minimum acceptable price at auction. The guide price or range of guide prices is given to assist consumers in deciding whether or not to pursue a purchase. It is usual, but not always the case that a provisional reserve range is agreed between the seller and the auctioneer at the start of marketing.

As the reserve is not fixed at this stage and can be adjusted by the seller at any time up to the day of the auction in light of interest shown during the marketing period, a guide price is issued. This guide price can be shown in the form of a minimum or maximum price range within which an acceptable sale price (reserve) would fall, or as a single price figure within 10% of which the minimum acceptable price (reserve) would fall.

A guide price is different to a reserve price (see separate definition). Both the guide price and the reserve can be subject to change up to and including the day of the auction.

Reserve Price Definition

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 can and may be subject to change up to and including the day of the auction.

Catalogue Production: www.thearkdesign.co.uk
SEPTEMBER AUCTION RESULTS
35 of 43 Lots Sold for £2.24 million

1. 59 CARFIELD AVENUE MEERSBROOK SHEFFIELD  
   SOLD PRIOR

2. 108 ALEXANDRA ROAD HEELEY SHEFFIELD  
   £136,000

3. 9 HALLAM WAY ECCLESFIELD SHEFFIELD  
   £107,000

4. 49 COMPTON STREET S6 SHEFFIELD  
   £106,000

5. 50 LEICESTER ROAD DINNINGTON SHEFFIELD  
   £25,000

6. 62 LEICESTER ROAD DINNINGTON SHEFFIELD  
   £30,000

7. 48 LEICESTER ROAD DINNINGTON SHEFFIELD  
   £30,000

8. 16 LEICESTER ROAD DINNINGTON SHEFFIELD  
   £36,000

9. 7 GEORGE STREET GOLDTHORPE ROTHERHAM  
   £41,000

10. 58 BLYTHE STREET WOMBWELL BARNESLEY  
    AVAILABLE

11. 1 GARDEN STREET DARFIELD BARNESLEY  
    AVAILABLE

12. 24 BARNESLEY ROAD WATH-UPON-DEARNE ROTHERHAM  
    £77,000

13. 42 FANSHAW ROAD DRONFIELD DERBYSHIRE  
    £124,000

14. 33 AND 35 MORRISON AVENUE MALTBY ROTHERHAM  
    SOLD AFTER

15. LAND AT HIGH STREET DRONFIELD DERBYSHIRE  
    £64,000

16. GARAGE SITE AT NEWBRIDGE STREET OLD WHITTINGTON CHESTERFIELD  
    £54,000

17. GARAGE SITE AT IRELAND STREET STAVELEY CHESTERFIELD  
    £18,000

18. GARAGE SITE AT HARDWICK STREET S41 CHESTERFIELD  
    £18,500

19. 234 / 234A NORTH WINGFIELD ROAD GRASSMOOR CHESTERFIELD  
    SOLD PRIOR

20. LAND BETWEEN SPRINGFIELD AND VANCOUVER DRIVE BOLTON-UPON-DEARNE ROTHERHAM  
    AVAILABLE

21. 59 STALKER LEES ROAD S11 SHEFFIELD  
    AVAILABLE

22. 61 STALKER LEES ROAD S11 SHEFFIELD  
    AVAILABLE

23. 26 BARON STREET S1 SHEFFIELD  
    AVAILABLE

24. 22 BECKETT ROAD DN2 DONCASTER  
    £64,000

25. 34 BECKETT ROAD DN2 DONCASTER  
    £65,000

26. LAND AT COLLUM AVENUE DN16 SCUNTHORPE  
    AVAILABLE

27. LAND OFF BURGHLEY ROAD DN16 SCUNTHORPE  
    AVAILABLE

28. LAND TO THE NORTH EAST OF ALMHOLME GRANGE, ALMHOLME ROAD DN5 DONCASTER  
    £14,000

29. LAND AT HUMBER ROAD DN18 BARTON-UPON-HUMBER  
    SOLD PRIOR

30. LAND AT ALPINA WAY SWALLOWNEST SHEFFIELD  
    £9,500

31. LAND ADJOINING 2 DON VIEW ROW MEXBOROUGH ROTHERHAM  
    £18,000

32. LAND OFF OAKDALE ROAD DN22 RETFORD  
    £9,000

33. LAND OFF OXCLOSE PARK ROAD AND ROTHERHAM ROAD HALFWAY SHEFFIELD  
    £20,500

34. LAND OFF STATION ROAD AND JAMES WALTON COURT HALFWAY SHEFFIELD  
    £10,500

35. 48 MINTO ROAD HILLSBOROUGH SHEFFIELD  
    £97,000

36. 58 MINTO ROAD HILLSBOROUGH SHEFFIELD  
    £86,000

37. 87 HAWTHORNE CRESCENT DODWORTH BARNESLEY  
    £66,000

38. 131 REDBROOK ROAD S75 BARNESLEY  
    £93,500

39. 104 ABBEYDALE ROAD S7 SHEFFIELD  
    WITHDRAWN

40. 84 TASKER ROAD S10 SHEFFIELD  
    £152,000

41. 46 NETHER AVENUE GRENSIDE SHEFFIELD  
    £125,000

42. 150B MAIN ROAD DARNALL SHEFFIELD  
    WITHDRAWN

43. 5 PORTLAND BUILDINGS, INFIRMARY ROAD S8 SHEFFIELD  
    AVAILABLE

44. 5 OAKES STREET WINCOBANK SHEFFIELD  
    £72,500

45. 798 BIRLEY MOOR ROAD S12 SHEFFIELD  
    SOLD AFTER

For further information on lots still available please contact: Adrian Little (adrian@markjenkinson.co.uk)
## Order of sale

36 Lots commencing at 2pm prompt

<table>
<thead>
<tr>
<th>No.</th>
<th>Address</th>
<th>Location</th>
<th>Status</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>80 NORRIS ROAD</td>
<td>HILLSBOROUGH</td>
<td>VACANT HOUSE</td>
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<tr>
<td>2</td>
<td>5 CÔBDEN TERRACE</td>
<td>CROOKES</td>
<td>SHEFFIELD</td>
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<td>3</td>
<td>139A MIDDLEWOOD ROAD</td>
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<td>4</td>
<td>211 CITY ROAD</td>
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<tr>
<td>5</td>
<td>12 HARVEY CLOUGH ROAD</td>
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<td>SHEFFIELD</td>
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<td>6</td>
<td>23 LEICESTER ROAD</td>
<td>DINNINGTON</td>
<td>TEARDALE HOUSE</td>
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<td>7</td>
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<td>9</td>
<td>255 CANKLOW ROAD</td>
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<tr>
<td>10</td>
<td>206 PSALTERS LANE</td>
<td>KIMBERWORTH</td>
<td>ROTHERHAM</td>
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<td>11</td>
<td>LAND BETWEEN 16 &amp; 22 BUTLER ROAD</td>
<td>STANNINGTON</td>
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<td>12</td>
<td>6 FOX HILL CLOSE</td>
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<td>13</td>
<td>8 FOX HILL CLOSE</td>
<td>FOXHILL</td>
<td>SHEFFIELD</td>
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<td>14</td>
<td>1620 PRINCESS STREET</td>
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<td>SHEFFIELD</td>
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<td>15</td>
<td>SITE AT 112 CLOUGH ROAD</td>
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<td>34 HIGH STREET</td>
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<td>24 LINDLEY STREET</td>
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<td>22</td>
<td>144 HALL ROAD</td>
<td>HANDSWORTH</td>
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<td>1 BOYNTON CRESCENT</td>
<td>SHIRECLIFFE</td>
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<td>31 TUNWELL DRIVE</td>
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<td>10 LOW EDGES, CHESTERFIELD ROAD</td>
<td>SOUTH LOWEDGES</td>
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<td>80 BOLSOVER ROAD</td>
<td>WOODHOUSE</td>
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<td>27</td>
<td>90 STATION ROAD</td>
<td>CHAPELTOWN</td>
<td>SHEFFIELD</td>
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<td>28</td>
<td>86 ABBEYDALE ROAD SOUTH</td>
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<td>PREMISES AT WOODSIDE LANE</td>
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<tr>
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<td>33</td>
<td>163 COLLEGE ROAD</td>
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<td>ROTHERHAM</td>
</tr>
</tbody>
</table>

www.markjenkinson.co.uk
1 80 Norris Road, Hillsborough, Sheffield S6 4QS

*GUIDE PRICE £90,000–£100,000*

- Three bedroom stone fronted terrace
- Level sought after location
- In need of complete modernisation
- Of interest to builders and investors
- uPVC double glazing
- Well served by local facilities

Ground Floor
- Sitting Room 3.64m × 3.80m
- Dining Kitchen 3.84m × 3.64m

Basement
- Cellar

First Floor
- Landing
- Front Bedroom One 3.75m × 3.67m with closet
- Rear Bedroom Two 2.03m × 3.10m
- Bathroom/WC

Second Floor
- Attic Bedroom Three 3.62m × 3.67m

Outside
- Forecourt
- Rear yard area with outside store

EPC Rating
A full copy of the EPC will be available to view via our website

VIEWING
Mondays 25th September, 2nd & 9th October at 9am prompt
Wednesdays 27th September, 4th & 11th October at 9.45am prompt

SOLICITORS
Graysons 4–12 Paradise Square Sheffield S1 1TB

2 5 Cobden Terrace, Crookes, Sheffield S10 1HN

*GUIDE PRICE £150,000–£175,000*

- Stone built inner terrace
- Long front garden
- Requires general modernisation
- Central heating and double glazing
- Popular location
- Potential for owner occupation or investment

Ground Floor
- Front Entrance Porch
- Sitting Room 4.22m × 3.66m
- Inner Lobby
- Dining Kitchen 4.20m × 3.69m
- Cellar Head

Basement
- Cellar

First Floor
- Landing
- Front Bedroom One 4.21m × 3.67m
- Rear Bedroom Two 1.37m × 2.08m
- Bathroom/WC 2.18m × 1.38m

Second Floor
- Attic Bedroom Three with Velux windows

Outside
- The property stands behind a long front garden
- Separate pedestrian access from Cobden View Road

