



residential  
& commercial

# auction catalogue

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**Wales & West Country**  
Thursday 7 February  
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.  
  
Purchasers shall be deemed to purchase with full knowledge of this information.
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.
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% of the purchase price (subject to a minimum of £600) 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 Park Inn Hotel Thursday 7 February 2019 5.00pm

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



# Order of sale

Lot	Property Address
1	30 John Street, Abercwmboi, Aberdare
2	39 Gilmour Street, Tonypany
3	68 Bath Road, Morriston, Swansea
4	70a Harriet Street, Aberdare
5	Cemetery Lodge, Channel View, Bulwark, Chepstow
6	132 Caerau Road, Maesteg
7	Block of flats at Bryn Seion Court, Avondale Road, Gelli, Pentre
8	The Christadelphian Hall, Sunnybank, Abergavenny
9	25 Fforest Road, Pontardulais
10	Garage at Nash Grove, Newport
11	47 High Street, Mountain Ash
12	Penuel Chapel, Church Street, Ebbw Vale
13	60 Deri Terrace, Tylorstown
14	126 Bwlch Road, Cardiff
15	37 Parkfield Place, Cardiff
16	176-177 Park Road, Treorchy
17	18 Edward Street, Treharris
18	Oak Villas, 2 Bryncethin, Bridgend
19	4 Cribbwr Square, Kenfig Hill, Bridgend
20	53 Southgate Street, Gloucester
21	74 Cardiff Road, Mountain Ash
22	Blaina District Office, High Street, Blaina, Abertillery
23	55 Van Road, Caerphilly
24	13 Alexandra Terrace, Cwmaman, Aberdare
25	7 Elm Lane, Milford Haven
26	5 Ash Grove, Milford Haven
27	54 Robert Street, Milford Haven
28	7 Ogmore Road, Cardiff
29	Bethel Chapel, Steam Mills Road, Cinderford
30	62 Griffin John Street, Swansea
31	1 Moorhead Close, Cardiff
32	Flat 5 Maplewood Court, Maplewood Avenue, Cardiff
33	4 Cambridge Close, Llangland, Swansea
34	18 The Avenue, Pontygwaith, Ferndale
35	25 Cottingham Drive, Pontprennau, Cardiff
36	34 Bryncoed Terrace, Penpedairheol, Hengoed

Lot	Property Address
37	3 New Road, Upper Brynamman, Ammanford
38	The King David, 60 Bailey Street, Brynmawr, Ebbw Vale
39	51-52 High Street, Newport
40	84 High Street, Hirwaun, Aberdare
41	The Ancient Historical Title of the Lordship of the Manor of Muneton, Shropshire
42	129 High Street, Cinderford
43	54 Cardiff Road, Aberdare
44	106 Commercial Street, Tredegar
45	11 Whittington Street, Neath
46	6 Belle Vue Street, Aberdare
47	58 Holton Road, Barry
48	13 Monk Street, Aberdare
49	Unit and Yard Off Herbert Road, Newport
50	8 Brewery Street, Pontygwaith, Ferndale
51	The Former Social Club, Queensway, Garnlydan, Ebbw Vale
52	Commercial Unit at Church Lane, Cwmgors, Ammanford
53	22 Canton Court, Cardiff
54	84 Langland Close, Hirwaun, Aberdare
55	Land at the Former Pillmawr Road Depot, Newport
56	Ty Cwm, River Row, Cwm, Ebbw Vale
57	128A Cowbridge Road West, Cardiff
58	150 Court Street, Tonypany
59	Land off Upper North Road, Bargoed
60	Lluest, Clifton Crescent, Aberaman, Aberdare
61	Land Rear of Gelli Grug, Newall Street, Abertillery
62	41 Cae Nant Terrace, Skewen, Neath
63	145-146 High Street, Pontypool
64	21 London Street, Newport
65	Land at Gasworks Road, Aberdare
66	57 Broad Street, Blaenavon, Pontypool
67	8 Pant-y-gog, Pantygog, Bridgend
68	The Ancient Historical Title of the Lordship of the Manor of Walehope, Shropshire
69	Knutsford House, Llanymynech
70	Land at Glynllech Isaf, Nantyllyn Road, Penycae, Swansea
71	130 The Highway, New Inn, Pontypool
72	Flat 4, 203 Ystrad Road, Pentre
73	4 & 4a Victoria Place, St Austell

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Tegfryn, Llanwnnen, Lampeter SA48 7LA  
**Guide Price £250,000+** (plus fees/costs, see page 2)



## PRELIMINARY NOTICE FOR MARCH 2019 AUCTION

### Character Country Smallholding

#### DESCRIPTION

An opportunity to acquire a well maintained three bedroom property with stone range/stable and approximately 10.5 acres of land. This versatile property would be ideal for either a homeowner or for business use such as B&B or holiday let. There is scope to provide further accommodation with the conversion of the adjoining stone range/stable into residential. There is also 10.5 acres of managed paddocks with various gate access points which may also offer potential to the northern end of the site for residential development (subject to necessary planning consents).

The house benefits from UPVC double glazing, oil fired central heating system and retains many original features such as beamed ceilings. There is a wonderful bespoke fitted kitchen designed and installed by a local craftsman and externally there are gardens to the front, side and rear with garage.

The village of Llanwnnen is approximately three miles from Lampeter and within easy reach of the stunning Ceredigion coastline and the town of Aberaeron, Camarthen is about seven miles away.

#### ACCOMMODATION

**Ground Floor:** Reception, hallway, cloak/utility room, lounge/dining room, kitchen/diner, rear hallway, rear porch

**First Floor:** Half landing, family bathroom, further landing, 3 bedrooms

**Outside:** Stone range/stable, a substantial stone barn with electricity that would offer scope for a lot of uses including conversion to further accommodation, holiday accommodation or use as a workshop/studio (subject to necessary planning consents).

A detached garage with breeze block construction with up and over door.

Pleasant garden areas to front, side and rear with stone wall surrounds.

Approximate 10.5 acres of land which is currently divided into various paddocks all having separate gate access and either wall or fenced surrounds.

**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  
1

30 John Street, Abercwmboi, Aberdare CF44 6BL  
**Guide Price £20,000+** (plus fees/costs, see page 2)



## House For Owner Occupation/Investment

### DESCRIPTION

A traditional mid terraced house situated in a well-established residential location. The property benefits from UPVC double glazing and gas central heating (not tested) but requires full modernisation internally. There is an enclosed garden to the rear with wonderful views.

### ACCOMMODATION

**Ground Floor:** Entrance, lounge, kitchen, bathroom

**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
Wed 23 Jan - Tues 29 Jan - Mon 04 Feb	14.30

**Paul Fosh Auctions Contact:** Sean Roper

LOT  
2

39 Gilmour Street, Tonypanydy CF40 2LB  
**Guide Price £40,000+** (plus fees/costs, see page 2)



## Residential Investment

### DESCRIPTION

A well-maintained and presented mid terraced house with stone and brick elevations to the front. The property has been occupied by the current tenant for a number of years and they have indicated that they are very keen to remain. The property benefits from UPVC double glazing and gas central heating (not tested) and is ideally situated for access to Tonypanydy town centre.

### ACCOMMODATION

**Ground Floor:** Entrance hall, lounge, kitchen

**First Floor:** 2 bedrooms, bathroom

**Outside:** Rear garden with storage shed and patio

**TENANCIES:** The property is let on an Assured Shorthold Tenancy Agreement of £4,500 per annum

**TENURE:** Advised Freehold - to be verified by solicitor

**VIEWING CONTACT** Paul Fosh Auctions, 01633 254 044

### VIEWING SCHEDULE

Date	Time
Tues 22 Jan - Mon 28 Jan - Tues 05 Feb	09.30

**Paul Fosh Auctions Contact:** Sean Roper



LOT  
3

68 Bath Road, Morriston, Swansea SA6 7AT  
**Guide Price £36,000** (plus fees/costs, see page 2)



### House For Modernisation

#### DESCRIPTION

A 2 bedroom semi detached house that is double extended. The property requires extensive building works and complete refurbishment internally. There is a central heating system in place (not tested) and UPVC double glazed windows. The town of Morriston benefits from an excellent range of amenities, shopping facilities and Swansea city centre is approximately four miles away with Junction 45 of the M4 motorway approximately two miles away.

#### ACCOMMODATION

**Ground Floor:** Room

**Lower GF:** Entrance, hallway, lounge, sitting room, room

**First Floor:** 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
Thurs 24 Jan - Wed 30 Jan - Wed 06 Feb	11.00
<b>Paul Fosh Auctions Contact:</b> Jack James	

LOT  
4

70A Harriet Street, Aberdare CF44 8PL  
**Guide Price £45,000+** (plus fees/costs, see page 2)



### Residential Investment

#### DESCRIPTION

A traditional mid terraced house situated in the sought after location of Trecynon. The property is currently occupied with a tenant who has indicated they are keen to remain having been in the property for four years. The village of Trecynon benefits from an excellent range of amenities, shopping facilities and road links to Aberdare and the A465 Heads of the Valleys trunk road.

