

Auction-line



Auction Catalogue
16 February 2021
seelandco.com

Welcome Croeso



Thank you for your interest in our latest online property auction and our first sale of the 2021. We can look back with professional pride on 2020 having actually improved our performance on 2019 but I am sure you would agree that we are all looking forward to a much happier and healthier 2021 for us all!

In this sale we have a good range of residential, commercial, mixed use and land development opportunities for you along with some already income generating investments. We have full 3D VR tours on many of our lots to allow you to view the properties completely from your own home but please contact us on 02920 370 117 to arrange a viewing which are still available on the majority of our lots or click www.seelandco.com/auctions.

We look forward to improving the auction experience further in 2021 and although we cannot wait to see you all back in an auction room in due course, our online platform is here to stay and we will continue to enhance the offering we have at Seel & Co Auctions. We are also moving to new state of the art offices in the Desg building in Pontcanna and we will let you know as soon as we have completed the move.

Good luck, happy bidding and please continue to stay safe.

A handwritten signature in black ink, appearing to be 'H Edwards'.

Huw Edwards

Head of Property
Auctions & Auctioneer

auctions@seelandco.com
029 2037 0117

Lot Numbers & Order of Sale

1	25 Rockingham Terrace, Neath, SA11 2PB	£45,000+	VR	15	28 Wood Road, Treforest, Pontypridd, CF37 1RG	£90,000+	VR
2	Land at 53-55 Rickards Street, Graig, Pontypridd, CF37 1RE	£36,000+		16	39 Shirley Road, Cardiff, CF23 5HL	£355,000+	VR
3	65 Clos Hendre, Cardiff, CF14 6PQ	£95,000+	VR	17	29 Gwyddon Road, Abercarn, Newport, NP11 5GY	£95,000+	VR
4	Site of Former Seaview Public House, Burry Port, Carmarthenshire, SA16 OEL	£320,000+		18	177 Whitchurch Road, Cardiff, CF14 3JR	£210,000+	VR
5	Former Elim Church, Knight Street, Mountain Ash, CF45 3EY	£20,000 - £25,000		19	Former Bunker & Substation on Vaughan Avenue, Llandaff, Cardiff, CF5 2HS	£40,000+	VR
6	Land at Trane Farm, Tonyrefail Porth, CF39 8HN	£135,000+		20	4 Crown Precinct, Church Road, Lisvane, Cardiff. CF14 0SJ	£99,000+	VR
7	Former Glynhafod Junior School, Glynhafod Street, Cwmaman, Aberdare, CF44 6LD	£90,000+		21	Plots 83, 84 & 85 Land at Rhiwgarn Fawr Farm, South of High Street, Porth, CF39 8AX	Nil Reserve	
8	19 York Place, Newport, NP20 4GB	£185,000+	VR	22	Plots 86, 87 & 88 Land at Rhiwgarn Fawr Farm, South of High Street, Porth, CF39 8AX	Nil Reserve	
9	Land rear of 39-49 Ferry Road, Cardiff, CF11 7DQ	£25,000-£30,000		23	37 London Street, Newport, NP19 8DW	£79,000+	VR
10	260 Newport Road & 185, 185A, 187 Broadway, Roath, Cardiff, CF24 1QH	£299,000+	VR	24	17 Commercial Street, Ystalyfera, Swansea, SA9 2HR	£40,000+	VR
11	8 Rhossilli Avenue, Rumney, Cardiff, CF3 3NH	£125,000+		25	74A & 74B George Street, Cwmcarn, Newport, NP11 7ES	£70,000+	VR
12	10 Rhossilli Avenue, Rumney, Cardiff, CF3 3NH	£125,000+	VR	26	Unit 2 Links Court, Fortran Road, St Mellons, Cardiff, CF3 0LT	SOLD PRIOR	
13	Former Salem Chapel, Brynhyfryd Terrace, Seven Sisters, Neath, SA10 9BA	£77,000+	VR	27	Unit G14 Treforest Industrial Estate, Pontypridd, CF37 5UR	SOLD PRIOR	
14	First Floor Maisonette, 16 Lionel Road, Canton, Cardiff, CF5 1HN	£145,000+	VR				

Auction-line

seelandco.com / 029 2037 0117

Introducing Seel & Co online auctions

Seel and Co Online Auctions is a new and innovative platform for buying and selling property.

It provides all the benefits synonymous with traditional auctions, including: speed and certainty of sale, transparency and zero risk of gazumping or double-selling, but with the added advantage of being able to bid pressure-free from the comfort and safety of your own home or office via desktop, tablet or mobile phone.

See our simple steps below or read the full guide to get up to scratch on the latest online bidding technology.

Find your lot

Find the property you want to bid on by visiting our website seelandco.com/auctions or clicking the links inside this digital auction catalogue.

Login & bid

Once you have found the lot you would like to bid on, select the lot and click on the bid now. You can register to bid or login to your account to make your bid!

bidnow

The screenshot displays the Seel & Co website's auction section. At the top, a navigation bar includes links for 'Auctions', 'Lettings', 'Block Management', 'About', 'Services', 'Surveys & Valuations', and 'Contact'. The main heading reads 'Auction properties? We have lots...' with a subtext 'Select your lot, click on 'bid now' and register to bid'. A search bar contains 'Cardiff or CF24' and an 'Update results' button. Below this, a grid of six property listings is shown, each with a status tag (SOLD, POSTPONED), a photo, and details. The listings are: Lot 1 (SOLD, 61 Hoskins Street, Newport, NP20 5LA), Lot 3 (SOLD, 10 Saron Place, Ebbw Vale, NP23 6BQ), Lot 5 (POSTPONED, 91 Bryn Road, Markham, Blackwood, NP12 0QE), Lot 7 (SOLD POST, 23 Caerleon Road, Newport, NP19 7BU), Lot 8 (SOLD, 55 Howe Circle, Ringland, Newport, NP19 9GP), and Lot 9 (POSTPONED, Former Snooker Club, Quay Street, Haverfordwest, SA61 1BE). At the bottom, there are two buttons: 'See our upcoming auction catalogue' and 'Request a free auction appraisal'.

Lot	Status	Address	Price / Guide
Lot 1	SOLD	61 Hoskins Street, Newport, NP20 5LA	Sold STC
Lot 3	SOLD	10 Saron Place, Ebbw Vale, NP23 6BQ	Sold STC
Lot 5	POSTPONED	91 Bryn Road, Markham, Blackwood, NP12 0QE	Guide Price £59,000+
Lot 7	SOLD POST	23 Caerleon Road, Newport, NP19 7BU	Sold STC
Lot 8	SOLD	55 Howe Circle, Ringland, Newport, NP19 9GP	Sold STC
Lot 9	POSTPONED	Former Snooker Club, Quay Street, Haverfordwest, SA61 1BE	Guide Price £345,000+

1. Registration

A straightforward process from start to finish

In order to bid at Seel & Co Online Auctions you will first need to create an account by providing your contact details. You will be required to verify your email address, by clicking an activation link that we'll send to you via email. Once you've created an account you can 'watch' lots that you're interested in (you'll be kept up-to-date throughout the auction cycle), as well as gain access to the legal packs. In order to place a bid on a lot you will need to complete the bidder registration steps, as detailed below.

Please note, the first time you register to bid you will also be asked to verify your mobile number. This is required so we can easily keep in touch in the event of you purchasing a lot. satisfactory offer is received prior to exchange of contracts.

2. Accept Terms

Ensure you read, understand and accept the terms and conditions

You will be asked to read and accept our Online Auction Terms and Conditions. Additionally, there may be specific documentation relating to the sale of the property you're registering to bid on that will need to be read and accepted before you are able to bid.

Once accepted, you will receive a copy of the document(s) via email for your own records.

3. Bidder Security

Register your credit or debit card for the bidder security

In order to bid online you will be required to register a credit or debit card for the bidder security deposit. We use Stripe who provide a secure, online card registration facility, and they will attempt to place a 'hold on funds' on your account for the bidder security amount (often known as a 'payment shadow' as no money is taken at this stage). The bidder security amount will be clearly displayed when registering your card.

On the fall of the electronic gavel, the winning bidder's card will be automatically debited for the bidder security amount, whilst all the unsuccessful bidder's cards will have their shadow payments released (this can take several days depending on the card provider). For more information about this process please read the detailed explanation at the end of this document.

4. AML Check

Complete an online anti-money laundering check

Seel & Co are required by law to carry out an online anti-money laundering check on all persons wishing to bid. You will be asked to provide information to verify your identity, including your date of birth, addresses for the last 3 years and at least one of passport, driving licence or national insurance number.

This check leaves a 'soft footprint' on your credit report (but should not affect your credit rating).

5. Due Diligence

Recommended due diligence before bidding

In general terms, you are strongly advised to view the property and take professional advice as to its condition and suitability. You should also ensure that you thoroughly read and understand the legal pack and any other associated documentation available online, and take proper legal advice accordingly. Finally, understand the contract you are entering into and the financial commitment that you will be liable for should you be the successful purchaser.

6. Guides And Reserves

Understand the guide price and reserve price

What is a Guide Price?

A Guide Price is an indication as to where the Reserve is currently set. It is not necessarily what the auctioneer expects to sell the lot for, and should not be taken as a valuation or estimate of sale price. The reserve will not exceed the Guide Price by more than 10% if it is a single figure Guide price, and if a Guide Price range is quoted, the Reserve will fall within that range.

What is a Reserve Price?

The Reserve is the minimum figure that the Auctioneer is currently authorised by the vendor to sell the property for. Please note that Reserve is liable to change throughout the course of marketing. The Auctioneer reserves the right to lower the Reserve during the auction to a level that matches the existing highest bid. In the event that there were no further bids, the bidder who placed that 'highest bid' will be declared the purchaser at the end of the auction process.

7. Bidding

Stress-free bidding from the comfort of your own home

When the auction opens, you will be able to place bids in line with the pre-determined bid increment levels, using the bid increase (+) and decrease (–) buttons provided. Having set your preferred bid amount and clicking the 'Place Bid' button, you will be asked to confirm your bid at which point it will be placed.

Every time you submit a bid you will be clearly shown whether your bid was successful, and a full list of all bids is displayed on-screen at all times.

Maximum (proxy) bids

You are not restricted to placing a bid at the minimum bid amount, but can instead increase your bid and place

a maximum (proxy) bid in the system. By setting a maximum bid, the system will automatically bid on your behalf to maintain your position as the highest bidder, up to your maximum bid amount. If you are outbid, you will be notified via email so you can opt to increase your bid if you so choose.

How proxy bids work with the reserve price

Virtually every lot is sold subject to a reserve price (the minimum price that the auctioneer is authorised to sell for on the day). When you submit a maximum bid, the actual bid placed by the system will depend on where the reserve price is in relation to your maximum bid, as defined below.

If your maximum bid is below the reserve price

- The system will place an immediate bid at your maximum bid amount. If your maximum bid is at or above the reserve price
- The system will automatically increase your bid to be at the reserve, and will only bid again on your behalf if you are subsequently outbid by another bidder (up to your maximum bid amount).
- If another bidder has already placed the same maximum bid or higher, they will be the highest bidder at your max bid level and the system will notify you via email so you can place another bid.

NB: Your maximum bid is kept completely confidential – it's presence or amount are not disclosed to the auctioneer, vendor or any other bidder.

Bidding example:

1. The current bid on a lot is £90,000. The reserve price has been set at £100,000 (not disclosed).
2. Tom wants to bid. The minimum bid amount is £91,000 but Tom decides to place a maximum bid of £97,000. This is below the reserve price, so the system

places a bid for Tom at his maximum bid amount and he becomes the highest bidder at £97,000.

3. Jane logs on to bid. The minimum bid amount is £98,000 but Jane places a maximum bid of £105,000. The system automatically increases Jane's bid to meet the reserve and she is now the highest bidder at £100,000. However, Jane still has a proxy bid of £105,000 "in the system" which will automatically bid on her behalf if anyone else places a bid.
4. Tom is notified that he has been outbid. If no more bids are placed Jane would win the lot for £100,000.
5. Tom places a bid of £101,000, and Jane's proxy bid instantaneously outbids him at £102,000 as this is the lowest bid required to make her the highest bidder.
6. Tom then places a maximum bid of £105,000. The current bid jumps to £105,000 with Jane as the highest bidder as she placed a proxy bid at that amount before Tom did.
7. Tom then places a bid at £106,000 and wins the lot as there are no other bids and it is above reserve.

8. Bidding Extensions

The Bidding Extension Window Eliminates 'Bid Sniping'

Unlike eBay, bid sniping is impossible on our online auction platform. All auctions will close as per their advertised 'Auction End Date', however if a bid is placed within the final 30 seconds of the auction's scheduled end time the auction will be extended by an additional 30 seconds – known as the 'bidding extension window'.

If a bid is placed in the bidding extension window, the countdown clock will immediately reset to 60 seconds again, and the auction will only finish when an entire 30 second bidding extension window passes without any further bids being placed, i.e. 30 seconds of 'bidding silence'. This ensures every bidder has a fair and equal opportunity to place another bid.

Do not leave your bid to the last few seconds. It gives you no advantage, you risk your bid not being received by the server in time and you could lose the lot to another bidder.

Bidding is based on the server time and not your device which could be up to 2 seconds behind the server.

9. Fall Of The Gavel

Legal Position When You've Won The Auction

We offer property for sale by immediate, unconditional contract. This means that the fall of the electronic gavel constitutes an exchange of contracts between the buyer and seller.

Both parties are legally bound to complete the transaction – usually within 20 working days following the close of the auction but this will be confirmed within the legal documentation.

10. Post Auction

We'll guide you through to completion

If you are the successful purchaser, we'll be in touch following the online auction to discuss the next steps.

The system will take the bidder security amount from your registered credit or debit card (all underbidders will have their hold on funds released); the contract will then be signed on your behalf with copies being sent to both your solicitor and the seller's solicitor.

For more information contact Seel & Co on **029 2037 0117**

11. Payments Explained

How the payment registration works

In order to bid online you are required to submit details of a credit or debit card. When you register your card, we will be placing a hold on funds on your credit card (or bank account if you use a debit card), to the value of the bidder security deposit. This means that the amount we're holding will affect the available amount you have to spend on your card, as the amount will be ring-fenced and you will not be able to spend it until the hold has been released.

If you are the winning bidder then the amount will be taken in full from your registered credit card or bank account immediately following the close of the auction. If you are not a winning bidder then the hold on funds will be released from your card, but be aware that it can take anything from a few hours up to several days for the hold to be released (dependent on the card issuer). If in doubt, contact your card issuer. Please be aware that you will not have access to the funds until the hold has been released.

Please see two example payment registrations below:

Scenario 1:

- Tom has a credit card with an overall limit of £5,000, and a current available balance of £4,500
- Tom registers to bid on an online auction lot which has a 'buyer's premium' of £2,500 applicable
- Tom registers his credit card – a hold on funds is placed on the card to the value of £2,500
- The available balance to spend on the card is now £2,000
- Tom goes out shopping and buys a new

laptop for £1,500

- The available balance on Tom's card is now only £500
- Tom bids on the online auction but is unsuccessful and doesn't win. The auction closes and the system automatically instructs Stripe to release the hold on funds from Tom's card
- The available balance on Tom's card will revert to £3,000 once the 'release' has taken place

Scenario 2:

- Jane has a debit card for a bank account with a current balance of £2,750
- Jane registers to bid on an online auction lot which has a 'buyer's premium' of £2,500 applicable
- Jane registers her debit card – a hold on funds is placed on Jane's bank account, to the value of £2,500
- The available balance in Jane's bank account is now only £250
- Jane goes shopping and buys a new mobile phone for £300, pushing her £50 into an overdraft
- Jane bids on the online auction and wins the auction. The auction closes and £2,500 is immediately taken from her bank account
- Jane remains £50 overdrawn

The logo for Seel & Co, featuring the company name in a white serif font on a red background. The 'S' and 'C' are larger and more prominent, with the 'e' and 'l' in between. The '&' is smaller and positioned between the 'l' and the 'C'.

