



residential
& commercial

auction catalogue

Wales & West Country
Thursday 1 August 2019
5:00pm

paulfosh
auctions

Important notes to be read by all bidders

1. Attention is drawn to the General Conditions of Sale printed within this catalogue. Special Conditions of Sale and supporting documentation are available prior to the Auction from the Auctioneer's Offices and will be available in the Auction Room for inspection. Original documentation may be inspected for plan colouring etc.
2. Any measurements or sizes referred to in the particulars are approximate and may be liable to slight variation. They are for guidance only and do not form part of any contract.
3. Any plans and photographs published are for the convenience of prospective purchasers and do not form part of any contract.
4. Leasehold information included in the catalogue or addendum refers to current terms and may be subject to review or increment. Purchasers are advised to refer to legal documents for details.
5. All prospective purchasers shall be deemed to have inspected the property and made the usual pre-Contract Searches and Enquiries.
6. If it is necessary to publish an Addendum to the catalogue or make any Addendum announcements, the Addendum will be available in the Auction Room and the Auctioneers will make any announcements prior to the commencement of the Auction.

Purchasers shall be deemed to purchase with full knowledge of this information.
7. The successful bidder is under a binding contract as soon as the Auctioneer's gavel falls on his or her bid. Immediately thereafter the purchaser is required to provide the Auctioneer's Clerk with a note of his/her name and address and that of his/her solicitors and to sign a Memorandum of Sale and pay the required deposit as well as the buyers premium before leaving the Auction Room. Failure to follow this procedure may result in the property being re-offered.
8. Reference made to any fixtures or fittings does not imply that these are in working order and have not been tested by the Auctioneers or Agents instructed. Purchasers should establish the suitability and working condition of these appliances themselves.
9. No representation or warranty is made in respect of the structure of any property nor in relation to the state of repair thereof. The Auctioneers advise that prospective purchasers should arrange for a survey of the property to be under-taken by a professionally qualified person.
10. The Auctioneers reserve the right to amend the Order of Sale. Prospective purchasers intending to attend the Auction to bid are advised to contact the Auctioneers prior to the Auction to check whether the particular property has been withdrawn or sold prior. Neither the Auctioneers nor the Vendors can be held responsible for any losses, damage or abortive costs, incurred in respect of lots which are withdrawn or sold prior.
11. **AUCTION FEES AND ADDITIONAL COSTS**
Auction fees: The sale of each lot is subject to a buyer's premium of 1.2% of the purchase price (subject to a minimum of £750) including VAT unless otherwise stated. This fee is payable upon the fall of the hammer or at the point of exchange for pre/post auction sales.

Additional costs: The purchase of the property may include additional associated costs. These can include (but are not limited to), VAT (if applicable), reimbursement of seller's search fees, reimbursement of seller's legal or sales costs, stamp duty and rent arrears. Prospective purchasers are strongly advised to inspect the legal documents prior to the auction, including the contract for sale and special conditions and to seek independent legal advice.

complimentary
parking available

auction details



The Cardiff North Hotel Thursday 1 August 2019 5.00pm

Circle Way East, Llanedeyrn
Cardiff CF23 9XF
Tel: 029 2058 9988



Order of sale

| Lot | Property Address |
|-----|---|
| 1 | 29 Ty'r Felin Street, Mountain Ash |
| 2 | 1 Cilhaul, Treharris |
| 3 | 9 St Dyfrig Close, Dinas Powys |
| 4 | 19 Evan Street, Treharris |
| 5 | Gamlyn Isaf Barn, Penywaun, Aberdare |
| 6 | 5 Rees Street, Pentre |
| 7 | 1 & 2 North Road, Porth |
| 8 | 103 Teglan Park, Ammanford |
| 9 | 216a Cardiff Road, Aberdare |
| 10 | The Bell Centre, Luton Street, Blaenllechau, Ferndale |
| 11 | 1 Cwmnantyrodyn, Pontllanfraith, Blackwood |
| 12 | Former site of 17 Llanwonno Road, Opp Stanley Square, Stanleytown, Ferndale |
| 13 | Land lying north of Hillside Terrace, Wattstown, Porth |
| 14 | Former Arosfa Day Care Centre, High Street, Blaina, Abertillery |
| 15 | The Rez, 171-172 Brithweunydd Road, Tonypany |
| 16 | 106 Dinas Street, Plasmarl, Swansea |
| 17 | 30 King Street, Pant, Merthyr Tydfil |
| 18 | 25 Heritage Court, Merthyr Tydfil |
| 19 | Land off Chestnut Close, Machen, Caerphilly |
| 20 | 35 Llewellyn Street, Pentre |
| 21 | Land at Ffordd Y Mileniwm, Barry |
| 22 | 30 Broad Street, Welshpool |
| 23 | 4 & 4a Victoria Place, St Austell |
| 24 | Sea View Cottage, Primrose Hill, Llanbadarn Fawr, Aberystwyth |
| 25 | 32 Park Street, Tonypany |
| 26 | 37 Birch Court, Latteys Close, Cardiff |
| 27 | 12 Units, HOV Hub, Crown Business Park, Dukestown, Tredegar |
| 28 | Land at Mardy Street, Merthyr Tydfil |
| 29 | 91 Cripps Avenue, Cefn Golau, Tredegar |
| 30 | 127 Porthkerry Road, Barry |
| 31 | 15 Ffordd Gardnedd, Y Felinheli |
| 32 | 116 High Street, Merthyr Tydfil |
| 33 | 55 Stow Hill, Newport |
| 34 | St Margarets Court, 66 Park Street and land, Bridgend |
| 35 | 15 Ceridwen Street, Maerdy, Ferndale |
| 36 | 24 Ceridwen Street, Maerdy, Ferndale |
| 37 | Plot 1, Pen Y Graig Terrace, Brynithel, Abertillery |
| 38 | Plot 2, Pen Y Graig Terrace, Brynithel, Abertillery |
| 39 | 17 Pottery Road, Newport |
| 40 | 49 Croft Street, Cardiff |
| 41 | Land at Penygarn, Pontsticil, Merthyr Tydfil |
| 42 | 24 Coed-Yr-Haf, Ystrad Mynach, Hengoed |
| 43 | 2 Barns at Church Farm, Clemenstone, Cowbridge |
| 44 | Land at Glenview Terrace, Ynysddu, Newport |
| 45 | 79 Duffryn Street, Ferndale |
| 46 | Y Grisiau, Well Place, Aberdare |

| Lot | Property Address |
|-----|---|
| 47 | Former Natwest Bank, 15 Talbot Street, Maesteg |
| 48 | 64 Main Street, Barry |
| 49 | Land off Marine Road, Barmouth |
| 50 | Ground Floor Unit at Cadogan House, James Street, Cardiff |
| 51 | 18 Penrhryn Terrace, Phillipstown, New Tredegar |
| 52 | Grove View, Usk Road, Shirenewton, Chepstow |
| 53 | 16 Duffryn Road, Maesteg |
| 54 | Land adjacent to 13 Maxwell Street, Ferndale |
| 55 | Former site of 141 East Road, Tylorstown, Ferndale |
| 56 | Former site of 165 East Road, Tylorstown, Ferndale |
| 57 | Land south west side of Bryn Terrace, Tylorstown, Ferndale |
| 58 | Former site of 4 Union Street, Ferndale |
| 59 | 5 Ash Grove, Milford Haven |
| 60 | 105 Mount Pleasant, Merthyr Vale, Merthyr Tydfil |
| 61 | 32 Brynvernel, Loughor, Swansea |
| 62 | 128a Commercial Street, Maesteg |
| 63 | 202 Ystrad Road, Pentre |
| 64 | 58 Glyn Terrace, Tredegar |
| 65 | Bellam House, Penygarn Road, Penygarn, Pontypool |
| 66 | 136 Chepstow Road, Newport |
| 67 | Plasnewydd Hotel, Upper High Street, Bargoed |
| 68 | Land near Glebeland Street, Coychurch, Bridgend |
| 69 | Land opposite 30 Graig Road, Gwaun Cae Gurwen, Ammanford |
| 70 | 21 Canon Street, Aberdare |
| 71 | 38 Hannah Street, Porth |
| 72 | 39 Bwlfa Road, Aberdare |
| 73 | Land to the west side of Tudor Road, Ton Pentre |
| 74 | Land lying to the south side of Tynewydd Terrace, Treorchy |
| 75 | Land between 42-64 Dinam Park, Ton Pentre, Pentre |
| 76 | Former site of 45/46 Gwernllwyn Terrace, Tylorstown, Ferndale |
| 77 | Building plot at Marion Close, Tredegar |
| 78 | 148 High Street, Merthyr Tydfil |
| 79 | 106 Moorhead Close, Cardiff |
| 80 | 9 Wern Road, Ystalyfera, Swansea |
| 81 | 1 Corvus Terrace, St Clears, Carmarthen |
| 82 | Garage/Plot at Hillside, (North East side of Stradey Road), Furnace, Llanelli |
| 83 | Bontnewydd Hotel, High Street, Trelewis, Treharris |
| 84 | Plot at 6a Penybryn Terrace, Mountain Ash |
| 85 | 8a & 8b Caerleon Road, Newport |
| 86 | 26 & 26a Hebron Road, Clydach, Swansea |
| 87 | Land north side of Arfyrn Terrace, Tylorstown, Ferndale |
| 88 | Land to the south of Brynheulog Terrace (reservoir), Mountain Ash |
| 89 | Land east side of Bryn Terrace, Tylorstown, Ferndale |
| 90 | 32 Lodge Drive, Baglan, Port Talbot |
| 91 | 10 Heol Graig Felen, Clydach, Swansea |
| 92 | 52 Station Road, Pembroke |

LOT
1

29 Ty'r Felin Street, Mountain Ash CF45 3YP
Guide Price £18,000+ (plus fees/costs, see page 2)



House for Investment/Renovate to Resell

DESCRIPTION

A three storey extended mid terrace property situated in Mountain Ash. The property benefits from UPVC double glazing and gas central heating (not tested). The house would make an ideal investment for buy to let and would also be suitable for renovation to resell. The towns of Mountain Ash and Aberdare are in close proximity and offer an excellent range of amenities.

ACCOMMODATION

Ground Floor: Entrance, hallway, living/dining room
Lower Ground Floor: Kitchen, sitting room, shower room
First Floor: 2 bedrooms
Outside: Level rear garden

TENANCIES: To be sold with vacant possession

TENURE: Advised Freehold - to be verified by solicitor

VIEWING CONTACT Paul Fosh Auctions, 01633 254 044

VIEWING SCHEDULE

| Date | Time |
|---|-------|
| Fri 19 July - Thurs 25 July - Wed 31 July | 17.00 |

Paul Fosh Auctions Contact: Ryan Saunders

LOT
2

1 Cilhaul, Treharris CF46 5HT
Guide Price £45,000+ (plus fees/costs, see page 2)



House for Owner Occupation/Investment

DESCRIPTION

A spacious three bedroom end of link style property with stunning views to the rear. The property will require upgrading but benefits from mostly UPVC double glazing and gas central heating (not tested) and will be ideal for a homeowner, buy to let or upgrade and resale. There are a good range of amenities in Treharris and excellent road links to Merthyr Tydfil and the A470 to Cardiff. Externally there are gardens to front and rear and a further parcel of land which is rented AT £5 per annum.

ACCOMMODATION

Ground Floor Entrance, hallway, lounge, dining room, kitchen, WC
First Floor 3 bedrooms, bathroom, WC
Outside: Front and rear gardens with further land to the side which is rented at £5 pa (please check legal pack to clarify)

TENANCIES: To be sold with vacant possession

TENURE: Advised Freehold - to be verified by solicitor

VIEWING SCHEDULE

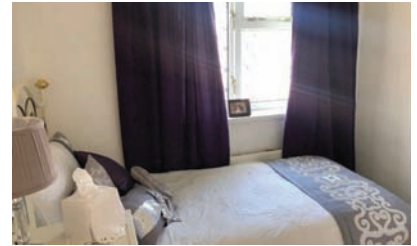
| Date | Time |
|---|------|
| Fri 19 July - Thurs 25 July - Wed 31 July | 9.40 |

Paul Fosh Auctions Contact: Sean Roper



LOT
3

9 St. Dyfrig Close, Dinas Powys CF64 4UA
Guide Price **£120,000+** (plus fees/costs, see page 2)



House for Owner Occupation/Investment

DESCRIPTION

A modern semi detached house situated in a sought after cul-de-sac location. The property has been maintained to a good standard to include gas central heating (not tested), fitted kitchen and bathroom but requires structural works.

The village of Dinas Powys is situated in the Vale of Glamorgan and benefits from an excellent range of amenities, schools and transport links.

ACCOMMODATION

Ground Floor: Entrance porch, lounge, kitchen/dining room

First Floor: Landing, 3 bedrooms, shower room

Outside: Attractive gardens to front and rear with driveway and garage

TENANCIES: To be sold with vacant possession

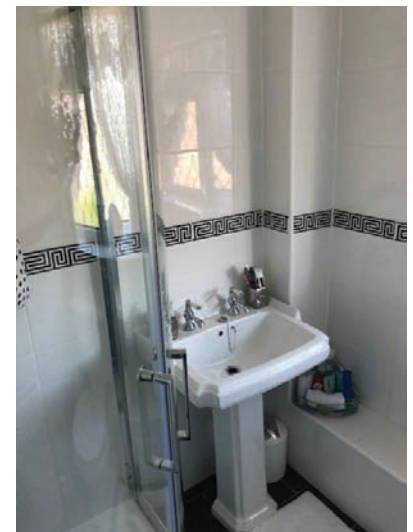
TENURE: Advised Freehold - to be verified by a solicitor

VIEWING CONTACT: Paul Fosh Auctions, 01633 254 044

VIEWING SCHEDULE

Date

Tue 16th Jul - Mon 22nd Jul - Mon 29th Jul



Paul Fosh Auctions Contact: Sean Roper

Time

12.30

LOT
4

19 Evan Street, Treharris CF46 5HR
Guide Price £40,000+ (plus fees/costs, see page 2)



Residential Investment

DESCRIPTION

A traditional mid terraced house situated in a popular residential area. The current tenant has been in occupation for approximately eight years and is extremely keen to remain having done many improvement works internally. The property benefits from UPVC double glazing and gas central heating (not tested). The village of Treharris has an excellent range of local amenities and facilities and offers good road links to the A470.

ACCOMMODATION

Ground Floor: Entrance, lounge/dining room, kitchen, bathroom

First Floor: Landing, 3 bedrooms

Outside: Rear garden

TENANCIES: To property is let on an Assured Shorthold Tenancy agreement at £365 per calendar month (£4,380 per annum)

TENURE: Advised Freehold - to be verified by solicitor

VIEWING SCHEDULE

| Date | Time |
|------|------|
|------|------|

| | |
|-------------------------|-------|
| Mon 22 Jul - Mon 25 Jul | 15.00 |
|-------------------------|-------|

Paul Fosh Auctions Contact: Sean Roper



deposit

Buyers, the minimum deposit is **£3,000** or **10% of the maximum bid price**, whichever is the greater.



LOT
5

Gamlyn Isaf Barn, Penywaun, Aberdare CF44 9BB
Guide Price **£225,000+** (plus fees/costs, see page 2)

DARLOWS



Barn Conversion

DESCRIPTION

A well presented four bedroom, semi detached, converted barn located in a sought after semi rural location. The barn is within close proximity to local amenities, shops and schools etc whilst offering excellent road links via the Heads Of The Valleys road A465.

ACCOMMODATION

Ground Floor: Entrance hallway, living room, sitting room, dining room, WC, kitchen/diner, utility room

First Floor: 4 bedrooms (master with en-suite), family bathroom

Outside: Off road parking, patio area, lawn, decking area

TENANCIES: To be sold with vacant possession

TENURE: Advised Freehold - to be verified by solicitor

VIEWING SCHEDULE

Date

Fri 19 July - Thurs 25 July - Wed 31 July

Time

14.00

The property benefits from extensive grounds being approximately 2.25 acres, offers ample off road parking and further benefits include UPVC double glazing and oil central heating (not tested).

Paul Fosh Auctions Contact: Ryan Saunders

LOT
6

5 Rees Place, Pentre CF41 7HR
Guide Price £30,000+ (plus fees/costs, see page 2)



House For owner Occupation/Investment

DESCRIPTION

A traditional mid terraced house situated in a quiet residential side street. The property benefits from UPVC double glazing, gas central heating (not tested) and has fitted kitchen and bathroom. The property would be ideal for buy to let and is convenient for local amenities and shopping facilities.

ACCOMMODATION

Ground Floor: Entrance, lounge, kitchen, bathroom

First Floor: Landing, 2 bedrooms

TENANCIES: To be sold with vacant possession but previously let in 2017 at £325 per calendar month

TENURE: Advised Freehold - to be verified by solicitor

VIEWING CONTACT Paul Fosh Auctions, 01633 254 044

VIEWING SCHEDULE

| Date | Time |
|---|-------|
| Thurs 18 Jul - Wed 24 Jul - Tues 30 Jul | 14.30 |

Paul Fosh Auctions Contact: Sean Roper

thinking of selling at auction?

Unsure of what to do next? Speak to one of our professional advisors who are always at hand to offer specialist advice about selling your property at auction.

Call us on **01633 254044** or visit
www.paulfoshauctions.com



LOT
7

1 & 2 North Road, Porth CF39 9SF
Guide Price **£83,000+** (plus fees/costs, see page 2)



Residential/Commercial Opportunity

DESCRIPTION

A substantial freehold building comprising of ground floor A3 commercial unit with spacious accommodation to the side and above. From the two houses which have been combined, the ground floor unit was recently trading as a takeaway that will be sold with vacant possession.

ACCOMMODATION

Ground Floor: Commercial area, storage, amenity space, kitchen, living/dining room, utility area, WC

First Floor: 4 bedrooms, bathroom

Outside: Rear yard

TENANCIES: To be sold with vacant possession

TENURE: Advised Freehold - to be verified by solicitor

VIEWING SCHEDULE

Date

Thurs 18 Jul - Wed 24 Jul - Tues 30 Jul

Time

10.40

This versatile building would be ideal as a livable business or for investment with two potential incomes. Conversion back to houses or flats may be possible (subject to the necessary planning consents).

Please note: Commercial cooking equipment is available subject to separate negotiation

Paul Fosh Auctions Contact: Ryan Saunders

LOT
8

103 Teglan Park, Ammanford SA18 3PD
Guide Price £79,500+ (plus fees/costs, see page 2)



House for Owner Occupation/Investment

DESCRIPTION

A semi detached three bedroom family house requiring modernisation with additional outbuilding. The property is spacious throughout with generous garden and driveway offering potential to be extended to the rear (subject to the necessary planning consents).

The A483 road link provides access to mid Wales in the north and the M4 motorway in the south. The well established town of Ammanford provides all amenities including hospital, supermarkets and leisure centre with railway station 2.5 miles in the south.

ACCOMMODATION

Ground Floor: Entrance, hallway, lounge, kitchen

First Floor: Landing, 3 bedrooms, bathroom

Outside: Out building, rear garden, driveway for 4/5 vehicles

TENANCIES: To be sold with vacant possession

TENURE: Advised Freehold - to be verified by solicitor

VIEWING CONTACT: Paul Fosh Auctions, 01633 254 044

VIEWING SCHEDULE

Date

Thurs 18 Jul - Wed 24 Jul - Wed 31 Jul

Time

12.00

Paul Fosh Auctions Contact: Jack James

LOT
9

216a Cardiff Road, Aberdare CF44 6RG
Guide Price £35,000+ (plus fees/costs, see page 2)



Residential Investment

DESCRIPTION

A very well presented mid terraced house situated in a popular residential location. The property is let to a well established tenant who has carried out numerous improvement works internally themselves. The town of Aberdare is easily accessible with its wide range of shopping facilities, amenities and transport links including train station with direct links to Cardiff.