#### ACCOMMODATION

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

**First Floor:** Landing, 2 bedrooms

**Outside:** Rear garden

**TENANCIES:** The property is let on an Assured Shorthold Tenancy Agreement of £4,200 per annum

**TENURE:** Advised Freehold - to be verified by solicitor

**VIEWING CONTACT** Paul Fosh Auctions, 01633 254 044

#### VIEWING SCHEDULE

Date	Time
Wed 23 Jan - Tues 29 Jan - Mon 04 Feb	10.40
<b>Paul Fosh Auctions Contact:</b> Sean Roper	



LOT  
5

Cemetery Lodge, Channel View, Bulwark, Chepstow  
NP16 5AJ  
Guide Price £150,000+ (plus fees/costs, see page 2)



## House for Owner Occupation/Investment

### DESCRIPTION

The property is a freehold Grade II listed detached building consisting of blockwork construction. The main building was constructed in 1854 with a single storey rendered extension added circa 1964 and a timber conservatory added circa 2005. Internally, the premises comprise of two bedrooms upstairs and three rooms (one of which is being used as bedroom) plus a conservatory on the ground floor. The property has been modernised previously but there is scope to develop further.

### ACCOMMODATION

**Ground Floor:** Entrance, hallway, lounge, sitting room, kitchen, bathroom, bedroom

**First Floor:** 2 bedrooms

**Outside:** 1 parking space, garden to side 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

The property is located off Mathern Road, Bulwark close to its junction with High Beech Lane. The subject property lies within the grounds of Chepstow Cemetery with off-street parking available and a large enclosed garden. Chepstow town centre is approximately 1 mile to the north. Access to the M48 is approximately 1 mile to the south east giving access to the M4 which provides links to south Wales and south west England.

\* Please note the gates are opened/closed to the public at specific times. A key for the gates will be supplied to the new owners on completion.

**Paul Fosh Auctions Contact:** Jack James

LOT  
6

132 Caerau Road, Maesteg CF34 0PD  
**Guide Price £45,000** (plus fees/costs, see page 2)



## House For Owner Occupation/Investment

### DESCRIPTION

A well presented three bedroom mid-terraced property situated in the Maesteg area of Bridgend. The property was previously let and was achieving £400 per calendar month. The property benefits from UPVC double glazing, gas combination boiler (not tested) and would be ideal for either buy to let or family home. The property is conveniently located close to amenities, schools and Maesteg town centre is accessible via good road links and public transport.

### ACCOMMODATION

**Ground Floor:** Entrance hallway, living/dining room, kitchen, bathroom, utility room

**First Floor:** 3 bedrooms (with en-suite to bedroom 1)

**Outside:** Rear yard

**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 24 Jan - Wed 30 Jan - Wed 06 Feb

14.45

**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  
7**

**Block of Flats at Bryn Seion Court, Avondale Road, Gelli, Pentre CF41 7TP**  
**Guide Price £170,000+** (plus fees/costs, see page 2)



**Residential Investment**

**DESCRIPTION**

A substantial freehold building comprising eight flats. The property has been maintained to a good standard and benefits from UPVC double glazing and gas central heating (not tested) with each flat having its own Combi boiler.

There is parking and small garden area externally and a good range of local amenities and transport links including train station. There are also good road links to the nearby towns of Tonypany and Treorchy with their extensive range of shopping facilities.

**ACCOMMODATION**

**TENANCIES:** Current total passing rent £1,770 per four weeks (£23,010 per annum) Potential when fully let per four weeks £2,360 (£30,680 per annum)

**TENURE:** Advised Freehold - to be verified by solicitor

**VIEWING CONTACT:** Paul Fosh Auctions, 01633 254 044

**ACCOMMODATION**

Floor	Description	Rent
Ground (Flat 1):	Hallway, lounge/kitchen, bathroom, bedroom	1 bed Let for £270 per four weeks
Ground (Flat 2):	Hallway, lounge/kitchen, bathroom, bedroom	1 bed Let for £270 per four weeks
Ground (Flat 3):	Hallway, lounge/kitchen, bathroom, bedroom	1 bed Let for £270 per four weeks
Ground (Flat 4):	Hallway, lounge/kitchen, bathroom, bedroom	1 bed Vacant
First (Flat 6):	Entrance hallway, utility, lounge, kitchen, 2 bedrooms	2 bed Let for £320 per four weeks
First (Flat 7):	Entrance hallway, utility, lounge, kitchen, 2 bedrooms	2 bed Let for £320 per four weeks
Second (Flat 10):	Entrance hallway, utility, lounge, kitchen, 2 bedrooms	2 bed Let for £320 per four weeks
Second (Flat 11):	Entrance hallway, utility, lounge, kitchen, 2 bedrooms	2 bed Vacant

**VIEWING SCHEDULE**

Date	Time
Tues 22 Jan - Mon 28 Jan - Tues 05 Feb	10.10

**Paul Fosh Auctions Contact:** Sean Roper

LOT  
8

The Christadelphian Hall, Sunnybank, Abergavenny NP7 5YE  
**Guide Price £35,000+** (plus fees/costs, see page 2)



## Detached Church Hall For Sale

### DESCRIPTION

An opportunity to acquire an impressive detached single storey building with basement currently used as the Christadelphian Hall. The property occupies a prominent position to the corner of Merthyr Road and Sunnybank in the town of Abergavenny and provides approximately 82.2 Sq m (885 Sq ft) of accommodation comprising a main hall, kitchen and ladies and gents WCs. The property benefits from gas central heating (not tested), carpet and vinyl floor covering, fluorescent strip lighting and a mixture of UPVC and wooden framed windows. Externally, to the side of the property there is a small area of land providing access to the basement. The property offers a number of potential alternative uses including residential subject to the necessary planning consents.

The property is situated in close proximity to the town centre of Abergavenny. Access to the A465 is nearby approximately 0.5 miles to the south providing links to Hereford in the north east and Newport in the south.

**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 24 Jan - Wed 30 Jan - Tues 05 Feb

#### Time

14.30



**Paul Fosh Auctions Contact:** Matthew Jordan

LOT  
9

25 Fforest Road, Pontarddulais, Swansea SA4 0TN  
**Guide Price £54,000+** (plus fees/costs, see page 2)



## Residential Investment

### DESCRIPTION

A well presented mid terraced property situated in the popular location of Pontarddulais. The property benefits from UPVC double glazing, gas central heating (not tested), fitted kitchen and bathroom and a pleasant rear garden. The town of Pontarddulais benefits from an excellent range of shopping facilities, amenities, excellent road links and transport links to the M4 motorway and Swansea.

### ACCOMMODATION

**Ground Floor:** Entrance hall, lounge/dining room, kitchen

**First Floor:** Landing, 3 bedrooms, bathroom

**Outside:** Forecourt and rear garden with decking area

**TENANCIES:** The property is let an Assured Shorthold Tenancy of £6,240 per annum

**TENURE:** Advised Freehold - to be verified by solicitor

**VIEWING CONTACT** Paul Fosh Auctions, 01633 254 044

### VIEWING SCHEDULE

Date	Time
Thurs 24 Jan - Wed 30 Jan - Wed 06 Feb	10.20

**Paul Fosh Auctions Contact:** Sean Roper

LOT  
10

Garage at Nash Grove, Newport NP19 4NN  
**Guide Price £5,000+** (plus fees/costs, see page 2)



## Garage For Sale

### DESCRIPTION

A single garage with up and over door situated in a block of 11. The garage is found to the rear of a crescent in a well established and popular residential location. The unit will be ideal for vehicle use, general storage or trade.

**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  
11

47 High Street, Mountain Ash CF45 3PE  
**Guide Price £37,000+** (plus fees/costs, see page 2)



### Residential Investment

#### DESCRIPTION

A mid terraced house with a substantial three storey extension to the rear which has considerably increased the accommodation levels. The property benefits from UPVC double glazing and gas central heating (not tested). The tenants have been in occupation for approximately six years and have informed us they are very keen to remain.

#### ACCOMMODATION

**Ground Floor:** Entrance hallway, lounge, dining room (bedroom 4)

**Lower GF:** Breakfast area, bathroom, kitchen

**First Floor:** Landing, 3 bedrooms

**Outside:** Rear garden with patio area and fine views

**TENANCIES:** The property is let on an Assured Shorthold Tenancy Agreement of £4,400 per annum

**TENURE:** Advised Freehold - to be verified by solicitor

**VIEWING CONTACT** Paul Fosh Auctions, 01633 254 044

#### VIEWING SCHEDULE

Date	Time
Wed 23 Jan - Tues 29 Jan - Mon 04 Feb	15.10

**Paul Fosh Auctions Contact:** Sean Roper



LOT  
12

Penual Chapel, Church Street, Ebbw Vale NP23 6BE  
**Guide Price £35,000+** (plus fees/costs, see page 2)



### Detached Chapel For Sale

#### DESCRIPTION

An opportunity to acquire an impressive detached Grade II listed two storey former chapel, which more recently has been used as a scout hall. The property occupies a prominent position along Church Street in the town of Ebbw Vale and provides approximately 402.2 Sq m (4,329 Sq ft) of accommodation. The property benefits from gas central heating (not tested), fluorescent strip lighting, kitchen facilities and ladies and gents WCs. Externally, to the rear of the property there is a yard area with vehicular access provided via a rear lane.

The property is situated on Church Street within close proximity to the town centre of Ebbw Vale where there are a good range of local amenities and shopping facilities.

**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 24 Jan - Wed 30 Jan - Tues 05 Feb	11.00

**Paul Fosh Auctions Contact:** Matthew Jordan



LOT  
13

60 Deri Terrace, Pontygwaith, Ferndale CF43 3NB  
Guide Price **£40,000+** (plus fees/costs, see page 2)



### House For Owner Occupation/Investment

#### DESCRIPTION

A three storey 3 bedroom mid terraced property benefiting from UPVC double glazing and gas central heating (not tested). The village of Tylorstown benefits from a good range of local amenities with a wider selection in the nearby towns of Ferndale and Porth.