Pre Auction Offers

Pre-auction offers will only be submitted to our client:

- if the bid exceeds the top Guide Price;
- the bidder is in receipt of the Legal Pack and Notice to Bidders;
- on the understanding bids are on the basis of immediate exchange of Auction Contracts upon acceptance by the vendor; and
- on the assumption the offer is your best and final offer.

We cannot guarantee you will be invited to increase your bid if an alternative, satisfactory offer is received prior to exchange of contracts.

The boring but important stuff

Important notice to
be read by all bidders



- 1** Attention is drawn to the General Conditions of sale printed in this catalogue relating to all properties. All prospective purchasers are invited to obtain copies of any Special Conditions specified in the catalogue in relation to each lot.
- 2** All prospective purchasers shall be deemed to have inspected the property and made usual pre contract enquiries and searches. Prospective bidders should check the addendum sheet available in the Auction room for alterations or amendments.
- 3** The successful bidder is under a binding contract as soon as the Auctioneers gavel falls on his or her bid.
- 4** On a property being knocked down, the successful bidder must immediately provide to the Auctioneers clerk his/her full name and address together with name and address of Solicitor acting on his/her behalf to enable the Memorandum of Contract to be completed in the form as printed in this catalogue.

This must be signed by the successful bidder and exchanged with the Auctioneers staff/ Vendors Solicitor, prior to leaving the room, accompanied by a deposit of 10% of purchase price or £2,000 whichever is the greater, plus the Buyer's Premium as stated in the Additional Fees for each Lot.

- 5** The details relating to each Lot are set out as a general guideline only for the guidance of intending purchasers or lessees and do not constitute part of an offer or contract. All descriptions are given in good faith and believed correct, but any intending purchaser or tenant must satisfy themselves by inspection or otherwise as to the correctness of each item.
- 6** The Auctioneers have not tested any apparatus, equipment fittings or services and so cannot verify that they are in working order. The buyer is advised to obtain his own verification.
- 7** Photographs and any plans published are for convenience of prospective purchasers only and do not form part of any contract. Any sizes quoted are all approximate and for guidance only and do not form part of any contract. All properties are offered with vacant possession unless otherwise stated.

- 8** No person in the employment of the Auctioneers has any authority to make or give any representation or warranty whatever in relation to any property listed in this catalogue.
- 9** In the event of there being any addendum to the particulars of sale or the General and Special Conditions of sale, a copy of the addendum will be attached to the Memorandum of Contract and shall be signed by the purchaser and such addendum shall be deemed to form part of the sales particulars and conditions of sale and if in conflict, shall prevail.
- 10** Inspection of investment properties is by courtesy of the tenants. Inspection of properties with vacant possession is by arrangement with the Auctioneers or Joint Auctioneers as indicated in the Catalogue.
- 11** Prospective purchasers intending to bid at the Auction for a specific lot are advised to consult with the Auctioneers before the sale to enquire whether the particular lot will be offered at the Auction. The Vendor has the right to sell prior to Auction or withdraw the Lot and neither the Auctioneer nor Vendor is responsible for any abortive costs, losses or damages of a prospective Purchaser.
- 12** Guide Prices quoted in the catalogue and online are provided as indication of each seller's minimum expectation. They are not necessarily figures which a property will sell for and may change at any time prior to the auction. The sale price will be dependent on bidding in the auction room and on the vendor's instructions.
- 13** Each Property will be offered subject to a reserve price which will be set at no more than 10% above a single figure guide price or within a guide price range. This is a confidential figure set between the Vendor and the Auctioneer just prior to the auction. It is a figure below which the Auctioneer cannot sell the property during the auction. After the auction offers will be sought and considered on unsold lots at prices below the reserves prices.

Lot 1

Bid online

Mid-terrace three bedroom house in need of renovation and improvement

Guide Price £45,000+

25 Rockingham Terrace, Briton Ferry, Neath Port Talbot SA11 2PB

 3 Bedrooms  1 Bathroom  Garden

The property itself is of brick and stone construction with spar-rendered elevations to the rear under a pitched tile roof with uPVC windows throughout. Internally the house is in need of complete refurbishment. Some works have been taken place to treat and repair dry-rot which are now subject to a guarantee but please see the legal pack for further details.

25 Rockingham terrace briefly comprises a through sitting room/dining room, kitchen and bathroom to the ground floor. Upstairs is laid out as three bedrooms but needs further works to complete. Outside there is an enclosed rear yard. The property also benefits from gas central heating provided by a modern Potterton combi boiler (not tested).

Rockingham Terrace is situated close to Briton Ferry train station and within easy reach of the shops and restaurants on Neath road. The A48 and M4 beyond are only a mile or so away.

Please see the **3D VR tour** for a full walkaround view of the property.

Accommodation

GF Hall, sitting room/dining room, kitchen, rear lobby, bathroom

FF Three bedrooms

OS Rear yard

Tenure

Freehold – please refer to legal pack for verification of tenure

Viewing

VR tour online and viewing by appointment with Seel and Co Ltd
(029) 2037 0117

View in Virtual Reality

Further Information

Auctioneers Office, Seel and Co Ltd **(029) 2037 0117**

Additional Fees

Buyers Premium – 1% with a minimum of £1,000 (inc of VAT) payable on exchange of contracts. Please check the legal pack for any further disbursements that may be payable by the purchaser on completion.

Each property sold is subject to a Reserve Price. The Reserve Price, which is agreed between the seller and the auctioneer just prior to the auction, will be within + or - 10% of the Guide Price. The Guide Price is issued solely as a guide so that a buyer can consider whether or not to pursue their interest. Both the Guide Price and the Reserve Price can be subject to change up to and including the day of the auction.



Lot 2

Bid online

Plot of land with full planning permission for four apartments and off road parking

Guide Price £36,000+

Land at 53-55 Rickards Street, Graig, Pontypridd, CF37 1RE

An opportunity to acquire a building plot with full planning permission for four apartments (2 x 2 bedrooms and 2 x 1 bedroom) on the edge of Pontypridd town centre.

The site measuring approximately 230 sq. metres or thereabouts is currently overgrown and sloping in topography and provides an ideal investment opportunity in line with the extant planning consent. The planning consent (19/0992/10) was granted by Rhondda Cynon Taf County Borough Council in April 2020, subject to conditions. Interested parties are advised to make any further enquiries with the Council's planning department in relation to the proposed scheme or any other potential scheme.

The approved plans highlight the four apartments with the 2 one bed on the ground floor and the 2 two beds on the first floor. They include a spacious open plan living room / kitchen, generous sized bedrooms and a separate bathroom. Each apartment will also benefit from off road parking within the under-croft parking area.

The site is located in close proximity to Pontypridd town centre with all its amenities and service providers and has excellent transport links with the nearby train station and good road access to the nearby A470, linking Merthyr to the north and Cardiff to the south.

The University of South Wales Treforest campus is within close proximity to the site. The site benefits from extensive views across the surrounding area.

Tenure

Freehold – please refer to legal pack for verification of tenure

Viewing

The site can be viewed and accessed directly from the main road through the village. It is recommended that interested parties exercise caution if entering upon the land. Neither the seller nor the auctioneers will be responsible for any accident howsoever caused.

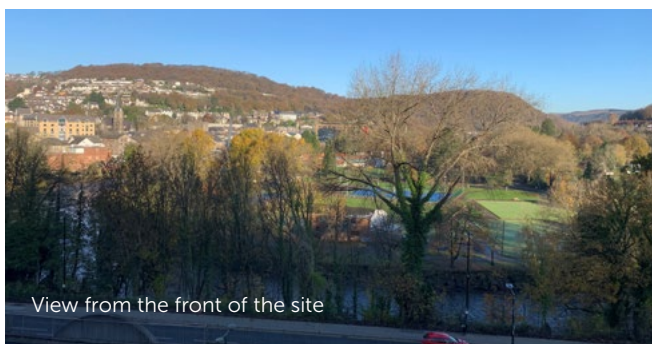
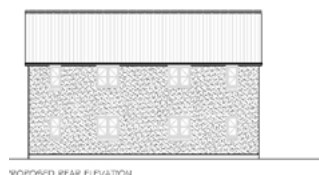
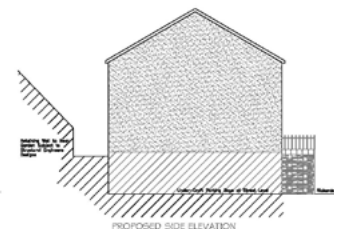
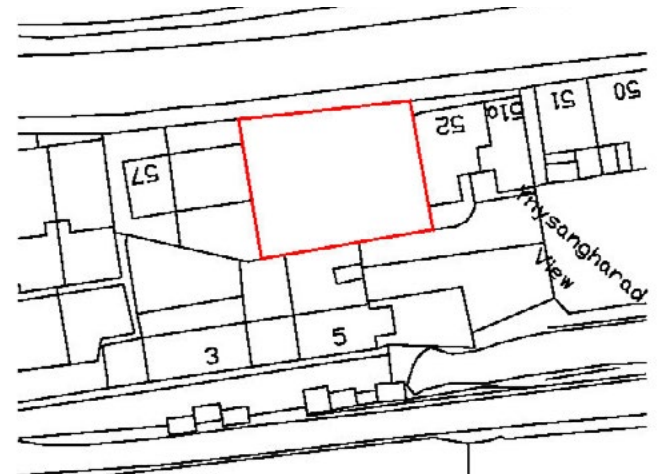
Further Information

Auctioneers Office, Seel and Co Ltd (029) 2037 0117

Additional Fees

Buyers Premium – 1% with a minimum of £1000 (inc of VAT) payable on exchange of contracts. Please check the legal pack for any further disbursements that may be payable by the purchaser on completion.

Each property sold is subject to a Reserve Price. The Reserve Price, which is agreed between the seller and the auctioneer just prior to the auction, will be within + or - 10% of the Guide Price. The Guide Price is issued solely as a guide so that a buyer can consider whether or not to pursue their interest. Both the Guide Price and the Reserve Price can be subject to change up to and including the day of the auction.



View from the front of the site





Lot 3

Bid online

Two double bedroom 2nd floor apartment with garage in desirable location suitable for immediate occupation or investment

Guide Price £95,000+

**65 Clos Hendre, Rhiwbina, Cardiff.
CF14 6PQ**

 2 Bedrooms
  1 Bathroom
  Communal
 Garage

Beautifully presented property which has been improved and well-maintained by the current owner. The property is in excellent condition and benefits from uPVC windows throughout and heating provided by a modern Worcester combi boiler (not tested). The apartment is ready to go and we are informed will include the dishwasher, washing machine and fridge freezer (not tested).

The apartment has its own private entrance and briefly comprises a hall with storage cupboards, a living/kitchen/dining area with private balcony, two double bedrooms and bathroom. Outside are attractive communal gardens and there is also a recently improved private and secure garage included.

Clos Hendre in the Cardiff suburb of Rhiwbina and is close to Heol Llanishen Fach with its various amenities and range of shops.

Please see our **full 3D VR tour** for a complete walkthrough tour of the property.

View in Virtual Reality

Accommodation

SF Hall, open-plan living/kitchen/dining area, two bedrooms, bathroom, balcony.

OS Communal gardens and garage.

Tenure

Leasehold– please refer to legal pack for verification of tenure.

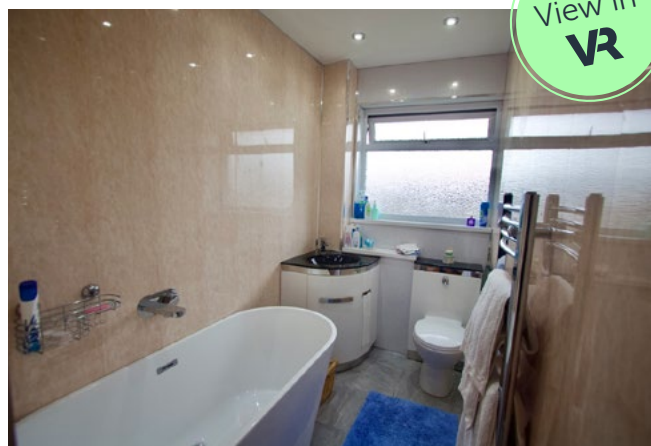
Viewing

Auctioneers Office, Seel and Co Ltd (029) 2037 0117

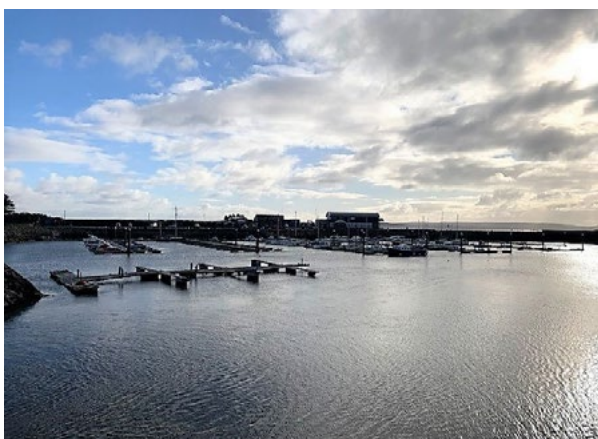
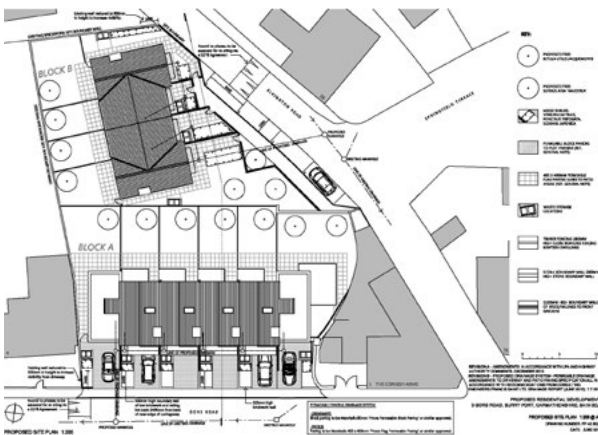
Additional Fees

Buyers Premium – 1% with a minimum of £1,000 (inc of VAT) payable on exchange of contracts. Please check the legal pack for any further disbursements that may be payable by the purchaser on completion.

Each property sold is subject to a Reserve Price. The Reserve Price, which is agreed between the seller and the auctioneer just prior to the auction, will be within + or - 10% of the Guide Price. The Guide Price is issued solely as a guide so that a buyer can consider whether or not to pursue their interest. Both the Guide Price and the Reserve Price can be subject to change up to and including the day of the auction.



View in
VR



Lot 4

[View online](#)

Full Planning Permission for the construction of 10 terraced houses (6 x 3 bedroom & 4 x 2 bedroom)

Guide Price £320,000+

Site of the former Seaview Public House, 3 Gors Road, Burry Port, Carmarthenshire, SA16 0EL

An opportunity to acquire a relatively rare residential development site located within the town of Burry Port and benefitting from coastal views to the front, including Burry Port harbour. The site measuring approximately 0.37 acres (0.15 hectares) or thereabouts is situated on the intersection of Gors Road and Elkington Road adjacent to the town centre.

Burry Port is located 5 miles west of the town of Llanelli and sits at the mouth of the Loughor estuary and looks south towards the Gower peninsula. The town benefits from good road links to Llanelli and Carmarthen and regular local buses through the town and the railway station providing links both eastbound and westbound. The town benefits from a number of local amenities and service providers and is located close to the Millennium Coastal Park, linking Llanelli to Pembrey Country Park, which boasts a blue flag beach.

The planning consent (S/28746) was granted by Carmarthenshire County Council in July 2015, subject to conditions and we are advised that the former public house was demolished in early 2020.

Further information relating to the extant planning consent is available on the planning portal at Carmarthenshire County Council. Interested parties are advised to contact the Council's planning department about any other potential proposed schemes for this site.

Tenure

Presumed freehold - Please refer to the legal pack for verification of tenure.

Viewing

The site can be viewed directly from Gors Road and Elkington Road. It is recommended that interested parties exercise caution if entering upon the land. Neither the seller nor the auctioneers will be responsible for any accident howsoever caused.

Further information

Auctioneers Office, Seel and Co Ltd **(029) 2037 0117**

Additional Fees

Buyers Premium - 1% with a minimum of £1000 (inc of VAT) payable on exchange of contracts. Please check the legal pack for any further disbursements that may be payable by the purchaser on completion.