EPC Rating
A full copy of the EPC will be available to view via our website

VIEWING
Mondays 25th September, 2nd & 9th October at 9am prompt
Wednesdays 27th September, 4th & 11th October at 9.45am prompt

SOLICITORS
Graysons 4–12 Paradise Square Sheffield S1 1TB
LOT

3 139a Middlewood Road, Hillsborough, Sheffield S6 4HB

*GUIDE PRICE £65,000–£70,000*

- Large three bedroom inner terrace property
- Located above commercial premises
- Facing Hillsborough Park
- Popular residential location
- Stripped out and partially refurbished
- Requires completion and excellent potential offered
- Rewired in 2005 and majority uPVC windows
- Close to Supertram and bus services to the city centre, Universities and hospitals
- Walking distance of shops and other comprehensive local amenities

Accommodation

Ground Floor
- approached from the rear
- Dining Kitchen 3.89m x 3.21m
- WC
- Shower Room
- Front Sitting Room 3.40m x 3.63m

First Floor
- Front Bedroom 4.39m x 3.63m
- Rear Bedroom 3.88m x 2.45m

Second Floor
- Attic Bedroom 4.43m x 4.39m with Velux and dormer windows

Outside
- Rear secure yard with access off Leader Road

EPC Rating
- A full copy of the EPC will be available to view via our website

VIEWING
- Strictly by appointment with the auctioneers 0114 2760151
- SOLICITORS Taylor & Emmet LLP
- 20 Arundel Gate Sheffield S1 2PP

GUIDE PRICE £80,000–£90,000

- Stone fronted inner terrace
- Two reception rooms and off-shelf kitchen
- Central heating and double glazing
- Requires some general upgrading
- Potential for owner occupation or letting
- Rear garden
- Far reaching views from attic bedroom

Ground Floor
- Side Entrance Lobby
- Sitting Room 4.54m x 3.76m with bay window
- Dining Room 3.75m x 3.60m
- Kitchen 2.50m x 2.10m

First Floor
- Bedroom One 2.49m x 2.86m
- Bedroom Two 4.56m x 3.77m
- Bathroom/WC with white suite

Second Floor
- Attic Bedroom Three 5.44m x 3.70m
- overall with front and rear Velux windows

Outside
- Raised forecourt and garden
- Rear yard and garden area

EPC Rating E
- A full copy of the EPC will be available to view via our website

VIEWING
- Mondays 25th September, 2nd & 9th October at 1.30pm prompt
- Wednesdays 27th September, 4th & 11th October at 1.30pm prompt
- SOLICITORS Sutherland & Co Law Limited
- Richmond House White Rose Way Doncaster DN4 5JH
**12 Harvey Clough Road, Sheffield S8 8PE**

*GUIDE PRICE £100,000–£110,000*

- Attractive stone fronted inner terrace
- In need of complete modernisation
- Three good size bedrooms
- Large rear garden of approximately 375 square metres
- Popular residential location
- Possible potential for rear store, garage or studio
- Excellent potential offered

**Ground Floor**
- Sitting Room 3.71m × 3.60m
- Inner Lobby
- Dining Room 3.86m × 3.67m
- Extended Kitchen 5.88m × 2.19m

**First Floor**
- Landing
- Front Bedroom One 3.62m × 3.90m with closet
- Rear Bedroom Two 3.99m × 3.67m
- Front Bedroom Three 2.49m × 3.61m
- Closet 1.45m × 1.17m
- Bathroom/WC 1.86m × 2.45m

**Outside**
The property occupies a much larger than average plot of approximately 375 square metres as identified on the adjoining plan with forecourt and arched access to the rear yard.

**EPC Rating E**
A full copy of the EPC will be available to view via our website.

**VIEWING**
- Mondays 25th September, 2nd & 9th October at 4pm prompt
- Wednesdays 27th September, 4th & 11th October at 4pm prompt

**SOLICITORS**
- Trentside Legal
  - Catharine Place Chambers
  - 10–14 Hickman Street Gainsborough
  - DN21 2DZ

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**23 Leicester Road, Dinnington, Sheffield S25 2PX**

*GUIDE PRICE £20,000*

- Three bedroom inner terrace
- Well established residential street
- Large reception room
- In need of modernisation
- Of interest to builders and investors

**Ground Floor**
- Reception Room 6.8m × 3.8m
- Kitchen 2.6m × 2.4m
- Bathroom 2.3m × 1.9m
- Entrance Hall

**First Floor**
- Rear Bedroom 2.6m × 2.4m
- Middle Bedroom 3.6m × 3.0m
- Front Bedroom 3.9m × 3.0m

**Outside**
- Front yard
- Rear paved yard

**EPC Rating E**
**VIEWING** By appointment with Jake Bond 07715 214572, jake@markjenkinson.co.uk

**SOLICITORS**
- Irwin Mitchell LLP
  - Rossetti Place
  - 27 Quay Street
  - Manchester M3 4AW
72 Lindley Street, Eastwood, Rotherham S65 1RT
*GUIDE PRICE £30,000*

- Attractively modernised inner terrace
- Well presented accommodation
- Ready for immediate occupation/letting
- Gas central heating and double glazing
- Modern kitchen and bathroom fittings
- Landscaped rear garden

**Ground Floor**
- Sitting Room 4.22m × 3.49m
- Dining Kitchen 3.47m × 3.78m

**First Floor**
- Landing
- Front Bedroom One 3.95m × 3.38m
- Rear Bedroom Two 3.92m × 2.14m
- Bathroom and Separate WC with modern white suite

**Outside**
- Landscaped rear garden

**EPC Rating D**
A full copy of the EPC will be available to view via our website

**VIEWING**
- Tuesdays 26th September, 3rd & 10th October at 11.15am prompt
- Thursdays 28th September & 5th & 12th October at 11.15am prompt

**SOLICITORS** Forbes Solicitors
Ribchester House Lancaster Road
Preston PR1 2QL

5 Lindley Street, Eastwood, Rotherham S65 1RS
*GUIDE PRICE £27,500*

- Two bedroom inner terrace
- Requires some upgrading
- Central heating and double glazing
- Insulated rear wall
- Potential for owner occupation or investment

**Ground Floor**
- Sitting Room 3.58m × 3.19m
- Inner Lobby
- Dining Room 3.95m × 3.44m
- Kitchen 2.88m × 1.76m

**First Floor**
- Landing
- Front Bedroom One 3.14m × 3.55m
- Rear Bedroom Two 1.95m × 3.43m
- Bathroom/WC

**Outside**
- Rear yard/garden area

**EPC Rating C**
A full copy of the EPC will be available to view via our website

**VIEWING**
- Tuesdays 26th September, 3rd & 10th October at 10.45am prompt
- Thursdays 28th September & 5th & 12th October at 10.45am prompt

**SOLICITORS** Forbes Solicitors
Ribchester House Lancaster Road
Preston PR1 2QL

9 Lindley Street, Eastwood, Rotherham S65 1RS
*GUIDE PRICE £30,000*

- Two bedroom inner terrace
- Central heating and double glazing
- Modern kitchen and bathroom fittings
- Requires cosmetic improvement
- Insulated rear walls
- Potential for owner occupation or letting

**Ground Floor**
- Sitting Room 3.19m × 3.53m
- Inner Lobby
- Dining Room 3.52m × 3.42m
- Under Stairs Store
- Kitchen 1.72m × 3.59m

**First Floor**
- Landing
- Front Bedroom One 3.55m × 3.13m
- Rear Bedroom Two 3.49m × 1.80m
- Bathroom/WC

**Outside**
- Rear yard/garden area

**EPC Rating C**
A full copy of the EPC will be available to view via our website

**VIEWING**
- Tuesdays 26th September, 3rd & 10th October at 10.45am prompt
- Thursdays 28th September & 5th & 12th October at 10.45am prompt

**SOLICITORS** Forbes Solicitors
Ribchester House Lancaster Road
Preston PR1 2QL

www.markjenkinson.co.uk
• Substantial end terrace
• Comprises former Pharmacy
• Ground floor approximately 65 square metres (700 square feet)
• First floor four rooms with potential for flat
• In need of modernisation
• Convenient for motorway network and Rotherham town centre
• Potential for owner occupation or investment

Ground Floor
Front Sales Area 41.22 square metres
Rear Sales Area 10.03 square metres
Rear Lobby 2.39 square metres
Mess Room/Kitchen 9.61 square metres
Lobby 1.14 square metres

First Floor
Front Room One 24.21 square metres
Rear Room Two 12.86 square metres
Front Room Three 5.61 square metres
Shower Room/WC 8.95 square metres

Outside
Rear yard

Rating Assessment
The property is listed as “Shop and Premises” in the April 2017 Rating List with a RV of £2,450

EPC Rating C
A full copy of the EPC will be available to view via our website

VIEWING
By appointment with Jake Bond 07715 214 572 (jake@markjenkinson.co.uk)

SOLICITORS
Armitage and Guest
4 West Parade Wakefield WF1 1LT

• Two bedroom end terrace
• Modern kitchen and shower room fittings
• Ready for occupation/letting
• Double glazing and central heating
• Potential for owner occupation or investment

Ground Floor
Sitting Room 3.68m × 3.65m
Dining Kitchen 3.67m × 2.74m with a good range of appliances and units

First Floor
Landing
Front Bedroom One 3.63m × 3.67m with open aspect to the front
Shower Room/WC 2.72m × 1.84m

Second Floor
Attic Bedroom Two 3.72m × 3.78m with dormer window (restricted roof height)

EPC Rating E
A full copy of the EPC will be available to view via our website

VIEWING
Tuesdays 26th September, 3rd & 10th October at 10am prompt
Thursdays 28th September, 5th & 12th October at 10am prompt

SOLICITORS
Malcolm C Foy and Co Ltd
2 Upper Millgate Rotherham S60 1PF

VACANT HOUSE

GUIDE PRICE £30,000–£35,000

GUIDE PRICE £38,000–£42,000

GUIDE PRICE £30,000–£35,000

GUIDE PRICE £38,000–£42,000
**LOT 12**  
**Land between 16 & 22 Butler Road, Stannington, Sheffield S6 5HS**  
*GUIDE PRICE £60,000*

- Single building plot
- Approximately 162 square metres (1,743 square feet)
- Currently comprises two garages
- Established and popular residential area
- Potential as a self build project
- Close to local facilities and the Rivelin Valley

**Location**
Butler Road runs between Stannington Road and Wood Lane and the land lies between numbers 16 and 22 Butler Road. It should be noted the third garage to the left-hand side of the site does not form part of the sale.