#### ACCOMMODATION

**Ground Floor:** Entrance hallway, lounge, bathroom

**First Floor:** 3 bedrooms

**Lower G/F:** Kitchen

**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  
14

126 Bwlch Road, Cardiff CF5 3EF  
Guide Price **£145,000 +** (plus fees/costs, see page 2)



### House for Owner Occupation/Investment

#### DESCRIPTION

A traditional three bedroom semi detached property located in a popular suburb of Cardiff. The house benefits from off-road parking and a detached garage at the rear. Fairwater offers great transport links and a range of amenities. The property would be ideal for either an upgrade to resell, buy to let or for a homeowner.

#### ACCOMMODATION

**Ground Floor:** Entrance hallway, living room, dining room, extended kitchen

**First Floor:** Landing, 3 bedrooms, bathroom

**Outside:** Front and rear gardens, driveway, detached garage

**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 25 Jan - Thurs 31 Jan - Wed 06 Feb	11.40



**Paul Fosh Auctions Contact:** Ryan Saunders

LOT  
15

37 Parkfield Place, Cardiff CF14 3AR  
**Guide Price £130,000+** (plus fees/costs, see page 2)



## House For Owner Occupation/Investment

### DESCRIPTION

A traditional mid terraced house situated in a popular residential location close to Cardiff city centre. The property benefits from UPVC double glazing, gas central heating (not tested) and also offers scope for further improvements. The property will be ideal for either a homeowner or buy to let/student let. There are an excellent range of local amenities including local leisure centre and transport links.

### ACCOMMODATION

**Ground Floor:** Entrance, lounge/dining room, 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 25 Jan - Thurs 31 Jan - Wed 06 Feb	13.40

**Paul Fosh Auctions Contact:** Sean Roper

# buyer's premium

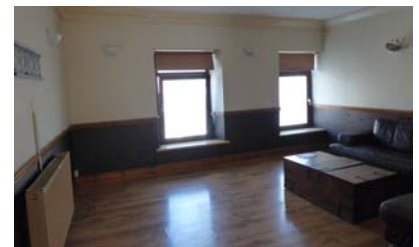
Buyers, in addition to the purchase price, buyers will be required to pay a buyer's premium of **1%** or **Minimum £600.00** inc VAT per lot.





LOT  
16

176-177 Park Road, Treorchy CF42 6HY  
Guide Price **£45,000+** (plus fees/costs, see page 2)



## Commercial/Residential Opportunity

### DESCRIPTION

An opportunity to acquire a substantial three storey building comprising a mix of commercial and residential accommodation. Formerly two properties the accommodation provides approximately 71.2 sq m (766 sq ft) of ground floor retail space with a large three bedroom flat to the first floor. Furthermore, the property offers a large amount of space at lower ground level and outside to the rear there is access to a garden. The property benefits from electric security roller shutters, mix of vinyl and carpet floor covering, plastered and painted walls and ceilings and gas central heating (not tested). The property would suit a range of uses, or alternatively would suit conversion to residential subject to the necessary consents.

The property is situated on Park Road in the town of Treorchy. Access to the A4058 is nearby providing links to Pontypridd in the south east, which in turn provides access to the A470. Treorchy train station is within close proximity.

**TENANCIES:** To be sold with vacant possession

**TENURE:** Advised Freehold - to be verified by solicitor

**VIEWING CONTACT:** Paul Fosh Auctions, 01633 254 044



### Date

Tues 22 Jan - Mon 28 Jan - Tues 05 Feb

### Time

11.40

Paul Fosh Auctions Contact: Matthew Jordan

LOT  
17

18 Edward Street, Treharris CF46 5LF  
Guide Price £40,000+ (plus fees/costs, see page 2)



## Residential Investment

### DESCRIPTION

A traditional mid terraced house with stone and brick elevations to the front. The property benefits from UPVC double glazing and gas central heating (not tested) and has a refitted kitchen and bathroom. The village of Treharris benefits from a good range of local amenities and is convenient for access to major link roads to Ystrad Mynach, Merthyr Tydfil and Pontypridd.

### ACCOMMODATION

**Ground Floor:** Entrance, lounge/sitting room, kitchen

**First Floor:** Landing, 2 bedrooms, bathroom

**Outside:** Rear garden

**TENANCIES:** The property is let on an Assured Shorthold Tenancy of £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 23 Jan - Tues 29 Jan - Mon 04 Feb	16.30

**Paul Fosh Auctions Contact:** Sean Roper



LOT  
18

2 Oak Villas, Bryncethin, Bridgend CF32 9YR  
Guide Price £55,000+ (plus fees/costs, see page 2)



## House for Owner Occupation/Investment

### DESCRIPTION

A semi detached 3 bedroom property with first floor bathroom. The property benefits from off road parking, gas central heating (not tested) and modern UPVC double glazed windows throughout. The village of Bryncethin offers local amenities with the town of Bridgend located approximately 4 miles to the south. The M4 is approximately 1 mile in the south giving motorway links to Cardiff in the east and Swansea in the west.

### ACCOMMODATION

**Ground Floor:** Hallway, lounge/dining room, kitchen, utility room

**First Floor:** Landing, 3 bedrooms, bathroom

**Outside:** Garden, patio

**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 24 Jan - Wed 30 Jan - Wed 06 Feb	16.10

**Paul Fosh Auctions Contact:** Jack James

LOT  
19

4 Cribbwr Square, Kenfig Hill, Bridgend CF33 6NB  
Guide Price £79,500+ (plus fees/costs, see page 2)



### House For Owner Occupation/Investment

#### DESCRIPTION

An opportunity to acquire a three bedroom mid-terraced property situated in the popular Kenfig Hill area of Bridgend. The property requires modernisation and would be ideal for either buy to let, resale or family home. The property is convenient for local amenities, shops and supermarkets and easily accessible road links make it ideal for commuters.

#### ACCOMMODATION

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

**First Floor:** 3 bedrooms, bathroom

**Outside:** Forecourt with potential for off-road parking (subject to planning), rear garden, brick built storage shed

**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 24 Jan - Wed 30 Jan - Wed 06 Feb	15.30

**Paul Fosh Auctions Contact:** Ryan Saunders



LOT  
20

53 Southgate Street, Gloucester GL1 1TX  
Guide Price £90,000+ (plus fees/costs, see page 2)



### Commercial Opportunity

#### DESCRIPTION

A ground floor unit that has most recently traded as a hairdressers. The unit forms part of a three storey Grade II listed building which is situated to the western side of Southgate Street in a pedestrianised area which is ideally situated for access both to the town centre and the Quays. The unit measures approximately 870 sq ft (80.86 sq m) and retains many of the fixtures and fittings from its time as a hairdressing salon. This unit however would be ideal for numerous uses such as retail, offices or A3 (subject to necessary planning consents).

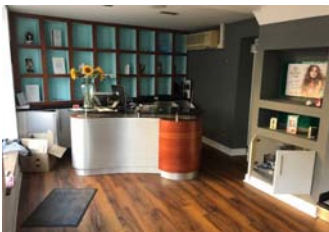
#### ACCOMMODATION

**Ground Floor:** Reception area, WC, salon/wash area, store, kitchenette

**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

74 Cardiff Road, Mountain Ash CF45 4HD  
**Guide Price £40,000+** (plus fees/costs, see page 2)



## House for Owner Occupation/Investment

### DESCRIPTION

A spacious end of terrace property with accommodation over three floors. The property is situated in a well established residential location adjacent to a new housing development and close to local amenities and transport links. The property would be ideal for a first time buyer or investor and benefits from UPVC double glazing and gas central heating (not tested).

### ACCOMMODATION

**Ground Floor:** Entrance, lounge

**Lower Ground Floor:** Kitchen, bathroom

**First Floor:** Landing, 2 bedrooms

**Outside:** Rear garden with storage shed and store

**TENANCIES:** To be sold with vacant possession but previously let with good occupancy levels

**TENURE:** Advised Freehold - to be verified by solicitor

**VIEWING CONTACT** Paul Fosh Auctions, 01633 254 044

### VIEWING SCHEDULE

Date	Time
Wed 23 Jan - Tues 29 Jan - Mon 04 Feb	15.40

**Paul Fosh Auctions Contact:** Sean Roper

# thinking of selling at auction?

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**[www.paulfoshauctions.com](http://www.paulfoshauctions.com)**



LOT  
22

Blaina District Office, High Street, Blaina, Abertillery NP13 3XD  
Guide Price **£75,000+** (plus fees/costs, see page 2)



## Commercial/Redevelopment Opportunity

### DESCRIPTION

A substantial two storey freehold building providing approximately 406.0 Sq m (4,370 Sq ft) of office accommodation. The property was formerly occupied by Blaina Gwent County Borough Council and was used as a district/administrative office. The property is of brick construction with a pitched tiled roof and internally comprises an entry foyer, mixture of open plan and cellular office content, kitchen and ladies and gents WC facilities. The accommodation benefits from suspended ceilings with inset light panels, carpeted floors, painted/plastered walls, gas central heating (not tested) and a passenger lift. The property would suit a range of office uses or alternative uses subject to the necessary consents.

The property is located along High Street where there are a number of local retailers. Access to the A467 is nearby providing links to the M4 in the south at Junction 28.