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Lot 5

Bid online

Former Church (Grade II* Listed) with redevelopment potential, subject to planning consent

Guide Price £20,000 - £25,000

Former Elim Church, Knight Street, Mountain Ash, Rhondda Cynon Taf, CF45 3EY

The property comprises a stone built former church under a pitched slate roof, being of special architectural and historical ecclesiastical design (Grade II* listing). We understand that the reason for this listing is that the property is an unusually well-planned Edwardian chapel, with exceptional oval gallery and good plasterwork to ceiling.

The church may be suitable for a number of alternative uses including residential or commercial, subject to obtaining all necessary consents. Interested parties are advised to make their own enquiries with Rhondda Cynon Taf County Borough Council's planning department in relation to any proposed use of the property.

The property is located within the town centre of Mountain Ash with all its amenities and service providers. Mountain Ash has received significant investment over the last few years including the multi million pound Cross Valley Link Scheme to improve traffic flow in the town and the wider Cynon Valley.

Mountain Ash also benefits from good rail links.

Accommodation

We have not inspected the property, but understand that it briefly comprises:

GF Entrance vestibule, a main hall, side access leading to a function/meeting room, kitchen area, office and cloakroom/WC.

FF First floor balcony areas

Tenure

Presumed Freehold – please refer to legal pack for verification of tenure.

Viewing

External Only.

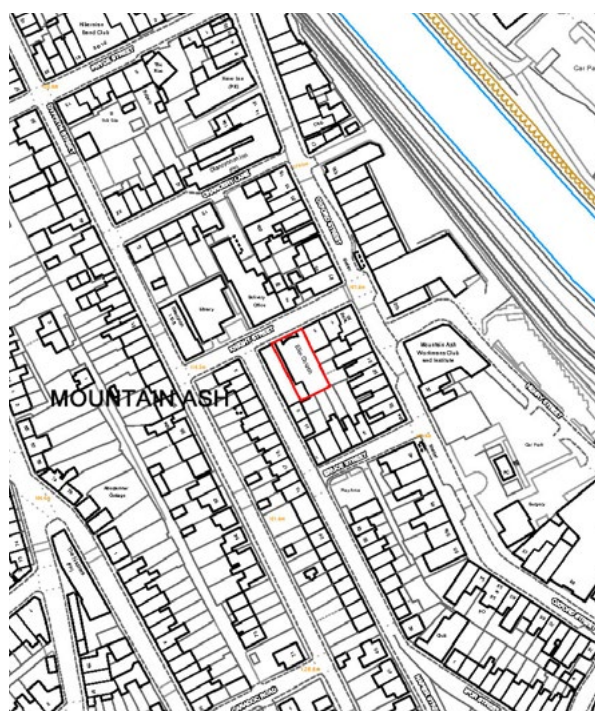
Further Information

Auctioneers Office, Seel and Co Ltd (029) 2037 0117

Additional Fees

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Lot 6

Bid online

Freehold Land with Residential Development Potential
(Subject to Planning)

Guide Price £135,000+

**Land at Trane Farm, Tonyrefail, Porth,
CF39 8HN**

An opportunity to acquire a greenfield site with potential for residential development, subject to obtaining planning consent, approximately one mile west of Tonyrefail town centre.

The largely south facing site measures approximately 3.57 hectares (8.83 acres) or thereabouts, including wooded areas and hedgerows and is mostly currently used for agricultural purposes. Vehicular access to the site is via Trane Lane, directly from Gilfach Road (B4278). The site is adjacent to numerous residential developments and close to the new Parc Eirin currently under construction by Pobl Living.

The site is allocated for residential development within Rhondda Cynon Taf's Local Development Plan (2006-2021) and formed part of a larger application under planning reference 12/0929/13. We understand that the larger site benefitted from a resolution to grant subject to the signing of a S.106 agreement requiring a provision of 10% affordable housing, on site public open space, SSSI management and contributions toward highways.

We also understand that it was proposed that the first 250 dwellings were to be delivered free from affordable housing and that the Local Authority recognised that Community Infrastructure Levy (CIL) would need to be deferred or discounted for the first 250 houses.

Interested parties are advised to make their own enquiries with the planning department of Rhondda Cynon Taf County Borough Council in relation to any proposed schemes on this site.

The site is located in close proximity to the town centre with its range of local facilities. Tonyrefail has good access links to the M4 motorway (Junction 34) five miles to the south via the nearby A4119 and to Talbot Green Retail Park with its mix of national retailers.

Tenure

The property is held freehold under title numbers CYM440303 and CYM440304. The title includes a small cottage in the north east part of the site, held on a 999 year lease. Please refer to the legal pack for copies of the title documents for the verification of tenure.

Viewing

The site can be viewed and accessed directly from Gilfach Road. It is recommended that interested parties exercise caution if entering upon the land. Neither the seller nor the auctioneers will be responsible for any accident howsoever caused.

Further Information

Auctioneers Office, Seel and Co Ltd (029) 2037 0117

Additional Fees

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**AVISON
YOUNG**

Joint Auctioneers/Agent

Lot 7

Bid online

Former School and Land with development/
redevelopment potential, subject to
planning consent

Guide Price £90,000+

**Former Glynhafod Junior School,
Glynhafod Street, Cwmaman, Aberdare,
Rhondda Cynon Taf, CF44 6LD**

A single storey former junior school having pointed stone elevations, with uPVC double glazed fenestration installed beneath a series of pitched slate roof coverings. The enclosed and relatively level site extends to approximately 0.75 acres/0.30 hectares or thereabouts and is situated toward the end of the village and approximately 4 miles from the principal town of Aberdare. The site benefits from pleasant countryside views to the rear.

The school site is accessed off Glanrhyd Street, leading to Glynhafod Street and includes a car parking area and a playground. The school is set amidst mostly residential properties and fronts open countryside to the rear.

We are of the opinion that the school has potential for conversion or complete redevelopment of the site for uses compatible within a residential area, subject to obtaining all necessary consents. Interested parties are advised to make their own enquiries with Rhondda Cynon Taf's planning department in this regard.

Accommodation

We have not inspected the inside of the property prior to going to print, but have been advised that it comprises of:

GF Main hall, three class rooms, staff room, library, two offices, kitchen, store rooms, toilet facilities, boiler room

OS Playground and play area, car parking

Tenure

Presumed Freehold – please refer to legal pack for verification of tenure.

Viewing

Auctioneers Office, Seel and Co Ltd (029) 2037 0117

Additional Fees

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View of the surrounding countryside



Lot 8

Bid online

Recently renovated four storey, four bedroom bay-fronted period property with potential to complete conversion of lower ground floor into a further one bedroom apartment

Guide Price £185,000+

19 York Place, Newport, NP20 4GB

 4 Bedrooms  1 Bathroom  Garden

The property itself is of brick/stone construction with painted spar rendered elevations under a pitched tile roof. The house is arranged over three floors and has been recently renovated and redecorated to a high standard and is ready to move in. The lower ground floor area is in need of renovation but could provide a separate one bedroom apartment once completed.

The house is very well proportioned with high ceilings and many original features such as coving, panelling and stripped floors with modern benefits such as uPVC windows and central heating provided by a modern combination boiler (not tested). Outside there is a private landscaped garden which is low-maintenance.

York place has become a popular road in recent years as many of the large period houses have been improved to provide generous family accommodation. The area is particularly popular with families working at the nearby hospitals while still being in easy reach of the city centre and Newport train station only ½ a mile away.

Please see the **3D VR tour** for a full walkaround.

Accommodation

- LGF** Own entrance from small front yard, two rooms.
- GF** Hall, Sitting room, dining room, kitchen
- FF** Landing, bathroom, three bedrooms, landing storage
- SF** Loft bedroom
- OS** Small front yard, rear enclosed garden

Tenure

Freehold – please refer to legal pack for verification of tenure.

Viewing

Please see our **3D VR tour for a full walk-through tour** of the property or call us on **02920 370117** for further details.

[View in Virtual Reality](#)

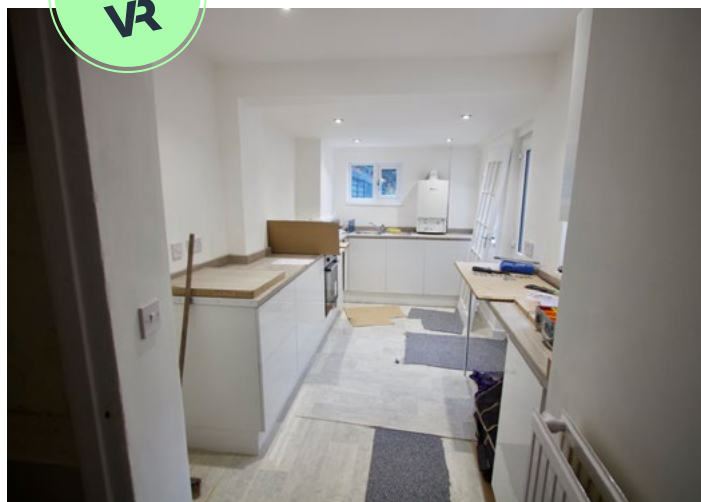
Further information

Auctioneers Office, Seel and Co Ltd (029) 2037 0117.

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Lot 9

Bid online

Land with development potential (subject to planning)

Guide Price £25,000 - £30,000

Land rear of 39-49 Ferry Road, Grangetown, Cardiff, CF11 7DQ

An opportunity to acquire a level site to the rear of Ferry Road in this popular area of Grangetown. The triangular shaped parcel of land, measuring approximately 130 sq.metres or thereabouts is accessed from Earl Street.

The site offers potential for development compatible within a residential area, subject to planning consent. Interested parties are advised to make their own enquiries with Cardiff Council planning department.

The site is situated close to local amenities, with Grangetown train station less than 0.5 miles and Cardiff city centre approximately 1.5 miles away. Earl Street is ideally located for Cardiff Bay Retail Park and good access to Cardiff Bay and Penarth, with good links to the A4232 link road, providing access to the M4 motorway at Junction 33.

Tenure

Presumed freehold - Please refer to the legal pack for verification of tenure.

Viewing

The site can be viewed directly from Earl Street.

Further information

Auctioneers Office, Seel and Co Ltd (029) 2037 0117

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Lot 10

Bid online

Landmark mixed use development & investment property in a very prominent Cardiff location

Guide Price £299,000+

260 Newport Road and 185, 185A and 187 Broadway, Roath, Cardiff, CF24 1QH

 5 Bedrooms
  1 Bathrooms
  2 WC
 Parking

The property comprises a three storey investment property with an adjoining single storey commercial premises.

The property consists of a ground floor shop/showroom and store accessed from the Broadway side of the building which also occupies the majority of the ground floor of 260 Newport Road. The remainder of 260 Newport road is arranged as one five bedroom maisonette arranged over the first and second floors of the property. Outside and facing Broadway is parking for 3-4 cars.

We understand that the shop is currently leased at £2,200pcm (£26,400 per annum) on a ten year full-repairing lease from 21st July 2017 but please consult the legal pack for verification of all tenancies.

260 Newport Road is arranged as one five bedroom apartment but appears to have been previously let as three bedsit style units with shared kitchen and bathroom facilities. The apartment is currently occupied by one tenant who we are informed is paying £500pcm on an informal arrangement.

We have also been provided with tenancies from 2017 which shows a monthly income of £1640pcm (19,680 per annum) but please refer to the legal pack for verification of any and all tenancies.

The location of the property could not be more prominent on the main easterly route into Cardiff, on the corner of Newport road and Broadway.

Please note that internal inspection has now been possible and the description may be different from previous advertising.

Please see the **full 3D VR tour** of the residential parts of the property.

Accommodation

GF Shop with storage, WC and small kitchen accessed from Broadway. Hallway accessed from Newport road providing access to hallway and upper floors.

FF Three rooms, kitchen, bathroom, separate WC

SF Three rooms

OS Small front yard. Rear yard and parking area for 3-4 cars

Tenure

Presumed Freehold – please refer to legal pack for verification of tenure.

Viewing

Please see our **3D VR tour for a full walk-through tour** of the property or call us on **02920 370117** for further details.

View in Virtual Reality



Additional Fees

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Don't forget

Legal Packs can be downloaded from our website at seelandco.com or you can request them to be emailed or sent.

To request this service please email your requirements to:

leanna.lock@seelandco.com or
eleanor.byrne@seelandco.com

Addenda are subject to change up until the time of the auction. Please check the addendum and the respective legal pack of the property you are bidding on.

Buyers are responsible for insuring any property from exchange of contracts.

Lot 11

Bid online

Semi-detached three bedroom property in large plot. Development potential with Lot 12 which is the property next door

Guide Price £125,000+

8 Rhossilli Avenue, Cardiff, CF3 3NH

 3 Bedrooms
  1 Bathrooms
  1 WC
 Parking
  Garden

The property is one of a pair of semi-detached properties which are both being sold in this auction with 10 Rhossilli avenue available as Lot 12.

The property is currently let to longstanding tenants at £695 pcm but we are informed that notice has been served for the property to be vacated. We have not been able to access the property at time of advertising but we are informed that the property is of a similar but mirrored layout as 10 Rhossilli Avenue.(Lot 12).

The property could also have potential for further development subject to any necessary consents as it sits on a plot of approximately 1/3 of an acre when combined with 10 Rhossilli Avenue next door.

Rhossilli avenue is a quiet cul-de-sac in the Rumney area Cardiff with excellent links to the local amenities and A48 and M4 are only a few minutes' drive away.

Accommodation

(We have been informed by the vendor – not inspected)

GF Porch, sitting room, kitchen, dining room, side utility/hobby room, WC

FF Three bedrooms, family bathroom, loft access

OS Large driveway to the front and large enclosed rear garden. Currently overgrown

Tenure

Freehold – please refer to legal pack for verification of tenure.

Viewing

Please call us on **02920 370117** for further details.

Further Information

Auctioneers Office, Seel & Co Ltd **(029)20 370117**

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Lot 12

[Bid online](#)

Semi-detached three bedroom property in unusually large plot. Development potential with Lot 11 which is the property next door

Guide Price £125,000+

10 Rhossilli Avenue, Cardiff, CF3 3NH

 3 Bedrooms
  1 Bathrooms
  1 WC
 Parking
  Garden

The property is one of a pair of semi-detached properties which are both being sold in this auction with 8 Rhossilli avenue available as Lot 11.

The house itself is vacant and has had some recent improvement works including a completely new heating system and new combination boiler (not tested). The property has also had some decorative works but would benefit from some repair and completion in places.

The property could also have potential for further development subject to any necessary consents as it sits on a plot of approximately 1/3 of an acre when combined with 8 Rhossilli Avenue next door.

Rhossilli avenue is a quiet cul-de-sac in the Rumney area Cardiff with excellent links to the local amenities and A48 and M4 are only a few minutes' drive away.

Please see the [full 3D VR tour](#) of the property and gardens.

Accommodation

GF Porch, sitting room, kitchen, dining room, side utility/hobby room, WC

FF Three bedrooms, family bathroom, loft access

OS Driveway to the front and large enclosed rear garden. Currently overgrown

Tenure

Freehold – please refer to legal pack for verification of tenure.

Viewing

Please see our [3D VR tour for a full walk-through tour](#) of the property or call us on 02920 370117 for further details.