ACCOMMODATION

Ground Floor: Entrance, lounge, kitchen, utility

First Floor: 3 bedrooms, bathroom

Outside: Rear garden

TENANCIES: The property is let on an Assured Shorthold Tenancy agreement at £375 per calendar month (£4,500 per annum)

TENURE: Advised Freehold - to be verified by solicitor

VIEWING CONTACT Paul Fosh Auctions, 01633 254 044

VIEWING SCHEDULE

| Date | Time |
|---|-------|
| Fri 19 July - Thurs 25 July - Wed 31 July | 16.20 |

Paul Fosh Auctions Contact: Sean Roper

guide prices

The guide prices quoted in this catalogue are neither our opinion of the value of the property nor are they the precise figure in which the reserve price will be set.

Reserve prices may be set at, below or above the guide price but normally within a range of 10%.

Please note that guide prices are set before the catalogue goes to print and reserve prices are normally set just a few days before the auction. On this basis, the auctioneers and their clients reserve the right to alter both guide prices and reserve prices at any time.



LOT
10

The Bell Centre, Luton Street, Blaenllechau, Ferndale CF43 4PB
Guide Price £38,000+



Commercial/Development Opportunity

DESCRIPTION

A substantial freehold building with accommodation over three floors. This former community centre/creche would be ideal for a number of uses such as conversion to residential flats, houses, HMO or for commercial uses such as outdoor pursuits/holiday centre or a mix of both residential and commercial (subject to necessary planning consents).

The village is ideally situated for the towns of Ferndale, Aberdare and access to the Brecon Beacons National Park.

TENANCIES: To be sold with vacant possession

TENURE: Advised Freehold - to be verified by a solicitor

VIEWING CONTACT: Paul Fosh Auctions, 01633 254 044

VIEWING SCHEDULE

Date

Time

Thurs 18 Jul - Wed 24 Jul - Tues 30 Jul

15.15

Ground Floor: Entrance, reception office, male & female wc's, disabled wc, former cafeteria area and kitchen, meeting room, main assembly hall, stairs to lower ground floor and first floor

Lower GF: Nursery comprising manager's office, kitchen, utility/shower room, office, open plan play/activity area, creche with childrens' wc, store room, further room

First Floor: 5 offices, store, male and female wc's, disabled wc

Outside: Enclosed paved patio area with partial laid lawn, lower ground floor level which is annexed to the creche and boiler rooms

Paul Fosh Auctions Contact: Sean Roper

**LOT
10**

The Bell Centre, Luton Street, Blaenllechau, Ferndale CF43 4PB
Guide Price £38,000+



Paul Fosh Auctions Contact: Sean Roper

LOT
11

1 Cwmnantyrodyn, Pontllanfraith, Blackwood NP12 2DU
Guide Price **£245,000** (plus fees/costs, see page 2)



House for Owner Occupation/Investment

DESCRIPTION

An extended family home with a separate self-contained 2 storey annexe. The property has been modernised and benefits from under floor heating on the ground floor, master bedroom with en-suite, two walk in wardrobes and has usable loft space. The property is in good order and just requires some refurbishment to finish.

The property is well situated for easy access to the A472 and within easy reach of Newbridge train station and the M4 Motorway.

ACCOMMODATION

Ground Floor: Entrance, hallway, lounge, hallway, WC, room (previously kitchen), utility room

First Floor: Landing, 4 bedrooms (master with en-suite shower), bathroom

Second Floor: Usable loft space

Outside: Large paved parking area

Annexe

Ground Floor: Large room

Second Floor: Room, shower room

TENURE: Advised Freehold - to be verified by solicitor

VIEWING CONTACT: Paul Fosh Auctions, 01633 254 044

VIEWING SCHEDULE

Date

Wed 17th Jul - Tues 23rd Jul - Mon 29th Jul

Time

10.10



Paul Fosh Auctions Contact: Jack James

**LOT
12**

Former site of 17 Llanwonno Rd, Opp Stanley Square,
Stanleytown, Ferndale CF43 3ER
Guide Price Nil (plus fees/costs, see page 2)



Land with Potential

DESCRIPTION

A rectangular parcel of land that previously housed a residential care home and may be suitable as amenity land.

TENANCIES: To be sold with vacant possession

TENURE: Advised Freehold - to be verified by solicitor

VIEWING CONTACT Paul Fosh Auctions, 01633 254 044



Paul Fosh Auctions Contact: Ryan Saunders

**LOT
13**

Land lying north of Hillside Terrace, Wattstown, Porth CF39 0PD
Guide Price £4,000+ (plus fees/costs, see page 2)



Land with Potential

DESCRIPTION

A large parcel of land sloping south easterly from Hillside Terrace which may offer scope for potential development or amenity land (subject to necessary planning consents).

TENANCIES: To be sold with vacant possession

TENURE: Advised Freehold - to be verified by solicitor

VIEWING CONTACT Paul Fosh Auctions, 01633 254 044



Paul Fosh Auctions Contact: Ryan Saunders

LOT
14

Former Arosfa Day Care Centre, High Street, Blaina,
Abertillery NP13 3AN
Guide Price £45,000+ (plus fees/costs, see page 2)



Development Opportunity

DESCRIPTION

This former day care centre is set in approximately half an acre and is located off the main road in Blaina. The site offers great potential to investors and will be suited to a range of uses (subject to the necessary planning consent).

Strictly no internal viewings or entry on to the grounds.

Planning Permission: Any planning enquiries should be directed to the local authority.

All sizes and plans provided are for information purposes only.

TENANCIES: To be sold with vacant possession

TENURE: Advised Freehold - to be verified by solicitor

VIEWING CONTACT Paul Fosh Auctions, 01633 254 044

VIEWING SCHEDULE

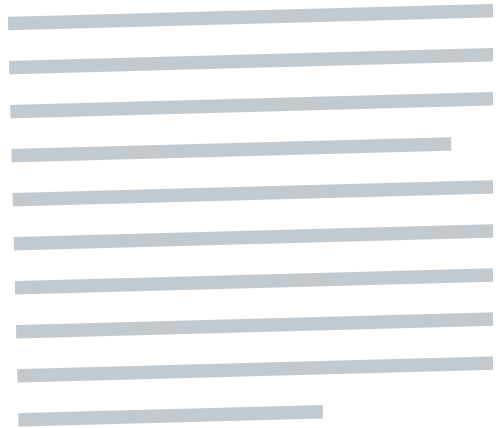
| Date | Time |
|---|-------|
| Wed 17th Jul - Tues 23rd Jul - Mon 29th Jul | 14.00 |

Paul Fosh Auctions Contact: Ryan Saunders



legal packs

The legal packs can be **updated at any time** and you should therefore check with the auctioneers on the day of the auction to check all the details.



**LOT
15****The Rez, 171-172 Brithweunydd Road, Tonypanyd CF40 2UH**
Guide Price £60,000 + (plus fees/costs, see page 2)

Commercial/Development Opportunity

DESCRIPTION

This versatile multi level building which has most recently traded as a Social Club with A3 Cafe to the rear. The building would be ideal for numerous uses such as restaurant, offices, fitness centre or multi purpose complex or redevelopment of the whole site (subject to necessary planning consents).

TENANCIES: To be sold with vacant possession

TENURE: Advised Freehold - to be verified by solicitor

VIEWING CONTACT: Paul Fosh Auctions, 01633 254 044

ACCOMMODATION

| Floor | Description | Area Sq Ft | Area Sq M |
|--|---|--------------|--------------|
| Ground floor | Bar 1 | 760 | 70.61 |
| Ground floor | Bar 2 | 1,350 | 125 |
| Lower ground floor | Formerly Emma's cafe with seating area, kitchen, preparation room, wc | Not measured | Not measured |
| First floor | Hallway, main hall/concert room | 3,195 | 296 |
| First floor | Offices, wc's, further office & store, snooker/games room | 2,232 | 207 |
| Outside | Former beer garden, car parking area | Not measured | Not measured |
| Overall site measures approximately (0.22 acres) | | 9,729 | 907 |

The property is situated adjacent to a development of new houses and is ideal for access to both Porth and Tonypanyd town centres with their excellent range of amenities, shopping facilities and transport links including train stations.

There are architect drawings available showing development of 14, one and two bedroom apartments. Planning application to be submitted.

VIEWING SCHEDULE

Date

Thurs 18 Jul - Wed 24 Jul - Tues 30 Jul

Time

11.20

Paul Fosh Auctions Contact: Sean Roper

LOT
16

106 Dinas Street, Plasmarl, Swansea SA6 8LL
Guide Price **£55,000+** (plus fees/costs, see page 2)



House for Owner Occupation/Residential Investment

DESCRIPTION

A three bedroom end terrac property with first floor shower room. The property benefits from UPVC double glazing and gas central heating (not tested) and would appeal to a buy to let investor. The property is ideally located within a mile of Swansea city stadium and the popular Morfa shopping centre with rail and road links nearby.

ACCOMMODATION

Ground Floor: Entrance, porch, lounge, kitchen

First Floor: 3 bedrooms, shower room

Outside: Rear yard with elevated garden

TENANCIES: To be sold with vacant possession

TENURE: Advised Freehold - to be verified by solicitor

VIEWING CONTACT Paul Fosh Auctions, 01633 254 044

VIEWING SCHEDULE

| Date | Time |
|--|-------|
| Thurs 18 Jul - Wed 24 Jul - Wed 31 Jul | 10.30 |

Paul Fosh Auctions Contact: Jack James



LOT
17

30 King Street, Pant, Merthyr Tydfil CF48 2AF
Guide Price **£50,000-£60,000** (plus fees/costs, see page 2)



Residential Investment

DESCRIPTION

An end of terrace house located in the popular area of Pant, near Merthyr Tydfil. The property benefits from gas central heating (not tested) and UPVC double glazing. The area of Pant has many local amenities available and offers excellent road links by the Heads of the Valleys road (A465).

ACCOMMODATION

The property has not been inspected internally by the auctioneers prior to going to going to print but we are advised it comprises:

Ground Floor: Entrance hallway, kitchen/lounge/dining room

First Floor: 2 bedrooms, bathroom

Outside: Small front garden, rear courtyard with small lawned area, outdoor storage space

TENANCIES: To be sold with vacant possession

TENURE: Advised Freehold - to be verified by solicitor

VIEWING CONTACT Paul Fosh Auctions, 01633 254 044

VIEWING SCHEDULE

| Date | Time |
|---|-------|
| Fri 19 July - Thurs 25 July - Wed 31 July | 13.10 |

Paul Fosh Auctions Contact: Ryan Saunders



LOT
18

25 Heritage Court, Merthyr Tydfil CF47 9AQ
Guide Price £78,000+ (plus fees/costs, see page 2)



House for Owner Occupation/Investment

DESCRIPTION

A modern semi detached house that is situated in a pleasant cul-de-sac location close to Merthyr Tydfil town centre with its excellent range of shopping facilities and amenities. The property benefits from gas central heating (not tested) and would be ideal for a first time buyer or investor. The town of Merthyr Tydfil has enjoyed a good level of regeneration and investment over the last few years.

ACCOMMODATION

Ground Floor: Entrance, downstairs cloaks/WC, lounge/dining room, kitchen

First Floor: Landing, 3 bedrooms (1 en-suite), bathroom

Outside: Front and rear gardens

TENANCIES: To be sold with vacant possession

TENURE: Advised Freehold - to be verified by solicitor

VIEWING CONTACT Paul Fosh Auctions, 01633 254 044

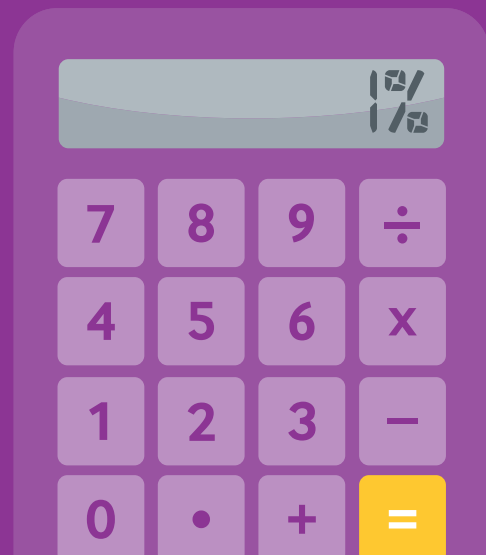
VIEWING SCHEDULE

| Date | Time |
|---|-------|
| Fri 19 July - Thurs 25 July - Wed 31 July | 12.30 |

Paul Fosh Auctions Contact: Sean Roper

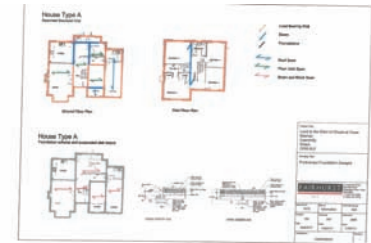
buyer's premium

Buyers, in addition to the purchase price, buyers will be required to pay a buyer's premium of **1.2%** or **Minimum £750.00** inc VAT per lot.



LOT
19

Land off Chestnut Close, Machen, Caerphilly CF83 8LF
Guide Price £230,000+ (plus fees/costs, see page 2)



Development Land

DESCRIPTION

Two freehold sites extending to a total site area of approximately 2 acres that recently had planning permission in place. The sites are situated off Chestnut Close in the town of Machen. Local amenities are available with a more extensive range of facilities available in the city of Newport approximately 7 miles to the east, the large town of Caerphilly approximately 3 miles to the west and Cardiff is approximately 9 miles to the south. The M4 motorway is easily accessible via junction 28.

Planning Permissions: We are informed by the seller that the property had previous planning for 12 properties. The most recent of these planning was for four dwellings which expired within the two years and the two separate consents.

1. Permission 12/0005/NCC (renewal of P/05/0391) is for one dwelling and expired on 18 July 2018.
2. Permission 12/0096/NLL (renewal of P/06/0590) for three dwellings which expired on 6 August 2017.

TENANCIES: To be sold with vacant possession

TENURE: Advised Freehold - to be verified by solicitor

VIEWING CONTACT: Paul Fosh Auctions, 01633 254 044



Paul Fosh Auctions Contact: Ryan Saunders

LOT
20

35 Llewellyn Street, Pentre CF41 7BW
Guide Price £18,000+ (plus fees/costs, see page 2)



Development Opportunity

DESCRIPTION

A substantial end of terrace property with planning for two x 3 bedroom houses. The building is situated in the village of Pentre which lies between the towns of Treorchy and Tonypany. The building has been stripped back ready for conversion works to commence and would be an ideal opportunity for an investor or builder alike.

Planning:

Planning has been granted for conversion of this former commercial building into two x 3 bedroom houses - Planning reference - 07/0269/10

ACCOMMODATION

Ground Floor: Open plan

First Floor: Open plan

Outside: Rear garden

TENANCIES: To be sold with vacant possession

TENURE: Advised Freehold - to be verified by solicitor

VIEWING CONTACT Paul Fosh Auctions, 01633 254 044

Paul Fosh Auctions Contact: Sean Roper

LOT
21

Land at Ffordd Y Mileniwm, Barry CF63 2QW
Guide Price £37,000+ (plus fees/costs, see page 2)



Land with Potential

DESCRIPTION

An area of land that measures approximately 3.97 acres which is situated in a mainly commercial/industrial zone in the town of Barry, close to the docks. The site has a gentle gradient and is mainly wooded and runs from just before O'Neill's Car Sales/IMO car wash and along the Ffordd Y Mileniwm. The site would be ideal for development of either industrial units, retail or potentially residential flats or houses (subject to necessary planning consents).

TENANCIES: To be sold with vacant possession

TENURE: Advised Freehold - to be verified by solicitor

VIEWING CONTACT Paul Fosh Auctions, 01633 254 044



Paul Fosh Auctions Contact: Sean Roper

LOT
22

30 Broad Street, Welshpool SY21 7RR
Guide Price Refer (plus fees/costs, see page 2)



Former Bank with Development Potential

DESCRIPTION

The property comprises a former bank premises with accommodation arranged over two floors. The ground floor comprises principally a former banking hall with first floor staff and ancillary areas.

Welshpool is situated approximately 20 miles west of Shrewsbury and approximately 14 miles north east of Newtown. The property itself is located within a prime retail area of the town with the majority of the immediate occupiers being national including WHSmith, Lloyds Bank and Boots.

ACCOMMODATION

| Floor | Area Sq Ft | Area Sq M |
|--------------|------------|-----------|
| Ground Floor | 2,216 | 205.9 |
| First Floor | 620 | 57.68 |
| Total | 2,836 | 263.58 |

Outside: Rear car park providing parking for approximately six cars.

TENANCIES: To be sold with vacant possession

TENURE: Advised Freehold - to be verified by solicitor

VIEWING CONTACT Paul Fosh Auctions, 01633 254 044

Paul Fosh Auctions Contact: Paul Fosh

insure

Buyers should be aware that it is **your responsibility** to insure any property that you purchase from exchange of contracts.



LOT
23

4 & 4a Victoria Place, St. Austell PL25 5PE
Guide Price **£180,000+** (plus fees/costs, see page 2)



Town Centre Investment Opportunity

DESCRIPTION

The property is a mid terrace two storey building occupying a corner position at the junction of Victoria Place and Vicarage Hill in the heart of St Austell town centre. The property provides two ground floor retail units and two self contained flats over the first floor. The property benefits from good frontage and is fully let providing a total income of £25,500 per annum.

TENURE: Advised Freehold - to be verified by solicitor

VIEWING CONTACT: Paul Fosh Auctions, 01633 254 044

ACCOMMODATION

| Floor | Description | Income |
|--------|----------------|---------------------------------------|
| Ground | Retail Unit 4 | £9,500 pa (New 10 year lease) |
| Ground | Retail Unit 4a | £5,500 pa (New 10 year lease) |
| First | Flat 1 | £5,400 pa (Assured shorthold tenancy) |
| First | Flat 2 | £5,100 pa (Assured shorthold tenancy) |
| Total | | £25,500 pa |

Copies of Leases and Assured Shorthold Tenancies available from Auctioneers.

The property is situated on Victoria Place in the town centre of St Austell one of the main towns in Cornwall. St Austell provides a good range of local amenities and a good mixture of local and national retailers. St Austell train station is within close proximity and access to the A390 is nearby providing links to Truro in the south west and Plymouth in the east via the A38.

Paul Fosh Auctions Contact: Sean Roper

LOT
24

Sea View Cottage, Primrose Hill, Llanbadarn Fawr,
Aberystwyth SY23 3AT
Guide Price £214,000+ (plus fees/costs, see page 2)

HUNTERS
HERE TO GET YOU THERE



House for Owner Occupation/Investment

DESCRIPTION

A substantial detached residence situated in a very sought after location in Llanbadarn Fawr near the seaside town of Aberystwyth. The original cottage was extended in the early 1990's and the extension is now set up as two separate apartments.

This property makes an ideal residential investment and would be suitable for holiday lets and even owner occupation as the property could be returned to a large four-bedroom detached cottage. The property benefits from large rear gardens, private lane access and off road parking.

ACCOMMODATION

Ground Floor: Living/dining room, hallway, kitchen

First Floor: 2 bedrooms, bathroom

Ground Floor Apartment: Kitchen/living area, shower room, bedroom

First Floor Apartment: Kitchen/living area, shower room, utility area, bedroom

Outside: Off road parking, front garden, large rear garden, detached garage

TENANCIES: Ground Floor Apartment: Let on an Assured Shorthold Tenancy Agreement at Approx. £425 Per Calendar Month.

First Floor Apartment: Let on an Assured Shorthold Tenancy Agreement at Approx. £480 Per Calendar Month.

We are still awaiting paperwork to confirm these figures at the time of print

TENURE: Advised Freehold - to be verified by solicitor

VIEWING CONTACT: Hunters, 01597 825644

Paul Fosh Auctions Contact: Ryan Saunders

LOT
25

32 Park Street, Tonypany CF40 2BS
Guide Price **£46,000+** (plus fees/costs, see page 2)



Residential Investment

DESCRIPTION

An end of terrace house with a double storey extension. The property is situated in a residential area and overlooks allotments to the front. Further benefits include detached garage to rear, gas combination boiler (not tested) and UPVC double glazing. The nearby town of Tonypany offers an array of shops, supermarkets and leisure facilities, there is also a railway station which offers direct links to Cardiff.