\*All plans and measurements provided are for illustrative 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



### Date

Thurs 24 Jan - Wed 30 Jan - Tues 05 Feb

### Time

12.50

Paul Fosh Auctions Contact: Matthew Jordan

LOT  
23

55 Van Road, Caerphilly CF83 1JZ  
**Guide Price £90,000+** (plus fees/costs, see page 2)



## Development Opportunity

### DESCRIPTION

A substantial freehold building situated in the sought after town of Caerphilly. The property currently offers generous accommodation over two floors as one large dwelling. However, this versatile building would offer scope for conversion to either two spacious flats, HMO or as a commercial/residential opportunity (subject necessary planning consents). The town of Caerphilly benefits from an excellent range of local amenities and a bustling town centre with a good range of shopping facilities.

### ACCOMMODATION

**Ground Floor:** Entrance, 3 reception rooms, kitchen, lean to

**First Floor:** Landing, 3 bedrooms, bathroom

**Outside:** Rear yard

**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 25 Jan - Thurs 31 Jan - Wed 06 Feb

16.00

**Paul Fosh Auctions Contact:** Sean Roper

LOT  
24

13 Alexandra Terrace, Cwmaman, Aberdare CF44 6NP  
**Guide Price £32,000+** (plus fees/costs, see page 2)



## Residential Investment

### DESCRIPTION

An end of terraced house with dressed stone and brick elevations to the front. The property benefits from UPVC double glazing and gas central heating (not tested). The village of Cwmaman has an excellent range of local amenities and excellent road links to Aberdare with his wider range of shopping facilities and transport links including train station.

### ACCOMMODATION

**Ground Floor:** Entrance, lounge, kitchen

**First Floor:** Landing, 2 bedrooms, bathroom

**Outside:** Rear garden

**TENANCIES:** The property is let on an Assured Shorthold Tenancy Agreement of £4,200 per annum

**TENURE:** Advised Freehold - to be verified by solicitor

**VIEWING CONTACT** Paul Fosh Auctions, 01633 254 044

### VIEWING SCHEDULE

#### Date

#### Time

Wed 23 Jan - Tues 29 Jan - Mon 04 Feb

13.50

**Paul Fosh Auctions Contact:** Sean Roper



LOT  
25

7 Elm Lane, Milford Haven SA73 1BQ  
**Guide Price £35,000+** (plus fees/costs, see page 2)



## Residential Investment

### DESCRIPTION

A two bedroom ground floor flat situated in the town of Milford Haven. The property is currently occupied by a well established tenant who has been at the residence for approximately eight years and has indicated that they wish to remain. The town of Milford Haven is situated in the stunning county of Pembrokeshire and benefits from an excellent range of local amenities and shopping facilities and has excellent road access to the stunning Pembrokeshire coastline.

### ACCOMMODATION

**Ground Floor:** Entrance hall, lounge, kitchen, 2 bedrooms, bathroom, store

**TENANCIES:** The property is let on an Assured Shorthold Tenancy Agreement of £319.12 per four weeks (£4,148 per annum)

**TENURE:** Advised Leasehold (100 years) - to be verified by solicitor

Service charge £240 per annum plus any capital repairs

**VIEWING CONTACT** Brett Property, 01646 663951

**Paul Fosh Auctions Contact:** Sean Roper

LOT  
26

5 Ash Grove, Milford Haven SA73 1BG  
**Guide Price £35,000+** (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 (100 years) - 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  
27

54 Robert Street, Milford Haven SA73 2DJ  
Guide Price £58,000+ (plus fees/costs, see page 2)



### Residential Investment

#### DESCRIPTION

A three bedroom semi detached house located in the centre of Milford Haven and conveniently situated for local shops and train station. During the current ownership, the property has benefited from a new roof and just two years ago the outside was re-rendered and painted and the inside re-decorated with a new kitchen fitted. The current tenant has been in occupation for a number of months and has indicated that they would like to remain.

#### ACCOMMODATION

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

**First Floor:** Landing, 3 bedrooms, bathroom

**Outside:** Rear yard

**TENANCIES:** The property is let on an Assured Shorthold Tenancy Agreement of £5,400 per annum

**TENURE:** Advised Freehold - to be verified by solicitor

**VIEWING CONTACT** Brett Property, 01646 663951

**Paul Fosh Auctions Contact:** Sean Roper

LOT  
28

7 Ogmore Road, Cardiff CF5 5HT  
Guide Price £48,000 + (plus fees/costs, see page 2)



### Apartment for Owner Occupation/Investment

#### DESCRIPTION

An opportunity to purchase a well presented, purpose built first floor apartment located on the outskirts of Cardiff. This one bedroom apartment benefits from UPVC double glazing and gas combination boiler (not tested). The property is ideally located and within walking distance of local amenities, shops, leisure facilities and offers excellent road link via the nearby M4 motorway. It would be an excellent investment for the rental market or owner occupation.

#### ACCOMMODATION

**First Floor:** Entrance hall with storage cupboards, bathroom, bedroom, living room/dining room, kitchen

**Outside:** Communal garden area

**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
Fri 25 Jan - Thurs 31 Jan - Wed 06 Feb	10.30

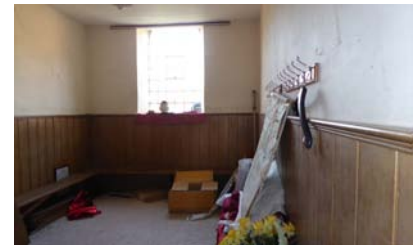
**Paul Fosh Auctions Contact:** Ryan Saunders





LOT  
29

Bethel Chapel, Steam Mills Road, Cinderford GL14 3HY  
Guide Price **£110,000+** (plus fees/costs, see page 2)



## Former Chapel For Sale

### DESCRIPTION

An impressive single storey detached former chapel situated in the village of Steam Mills in the Forest of Dean. The property is of stone construction with a slate roof and is situated just off the main Steam Mills Road. The property provides approximately 128.1 Sq m (1,379 Sq ft) of accommodation and comprises an entry vestibule, main chapel area, vestry, kitchen, large store room and ladies and gents WCs. Externally, the property benefits from a garden to the front and is enclosed by a stone built wall at the western boundary.

**TENANCIES:** To be sold with vacant possession

**TENURE:** Advised Freehold - to be verified by solicitor

**VIEWING CONTACT:** Dean Estate Agents - 01594 825574

The property is situated in close proximity to Cinderford town centre where there are a good range of local amenities and shopping facilities. Access to the A40 is approximately 6 miles in the north providing links to Gloucester in the north east.

**Paul Fosh Auctions Contact: Matthew Jordan**

LOT  
30

62 Griffith John Street, Swansea SA1 2BP  
**Guide Price £30,000+** (plus fees/costs, see page 2)



### Flat For Owner Occupation/Investment

#### DESCRIPTION

A much improved and updated flat that benefits from a modern fitted kitchen with appliances and attractive re-fitted shower room. The property is conveniently situated for access to Swansea city centre, the waterfront development, marina and the M4 motorway is easily accessible.

#### ACCOMMODATION

**Seventh Floor:** Entrance, lounge, kitchen, shower room, bedroom

**TENANCIES:** To be sold with vacant possession but previously let at £500 per calendar month (£6,000 per annum)

**TENURE:** Advised Leasehold - to be verified by solicitor

**VIEWING CONTACT** Paul Fosh Auctions, 01633 254 044

#### VIEWING SCHEDULE

Date	Time
Thurs 24 Jan - Wed 30 Jan - Wed 06 Feb	11.40

**Paul Fosh Auctions Contact:** Sean Roper

LOT  
31

1 Moorhead Close, Cardiff CF24 5FB  
**Guide Price £79,500+** (plus fees/costs, see page 2)



### Apartments For Owner occupation/investment

#### DESCRIPTION

An opportunity to acquire a modern ground floor apartment close to Cardiff city centre. This one bedroom apartment benefits from gas central heating (not tested), UPVC double glazing and an allocated parking space. The property is ideally located within walking distance of Cardiff city centre and is surrounded by local amenities. This property would make an ideal investment.

#### ACCOMMODATION

**Ground Floor:** Communal entrance hall with lift system. Entrance hall, bathroom, kitchen, living/dining room, bedroom

**TENANCIES:** To be sold with vacant possession

**TENURE:** Advised Leasehold (Approx 990 years remaining) - to be verified by solicitor

Service charge £53 per calendar month, ground rent £100 per annum

**VIEWING CONTACT** Paul Fosh Auctions, 01633 254 044

#### VIEWING SCHEDULE

Date	Time
Fri 25 Jan - Thurs 31 Jan - Wed 06 Feb	14.30

**Paul Fosh Auctions Contact:** Ryan Saunders



LOT  
32

Flat 5 Maplewood Court, Maplewood Avenue, Cardiff CF14 2NB  
**Guide Price £93,000+** (plus fees/costs, see page 2)



## House For Owner Occupation/Investment

### DESCRIPTION

A spacious first floor flat situated in a purpose built block in a sought after cul-de-sac location. The flat offers generous accommodation and would be ideal for either a homeowner or investor as it has previously been let and enjoyed good occupancy levels. There are an excellent range of amenities and a supermarket close by with good road links to Cardiff city centre. The property benefits from UPVC double glazing and gas central heating (not tested).

### ACCOMMODATION

**First Floor:** Entrance, lounge, kitchen, bedroom, bathroom, balcony to side and rear elevation

**Outside:** Communal garden area, parking

**TENANCIES:** The property is being sold with vacant possession but previously let at £7,140 per annum

**TENURE:** Advised Leasehold - to be verified by solicitor

**VIEWING CONTACT** Paul Fosh Auctions, 01633 254 044

### VIEWING SCHEDULE

Date	Time
Fri 25 Jan - Thurs 31 Jan - Wed 06 Feb	13.00
<b>Paul Fosh Auctions Contact:</b> Sean Roper	

# insure

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



LOT  
33

4 Cambridge Close, Langland, Swansea SA3 4PF  
Guide Price **£375,000+** (plus fees/costs, see page 2)



## House for Owner Occupation/Investment

### DESCRIPTION

An opportunity to acquire a detached four bedroom house situated in the sought after residential area of Langland. The property is of rendered brick construction with pitched tiled roof and is set within a quiet cul-de-sac location amongst other executive style properties.