[View in Virtual Reality](#)

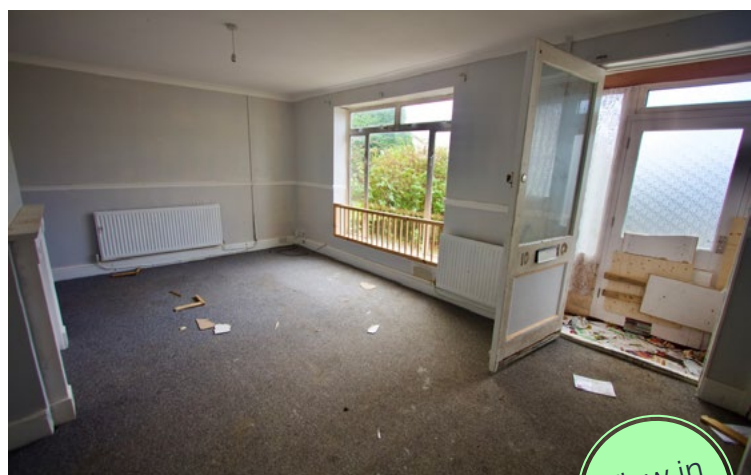
Further Information

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View in
VR

Lot 13

[View online](#)

Former Chapel with full planning permission for conversion to a 4 bed family home with associated off road car parking and large garden

Guide Price £77,000+

Former Salem Chapel, Brynhyfryd Terrace, Seven Sisters, Neath, SA10 9BA

An opportunity to develop your own church into a stunning family home of circa 3,200 sq.ft. This substantial detached former church is situated in an elevated position alongside the main road through the village of Seven Sisters with all its amenities.

The church built in 1899 has mainly rough cast rendered elevations set beneath a pitched slate roof covering and benefits from good sized outside space. The property has uPVC windows to both side elevations and retains a number of features including pews and pulpit.

Full planning permission (P2020/0662) was granted by Neath Port Talbot County Borough Council on January 14th 2021. The ground floor plan highlights a generous main entrance with a wet room to the one side and a boot room/store to the other. The proposed conversion continues into a large hallway serving two large reception rooms, with a large open plan kitchen/dining room to the rear. A utility room and separate w/c are proposed to the rear.

The first floor plan highlights a master bedroom, with en suite bathroom and dressing room, two large bedrooms, both with en suite shower rooms/dressing rooms. The two en-suites are divided by a gallery area to the front of the property providing views across the surrounding countryside. Finally, the proposed layout includes a fourth bedroom/ study room and family bathroom, including a freestanding shower.

Interested parties can obtain information on the extant planning consent from Neath Port Talbot's planning portal and are advised to make any further enquiries with the Council's planning department in relation to the proposed scheme or any other potential scheme.

Seven Sisters is ideally located with good access links to the nearby A465 Heads of the Valleys trunk road, linking Swansea to the west and Aberdare and Merthyr Tydfil to the east. The M4 motorway at Llansamlet provides good access to west Wales and east towards Cardiff.

Accommodation

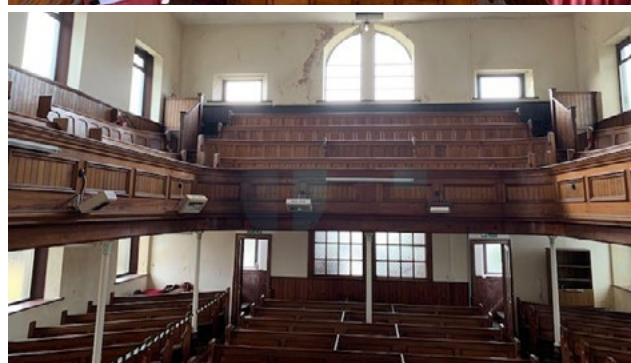
- GF** Entrance foyer, with stairs on either side to seated gallery area, sanctuary with steps leading up to a pulpit, two separate w/c's
- FF** Galleried seating area
- OS** Gated pedestrian access leading to the front of the church with large garden space on both sides and to the rear

Tenure

Presumed Freehold – please refer to legal pack for verification of tenure.

Further information

Auctioneers Office, Seel and Co Ltd (029) 2037 0117

[View in Virtual Reality](#)


View in
VR

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Lot 14

[Bid online](#)

Two double bedroom maisonette in desirable Cardiff location suitable for immediate occupation or investment

Guide Price £145,000+

First Floor Maisonette, 16 Lionel Road, Canton, Cardiff, CF5 1HN

 2 Bedrooms  1 Bathroom

Beautifully presented property which has been improved and well-maintained by the current owners. The property is in excellent condition and benefits from uPVC windows throughout and heating provided by a modern combi boiler (not tested). The apartment is ready to go and we are informed will include the dishwasher, washing machine and fridge freezer (not tested).

The apartment briefly comprises hall, sitting room, separate kitchen, double bedroom and bathroom to the first floor with a further double bedroom to the second floor. We are informed that the property has been previously let at £825pcm and the property is sold as a share of freehold with a 999 year lease from 2009, but please refer to the legal pack for any verification of tenure and previous tenancies.

Lionel road is situated just off Cowbridge Road East and is close to Victoria Park and its various amenities and range of shops, restaurants and cafes.

Please see our [full 3D VR tour](#) for a complete walkthrough tour of the property.

Accommodation

GF Communal Hall

FF Landing, sitting room, kitchen, bathroom, bedroom

SF Bedroom

OS Small enclosed front yard

Tenure

Tenure – Leasehold. 999 years from 2009 with share of freehold – please refer to the legal pack for verification of tenure.

Viewing

Please see our [3D VR tour for a full walk-through tour](#) of the property or call us on **02920 370117** for further details.

[View in Virtual Reality](#)

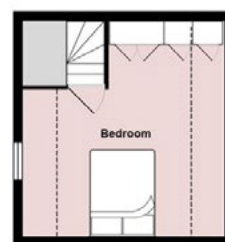
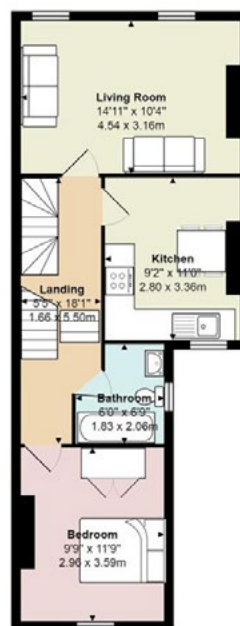
Further Information

Auctioneers Office, Seel & Co Auctions Ltd, **(029) 2037 0117**

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[View in VR](#)







Lot 15

Bid online

Three storey, mid-terraced investment property in popular location with HMO planning for five occupants

Guide Price £90,000+

28 Wood Road, Treforest, Pontypridd, CF37 1RQ

 5 Bedrooms
  1 Bathroom
  Garden
 On road parking

A five bedroom mid-terraced house of brick and stone construction with stone front elevation and spar rendered rear elevations beneath a pitched slate roof covering, benefiting from double glazed uPVC fenestration and gas central heating (not tested), via a combination boiler.

The house is in generally satisfactory order but would benefit from some upgrading and decorative improvement throughout. The property is surprisingly spacious and arranged over three floors with a rear garden accessed via the lower ground floor.

We are informed that the property does have HMO planning consent but the license has expired. We are also informed that the property is currently let to one family for £600 pcm but please refer to the legal pack for verification of tenancy.

The property is located in Treforest near Pontypridd approximately 7 miles North of the M4 Motorway. There are many amenities nearby and in Pontypridd itself and the property is also conveniently located close to the University of South Wales Treforest campus.

Please see our **full 3D VR tour** for a complete walkthrough tour of the property.

Accommodation

GF Two bedrooms

LGF Lobby, kitchen, sitting room, bathroom

FF Landing, three bedrooms

OS Patio and lawn areas, path leading to gate access.

Tenure

Freehold – please refer to legal pack for verification of tenure.

Viewing

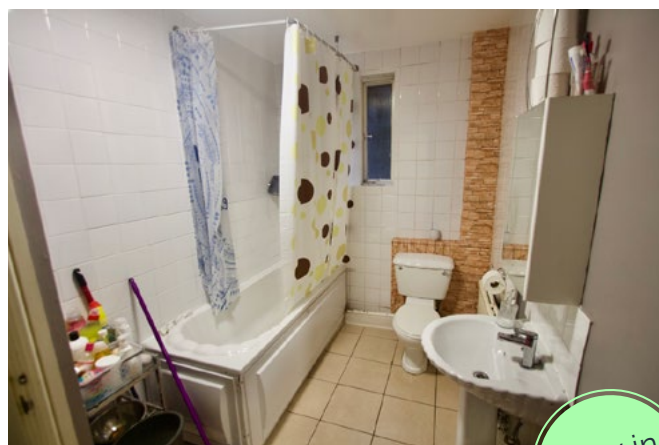
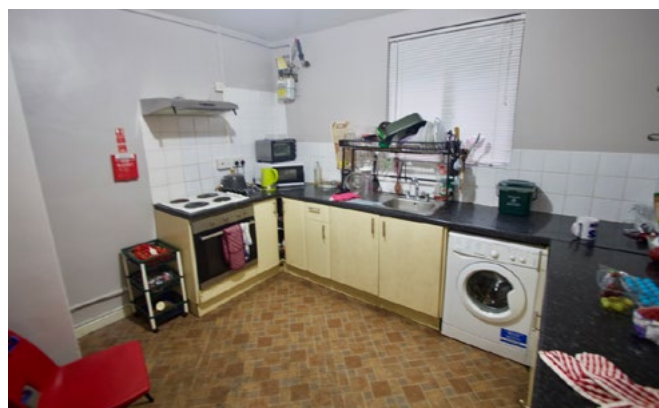
Please see our **3D VR tour for a full walk-through tour** of the property or call us on **02920 370117** for further details.

[View in Virtual Reality](#)

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View in
VR





Lot 16

[Bid online](#)

Bay fronted mid terraced period house in a sought after location – Owner Occupation / Investment Opportunity

Guide Price £355,000+

39 Shirley Road, Cardiff, CF23 5HL

 5 Bedrooms
  4 Bathroom
  Garden
 On road parking

A generously proportioned bay fronted, mid terraced period house with pointed rendered elevations to the front and painted rendered elevations to the side and rear, set beneath pitched slate roof coverings. The house is currently laid out as 3 x 1 bedroom and 1 x 2 bedroom apartments, each benefitting from gas central heating (not tested) via Worcester and Ideal combination boilers. The house has a mix of uPVC windows and sash windows to the front, in line with its Conservation area status.

The house benefits from a number of original features including tiled flooring in the hallway, original coved and corniced ceiling and sash windows to the front. The property is situated in the sought after area of Roath Park and within walking distance of local shops and boutiques, local amenities and Roath Park Lake. Cardiff city centre is within easy reach. The property is within a great school catchment area including Roath Park Primary and Cardiff High School.

The property currently provides a continued investment opportunity, with three of the flats ready for immediate occupation and the fourth requiring some upgrading to complete. We have been advised by the vendor that the property was previously let in the region of £30,000 per annum. The property could also be converted back into a large family home for owner occupation in this sought after location of Cardiff.

Please see our [full 3D VR tour](#) for a complete walkthrough tour of the property.

Accommodation

GF Entrance porch, entrance hallway, leading to flats A and B, stairs leading to the first floor, providing access to flats C and D

Flat A – Hallway, living room, kitchen, bedroom, bathroom (with door leading to rear garden). The flat requires some work to bring it into beneficial use

Flat B – Hallway, living room/diner, double bedroom, kitchen, bathroom

FF **Flat C** – Living room/diner, kitchen, double bedroom, bathroom, fire escape staircase from living room door to garden area

Flat D – Steps up from first floor landing, leading into hallway, lounge/diner, kitchen, shower room, separate w/c and sink basin, bedroom 1, stairs leading to bedroom 2/ attic room, with roof window

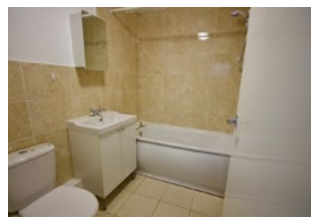
OS Enclosed forecourt, with steps leading to front porch, enclosed rear garden, with gated access to rear lane.

Tenure

Presumed Freehold – please refer to legal pack for verification of tenure.

Viewing

Please see our [3D VR tour for a full walk-through tour](#) of the property or call us on 02920 370117 for further details.



[View in Virtual Reality](#)

Further Information

Auctioneers Office, Seel and Co Ltd (029 2037 0117)

Additional Fees

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Lot 17

[Bid online](#)

Two bedroom, semi-detached property in an elevated position in Abercarn

Guide Price £95,000+

29 Gwyddon Rd, Abercarn, Caerphilly, NP11 5GY

 2 Bedrooms
  1 Bathroom
  Garden
  Parking

Attractive semi-detached property in a desirable elevated location with countryside views across the valley. The property itself is generally in good order and has been well maintained by the current owners and previous occupants but would benefit from some decorative improvement. The slate roof, smooth and pebbledash render all appear to be in good condition and there are uPVC windows and doors throughout.

29 Gwyddon road also benefits from a modern Worcester combi boiler (not tested) and solar panels on the roof (not tested). There is also laminate and vinyl flooring throughout which appear to be in good condition.

Abercarn is located in the Ebbw valley approximately 10 miles north of Newport and has excellent transport links via the A467 which runs through the village to the M4 to the South and to the nearby town of Newbridge to the North. Abercarn itself is in the Caerphilly borough.

Please see our [full 3D VR tour](#) for a complete walkthrough tour of the property.

Accommodation

- GF** Entrance hall, sitting room, dining room, modern fitted kitchen
- FF** Landing, two bedrooms, three piece bathroom with shower over bath
- OS** Front yard, attractive rear terraced garden

Tenure

Freehold – please refer to legal pack for verification of tenure.

Viewing

Please see our [3D VR tour for a full walk-through tour](#) of the property or call us on 02920 370117 for further details.

[View in Virtual Reality](#)

Further Information

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View in
VR

Lot 18

[Bid online](#)

Bay-fronted, four bedroom, three reception mid-terrace investment property in popular Cardiff location

Guide Price £210,000+

177 Whitchurch Road, Cardiff, CF14 3JR

 4 Bedrooms
  4 Bathroom
  Garden

Spacious four bedroom, mid-terrace property which we are informed is currently let for £1200 pcm to a family but please consult the legal pack for confirmation of any tenancies. The house may have potential to be reconfigured as a 6 bedroom house of multiple occupation (HMO) subject to any necessary consents and licensing.

The house itself is of brick and stone construction under a pitched tile roof and retains many original features including the tiled hallway floor but the property would benefit from decorative improvement throughout. However, the property does benefit from uPVC windows throughout and central heating is provided by a modern combination boiler (not tested).

Whitchurch road links the Cathays and Heath areas of Cardiff and is located just a few hundred yards from the A48 linking to the M4 beyond and is particularly convenient for the UHW which is only a 5 minute walk away from the property. Whitchurch road itself has improved amenities in recent years and has many shops, restaurants and cafes in easy reach.

Please see the **full 3D VR tour** for a walkthrough of the property.

Accommodation

GF Hall, Through double sitting room, dining room, kitchen

FF Four bedrooms, family bathroom

OS Front yard, rear enclosed garden with lane access

Tenure

Presumed Freehold – please refer to legal pack for verification of tenure.

Viewing

Please see our **3D VR tour for a full walk-through tour** of the property or call us on 02920 370117 for further details.

[View in Virtual Reality](#)

Further Information

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Lot 19

Bid online

A former government control centre extending to approximately 2000sq ft which may be suitable for a variety of uses subject to any necessary consents

Guide Price £40,000+

Former Control Centre, Vaughan Avenue, Llandaff, Cardiff



2 WC



Garden

Being sold on behalf of Cardiff Council.

The property itself is of brick construction with a flat roof. There is one entrance door and no window openings at present. The building was built in approximately 1956 to be used as the Western control centre for the Civil Defence Corps.

The property has been used for storage by Cardiff Council but we are informed has been unused since approximately 1991. The property could be suitable for conversion into a number of different uses subject to any necessary consents and extends to approximately 2000 sq ft in total.

The building is arranged as a number of rooms of various sizes which provided office, control room, living and sleeping accommodation for its original intended use. External inspection is possible at any time and internal viewing will be strictly by appointment only.

Please see our [full 3D VR tour](#) for a walkthrough of the property.

Accommodation

GF 6 rooms plus bathroom and WC facilities and a plant room

OS Surrounding grassed area.

Tenure

Freehold – please refer to legal pack for verification of tenure.

Viewing

The exterior of the property is open for external inspection and please see our [full 3D VR tour](#). Internal viewing strictly by appointment only.