**The Site**
The land amounts to approximately 162 square metres as identified on the adjoining plan.

**Planning**
Planning Consent was granted on 28 June 2017 for “Residential Development” (Ref: 17/00836/OUT). A copy of the consent is available for inspection.

**Services**
All mains services are understood to be within close proximity of the site though interested parties are advised to make their own enquiries in respect of new connections.

**VIEWING**
On site at any reasonable time

**SOLICITORS**
Irwin Mitchell LLP  
67A Wellington Road Hillsborough  
S6 4GX

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**LOT 13**  
**6 Fox Hill Close, Sheffield S6 1FS**  
*GUIDE PRICE £78,000*

- Modern detached house
- Cul de sac location
- Ready for occupation/letting
- Driveway and integral garage
- Well fitted kitchen and bathroom
- Views to the rear
- Gas central heating and double glazing

**Ground Floor**
Side Entrance Hallway
Cloakroom/WC
Sitting Room 3.60m × 5.35m with patio doors
Large under stairs closet
Breakfast Kitchen 3.37m × 2.78m

**First Floor**
Landing
Front Bedroom 1 3.45m × 2.69m
Rear Bedroom 2.21m × 2.51m
Rear Bedroom 3.3m × 3.60m
Bathroom 3.36m × 2.38m with full white suite including separate shower cubicle

**Outside**
Front driveway and car parking
Integral garage
Rear garden area

**EPC Rating**
A full copy of the EPC will be available to view via our website.

**VIEWING**
Mondays 25th September, 2nd & 9th October at 10.30am prompt
Wednesdays 27th September, 4th & 11th October at 10.30am prompt

**SOLICITORS**
Irwin Mitchell LLP 2 Wellington Place Leeds LS1 4BZ

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ON INSTRUCTIONS FROM THE RECEIVERS
 LOT

*SEE PAGE 5 FOR INFORMATION ON GUIDE/RESERVE PRICE DEFINITIONS AND ANY ADDITIONAL FEES.

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14

Flat D & Ground Rent to Flats A, B & C, 8 Fox Hill Close, Sheffield S6 1FS

GUIDE PRICE £40,000

FLAT AND GROUND RENTS

• Modern 2 bed first floor flat
• Well appointed and ready for occupation
• Central heating and UPVC window
• Allocated car parking
• Ground rent income from adjoining 3 flats of £150pa
• Potential for own occupation or letting

Ground Floor
Communal Entrance with staircase to:

First Floor
Landing
Airing Cupboard with central heating boiler
Reception Hall
Living Room 2.70m × 4.64m with dormer to the front
Open-plan Kitchen 2.06m × 2.55m with Velux window and modern units
Rear Bedroom One 2.76m × 3.18m overall with rear facing dormer and built-in wardrobes
Rear Bedroom Two 2.15m × 3.03m with rear facing dormer
Bathroom/WC with white suite and shower

Outside
Allocated car parking space

Tenure
The sale is for the Freehold interest subject to 200 year leases on the adjoining three flats from 15th September 2006 at ground rents of £50pa each. Section 5 Notices under the Landlord and Tenant Act 1987 were served on the 16th June 2017.

EPC Rating
A full copy of the EPC will be available to view via our website

VIEWING
Mondays 25th September, 2nd & 9th October at 10.45am prompt
Wednesdays 27th September, 4th & 11th October at 10.45am prompt

SOLICITORS
Irwin Mitchell LLP 2 Wellington Place Leeds LS1 4BZ

ON INSTRUCTIONS FROM THE RECEIVERS
LOT 15 Beech Villa, 19 Camborne Road, Birley Carr, Sheffield S6 1HN

GUIDE PRICE £125,000–£150,000

- Attractive stone built detached house
- Large corner plot of approximately 471 square metres
- Requires complete refurbishment
- Sought after residential area
- Potential offered by land to the side

Ground Floor
Reception Hall
Sitting Room 3.59m × 4.19m
Dining Room 3.53m × 4.20m
Inner Lobby and Cellar Head
Kitchen 3.30m × 3.20m

Basement
Two Roomed Cellar

First Floor
Landing
Front Bedroom One 4.17m × 3.59m
Bathroom/WC 1.79m × 2.01m
Front Bedroom Two 4.16m × 3.59m
Rear Bedroom Three 3.14m × 3.31m
with side window looking towards Sheffield

Outside
The property occupies a site of approximately 471 square metres on the corner of Camborne Road and Winsford Road

Planning
Interested parties are advised to make their own investigations in respect of possible uses for the land to the side

EPC Rating
A full copy of the EPC will be available to view via our website

VIEWING
Mondays 25th September, 2nd & 9th October at 11.15am prompt
Wednesdays 27th September, 4th & 11th October at 11.15am prompt

SOLICITORS
Taylor & Emmet LLP
20 Arundel Gate Sheffield S1 2PP

www.markjenkinson.co.uk
LOT 16

16–20 Princess Street, Sheffield S4 7UW

*GUIDE PRICE £125,000

VACANT PREMISES

- Predominantly single storey warehouse and office building
- Approximately 454 square metres (4,885 square feet)
- Comprises warehouse, loading bay, offices and ancillary accommodation
- Potential for a variety of uses
- Convenient for the ring road and city centre

Ground Floor
- approximately 388 square metres including:
  - Entrance
  - Offices
  - Stores
  - Kitchen
  - Warehouse
  - Loading Bay

First Floor
- approximately 66 square metres including:
  - Offices
  - Storage

Total: 454 square metres (4,885 square feet)

The Site
- The property occupies a site of approximately 494 square metres as identified on the adjoining plan

Tenure
- The property is leasehold for 200 years from 1953

Rateable Value
- The property is listed as Warehouse and Premises in the 2010 Valuation List with a rateable value of £15,500

EPC Rating G
- A full copy of the EPC will be available to view via our website

VIEWING
- By appointment with Jake Bond 07715 214572, jake@markjenkinson.co.uk

SOLICITORS
- Banner Jones 24 Glumangate Chesterfield S40 1UA

www.markjenkinson.co.uk

*SEE PAGE 5 FOR INFORMATION ON GUIDE/RESERVE PRICE DEFINITIONS AND ANY ADDITIONAL FEES.
**LOT 17** Site at 112 Clough Road, Sheffield S1 4TB

*GUIDE PRICE £15,000*

- Single Building plot – 88sqm
- Full planning permission granted – lapses 24th September 2017
- One bed detached bungalow
- Level location within walking distance of the city centre
- Potential as a first self-build project

**The Site**

The land is identified on the adjoining plan and amounts to approximately 88 sqm (947 sqft)

**Planning**

Consent was granted by Sheffield City Council on the 24th September 2014 (ref 14/02757/FUL) This consent lapses on 24th September 2017

Further details can be seen at https://planningapps.sheffield.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=N987GENYFY000

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**VIEWING** On site at any reasonable time

**SOLICITORS** Norrie Waite & Slater
9–12 East Parade Sheffield S1 2ET

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**LOT 18** 34 High Street, Mexborough S64 9AS

*GUIDE PRICE £45,000*

- Inner terrace sales shop
- Prominent town centre location
- Currently let to Greggs PLC at £9,100 pa
- Break clause effective from 25th December 2017
- Tenants not in occupation
- Early vacant possession
- Potential for owner occupation or rental

**Ground Floor**

Sales Area 35.09 square metres (378 square feet)

**First Floor**

Office/Staff Storage 21.11 square metres (227 square feet)

WC

Total NIA 56.20 square metres (605 square feet)

**Current Lease**

The property is currently let to Greggs PLC from the 25th December 2012 until the 24th December 2022. The tenant has however exercised a break clause bringing the lease to an end on 25th December 2017. The passing rent is £9,100pa

**EPC Rating E**

A full copy of the EPC will be available to view via our website

**JOINT AUCTIONEERS** Smiths Chartered Surveyors, 14 Regent Street, Barnsley S70 2HG

**VIEWING** By appointment with the Joint Auctioneers 01226 298 456

**SOLICITORS** Loxley Solicitors Limited, Langford Mill, Kingswood, Wotton-under-Edge, Gloucestershire GL12 8RL

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*Single Building plot – 88sqm
*Full planning permission granted – lapses 24th September 2017
*One bed detached bungalow
*Level location within walking distance of the city centre
*Potential as a first self-build project

**The Site**

The land is identified on the adjoining plan and amounts to approximately 88 sqm (947 sqft)

**Planning**

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Further details can be seen at https://planningapps.sheffield.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=N987GENYFY000

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**VIEWING** On site at any reasonable time

**SOLICITORS** Norrie Waite & Slater
9–12 East Parade Sheffield S1 2ET

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www.markjenkinson.co.uk
11a Steade Road, Nether Edge, Sheffield S7 1DS

*GUIDE PRICE £300,000–£325,000

- Substantial stone built detached
- Fully modernised accommodation
- Adapted to provide five self contained bedsitting rooms with shared facilities
- Large sitting room, two kitchens, two bathrooms and Study/bedroom
- Modern central heating systems
- Hard wire fire/smoke alarm and fire doors
- Good size garden to rear
- Sought after location
- Potential as substantial private dwelling or three flats

**Ground Floor**
- Reception Hall with meter cupboards
- Cellar Head
- Sitting Room 5.07m × 4.69m with bay window
- Bedroom One 3.75m × 2.63m overall including en-suite shower/WC
- Kitchen 3.54m × 3.26m with a range of modern units and appliances