The property benefits from gas central heating (not tested), UPVC double glazing and carpeted floors. Externally, to the front there is a driveway leading to a single garage and to the rear there is a large garden. Langland Bay is approximately 0.5 miles to the south west.

### ACCOMMODATION

**Ground Floor:** Hallway, living room, dining room, kitchen, WC

**First Floor:** Landing, 4 bedrooms, bathroom, separate WC

**Outside:** Garage, 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

Thurs 24 Jan - Wed 30 Jan - Wed 06 Feb

#### Time

12.20

**Paul Fosh Auctions Contact:** Matthew Jordan

LOT  
34

18 The Avenue, Pontygwaith, Ferndale CF43 3LN  
Guide Price £32,000+ (plus fees/costs, see page 2)



### House For Owner Occupation/Investment

#### DESCRIPTION

An end of terrace property situated in a popular residential location. The property benefits from UPVC double glazing, composite doors to front and rear and gas central heating (not tested). The village of Pontygwaith is ideally situated for access to the towns of Ferndale and Porth with their excellent range of amenities, shopping facilities and transport links.

#### ACCOMMODATION

**Ground Floor:** Entrance hall, 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
Tues 22 Jan - Mon 28 Jan - Tues 05 Feb	13.20

**Paul Fosh Auctions Contact:** Sean Roper

LOT  
35

25 Cottingham Drive, Pontprennau, Cardiff CF23 8QG  
Guide Price £190,000 (plus fees/costs, see page 2)



### House For Owner Occupation/Investment

#### DESCRIPTION

A modern three bedroom town house situated in a highly sought after area of Cardiff. The property has been well maintained and benefits from master bedroom with en-suite, garage with off road parking, UPVC double glazing and gas central heating (not tested). Pontprennau falls within the catchment area of the newly built primary and secondary schools and retail park. The property is within close proximity of Cardiff city centre and M4 motorway.

#### ACCOMMODATION

**Ground Floor:** Entrance, hallway, WC, kitchen/diner

**First Floor:** Lounge, bedroom, bathroom

**Second Floor:** 2 bedrooms, one with en suite

**Outside:** Rear garden, single garage, off road parking

**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 25 Jan - Thurs 31 Jan - Wed 06 Feb	15.00

**Paul Fosh Auctions Contact:** Jack James

LOT  
36

34 Bryncoed Terrace, Penpedairheol, Hengoed CF82 8DE  
Guide Price £68,000+ (plus fees/costs, see page 2)



House For Owner Occupation/Investment

DESCRIPTION

A spacious three bedroom semi detached house situated on a popular residential estate. The property benefits from UPVC double glazing and gas central heating (not tested) and offers scope to improve further. The village of Penpedairheol is ideally situated for access to local amenities, transport links and the nearby towns of Bargoed and Blackwood.

ACCOMMODATION

**Ground Floor:** Entrance, lounge, dining room, kitchen

**First Floor:** Landing, 3 bedrooms, 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
Thurs 24 Jan - Wed 30 Jan - Tues 05 Feb	09.30

**Paul Fosh Auctions Contact:** Sean Roper



LOT  
37

3 New Road Arfryn, Upper Brynamman, Ammanford SA18 1AS  
Guide Price £54,000+ (plus fees/costs, see page 2)



House For Owner Occupation/Investment

DESCRIPTION

An opportunity to acquire a well presented and much improved mid terraced house that benefits from UPVC double glazing and calor gas central heating (not tested). The property is situated in a popular residential location which will be ideal for either a homeowner or investor. There are a good range of local amenities and road links to the town of Ammanford with its excellent range of shopping facilities and transport links.

ACCOMMODATION

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

**First Floor:** Landing, 3 bedrooms

**Outside:** Garden to front with parking area and rear yard

**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 24 Jan - Wed 30 Jan - Wed 06 Feb	09.00

**Paul Fosh Auctions Contact:** Sean Roper



LOT  
38

The King David, 60 Bailey Street, Brynmawr, Ebbw Vale NP23 4HB  
**Guide Price £32,000+** (plus fees/costs, see page 2)



## Residential Development Opportunity

### DESCRIPTION

An opportunity to acquire a freehold former public house with outline planning granted for a residential scheme comprising three residential flats over first and second floors. The plans available illustrate a development comprising a one bedroom, two bedroom and three bedroom flat.

The property is situated on Bailey Street, in close proximity to Brynmawr town centre. The A4047 is nearby providing access to the A465 which links to Merthyr Tydfil in the south west and Abergavenny in the east.

Planning consent was passed by Blaena Gwent County Borough Council in August 2018 under Application No. C/2018/0206.

**TENANCIES:** To be sold with vacant possession

**TENURE:** Advised Freehold - to be verified by solicitor

**VIEWING CONTACT** Paul Fosh Auctions, 01633 254 044

### Date

Thurs 24 Jan - Wed 30 Jan - Tues 05 Feb

### Time

13.30

**Paul Fosh Auctions Contact:** Matthew Jordan

# 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.





## City Centre Commercial Building

### DESCRIPTION

The property is a mid terrace four storey building with basement situated in Newport city centre. The property is arranged as a pub/restaurant on the ground floor with the benefit of a retail frontage, wood flooring, suspended ceiling with inset lighting and air conditioning units, kitchen and WC facilities. The basement is used as cellar and storage accommodation. The upper floors are arranged to provide cellular office content with each floor benefiting from kitchen and toilet facilities.

The property is situated in the city centre at the northern end of High Street in close proximity to Newport train station. There are a good mixture of retail, pubs and restaurant occupiers along High Street with other occupiers to include Subway, McDonalds, Greggs and Principality Building Society. Access to Junction 25a and 26 of the M4 is nearby providing links to Cardiff in the south west and Bristol in the south east.

### ACCOMMODATION

#### ACCOMMODATION

Floor	Description	Area Sq Ft	Area Sq M
Basement	Cellar and Storage	1,375	127.7
Ground	Pub/Restaurant/Kiosk	3,047	283.1
First	Office	805	74.8
Second	Office	775	72.0
Third	Office	778	72.3
Total		6,780	629.9

**TENANCIES:** The ground floor and basement are leased to Slipping Jimmys Ltd for a term of 10 years from 23 November 2015 at a rent of £15,000 pa with tenant break options in November 2018, 2020 and 2023 operable on a 6 month notice. The upper floors are vacant.

**TENURE:** Advised leasehold for a term of 99 years from 29 September 1956 at a ground rent of £1,575 per annum.

**VIEWING CONTACT:** Paul Fosh Auctions, 01633 254 044

### VIEWING SCHEDULE

#### Date

**Paul Fosh Auctions Contact:** Matthew Jordan

Tues 22 Jan - Mon 28 Jan - Tues 05 Feb

15.10



LOT  
40

84 High Street, Hirwaun, Aberdare CF44 9SN  
**Guide Price £30,000+** (plus fees/costs, see page 2)



## Residential Investment

### DESCRIPTION

A mid terraced house situated in the popular village of Hirwaun. The property is sold subject to a tenancy agreement, the tenant has been in occupation for approximately eight years and has indicated they are very keen to remain. The property benefits from UPVC double glazing, gas central heating (not tested) and local amenities are available close by.

### ACCOMMODATION

**Ground Floor:** Entrance, lounge, dining room, kitchen

**First Floor:** 2 bedrooms, bathroom

**Outside:** Garden to rear

**TENANCIES:** The property is let on an Assured Shorthold Tenancy Agreement of £4,380 per annum

**TENURE:** Advised Freehold - to be verified by solicitor

**VIEWING CONTACT** Paul Fosh Auctions, 01633 254 044

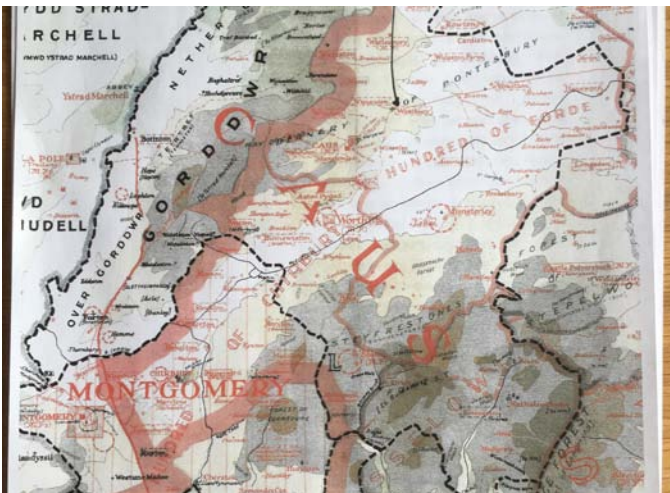
### VIEWING SCHEDULE

Date	Time
Wed 23 Jan - Tues 29 Jan - Mon 04 Feb	09.30

**Paul Fosh Auctions Contact:** Sean Roper

LOT  
41

The Ancient Historical Title of The Lordship of the Manor  
of Muneton, Shropshire  
**Guide Price £3,000+** (plus fees/costs, see page 2)



## Manorial Title

### DESCRIPTION

A rare opportunity to buy a present for the person who has everything.