[View in Virtual Reality](#)

Further Information

Auctioneers Office, Seel & Co Ltd (029) 2037 0117

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Lot 19

Cais ar-lein

Cyn ganolfan reoli'r llywodraeth sy'n ymestyn i oddeutu 2000 troedfedd sgwâr a allai fod yn addas ar gyfer amrywiaeth o ddefnyddiau yn amodol ar unrhyw gydsyniadau angenrheidiol

Pris Canllaw £40,000+

Former Control Centre, Vaughan Avenue, Llandaf, Caerdydd



2 WC



Gardd

Cael eich gwerthu ar ran Cyngor Caerdydd.

Mae'r eiddo ei hun wedi'i adeiladu o frics gyda tho gwastad. Mae un drws mynediad a dim agoriadau ffenestri ar hyn o bryd. Codwyd yr adeilad tua 1956 i'w ddefnyddio fel canolfan reoli'r Gorllewin ar gyfer y Corfflu Amddiffyn Sifil.

Defnyddiwyd yr eiddo i'w storio gan Gyngor Caerdydd ond fe'n hysbysir na chafodd ei ddefnyddio ers tua 1991. Gallai'r eiddo fod yn addas i'w drawsnewid yn nifer o wahanol ddefnyddiau yn amodol ar unrhyw gydsyniadau angenrheidiol ac mae'n ymestyn i oddeutu 2000 troedfedd sgwâr i gyd.

Mae'r adeilad wedi'i drefnu fel nifer o ystafelloedd o wahanol feintiau a oedd yn darparu swyddfa, ystafell reoli, llety byw a chysgu at y defnydd gwreiddiol a fwriadwyd. Mae archwiliad allanol yn bosibl ar unrhyw adeg a bydd gwyllo mewnol yn cael ei wneud trwy apwyntiad yn unig.

Gweler ein taith 3D VR lawn i gael taith gerdded o'r eiddo.

Llety

GF 6 ystafell ynghyd â chyfleusterau ystafell ymolchi a thoiled ac ystafell blanhigion

OS Ardal laswelltlog o'i chwmpas.

Deiliadaeth

Rhydd-ddaliad - cyfeiriwch at y pecyn cyfreithiol i ddilysu deiliadaeth.

Gwyllo

Mae tu allan yr eiddo ar agor i'w archwilio yn allanol a gwelwch ein taith 3D VR lawn. Gwyllo mewnol yn llym trwy apwyntiad yn unig.

Gweld mean rhith reality

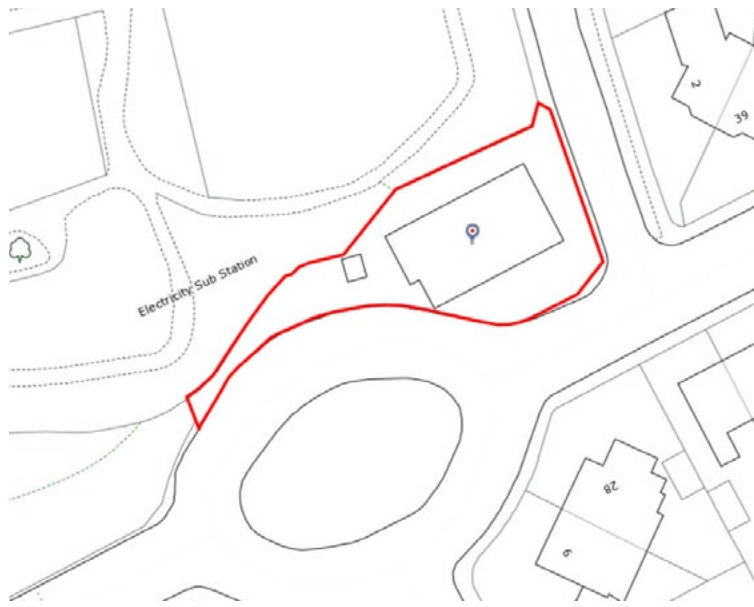
Gwybodaeth bellach

Swyddfa Arwerthwyr, Seel and Co Ltd (029) 2037 0117

Ffioedd Ychwanegol

Premiwm Prynwr - 1% gydag isafswm o £ 1,000 (gan gynnwys TAW) yn daladwy wrth gyfnewid contractau. Gwiriwch y pecyn cyfreithiol am unrhyw daliadau pellach a allai fod yn daladwy gan y prynwr ar ôl ei gwblhau.

Mae pob eiddo a werthir yn destun Pris Wrth Gefn. Bydd y Pris Wrth Gefn, y cytunwyd arno rhwng y gwerthwr a'r arwerthwr ychydig cyn yr ocsiwn, o fewn + neu - 10% o'r Pris Canllaw. Cyhoeddir y Pris Canllaw fel canllaw yn unig fel y gall prynwr ystyried a ddylid dilyn ei ddiddordeb ai peidio. Gall y Pris Arweiniol a'r Pris Wrth Gefn fod yn destun newid hyd at a chan gynnwys diwrnod yr ocsiwn.



Lot 20

Bid online

Two bedroom first floor apartment in the centre of Lisvane village with parking

Guide Price £99,000+

Apartment 4, Crown Precinct, Church Road, Lisvane, Cardiff. CF14 0SJ

 2 Bedrooms  1 Bathroom  Parking

Well maintained and spacious apartment in a very convenient location in the centre of Lisvane village, suitable for investment or owner occupation.

The apartment is reached via a communal hall shared with one other apartment and briefly comprises; hall, large sitting room, separate kitchen, two double bedrooms (one currently laid out as a dining room) and bathroom.

The apartment has been improved over the years and benefits from uPVC windows throughout and central heating provided by a Worcester boiler (not tested). However, the property would now benefit from some modernisation and decorative improvement. Outside there is a rear car park with allocated spaces for the apartments.

The building itself is a mixed use development including four apartments and Lisvane stores, and well positioned opposite the 14th century St Denys church and between the new landmark Lozelles development and The Black Griffin pub.

Please see our **full 3D VR tour** for a walkthrough of the property.

Accommodation

- GF** Communal Hall
- FF** Hall, sitting/dining room, kitchen, bathroom, two bedroom (one used as a dining room)
- OS** Side vehicle entrance to rear parking area.

Tenure

Leasehold - please refer to legal pack for verification of tenure.

Viewing

Please see our **3D VR tour for a full walk-through tour** of the property or call us on 02920 370117 for further details.

[View in Virtual Reality](#)

Further Information

Auctioneers Office, Seel & Co Ltd (029) 2037 0117

Additional Fees

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Lot 21

Bid online

Adjoining plots of land with potential for various uses, subject to obtaining all necessary consents

Guide Price - Nil Reserve

Plots 83, 84 & 85 - Land at Rhiwgarn Fawr Farm, Trebanog, Porth, CF39 8AX

Three plots of adjoining land (Plots 83, 84 & 85) that form part of a larger parcel of land, situated in close proximity to existing housing on the outskirts of Porth. Porth town centre is located approximately 1 mile away with all its service providers and amenities. Please note, Lot 22 (Plots 86, 87 & 88) in the catalogue is directly adjacent to this Lot.

The land may be suitable for a number of different uses, subject to obtaining all necessary consents and interested parties are advised to make their own enquiries with Rhondda Cynon Taf County Borough Council's planning department with regards to their proposed use.

We have been advised that the plots can be accessed via rights of way on foot as highlighted approximately in green on the plan and these subsequently lead to a further right of way providing potential vehicular access. Interested parties should refer to the legal pack for further clarification.

Tenure

Advised Freehold, subject to all or any rights, claims, easements, tenancies or wayleaves that may or may not exist – please refer to legal pack for verification of tenure. We are advised that the land is overage free.

Viewing

The land is open for inspection. It is recommended that interested parties exercise caution if entering upon the land. Neither the seller nor the auctioneers will be responsible for any accident howsoever caused.

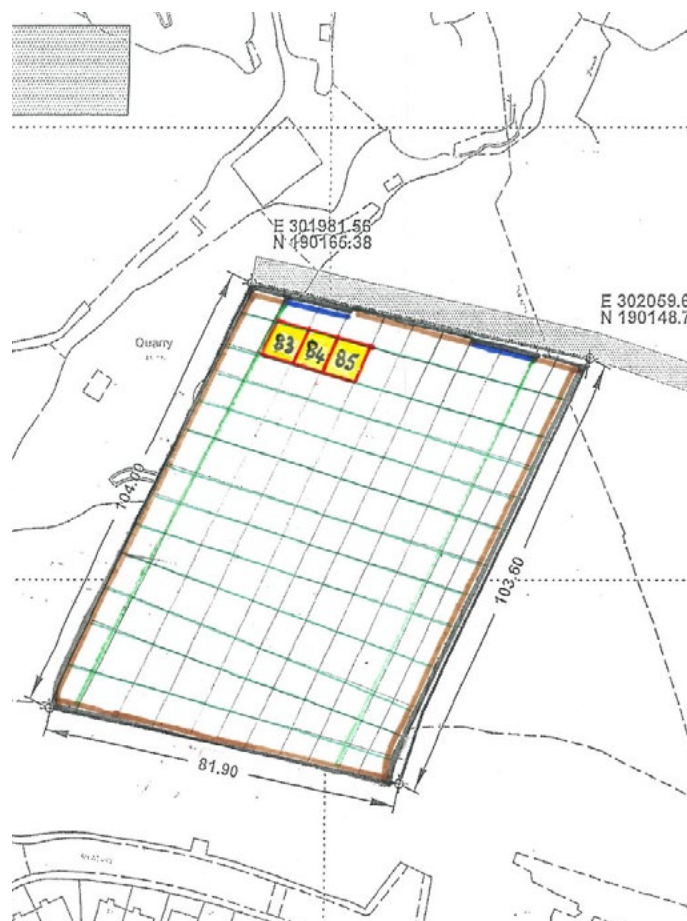
Further information

Auctioneers Office, Seel and Co Ltd (029) 2037 0117

Additional Fees

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Lot 22

Bid online

Adjoining plots of land with potential for various uses, subject to obtaining all necessary consents

Guide Price - Nil Reserve

Plots 86, 87 & 88 - Land at Rhiwgarn Fawr Farm, Trebanog, Porth, CF39 8AX

Three plots of adjoining land (Plots 86, 87 & 88) that form part of a larger parcel of land, situated in close proximity to existing housing on the outskirts of Porth. Porth town centre is located approximately 1 mile away with all its service providers and amenities. Please note, Lot 21 (Plots 83, 84 & 85) in the catalogue is directly adjacent to this Lot.

The land may be suitable for a number of different uses, subject to obtaining all necessary consents and interested parties are advised to make their own enquiries with Rhondda Cynon Taf County Borough Council's planning department with regards to their proposed use.

We have been advised that the plots can be accessed via rights of way on foot as highlighted approximately in green on the plan and these subsequently lead to a further right of way providing potential vehicular access. Interested parties should refer to the legal pack for further clarification.

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Lot 23

[Bid online](#)

Double bay fronted property in desirable Newport street in generally good order

Guide Price - £79,000+

37 London Street, Newport, NP19 8DW

 3 Bedrooms  1 Bathroom  Garden

The property itself is of brick and stone construction with rear spar-rendered elevations under a pitched tile roof with uPVC windows throughout. Internally the house appears to be in generally satisfactory condition but would certainly benefit from some decorative improvement throughout with some areas needing further attention.

37 London road briefly comprises a bay-fronted sitting room, dining room and kitchen to the ground floor. There is also a rear room which we have been unable to access which may be able to provide further accommodation to the ground floor. Upstairs there are three bedrooms and a family bathroom. Outside there is an enclosed front and rear yard. The property also benefits from gas central heating provided by a modern Worcester combi boiler (not tested).

London Street is situated in the Maindee area of Newport, approximately one mile to the East of the city centre but close to the shops and restaurants on Chepstow Road.

Please see the **3D VR tour** for a full walkaround view of the property.

Accommodation

GF Hall, Sitting room, dining room, kitchen, rear storage room (not inspected)

FF Three bedrooms, bathroom

OS Front and rear yard

Tenure

Freehold – please refer to legal pack for verification of tenure.

Viewing

Please see our **3D VR tour for a full walk-through tour** of the property or call us on 02920 370117 for further details.

[View in Virtual Reality](#)

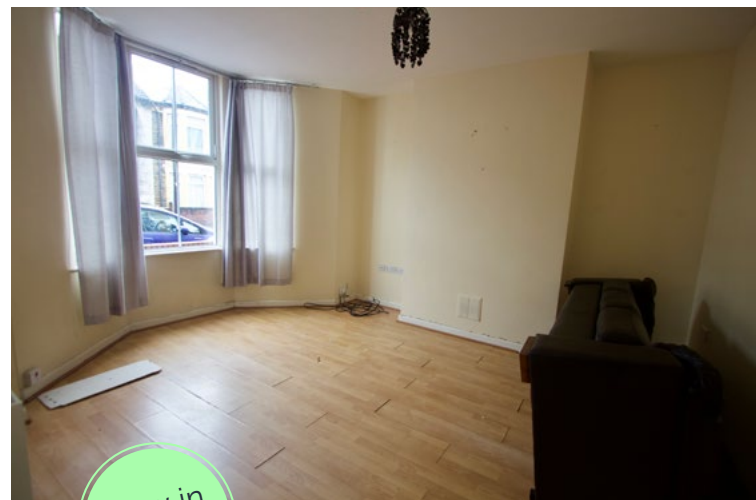
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Lot 24

Bid online

Mid-terrace two bedroom house in popular location

Guide Price - £45,000+

**17 Commercial Street, Ystalyfera, Neath
Port Talbot, SA9 2HR**

 2 Bedrooms  1 Bathroom  Garden

The property itself is of brick and stone construction with spar-rendered elevations under a pitched tile roof with uPVC windows throughout. Internally the house is generally in reasonable order but would benefit from some decorative improvement and repair.

17 Commercial Street briefly comprises a hall, through sitting room/dining room and kitchen/breakfast room to the ground floor. Upstairs there are two bedrooms and a family bathroom. Outside there is lawned garden to the front and a tiered garden to the rear with lane access. The property also benefits from gas central heating provided by a modern Potterton combi boiler (not tested).

Commercial street is situated close to the centre of Ystalyfera and within easy reach of local shops on Commercial street itself. Ystalyfera is approximately 12 miles North of Swansea and within easy reach of the Brecon Beacons national park to the North East.

Please see the **3D VR tour** for a full walkaround view of the property.

Accommodation

GF Hall, sitting room/dining room, kitchen/breakfast room

FF Two bedrooms, bathroom

OS Front and rear gardens

Tenure

Freehold – please refer to legal pack for verification of tenure.

Viewing

Please see our **3D VR tour for a full walk-through tour** of the property or call us on 02920 370117 for further details.

[View in Virtual Reality](#)

Further information

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View in
VR



Lot 25

[Bid online](#)

End of Terrace investment property converted into 2 x One bedroom apartments

Guide Price - £70,000+

74A and 74B George Street, Cwmcarn, NP11 7ES

 2 Bedrooms  2 Bathroom  Garden

An end of terrace property of brick/stone construction with spar rendered elevations under a pitched slate roof. The property is entered via a uPVC door to a small communal area with separate entrances to both flats. Both apartments have uPVC windows throughout and central heating provided by modern Worcester combination boilers (not tested).

Flat A - Ground floor garden flat in generally good decorative order, though some areas would benefit from decorative improvement. The bathroom is in particularly good condition and appears to have been recently fitted and improved.

Flat A briefly comprises a hall with under stair storage, sitting room, double bedroom, kitchen and modern bathroom. Private rear tiered garden with rear lane access.

Flat 2 - First floor flat is generally more dated than Flat A and would benefit from some further decorative improvement. Stairs lead to a landing area with storage cupboard, sitting room, double bedroom, bathroom and kitchen.

George Street is situated close to the centre of Cwmcarn and within easy reach of local shops on Newport road. Cwmcarn is situated around 10 miles North of Newport and is very popular with mountain biking with the Cwmcarn mountain biking centre only a 3min ride away from the property.

Please see the **3D VR tour** for a full walkaround view of the property.

Accommodation

GF Hall, sitting room, bedroom, kitchen, rear lobby, bathroom

FF Landing, sitting room, bedroom, bathroom, kitchen

OS Front yard and rear garden.

Tenure

Freehold – please refer to legal pack for verification of tenure.