**Basement**
- Substantial 3 roomed Cellar

**First Floor**
- Landing
- Front Bedroom Two 5.02m × 4.12m narrowing to 2.57m with wash basin
- Bedroom/Study 2.92m × 2.86m – with potential to convert to a separate kitchen
- Rear Bedroom Three 4.55m × 3.76m narrowing to 2.58m with wash basin
- Bathroom/WC One 3.29m × 2.45m with modern white suite, shower and Utility Area

**Boiler Cupboard** housing two central heating boilers

**Second Floor**
- Landing
- Kitchen 3.32m × 1.70m with modern units and Velux window
- Front Bedroom Four 4.20m × 2.54m opening to 3.51m
- Rear Bedroom Five 2.58m × 2.51m with gable window
- Bathroom/WC Two 3.25m × 1.70m with modern white suite
- Laundry Cupboard

**Outside**
- Forecourt
- Good size level garden area
- Narrow driveway to lower side of house

**EPC Rating E**
- A full copy of the EPC will be available to view via our website

**VIEWING**
- Mondays 25th September, 2nd & 9th October at 3pm prompt
- Wednesdays 27th September, 4th & 11th October at 3pm prompt

**SOLICITORS**
- Taylor & Emmet 20
- Arundel Gate Sheffield S1 2PP
Substantial freehold investment
Comprises two double fronted retail units
Vacant land to the rear of approximately 360 square metres
367–369 let to William Hill on 20 year lease
£7,500 per annum with outstanding rent review
371–373 let on 6 year lease at £11,500 per annum
Rent review due in August 2018
Current income £19,000 per annum with potential for circa £23,000
Both properties recently re-roofed
High profile position

367–369 Sheffield Road
Ground Floor
Bookmakers 51.50 square metres
(554 square feet)
Kitchenette 4.40 metres (43 square feet)
Staff WC
Disabled Access WC

First Floor and Basement
No access available

Tenancy Details
The property is let to William Hill Organisation Limited for a term of 20 years from 23 July 2010 at £7,500 per annum.
Rent Reviews are on 21 July 2015, 2020 and 2025.
The 2015 rent review has not been implemented.

Rating Assessment
The property is listed as “Betting Shop and Premises” with a Rateable Value of £11,500 effective from 1 April 2017.

371–373 Sheffield Road
Ground Floor
Sales Area 38.30 square metres
(412 square feet)
Rear Preparation Areas 45.60 square metres
(491 square feet)

Basement
Cellar 33.60 square metres (362 square feet)

First Floor
Front Room
Rear Room
WC
Shower/Changing Room

Tenancy Details
The property is let to Andy Sami Star for a term of 6 years from 1 August 2015 at £11,500 per annum.
Rent Review is due in 2018.

Rating Assessment
The property is listed as “Shop and Premises” with a Rateable Value of £9,100 effective from 1 April 2017.

Land to the Rear of 367–373 Sheffield Road
The site to the rear of the premises does not form part of either of the leases although a right of way is reserved in their favour. The approach is via a driveway running between number 1 and 3 King Street North and the site amounts to approximately 360 square metres.

Note
Part of the land to the rear has been affected by Japanese Knotweed. This has been professionally treated by Gieglenvironmental Limited and documentation relating to the treatment is available on request.

EPC Rating
A full copy of the EPCs will be available to view via our website.

Viewing
Strictly by appointment with the Auctioneers 0114 276 0151

Solicitors
BRM Solicitors Gray Court 99 Saltergate S40 1LD

www.markjenkinson.co.uk
**LOT 21**

**143 Whitham Road, Broomhill, Sheffield S10 2SN**

**GUIDE PRICE £95,000**

- Stone built inner terrace house
- Prime location close to the centre of Broomhill
- Car parking space to the rear off Watson Road
- Let for the 2017/18 Academic year to four students
- £1,317.34 per calendar month (£15,808 per annum) with scope for improvement
- Long established student investment

**Ground Floor**
- Front Sitting Room/Bedroom 3.68m x 4.06m
- Inner Lobby
- Sitting Room 4.06m x 3.75m
- Cellar Head
- Kitchen 1.82m x 3.34m

**Basement**
- Two Roomed Cellar

**First Floor**
- Landing
- Front Bedroom One 4.11m x 3.75m with closet
- Bathroom/WC 1.68m x 2.15m with modern white suite
- Rear Bedroom Two 3.59m x 1.90m with Study Area 2.83m x 1.75m and Under Stairs Closet

**Second Floor**
- Large Attic Bedroom Three 6.49m x 3.65m overall with rear facing Velux window

**Outside**
- Forecourt garden
- Rear vehicular PARKING SPACE from Watson Road
- Steps to the rear yard and WC

**Tenancy Details**
- The property is let by way of an Assured Shorthold Tenancy from the 1 July 2017 to the 30 June 2018
- A copy of the agreement will be with the legal pack

**Council Tax Exemption**
- The property falls into the category of Exempt Class N

**EPC Rating E**
- A full copy of the EPC will be available to view via our website

**VIEWING**
- Strictly by appointment with the Auctioneers 0114 276 0151

**SOLICITORS**
- Paul Bullen & Co
- 10 Albion Place South Parade
- Doncaster DN1 2EG

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**LOT 22**

**46 Sandringham Avenue, Whiston, Rotherham, South Yorkshire S60 4DT**

**GUIDE PRICE £95,000**

- Established residential location
- uPVC double glazing
- Central heating
- Two reception rooms
- Long driveway with off-road parking
- Good size front and rear gardens
- Single storey rear extension
- In need of modernisation

**Ground Floor**
- Lounge 3.88m x 4.09m
- Dining Room 4.10m x 3.35m
- Kitchen 2.29m x 3.72m

**First Floor**
- Front Bedroom 3.13m x 4.10m
- Rear Bedroom 3.34m x 2.40m
- Bathroom 2.45m x 1.56m

**Outside**
- Rear garage and outbuilding
- Front and rear gardens
- Hardstanding paved driveway

**EPC Rating**
- A full copy of the EPC will be available to view via our website

**VIEWING**
- Tuesdays 26th September, 3rd & 10th October at 12.15pm prompt
- Thursdays 28th September, 5th & 12th October at 12.15pm prompt

**SOLICITORS**
- Rotherham Metropolitan Borough Council
- Riverside House Main Street
- Rotherham S60 1AE

**ON INSTRUCTIONS FROM**
- ROTHERHAM MBC
23 LOT

37 St Barnabas Road, Highfield, Sheffield S2 4TF

GUIDE PRICE £110,000–£120,000

- Spacious bay windowed inner terrace
- In need of modernisation
- Convenient for London Road facilities
- Two reception rooms and kitchen
- Two first floor bedrooms, bathroom and large attic
- Central heating and double glazing
- Potential for owner occupation or investment

Ground Floor
Reception Hall
Sitting Room 4.40m × 3.54m with bay window
Dining Room 3.98m × 2.81m
Kitchen 3.89m × 2.50m

Basement
Cellar

First Floor
Landing
Front Bedroom One 3.83m × 3.76m
Rear Bedroom Two 2.97m × 2.89m
Bathroom/WC 2.29m × 1.51m with suite and shower

Second Floor
Landing
Attic Bedroom Three 3.71m × 3.74m with recess to one side and dormer window

Outside
Forecourt
Rear yard

EPC Rating E
A full copy of the EPC will be available to view via our website

VIEWING
Mondays 25th September, 2nd & 9th October at 1pm prompt
Wednesdays 27th September, 4th & 11th October at 2.15pm prompt

SOLICITORS
Taylor & Emmet LLP
20 Arundel Gate Sheffield S1 2PP

24 LOT

174 Hall Road, Handsworth, Sheffield S13 9AN

GUIDE PRICE £78,000

- Attractive stone fronted inner terrace
- Modern roof covering and uPVC double glazing
- Central heating and partial wiring update
- A project requiring completion
- Level and convenient location
- Potential for owner occupation or investment

Ground Floor
Sitting Room 3.72m × 3.82m
Kitchen 2.97m × 1.89m
Under Stairs Store
Rear Entrance Hallway
Bathroom/WC 2.29m × 1.51m with suite and shower

First Floor
Landing
Front Bedroom One 3.83m × 3.76m
Rear Bedroom Two 2.97m × 2.89m

Outside
Forecourt
Enclosed rear garden and former WC

EPC Rating
A full copy of the EPC will be available to view via our website

VIEWING
Mondays 25th September, 2nd & 9th October at 1pm prompt
Wednesdays 27th September, 4th & 11th October at 1pm prompt

SOLICITORS
Taylor & Emmet LLP
20 Arundel Gate Sheffield S1 2PP
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Any property used as security, including your home, may be repossessed if you do not keep up repayments on a mortgage or any other debt secured on it.