The title may allow the owner to use the title Lord/Lady of Muneton after their name. The title can be used on all official documentation including passport, driving licence and other legal documentation.

**Paul Fosh Auctions Contact:** Matthew Jordan

LOT  
42

129 High Street, Cinderford GL14 2TB  
Guide Price £79,000+ (plus fees/costs, see page 2)



### House for Owner Occupation/Investment

#### DESCRIPTION

A mid terrace house situated at the northern end of High Street in close proximity to the town centre of Cinderford. The property requires modernisation but benefits from gas central heating (not tested) and UPVC double glazing. Externally, there is a generous sized garden with vehicular access provided off Albion Road. The property would provide a good rental investment, or alternatively re-development to flats subject to the necessary consents.

#### ACCOMMODATION

**Ground Floor:** Open plan living/dining room, sitting room, kitchen

**First Floor:** Landing, 4 bedrooms, bathroom, WC

**Outside:** Rear garden with vehicular access

**TENANCIES:** To be sold with vacant possession

**TENURE:** To be verified by a solicitor

**VIEWING CONTACT** Dean Estate Agents - 01594 825574



**Paul Fosh Auctions Contact:** Matthew Jordan

LOT  
43

54 Cardiff Road, Aberdare CF44 6HJ  
Guide Price £30,000+ (plus fees/costs, see page 2)



### House For Owner Occupation/Investment

#### DESCRIPTION

A traditional mid terraced house situated in the popular village of Aberdare. The property benefits from mostly UPVC double glazing and gas central (not tested) and has been let until recently. The town of Aberdare offers an excellent range of shopping facilities, amenities and transport links including train station.

#### ACCOMMODATION

**Ground Floor:** Entrance, lounge, kitchen, utility room, bathroom

**First Floor:** Landing, bedroom, room

**Outside:** Rear garden

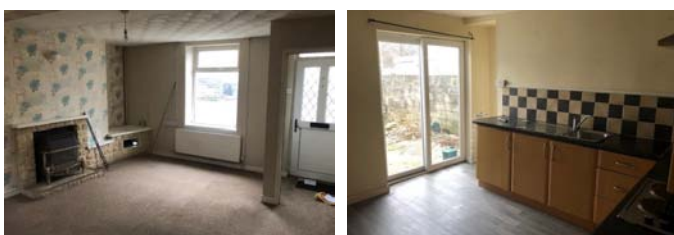
**TENANCIES:** The property is being sold with vacant possession but was previously let until recently at £4,320 per annum

**TENURE:** Advised Freehold - to be verified by solicitor

**VIEWING CONTACT** Paul Fosh Auctions, 01633 254 044

#### VIEWING SCHEDULE

Date	Time
Wed 23 Jan - Tues 29 Jan - Mon 04 Feb	12.30



**Paul Fosh Auctions Contact:** Sean Roper

LOT  
44

106 Commercial Street, Tredegar NP22 3DW  
Guide Price **£45,000+** (plus fees/costs, see page 2)



## High Street Commercial Opportunity

### DESCRIPTION

The property is a mid terrace two storey building occupying a prominent town centre position. The ground floor provides a retail area measuring approximately 152.1 Sq m (1,637 Sq ft) and the first floor provides ancillary accommodation of approximately 89.5 Sq m (963 Sq ft).

The property is situated on High Street, the main retail thoroughfare in Tredegar town centre where there are a number of local and national retailers nearby to include Home Bargains, Original Factory Shop, Superdrug, Farmfoods and Tesco. Access to the A465 (Heads of the Valleys road) is approximately 2 miles to the north providing links to Abergavenny in the east and Merthyr Tydfil in the west. \* Please note we are advised that VAT is applicable.

**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

Thurs 24 Jan - Wed 30 Jan - Tues 05 Feb

10.15

**Paul Fosh Auctions Contact:** Matthew Jordan

LOT  
45

11 Whittington Street, Neath SA11 1AN  
Guide Price **£42,000** (plus fees/costs, see page 2)



## House For Owner Occupation/Investment

### DESCRIPTION

A mid terraced property located close to Neath town centre. The property has been partly modernised but does require renovation works internally. The town of Neath has excellent road links to Swansea, Cardiff and the M4 motorway,

### ACCOMMODATION

**Ground Floor:** Entrance, hallway, lounge, kitchen, bathroom

**First Floor:** 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

Thurs 24 Jan - Wed 30 Jan - Wed 06 Feb

14.00

**Paul Fosh Auctions Contact:** Jack James

LOT  
46

6 Belle Vue Street, Aberdare CF44 8NR  
**Guide Price £36,000+** (plus fees/costs, see page 2)



## Residential Investment

### DESCRIPTION

A traditional mid terraced house situated in a cul-de-sac location. The property benefits from UPVC double glazing and gas central heating (not tested) and is currently occupied by a well established tenant who has been at the property for approximately 11 years and would be very keen to remain. The village of Trecynon benefits a good range of local amenities and the nearby town of Aberdare has an extensive range of shopping facilities and transport links including train station.

### ACCOMMODATION

**Ground Floor:** Entrance, lounge, kitchen, bathroom

**First Floor:** Landing, 2 bedrooms

**Outside:** Enclosed rear garden

**TENANCIES:** To be sold with vacant possession

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

**VIEWING CONTACT** Paul Fosh Auctions, 01633 254 044

### VIEWING SCHEDULE

#### Date

#### Time

Wed 23 Jan - Tues 29 Jan - Mon 04 Feb

11.10

**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  
47

58 Holton Road, Barry CF63 4HE  
**Guide Price £145,000+** (plus fees/costs, see page 2)



## Commercial/Residential Investment Opportunity

### DESCRIPTION

The property is a freehold mid terrace four storey building providing a ground floor retail unit with self contained ancillary space to the rear, lower ground floor ancillary space and a self contained three bedroom maisonette. The ground floor provides a commercial unit currently leased to Greggs Bakery. There are also ground floor and 1st floor ancillary spaces which are accessed from the rear of the property and are currently unoccupied offering a number of potential uses/further income generation subject to the necessary planning consents. The first and second floors provide a self contained maisonette comprising hallway, living room, kitchen, bathroom and three bedrooms.

The property is situated on Holton Road, the main retail street in Barry, which accommodates a good range of local and national retailers. Other occupiers nearby include Tesco Express, Wilko, Papa Johns, Costa Coffee and Subway. Access to the A4050 is nearby providing links to the A4232 and M4 in the north. Cardiff city centre is approximately 8 miles in the north east.

### ACCOMMODATION

Floor	Description	Income
Ground	Retail	£12,000 pa (10 year lease to June 2020)
Lower Ground	Ancillary	Vacant
First & Second	Maisonette	£6,600 pa (Assured shorthold tenancy agreement)
Total		£18,600

**TENURE:** Advised Freehold - to be verified by solicitor

**VIEWING CONTACT:** Paul Fosh Auctions, 01633 254 044

### Date

Fri 25 Jan - Thurs 31 Jan - Wed 06 Feb

### Time

09.30

**Paul Fosh Auctions Contact:** Matthew Jordan

LOT  
48

13 Monk Street, Aberdare CF44 7PA  
**Guide Price £40,000+** (plus fees/costs, see page 2)



## Residential Investment

### DESCRIPTION

A mid terraced house situated in the popular town of Aberdare. The property is ideally situated for access to the town centre with its excellent range of amenities and transport links including train station. The property has been upgraded, is well maintained and benefits from UPVC double glazing and gas central heating (not tested). The tenant has indicated that they are keen to remain.

### ACCOMMODATION

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

**First Floor:** Landing, 2 bedrooms, bathroom

**Outside:** Rear yard

**TENANCIES:** The property is let on an Assured Shorthold Tenancy of £4,800 per annum

**TENURE:** Advised Freehold - to be verified by solicitor

**VIEWING CONTACT** Paul Fosh Auctions, 01633 254 044

### VIEWING SCHEDULE

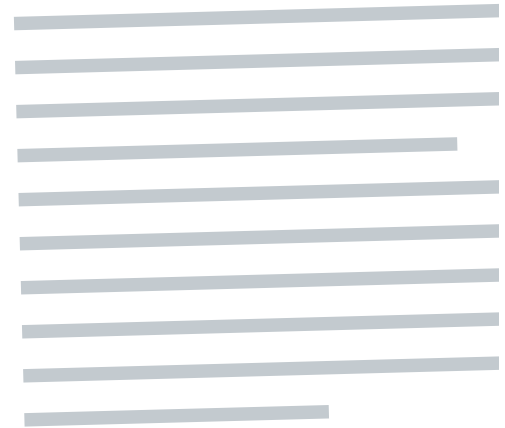
Date	Time
Wed 23 Jan - Tues 29 Jan - Mon 04 Feb	11.50

**Paul Fosh Auctions Contact:** Sean Roper



# 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  
49**

**Unit and Yard off Herbert Road, Newport NP19 7BH**  
**Guide Price £159,000+** (plus fees/costs, see page 2)



## Industrial Opportunity

### DESCRIPTION

The property comprises a detached industrial/manufacturing unit with additional office accommodation and yard off Herbert Road in close proximity to Newport city centre. The property provides a total gross internal area of 356.0 Sq m (3,832 Sq ft). The industrial/manufacturing unit is of steel portal frame construction and benefits from concrete floor, fluorescent strip lighting, translucent roof panels, hot air blower and wc facilities. The ground floor has a height of 3.16m, whilst the first floor ancillary accommodation has an eaves height of 2.25m at the lowest point. The attached portacabin building provides office accommodation and benefits from wc and kitchen facilities. In addition there is a conservatory attached to the unit which is currently used as storage.