Viewing

Please see our **3D VR tour for a full walk-through tour** of the property or call us on 02920 370117 for further details.

[View in Virtual Reality](#)

Further information

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Lot 26

Bid online

Modern purpose built office building in popular and convenient location in St Mellon's Business Park with 20 car parking spaces

Guide Price - SOLD PRIOR

**Unit 2 Links Court, Fortran Road,
St Mellons, Cardiff, CF3 0LT**

 20 Parking Spaces

The property comprises a self-contained 2 storey office building totalling 5,780 sq ft. The property benefits from a passenger lift, gas fired central heating system, full DDA compliancy, security alarm as well as 20 allocated parking spaces directly adjacent to the building. Please note that the adjacent Unit 3 - Links court is for sale as the following lot in this auction and there may be an opportunity to combine the two units subject to any necessary consents.

St Mellon's Business Park is situated approximately 7 miles North East of Cardiff City Centre. The development benefits from excellent transport links with the M4 motorway and A48 (M) dual carriageway in close proximity. Other occupiers in the vicinity include Shaw Health Group, Pinnacle Office Solutions and Olympus. Local amenities include a Tesco superstore and St Mellon's Golf Club and Country Hotel.

Please note: The property is VAT elected and will be charged if applicable.

Accommodation

GF Ground Floor 2,720 sq ft | (252.69 sq m) approx.

FF First Floor 3,060 sq ft | (284.28 sq m) approx.

OS Landscaped and well-maintained courtyard.

Tenure

Presumed Freehold – please refer to legal pack for verification of tenure.

Viewing

External only.

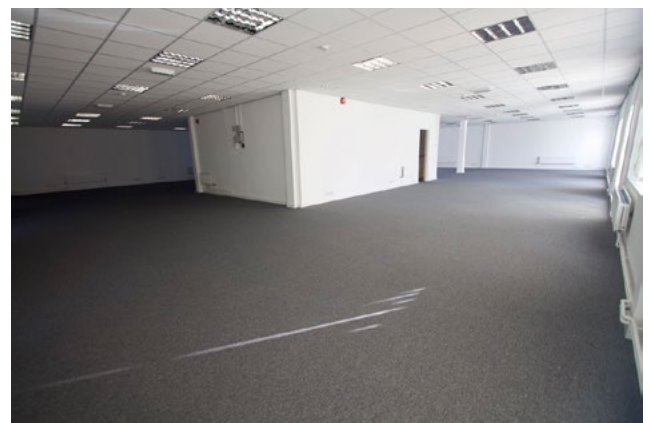
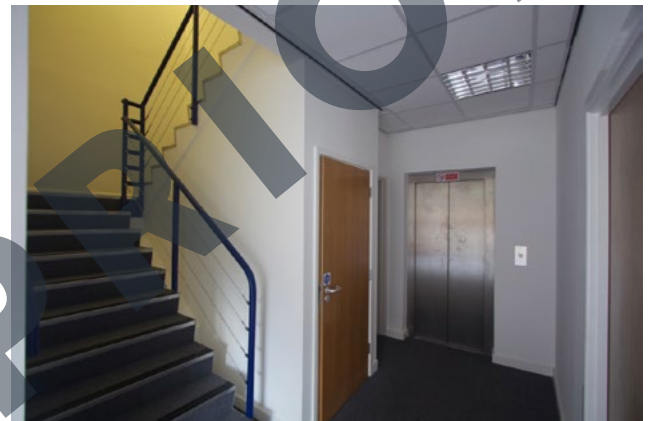
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emanueljones
chartered surveyors

Joint Auctioneers

Lot 27

Bid online

Detached self-contained Industrial Unit with part office accommodation and large rear yard area in popular Treforest Industrial Estate. B2/B8 planning use

Guide Price - SOLD PRIOR

**Unit G14, Treforest Industrial Estate,
Pontypridd, Rhondda Cynon Taf, CF37 5UR**

 Parking

The property comprises 2 detached, light industrial units with a front interconnection doorway. The units are constructed to a modern specification incorporating breezeblock walls, steel portal frame construction and covered with profile metal sheeting. There are a number of access points along the property with the largest benefiting from roller shutters and a large double timber door.

Internally, the property is arranged into a north and south unit. The north unit comprises of two workshops, a mezzanine and W/C. The south unit comprises of a workshop, single storey office accommodation, kitchen and meeting room. The property is served by mains water, gas and 3 phase electricity supply. The site benefits from a rear yard and has a total site area of approximately 0.45 acres (0.182 hectares).

The property is located within Treforest Industrial Estate, one of south Wales' most established distribution and manufacturing locations. The estate boasts great transport links and is in close proximity to the A470 Dual Carriageway which links to Junction 32 of the M4 Motorway approximately 3 miles south of the estate.

There is also a train station providing a 20-minute journey to Cardiff city centre. The property is within a short distance off Main Avenue with neighbouring national occupiers such as Veolia Environmental Services, Wilcox Processors and Volvo construction equipment.

Please Note: The property is VAT elected and will be charged if applicable.

Accommodation

GF The property provides the following approximate areas on a GIA basis:

North Unit - 3,725 sq ft | (346.03 sq m)

North Unit Mezzanine 912 sq ft | (84.77 sq m)

South Unit 2,593 sq ft | (274.33 sq m)

Total 7,590 sq ft | (705.13 sq m)

Minimum eaves height 14 ft | (4.3 m)

Maximum eaves height 20 ft | (6.28 m)

OS Rear yard which is currently overgrown.

Tenure

Tenure – Long Leasehold – We are informed the lease is 999 years but please refer to the legal pack for verification.

Further Information

Auctioneers Office, Seel & Co Ltd (029) 2037 0117

Additional Fees

Buyers Premium – 1% with a minimum of £1,000 (inc of VAT) payable on exchange of contracts. Please check the legal pack for any further disbursements that may be payable by the purchaser on completion.

Each property sold is subject to a Reserve Price. The Reserve Price, which is agreed between the seller and the auctioneer just prior to the auction, will be within + or - 10% of the Guide Price. The Guide Price is issued solely as a guide so that a buyer can consider whether or not to pursue their interest. Both the Guide Price and the Reserve Price can be subject to change up to and including the day of the auction.



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Next on the agenda

Next online auction is on the 16.02.2021

2021

Auction Dates

30.03.2021

18.05.2021

Closing date

05.03.2021

23.04.2021

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01443 230411
85 Talbot Road,
CF72 8AE

CARDIFF

029 2040 4020
Fitzalan House
Fitzalan Road
CF24 0EL

CAERPHILLY

029 2086 7111
72/74 Cardiff Road,
CF83 1JQ

NEWPORT

01633 227960
29 Bridge Street,
NP20 4BG

Bidding by phone /proxy form

*** PLEASE NOTE:** In the event of your bid being unsuccessful and you have provided us with a cheque please confirm below whether you would like us to return or dispose of it. Alternatively if you have made a bank transfer please contact us with bank details in order for us to return the funds.

Please dispose / return my cheque if I am unsuccessful with my bid (please delete as necessary)

Bidding by proxy

☐

Bidding by phone

☐

Date of auction

Lot number

Property

Postcode

Bidders's Name

Phone

Bidders's Address

Postcode

Tel no. at time of auction

Home number

Solicitor firm name

Phone

Solicitors address

Solicitor's name

Postcode

I hereby authorise the Auctioneers staff to bid on my behalf in accordance with the terms and conditions set out herein headed 'bidding by telephone or by letter', which I confirm I have read and understood.

I request that the Auctioneers attempt to contact me on the telephone at the relevant time to enable me to bid myself. (Delete if telephone bid is not required).

The bid I hereby authorise is

Lot no

Auction date

Address of the lot

Maximum bid £

I attach a cheque deposit of £

Amount in words (plus the Buyer's Premium as stated in the Additional Fees for each Lot)

Signature of bidder

Date

Phone

Name (Please print)

Address (if different from bidder)

Postcode

Bidding by phone/proxy

1. The bidder must complete a separate authority form for each lot and provide a bankers draft, Solicitors, clients account cheque or cheque signed by a Building Society, for 10% of the maximum amount bid for each lot, subject to a minimum of £2,000 plus the Buyer's Premium as stated in the Additional Fees for each Lot, made payable to: SEEL & CO. LIMITED.
2. The form must be sent, or delivered to, the Auctioneers office, The Crown House, Wyndham Crescent, Canton, Cardiff to arrive before 5pm two working days prior to the date of that's months relevant Auction. It is the bidder's responsibility to check that the form is received by telephoning the Auctioneers office.
3. The bidder shall be deemed to have read the 'Important Notice' to be read by all bidder's, particulars of the relevant lot in the catalogue and the General and Special Conditions of Sale. The prospective purchaser shall be deemed to have taken all necessary professional and legal advice and to have made enquires and have knowledge of any announcements to be made from the rostrum of any amendments relating to the relevant lot. Announcements can and should be checked by bidders on the day of the Auction.
4. In the case of telephone bids attempts will be made to contact the bidder by telephone and if successful, the bidder may then compete in the bidding up to the maximum of the amount authorised in the completed authority form.
5. In the event that the proposed bidder cannot be contacted or communication breaks down, or there is any confusion or disruption, the Auctioneers will bid/continue to bid on behalf of the bidder up to the maximum of the authorisation.
6. In the case of written bids the Auction staff will compete in the bidding up to the maximum of the authorisation.
7. The right is reserved not to bid on behalf of telephone/ written bidders in the event of any error, doubt, omission or uncertainty of the bid for any reason whatsoever. No warranty or guarantee is given that a bid will be made on behalf of the bidder and no liability is accepted in this regard.
8. In the event that the telephone/ written bid is successful the Auctioneer will sign the Memorandum of Contract on behalf of the bidder as a Contract would have been formed on the fall of the hammer.
9. In the event of a Contract, the deposit monies will be applied so far as necessary to meet the requirement for a 10% deposit, (or minimum £2,000 as applicable). In the event that the bidder is unsuccessful in gaining the contract, the deposit monies shall be returned to the bidder promptly.
10. Once delivered to the Auctioneers, the authority to bid is binding on the bidder up to 9.00 pm on the day on which the particular lot is Auctioned. This is to allow for the possibility of a Vendor agreeing to sell post Auction where the bidding has not reached the reserve.
11. The authority can only be withdrawn by notification in writing delivered to the offices of Seel & Co Ltd., two hours before the start of the Auction on the day the relevant lot is scheduled to be Auctioned or by delivery into the hands of the Auctioneers in the Auction room half an hour before the start of the Auction that day. It is the bidders responsibility to obtain a receipt on a copy of the withdrawal notification signed by one of the Auctioneers staff and without such a receipt the authority stands and any successful Contract is binding on the bidder.
12. If the bidder, or the agent, actually bids at the Auction without having previously withdrawn the authority, the Auctioneer is at liberty to accept such bid in addition to any bid from Auction Department staff as empowered under the telephone/ written authority form. The Auctioneers would have no liability whatsoever if the price achieved is the result of this competition in bidding without intervention from other bidders.

Common Auction Conditions

Produced by RICS Real Estate Auction Group. The authors and publishers accept no responsibility for loss occasioned to anyone who uses any of the material included in this publication. All who use it must rely on their own professional advice.

Where the auctioneer is a member of the RICS and uses the Common Auction Conditions the auctioneer must also comply with the current RICS Guidance for Auctioneers Selling Real Estate.

Introduction

The Common Auction Conditions are designed for real estate auctions, to set a common standard across the industry. There are three sections, all of which are compulsory except where stated:

Glossary

The glossary gives special meanings to certain words used in the conditions.

Auction Conduct Conditions

The Auction Conduct Conditions govern the relationship between the auctioneer and anyone who participates in the auction. They apply wherever the property is located, and cannot be changed without the auctioneer's agreement.

We recommend that these conditions are set out in a two-part notice to bidders, part one containing advisory material – which auctioneers can tailor to their needs – and part two the auction conduct conditions and any extra auction conduct conditions.

Sale Conditions (General Conditions compulsory, template forms optional)

The Sale Conditions apply only to property in England and Wales, and govern the agreement between each seller and buyer. They include general conditions of sale and template forms of special conditions of sale, tenancy and arrears schedules and a sale memorandum. They must not be used if other standard conditions apply.

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- Environmental
- Warranties
- Amendments to the general conditions
- Extra special conditions

ARREARS SCHEDULE

TENANCY SCHEDULE

SALE MEMORANDUM

GLOSSARY

This glossary applies to the auction conduct conditions and the sale conditions. It is a compulsory section of the Common Auction Conditions.

Wherever it makes sense:

- singular words can be read as plurals, and plurals as singular words;
- a "person" includes a corporate body;

- words of one gender include the other genders;
- references to legislation are to that legislation as it may have been modified or re-enacted by the date of the auction or the contract date (as applicable); and
- where the following words appear in small capitals they have the specified meanings.

ACTUAL COMPLETION DATE

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

ADDENDUM (*)

An amendment or addition to the conditions or to the PARTICULARS or to both whether contained in a supplement to the catalogue, a written notice from the AUCTIONEERS or an oral announcement at the AUCTION.

AGREED COMPLETION DATE

Subject to CONDITION G9.3:

- a) the date specified in the SPECIAL CONDITIONS; or
- b) if no date is specified, 20 BUSINESS DAYS after the CONTRACT DATE; but if that date is not a BUSINESS DAY the first subsequent BUSINESS DAY.

APPROVED FINANCIAL INSTITUTION

Any bank or building society that is regulated by a competent UK regulatory authority or is otherwise acceptable to the AUCTIONEERS.

ARREARS

ARREARS of rent and other sums due under the TENANCIES and still outstanding on the ACTUAL COMPLETION DATE.

ARREARS Schedule

The ARREARS schedule (if any) forming part of the SPECIAL CONDITIONS.

AUCTION (*)

The AUCTION advertised in the CATALOGUE.

AUCTION CONDUCT CONDITIONS

The conditions so headed, including any extra AUCTION CONDUCT CONDITIONS.

AUCTIONEERS

The AUCTIONEERS at the AUCTION.

BUSINESS DAY

Any day except (a) Saturday or Sunday or (b) a bank or public holiday in England and Wales.

BUYER (*)

The person who agrees to buy the LOT or, if applicable, that person's personal representatives: if two or more are jointly the BUYER their obligations can be enforced against them jointly or against each of them separately.

CATALOGUE

The catalogue for the AUCTION as it exists at the date of the AUCTION (or, if the catalogue is then different, the date of the CONTRACT) including any ADDENDUM and whether printed or made available electronically.

COMPLETION

Unless the SELLER and the BUYER otherwise agree, the occasion when they have both complied with the obligations under the CONTRACT that they are obliged to comply with prior to COMPLETION, and the amount payable on COMPLETION has been unconditionally received in the SELLER'S conveyancer's client account (or as otherwise required by the terms of the CONTRACT).

Condition

One of the AUCTION CONDUCT CONDITIONS or SALE CONDITIONS.

CONTRACT

The CONTRACT by which the SELLER agrees to sell and the BUYER agrees to buy the LOT.

CONTRACT DATE (*)

The date of the AUCTION or, if the LOT is sold before or after the AUCTION:

- the date of the SALE MEMORANDUM signed by both the SELLER and BUYER; or
- if contracts are exchanged, the date of exchange. If exchange is not effected in person or by an irrevocable agreement to exchange made by telephone, fax or electronic mail the date of exchange is the date on which both parts have been signed and posted or otherwise placed beyond normal retrieval.

DOCUMENTS

DOCUMENTS of title including, if title is registered, the entries on the register and the title plan and other DOCUMENTS listed or referred to in the SPECIAL CONDITIONS relating to the LOT (apart from FINANCIAL CHARGES).

EXTRA GENERAL CONDITIONS

Any conditions added or varied by the auctioneers starting at condition G30.

FINANCIAL CHARGE

A charge to secure a loan or other financial indebtedness (but not including a rent charge or local land charge).

GENERAL CONDITIONS

The sale conditions headed 'GENERAL CONDITIONS OF SALE'; including any extra general conditions.

INTEREST RATE

If not specified in the special conditions, the higher of 6% and 4% above the base rate from time to time of Barclays Bank plc. The interest rate will also apply to any judgment debt, unless the statutory rate is higher.