ACCOMMODATION

Ground Floor: Entrance hallway, living/dining room, kitchen

First Floor: Landing, bathroom, 2 double bedrooms

Outside: Rear garden with detached garage

TENANCIES: To be sold with vacant possession

TENURE: Advised Freehold - to be verified by a solicitor

VIEWING CONTACT Paul Fosh Auctions, 01633 254 044

VIEWING SCHEDULE

| Date | Time |
|---|-------|
| Thurs 18 Jul - Wed 24 Jul - Tues 30 Jul | 12.15 |

Paul Fosh Auctions Contact: Ryan Saunders

LOT
26

37 Birch Court, Latteys Close, Cardiff CF14 4PZ
Guide Price **£65,000+** (plus fees/costs, see page 2)



Residential Investment

DESCRIPTION

A well presented one bedroom retirement apartment within a modern three storey building. The complex benefits from secure parking, elevator, laundry room, residents lounge and all flats have telephone entry system and warden control chords. The flats are for the use of residents over the age of 55. Birch Court is located in the Birchgrove area of Cardiff.

ACCOMMODATION

Second Floor: Entrance hallway, lounge/dining room, kitchen, bedroom, bathroom, storage cupboard

Outside: Communal parking area and gardens

TENANCIES: The property is let on an Assured Shorthold Tenancy Agreement at £8,220 per annum.

TENURE: Advised Leasehold (125 years from 1 January 2016) - To be verified by a solicitor. We are advised the service charge is £2,178.30 per annum.

VIEWING CONTACT Paul Fosh Auctions, 01633 254 044

VIEWING SCHEDULE

| Date | Time |
|--|-------|
| Tue 16th Jul - Mon 22nd Jul - Mon 29th Jul | 14.45 |

Paul Fosh Auctions Contact: Sean Roper



**LOT
27**

12 Units, Hov Hub, Crown Business Park, Dukestown, Tredegar NP22 4EF Guide Price £600,000+



Commercial Investment Opportunity

DESCRIPTION

An opportunity to acquire 12 industrial units on the Crown Business Park, Tredegar. The estate has recently benefited from investment and upgrading and is ideally situated for access to the A465 Heads of the Valleys trunk road, an increasingly important gateway for business in south Wales.

There is currently a major expansion and improvement scheme on the A465 which will eventually open up the Heads of the Valleys for even more easily accessible business. All units are fully let to both local and national established companies.

TENURE: Advised Freehold - to be verified by solicitor

VIEWING CONTACT: Paul Fosh Auctions, 01633 254 044

VIEWING SCHEDULE

Date

Time

Wed 17 July - Wed 24 July - Wed 31 July

12.00

| Unit | Tenant | Rent PM | Rent PA | Sq.m | Sq.ft |
|-------|----------------------|-----------|----------|------|--------|
| 6 | I P Site Solutions | £866.67 | £10,400 | 560 | 6,028 |
| 7 | John Bodywork | £540 | £6,480 | 300 | 3,229 |
| 8 | IUI Global | £866.67 | £10,400 | 450 | 4,844 |
| 9 | MJ Williams Ltd | £540 | £6,480 | 300 | 3,229 |
| 10 | Vale Barfitters Ltd | £540 | £6,480 | 300 | 3,229 |
| 11 | Steve Taxi | £345 | £4,140 | 132 | 1,421 |
| 12 | Scooby Parts HIAB | £650 | £7,800 | 390 | 4,198 |
| 13 | The Tile Supermarket | £1,000 | £12,000 | 506 | 5,447 |
| 14 | Acorn Windows | £1,170 | £14,040 | 603 | 6,491 |
| 15 | Lister Homes | £800 | £9,600 | 253 | 2,723 |
| 16 | KP Steelcraft | £800 | £9,600 | 253 | 2,723 |
| 17 | CRM Autos Ltd | £693 | £8,316 | 253 | 2,723 |
| Total | | £8,811.34 | £105,736 | 4,00 | 46,285 |

All tenants on IRI leases 3 years

All tenants responsible for all services and insurance

All units individually metered for electric and water

Paul Fosh Auctions Contact: Sean Roper

**LOT
27**

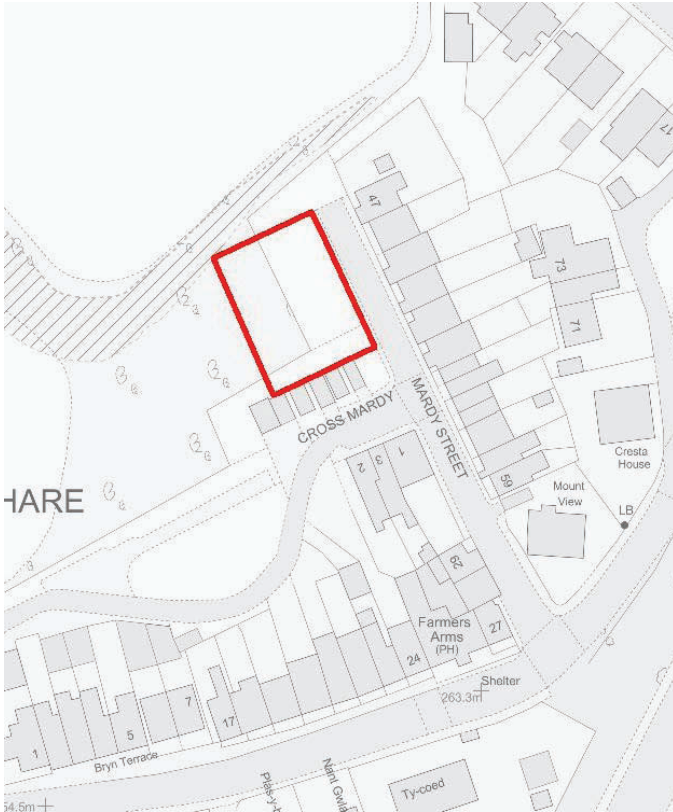
12 Units, Hov Hub, Crown Business Park, Dukestown, Tredegar NP22 4EF
Guide Price £600,000+



Paul Fosh Auctions Contact: Sean Roper

**LOT
28**

Land at Mardy Street, Merthyr Tydfil CF47 0LD
Guide Price £84,000 + (plus fees/costs, see page 2)



Building Plots with Outline Planning Consent

DESCRIPTION

An area of land approximately 633 sq metres in size. The land has recently obtained outline planning consent to build a pair of semi detached bungalows and is situated in an established residential area. There is a range of amenities nearby and good road links are available by the A4060.

Planning: Outline planning permission has been granted for two semi detached bungalows. Planning application number: P/19/0064.

TENANCIES: To be sold with vacant possession

TENURE: Advised Freehold - to be verified by solicitor

VIEWING CONTACT Paul Fosh Auctions, 01633 254 044

Paul Fosh Auctions Contact: Ryan Saunders

**LOT
29**

91 Cripps Avenue, Cefn Golau, Tredegar NP22 3PB
Guide Price £35,000+ (plus fees/costs, see page 2)



House for Owner Occupation/Investment

DESCRIPTION

A semi detached house situated in a well established location. The property benefits from external wall insulation, UPVC double glazing and gas central heating (not tested). The town of Tredegar benefits from a good range of amenities and shopping facilities and is convenient for the AA465 Heads Of The Valley trunk road.

ACCOMMODATION

Ground Floor: Entrance, lounge, kitchen/dining room

First Floor: Landing, 3 bedrooms, bathroom

Outside: Garden to front and rear

TENANCIES: To be sold with vacant possession

TENURE: Advised Freehold - to be verified by solicitor

VIEWING CONTACT Paul Fosh Auctions, 01633 254 044

VIEWING SCHEDULE

Date

Time

Wed 17th Jul - Tues 23rd Jul - Mon 29th Jul

12.30



Paul Fosh Auctions Contact: Sean Roper

LOT
30

127 Porthkerry Road, Barry CF62 7EQ
Guide Price £128,000+ (plus fees/costs, see page 2)



House for Owner Occupation/Investment

DESCRIPTION

A traditional bay fronted three bedroom, mid terraced house located in the west end of Barry. This property would make an ideal investment and is located close to local amenities, shops, schools etc. There are good road links to Cardiff and the M4 motorway. The property further benefits from a gas combination boiler (not tested), UPVC double glazing and views across Barry Island from the first floor.

ACCOMMODATION

Ground Floor: Entrance hallway, living room, dining room, kitchen, utility room

First Floor: 3 bedrooms, bathroom

Outside: Front garden with steps to entrance, rear garden with elevated lawn and decking area, WC

TENANCIES: To be sold with vacant possession

TENURE: Advised Freehold - to be verified by solicitor

VIEWING CONTACT Paul Fosh Auctions, 01633 254 044

VIEWING SCHEDULE

| Date | Time |
|--|-------|
| Tue 16th Jul - Mon 22nd Jul - Mon 29th Jul | 11.00 |
| Paul Fosh Auctions Contact: Ryan Saunders | |



LOT
31

15 Ffordd Garnedd, Y Felinheli LL56 4QY
Guide Price £55,000 (plus fees/costs, see page 2)



Flat for Owner Occupation/Investment

DESCRIPTION

A ground floor 2 bedroom apartment located near the marina. The property is an ideal investment opportunity or first time purchase and benefits from electric storage heaters (not tested), double glazing and communal gardens. The property is in good order and requires only light refurbishment.

The village of Y Felinheli offers all local amenities including hairdressers, restaurant, beauty salon and cafe. Road links are excellent via the A55 with Llandudno and Chester in the east.

The service charge is £2,160 per annum and there is a peppercorn ground rent.

ACCOMMODATION

Ground Floor: 2 bedrooms, bathroom, open plan kitchen/living area

Outside: Communal area

TENANCIES: To be sold with vacant possession

TENURE: Leasehold 999 years from 24th June 1972

VIEWING CONTACT Paul Fosh Auctions, 01633 254 044

Paul Fosh Auctions Contact: Jack James



**LOT
32**

116 High Street, Merthyr Tydfil CF47 8AP
Guide Price £275,000+ (plus fees/costs, see page 2)



DESCRIPTION

A substantial four storey building with ground floor retail unit and six residential flats. This impressive building is situated in a prominent position, centrally within Merthyr Tydfil town centre and is nearing completion of extensive renovation and improvement works.

TENURE: Advised Freehold - to be verified by solicitor

The flats all benefit from new fitted kitchens and bathrooms and have been given a modern contemporary feel. The town of Merthyr Tydfil has over the last few years benefited from a substantial amount of regeneration and investment including a new retail park, Trago Mills and numerous new independent businesses such as pubs and restaurants.

ACCOMMODATION

| Floor | Area Sq Ft | Area Sq M |
|---|----------------|--------------|
| Basement - Cellar area | 1,790.10 | 166.3 |
| Ground Floor - Open plan area | 1,864.37 | 173.2 |
| First Floor - Via ground floor entrance to rear of building, with security access Flat 1: Entrance, lounge, kitchen, bedroom, bathroom Flat 3: Entrance, lounge/kitchen, bedroom, bathroom Flat 2: Lounge, kitchen, 2 bedrooms, bathroom | 1,598.49 | 148.5 |
| Second Floor Flat 4: Entrance, lounge/kitchen, bedroom, bathroom, office Flat 5: Lounge/kitchen, bedroom, bathroom/shower | 1,708.29 | 158.7 |
| Third Floor Flat 6: Entrance, kitchen/lounge, bedroom, bathroom | 1,708.29 | 158.7 |
| Outside - Small courtyard | | |
| Total | 8669.54 | 805.4 |

To be sold with vacant possession but an estimate on potential rental income when fully let is in the region of £30,000-£35,000. We are informed that there is a potential lease pending on the ground floor unit to a micro brewery at £12,000 pa. Details will be available from auctioneer's office.

VIEWING SCHEDULE

| Date | Time |
|---|-------|
| Fri 19 July - Thurs 25 July - Wed 31 July | 11.40 |

Paul Fosh Auctions Contact: Sean Roper

LOT
33

55 Stow Hill, Newport NP20 4DX
Guide Price £109,000 + (plus fees/costs, see page 2)



House for Owner Occupation/Investment

DESCRIPTION

A mid terrace house set over four floors and located in the heart of Newport city centre. The property dates back to circa 1846 and has been improved and maintained by the current owner. The house is within walking distance of the large range of amenities offered in the city centre, schools, shops, supermarkets, leisure facilities, etc. The railway station is also nearby which would appeal to commuters.

ACCOMMODATION

Basement: Basement suited to many uses

Ground Floor: Entrance hallway, living room, sitting room, dining room, kitchen

First Floor: Landing, bathroom, dressing area, two bedrooms

Second Floor: Usable loft space

TENANCIES: To be sold with vacant possession

TENURE: Advised Freehold - to be verified by solicitor

VIEWING CONTACT Paul Fosh Auctions, 01633 254 044

VIEWING SCHEDULE

| Date | Time |
|---|-------|
| Wed 17th Jul - Tues 23rd Jul - Mon 29th Jul | 16.45 |

Paul Fosh Auctions Contact: Ryan Saunders



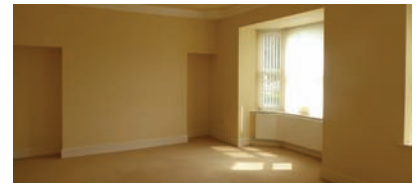
deposit

Buyers, the minimum deposit is **£3,000** or **10% of the maximum bid price**, whichever is the greater.



LOT
34

St Margarets Court, 66 Park Street and Land, Bridgend CF31 4BB
Guide Price **£650,000-£700,000** (plus fees/costs, see page 2)



Residential Investment and Land with Development Potential

DESCRIPTION

A substantial building converted into six high specification apartments located in a sought after area in Bridgend. Each apartment is very spacious and is finished to a high standard. Included within the title are two parcels of land which provide development potential and will be suited to many possible uses (subject to the necessary planning consent).

Ample parking, gas combination boilers (not tested), double glazing and beautiful views are just some of the many benefits this stunning building has to offer. It is also within walking distance of the town centre which offers an array of local amenities, shops, supermarkets, schools etc.

TENANCIES: To be sold with vacant possession

TENURE: Advised Freehold - to be verified by solicitor

VIEWING CONTACT: Paul Fosh Auctions, 01633 254 044

VIEWING SCHEDULE

Date

Time

Thurs 18 Jul - Wed 24 Jul - Wed 31 Jul

09.30

ACCOMMODATION

| Flat | Description |
|---------|---|
| Flat 1 | Entrance hallway, kitchen/lounge/diner, 2 bedrooms, bathroom |
| Flat 2 | Entrance hallway, kitchen/lounge/diner, 2 bedrooms, bathroom |
| Flat 3 | Entrance hallway, living room, kitchen/diner, shower room, 2 bedrooms with one en suite |
| Flat 4 | Entrance hallway, living room, kitchen/diner, shower room, 2 bedrooms with one en suite |
| Flat 5 | 1st Floor: Entrance hallway, study, wc, living room, kitchen/diner 2nd Floor: 2 bedrooms with one en suite |
| Flat 6 | 1st Floor: Entrance hallway, study, wc, living room, kitchen/diner 2nd Floor: 2 bedrooms with one en suite |
| Outside | Ample parking to front and rear. Areas of land included in sale. |

Paul Fosh Auctions Contact: Ryan Saunders

**LOT
34**

St Margarets Court, 66 Park Street and Land, Bridgend CF31 4BB
Guide Price £650,000-£700,000 (plus fees/costs, see page 2)



Paul Fosh Auctions Contact: Ryan Saunders

LOT
35

15 Ceridwen Street, Maerdy, Ferndale CF43 4DA
Guide Price **£30,000+** (plus fees/costs, see page 2)



Commercial/Residential Opportunity

DESCRIPTION

A substantial freehold building comprising a ground floor cafe/A3 unit with first floor flat. The property would be ideal as a live over works unit or will let to two separate tenants to create two incomes or potential conversion of the cafe to residential (subject to the necessary planning consents).

ACCOMMODATION

Ground Floor: Entrance, Former cafe area, kitchen, WC, rear storage, refrigeration room

First Floor: Access to side with entrance hallway, stairs leading to first floor, landing, lounge, kitchen, 2 bedrooms, bathroom

Outside: Rear yard

TENANCIES: To be sold with vacant possession but flat previously let at £385.67 per calendar month (until April 2019) and cafe previously let at £500 per calendar month (until April 2019)

TENURE: Advised Freehold - to be verified by solicitor

VIEWING SCHEDULE

| Date | Time |
|---|-------|
| Thurs 18 Jul - Wed 24 Jul - Tues 30 Jul | 16.30 |

Paul Fosh Auctions Contact: Sean Roper

LOT
36

24 Ceridwen Street, Maerdy, Ferndale CF43 4DA
Guide Price **£29,000+** (plus fees/costs, see page 2)



Commercial/Residential Opportunity

DESCRIPTION

A substantial freehold building comprising ground floor shop unit with living accommodation above. There is also a lower ground floor that would offer scope for conversion to a small flat (subject to necessary planning consents). Externally there is a rear garden area and detached garage that is currently let.

ACCOMMODATION

Ground Floor: Entrance, retail sales area, rear store room/office

Lower Ground Floor: No internal inspection was available but it is believed to comprise: 2 rooms, former bathroom area

First Floor: Landing, kitchen, bedroom, shower room

Second Floor: Attic space with stairs from lounge

Outside: Rear yard, garage

TENANCIES: To be sold with vacant possession but previously let at £450 per calendar month (until late 2018), garage is currently let at £45 per month

TENURE: Advised Freehold - to be verified by solicitor

VIEWING SCHEDULE

| Date | Time |
|---|-------|
| Thurs 18 Jul - Wed 24 Jul - Tues 30 Jul | 16.10 |

Paul Fosh Auctions Contact: Sean Roper

LOT
37

Plot 1, Pen Y Graig Terrace, Brynithel, Abertillery NP13 2HP
Guide Price £19,000+ (plus fees/costs, see page 2)



Building Plot with Detailed Planning Permission

DESCRIPTION

A development opportunity in the scenic village of Brynithel close to the town of Abertillery with local amenities including schools, shops, supermarkets etc. The plot further benefits from panoramic views across the valley. As detailed planning consent has been granted and some preparation work has been completed relating to the road alterations (as stipulated in the planning consent) this site is ready for development. Approximate size is 11 metres wide and 29 metres long.

Planning application number: C/2011/0130

The plot has detailed planning permission for a three bedroom dwelling.

TENANCIES: To be sold with vacant possession

TENURE: Advised Freehold - to be verified by solicitor

VIEWING CONTACT Paul Fosh Auctions, 01633 254 044

Paul Fosh Auctions Contact: Ryan Saunders

LOT
38

Plot 2, Pen Y Graig Terrace, Brynithel, Abertillery NP13 2HP
Guide Price £19,000+ (plus fees/costs, see page 2)



Building Plot With Detailed Planning Permission

DESCRIPTION

A development opportunity in the scenic village of Brynithel close to the town of Abertillery with local amenities including schools, shops, supermarkets etc. The plot further benefits from panoramic views across the valley. As detailed planning consent has been granted and some preparation work has been completed relating to the road alterations (as stipulated in the planning consent) this site is ready for development. Approximate size is 11 metres wide and 29 metres long.

Planning application number: C/2011/0130

The plot has detailed planning permission for a three bedroom dwelling.

TENANCIES: To be sold with vacant possession

TENURE: Advised Freehold - to be verified by solicitor

VIEWING CONTACT Paul Fosh Auctions, 01633 254 044

Paul Fosh Auctions Contact: Ryan Saunders

LOT
39

17 Pottery Road, Newport NP20 2JN
Guide Price £73,000+ (plus fees/costs, see page 2)



Residential Investment

DESCRIPTION

A traditional mid terraced house that benefits from partial UPVC double glazing and gas central heating (not tested). The property is situated in a well established residential location close to local amenities and shopping facilities.