Externally there is a yard area to the front providing parking and storage. Access to the unit is via a vehicular metal gate and the site is secured via perimeter metal fencing.

The property is situated off Herbert Road in close proximity to Caerleon Road which gives access into Newport City Centre in the south west. Access to the M4 is nearby at junction 25, which provides links into Cardiff in the south west and Bristol in the east south.

### ACCOMMODATION

Floor	Description	Area Sq Ft	Area Sq M
Ground	Manufacturing Unit	1,405	130.5
First	Ancillary	1,341	124.6
Ground	Office	1,086	100.9
Total		3,832	356.0

**TENANCIES:** To be sold with vacant possession

**TENURE:** Advised Freehold - to be verified by solicitor

**VIEWING CONTACT:** Paul Fosh Auctions, 01633 254 044

### Date

Tues 22 Jan - Mon 28 Jan - Tues 05 Feb

### Time

16.30

**Paul Fosh Auctions Contact:** Matthew Jordan

# South Wales Viewing Schedule

## 7 February 2019 Auction

	Tue 22 Jan	Wed 23 Jan	Thur 24 Jan	Fri 25 Jan	Mon 28 Jan	Tues 29 Jan	Wed 30 Jan	Thur 31 Jan	Mon 4 Feb	Tue 5 Feb	Wed 6 Feb
47				9.30				9.30			9.30
28				10.30				10.30			10.30
57				11.00				11.00			11.00
14				11.40				11.40			11.40
53				12.20				12.20			12.20
32				13.00				13.00			13.00
15				13.40				13.40			13.40
31				14.30				14.30			14.30
35				15.00				15.00			15.00
23				16.00				16.00			16.00
36			9.30				9.30			9.30	
44			10.15				10.15			10.15	
12			11.00				11.00			11.00	
56			11.45				11.45			11.45	
22			12.50				12.50			12.50	
38			13.30				13.30			13.30	
8			14.30				14.30			14.30	
66			15.20				15.20			15.20	
63			16.10				16.10			16.10	
71			16.50				16.50			16.50	
40		9.30				9.30			9.30		
54		10.00				10.00			10.00		
4		10.40				10.40			10.40		
46		11.10				11.10			11.10		
48		11.50				11.50			11.50		
43		12.30				12.30			12.30		
60		13.20				13.20			13.20		
24		13.50				13.50			13.50		



1	30 John Street, Aberdare, CF44 6BL	14.30				14.30				14.30		
11	47 High Street, Mountain Ash, CF45 3PE	15.10				15.10				15.10		
21	74 Cardiff Road, Mountain Ash, CF45 4HD	15.40				15.40				15.40		
17	18 Edward Street, Treharris, CF46 5LF	16.30				16.30				16.30		
58	150 Court Street, Tonypany, CF40 2RL	9.00				9.00				9.00		
2	39 Gilmour Street, Tonypany, CF40 2LB	9.30				9.30				9.30		
7	Bryn Seion Court, Gelli Pentre, CF41 7TP	10.10				10.10				10.10		
72	Flat 4, 203 Ystrad Road, Pentre, CF41 7PE	11.00				11.00				11.00		
16	176 - 177 Park Road, Treorchy, CF42 6HY	11.40				11.40				11.40		
50	8 Brewery Street, Ferndale, CF43 3LH	12.50				12.50				12.50		
34	18 The Avenue, Ferndale, CF43 3LN	13.20				13.20				13.20		
55	Former Pilmawr Road Depot, Newport, NP20 6WH	14.30				14.30				14.30		
39	51-52 High Street, Newport, NP20 1GA	15.10				15.10				15.10		
64	21 London Street, Newport, NP19 8DW	15.50				15.50				15.50		
49	Yard & Unit Off Herbert Road, Newport, NP19 7BH	16.30				16.30				16.30		
37	3 New Road, Arfryn, Ammanford, SA18 1AS	9.00				9.00				9.00		
52	Commercial Unit Church Lane, Cwmgors, SA18 1PF	9.30				9.30				9.30		
9	25 Fforest Road, Swansea, SA4 0TN	10.20				10.20				10.20		
3	68 Bath Road, Morriston, Swansea, SA6 7AT	11.00				11.00				11.00		
30	63 Griffith John Street, Swansea, SA1 2BP	11.40				11.40				11.40		
33	4 Cambridge Close, Langland, Swansea, SA3 4PF	12.20				12.20				12.20		
62	41 Cae Nant Terrace, Skewen, Neath, SA10 6UP	13.20				13.20				13.20		
45	11 Whittington Street, Neath, SA11 1AN	14.00				14.00				14.00		
6	132 Caerau Road, Maesteg, CF34 0PD	14.45				14.45				14.45		
19	4 Cribbwr Square, Kenfig Hill, Bridgend, CF33 6NB	15.30				15.30				15.30		
18	2 Oak Villas, Bryncethin, Bridgend, CF32 9YR	16.10				16.10				16.10		
67	8 Pant-Y-Gog, Panygog, Bridgend, CF32 8DU	16.45				16.45				16.45		
5	Cemetery Lodge, Channel View, Chepstow, NP16 5AJ	9.30				9.30				9.30		

This schedule is for information purposes only. All viewings are strictly by appointment only and are subject to change. If a viewing has to be cancelled/rearranged, we can only let you know if you've booked on to view it. To book a viewing call [01633 254 044](tel:01633254044) or outside office hours email [info@paulfoshauctions.com](mailto:info@paulfoshauctions.com) listing the lots you'd like to view and on which dates. Please include a mobile number in case we need to call.

LOT  
50

8 Brewery Street, Pontygwaith, Ferndale CF43 3LH  
**Guide Price £35,000+** (plus fees/costs, see page 2)



## A3 Retail/Residential Opportunity

### DESCRIPTION

A two storey, end of terrace A3 licensed commercial property with self contained first floor flat. The commercial area is accessed via shop front and comprises of customer/dining area, preparation area and store room. The accommodation further benefits from gas combination boiler (not tested) and electric roller shutters. The property is situated in a residential area of Pontygwaith in Ferndale and offers good road links to surrounding areas.

### ACCOMMODATION

**Ground Floor:** Customer/dining area, preparation area, store room

**First Floor:** Open plan kitchen/living area, bathroom, bedroom

**Outside:** Rear garden

**TENANCIES:** To be sold with vacant possession

**TENURE:** Advised Freehold - to be verified by solicitor

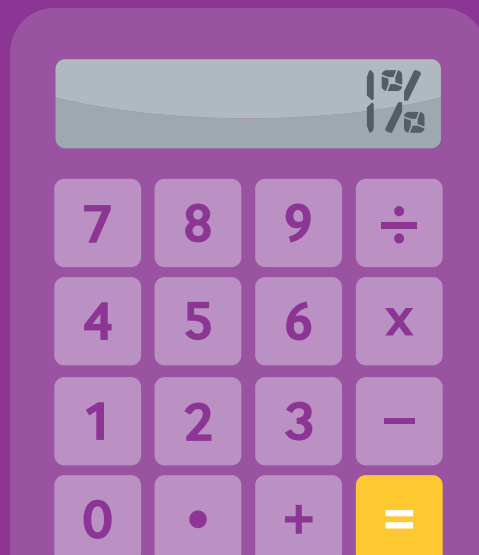
**VIEWING CONTACT** Paul Fosh Auctions, 01633 254 044

### VIEWING SCHEDULE

Date	Time
Tues 22 Jan - Mon 28 Jan - Tues 05 Feb	12.50
<b>Paul Fosh Auctions Contact:</b> Ryan Saunders	

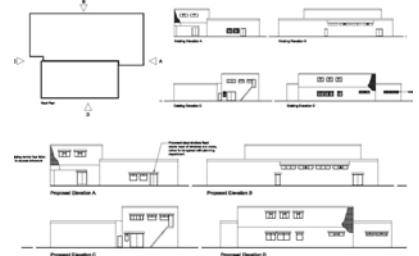
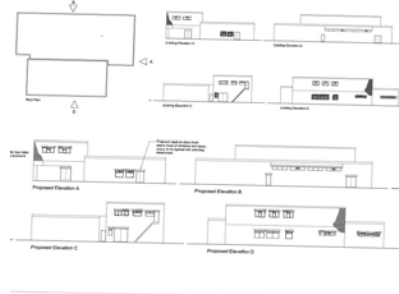
# buyer's premium

Buyers, in addition to the purchase price, buyers will be required to pay a buyer's premium of **1%** or **Minimum £600.00** inc VAT per lot.



LOT  
51

The Former Social Club, Queensway, Garnlydan, Ebbw Vale NP23 5EE  
Guide Price **£90,000+** (plus fees/costs, see page 2)



**DESCRIPTION**

A substantial freehold building that has previously traded as a social club. The club now has planning for a convenience store but would also offer scope for other commercial uses, conversion to residential or full development of the site (subject to necessary planning consents). The town of Ebbw Vale is ideally situated for access to the A465 Heads Of The Valleys trunk road and the town itself has an excellent range of amenities and shopping facilities.

The site extends to approximately a third of an acre (50,000 Sq ft) and the premises approximately 7,500 Sq ft comprising formerly two bars and a function room but now has windows and shutters fitted to the ground floor in readiness for a convenience store.

There is a spacious car park to the front.