25 1 Boynton Crescent, Shirecliffe, Sheffield S5 7HH

GUIDE PRICE £55,000–£60,000

• Three bedroom semi-detached
• Prominent corner position
• Good size gardens
• Rear driveway and garage
• Central heating and double glazing
• Requires some improvement
• Popular location
• Potential for owner occupation or investment

Ground Floor
Side Entrance Hallway
Sitting Room 4.16m × 3.97m
Dining Kitchen 4.96m × 2.73m overall with utility area and under stairs store

First Floor
Landing
Front Bedroom One 3.03m × 4.17m
Rear Bedroom Two 3.00m × 2.74m
Front Bedroom Three 3.09m × 1.83m
Shower Room/WC with white suite

Outside
The property occupies a larger than average corner plot
Garden areas to the front and side
Separate driveway to a Single Garage 4.90m × 2.54m with up and over door
Further paved area to the rear

EPC Rating D
A full copy of the EPC will be available to view via our website

VIEWING
Mondays 25th September, 2nd & 9th October at 12 noon prompt
Wednesdays 27th September, 4th & 11th October at 12 noon prompt

SOLICITORS Taylor & Emmet LLP
20 Arundel Gate Sheffield S1 2PP

LOOT

*SEE PAGE 5 FOR INFORMATION ON GUIDE/RESERVE PRICE DEFINITIONS AND ANY ADDITIONAL FEES. 
LOT 26 31 Tunwell Drive, High Greave, Sheffield S5 9FH  
**GUIDE PRICE £68,000**  
- Attractive two bedroom semi-detached  
- In need of complete renovation  
- Good size cul-de-sac plot  
- Possible room for extension and parking (STC)  
- Popular location  
- Central heating and double glazing  

**Ground Floor**  
Side Entrance Hallway with under stairs recess  
WC with low flush suite  
Sitting Room 3.49m x 4.62m  
Dining Kitchen 3.47m x 3.17m with pantry  
Rear Entrance Lobby  

**First Floor**  
Landing  
Two Storage Recesses  
Front Bedroom One 3.93m x 3.49m  
Rear Bedroom Two 3.49m x 3.20m  
Bathroom 1.97m x 1.74m (no WC)  

**Outside**  
The property occupies a good size plot at the head of a cul-de-sac with good size front and rear gardens  

**EPC Rating**  
A full copy of the EPC will be available to view via our website  

**VIEWING**  
Mondays 25th September, 2nd & 9th October at 4.30pm prompt  
Wednesdays 27th September, 4th & 11th October at 4.30pm prompt  

**SOLICITORS**  
Wake Smith Solicitors Limited No. 1 Velocity 2 Tenter Street Sheffield S1 4BY  

---  

LOT 27 10 Low Edges, Chesterfield Road South, Sheffield S8 8LW  
**GUIDE PRICE £60,000–£70,000**  
- Three bedroom semi-detached  
- In need of complete renovation  
- Good size plot with extensive rear garden  
- Car parking space  
- Accommodation on three levels  
- Excellent potential offered  

**Ground Floor**  
Side Entrance Lobby  
Sitting Room 4.45m x 3.93m with bay window  
Dining Room 4.00m x 3.97m  
Kitchen 4.69m x 1.95m  
WC  

**First Floor**  
Landing  
Front Bedroom One 3.95m x 3.65m  
Rear Bedroom Two 3.22m x 2.51m  
Bathroom/WC 2.17m x 1.94m  

**Second Floor**  
Attic Bedroom Three 3.93m x 3.94m  

**Outside**  
Front garden with car parking space  
Rear garden  

**EPC Rating**  
A full copy of the EPC will be available to view via our website  

**VIEWING**  
Mondays 25th September & 2nd & 9th October at 12.30pm prompt  
Wednesdays 27th September, 4th & 11th October at 12.30pm prompt  

**SOLICITORS**  
Wake Smith Solicitors Limited No. 1 Velocity 2 Tenter Street Sheffield S1 4BY  

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www.markjenkinson.co.uk
8, 8A & 12 Cross Street, Woodhouse, Sheffield S13 7JR

GUIDE PRICE £225,000–£250,000

LOT

Substantial high yielding investment property
Gross annual income over £36,000
Long established Butcher’s shop let at £6,760 per annum
Licensed HMO for 5 above producing £318 per week
Separate conversion with 4 bedsits – £248 per week
Additional stores with further potential
Stands in freehold site of 755 square metres (0.18 acres)
Central position in the heart of Woodhouse
Possible development options

8 Cross Street – The butcher’s shop
Ground floor accommodation of approximately 71 square metres let at £520 every 4 weeks

8A Cross Street – Residential Accommodation
Licensed as a House in Multiple Occupation by Sheffield City Council (Licence No 003167) valid until June 2020
Side Entrance with central heating boiler

First Floor
Landing
Bedsit One – £62 per week
Bedsit Two – £62 per week
Bedsit Three – £64 per week
Bathroom/WC with shower

Second Floor
Bedsit Five – £64 per week
Separate WC and Wash Basin

12 Cross Street – Coach House Conversion
Ground Floor
Entry hall
Boiler room
WC
Bedsit One – £62 per week
Bedsit Four – £62 per week

First Floor
Landing
Bathroom/WC
Bedsit Two – £62 per week
Bedsit Three – £62 per week

Gardens
Two single garages adjoining the coach house giving additional potential for letting

The Site
The property occupies a site of approximately 755 square metres (0.18 acres) as identified on the adjoining plan

Planning
Interested parties are advised to make their own enquiries in respect of possible alternative schemes for the site

Tenancy Details
The residential units are all let by way of Assured Shorthold Tenancies copies of which will be available with the legal pack

Services
The rents include all outgoings amounting to approximately £9,343 per annum leading to a net rental of around £27,000 per annum

Rateable Value
The butcher’s shop is listed as ‘Shop & Premises’ in the 2017 rating list with a RV of £5,600

EPC Rating
The full Energy Performance Certificates will be available via our website

JOINT AUCTIONEERS
Redbrik Estate Agents, 987 Abbeydale Road, Millhouses, Sheffield S7 2GD

VIEWING
By appointment with Jake Bond 07715 214572 – jake@markjenkinson.co.uk

SOLICITORS
HLW Keeble Hawson LLP Commercial House 14 Commercial Street Sheffield S1 2AT

www.markjenkinson.co.uk

*SEE PAGE 5 FOR INFORMATION ON GUIDE/RESERVE PRICE DEFINITIONS AND ANY ADDITIONAL FEES.
LOT 29 59/61 Station Road, Chapeltown, Sheffield S35 2XF
*GUIDE PRICE £110,000–£120,000* | COMMERCIAL/RESIDENTIAL INVESTMENT AND LAND

- Substantial double fronted property
- High profile position close to the centre of Chapeltown
- Comprises ground floor barber’s shop
- Two self-contained flats and land to the rear
- Overall income £12,840 per annum
- Overall site area 0.034ha (0.3acre)
- Close to the motorway network and Chapeltown station

59–61 – Ground Floor Premises

Double Fronted Barber’s Shop
Gross Internal Floor Area of approximately 25 square metres

Tenancy
The shop is let for a period of three years from 12 December 2015 at £3,650 per annum on full repairing and insuring terms

Rateable Value
The ground floor is listed as “Shop and Premises” in the 2017 Rating List with a RV of £3,200

Residential Accommodation
Rear of 59 Station Road – currently vacant
Ground Floor
Living Room 3.36m × 3.70m
Kitchen 3.89m × 3.96m
Rear Bedroom 3.90m × 2.80m narrowing to 1.98m
Bathroom/WC 2.28m × 1.90m

Rear of 61 Station Road – currently let
Ground Floor
Living Room
Kitchen
Rear Bedroom
Bathroom/WC

Tenancy Details
The property is let unfurnished by way of an Assured Shorthold Tenancy expiring on 16 March 2018 at £305 per calendar month

Land to the Rear
The property occupies a site of approximately 342 square metres (0.3 acre) with the land to the rear is currently let at £1,800 per annum

EPC Rating
A full copy of the EPCs will be available to view via our website

VIEWING
The vacant flat is available to view by appointment with the Auctioneers 0114 276 0151

SOLICITORS
Lewis Francis Blackburn Bray 14–16 Paradise Square Sheffield S1 2DE

www.markjenkinson.co.uk
The House

Ground Floor
Reception Hallway
Sitting Room 4.03m × 3.98m
Scullery/Utility Room 4.42m × 3.81m
Rear Porch
Larder 3.27m × 2.75m
Store 1.00m × 4.07m
Dining Kitchen 5.37m × 3.92m

First Floor
Landing
Front Bedroom One 4.23m × 4.15m
Front Bedroom Two 4.26m × 3.94m
Bathroom/WC 3.17m × 1.41m opening to 2.43m
Rear Bedroom Three 3.85m × 4.38m

Outside

The property is approached by a private driveway running from Spritewinter Lane which leads to the farmyard where there is ample car space and access to a range of outbuildings in varying states of repair. There is an open hay barn to the rear of the site.

The Land

RLR Field Number (Ha) Area Description
6404 1.48ha 3.65 acre Grazing to front
6814 0.74ha 1.82 acre Grazing to north west
7420 1.84ha 4.58 acre Grazing to north
8727 2.29ha 5.65 acre Grazing to north east
7536 1.48ha 3.65 acre Woodland to north
6726 2.14ha 5.28 acre Grazing to north west
– 0.32ha 0.80 acre House and Outbuildings

TOTAL 9.91ha 24.47 acres

Distances
Sheffield 12.5 miles
Dronfield 5.5 miles
Barlow 2.2 miles
Chesterfield 5.5 miles
Baslow 4.6 miles
Manchester 40 miles

Location
Spritewinter Farm lies approximately midway between Barlow and Baslow to the north west of Chesterfield – see location plan. If using satellite navigation avoid using the postal code but the farm can be clearly seen on the north side of Spritewinter Lane.

Tenure
Freehold

Services
Water is from a spring (report available)
Mains electricity and drainage is to a septic tank

Planning
Interested parties are advised to make their own enquiries in respect of possible schemes.

EPC Rating
A full copy of the EPC will be available to view via our website.

VIEWING
Strictly by appointment with the auctioneers.