ACCOMMODATION

Please note no internal inspection has been carried out prior to the catalogue going to print but we believe it to comprise:

Ground Floor: Entrance hallway, 2 reception rooms, kitchen

First Floor: Landing, 2 bedrooms, bathroom

Outside: Rear garden

TENANCIES: The property is currently let on an Assured Shorthold Tenancy agreement at £450 per calendar month (£5,400 per annum)

TENURE: Advised Freehold - to be verified by solicitor

VIEWING CONTACT Paul Fosh Auctions, 01633 254 044

VIEWING SCHEDULE

| Date | Time |
|---|-------|
| Wed 17th Jul - Tues 23rd Jul - Mon 29th Jul | 17.15 |

Paul Fosh Auctions Contact: Sean Roper

thinking of selling at auction?

Unsure of what to do next? Speak to one of our professional advisors who are always at hand to offer specialist advice about selling your property at auction.

Call us on **01633 254044** or visit
www.paulfoshauctions.com



LOT
40

49 Croft Street, Cardiff CF24 3DY
Guide Price **£178,000+** (plus fees/costs, see page 2)

Barbara Rees



A3 Commercial/Residential Opportunity

DESCRIPTION

A freehold A3 takeaway with separate self contained flat with own entrance. The property last traded as a Chinese takeaway but would be ideal for other food uses. The property is situated in a well established residential location in the popular area of Roath. The property would be ideal as a live over unit or could potentially be split and separately let, creating two separate incomes.

ACCOMMODATION

Ground Floor: Takeaway entrance, customer area, kitchen, preparation rooms, storage area, WC

Ground Floor: Residential entrance, hallway, kitchen/dining room

First Floor: Landing, hallway, 3 bedrooms, bathroom

Outside: Rear garden

TENANCIES: To be sold with vacant possession

TENURE: Advised Freehold - to be verified by solicitor

VIEWING CONTACT: Barbara Rees, 02920 371917

ACCOMMODATION

| Floor | Area Sq Ft | Area Sq M |
|------------------|------------|-----------|
| Commercial Area | 472.90 | 43.95 |
| Residential Area | 518.56 | 51.88 |
| Total | 991.46 | 95.83 |



Paul Fosh Auctions Contact: Sean Roper

LOT
41

Land at Penygarn, Pontsticill, Merthyr Tydfil CF48 2TY
Guide Price **£2,250 +** (plus fees/costs, see page 2)



Amenity Land

DESCRIPTION

An area of land situated to the rear of the Penygarn housing estate in the Pontsticill area of Merthyr Tydfil. The northern part of the land is grassed while the remainder is rough ground where there is a right of way for the benefit of the adjoining garages. The land measures approximately 720 sq metres.

TENANCIES: To be sold with vacant possession

TENURE: Advised Freehold - to be verified by solicitor

VIEWING CONTACT Paul Fosh Auctions, 01633 254 044

Paul Fosh Auctions Contact: Ryan Saunders

LOT
42

24 Coed-yr-Haf, Ystrad Mynach, Hengoed CF82 7DF
Guide Price **£92,000+** (plus fees/costs, see page 2)



House for Owner Occupation/Investment

DESCRIPTION

A fully refurbished timber framed semi detached house located in a popular residential location close to local amenities, shops, schools, railway station etc. The property further benefits from UPVC double glazing, gas combination boiler (not tested) and conservatory to the rear. There are excellent road links nearby via the A469 to Caerphilly and Cardiff. Viewing is highly recommended.

ACCOMMODATION

Ground Floor: Entrance hallway, kitchen/dining room, living room, study, WC, conservatory

First Floor: Landing, 3 bedrooms, bathroom

Outside: Low maintenance gardens to front and rear

TENANCIES: To be sold with vacant possession

TENURE: Advised Freehold - to be verified by solicitor

VIEWING CONTACT Paul Fosh Auctions, 01633 254 044

VIEWING SCHEDULE

| Date | Time |
|---|------|
| Wed 17th Jul - Tues 23rd Jul - Mon 29th Jul | 9.30 |

Paul Fosh Auctions Contact: Ryan Saunders



LOT
43

2 Barns at Church Farm, Clemenstone, Cowbridge CF71 7PZ
Guide Price £60,000+ (plus fees/costs, see page 2)



Barns With Planning

DESCRIPTION

A rare opportunity to acquire two single storey stone barns in this highly sought after location in the Vale of Glamorgan. The picturesque hamlet of Clemenstone offers a quiet rural retreat but is also close to local amenities in both Llandow and Wick which benefits from a good range of amenities including post office, local shop and school. The properties are situated adjacent to the stunning Church Farm Grade II listed house and a short distance from Picket Pods glamping holiday site. The buildings have planning for conversion to holiday lets and each unit offers open plan living/dining/kitchen space and bathroom.

Planning:

Full plans are available for inspection on the Vale of Glamorgan planning portal site (reference 2006/00069/LBC) and we understand that planning has been renewed in 2019 (reference 2012/00262/LBC).

TENANCIES: To be sold with vacant possession

TENURE: Advised Freehold - to be verified by solicitor

VIEWING CONTACT: Paul Fosh Auctions, 01633 254 044

Directions:

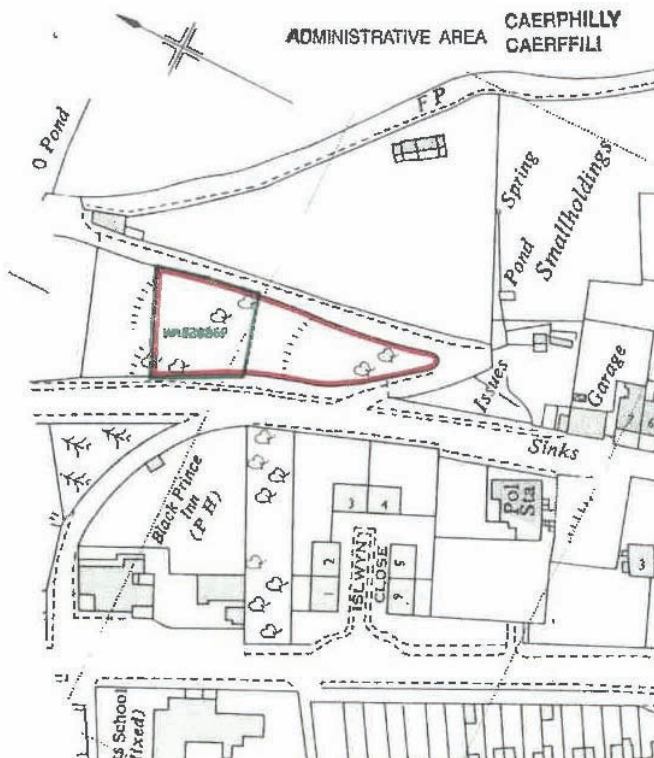
From the town of Cowbridge, take the road left at the western end of the High Street/Westgate, towards Llantwit Major. Proceed along this road for about 2 miles and at the Nash Manor crossroads take the turning for Llandow Village. Go straight across at the next crossroads and follow the country lane into Llandow. Enter the village of Llandow, pass the turnings to Grove Road (to the left) and Ty Draw (to the right) and continue under the railway bridge. Continue straight ahead, through a gated entrance passing 'The Lodge' to your left. this lane will lead past 'Picket Pods' to Church Farm Barns.

Paul Fosh Auctions Contact: Sean Roper

LOT
44

Land at Glenview Terrace, Ynysddu, Newport NP11 7LG

Guide Price POA (plus fees/costs, see page 2)



Land with Potential

DESCRIPTION

A parcel of land located in an established residential area with local amenities nearby, good road links to Newport and the M4 motorway via the A467. The land would be suitable for a range of uses (subject to necessary planning consents).

Planning Permission

The land is currently without any planning permissions in place. All enquiries should be directed to the local authority.

TENANCIES: To be sold with vacant possession

TENURE: Advised Freehold - to be verified by solicitor

VIEWING CONTACT Paul Fosh Auctions, 01633 254 044

Paul Fosh Auctions Contact: Ryan Saunders

LOT
45

79 Duffryn Street, Ferndale CF43 4EL

Guide Price £45,000+ (plus fees/costs, see page 2)



House For Owner Occupation/Investment

DESCRIPTION

A spacious mid terraced house that offers generous accommodation over three floors. The property has benefited from previous upgrading to include redecoration and carpeting, UPVC double glazing, gas central heating (not tested) and attractive kitchen and bathroom. The town of Ferndale benefits from an excellent range of shopping facilities and amenities has good road links to both Borth, Pontypridd and the A470 to Cardiff via the M4 motorway.

ACCOMMODATION

Ground Floor: Entrance, lounge, sitting room,

Lower GF: Lobby, dining room, utility area, cloaks/wc, further storage room, kitchen

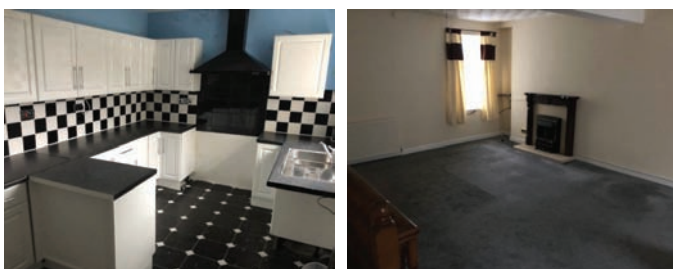
First Floor: Landing, 3 bedrooms, bathroom

Outside: Rear garden with stunning views across the valley

TENANCIES: To be sold with vacant possession

TENURE: Advised Freehold - to be verified by solicitor

VIEWING CONTACT Paul Fosh Auctions, 01633 254 044



Paul Fosh Auctions Contact: Sean Roper

LOT
46

Y Grisiau, Well Place, Aberdare CF44 0PB
Guide Price £90,000+ (plus fees/costs, see page 2)



Bungalow For Owner Occupation/Investment

DESCRIPTION

A detached modern style bungalow situated in spacious gardens in a sought after residential location. The property is currently let to a well established tenant who has indicated a willingness to remain. The property benefits from UPVC double glazing and gas central heating (not tested) but requires further improvement works internally. The property is ideally situated for good road links and the town of Aberdare is easily accessible with its wide range of shopping facilities, amenities schools and transport links including train station.

ACCOMMODATION

Ground Floor: Entrance, kitchen, lounge, 2 bedrooms, shower room and store room

Outside: Well planted gardens to front, sides and rear

TENANCIES: The property is let on AST agreement at £445 pcm (£5,340 pa) and the tenant has been in occupation for approximately 10 years.

TENURE: Advised Freehold - to be verified by solicitor

VIEWING SCHEDULE

| Date | Time |
|---|-------|
| Fri 19 July - Thurs 25 July - Wed 31 July | 15.45 |
| Paul Fosh Auctions Contact: Sean Roper | |



guide prices

The guide prices quoted in this catalogue are neither our opinion of the value of the property nor are they the precise figure in which the reserve price will be set.

Reserve prices may be set at, below or above the guide price but normally within a range of 10%.

Please note that guide prices are set before the catalogue goes to print and reserve prices are normally set just a few days before the auction. On this basis, the auctioneers and their clients reserve the right to alter both guide prices and reserve prices at any time.



LOT
47

Former Natwest Bank, 15 Talbot Street, Maesteg CF34 9BW
Guide Price £79,000+ (plus fees/costs, see page 2)



Commercial/Redevelopment Opportunity

DESCRIPTION

The property is a mid terrace three storey building comprising approximately 235.9 sq m (2,538 sq ft) of accommodation. The property is of solid brick construction with a pitched slate roof. The ground floor is fitted out as a banking hall and benefits from carpeted flooring, painted and plastered walls, wall mounted air conditioning units and a suspended ceiling with inset fluorescent strip lighting. The rear of the ground and first floor comprise of staff and ancillary accommodation with timber floors

TENANCIES: To be sold with vacant possession

TENURE: Advised Freehold - to be verified by solicitor

VIEWING CONTACT: Paul Fosh Auctions, 01633 254 044

ACCOMMODATION

| Floor | Area Sq Ft | Area Sq M |
|--------|------------|-----------|
| Ground | 1,119 | 104.0 |
| First | 733 | 68.1 |
| Second | 686 | 63.8 |
| Total | 2,538 | 235.9 |

and carpet tile covering, plastered walls and ceilings incorporating fluorescent strip lighting. The second floor is in a poor state of repair. The property is heated by gas central heating (not tested) and offers a number of potential alternative uses or redevelopment opportunities subject to the necessary consents. The building is situated on Talbot Street in the town centre of Maesteg where there are a number of local and national retailers. Access to the M4 at Junction 36 is approximately 8 miles in the south east providing links to Cardiff in the south east and Swansea in the west.

Viewing Schedule: Thurs 18 Jul - Wed 24 Jul - Wed 31 Jul : 17.15

Paul Fosh Auctions Contact: Paul Fosh

**LOT
48****64 Main Street, Barry CF63 2HN**
Guide Price £179,000+ (plus fees/costs, see page 2)

Residential Investment

DESCRIPTION

A substantial freehold building comprising of four flats. The property is situated in a popular residential location which offers nearby amenities.

TENANCIES: All tenants have been served a section 21 Notice and the flats should be sold with vacant possession. The tenants are keen to remain however, and would be open to negotiating a new contract if required.

TENURE: Advised Freehold - to be verified by solicitor

VIEWING CONTACT: Paul Fosh Auctions, 01633 254 044

ACCOMMODATION

Please note that the Auctioneers have not inspected flats 1,3 & 4 internally or seen any documentation regarding rents prior to going to print.

| Floor | Description | Rent |
|--------------|--|---|
| Ground Floor | Communal Entrance | |
| Ground Floor | Flat 1 - Private entrance, kitchen/living room, bedroom, shower room | Let on a Secured Tenancy with Hafod Housing Association at £4,212 per annum |
| Ground Floor | Flat 2 - Living room/kitchen/bedroom, shower room | Let on a Assured Shorthold Tenancy at £4,861.92 per annum |
| First Floor | Flat 3 - Living room, kitchen/diner, bedroom, shower room | Let on an Assured Shorthold Tenancy at £4861.92 per annum |
| First Floor | Flat 4 - Living room/kitchen/bedroom, shower room | Let on an Assured Shorthold Tenancy at £4861.92 per annum |
| Outside | Rear garden with patio and lawn areas | |
| Total | | £18,797.76 per annum |

The property has benefited from some grant work that has recently been undertaken including insulation and rendering. As well as being in close proximity to the iconic Barry Island, the well regarded Victoria Park is just minutes away. This property would make an ideal investment.

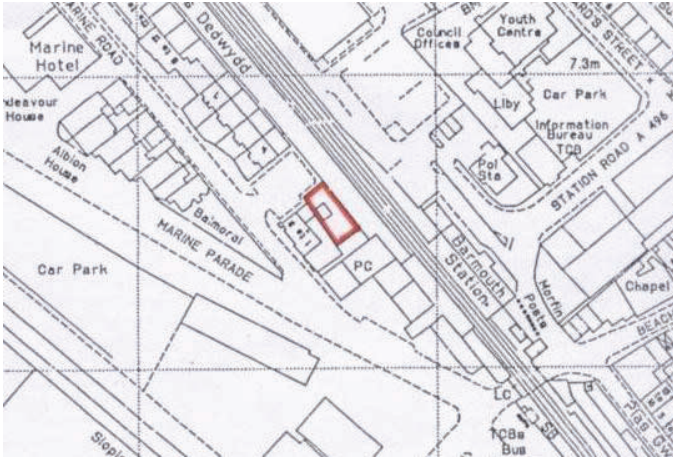
VIEWING SCHEDULE

| Date | Time |
|--|-------|
| Tue 16th Jul - Mon 22nd Jul - Mon 29th Jul | 11.30 |

Paul Fosh Auctions Contact: Ryan Saunders

**LOT
49**

Land off Marine Road, Barmouth LL42 1ND
Guide Price Nil (plus fees/costs, see page 2)



Land with Potential

DESCRIPTION

An area of land adjacent to Barmouth railway station that may offer scope for a number of uses such as development, amenity land or extra garden space for parking/garage (subject to necessary planning consents).

The seaside town of Barmouth benefits from an excellent range of amenities, shopping facilities and transport links.

Please note all interested parties should undertake their own due diligence with regards to planning.

TENANCIES: To be sold with vacant possession

TENURE: Advised Freehold - to be verified by solicitor

VIEWING CONTACT Paul Fosh Auctions, 01633 254 044

Paul Fosh Auctions Contact: Sean Roper

**LOT
50**

Ground Floor Unit at Cadogan House, James Street, Cardiff CF10 5EX
Guide Price £295,000+ (plus fees/costs, see page 2)



Ground Floor Retail Unit with A3

DESCRIPTION

A modern ground floor unit with A3 permissions in place. This brand new unit is located in one of Cardiff Bay's bustling streets and is one minutes walk away from the iconic Mermaid Quay which is full of bars, restaurants and accommodates various events, festivals etc throughout the year. Other nearby landmarks to note would be the Wales Millennium Centre, National Assembly for Wales and Cardiff Bay waterfront. If you walk north you will reach Cardiff city centre in approximately 30 minutes which offer superb shopping facilities and homes some of Wales finest venues and attractions. The unit has a floor area of approximately 2,500 sq ft (232 sq m) and would be suitable to other sectors (subject to change of use consent).

TENANCIES: To be sold with vacant possession

TENURE: Advised Leasehold - to be verified by solicitor

VIEWING CONTACT Paul Fosh Auctions, 01633 254 044

VIEWING SCHEDULE

Date

Time

Tue 16th Jul - Mon 22nd Jul - Mon 29th Jul

13.10

Paul Fosh Auctions Contact: Ryan Saunders

LOT
51

18 Penrhyn Terrace, Phillipstown, New Tredegar NP24 6BG
Guide Price £39,000+ (plus fees/costs, see page 2)



House for Owner Occupation/Investment

DESCRIPTION

A recently refurbished end of terrace house situated in the area of Phillipstown near New Tredegar. The property has been improved in every way, new heating system (not tested), new electrics, new windows and some attractive cosmetic changes and viewing is highly recommended. Local amenities are available with a wider range of shops, supermarkets, etc available in the nearby town of Bargoed.

ACCOMMODATION

Ground Floor: Living/dining room, kitchen, utility area, bathroom

First Floor: 3 bedrooms

Outside: Front and rear garden

TENANCIES: To be sold with vacant possession

TENURE: Advised Freehold - to be verified by solicitor

VIEWING CONTACT Paul Fosh Auctions, 01633 254 044

VIEWING SCHEDULE

| Date | Time |
|---|-------|
| Wed 17th Jul - Tues 23rd Jul - Mon 29th Jul | 11.40 |

Paul Fosh Auctions Contact: Ryan Saunders

legal packs

The legal packs can be **updated at any time** and you should therefore check with the auctioneers on the day of the auction to check all the details.



LOT
52

Grove View, Usk Road, Shirenewton, Chepstow NP16 6SA
Guide Price **£460,000+** (plus fees/costs, see page 2)



Smallholding with 8 Acres

DESCRIPTION

An opportunity to acquire a rural smallholding with potential for improvement and renovation or redevelopment. The property benefits from stunning views across the rolling countryside that Monmouthshire is so well known for and there are a number of outbuildings including stables, equestrian arena and static home included in the sale. This is a fantastic opportunity for persons requiring a rural setting or with an equestrian interest or looking to enjoy the rural lifestyle.

The village of Shirenewton is just a short distance away and benefits from excellent road links to the A49 (M50) and M4 to South Wales and the South West.

* Please note the bungalow does have an agricultural occupancy condition (AOC) which may be possible to enhance this to a modern TAN6 requirement permitting occupation for rural enterprises such as equestrian etc.

ACCOMMODATION

Bungalow: Entrance, entrance hallway, lounge, dining room, kitchen area bedroom 2, WC

First Floor: Partly converted to bedroom with gable end window

Outside: Garden to front, side and rear, outbuildings, outdoor arena and land via driveway with the double entrance serving the outbuildings for larger vehicles such as horse transportation vehicles and a well sited mobile home which currently provides temporary living accommodation to the outbuildings.

Extensive yard area and further room area with potential development for further buildings or parking.