LOT

Each separate property described in the catalogue or (as the case may be) the property that the seller has agreed to sell and the buyer to buy (including chattels, if any).

OLD ARREARS

Arrears due under any of the tenancies that are not "new tenancies" as defined by the Landlord and Tenant (Covenants) Act 1995.

PARTICULARS

The section of the catalogue that contains descriptions of each lot (as varied by any addendum).

PRACTITIONER

An insolvency practitioner for the purposes of the Insolvency Act 1986 (or, in relation to jurisdictions outside the United Kingdom, a person undertaking a similar role).

PRICE

The price (exclusive of VAT) that the buyer agrees to pay for the lot.

Ready To Complete

Ready, willing and able to complete: if completion would enable the seller to discharge all financial charges secured on the lot that have to be discharged by completion, then those outstanding financial charges do not prevent the seller from being ready to complete.

SALE CONDITIONS

The general conditions as varied by any special conditions or addendum.

SALE MEMORANDUM

The form so headed (whether or not set out in the catalogue) in which the terms of the contract for the sale of the lot are recorded.

SELLER (*)

The person selling the lot. If two or more are jointly the seller their obligations can be enforced against them jointly or against each of them separately.

SPECIAL CONDITIONS

Those of the sale conditions so headed that relate to the lot.

TENANCIES

Tenancies, leases, licences to occupy and agreements for lease and any documents varying or supplemental to them.

TENANCY SCHEDULE

The schedule of tenancies (if any) forming part of the special conditions

TRANSFER

Transfer includes a conveyance or assignment (and "to transfer" includes "to convey" or "to assign").

TUPE

The Transfer of Undertakings (Protection of Employment) Regulations 2006.

VAT

Value Added Tax or other tax of a similar nature.

VAT OPTION

An option to tax.

WE (and US and OUR)

The auctioneers.

YOU (AND YOUR) (*)

Someone who has seen the catalogue or who attends or bids at or otherwise participates in the auction, whether or not a buyer.

Amendments and Additions to the Glossary

AMENDMENTS

ADDENDUM

An amendment or addition to the conditions or to the particulars or to both whether contained in a supplement to the catalogue, a written notice from the auctioneers made available via the website, lot details page, e mail or by any other method that the AUCTIONEERS see fit.

AUCTION

The auction of each lot advertised in the catalogue which will take place online via the Internet

AUCTION OPERATION GUIDE

A document that outlines the auction process in its entirety, for both buyers and sellers. The document can be found on the AUCTIONEER'S website or on request.

CONTRACT DATE

The date of the auction or, if the lot is sold before or after the auction:

- the date of the sale memorandum signed by the AUCTIONEER on behalf of the seller and buyer; or
- if contracts are exchanged, the date of exchange. If exchange is not effected in person or by an irrevocable agreement to exchange made by telephone, fax or electronic mail the date of exchange is the date on which both parts have been signed and posted or otherwise placed beyond normal retrieval

YOU (AND YOUR)

Someone who has seen the catalogue or who visits the Website or bids at or otherwise participates in the auction, whether or not a buyer.

Additions

BIDDER

The person who bids for a lot either on behalf of himself or on behalf of other persons.

BIDDER SECURITY FEE

A Bidder Security Fee of £2000 is required for each lot that you wish to bid on and is a contribution towards the Deposit as described below and the Buyers Premium as detailed on each Lot within the catalogue. It must be secured in advance either by way of bank transfer or a hold being made on a credit or debit card. Where you have not made a successful bid in relation to the lot the auction entrance fee will be released to you if you provided it via bank/electronic transfer or released back to you if a hold was placed on the funds via the online payment system.

DEPOSIT

The deposit is a sum of money (usually 10% of the sale price) calculated at the fall of the electronic gavel that you must pay to the Auctioneer, together with the Buyers Premium detailed on each Lot if you are the successful bidder. This payment must be received within 2 business days or as specified in the particulars of sale or auction operation guide, or other such documents that the auctioneer may specify. This payment must be made via bank or electronic transfer taking into account any amount paid already by the Bidder Security Fee.

GUIDE PRICE

Where quoted, the Guide Price is an indication as to where the reserve is currently set. It is not necessarily an indication of value or what the auctioneer expects the lot will sell for. Where the guide price is a single figure the reserve will not normally be more than 10% above this figure and if the Guide price is quoted as a range of figures then the Reserve will fall within these figures.

ONLINE BIDDING PROCESS

The method and processes that allow a BIDDER to bid at the AUCTION online as described on the AUCTIONEERS' website

RESERVE

The reserve is the minimum amount that the auctioneer is authorised to sell the lot at. It is subject to change and will not normally be disclosed.

SUCCESSFUL BID

The highest bid at the fall of the electronic gavel that will win the lot for the BIDDER, providing that the bid is at or above the RESERVE.

WEBSITE

The website managed by the AUCTIONEERS and on which the online auction is conducted.

Words in small capitals have the special meanings defined in the Glossary.

The AUCTION CONDUCT CONDITIONS (as supplemented or varied by CONDITION A6, if applicable) are a compulsory section of the Common AUCTION Conditions. They cannot be disappplied or varied without OUR agreement, even by a CONDITION purporting to replace the Common AUCTION Conditions in their entirety.

Auction Conduct Conditions

A1	Introduction
A1.1	The auction conduct conditions apply wherever the lot is located.
A1.2	If you make a bid for a lot or otherwise participate in the auction it is on the basis that you accept these auction conduct conditions. They govern our relationship with you. They can be varied only if we agree.
A2	Our Role
A2.1	As agents for each seller we have authority to <ol style="list-style-type: none">prepare the catalogue from information supplied by or on behalf of each seller;offer each lot for sale;sell each lot;receive and hold BIDDER SECURITY and DEPOSITS as agent for the SELLER;sign each sale memorandum; andtreat a contract as repudiated if the buyer fails to sign a sale memorandum or pay a deposit as required by these auction conduct conditions.
A2.2	OUR decision on the conduct of the AUCTION is final.
A2.3	We may cancel the auction or alter the order in which lots are offered for sale. We may also combine or divide lots. A lot may be sold or withdrawn from sale prior to the auction.

A2.4	You acknowledge that to the extent permitted by law we owe you no duty of care and you have no claim against us for any loss.	A4.4	If we provide information, or a copy of a document, we do so only on the basis that we are not responsible for the accuracy of that information or document.
A2.5	We may refuse to admit one or more persons to participate in the auction without having to explain why.	A5 The CONTRACT	
A2.6	You accept and acknowledge that WE will use reasonable care to provide the online auction platform. In the event that a situation or situations arise that affect the running of the Online Auction platform, we may at our absolute discretion suspend or cancel the auction and declare any or all results of the Online Auction as null and void without any liability on the part of Us or our third party providers of the Online Auction platform. Our decision in these situations is final and WE do not have to give any reasons for our actions.	A5.1	A successful bid is one we accept as such (normally on the fall of the hammer). This condition A5 applies to you only if you make the successful bid for a lot.
A2.7	Should you be unable to connect to and bid on the Online Auction platform you accept that We and our third-party providers accept no liability for any loss of any nature that results from, directly or indirectly, YOUR inability to successfully bid on the Auction Platform.	A5.2	You are obliged to buy the lot on the terms of the sale memorandum at the price you bid (plus vat, if applicable).
A2.8	You accept that the auctioneer and our third-party providers are in no way liable for any loss suffered by YOU in relation to the online auction platform even if the auctioneer has been made aware of the possibility of any such risks.	A5.3	YOU must before leaving the AUCTION <ul style="list-style-type: none"> a) provide all information we reasonably need from you to enable us to complete the sale memorandum (including proof of your identity if required by us); b) sign the completed sale memorandum; and c) pay the deposit.
A2.9	The auction process will be run in accordance with our auction operation guide which can be found on our website.	A5.4	If YOU do not WE may either <ul style="list-style-type: none"> a) as agent for the seller treat that failure as your repudiation of the contract and offer the lot for sale again: the seller may then have a claim against you for breach of contract; or b) sign the sale memorandum on your behalf.
A2.10	If the auction platform fails to work in the way as described in the auction operation guide then YOU accept that neither we nor our third-party providers hold any liability for a loss of any kind that you may incur.	A5.5	The deposit <ul style="list-style-type: none"> a) is to be held by us (or, at our option, the seller's conveyancer) b) is to be held as stakeholder where VAT would be chargeable on the deposit were it to be held as agent for the seller, but otherwise is to be held as stakeholder unless the sale conditions require it to be held as agent for the seller; and c) must be paid in pounds sterling by cheque or by bankers' draft made payable to us (or, at our option, the seller's conveyancer) on an approved financial institution. Condition A6 may state if we accept any other form of payment.
A3 Bidding and reserve prices		A5.6	We may retain the sale memorandum signed by or on behalf of the seller until the deposit has been received in cleared funds.
A3.1	All bids are to be made in pounds sterling exclusive of VAT.	A5.7	Where we hold the deposit as stakeholder, we are authorised to release it (and interest on it if applicable) to the seller on completion or, if completion does not take place, to the person entitled to it under the sale conditions.
A3.2	We may refuse to accept a bid. We do not have to explain why.	A5.8	If the BUYER does not comply with its obligations under the CONTRACT then <ul style="list-style-type: none"> a) you are personally liable to buy the lot even if you are acting as an agent; and b) you must indemnify the seller in respect of any loss the seller incurs as a result of the buyer's default.
A3.3	If there is a dispute over bidding, we are entitled to resolve it, and our decision is final.	A5.9	Where the buyer is a company you warrant that the buyer is properly constituted and able to buy the lot.
A3.4	Unless stated otherwise each lot is subject to a reserve price (which may be fixed just before the lot is offered for sale). If no bid equals or exceeds that reserve price the lot will be withdrawn from the auction.	A5.10	Within the period specified in the auction operation guide of the auction closing, the deposit or balance of deposit due, (usually 10% of the sale price) must be paid by YOU via electronic transfer or bank transfer to the Auctioneers.
A3.5	Where there is a reserve price the seller may bid (or ask us or another agent to bid on the seller's behalf) up to the reserve price but may not make a bid equal to or exceeding the reserve price. you accept that it is possible that all bids up to the reserve price are bids made by or on behalf of the seller.	A6 Extra Auction Conduct Conditions	
A3.6	Where a guide price (or range of prices) is published, that guide price (or the lower end of the range) is the minimum price at which the seller might be prepared to sell at the date of the guide price. It is not an indication of the reserve price, which may not be set until the date of the auction.	A6.1	Despite any special condition to the contrary the minimum deposit we accept is 10%, (or £2000 minimum as applicable) or the total PRICE, if less. A special condition may, however, require a higher minimum deposit.
A4 The PARTICULARS and other information			
A4.1	We have taken reasonable care to prepare particulars that correctly describe each lot. The particulars are based on information supplied by or on behalf of the seller. You need to check that the information in the particulars is correct.		
A4.2	If the special conditions do not contain a description of the lot, or simply refer to the relevant lot number, you take the risk that the description contained in the particulars is incomplete or inaccurate, as the particulars have not been prepared by a conveyancer and are not intended to form part of a legal contract.		
A4.3	The particulars and the sale conditions may change prior to the auction and it is your responsibility to check that you have the correct versions.		

General Conditions Of Sale

Words in small capitals have the special meanings defined in the Glossary.

The general conditions (as supplemented or changed by any extra general conditions or addendum) are compulsory but may be disapplied or changed in relation to one or more lots by special conditions. The template forms of special conditions, schedules and sale memorandum are not compulsory and may be changed.

G1	The lot
1.1	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 is that referred to in the sale memorandum.
1.2	The lot is sold subject to any tenancies disclosed by the special conditions, but otherwise with vacant possession on completion.
1.3	The lot is sold subject to all matters contained or referred to in the documents. The seller must discharge financial charges on or before completion.
1.4	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: <ul style="list-style-type: none"> a) matters registered or capable of registration as local land charges; b) matters registered or capable of registration by any competent authority or under the provisions of any statute; c) notices, orders, demands, proposals and requirements of any competent authority; d) charges, notices, orders, restrictions, agreements and other matters relating to town and country planning, highways or public health; e) rights, easements, quasi-easements, and wayleaves; f) outgoing and other liabilities; g) any interest which overrides, under the Land Registration Act 2002; h) matters that ought to be disclosed by the searches 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.
1.5	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.
1.6	The seller must notify the buyer of any notices, orders, demands, proposals and requirements of any competent authority of which it learns after the contract date but the buyer must comply with them and keep the seller indemnified.
1.7	The lot does not include any tenant's or trade fixtures or fittings. The special conditions state whether any chattels are included in the lot, but if they are: <ul style="list-style-type: none"> a) the buyer takes them as they are at completion and the seller is not liable if they are not fit for use, and b) the seller is to leave them at the lot.
1.8	The buyer buys with full knowledge of <ul style="list-style-type: none"> 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.
1.9	The buyer admits that it is not relying on the information contained in the particulars or on any representations made by or on behalf of the seller but the buyer may rely on the seller's conveyancer's written replies to written enquiries to the extent stated in those replies.