SOLICITORS
Taylor & Emmet LLP
20 Arundel Gate Sheffield S1 2PP
Spitewinter Farm, Spitewinter Lane, Barlow, Dronfield S18 7SE
LOT 31

86 Abbeydale Road South, Sheffield S7 2QP

GUIDE PRICE £300,000–£325,000

| VACANT SEMI-DETACHED HOUSE |

- Four bedroom semi-detached house
- Large plot with driveway and garage
- Rear extension with snug and dining kitchen
- Requires general improvement
- Sought after location
- Close to Millhouses park and reputable schools
- Excellent potential offered

Ground Floor
Reception Hall
Cellar Head
WC
Sitting Room 4.27m × 4.78m with bay window
Dining Room 4.24m × 3.65m
Snug 2.72m × 2.59m with wood burning stove
Extended Dining Kitchen 4.23m × 3.31m with French doors to rear

Basement
Cellar

First Floor
Landing
Front Bedroom One 3.98m × 3.66m
Rear Bedroom Two 4.22m × 3.66m
En-suite Shower Room/WC
Front Bedroom Three 2.73m × 2.69m

Second Floor
Attic Bedroom Four 4.55m × 3.89m with Velux windows

Outside
The property occupies a large plot
Front and rear gardens
Driveway to detached garage with adjoining cupboard area

EPC Rating F
A full copy of the EPC will be available to view via our website

VIEWING Mondays 25th September, 2nd & 9th October at 5pm prompt
Wednesdays 27th September, 4th & 11th October at 5pm prompt

SOLICITORS Bell & Buxton
Telegraph House High Street
S1 2GA
LOT

32 Premises at Woodside Lane, Sheffield S3 9PB

GUIDE PRICE £75,000

TUESDAY 17 OCTOBER 2017 COMMENCING 2PM PROMPT

- Single storey industrial unit
- Modernised accommodation amounting to approximately 343 square metres
- Site of approximately 565 sqm with vehicular access
- Loading bay with electric roller shutter door
- Three phase electricity and new industrial heating
- Business rate exempt
- Leasehold for 99 years from 29 September 1965
- Potential for a variety of uses

Accommodation
- Entrance, Storage and WCs 24.81 square metres
- Workshop One including Office and Kitchen 202.50 square metres
- Workshop Two with loading bay 116.10 square metres
- TOTAL: 343.41 square metres (3,695 square feet)

Tenure
- The property is leasehold for 99 years from 29 September 1965

EPC Rating B
- A full copy of the EPC will be available to view via our website

VIEWING
- By appointment with Jake Bond 07715 214572. jake@markjenkinson.co.uk

SOLICITORS
- Atherton Godfrey Solicitors 8 Hall Gate Doncaster DN1 3LU

GUIDE PRICE £75,000 | VACANT WAREHOUSE

www.markjenkinson.co.uk
LOT

33 50 Bolsover Road, Firth Park, Sheffield S5 6UR

**GUIDE PRICE £8,000**

- Traditional semi-detached house
- Two double bedrooms
- Ground floor shower room and WC first floor bathroom
- Gas central heating with modern boiler
- uPVC double glazing and wiring update
- Convenient for Northern General Hospital and local facilities
- Requires some upgrading
- Potential for owner occupation or letting

**Ground Floor**

- Side Entrance Hall
- Sitting Room 3.59m × 3.96m with bay window
- Under Stairs Shower Room
- Cloakroom/WC
- Dining Room 3.13m × 3.02m
- Kitchen 3.70m × 2.37m
- Under Stairs Store

**First Floor**

- Landing
- Front Bedroom One 3.95m × 3.56m with bay window
- Rear Bedroom Two 3.94m × 3.13m
- Bathroom/WC with shower

**Outside**

- Raised front garden
- Rear garden with store

**EPC Rating E**

A full copy of the EPC will be available to view via our website

**VIEWING**

Strictly by appointment with the auctioneers 0114 2760151

**SOLICITORS**

Coates Solicitors Ltd
62–64 High Street Mosborough
S20 5AE

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LOT

34 Land at Cherry Grove, Scunthorpe DN16 2TQ

**GUIDE PRICE £40,000–£45,000**

- Level freehold site
- Approximately 0.06ha (0.15acre)
- 1.4 miles from town centre
- Potential for a variety of uses (STC)

**Location**

The land is situated on Cherry Grove, adjacent to Collum Avenue which joins Ashby High St and Queensway. Cherry Grove is approximately 1.4 miles to the South East of Scunthorpe town centre opposite St Bede’s Academy.

**The Site**

The land is identified on the adjoining plan and amounts to approximately 0.06ha (0.15acre)

**Planning**

Interested parties are advised to make their own enquiries in respect of possible uses for the site.

**Note**

Prospective Purchasers should note that the Conditions of Sale for this lot include a requirement that the purchaser pays North Lincolnshire Council’s legal and auction costs in addition to the price bid

**VIEWING**

On site at any reasonable time

**SOLICITORS**

North Lincolnshire Council Civic Centre Ashby Road Scunthorpe DN16 1AB
LOT

17 OCTOBER 2017 COMMENCING 2PM PROMPT

35 Flats 1-4 24 Holmes Carr Crescent, New Rossington, Doncaster DN11 0QD

**GUIDE PRICE £75,000**

- Four vacant flats
- Well established residential location
- Part modernised
- In need of completion
- New kitchen units and bathroom suites
- uPVC double glazing
- Mix of central heating and electric heaters
- Potential for substantial income

Ground Floor Flat 1
- Kitchen/Living Room: 6.43m × 2.94m
- Bedroom: 2.41m × 5.33m
- Bathroom: 1.35m × 5.10m

Ground Floor Flat 2
- Kitchen/Living Room: 4.86m × 2.99m
- Bedroom: 3.28m × 4.59m
- Bathroom: 1.32m × 2.97m

First Floor Flat 1
- Kitchen/Living Room: 4.91m × 3.29m
- Bedroom: 4.57m × 2.76m
- Bathroom: 2.95m × 2.72m

First Floor Flat 2
- Kitchen: 2.96m × 6.42m
- Bedroom: 2.42m × 5.34m
- Bathroom: 5.11m × 1.34m

Outside
- Front pebble yard
- Rear grassed

**Tenure**
There are 4 separate Leasehold titles to the flats each being for a term of 125 years from the 1st January 2017. It should be noted the property can only be sold to a private individual and not to a limited company

**EPC Ratings – Flats 1 & 2 F. Flat 3 D. Flat 4 C**

**VIEWING** By appointment with Jake Bond 07715 214572. jake@markjenkinson.co.uk

**SOLICITORS** Irwin Mitchell LLP
- Rossetti Place
- 27 Quay Street
- Manchester M3 4AW

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ON INSTRUCTIONS FROM THE RECEIVERS

www.markjenkinson.co.uk
LOT 36 163 College Road, Rotherham, South Yorkshire S60 1JA

*GUIDE PRICE £115,000

- Substantial 13 bed former Hotel
- Prominent position at the corner of College Road and James Street
- Extensive accommodation over three levels
- Vehicular access and garage to the rear
- Potential for a variety of uses (STC)

Note
The property is currently called The Corona Commercial Hotel and is located on the corner of James Street.

Ground Floor
Reception Hall
Sitting Room 4.90m × 5.38m
Dining Room 5.19m × 3.64m with bay window to the side
Kitchen 4.96m × 3.52m
Inner Hallway with rear door
Rear Reception Hall with Lobby and side entrance
Bedroom One 2.59m × 3.16m
Bedroom Two 2.90m × 3.16m
Bedroom Three 2.97m × 2.69m maximum
Bedroom Four 3.17m × 2.54m
Bedroom Five 3.67m × 2.89m
WC
Shower Room

Basement
Extensive Cellars including large Wash Room

First Floor
Landing
Bathroom/WC 3.26m × 1.49m
Bedroom Six 4.60m × 2.25m narrowing to 0.94m

Bedroom Seven 4.90m × 3.04m
Bathroom/WC 2.34m × 1.53m
Bedroom Eight 3.28m × 3.57m
Inner Landing
Bedroom Nine 4.14m × 1.91m
Bedroom Ten 4.54m × 3.63m
Bedroom Eleven 4.08m × 3.73m
Bedroom Twelve 4.92m × 3.22m

Second Floor
Bedroom Thirteen 3.43m × 5.66m

Outside
The property occupies a prominent corner position with front raised garden.
To the rear of the property is vehicular parking and garage/store

EPC Rating E
A full copy of the EPC will be available to view via our website.

VIEWING
Tuesdays 26th September & 3rd & 10th October at 1.15pm prompt
Thursdays 28th September, 5th & 10th October at 1.15pm prompt

SOLICITORS
Atherton Godfrey Solicitors 8 Hall Gate Doncaster DN1 3LU

*SEE PAGE 5 FOR INFORMATION ON GUIDE/RESERVE PRICE DEFINITIONS AND ANY ADDITIONAL FEES.
Common Auction Conditions

For Auctions of Real Estate in England and Wales Edition 3.

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

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

G1. The lot

G1.1 The lot (including any rights to be granted or reserved, and any exclusions from it) is described in the special conditions, or if not so described the lot is described at sale memorandum.

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

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

G1.4 The lot is also sold subject to such of the following as may affect it, whether they arise before or after the contract date and whether or not they are disclosed by the seller or are apparent from inspection of the lot or from the documents:

(a) matters registered or capable of registration as local land charges;
(b) matters that may or may not be capable of registration by any competent authority or under the provisions of the Land Charges Act 1975;
(c) notices, orders, demands, proposals and requirements of any competent authority;
(d) charges, restrictions, agreements and other matters relating to town and country planning, highways or public health;
(e) rights, easements, quasi-easements, and wayleaves;
(f) outgoings and other liabilities;
(g) any interest which it may have within the meaning of the Land Registration Act 2002;
(h) matters that ought to be disclosed by the searchoffices and enquiries a prudent buyer would make, whether or not the buyer has made them; and
(i) anything the seller does not and could not reasonably know about.

G1.5 Where anything subject to which the lot is sold would expose the seller to liability the buyer is to comply with it and indemnify the seller against that liability.

G1.6 The seller must notify the buyer of any notices, orders, demands, proposals and requirements of any competent authority by which it learns after the contract date but the buyer must comply with them and keep the seller indemnified.

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

G1.8 Where chattels are included in the lot the buyer takes them as is, except as provided in the special conditions, and the seller is not liable if they are not fit for use.

G1.9 The buyer buys with full knowledge of:

(a) the documents, whether or not the buyer has read them; and
(b) the physical condition of the lot and what could reasonably be discovered on inspection of it, whether or not the buyer has inspected it.

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

G2. Deposit

G2.1 The amount of the deposit is the greater of:

(a) any minimum deposit stated in the auction conduct conditions (or the total price, if this is less than £50,000) and
(b) 10% of the price (exclusive of any VAT on the price).

G2.2 The deposit

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

G2.3 Where the auctioneers hold the deposit as stakeholder they are authorised to release it (and interest on it if applicable) to the seller on completion or, if the auctioneers are required to do so by virtue of the auction conduct conditions, to the person entitled to it under the sale conditions.

G2.4 If a cheque for all or part of the deposit is not cleared on first presentation the seller may treat the contract as at an end and bring a claim against the buyer for breach of contract.

G2.5 Interest earned on the deposit belongs to the seller unless the sale conditions provide otherwise.