The outbuildings comprise a number of steel framed buildings housing a block of seven stables including open fronted steel portal frame barn with lean to which forms a useful agricultural court equestrian building. A further stable block comprising of four stables is situated between the two entrances and has recently been updated. Opposite this is a former parlour which has been utilised as a tack room and storage.

Centrally located to the outbuildings is an extensive outdoor menage area which has been refurbished with new posts, rail fencing and base with new sand and rubber surface which could be utilised for alternative uses.

Enclosed paddocks wrap around the centrally positioned outbuildings and are well connected. The paddocks offer good grazing for fodder fields and are well presented with recent constructed post and rail fences, timber five bar gates to the principal paddocks.

TENANCIES: To be sold with vacant possession

TENURE: Advised Freehold - to be verified by a solicitor

VIEWING CONTACT: Powells - 01600 714140

Paul Fosh Auctions Contact: Sean Roper

LOT
52

Grove View, Usk Road, Shirenewton, Chepstow NP16 6SA
Guide Price **£460,000+** (plus fees/costs, see page 2)



Paul Fosh Auctions Contact: Sean Roper

South Wales Viewing Schedule

1 August 2019 Auction

| | | Tue 16 Jul | Wed 17 Jul | Thu 18 Jul | Fri 19 Jul | Mon 22 Jul | Tue 23 Jul | Wed 24 Jul | Thu 25 Jul | Mon 29 Jul | Tue 30 Jul | Wed 31 Jul |
|----|---|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|
| 30 | 127 Porthkerry Road, Barry, CF62 7EQ | 11.00 | | | | 11.00 | | | | 11.00 | | |
| 48 | 64 Main Street, Barry, CF63 2HN | 11.30 | | | | 11.30 | | | | 11.30 | | |
| 3 | 9 St. Dyfrig Close, Dinas Powys, CF64 4JA | 12.30 | | | | 12.30 | | | | 12.30 | | |
| 50 | Ground Floor Unit at Cadogan House, Cardiff, CF10 5EX | 13.10 | | | | 13.10 | | | | 13.10 | | |
| 79 | 106 Moorhead Close, Cardiff, CF24 5FD | 14.00 | | | | 14.00 | | | | 14.00 | | |
| 26 | Flat 37, Birch Court, Latteys Close, Cardiff, CF14 4PZ | 14.45 | | | | 14.45 | | | | 14.45 | | |
| | | | | | | | | | | | | |
| 42 | 24 Coed-Yr-Haf, Ystrad Mynach, CF82 7DF | | 09.30 | | | | 09.30 | | | 09.30 | | |
| 11 | 1 Cwmnantrodyn, Blackwood, NP12 2DU | | 10.10 | | | | 10.10 | | | 10.10 | | |
| 67 | Plasnewydd Hotel, Upper High Street, Bargoed, CF81 8QY | | 10.50 | | | | 10.50 | | | 10.50 | | |
| 51 | 18 Penrhyn Terrace, New Tredegar, NP24 6BG | | 11.40 | | | | 11.40 | | | 11.40 | | |
| 29 | 91 Cripps Avenue, Cefn Golau, Tredegar, NP22 3PB | | 12.30 | | | | 12.30 | | | 12.30 | | |
| 64 | 58 Glyn Terrace, Tredegar, NP22 4JA | | 13.10 | | | | 13.10 | | | 13.10 | | |
| 14 | Former Arosfa Day Care Centre, High Street, Abertillery, NP13 3AN | | 14.00 | | | | 14.00 | | | 14.00 | | |
| 65 | Bellam House, Penygarn Road, Pontypool, NP4 8BG | | 15.00 | | | | 15.00 | | | 15.00 | | |
| 85 | 8a & 8b Caerleon Road, Newport, NP19 7BU | | 15.45 | | | | 15.45 | | | 15.45 | | |
| 66 | 136 Chepstow Road, Newport, NP19 8EG | | 16.10 | | | | 16.10 | | | 16.10 | | |
| 33 | 55 Stow Hill, Newport, NP20 4DX | | 16.45 | | | | 16.45 | | | 16.45 | | |
| 39 | 17 Pottery Road, Newport, NP20 2JN | | 17.15 | | | | 17.15 | | | 17.15 | | |
| | | | | | | | | | | | | |
| 83 | Bontnewydd Hotel, High Street, Treharris, CF46 6AB | | | | 09.00 | | | | 09.00 | | | 09.00 |
| 2 | 1 Cilhaul, Treharris, CF46 5HT | | | | 09.40 | | | | 09.40 | | | 09.40 |
| 60 | 105 Mount Pleasant, Merthyr Tydfil, CF48 4TB | | | | 10.20 | | | | 10.20 | | | 10.20 |
| 78 | 148 High Street, Merthyr Tydfil, CF47 8DP | | | | 11.00 | | | | 11.00 | | | 11.00 |
| 32 | 116 High Street, Merthyr Tydfil, CF47 8AP | | | | 11.40 | | | | 11.40 | | | 11.40 |
| 18 | 25 Heritage Court, Merthyr Tydfil, CF47 9AQ | | | | 12.30 | | | | 12.30 | | | 12.30 |
| 17 | 30 King Street, Merthyr Tydfil, CF48 2AF | | | | 13.10 | | | | 13.10 | | | 13.10 |
| 5 | Gamlyn Isaf Barn, Aberdare, CF44 9BB | | | | 14.00 | | | | 14.00 | | | 14.00 |

LOT
53

16 Duffryn Road, Maesteg CF34 0SH
Guide Price £45,000+ (plus fees/costs, see page 2)



Detached House for Owner Occupation/Investment

DESCRIPTION

A spacious detached house with stone elevations to the front. The property has previously benefited from improvement works to include new roof and internal works including re-plastering and heating system (not tested). The property would be ideal for a homeowner, buy to let investor or potentially for persons looking to refurbish and resell. The town of Maesteg benefits from an excellent range of amenities.

ACCOMMODATION

Ground Floor: Entrance hallway, 3 reception rooms, kitchen, downstairs cloaks

First Floor: 3 bedrooms, bathroom

Outside: Gardens to front, side and rear, single detached garage

TENANCIES: To be sold with vacant possession

TENURE: Advised Freehold - to be verified by solicitor

VIEWING SCHEDULE

| Date | Time |
|--|-------|
| Thurs 18 Jul - Wed 24 Jul - Wed 31 Jul | 16.00 |

Paul Fosh Auctions Contact: Sean Roper

LOT
54

Land adjacent to 13 Maxwell Street, Ferndale CF43 4RT
Guide Price £24,000 + (plus fees/costs, see page 2)



Building Plot with full Planning Permission

DESCRIPTION

A building plot located in Ferndale just off the High Street. The plot is situated adjacent to 13 Maxwell Street in place of the former chapel that once stood there. The plot has full planning permission for a four bedroom detached house with garage and off-road parking. There are beautiful views across the nearby mountains.

Planning Permission

Planning application number 17/1064/10 - currently permission for a four bedroom detached house but may suit other uses (subject to necessary planning permissions).

TENANCIES: To be sold with vacant possession

TENURE: Advised Freehold - to be verified by solicitor

VIEWING CONTACT Paul Fosh Auctions, 01633 254 044

Paul Fosh Auctions Contact: Ryan Saunders

LOT
55

Former site of 141 East Road, Tylorstown, Ferndale CF43 3BP
Guide Price £800+ (plus fees/costs, see page 2)



Land with Potential

DESCRIPTION

A mainly rectangular parcel of land that may offer scope for development (subject to necessary planning consents), amenity land or extra garden.

TENANCIES: To be sold with vacant possession

TENURE: Advised Freehold - to be verified by solicitor

VIEWING CONTACT Paul Fosh Auctions, 01633 254 044

Paul Fosh Auctions Contact: Ryan Saunders

LOT
56

Former site of 165 East Road, Tylorstown, Ferndale CF43 3BY
Guide Price £800+ (plus fees/costs, see page 2)



Land with Potential

DESCRIPTION

A mainly square parcel of land that would be potentially good for residential development (subject to the necessary planning consents) or extra garden space for adjoining properties.

TENANCIES: To be sold with vacant possession

TENURE: Advised Freehold - to be verified by solicitor

VIEWING CONTACT Paul Fosh Auctions, 01633 254 044

Paul Fosh Auctions Contact: Sean Roper

**LOT
57**

Land south west side of Bryn Terrace Tylorstown, Ferndale CF43 3AU
Guide Price Nil (plus fees/costs, see page 2)



Land with Potential

DESCRIPTION

An area of land situated to the south end of Bryn Terrace and may be suitable for amenity or extra garden land.

TENANCIES: To be sold with vacant possession

TENURE: Advised Freehold - to be verified by solicitor

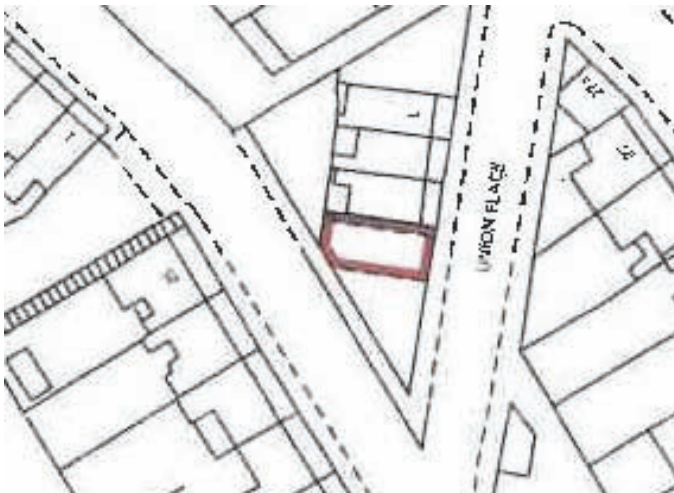
VIEWING CONTACT Paul Fosh Auctions, 01633 254 044



Paul Fosh Auctions Contact: Ryan Saunders

**LOT
58**

Former site of 4 Union Street, Ferndale CF43 4HD
Guide Price £800+ (plus fees/costs, see page 2)



Land with Potential

DESCRIPTION

A mainly level parcel of land situated at the end of a row of small terraced houses that would be ideal for development (subject to necessary planning consents) or potential parking or garage.

TENANCIES: To be sold with vacant possession

TENURE: Advised Freehold - to be verified by solicitor

VIEWING CONTACT Paul Fosh Auctions, 01633 254 044

Paul Fosh Auctions Contact: Ryan Saunders

LOT
59

5 Ash Grove, Milford Haven SA73 1BG
Guide Price **£32,000+** (plus fees/costs, see page 2)



Residential Investment

DESCRIPTION

A first floor flat situated in a purpose built block close to Milford Haven town centre. The property is currently tenanted and the tenant has indicated they are keen to remain. Milford Haven benefits from an excellent range of amenities and shopping facilities and the popular marina is just a short distance away.

ACCOMMODATION

First Floor: Entrance hall, lounge, kitchen, 2 bedrooms, bathroom, store

TENANCIES: The property is let on an Assured Shorthold Tenancy agreement of £350 per calendar month (£4,200 per annum)

TENURE: Advised Leasehold (125 years from 15th January 1990) - to be verified by solicitor - Service charge £240 per annum and any capital repairs

VIEWING CONTACT Brett Property, 01646 663951

Paul Fosh Auctions Contact: Sean Roper

LOT
60

105 Mount Pleasant, Merthyr Vale, Merthyr Tydfil CF48 4TB
Guide Price **£40,000+** (plus fees/costs, see page 2)



House for Owner Occupation/Investment

DESCRIPTION

A mid terraced house that is situated in a popular residential location. The property benefits from UPVC double glazing, gas central heating (not tested) and has scope for further improvements. The Village of Merthyr Vale lies south of Merthyr Tydfil with its excellent range of amenities, shopping facilities and transport links including train station.

ACCOMMODATION

Ground Floor: Entrance, lounge, kitchen

First Floor: Landing, 2 bedrooms, bathroom

Outside: Rear garden

TENANCIES: To be sold with vacant possession

TENURE: Advised Freehold - to be verified by solicitor

VIEWING CONTACT Paul Fosh Auctions, 01633 254 044

VIEWING SCHEDULE

| Date | Time |
|---|-------|
| Fri 19 July - Thurs 25 July - Wed 31 July | 10.20 |

Paul Fosh Auctions Contact: Sean Roper

LOT
61

32 Brynvernel, Loughor, Swansea SA4 6ST
Guide Price **£29,000+** (plus fees/costs, see page 2)



Flat for Owner Occupation/Investment

DESCRIPTION

A purpose built first floor flat set in a cul-de-sac in a popular residential area. The property has previously benefitted from UPVC windows throughout but requires full refurbishment.

Local amenities are found close by and transport links are good with Swansea city in the east and Llanelli in the west via A484 roadway.

ACCOMMODATION

First Floor: Entrance, shower room, lounge, kitchen, 2 bedrooms

Outside: 2 storage sheds

TENANCIES: To be sold with vacant possession

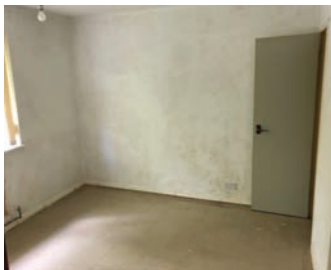
TENURE: Advised Leasehold (125 years from 24 June 1989) - to be verified by solicitor

VIEWING CONTACT Paul Fosh Auctions, 01633 254 044

VIEWING SCHEDULE

| Date | Time |
|--|-------|
| Thurs 18 Jul - Wed 24 Jul - Wed 31 Jul | 11.15 |

Paul Fosh Auctions Contact: Jack James



LOT
62

128a Commercial Street, Maesteg CF34 9DW
Guide Price **£27,000+** (plus fees/costs, see page 2)



Commercial Opportunity

DESCRIPTION

A ground floor shop unit situated in the centre of Maesteg town centre with other occupiers close by including the Principality Building Society, Ladbrokes and Weatherspoons. This versatile unit would be ideal for a number of uses including retail, hair salon, nail bar, possible A3 (subject to necessary planning consents).

ACCOMMODATION

Ground Floor: Entrance, retail sales area, 2 stores, kitchen, WC, access to rear leading to shared yard/parking

TENANCIES: To be sold with vacant possession but previously let at £6,000 per annum

TENURE: Advised Freehold - to be verified by solicitor

VIEWING CONTACT Paul Fosh Auctions, 01633 254 044

VIEWING SCHEDULE

| Date | Time |
|--|-------|
| Thurs 18 Jul - Wed 24 Jul - Wed 31 Jul | 16.40 |

Paul Fosh Auctions Contact: Sean Roper

LOT
63

202 Ystrad Road, Pentre CF41 7PE
Guide Price **£46,000 +** (plus fees/costs, see page 2)



Residential Investment

DESCRIPTION

A substantial mid terraced, five storey building situated on the main street in Pentre, near to the town of Treorchy which offers a wide range of amenities, shops, schools and railway station. The property requires refurbishment throughout but does benefit from gas central heating (not tested).

Planning: There was full planning consent for conversion to flats which has now lapsed. All enquiries should be directed to the local authority.

ACCOMMODATION

Ground Floor: Entrance, 2 rooms, kitchen, shower room

Lower Ground Floor: 2 rooms, bathroom, kitchen

Basement: 2 rooms

First Floor: Hallway, 3 rooms, kitchen

Second Floor: Hallway, 2/3 rooms

TENANCIES: To be sold with vacant possession

TENURE: Advised Freehold - to be verified by solicitor

VIEWING CONTACT: Paul Fosh Auctions, 01633 254 044

VIEWING SCHEDULE

| Date | Time |
|---|-------|
| Thurs 18 Jul - Wed 24 Jul - Tues 30 Jul Paul Fosh Auctions Contact: Ryan Saunders | 13.10 |

LOT
64

58 Glyn Terrace, Tredegar NP22 4JA
Guide Price **£63,000+** (plus fees/costs, see page 2)



Commercial/Residential Investment Opportunity

DESCRIPTION

An opportunity to acquire a commercial/residential property in the popular area of Tredegar. There is a shop unit on the ground floor and a flat on the first floor with its own separate entrance to the rear. The shop has recently closed and is available with vacant possession. Further benefits include gas heating (not tested) and double glazing.

ACCOMMODATION

Ground Floor: Retail area, kitchen, WC

First Floor: Entrance hallway, kitchen/living room, shower room, bedroom

Outside: Level garden to rear

TENANCIES: Shop will be sold with vacant possession
Flat is currently let on an Assured Shorthold Tenancy at £85 per week (£4,420 per annum)

TENURE: Advised Freehold - to be verified by a solicitor

VIEWING CONTACT: Paul Fosh Auctions, 01633 254 044

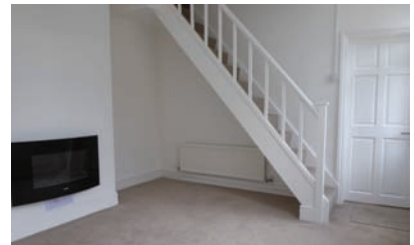
| Date | Time |
|---|-------|
| Wed 17th Jul - Tues 23rd Jul - Mon 29th Jul | 13.10 |

Paul Fosh Auctions Contact: Ryan Saunders



LOT
65

Bellam House, Penygarn Road, Penygarn, Pontypool NP4 8BG
Guide Price **£100,000+** (plus fees/costs, see page 2)



Detached Residence for Owner Occupation/Investment

DESCRIPTION

A spacious cottage style detached property that has been extensively upgraded and improved. The property benefits from UPVC double glazing and gas central heating (not tested) and there is a stunning new kitchen with appliances, attractive ceiling light and refitted bathroom. The town of Pontypool benefits from an excellent range of local amenities and shopping sources including Tesco supermarket and has superb road links to Cwmbran, Newport and the M4 motorway.

ACCOMMODATION

Ground Floor: Entrance, 2 reception rooms, bathroom, kitchen

First Floor: Landing, 3 bedrooms

Outside: Garden to rear

TENANCIES: To be sold with vacant possession

TENURE: Advised Freehold - to be verified by solicitor

VIEWING CONTACT: Paul Fosh Auctions, 01633 254 044

VIEWING SCHEDULE

Date

Wed 17th Jul - Tues 23rd Jul - Mon 29th Jul



Paul Fosh Auctions Contact: Sean Roper

Time

15.00

LOT
66

136 Chepstow Road, Newport NP19 8EG
Guide Price £65,000+ (plus fees/costs, see page 2)



Commercial Investment Opportunity

DESCRIPTION

A mid terrace freehold building located in the busy high street just outside Newport city centre. The area of Maindee benefits from a selection of national retailers including Wetherspoon's, William Hill, Lloyds bank etc. The property offers large retail and ancillary space.

ACCOMMODATION

Ground Floor: Retail zone A, retail zone B, office, storage

First Floor: Ancillary space and storage

Outside: Rear yard

TENANCIES: Boots are currently occupying the building and are holding over. Total income of £7,500 pa

TENURE: Advised Freehold - to be verified by solicitor

VIEWING CONTACT Paul Fosh Auctions, 01633 254 044

Date

Time

Wed 17th Jul - Tues 23rd Jul - Mon 29th Jul

16.10

Paul Fosh Auctions Contact: Ryan Saunders

LOT
67

Plasnewydd Hotel, Upper High Street, Bargoed CF81 8QY
Guide Price £45,000+ (plus fees/costs, see page 2)



Development Opportunity

DESCRIPTION

A mid terrace former public house situated in the busy town of Bargoed. This substantial freehold building offers huge potential for investors and would be suited to a range of uses, both residential and commercial (subject to the necessary planning consents). Bargoed provides a range of amenities, shops, supermarkets, etc and offers excellent transport links via the nearby railway station.