G2	Deposit	4.2	The following provisions apply only to any of the following documents that is not made available before the auction:	5.3	The seller cannot be required to transfer the lot to anyone other than the buyer, or by more than one transfer.
2.1	The amount of the deposit is the greater of <ul style="list-style-type: none"> a) any minimum deposit stated in the auction conduct conditions (or the total price, if this is less than that minimum); and b) 10% of the price (exclusive of any vat on the price). 		a) If the lot is registered land the seller is to give to the buyer within five business days of the contract date an official copy of the entries on the register and title plan and, where noted on the register, of all documents subject to which the lot is being sold.	5.4	Where the special conditions state that the seller is to grant a new lease to the buyer <ul style="list-style-type: none"> a) the conditions are to be read so that the transfer refers to the new lease, the seller to the proposed landlord and the buyer to the proposed tenant; b) the form of new lease is that described by the special conditions; and c) the seller is to produce, at least five business days before the agreed completion date, the engrossed counterpart lease, which the buyer is to sign and deliver to the seller on completion
2.2	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.		b) If the lot is not registered land the seller is to give to the buyer within five business days of the contract date an abstract or epitome of title starting from the root of title mentioned in the special conditions (or, if none is mentioned, a good root of title more than fifteen years old) and must produce to the buyer the original or an examined copy of every relevant document.		
2.3	Interest earned on the deposit belongs to the seller unless the sale conditions provide otherwise.		c) If title is in the course of registration, title is to consist of: <ul style="list-style-type: none"> (i) certified copies of the application for registration of title made to the Land Registry and of the documents accompanying that application; (ii) evidence that all applicable stamp duty land tax relating to that application has been paid; and (iii) a letter under which the seller or its conveyancer agrees to use all reasonable endeavours to answer any requisitions raised by the Land Registry and to instruct the Land Registry to send the completed registration documents to the buyer. 	G6	Completion
G3	Between contract and completion		d) The buyer has no right to object to or make requisitions on any title information more than seven business days after that information has been given to the buyer.	6.1	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. The seller can only be required to complete on a business day and between the hours of 0930 and 1700.
3.1	From the contract date the seller has no obligation to insure the lot and the buyer bears all risks of loss or damage unless <ul style="list-style-type: none"> a) the lot is sold subject to a tenancy that requires the seller to insure the lot or b) the special conditions require the seller to insure the lot. 			6.2	The amount payable on completion is the balance of the price adjusted to take account of apportionments plus (if applicable), vat and interest and any other amounts stated in the special conditions.
3.2	If the seller is required to insure the lot then the seller <ul style="list-style-type: none"> a) must produce to the buyer on request all relevant insurance details; b) must use reasonable endeavours to maintain that or equivalent insurance and pay the premiums when due; c) gives no warranty as to the adequacy of the insurance; d) must at the request of the buyer use reasonable endeavours to have the buyer's interest noted on the policy if it does not cover a contracting purchaser; e) must, unless otherwise agreed, cancel the insurance at completion, apply for a refund of premium and (subject to the rights of any tenant or other third party) pay that refund to the buyer; and f) (subject to the rights of any tenant or other third party) hold on trust for the buyer any insurance payments that the seller receives in respect of loss or damage arising after the contract date, or assign to the buyer the benefit of any claim; <p>and the buyer must on completion reimburse to the seller the cost of that insurance as from the contract date (to the extent not already paid by the buyer or a tenant or other third party).</p>	4.3	Unless otherwise stated in the special conditions the seller sells with full title guarantee except that (and the transfer shall so provide): <ul style="list-style-type: none"> a) the covenant set out in section 3 of the Law of Property (Miscellaneous Provisions) Act 1994 shall not extend to matters recorded in registers open to public inspection; these are to be treated as within the actual knowledge of the buyer; and b) the covenant set out in section 4(1)(b) of the Law of Property (Miscellaneous Provisions) Act 1994 shall not extend to any condition or tenant's obligation relating to the state or condition of the lot where the lot is leasehold property. 	6.3	Payment is to be made in euros and only by <ul style="list-style-type: none"> a) direct transfer from the buyer's conveyancer to the seller's conveyancer; and b) the release of any deposit held by a stakeholder <p>or in such other manner as the seller's conveyancer may agree.</p>
3.3	No damage to or destruction of the lot, nor any deterioration in its condition, however caused, entitles the buyer to any reduction in price, or to delay completion, or to refuse to complete.	4.4	The transfer is to have effect as if expressly subject to all matters subject to which the lot is sold under the contract.	6.4	Unless the seller and the buyer otherwise agree, completion cannot take place until both have complied with the obligations under the contract that they are obliged to comply with prior to completion, and the amount payable on completion is unconditionally received in the seller's conveyancer's client account or as otherwise required by the terms of the contract.
3.4	Section 47 of the Law of Property Act 1925 does not apply to the contract.	4.5	The seller does not have to produce, nor may the buyer object to or make a requisition in relation to, any prior or superior title even if it is referred to in the documents.	6.5	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.
3.5	Unless the buyer is already lawfully in occupation of the lot the buyer has no right to enter into occupation prior to completion.	4.6	The seller (and, if relevant, the buyer) 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 Money Laundering Regulations and Land Registry Rules.	6.6	Where applicable the contract remains in force following completion.
G4	Title and identity			G7	Notice to complete
4.1	Unless condition G4.2 applies, the buyer accepts the title of the seller to the lot as at the contract date and may raise no requisition or objection to any of the documents that is made available before the auction or any other matter, except one that occurs after the contract date.			7.1	The seller or the buyer may on or after the agreed completion date but before completion give the other notice to complete within ten business days (excluding the date on which the notice is given) making time of the essence.
				7.2	The person giving the notice must be ready to complete.
				7.3	If the buyer fails to comply with a notice to complete the seller may, without affecting any other remedy the seller has: <ul style="list-style-type: none"> a) terminate the contract; b) claim the deposit and any interest on it if held by a stakeholder; c) forfeit the deposit and any interest on it; d) resell the lot; and e) claim damages from the buyer.
				7.4	If the seller fails to comply with a notice to complete the buyer may, without affecting any other remedy the buyer has: <ul style="list-style-type: none"> a) terminate the contract; and b) recover the deposit and any interest on it from the seller or, if applicable, a stakeholder.
		G5	Transfer		
		5.1	Unless a form of transfer is prescribed by the special conditions <ul style="list-style-type: none"> a) the buyer must supply a draft transfer to the seller at least ten business days before the agreed completion date and the engrossment (signed as a deed by the buyer if condition G5.2 applies) five business days before that date or (if later) two business days after the draft has been approved by the seller; and b) the seller must approve or revise the draft transfer within five business days of receiving it from the buyer. 		
		5.2	If the seller has any liability (other than to the buyer) in relation to the lot or a tenancy following completion, the buyer is specifically to covenant in the transfer to indemnify the seller against that liability.		

G8	If the contract is brought to an end If the contract is lawfully brought to an end: a) the buyer must return all papers to the seller and appoints the seller its agent to cancel any registration of the contract; and b) the seller must return the deposit and 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				
9.1	Where the lot is or includes leasehold land and licence to assign or sublet is required this condition G9 applies.				
9.2	The contract is conditional on that licence being obtained, by way of formal licence if that is what the landlord lawfully requires.				
9.3	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 ("licence notice").				
9.4	The seller must a) use all reasonable endeavours to obtain the licence at the seller's expense; and b) enter into any authorised guarantee agreement properly required.				
9.5	The buyer must promptly a) provide references and other relevant information; and b) comply with the landlord's lawful requirements.				
9.6	If within three months of the contract date (or such longer period as the seller and buyer agree) the seller has not given licence notice to the buyer the seller or the buyer may (if not then in breach of any obligation under this condition G9) by notice to the other terminate the contract at any time before the seller has given licence notice. That termination is without prejudice to the claims of either seller or buyer for breach of this condition G9.				
G10	Interest and apportionments				
10.1	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 money due from the buyer at completion for the period starting on the agreed completion date and ending on the actual completion date.				
10.2	Subject to condition G11 the seller is not obliged to apportion or account for any sum at completion unless the seller has received that sum in cleared funds. The seller must promptly pay to the buyer after completion any sum to which the buyer is entitled that the seller subsequently receives in cleared funds.				
10.3	Income and outgoings are to be apportioned at the actual completion date unless: a) the buyer is liable to pay interest; and b) the seller has given notice to the buyer at any time up to completion requiring apportionment on the date from which interest becomes payable by the buyer; in which event income and outgoings are to be apportioned on the date from which interest becomes payable by the buyer.				
		10.4	Apportionments are to be calculated on the basis that: a) the seller receives income and is liable for outgoings for the whole of the day on which apportionment is to be made; b) annual income and expenditure accrues at an equal daily rate assuming 365 days in a year (or 366 in a leap 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 further payment is to be made by seller or buyer as appropriate within five business days of the date when the amount is known.		
		10.5	If a payment due from the buyer to the seller on or after completion is not paid by the due date, the buyer is to pay interest to the seller at the interest rate on that payment from the due date up to and including the date of payment.		
		G11	Arrears		
			Part 1 – Current rent		
		11.1	"Current rent" means, in respect of each of the tenancies subject to which the lot is sold, the instalment of rent and other sums payable by the tenant on the most recent rent payment date on or within four months preceding completion.		
		11.2	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.		
		11.3	Parts 2 and 3 of this condition G11 do not apply to arrears of current rent.		
			Part 2 - buyer to pay for arrears		
		11.4	Part 2 of this condition G11 applies where the special conditions give details of arrears.		
		11.5	The buyer is on completion to pay, in addition to any other money then due, an amount equal to all arrears of which details are set out in the special conditions.		
		11.6	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		
		11.7	Part 3 of this condition G11 applies where the special conditions a) so state; or b) give no details of any arrears.		
		11.8	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 or forfeit the tenancy; b) pay them to the seller within five business days of receipt in cleared funds (plus interest at the interest rate calculated on a daily basis for each subsequent day's delay in payment); c) on request, at the cost of the seller, assign to the seller or as the seller may direct the right to demand and sue for old arrears, such assignment to be in such form as the seller's conveyancer may reasonably require; d) if reasonably required, allow the seller's conveyancer to have on loan the counterpart of any tenancy against an undertaking to hold it to the buyer's order; e) not without the consent of the seller release any tenant or surety from liability to pay arrears or accept a surrender of or forfeit any tenancy under which arrears are due; and f) if the buyer disposes of the lot prior to recovery of all arrears obtain from the buyer's successor in title a covenant in favour of the seller in similar form to part 3 of this condition G11.		
		11.9	Where the seller 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		
		12.1	This condition G12 applies where the lot is sold subject to tenancies.		
		12.2	The seller is to manage the lot in accordance with its standard management policies pending completion.		
		12.3	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 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 gives the buyer 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 act as the seller intends; 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		
		13.1	Where any tenancy is an assured shorthold tenancy, the seller and the buyer are to comply with their respective statutory duties in relation to the protection of tenants' deposits, and to demonstrate in writing to the other (before completion, so far as practicable) that they have complied.		
		13.2	The remainder of this condition G13 applies where the seller is holding or otherwise entitled to money by way of rent 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.		
		13.3	If the rent deposit is not assignable the seller must on completion hold the rent deposit 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.		
		13.4	Otherwise the seller must on completion pay and assign its interest in the rent deposit to the buyer under an assignment in which the buyer covenants 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 of assignment to the tenant; and c) give such direct covenant to the tenant as may be required by the rent deposit deed.		
		G14	VAT		
		14.1	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.		
		14.2	Where the special conditions state that no vat option has been made the seller confirms that none has been made by it or by any company in the same vat group nor will be prior to completion.		

G15	Transfer as a going concern	G17	Maintenance agreements	21.2	The seller has made 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
15.1	Where the special conditions so state: a) the seller and the buyer intend, and 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.	17.1	The seller agrees to use reasonable endeavours to transfer to the buyer, at the buyer's cost, the benefit of the maintenance agreements specified in the special conditions.		
15.2	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 supply) made in relation to the lot a vat option that remains valid and will not be revoked before completion.	17.2	The buyer must assume, and indemnify the seller in respect of, all liability under such agreements from the actual completion date.	21.3	The buyer agrees to indemnify the seller in respect of all liability for or resulting from the environmental condition of the lot.
15.3	The buyer confirms that a) it is registered for vat, either in the buyer's name or as a member of a vat group; b) it has made, 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; c) article 5(2B) of the Value Added Tax (Special Provisions) Order 1995 does not apply to it; and d) it is not buying the lot as a nominee for another person.	G18	Landlord and Tenant Act 1987	G22	Service Charge
15.4	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 has made a vat option; and c) that the vat option has been notified in writing to HM Revenue and Customs; and if it does not produce the relevant evidence at least two business days before the agreed completion date, condition G14.1 applies at completion.	18.1	This condition G18 applies where the sale is a relevant disposal for the purposes of part I of the Landlord and Tenant Act 1987	22.1	This condition G22 applies where the lot is sold subject to tenancies that include service charge provisions.
15.5	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 vat on them.	18.2	The seller warrants that the seller has complied with sections 5B and 7 of that Act and that the requisite majority of qualifying tenants has not accepted the offer.	22.2	No apportionment is to be made at completion in respect of service charges.
15.6	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 conveyancer is to notify 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 and indemnify the seller against all costs, interest, penalties or surcharges that the seller incurs as a result.	G19	Sale by practitioner	22.3	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 any tenancy and is for that reason irrecoverable.
		19.1	This condition G19 applies where the sale is by a practitioner either as seller or as agent of the seller.	22.4	In respect of each tenancy, if the service charge account shows: a) that payments that the tenant has made on account exceed attributable service charge expenditure, the seller must pay to the buyer an amount equal to that excess when it provides the service charge account; or b) that attributable service charge expenditure exceeds payments made on account, the buyer must use all reasonable endeavours to recover the shortfall from the tenant as soon as practicable and promptly pay the amount so recovered to the seller; but in respect of payments on account that are still due from a tenant condition G11 (arrears) applies.
		19.2	The practitioner has been duly appointed and is empowered to sell the lot.	22.5	In respect of service charge expenditure that is not attributable to any tenancy the seller must pay the expenditure incurred in respect of the period before actual completion date and the buyer must pay the expenditure incurred in respect of the period after actual completion date. Any necessary monetary adjustment is to be made within five business days of the seller providing the service charge account to the buyer.
		19.3	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 is to include a declaration excluding that personal liability.	22.6	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; and b) the buyer must covenant with the seller to hold it in accordance with the terms of the tenancies and to indemnify the seller if it does not do so.
		19.4	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 terminate the contract or any other remedy if information provided about the lot is inaccurate, incomplete or missing.	G20	Tupe
		19.5	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; and b) the seller may require the transfer to be by the lender exercising its power of sale under the Law of Property Act 1925.		
		19.6	The buyer understands this condition G19 and agrees that it is fair in the circumstances of a sale by a practitioner.		
		G21	Environmental		
		20.1	If the special conditions state "there are no employees to which tupe applies", this is a warranty by the seller to this effect.		
		20.2	If the special conditions do 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 transfer to the buyer on completion (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 and 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 after completion.	G23	Rent reviews
G16	Capital allowances			23.1	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.
16.1	This condition G16 applies where the special conditions state that there are capital allowances available in respect of the lot.			23.2	The seller may continue negotiations or rent review proceedings up to the actual completion date but may not agree the level of the revised rent or commence rent review proceedings without the written consent of the buyer, such consent not to be unreasonably withheld or delayed.
16.2	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.				
16.3	The value to be attributed to those items on which capital allowances may be claimed is set out in the special conditions. The seller and buyer agree: a) to make an election on completion under Section 198 of the Capital Allowances Act 2001 to give effect to this condition G16; and b) to submit the value specified in the special conditions to HM Revenue and Customs for the purposes of their respective capital allowance computations.				
		21.1	This condition G21 only applies where the special conditions so provide.		

23.3	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.	G25 Warranties	G29 Contracts (Rights of Third Parties) Act 1999
23.4	The seller must promptly: <ul style="list-style-type: none"> 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. 	25.1 Available warranties are listed in the special conditions. Where a warranty is assignable the seller must: <ul style="list-style-type: none"> a) on completion assign it to the buyer and give notice of assignment to the person who gave the warranty; and 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. 	No one is intended to have any benefit under the contract pursuant to the Contracts (Rights of Third Parties) Act 1999.
23.5	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.		G30 Extra General Conditions
23.6	When the rent review has been agreed or determined the buyer must account to the seller for any increased rent and interest recovered from the tenant that relates to the seller's period of ownership within five business days of receipt of cleared funds.	25.2 If a warranty is not assignable the seller must after completion: <ul style="list-style-type: none"> a) hold the warranty on trust for the buyer; and 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. 	
23.7	If a rent review is agreed or determined before completion but the increased rent and any interest recoverable from the tenant has not been received by completion the increased rent and any interest recoverable is to be treated as arrears.	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.	
23.8	The seller and the buyer are to bear their own costs in relation to rent review negotiations and proceedings.	G27 Registration at the Land Registry This condition G27.1 applies where the lot is leasehold and its sale either triggers first registration or is a registrable disposition. The buyer must at its own expense and as soon as practicable: <ul style="list-style-type: none"> a) procure that it becomes registered at the 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 registered as proprietor. 	
G24 Tenancy renewals		27.2 This condition G27.2 applies where the lot comprises part of a registered title. The buyer must at its own expense and as soon as practicable: <ul style="list-style-type: none"> 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 the Land Registry relating to the application. 	
24.1	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.	G28 Notices and other communications	
24.2	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 begin or continue any proceedings.	28.1 All communications, including notices, must be in writing. Communication to or by the seller or the buyer may be given to or by their conveyancers.	
24.3	If the seller receives a notice the seller must send a copy to the buyer within five business days and act as the buyer reasonably directs in relation to it.	28.2 A communication may be relied on if: <ul style="list-style-type: none"> a) delivered by hand; or b) made electronically and personally acknowledged (automatic acknowledgement does not count); or c) there is proof that it 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 normally to deliver mail the next following business day. 	
24.4	Following completion the buyer must: <ul style="list-style-type: none"> 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 as soon as reasonably practicable at the best rent or rents 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. 	28.3 A communication is to be treated as received: <ul style="list-style-type: none"> 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.	
24.5	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.	28.4 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.	

Memorandum of Contract

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Agreement Date	Lot number
Property	
Postcode	
Purchaser's Name	
Purchaser's Address	
Phone	
Email address	

I /We do acknowledge that we have this day purchased the property described in the attached particulars and subject to the foregoing conditions.

For the sum of £	Having paid an auctioneers deposit of £
Amount in words	

I/We hereby agree to pay the balance and to complete the purchase according to particulars, general and special conditions of sale applicable to all or individual lots.

Completion Date	
Signed on behalf of Purchaser	
Print name of Signatory	
Purchase Price £	Plus the Buyer's Premium as stated in the Additional Fees for each Lot.
Deposit £	
Balance Payable £	
Vendor	
Signed as agents for vendor(s)	
Purchaser's Solicitors	Phone
Solicitors Address	
FAO	Postcode

Duly authorised to accept notices for purpose of this contract notices for purpose of this contract

Bid me
goodbye



Next Auction 30.03.2021