G3. Between contract and completion

G3.1 Unless otherwise stated in the special conditions, the seller is to insure the lot from and including the contract date to completion and:

(a) produce details of all relevant insurance policies;
(b) pay the premium when due;
(c) tell the buyer if any additional premium, use reasonable endeavours to have it paid and charged to the buyer’s account;
(d) tell the buyer if the insurance premium is not paid and charged to the buyer’s account;
(e) tell the buyer if the contract date is varied by special conditions or by an addendum; or
(f) if the lot is sold subject to conditions in the special conditions or by an addendum.

G3.2 No damage to or destruction of the lot is to be claimed against the seller after the contract date.

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

G3.4 Unless otherwise stated in the special conditions or by an addendum, the person entitled to it under the auction conduct conditions to give to the buyer within five business days of the contract date:

(a) a copy of the sale memorandum;
(b) an abstract or epitome of title starting five business days after the date of the sale memorandum; and
(c) an abstract or epitome of all matters registered or capable of registration as local land charges.

G3.5 The seller will give the buyer adequate particulars of all matters registered or capable of registration as local land charges, whether or not they affect the lot.

G3.6 If the lot is to be sold on the information to the buyer, the seller must produce to each other such confirmation of, or evidence of, their identity and that of their mortgagees and attorneys (if any) as is necessary for the other to be able to comply with applicable Land Registry Rules when making application for registration of the transaction to which the conditions apply.

G5. Transfer

G5.1 Unless a form of transfer is prescribed by the special conditions:

(a) the buyer must supply a draft transfer to the seller at least 14 business days before the agreed completion date and the encumbrances (subject to the rights of any tenant or other third party) are to be removed by the seller; and
(b) the seller must approve or revise the draft transfer within five business days of receiving it from the buyer.

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

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

G6. Completion

G6.1 Completion is to take place at the offices of the seller’s conveyancer, or where the seller may reasonably require, on the agreed completion date.

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

G6.3 Payment is to be made in pounds sterling and only by:

(a) direct transfer to the seller’s conveyancer’s client account; and
(b) the release of a deposit held by a stakeholder.

G6.4 Unless the seller and the buyer otherwise agree, completion cannot take place until both have complied with their obligations under the contract and the balance of the price is unconditionally received in the seller’s conveyancer’s client account.

G6.5 If completion takes place after 1400 hours for a reason other than the seller’s default it is to be treated, for the purposes of apportionment and calculating interest, as if it had taken place on the next business day.

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

G7. Notice to complete

G7.1 The seller or the buyer may on or after the agreed completion date but before 16 business days before the other notice to complete within ten business days (excluding the date the notice is given) making time of the essence.

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

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

(a) terminate the contract;
(b) claim the deposit and any interest on it if held as stakeholder; and
(c) forfeit the deposit and any interest on it.

G7.4 If the seller fails to comply with a notice to complete the buyer may, without affecting any other remedy the buyer has:

(a) terminate the contract; and

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b) recover the deposit and any interest on it from the seller or, if applicable, a stakeholder.

G8. If the contract is brought to an end

(a) if the contract is brought to an end:
   (a) the buyer must return all papers to the seller and appoints the seller’s agent to cancel any registration of the contract; and
   (b) the seller must return the deposit any interest on it to the buyer (and the buyer may claim it from the stakeholder, if applicable) unless the seller is entitled to forfeit the deposit under condition G7.3.

G9. Landlord’s licence

G9.1 Where the lot includes leasehold land and licence to assign is required this condition G9 applies.

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

G9.3 The agreed completion date is not to be earlier than the date five business days after the seller has given notice to the buyer that licence has been obtained.

G9.4 The seller must:
   (a) promptly provide references and other relevant information;
   (b) comply with the landlord’s lawful requirements.

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

G9.6 If within three months of the contract date (or such longer period as the landlord and buyer agree) the licence has not been obtained the seller or the buyer may (if not then in breach of any obligation under this condition) agree to the other terminate the contract at any time before licence is obtained. That termination shall be without prejudice to the claims of either seller or buyer for breach of this condition G9.

G10. Interest and apportionments

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

G10.2 Subject to condition G11 the seller is not obliged to account or provide for any sum at completion unless the seller has received that sum in cleared funds. The seller must pay to the buyer after completion any sum to which the buyer is entitled to payment by the buyer; in which event interest and outgoings are to be apportioned at the date of completion; and in which interest becomes payable by the buyer.

G10.3 Income and outgoings are to be apportioned at actual completion date unless:
   (a) the amount is payable at interest; and
   (b) the seller has given notice to the buyer at any time up to completion requiring apportionment on the date from which interest becomes payable by the buyer.

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

G11. Arrears

Part 1 Current rent

G11.1 "Current rent" means, in respect of each of the tenancies subject to which the lot is sold, the instalments payable by the tenant in advance on the most recent rent payment date on or within four months preceding that date.

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

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

Part 2 Buyer to pay for arrears

G11.4 Part 2 of this condition G11 applies where the special conditions indicate by the word "buyer" the seller is to pay any arrears of current rent.

G11.5 The buyer is on completion to pay, in addition to any other money then due, an amount equal to all arrears of current rent which are stated in the special conditions.

G11.6 If those arrears are not old arrears the seller is to assign to the buyer all rights that the seller has to recover those arrears.

Part 3 Buyer not to pay for arrears

G11.7 Part 3 of this condition G11 applies where the special conditions:
   (a) so state; or
   (b) give no details of any arrears.

G11.8 While any arrears due to the seller remain unpaid the buyer must:
   (a) try to collect them in the ordinary course of management but need not take legal proceedings (other than in the case of arrears stated in the special conditions); and
   (b) pay them to the seller within five business days of receipt of cleared funds (plus interest at the interest rate calculated on a daily basis for each subsequent day’s delay in payment);

G11.9 Where the buyer has the right to recover arrears it must not without the buyer’s written consent bring insolvency proceedings against a tenant or seek the removal of goods from the lot.

G12. Management

G12.1 This condition G12 applies where the lot is sold subject to tenancies.

G12.2 The seller is to manage the lot in accordance with its standard management policies pending completion.

G12.3 The seller must consult the buyer on all management issues that would affect the buyer after completion such as, but not limited to, an application for a licence; a rent review; a variation, surrender, agreement to surrender or proposed forfeiture of a tenancy; or a new tenancy or agreement to grant a new tenancy and:
   (a) the seller must comply with the buyer’s reasonable requirements unless to do so would but for the indemnity in paragraph (c) expose the seller to a liability that the seller would not otherwise have, in which case the seller may act reasonably in such a way as to avoid that liability;
   (b) if the seller does not comply with the buyer’s notice of the seller’s intended act and the buyer does not object within five business days giving reasons for the objection the seller may give effect to the buyer’s notice; and
   (c) the buyer is to indemnify the seller against all loss or liability the seller incurs through acting as the buyer requires, or by reason of delay caused by the buyer.

G13. Rent deposits

G13.1 This condition G13 applies where the seller is holding or otherwise entitled to money by way of deposit in respect of a tenancy. In this condition G13 “rent deposit deed” means the deed or other document under which the rent deposit is held.

G13.2 If the rent deposit is not assignable the seller must on completion give the buyer a receipt on trust for the buyer and, subject to the terms of the rent deposit deed, comply at the cost of the buyer with the buyer’s lawful instructions.

G13.3 Otherwise the seller must on completion pay and assign its interest in the rent deposit to the buyer under a new lease, assign the rent deposit to the tenant with the seller to:
   (a) observe and perform the seller’s covenants and conditions in the rent deposit deed and indemnify the seller in respect of any breach;
   (b) give notice to the tenant of the assignment to the tenant; and
   (c) give such direct covenant to the tenant as may be required by the rent deposit deed.

G14. VAT

G14.1 Where a sale condition requires money to be paid or other consideration to be given, the payer must also pay any VAT that is chargeable on that money or consideration, but only if given a valid VAT invoice.

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

G15. Transfer as a going concern

G15.1 Where the special conditions state so:
   (a) the seller and buyer will take all practicable steps (short of an appeal) to procure, that the sale is treated as a transfer of a going concern; and
   (b) this condition G15 applies.

G15.2 The seller confirms that the seller:
   (a) is registered for VAT, either in the seller’s name or as a member of the same VAT group; and
   (b) has (unless the sale is a standard-rated supplied) made in recovery proceedings an option to VAT, which remains valid and will not be revoked before completion.

G15.3 The buyer confirms that:
   (a) it is registered for VAT, either in the buyer’s name or as a member of a VAT group; and
   (b) it has, or will make before completion, a VAT option in relation to the lot and will not revoke it before or within three months after completion.

G15.4 The buyer is to give to the seller as early as possible before the agreed completion date evidence:
   (a) of the buyer’s VAT registration;
   (b) that the buyer is a VAT-registered person; and
   (c) that the VAT option has been notified in writing to HM Revenue and Customs; and if it does not provide a copy of a certificate, in at least two business days before the agreed completion date, condition G14 applies at completion.

G15.5 The buyer confirms that after completion the buyer intends to:
   (a) retain and manage the lot for the buyer’s own benefit as a continuing business as a going concern subject to and with the benefit of the tenancies; and
   (b) collect the rents payable under the tenancies and charge management allowances.

G15.6 If, after completion, it is found that the sale of the lot is not a transfer of a going concern then:
   (a) the seller’s agent must after completion notify the buyer of its VAT-registered number and the VAT registration certificate of the buyer’s conveyancer of that finding and provide a VAT invoice in respect of the sale of the lot;
   (b) the buyer must within five business days of receipt of the VAT invoice pay to the seller the VAT due; and
   (c) if VAT is payable because the buyer has not complied with this condition G15, the buyer must pay any arrears the seller against all, costs, interest, penalties or surcharges that the seller incurs as a result.

G16. Capital allowances

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

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

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

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

G17. Maintenance agreements

G17.1 The seller agrees to use reasonable endeavours to transfer to the buyer’s benefit the benefit of the maintenance agreements specified in the special conditions.