ACCOMMODATION

Ground Floor: Bar, lounge area, kitchen, 2 toilet blocks

Lower Ground Floor: Cellar

First Floor: Landing, office, bathroom, kitchen, store room, wc, living room, gym area, 3 bedrooms

Second Floor: Large usable attic space

Outside: Rear car park, garden area

TENANCIES: To be sold with vacant possession

TENURE: Advised Freehold - to be verified by solicitor

VIEWING CONTACT Paul Fosh Auctions, 01633 254 044

Date

Time

Wed 17th Jul - Tues 23rd Jul - Mon 29th Jul

10.50

Paul Fosh Auctions Contact: Ryan Saunders



LOT
68

Land near Glebeland Street, Coychurch, Bridgend CF35 5HE
Guide Price £2,000+ (plus fees/costs, see page 2)



Land With Potential

DESCRIPTION

A mainly square and level parcel of land situated between the A473 and Glebeland Close/The Court. The land may offer potential as an area for parking, extra amenity or garden for adjoining properties.

TENANCIES: To be sold with vacant possession

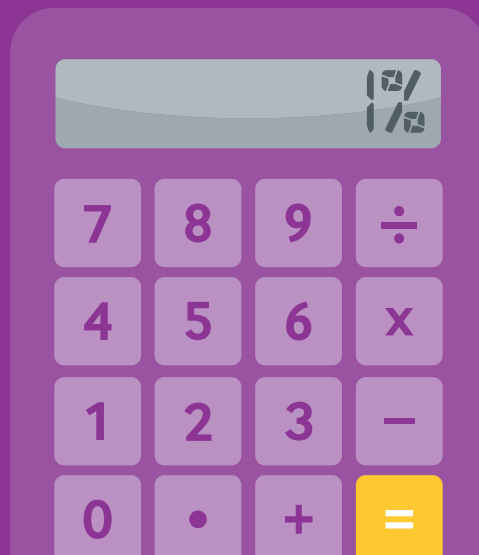
TENURE: Advised Freehold - to be verified by solicitor

VIEWING CONTACT Paul Fosh Auctions, 01633 254 044

Paul Fosh Auctions Contact: Sean Roper

buyer's premium

Buyers, in addition to the purchase price, buyers will be required to pay a buyer's premium of **1.2%** or **Minimum £750.00** inc VAT per lot.



LOT
69

Land Opposite 30 Graig Road, Gwaun Cae Gurwen,
Ammanford SA18 1EG
Guide Price Nil (plus fees/costs, see page 2)



Land With Potential

DESCRIPTION

A parcel of land that is mainly rectangular in shape and is currently wooded. The site adjoins the river at one end and Graig Road at the other. The land may offer scope for numerous uses such as extra garden, amenity land or leisure use.

TENANCIES: To be sold with vacant possession

TENURE: Advised Freehold - to be verified by solicitor

VIEWING CONTACT Paul Fosh Auctions, 01633 254 044

Paul Fosh Auctions Contact: Sean Roper

LOT
70

21 Canon Street, Aberdare CF44 7AP
Guide Price £69,000+ (plus fees/costs, see page 2)



Commercial Opportunity

DESCRIPTION

A substantial freehold building with A3 planning permission and comprises a spacious ground floor shop unit and accommodation above. The property is situated in the heart of Aberdare town centre with other occupiers close by including Lloyds Bank, Greggs, Burton Menswear and Halifax. This versatile building would be ideal for a number of uses including restaurant or retail unit (subject to necessary planning consent). The building may also offer scope for two separate units, with potential for 2 incomes, with conversion to a shop and self contained flat with maisonette above (subject to necessary planning consents).

ACCOMMODATION

Ground Floor: Retail unit

First Floor: 5 rooms

second floor: Usable loft space

TENANCIES: To be sold with vacant possession

TENURE: Advised Freehold - to be verified by solicitor

Date

Fri 19 July - Thurs 25 July - Wed 31 July

Time

15.15

Paul Fosh Auctions Contact: Jack James

LOT
71

38 Hannah Street, Porth CF39 9RB
Guide Price **£40,000+** (plus fees/costs, see page 2)



Commercial Opportunity

DESCRIPTION

A substantial freehold building comprising ground floor office space and further accommodation above. The property is situated in a prominent position in the main shopping street in Porth and would be ideal for a number of uses such as retail, offices or food (subject necessary planning consent). Porth benefits from an excellent range of amenities including train station with direct links to Cardiff and other occupiers in the street include Greggs, Boots and a number of independent shops and stores.

ACCOMMODATION

Ground Floor: Main office/shop area, kitchen area

First Floor: Hallway, 2 offices, WC

Outside: Yard area

TENANCIES: To be sold with vacant possession

TENURE: Advised Freehold - to be verified by solicitor

VIEWING CONTACT Paul Fosh Auctions, 01633 254 044

VIEWING SCHEDULE

| Date | Time |
|---|-------|
| Thurs 18 Jul - Wed 24 Jul - Tues 30 Jul | 10.00 |
| Paul Fosh Auctions Contact: Sean Roper | |

LOT
72

39 Bwllfa Road, Aberdare CF44 8UG
Guide Price **£45,000+** (plus fees/costs, see page 2)



House for Owner Occupation/Investment

DESCRIPTION

A mid terraced cottage situated in a popular residential location close to local amenities and the Dare Valley Park. The property benefits from gas central heating (not tested) and offer scope to improve further. The town of Aberdare has an excellent range of amenities and transport links including train station with direct links to Cardiff.

ACCOMMODATION

Ground Floor: Entrance hallway, lounge, kitchen, bathroom

First Floor: Landing, 2 bedrooms

Outside: Rear garden

TENANCIES: To be sold with vacant possession

TENURE: Advised Freehold - to be verified by solicitor

VIEWING CONTACT Paul Fosh Auctions, 01633 254 044

VIEWING SCHEDULE

| Date | Time |
|---|-------|
| Fri 19 July - Thurs 25 July - Wed 31 July | 14.45 |

Paul Fosh Auctions Contact: Sean Roper



LOT
73

Land west side of Tudor Road, Pentre CF41 7LU
Guide Price Nil (plus fees/costs, see page 2)



Land with Potential

DESCRIPTION

A small parcel of land next to a main road. The land houses an electricity pylon and a post box currently.

TENANCIES: To be sold with vacant possession

TENURE: Advised Freehold - to be verified by solicitor

VIEWING CONTACT Paul Fosh Auctions, 01633 254 044



Paul Fosh Auctions Contact: Ryan Saunders

deposit

Buyers, the minimum deposit is **£3,000** or **10% of the maximum bid price**, whichever is the greater.



LOT
74

Land lying to south of Tynybedw Terrace,
Treorchy CF42 6RL
Guide Price £3,500+ (plus fees/costs, see page 2)



Land With Potential

DESCRIPTION

A large area of land close to Treorchy's busy high street. The land would be suitable for many uses, such as amenity land, additional garden space for residents and may offer potential to develop in certain parts (subject to the necessary planning consents).

TENANCIES: To be sold with vacant possession

TENURE: Advised Freehold - to be verified by solicitor

VIEWING CONTACT Paul Fosh Auctions, 01633 254 044

Paul Fosh Auctions Contact: Ryan Saunders

LOT
75

Land between 42-64 Dinam Park, Ton Pentre, Pentre CF41 7DX
Guide Price £4,000+ (plus fees/costs, see page 2)



Land with Potential

DESCRIPTION

A large, level rectangular piece of land situated in a residential area. This would be useful amenity land and may be suitable for additional parking or the construction of garages (subject to the necessary planning consents).

TENANCIES: To be sold with vacant possession

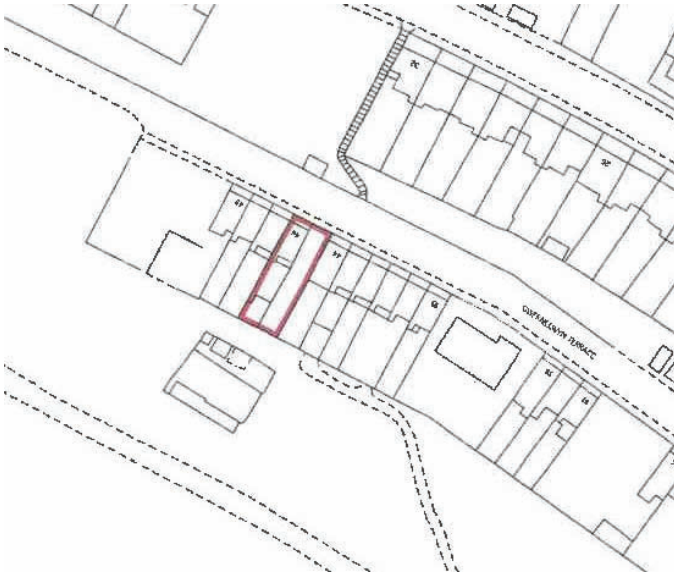
TENURE: Advised Freehold - to be verified by solicitor

VIEWING CONTACT Paul Fosh Auctions, 01633 254 044

Paul Fosh Auctions Contact: Ryan Saunders

**LOT
76**

Former site of 45/46 Gwernllwyn Terrace, Tylorstown, Ferndale CF43 3DP
Guide Price £850+ (plus fees/costs, see page 2)



Land With Potential.

DESCRIPTION

A parcel of land that will be ideal for potential development (subject to necessary planning consents) or extra space for adjoining properties.

TENANCIES: To be sold with vacant possession

TENURE: Advised Freehold - to be verified by solicitor

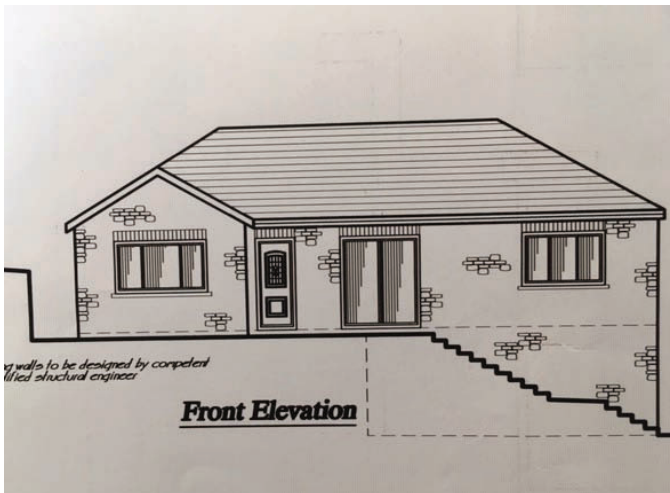
VIEWING CONTACT Paul Fosh Auctions, 01633 254 044

Paul Fosh Auctions Contact: Ryan Saunders

**LOT
77**

Building Plot at Marian Close, Tredegar NP22 3QX
Guide Price £32,000 + (plus fees/costs, see page 2)

DARLOWS



Building Plot

DESCRIPTION

A plot of land with full detailed planning permission for a two bedroom bungalow dwelling with options available to convert the loft (subject to necessary planning consents). The plot is located on a small development and is accessible to local amenities and road links.

Planning

Detailed planning permission has been granted for a detached bungalow. Drawings will be available for inspection from the auctioneer's office.

TENANCIES: To be sold with vacant possession

TENURE: Advised Freehold - to be verified by solicitor

VIEWING CONTACT Paul Fosh Auctions, 01633 254 044

Paul Fosh Auctions Contact: Ryan Saunders

**LOT
78****148 High Street, Merthyr Tydfil CF47 8DP**
Guide Price £130,000+

Commercial Opportunity

DESCRIPTION

A substantial three storey freehold building situated in the southern end of the pedestrian section of High Street, Merthyr Tydfil. The surrounding area has seen a significant amount of regeneration and upgrading and in the future the property will be situated just a few hundred yards away from the new Merthyr Tydfil bus station.

The property benefited from significant improvements some years back including new roof, fire escape to rear, new internal fixtures and fittings, rewire, partial UPVC double glazing, central heating system (not tested), WCs to each floor, fire alarm system and attic space with pull down ladder. The property has most recently been let to a training company but this versatile unit would be ideal for a number of uses including commercial or residential with potential conversion to flats or HMO (subject to necessary planning consent).

ACCOMMODATION

| Floor | Description | Area Sq Ft | Area Sq M |
|--------------|---------------|--------------|-----------|
| Ground Floor | Entrance Hall | Not measured | |
| Ground Floor | Office One | 292 | 27.13 |
| Ground Floor | Office Two | 225 | 20.90 |
| Ground Floor | Lobby | 107 | 9.94 |
| Ground Floor | Kitchen | 198 | 18.39 |
| First Floor | Office Three | 243 | 22.57 |
| First Floor | Office Four | 110 | 10.22 |
| First Floor | Office Five | 204 | 18.95 |
| First Floor | Office Six | 95 | 8.82 |
| First Floor | Store | 45 | 4.18 |
| Second Floor | Office Seven | 159 | 14.77 |
| Second Floor | Office Eight | 163 | 15.14 |
| Second Floor | Office Nine | 253 | 23.50 |
| Second Floor | Office Ten | 139 | 12.91 |
| Second Floor | Store | 27 | 2.51 |
| Basement | Storage | 262 | 24.34 |
| Total | | Approx 2,522 | 234.27 |

Outside: Rear parking area for approximately five cars with two electric roller shutter doors.

TENANCIES: Currently let at £24,000 per annum but to be sold with vacant possession

TENURE: Advised Freehold - to be verified by solicitor

VIEWING CONTACT: See viewing schedule

VIEWING SCHEDULE

Date

Fri 19 July - Thurs 25 July - Wed 31 July

Time

11.00

Paul Fosh Auctions Contact: Sean Roper

**LOT
78**

148 High Street, Merthyr Tydfil CF47 8DP
Guide Price £130,000+



Paul Fosh Auctions Contact: Sean Roper

LOT
79

106 Moorhead Close, Cardiff CF24 5FD
Guide Price £89,500 + (plus fees/costs, see page 2)



Flat for Owner Occupation/Investment

DESCRIPTION

A modern third floor apartment located on the outskirts of Cardiff city centre. The apartment has been recently improved and is ready to let. There are many amenities nearby including Welsh language primary school, shops, supermarkets, leisure facilities etc. There is approximately a 15 minute walk into the city centre which would suit professionals or maybe even students based at the nearby university campus. The apartment would also be suitable for use as a AirB&B. further benefits include lift system, UPVC double glazing and allocated parking space.

ACCOMMODATION

Ground Floor: Communal entrance hall with lift system

Third Floor: Entrance hallway, kitchen, bathroom, living room/dining room, 2 bedrooms (master with en-suite)

Outside: Allocated parking space

TENANCIES: To be sold with vacant possession

TENURE: Advised Leasehold (999 years from January 2008) - to be verified by solicitor

VIEWING CONTACT Paul Fosh Auctions, 01633 254 044

VIEWING SCHEDULE

Paul Fosh Auctions Contact: Ryan Saunders

| | |
|--|-------|
| Tue 16th Jul - Mon 22nd Jul - Mon 29th Jul | 14.00 |
|--|-------|

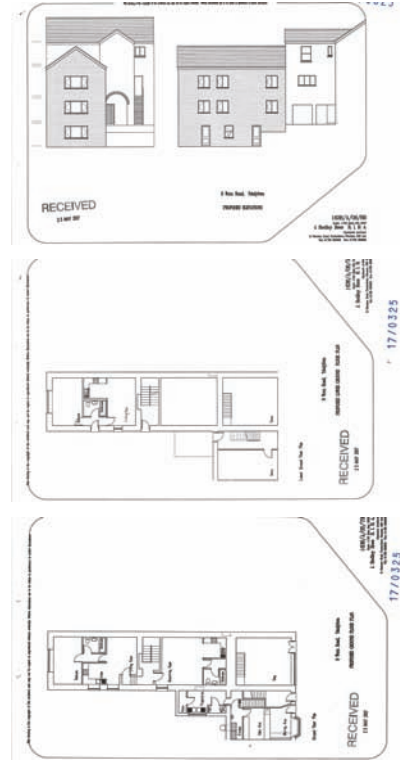
insure

Buyers should be aware that it is **your responsibility** to insure any property that you purchase from exchange of contracts.



**LOT
80**

9 Wern Road, Ystalyfera, Swansea SA9 2LX
Guide Price £45,000+ (plus fees/costs, see page 2)



Residential Development Opportunity

DESCRIPTION

A substantial freehold building located on Wern Road in the village of Ystalyfera. The front of the property comprises a ground floor retail unit and first floor 3 bedroom flat. This section of the property has recently been granted planning for residential conversion to provide a ground floor one bedroom flat and two first floor one bedroom flats.

To the rear of the property is a substantial building which benefits from access to the rear of Wern Road. This section of the property has recently been granted planning for residential conversion to provide a scheme known as Cwrt Mair, comprising of five flats.

Planning consent was passed on 5th July 2017 by Neath Port Talbot County Borough Council under application Nos. P/2017/323 and P/2017/325. Full plans are available via the Neath Port Talbot County Borough Council Planning Department Portal.

The nearby A4067 provides access to the M4 at Junction 45 with links to Swansea in the south and Cardiff in the south east.

TENANCIES: To be sold with vacant possession

TENURE: Advised Freehold - to be verified by a solicitor

VIEWING CONTACT: Paul Fosh Auctions, 01633 254 044

VIEWING SCHEDULE

Date

Thurs 18 Jul - Wed 24 Jul - Wed 31 Jul

Time

13.00



Paul Fosh Auctions Contact: Sean Roper

LOT
81

1 Corvus Terrace, St. Clears, Carmarthen SA33 4LT
Guide Price £50,000+ (plus fees/costs, see page 2)



Former Bank Premises

DESCRIPTION

The property comprises former banking premises located in a mixed commercial residential area in this popular Carmarthenshire town. St Clears lies to the west of Carmarthen and is approximately 22 miles east of Haverfordwest, 9 miles west of Carmarthen and 35 miles north west of Swansea.

The property undoubtedly has potential for conversion to other uses including residential (subject to any necessary planning consents).

ACCOMMODATION

Ground Floor: Former banking hall

First Floor: Ancillary storage, staff room facilities

TENANCIES: To be sold with vacant possession

TENURE: Advised Freehold - to be verified by solicitor

VIEWING CONTACT Paul Fosh Auctions, 01633 254 044

Paul Fosh Auctions Contact: Paul Fosh

LOT
82

Garage/Plot at Hillside, (North East side of Stradey Road),
Furnace, Llanelli SA15 4ES
Guide Price £26,000+ (plus fees/costs, see page 2)



Development Opportunity

DESCRIPTION

An opportunity to acquire a plot of land which occupies a corner position at the end of a row of traditional terraced houses. The plot is rectangular in shape fronting onto Stradey Road and is located in the popular village of Furnace, close to Llanelli town centre, as well as local amenities, school and college. There is currently a spacious garage on the plot which would be ideal for storage or a car.

Planning: The site benefits from planning for the development of a detached dwelling. Planning ref: S/38071 - please contact auctioneers for further information.

TENANCIES: To be sold with vacant possession

TENURE: Advised Freehold - to be verified by a solicitor

VIEWING CONTACT Paul Fosh Auctions, 01633 254 044



Paul Fosh Auctions Contact: Sean Roper

LOT
83

Bontnewydd Hotel, High Street, Trelewis, Treharris CF46 6AB
Guide Price **£97,000+** (plus fees/costs, see page 2)



Residential Development Opportunity

DESCRIPTION

A substantial four storey freehold building set in a prominent position within the village of Trelewis. The property has full planning for a residential scheme comprising of nine 1 bedroom flats over ground, first and second floor levels. The property is situated on the High Street in Trelewis and within close proximity to Quakers Yard Train Station. Access to the A470 is nearby providing links to Merthyr Tydfil in the north and Pontypridd in the south. The M4 is approximately 13 miles to the south providing links to Cardiff in the south and Bristol in the south east.

Planning consent was passed by Merthyr Tydfil County Borough Council on 21st December 2017 under Application No. P/17/0276.

TENANCIES: To be sold with vacant possession

TENURE: Advised Freehold - to be verified by solicitor

VIEWING CONTACT: Paul Fosh Auctions, 01633 254 044

VIEWING SCHEDULE

Date

Fri 19 July - Thurs 25 July - Wed 31 July

Time

9.00



Paul Fosh Auctions Contact: Ryan Saunders

LOT
84

Plot at 6a Penybryn Terrace, Mountain Ash CF45 3TJ
Guide Price **£6,500+** (plus fees/costs, see page 2)



Land With Potential

DESCRIPTION

An area of land between two rows of terraced houses, located in the residential area of Mountain Ash and near to the town of Aberdare. The land offers the potential to build (subject to necessary planning consent). The nearby town of Aberdare offers a wider range of amenities, shops, supermarkets, railway station etc. Good road links are available to Cardiff and Merthyr Tydfil via the A470.