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

G18. Landlord and Tenant Act 1987

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

G18.2 The seller warrants that the seller has complied with sections 58 and 7 of that Act and that the requisite majority of qualifying tenants has not accepted the offer.
**Sale by practitioner**

**G19**

1. The condition G19 applies where the sale is by a practitioner either as seller or as agent of the seller.  
2. The practitioner has been duly appointed and is business interested in the lot.  
3. Neither the practitioner nor the firm or any member of the firm to which the practitioner belongs has any personal liability in connection with the sale or the performance of the seller’s obligations. The transfer does not include a declaration excluding that personal liability.

**G19.4 The lot is sold:**  
(a) in its condition at completion;  
(b) for such title as the seller may have; and  
(c) with no title guarantee; and the buyer has no right to examine the contract or any other remedy if information provided about the lot is inaccurate, incomplete or missing.

**G19.5 Where relevant:**  
(a) the documents must include certified copies of those under which the practitioner is appointed; the document of appointment and the practitioner’s acceptance of appointment;  
(b) the seller may require the transfer to be by the lender exercising its power of sale under the Law of Property Act 1925.

**G19.6 The buyer understands this condition G19 and agrees that it is fair in the circumstances of a sale by a practitioner.**

**TUPE**

**G20.1 Special conditions state:** “There are no employees to which TUPE applies”, this is a warranty by the seller to this effect.  
**G20.2 The lot does not state:** “There are no employees to which TUPE applies” the following paragraphs apply.  
(a) the seller must notify the buyer of those employees whose contracts of employment will be transferred (the “Transferring Employees”). This notification must be given to the buyer not less than 14 days before completion.  
(b) The buyer confirms that it will comply with its obligations under TUPE and any special conditions in respect of the Transferring Employees.  
(c) The buyer and the seller acknowledge that pursuant to subject to TUPE, the contracts of employment between the Transferring Employees and the seller will transfer to the buyer on completion.  
(d) The buyer is to keep the seller indemnified against all liability for the Transferring Employees, obligations after completion.

**Environmental**

**G21.1 This condition G21 only applies where the special conditions so provide.**  
**G21.2 The seller has available such reports as the seller has as to the environmental condition of the lot and has given the buyer the opportunity to carry out investigations (whether or not the buyer has read those reports or carried out any investigation) and the buyer admits that the price takes into account the environmental condition of the lot.**  
**G21.3 The buyer agrees to indemnify the seller in respect of all liability for or resulting from the environmental condition of the lot.**

**Service Charge**

**G22.1 This condition G22 applies where the lot is sold subject to tenancies that include service charge provisions.**  
**G22.2 No apportionment is to be made at completion in respect of service charges.**  
**G22.3 Within two months after completion the seller must provide to the buyer a detailed service charge account for the service charge year current on completion showing:**  
(a) service charge expenditure attributable to each tenancy;  
(b) payments on account of service charge received from each tenant;  
(c) any amounts due from a tenant that have not been received;  
(d) any service charge expenditure that is not attributable to a tenancy and is for that reason irrecoverable.

**G22.4 In respect of each tenancy, if the service charge account shows:**  
(a) payments on account (whether received or still due from a tenant) exceed attributable service charge expenditure, the seller must pay to the buyer an amount equal to the excess when it provides the service charge account;  
(b) attributable service charge expenditure exceeds payments on account (whether those payments have been received or are still due then), the buyer must use all reasonable endeavours to recover the shortfall from the tenant at the next service charge reconciliation date and pay the amount so recovered to the seller within five business days in cleared funds; but in respect of payments on account that are still due from a tenant condition G11 (arrears) applies.

**G22.5 In respect of service charge expenditure that is not attributable to a tenancy the seller must pay the expenditure incurred in respect of the period before actual completion date and the buyer must pay the expenditure incurred in respect of the period after actual completion date.** Any necessary monetary adjustment is to be made within five business days of the seller providing the service charge account to the buyer.

**G22.6 If the seller holds any reserve or sinking fund on account of future service charge expenditure or a depreciation fund:**  
(a) the seller must pay it (including any interest earned on it) to the buyer on completion;  
(b) the buyer must covenant with the seller to hold it in accordance with the terms of the tenancy and to indemnify the seller if it does not do so.

**Rent reviews**

**G23.1 This condition G23 applies where the lot is sold subject to a tenancy under which a rent review due on or before the actual completion date has not been agreed or determined.**  
**G23.2 The seller may require negotiations or rent review proceedings up to the actual completion date but may not agree the level of the revised rent or commence any proceedings without the written consent of the buyer, such consent not to be unreasonably withheld or delayed.**  
**G23.3 Following completion the buyer must complete rent review negotiations or proceedings as soon as reasonably practicable, but may not agree the level of the revised rent without the written consent of the seller, such consent not to be unreasonably withheld or delayed.**

**G23.4 The seller must promptly:**  
(a) give to the buyer full details of all rent review negotiations and proceedings, including copies of all correspondence and other papers; and  
(b) use all reasonable endeavours to substitute the buyer for the seller in any rent review proceedings.  
**G23.5 The seller and the buyer are to keep each other informed of the progress of the rent review and have regard to any proposals the other makes in relation to it.**

**G23.6 When the rent review has been agreed or determined the buyer must account to the seller for any increased rent and any interest recovered from the tenant that relates to the seller’s period of ownership within five business days of receipt of cleared funds.**

**G23.7 If a rent review is agreed or determined before completion but the increased rent and any interest recoverable have not been received by completion the increased rent and any interest recoverable is to be treated as arrears.**

**G23.8 The seller and the buyer account to each other their own costs in relation to rent review negotiations and proceedings.**

**Tenancy renewals**

**G24.1 This condition G24 applies where the tenant under a tenancy has the right to remain in occupation under part II of the Landlord and Tenant Act 1954 (as amended) and references to notices and proceedings are to notices and proceedings under that Act.**

**G24.2 Where practicable, without exposing the seller to liability or penalty the seller must not without the written consent of the buyer (which the buyer must not unreasonably withhold or delay) serve or respond to any notice or commencement of proceedings.**

**G24.3 If the seller receives a notice the seller must send a copy to the buyer within five business days and act on the notice as the buyer reasonably directs in relation to it.**

**G24.4 Following completion the buyer must:**  
(a) with the co-operation of the seller take immediate steps to substitute itself as a party to any proceedings;  
(b) use all reasonable endeavours to conclude any proceedings or negotiations for the renewal of the tenancy and the determination of any interim rent at so much as reasonably practicable at the best rent or reasonably obtainable; and  
(c) if any increased rent is recovered from the tenant (whether as interim rent or under the renewed tenancy) account to the seller for the part of that increase that relates to the seller’s period of ownership of the lot within five business days of receipt of cleared funds.

**G24.5 The seller and the buyer are to bear their own costs in relation to the renewal of the tenancy and any proceedings relating to this.**

**Warranties**

**G25.1 Available warranties are listed in the special conditions.**

**G25.2 Where a warranty is assignable the seller must:**  
(a) on completion assign it to the buyer and give notice of assignment to the person who gave the warranty;  
(b) apply for (and the seller and the buyer must use all reasonable endeavours to obtain) any consent to assign that is required. If consent has not been obtained by completion the warranty must be assigned within five business days after the consent has been obtained.  
(c) If a warranty is not assignable the seller must after completion:  
(a) hold the warranty on trust for the buyer;  
(b) at the buyer’s cost comply with such of the lawful instructions of the buyer in relation to the warranty as do not place the seller in breach of its terms or expose the seller to any liability or penalty.

**G26. No assignment**  
The buyer must not assign, mortgage or otherwise transfer or part with the whole or any part of the buyer’s interest under this contract.

**G27. Registration at the Land Registry**

**G27.1 This condition G27 applies where the lot is reallot and its sale either triggers first registration or is a registrable disposition. The buyer must at its own expense and as soon as practicable:**  
(a) procure that it becomes registered at Land Registry as proprietor of the lot;  
(b) procure that all rights granted and reserved by the lease under which the lot is held are properly noted against the affected titles; and  
(c) provide the seller with an official copy of the register relating to such lease showing itself to have been granted.

**G27.2 This condition G27 applies where the lot comprises part of a registered title. The buyer must at its own expense and as soon as practicable:**  
(a) apply for registration of the transfer;  
(b) provide the seller with an official copy and title plan for the buyer’s new title; and  
(c) join in any representations the seller may properly make to Land Registry relating to the application.

**G28. Notices and other communications**

**G28.1 All communications, including notices, must be in writing. Communication to or by the seller or the buyer by their conveyancers shall be treated as received on the actual completion date.**

**G28.2 A communication may be relied on if:**  
(a) delivered by hand; or  
(b) made electronically and personally acknowledged (automatic acknowledgement does not count); or  
(c) their proper receipt was sent to the address of the person to whom it is to be given (as specified in the sale memorandum) by a postal service that offers return to sender mail.

**G28.3 A communication is to be treated as received:**  
(a) when delivered, if delivered by hand; or  
(b) when personally acknowledged, if made electronically, but if delivered or made after 1700 hours on a business day a communication is to be treated as received on the next business day.

**G28.4 A communication sent by a postal service that offers normally to deliver mail the next following business day will be treated as received on the second business day after it has been posted.**

**Contracts**

**G29. (Rights of Third Parties) Act 1999 No one is entitled to have any benefit under the contract pursuant to the Contract (Rights of Third Parties) Act 1999.**

**G30. Extra General Conditions**
Disposal and acquisitions of all types of office, industrial, retail and investment properties.

commercial@markjenkinson.co.uk

Reports, surveys, valuations and appraisals for all types of residential and commercial properties.

surveys@markjenkinson.co.uk

Site appraisals and assembly, planning guidance, design/layout, specialist reports, sales by private treaty, tender and auction.

land@markjenkinson.co.uk

Covering the Midlands and North of England. Valuation of GP surgery, pharmacy and dental premises for PP & SI.

medical@markjenkinson.co.uk

Leading regional auctioneers with regular sales on behalf of all types of private and institutional clients.

auctions@markjenkinson.co.uk

Property consultancy, asset management/estates strategies, urban regeneration and community buildings strategies.

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