TENANCIES: To be sold with vacant possession

TENURE: Advised Freehold - to be verified by solicitor

VIEWING CONTACT Paul Fosh Auctions, 01633 254 044

Paul Fosh Auctions Contact: Ryan Saunders

LOT
85

8A & 8B Caerleon Road, Newport NP19 7BU
Guide Price **£85,000+** (plus fees/costs, see page 2)



Residential Investment

DESCRIPTION

An opportunity to acquire two flats situated in an ideal location close to Newport city centre. The property benefits from UPVC double glazing, gas central heating (not tested) and offers generous accommodation. There is a good sized garden to flat one and the property has historically enjoyed good occupancy levels over the last few years.

ACCOMMODATION

Ground Floor: Flat 1: Entrance, lounge/dining room/kitchen, bedroom, bathroom. Ground floor entrance, stairs to

First Floor: Flat 2: Landing, lounge, kitchen, bedroom, bathroom

Outside: Spacious rear garden

TENANCIES: Both flats are let at £425 per calendar month (£10,200 per annum)

TENURE: Advised Freehold - to be verified by solicitor

VIEWING CONTACT Paul Fosh Auctions, 01633 254 044

VIEWING SCHEDULE

| Date | Time |
|---|-------|
| Wed 17th Jul - Tues 23rd Jul - Mon 29th Jul | 15.45 |

Paul Fosh Auctions Contact: Sean Roper



LOT
86

26 & 26a Hebron Road, Clydach, Swansea SA6 5EJ
Guide Price £78,000+ (plus fees/costs, see page 2)



Residential Investment

DESCRIPTION

A detached stone built residence with two self-contained flats. The town of Clydach benefits from an excellent range of amenities, schools, shops and the M4 motorway is easily accessible being approximately 1 mile away. The flats benefit from UPVC double glazing, gas central heating (not tested) and are well maintained and presented.

ACCOMMODATION

Ground Floor: Entrance hallway, stairs

Ground Floor - Flat 1: Entrance, lounge, 2 bedrooms, inner hall, kitchen, utility, shower room

First Floor - Flat 2: Landing, bedroom, lounge, kitchen, shower room

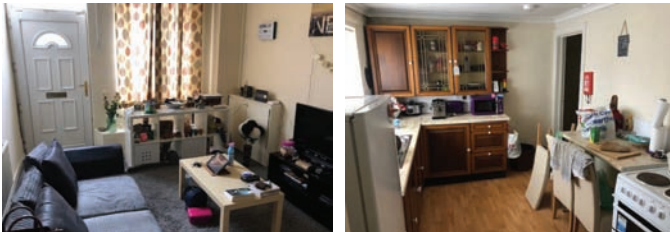
Outside: Rear garden and parking to front

TENANCIES: Flat 1 is let on an AST at £425 per calendar month and Flat 2 let on an AST at £260 per calendar month (£8,220 per annum)

TENURE: Advised Freehold - to be verified by solicitor

VIEWING SCHEDULE

| Date | Time |
|---|-------|
| Thurs 18 Jul - Wed 24 Jul - Wed 31 Jul | 14.10 |
| Paul Fosh Auctions Contact: Sean Roper | |



LOT
87

Land north side of Arfryn Terrace Tylorstown, Ferndale CF43 3DR
Guide Price £800+ (plus fees/costs, see page 2)



Land with Potential

DESCRIPTION

A partly level area of land with further area that has a gradient, situated opposite a row of terraced housing and is adjacent to a number of garages. The site would be ideal for further garages or extra amenity land/garden land or residential development (subject to planning consents).

TENANCIES: To be sold with vacant possession

TENURE: Advised Freehold - to be verified by solicitor

VIEWING CONTACT Paul Fosh Auctions, 01633 254 044

Paul Fosh Auctions Contact: Ryan Saunders

LOT
88

Land to the south of Brynheulog Terrace, (reservoir),
Mountain Ash
Guide Price TBC (plus fees/costs, see page 2)



Reservoir with Potential

DESCRIPTION

A former reservoir with land situated in a stunning rural position. The site extends to approximately 17 acres and may offer scope for a number of uses such as development, tourism or industrial such an infill (subject to licenses and planning consents). The site occupies an elevated position over the town of Mountain Ash, enjoys stunning views and retains original water tower.

Directions:

Driving from Mountain Ash, proceed to Llanwonno Road to Perthceln and then turn right following the signs to Ynysybwl/Ferndale. Continue along the road passing the electric sub station on the right until you see a substantial barn conversion in progress on your right and access to the reservoir is directly opposite.

TENANCIES: To be sold with vacant possession

TENURE: Advised Freehold - to be verified by solicitor

VIEWING CONTACT Paul Fosh Auctions, 01633 254 044

Paul Fosh Auctions Contact: Ryan Saunders

LOT
89

Land east side of Bryn Terrace, Tylorstown, Ferndale CF43 3AU
Guide Price £2,000+ (plus fees/costs, see page 2)



Land with Potential

DESCRIPTION

A large parcel of land sloping east of Bryn Terrace. The land offers potential to develop a number of garages (subject to necessary planning consents).

TENANCIES: To be sold with vacant possession

TENURE: Advised Freehold - to be verified by solicitor

VIEWING CONTACT Paul Fosh Auctions, 01633 254 044

Paul Fosh Auctions Contact: Ryan Saunders

LOT
90

32 Lodge Drive, Baglan, Port Talbot SA12 8UB
Guide Price **£130,000** (plus fees/costs, see page 2)



House for Owner Occupation/Investment

DESCRIPTION

A detached three bedroom residence with stone elevations to the front and rear. The property offers generous accommodation over two floors and would be ideal for either a home owner or investor.

Baglan is a well established, sought after area and is convenient for access to Port Talbot and Neath town centres and the M4 motorway.

ACCOMMODATION

Ground Floor: Entrance, porch, lounge, kitchen, bathroom, reception room

First Floor: Landing, 3 bedrooms, WC

Outside: Side and rear gardens, driveway for 3 vehicles

TENANCIES: To be sold with vacant possession

TENURE: Advised Freehold - to be verified by solicitor

VIEWING CONTACT: Paul Fosh Auctions, 01633 254 044

VIEWING SCHEDULE

Date

Thurs 18 Jul - Wed 24 Jul - Wed 31 Jul

Time

14.50



Paul Fosh Auctions Contact: Jack James

LOT
91

10 Heol Graig Felen, Clydach, Swansea SA6 5DF
Guide Price **£69,000** (plus fees/costs, see page 2)



House for Owner Occupation/Investment

DESCRIPTION

A well maintained three bedroom semi detached house that is spacious throughout and offers further potential (subject to the necessary planning consents). The property benefits from gas central heating (not tested), UPVC double glazing, off road parking and large rear garden.

The sought after town of Clydach benefits from an excellent range of amenities, schools and shops. The M4 motorway is approximately one mile away giving access to the Cardiff in the east and Llanelli in the west.

ACCOMMODATION

Ground Floor: Entrance, hallway, lounge, kitchen/diner

First Floor: Landing, 3 bedrooms, bathroom

Outside: Front and rear gardens, driveway

TENANCIES: To be sold with vacant possession

TENURE: Advised Leasehold - to be verified by solicitor

VIEWING SCHEDULE

Date

Time

Thurs 18 Jul - Wed 24 Jul - Wed 31 Jul

13.40

Paul Fosh Auctions Contact: Jack James



LOT
92

52 Station Road, Pembroke SA71 4AH
Guide Price **£30,000+** (plus fees/costs, see page 2)



House For Modernisation

DESCRIPTION

A traditional terraced cottage in need of full modernisation. The property offers accommodation over two floors and would be an ideal project for either a builder or property developer. The town of Pembroke benefits from an excellent range of local amenities and shopping facilities and is home to historic sites including the castle. Situated in the county of Pembrokeshire, there are a wealth of beaches and stunning coastline within easy driving distance.

ACCOMMODATION

Please note the property has not been inspected internally prior to going to print but we believe it to comprise:

Ground Floor: 2/3 rooms

First Floor: 2/3 rooms

Outside: Rear garden

TENANCIES: To be sold with vacant possession

TENURE: Advised Freehold - to be verified by solicitor

VIEWING CONTACT Brett Property, 01646 663951

Paul Fosh Auctions Contact: Sean Roper



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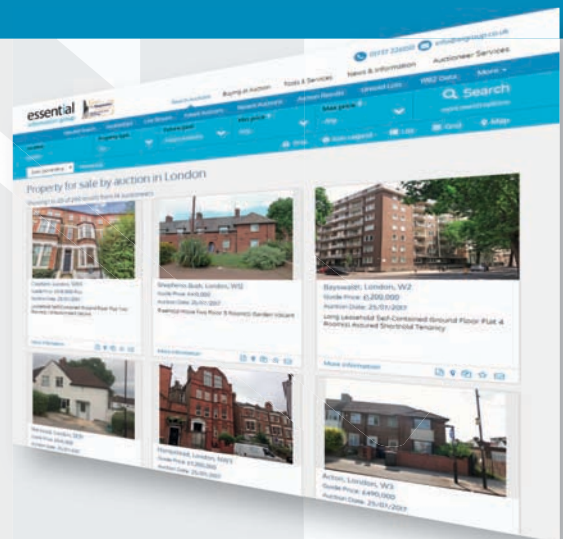
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buyers
please note...

proof of identity



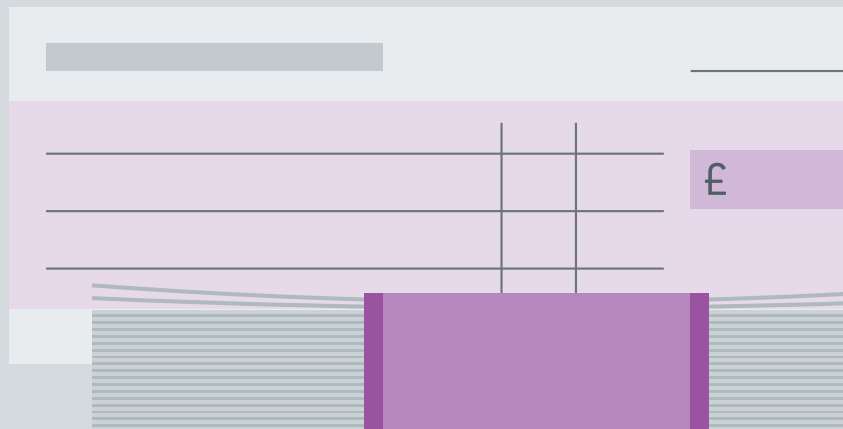
Due to changes in the Anti-Money Laundering regulations anyone wishing to bid on any property will be required to register, at no cost, prior to the sale in the room and produce two forms of the following identification:

- **Photographic** - passport or driving licence
- **Address** - current utility bill, bank statement (within last 3 months)

If you are successful in purchasing a property you will be asked by the cashier to produce your identification and these will then be photocopied.

deposits

We accept debit cards, cheques, bankers drafts and sterling up to £7,000 but **CANNOT ACCEPT CREDIT CARDS.**



Terms and conditions for online, proxy and telephone bidders

1. A prospective purchaser should complete and sign the registration form overleaf. In particular the prospective proxy purchaser should complete the form showing the maximum price which the prospective purchaser authorises the auctioneer to bid for a particular property.

The maximum price to which the auctioneer is authorised to bid must be an exact figure (accordingly wording such, as "£100 over the highest bid in the room" will not be acceptable). The auctioneer reserves the right not to bid on behalf of the prospective purchaser should there be any error or confusion in respect of these instructions or the accompanying deposit. A separate form must be completed for each lot for which a prospective purchaser requires the auctioneer to bid. The completed form or forms must be delivered to Paul Fosh Auctions, 108 Lower Dock Street, Newport, NP20 2AG (for the attention of the auctioneer) by hand or by post so that it is received not less than 24 hours prior to the time of the commencement of the auction at which the particular property is to be sold. The commencement time of the auction is shown in the catalogue.

Any agreement to alter any proxy or telephone bidding form at any time prior to, or on the day of the auction, must be in writing.
2. The prospective proxy purchaser appoints the auctioneer as agent and authorises the auctioneer to bid for the relevant lot on behalf of the prospective purchaser in such manner as the auctioneer thinks fit in his absolute discretion.
3. The prospective purchaser shall be considered to have inspected the auction catalogue for the relevant lot and inspected the general and special conditions of sale and notices to prospective purchasers and also any addendum relating to the lot and to have full knowledge thereof and authorises the auctioneer or any duly authorised partner or employee of Paul Fosh Auctions as the prospective purchasers agent to sign the memorandum of contract incorporating all such matters at or after the auction.
4. Prospective proxy purchasers should send with this form a valid cheque or bankers draft drawn on a United Kingdom Branch of a bank representing 10% of the maximum price subject to a minimum of £3,000 to which the prospective purchaser wishes the auctioneer to bid. Where the particular lot is purchased below the maximum bid figure the balance of the deposit will be considered as an additional deposit towards the purchase price.
5. The prospective purchaser may in writing only at any time up to the commencement of the auction in which the particular lot is to be sold withdraw the auctioneer's authority to bid. It is the prospective purchaser's responsibility to ensure that the auctioneer personally receives such instructions and he should check to ensure such instructions have been received.
6. Unless the relevant lot is sold to the prospective purchaser, the amount of the prospective purchasers bid will not be disclosed to the vendor or any other person either during or after the sale without the consent of the respective purchaser.
7. The auctioneer reserves the right to bid himself or through an agent up to the reserve price for the particular lot.
8. The auctioneer will make no charge to a prospective purchaser for this service and will accept no liability whatsoever for any bid not being made on behalf of the prospective purchaser whether through lack of clarity of instructions or for any other reason whatsoever. Prospective telephone purchasers will not hold Paul Fosh Auctions liable for any loss or claims relating to the telephone system or the interruption or suspension of this service. The prospective purchaser will be advised if the relevant lot has been successfully purchased on his behalf as soon as possible after the auction. Where the lot has been purchased the prospective purchaser will be notified by post and the deposit returned as soon as reasonably possible.
9. Prospective purchasers are advised to telephone the auction department of Paul Fosh Auctions (tel. 01633 254044) between 8.30 a.m. and 10.00 a.m. on the day of the auction to ensure that there are no amendments to the particulars of the sale or conditions relating to the relevant lot or other matters relating to it.

The prospective purchaser will be deemed to have knowledge of such amendments and will buy subject to them in any event. If the prospective purchaser does not telephone and such amendments have been made, the auctioneer may in his absolute discretion decide not to bid for the relevant lot on the prospective purchasers behalf or refuse to accept bids by or on behalf or refuse to accept bids by or on behalf of prospective purchasers and the auctioneer will not be responsible for any loss, costs or damages incurred by the prospective purchaser a result thereof.
10. Should the prospective purchaser wish to bid at the auction in person or through an agent, such intention must be conveyed in writing to the auctioneer in person prior to the lot being offered for sale. In this case the auctioneer will not make any bids on behalf of the prospective purchasers.
11. Prospective purchasers are advised in respect of telephone bids that should they become disconnected during bidding or are unobtainable. Paul Fosh Auctions will not be held responsible or liable for any loss suffered in respect thereof.

Registration form for online, telephone and proxy bidders

Date of Auction: Lot Number: Online/Telephone/Proxy (Please delete as appropriate)

I hereby instruct and authorise you to bid on my behalf in accordance with the terms and conditions attached hereto and I understand that should my bid be successful the offer will be binding upon me.

Address of Lot:

Maximum Bid Price:

(words)

Cheque for £3,000 or 10% deposit (whichever is the greater) + **Buyer's premium of 1.2% or Minimum £750:** £ (enclosed herewith)

Note: For administrative reasons, unless otherwise agreed with the Auctioneers, the minimum deposit for online/telephone/proxy bids is **£3,000 or 10%** of the maximum bid price, whichever is the greater, plus buyer's premium of **1.2% or Minimum £750.00**.

Purchasers Details

Full Name(s):

Address:

Post Code:

Business Tel: Home Tel:

For telephone bids, telephone number at time of auction:

Solicitors:

Post Code:

For the Attention of:

Telephone:

Signature of Prospective Purchaser or Person Signing on Purchasers behalf:

Full Name and Address of Signatory if different from Purchasers details given above:

Date of Signing:

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Alternatively, if you crave the feel of that paper auction catalogue then you can complete the form below to receive catalogues in the post for a year.

To receive this service, please complete the form below and forward with a cheque, or bank transfer (details on request, for £10.00 made payable to **"Paul Fosh Auctions"** to: **Mailing List Subscriptions, Paul Fosh Auctions, 108 Lower Dock Street, Newport, NP20 2AG**

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| Title: | Mr / Mrs / Miss / Ms / Other (please specify) | <input type="text"/> |
| First Name: | <input type="text"/> | |
| Last Name: | <input type="text"/> | |
| Address: | <input type="text"/> | |
| | <input type="text"/> | |
| Post Code: | <input type="text"/> | Telephone: <input type="text"/> |
| Email: | <input type="text"/> | |
| Property Type: | <input type="text"/> | |
| Property Area: | <input type="text"/> | |

Office Use

| | | | |
|------------------|----------------------|------------|----------------------|
| Received (Date): | <input type="text"/> | Cheque No: | <input type="text"/> |
| ML Updated: | <input type="text"/> | By: | <input type="text"/> |
| Sub Ex Date: | <input type="text"/> | | |

Common Auction Conditions

Edition 4

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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 consistent practice across the industry. There are three sections, all of which must be included without variation, 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

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.

The RICS owns the copyright in all editions of the Common Auction Conditions (CAC), but permits the free use of the 4th edition if the user:

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- refers to the Conditions as the Common Auction Conditions (4th edition).

The RICS reserves the right to withdraw its licence to use this and any previous edition of the Common Auction Conditions.

Contents

| | | | |
|---|---|--|----|
| Glossary | 2 | G12 Management..... | 9 |
| Auction Conduct Conditions | 4 | G13 Rent deposits | 9 |
| A1 Introduction..... | 4 | G14 VAT..... | 9 |
| A2 Our role..... | 4 | G15 TRANSFER as a going concern..... | 9 |
| A3 Bidding and reserve PRICES..... | 4 | G16 Capital Allowances | 10 |
| A4 The PARTICULARS and other information..... | 4 | G17 Maintenance Agreements | 10 |
| A5 The CONTRACT..... | 4 | G18 Landlord and Tenant Act 1987 | 10 |
| A6 Extra AUCTION CONDUCT CONDITIONS..... | 5 | G19 Sale by PRACTITIONER..... | 10 |
| General Conditions Of Sale | 6 | G20 TUPE | 10 |
| G1 The LOT..... | 6 | G21 Environmental | 10 |
| G2 Deposit..... | 6 | G22 Service charge | 10 |
| G3 Between CONTRACT and COMPLETION | 6 | G23 Rent reviews | 11 |
| G4 Title and identity..... | 7 | G24 TENANCY renewals..... | 11 |
| G5 TRANSFER..... | 7 | G25 Warranties..... | 11 |
| G6 COMPLETION | 7 | G26 No assignment | 11 |
| G7 Notice to complete..... | 8 | G27 Registration at the Land Registry..... | 11 |
| G8 If the CONTRACT is brought to an end | 8 | G28 Notices and other communications..... | 12 |
| G9 Landlord's licence | 8 | G29 CONTRACTS (Rights of Third Parties) Act 1999 | 12 |
| G10 Interest and apportionments | 8 | G30 EXTRA GENERAL CONDITIONS | 12 |
| G11 ARREARS | 8 | | |

Glossary

This glossary applies to the AUCTION CONDUCT CONDITIONS and the SALE CONDITIONS. It is a compulsory section of the Common AUCTION Conditions that must be included without variation (but the SPECIAL CONDITIONS may include defined words that differ from the glossary so long as they apply only to the SPECIAL CONDITIONS).

The laws of England and Wales apply to the CONDITIONS and YOU, WE, the SELLER and the BUYER all submit to the jurisdiction of the Courts of England and Wales.

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:

- a) the date of the SALE MEMORANDUM signed by both the SELLER and BUYER; or
- b) 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 rentcharge 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.

Auction Conduct Conditions

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 disapplied or varied without OUR agreement, even by a CONDITION purporting to replace the Common AUCTION Conditions in their entirety.

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
 - (a) prepare the CATALOGUE from information supplied by or on behalf of each SELLER;
 - (b) offer each LOT for sale;
 - (c) sell each LOT;
 - (d) receive and hold deposits;
 - (e) sign each SALE MEMORANDUM; and
 - (f) treat a CONTRACT as repudiated if the BUYER fails to sign a SALE MEMORANDUM or pay a deposit as required by these AUCTION CONDUCT CONDITIONS or fails to provide identification as required by the AUCTIONEERS.
- 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.
- A2.5 WE may refuse to admit one or more persons to the AUCTION without having to explain why.
- A2.6 YOU may not be allowed to bid unless YOU provide such evidence of YOUR identity and other information as WE reasonably require from all bidders.

A3 Bidding and reserve PRICES

- A3.1 All bids are to be made in pounds sterling exclusive of VAT.
- A3.2 WE may refuse to accept a bid. WE do not have to explain why.
- A3.3 If there is a dispute over bidding WE are entitled to resolve it, and OUR decision is final.
- 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.
- 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.

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.
- 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.

A5 The CONTRACT

- 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.
- 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).
- A5.3 YOU must before leaving the AUCTION
 - (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.
- A5.4 If YOU do not WE may either
 - (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.
- A5.5 The deposit
 - (a) must be paid in pounds sterling by cheque or by bankers' draft made payable to US (or, at OUR option, the SELLER'S conveyancer) drawn on an APPROVED FINANCIAL INSTITUTION (CONDITION A6 may state if WE accept any other form of payment);
 - (b) may be declined by US unless drawn on YOUR account, or that of the BUYER, or of another person who (we are satisfied) would not expose US to a breach of money laundering regulations;
 - (c) is to be held by US (or, at OUR option, the SELLER'S conveyancer); and
 - (d) 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.
- 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.

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.

A5.8 If the BUYER does not comply with its obligations under the CONTRACT then
(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.

A5.8 Where the BUYER is a company YOU warrant that the BUYER is properly constituted and able to buy the LOT.

A6 Extra Auction Conduct Conditions

A6.1 Despite any SPECIAL CONDITION to the contrary the minimum deposit WE accept is £3,000 (or the total PRICE, if less). A SPECIAL CONDITION may, however, require a higher minimum deposit.

General Conditions of Sale

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

The GENERAL CONDITIONS (as WE supplement or change them 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 form of SALE MEMORANDUM is not compulsory but is to be varied only if WE agree. The template forms of SPECIAL CONDITIONS and schedules are recommended, but are not compulsory and may be changed by the SELLER of a LOT.

G1 The LOT

- G1.1 The LOT (including any rights to be granted or reserved, and any exclusions from it) is described in the SPECIAL CONDITIONS, or if not so described is that referred to in the SALE MEMORANDUM.
- G1.2 The LOT is sold subject to any TENANCIES disclosed by the SPECIAL CONDITIONS, but otherwise with vacant possession on COMPLETION.
- G1.3 The LOT is sold subject to all matters contained or referred to in the DOCUMENTS. The SELLER must discharge FINANCIAL CHARGES on or before COMPLETION.
- G1.4 The LOT is also sold subject to such of the following as may affect it, whether they arise before or after the CONTRACT DATE and whether or not they are disclosed by the SELLER or are apparent from inspection of the LOT or from the DOCUMENTS:
- (a) matters registered or capable of registration as local land charges;
 - (b) matters 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.
- G1.5 Where anything subject to which the LOT is sold would expose the SELLER to liability the BUYER is to comply with it and indemnify the SELLER against that liability.
- G1.6 The SELLER must notify the BUYER of any notices, orders, demands, proposals and requirements of any competent authority of which it learns after the CONTRACT DATE but the BUYER must comply with them and keep the SELLER indemnified.
- G1.7 The LOT does not include any tenant's or trade fixtures or fittings. The SPECIAL CONDITIONS state whether any chattels are included in the LOT, but if they are:
- (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.

- G1.8 The BUYER buys with full knowledge of
- (a) the DOCUMENTS, whether or not the BUYER has read them; and
 - (b) the physical condition of the LOT and what could reasonably be discovered on inspection of it, whether or not the BUYER has inspected it.
- G1.9 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

- G2.1 The amount of the deposit is the greater of:
- (a) any minimum deposit stated in the AUCTION CONDUCT CONDITIONS (or the total PRICE, if this is less than that minimum); and
 - (b) 10% of the PRICE (exclusive of any VAT on the PRICE).
- G2.2 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.
- G2.3 Interest earned on the deposit belongs to the SELLER unless the SALE CONDITIONS provide otherwise.

G3 Between CONTRACT and COMPLETION

- G3.1 From the CONTRACT DATE the SELLER has no obligation to insure the LOT and the BUYER bears all risks of loss or damage unless
- (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.
- G3.2 If the SELLER is required to insure the LOT then the SELLER
- (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; 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).
- G3.3 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.

- G3.4 Section 47 of the Law of Property Act 1925 does not apply to the CONTRACT.
- G3.5 Unless the BUYER is already lawfully in occupation of the LOT the BUYER has no right to enter into occupation prior to COMPLETION.

G4 Title and identity

- G4.1 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.
- G4.2 The following provisions apply only to any of the following DOCUMENTS that is not made available before the AUCTION:
- (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.
- (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.
- (c) If title is in the course of registration, title is to consist of:
- (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.
- (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.
- G4.3 Unless otherwise stated in the SPECIAL CONDITIONS the SELLER sells with full title guarantee except that (and the TRANSFER shall so provide):
- (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.
- G4.4 The TRANSFER is to have effect as if expressly subject to all matters subject to which the LOT is sold under the CONTRACT.
- G4.5 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.
- G4.6 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.

G5 TRANSFER

- G5.1 Unless a form of TRANSFER is prescribed by the SPECIAL CONDITIONS
- (a) the BUYER must supply a draft TRANSFER to the SELLER at least 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.
- G5.2 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.
- G5.3 The SELLER cannot be required to TRANSFER the LOT to anyone other than the BUYER, or by more than one TRANSFER.
- G5.4 Where the SPECIAL CONDITIONS state that the SELLER is to grant a new lease to the BUYER
- (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.

G6 COMPLETION

- G6.1 COMPLETION is to take place at the offices of the SELLER'S conveyancer, or where the SELLER may reasonably require, on the AGREED COMPLETION DATE. The SELLER can only be required to complete on a BUSINESS DAY and between the hours of 0930 and 1700.
- G6.2 The amount payable on COMPLETION is the balance of the PRICE adjusted to take account of apportionments plus (if applicable) VAT and interest, but no other amounts unless specified in the SPECIAL CONDITIONS.
- G6.3 Payment is to be made in pounds sterling and only by
- (a) direct TRANSFER from the BUYER'S conveyancer to the SELLER'S conveyancer;
- and
- (b) the release of any deposit held by a stakeholder or in such other manner as the SELLER'S conveyancer may agree.
- G6.4 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.
- G6.5 If COMPLETION takes place after 1400 hours for a reason other than the SELLER'S default it is to be treated, for the purposes of apportionment and calculating interest, as if it had taken place on the next BUSINESS DAY.
- G6.6 Where applicable the CONTRACT remains in force following COMPLETION.

G7 Notice to complete

- G7.1 The SELLER or the BUYER may on or after the AGREED COMPLETION DATE but before 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.
- G7.2 The person giving the notice must be READY TO COMPLETE.
- G7.3 If the BUYER fails to comply with a notice to complete the SELLER may, without affecting any other remedy the SELLER has:
- (a) terminate the CONTRACT;
 - (b) claim the deposit and any interest on it if held by a stakeholder;
 - (c) forfeit the deposit and any interest on it;
 - (d) resell the LOT; and
 - (e) claim damages from the BUYER.
- G7.4 If the SELLER fails to comply with a notice to complete the BUYER may, without affecting any other remedy the BUYER has:
- (a) terminate the CONTRACT; and
 - (b) recover the deposit and any interest on it from the SELLER or, if applicable, a stakeholder.

G8 If the CONTRACT is brought to an end

- 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

- G9.1 Where the LOT is or includes leasehold land and licence to assign or sublet is required this CONDITION G9 applies.
- G9.2 The CONTRACT is conditional on that licence being obtained, by way of formal licence if that is what the landlord lawfully requires.
- G9.3 The AGREED COMPLETION DATE is not to be earlier than the date five BUSINESS DAYS after the SELLER has given notice to the BUYER that licence has been obtained ("licence notice").
- G9.4 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 ("AGA") properly required (procuring a guarantee of that AGA if lawfully required by the landlord).
- G9.5 The BUYER must promptly
- (a) provide references and other relevant information; and
 - (b) comply with the landlord's lawful requirements.
- G9.6 If within three months of the CONTRACT DATE (or such longer period as the 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

- G10.1 If the ACTUAL COMPLETION DATE is after the AGREED COMPLETION DATE for any reason other than the SELLER'S default the BUYER must pay interest at the INTEREST RATE on the money due from the BUYER at COMPLETION for the period starting on the AGREED COMPLETION DATE and ending on the ACTUAL COMPLETION DATE.

- G10.2 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.
- G10.3 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.
- G10.4 Apportionments are to be calculated on the basis that:
- (a) the SELLER receives income and is liable for outgoings for the whole of the day on which 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.
- G10.5 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

- G11.1 "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.
- G11.2 If on COMPLETION there are any ARREARS of current rent the BUYER must pay them, whether or not details of those ARREARS are given in the SPECIAL CONDITIONS.
- G11.3 Parts 2 and 3 of this CONDITION G11 do not apply to ARREARS of current rent.

Part 2 – BUYER to pay for ARREARS

- G11.4 Part 2 of this CONDITION G11 applies where the SPECIAL CONDITIONS give details of ARREARS.
- G11.5 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.
- G11.6 If those ARREARS are not OLD ARREARS the SELLER is to assign to the BUYER all rights that the SELLER has to recover those ARREARS.

Part 3 – BUYER not to pay for ARREARS

- G11.7 Part 3 of this CONDITION G11 applies where the SPECIAL CONDITIONS
- (a) so state; or
 - (b) give no details of any ARREARS.
- G11.8 While any ARREARS due to the SELLER remain unpaid the BUYER must:
- (a) try to collect them in the ordinary course of management but need not take legal proceedings 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.

G11.9 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

G12.1 This CONDITION G12 applies where the LOT is sold subject to TENANCIES.

G12.2 The SELLER is to manage the LOT in accordance with its standard management policies pending COMPLETION.

G12.3 The SELLER must consult the BUYER on all management issues that would affect the BUYER after COMPLETION (such as, but not limited to, an application for 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

G13.1 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.

G13.2 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.

G13.3 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.

G13.4 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

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

G14.2 Where the SPECIAL CONDITIONS state that no VAT OPTION has been made the SELLER confirms that none has been made by it or by any company in the same VAT group nor will be prior to COMPLETION.

G15 TRANSFER as a going concern

G15.1 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.

G15.2 The SELLER confirms that the SELLER:

(a) is registered for VAT, either in the SELLER'S name or as a member of the same VAT group; and

(b) has (unless the sale is a standard-rated supply) made in relation to the LOT a VAT OPTION that remains valid and will not be revoked before COMPLETION.

G15.3 The BUYER confirms that

(a) it is registered for VAT, either in the BUYER'S name or as a member of a VAT group;

(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.

G15.4 The BUYER is to give to the SELLER as early as possible before the AGREED COMPLETION DATE evidence

(a) of the BUYER'S VAT registration;

(b) that the BUYER 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.

G15.5 The BUYER confirms that after COMPLETION the BUYER intends to

(a) retain and manage the LOT for the BUYER'S own benefit as a continuing business as a going concern subject to and with the benefit of the TENANCIES; and

(b) collect the rents payable under the TENANCIES and charge VAT on them.

G15.6 If, after COMPLETION, it is found that the sale of the LOT is not a TRANSFER of a going concern then:

(a) the SELLER'S 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.

G16 Capital allowances

- G16.1 This CONDITION G16 applies where the SPECIAL CONDITIONS state that there are capital allowances available in respect of the LOT.
- G16.2 The SELLER is promptly to supply to the BUYER all information reasonably required by the BUYER in connection with the BUYER's claim for capital allowances.
- G16.3 The value to be attributed to those items on which capital allowances may be claimed is set out in the SPECIAL CONDITIONS.
- G16.4 The SELLER and BUYER agree:
- (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.

G17 Maintenance agreements

- G17.1 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.
- G17.2 The BUYER must assume, and indemnify the SELLER in respect of, all liability under such agreements from the ACTUAL COMPLETION DATE.

G18 Landlord and Tenant Act 1987

- G18.1 This CONDITION G18 applies where the sale is a relevant disposal for the purposes of part I of the Landlord and Tenant Act 1987
- G18.2 The SELLER warrants that the SELLER has complied with sections 5B and 7 of that Act and that the requisite majority of qualifying tenants has not accepted the offer.

G19 Sale by PRACTITIONER

- G19.1 This CONDITION G19 applies where the sale is by a PRACTITIONER either as SELLER or as agent of the SELLER.
- G19.2 The PRACTITIONER has been duly appointed and is empowered to sell the LOT.
- G19.3 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.
- G19.4 The LOT is sold
- (a) in its condition at COMPLETION;
 - (b) for such title as the SELLER may have; and
 - (c) with no title guarantee;
- and the BUYER has no right to terminate the CONTRACT or any other remedy if information provided about the LOT is inaccurate, incomplete or missing.
- G19.5 Where relevant:
- (a) the DOCUMENTS must include certified copies of those under which the PRACTITIONER is appointed, the DOCUMENT of appointment and the PRACTITIONER'S acceptance of appointment; 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.
- G19.6 The BUYER understands this CONDITION G19 and agrees that it is fair in the circumstances of a sale by a PRACTITIONER.

G20 TUPE

- G20.1 If the SPECIAL CONDITIONS state "there are no employees to which TUPE applies", this is a warranty by the SELLER to this effect.
- G20.2 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.

G21 Environmental

- G21.1 This CONDITION G21 only applies where the SPECIAL CONDITIONS so provide.
- G21.2 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
- G21.3 The BUYER agrees to indemnify the SELLER in respect of all liability for or resulting from the environmental condition of the LOT.

G22 Service Charge

- G22.1 This CONDITION G22 applies where the LOT is sold subject to TENANCIES that include service charge provisions.
- G22.2 No apportionment is to be made at COMPLETION in respect of service charges.
- G22.3 Within two months after COMPLETION the SELLER must provide to the BUYER a detailed service charge account for the service charge year current on COMPLETION showing:
- (a) service charge expenditure attributable to each TENANCY;
 - (b) payments on account of service charge received from each tenant;
 - (c) any amounts due from a tenant that have not been received;
 - (d) any service charge expenditure that is not attributable to any TENANCY and is for that reason irrecoverable.
- G22.4 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.

- G22.5 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.
- G22.6 If the SELLER holds any reserve or sinking fund on account of future service charge expenditure or a depreciation fund:
(a) the SELLER must pay it (including any interest earned on it) to the BUYER on COMPLETION; 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.
- G23 Rent reviews**
- G23.1 This CONDITION G23 applies where the LOT is sold subject to a TENANCY under which a rent review due on or before the ACTUAL COMPLETION DATE has not been agreed or determined.
- G23.2 The SELLER may 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.
- G23.3 Following COMPLETION the BUYER must complete rent review negotiations or proceedings as soon as reasonably practicable but may not agree the level of the revised rent without the written consent of the SELLER, such consent not to be unreasonably withheld or delayed.
- G23.4 The SELLER must promptly:
(a) give to the BUYER full details of all rent review negotiations and proceedings, including copies of all correspondence and other papers; and
(b) use all reasonable endeavours to substitute the BUYER for the SELLER in any rent review proceedings.
- G23.5 The SELLER and the BUYER are to keep each other informed of the progress of the rent review and have regard to any proposals the other makes in relation to it.
- G23.6 When the rent review has been agreed or determined the BUYER must account to the SELLER for any increased rent and interest recovered from the tenant that relates to the SELLER'S period of ownership within five BUSINESS DAYS of receipt of cleared funds. G23.7 If a rent review is agreed or determined before COMPLETION but the increased rent and any interest recoverable from the tenant has not been received by COMPLETION the increased rent and any interest recoverable is to be treated as ARREARS.
- G23.8 The SELLER and the BUYER are to bear their own costs in relation to rent review negotiations and proceedings.
- G24 TENANCY renewals**
- G24.1 This CONDITION G24 applies where the tenant under a TENANCY has the right to remain in occupation under part II of the Landlord and Tenant Act 1954 (as amended) and references to notices and proceedings are to notices and proceedings under that Act.
- G24.2 Where practicable, without exposing the SELLER to liability or penalty, the SELLER must not without the written consent of the BUYER (which the BUYER must not unreasonably withhold or delay) serve or respond to any notice or begin or continue any proceedings.
- G24.3 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.
- G24.4 Following COMPLETION the BUYER must:
(a) with the co-operation of the SELLER take immediate steps to substitute itself as a party to any proceedings;
(b) use all reasonable endeavours to conclude any proceedings or negotiations for the renewal of the TENANCY and the determination of any interim rent 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.
- G24.5 The SELLER and the BUYER are to bear their own costs in relation to the renewal of the TENANCY and any proceedings relating to this.
- G25 Warranties**
- G25.1 Available warranties are listed in the SPECIAL CONDITIONS.
- G25.2 Where a warranty is assignable the SELLER must:
(a) on COMPLETION assign it to the BUYER and give notice of assignment to the person who gave the warranty; 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.
- G25.3 If a warranty is not assignable the SELLER must after COMPLETION:
(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.
- G26 No assignment**
- The BUYER must not assign, mortgage or otherwise TRANSFER or part with the whole or any part of the BUYER'S interest under this CONTRACT.
- G27 Registration at the Land Registry**
- G27.1 This CONDITION G27.1 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:
(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.
- G27.2 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:
(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.

G28 Notices and other communications

- G28.1 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.
- G28.2 A communication may be relied on if:
- (a) delivered by hand; or
 - (b) made electronically and personally acknowledged (automatic acknowledgement does not count); or
 - (c) 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.
- G28.3 A communication is to be treated as received:
- (a) when delivered, if delivered by hand; or
 - (b) when personally acknowledged, if made electronically; but if delivered or made after 1700 hours on a BUSINESS DAY a communication is to be treated as received on the next BUSINESS DAY.
- G28.4 A communication sent by a postal service that offers normally to deliver mail the next following BUSINESS DAY will be treated as received on the second BUSINESS DAY after it has been posted.

G29 CONTRACTS (Rights of Third Parties) Act 1999

No one is intended to have any benefit under the CONTRACT pursuant to the CONTRACTS (Rights of Third Parties) Act 1999.

G30. EXTRA SPECIAL DETAILS

See **Auctioneers** for details

Memorandum of sale

Auction date:

Lot No.

Agreement date:

Seller's name:

Seller's address:

Post code:

Telephone:

Buyer's name:

Buyer's address:

Post code:

Telephone

Property

Completion date:

Purchase Price:

Deposit £:

Plus Buyer's Premium of: **1.2% or £750.00**

Total paid:

Balance £:

Buyers conveyancer:

Contact:

Address:

Post code:

The seller acknowledges that he has agreed to sell and the buyer acknowledges that he has agreed to buy the property mentioned above at the Purchase Price, subject to the Standard, General and Special Conditions of Sale.

The Auctioneer acknowledges receipt of the deposit as agent for the seller.

Signed by or on behalf of the Buyer:

Signed as agent for the Seller:

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date

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