**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  
52

Commercial Unit at Church Lane, Cwmgors, Ammanford SA18 1PF  
Guide Price **£75,000+** (plus fees/costs, see page 2)



Commercial/Factory Units

DESCRIPTION

A light industrial site which comprises a single story unit and two 2 storey buildings with an L-shaped storage yard. The site has most recently been used as an ice cream factory but would be ideal for a number of uses either commercial or potential redevelopment of the site (subject to necessary planning consents) The village of Cwmgors lies a few miles east of Ammanford and west of Pontardawe.

ACCOMMODATION

**Unit 1:** A single storey factory unit with manual shutter facing Church Lane

**Unit 2:** Two storey building with pitch roof

**Unit 3:** Two storey building with pitch roof

**Outside:** L shaped yard

Gross internal floor area approx 270 Sq m (2,906 Sq ft)

**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 24 Jan - Wed 30 Jan - Wed 06 Feb	09.30
<b>Paul Fosh Auctions Contact:</b> Sean Roper	



LOT  
53

22 Canton Court, Cardiff CF11 9BG  
Guide Price **£99,000+** (plus fees/costs, see page 2)



House For Owner Occupation/Investment

DESCRIPTION

A three bedroom end of link style property situated in the sought after area of Canton. The property has previously been let but now requires upgrading and would be ideal for either a homeowner or investor for buy to let. There are a wealth of amenities and shopping facilities in Canton and the city centre is easily accessible being within walking distance or by public transport.

ACCOMMODATION

**Ground Floor:** Entrance porch, cloak/WC, kitchen, lounge/dining room

**First Floor:** Landing, 3 bedrooms, 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 25 Jan - Thurs 31 Jan - Wed 06 Feb	12.20

**Paul Fosh Auctions Contact:** Sean Roper



LOT  
54

84 Langland Close, Hirwaun, Aberdare CF44 9RP  
**Guide Price £45,000+** (plus fees/costs, see page 2)



## House For Owner Occupation/Investment

### DESCRIPTION

A spacious 3/4 bedroom end of link style home. The property benefits from mostly UPVC double glazing, gas central heating (not tested), a ground floor shower room and first floor bathroom. The property would be ideal for either a homeowner or buy to let investor. The town of Hirwaun is ideally situated for access to the Heads of the Valley trunk road and Brecon Beacons National Park and there are an excellent range of local amenities close by.

### ACCOMMODATION

**Ground Floor:** Entrance, hallway, lounge/dining room, reception room 2 (possible 4th bedroom), shower room, kitchen

**First Floor:** Landing, 3 bedrooms, shower room

**Outside:** Yard 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 23 Jan - Tues 29 Jan - Mon 04 Feb	10.00
<b>Paul Fosh Auctions Contact:</b> Sean Roper	

LOT  
55

Land at the Former Pillmawr Road Depot, Newport NP20 6WH  
**Guide Price £40,000 +** (plus fees/costs, see page 2)



## Land with Potential

### DESCRIPTION

An opportunity to acquire a parcel of land in the Malpas area of Newport, which formerly accommodated Newport City Council's Depot. The land is irregular in shape with a slightly sloping topography towards the south west and is located to the rear of residential properties situated along Pillmawr Road. Vehicular access to the site is gained via a lane secured with metal gates. The site offers potential for redevelopment including residential (subject to necessary planning consents).

There is a good variety of local amenities nearby to include Dominoes, Harvester, Gregg's, Spar, Subway and Tesco Express. Access to the M4 at Junction 26 is approximately one mile to the south, providing links to Cardiff in the south west and Bristol in the south east.

**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
Tues 22 Jan - Mon 28 Jan - Tues 05 Feb	14.30
<b>Paul Fosh Auctions Contact:</b> Ryan Saunders	

**LOT  
56**

**Ty Cwm, River Row, Cwm, Ebbw Vale NP23 7TJ**  
**Guide Price £290,000+** (plus fees/costs, see page 2)



## Residential Investment Opportunity

### DESCRIPTION

A substantial detached building comprising 34 letting rooms. The property benefits from full planning for use of the building as a shared accommodation facility. The building has been upgraded and improved recently and has a full intercom system, a 23 camera security system both internally and externally, a full smoke and heat detection fire alarm system, and a master and sub key lock system for flats and main entrance doors. The flats have double glazing, gas central heating (not tested) and each have a kitchen area. There is also a communal garden area, lounge, equipped coin operated laundry room, office, and 2 counselling rooms.

The building is currently tenanted with 13 individual tenants some of whom have been in occupation for a number of years. The current vendors have worked closely with both the local authority and support groups in housing tenants. There is a high demand for this type of accommodation in this area. The building benefits from full certificates such as fire risk assessment, gas, and electric, and all will be available for inspection in the legal pack. Planning has been granted for use as a shared accommodation facility, planning reference is APP/Z6910/A17/3187987. Plans for the minor Landscaping scheme are also included in the legal pack.

**VIEWING CONTACT:** Paul Fosh Auctions, 01633 254 044

Room 1 - bedsit	£90 pw	Room 2 - communal lounge	N/A	Room 3 - en-suite	£87 pw
Room 4 - en-suite	£87 pw	Room 5 - en-suite	£87 pw	Room 6 - bedsit	£70 pw
Room 7 - bedsit	£70 pw	Room 8 - en-suite	£87 pw	Room 9 - bedsit	£70 pw
Room 10 - bedsit	£70 pw	Room 11 - bedsit	£70 pw	Room 12 - bedsit	£70 pw
Room 13 - bedsit	£70 pw	Room 14 - counselling room	N/A	Room 15 - en-suite	£87 pw
Room 16 - en-suite	£87 pw	Room 17 - en-suite	£87 pw	Room 18 - en-suite	£87 pw
Room 19 - bedsit	£70 pw	Room 20 - en-suite	£87 pw	Room 21 - bedsit	£70 pw
Room 22 - bedsit	£70 pw	Room 23 - bedsit	£70 pw	Room 24 - bedsit	£70 pw
Room 25 - bedsit	£70 pw	Room 26 - counselling room	N/A	Room 27 - en-suite	£87 pw
Room 28 - en-suite	£87 pw	Room 29 - bedsit	£70 pw	Room 30 - en-suite	£87 pw
Room 31 - bedsit	£70 pw	Room 32 - bedsit	£70 pw	Room 33 - en-suite	£87 pw
Room 34 - bedsit	£70 pw	Room 35 - en-suite	£87 pw	Room 36 - en-suite	£87 pw
Room 37 - bedsit	£70 pw				

Current weekly income - £1,015.00

Total income per week fully let - £2,655.00

Annual income when fully let - £138,060.00

**Paul Fosh Auctions Contact: Sean Roper**

LOT  
56

Ty Cwm, River Row, Cwm, Ebbw Vale NP23 7TJ  
Guide Price **£290,000+** (plus fees/costs, see page 2)

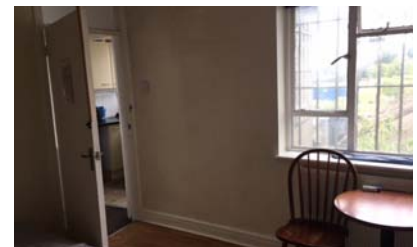
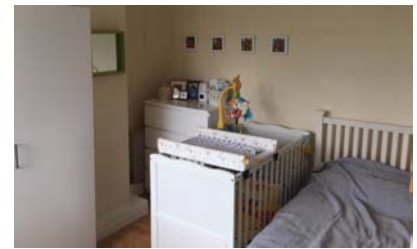


Paul Fosh Auctions Contact: Sean Roper

LOT  
57

128A Cowbridge Road West, Cardiff CF5 5BT  
**Guide Price £155,000+** (plus fees/costs, see page 2)

BRINSONS



## Commercial/Residential Investment Opportunity

### DESCRIPTION

The property is a freehold semi detached two storey building providing a ground floor retail unit and first floor self contained residential two bedroom flat. The ground floor retail unit measures approximately 39.3 Sq m (423 Sq ft) and the first floor flat measures approximately 54.0 Sq m (581 Sq ft). To the rear of the property is a detached garage offering external storage and an enclosed rear yard.

The property is situated among a small parade of shops on the busy Cowbridge Road West (A48), one of the main thoroughfares providing access to the city centre to the east and the A4232 link road to the west at Culverhouse Cross. Cardiff city centre is approximately 3.5 miles in the east.

### ACCOMMODATION

Floor	Description	Income
Ground	Retail	Vacant
First	Two bed flat	Let at £615 pcm (£7,380 pa) on an Assured Shorthold Tenancy Agreement (inclusive of water and electricity).
Total		£7,380 pa

**TENURE:** Advised Freehold - to be verified by solicitor

**VIEWING CONTACT:** Paul Fosh Auctions, 01633 254 044

### VIEWING SCHEDULE

Date	Time
Fri 25 Jan - Thurs 31 Jan - Wed 06 Feb	11.00

**Paul Fosh Auctions Contact:** Matthew Jordan



LOT  
58

150 Court Street, Tonypany CF40 2RL  
**Guide Price £36,000+** (plus fees/costs, see page 2)



### House For Owner Occupation/Investment

#### DESCRIPTION

A traditional mid terraced house situated in a well-established residential location. The property benefits from UPVC double glazing and gas central heating (not tested) and will be ideal for either a first-time buyer or a buy to let landlord. The town of Tonypany is easily accessible with its excellent range of shopping facilities and amenities.

#### ACCOMMODATION

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

**First Floor:** Landing, 2 bedrooms, bathroom

**Outside:** Rear garden

**TENANCIES:** To be sold with vacant possession but previously let until recently at £4,500 per annum

**TENURE:** Advised Freehold - to be verified by solicitor

**VIEWING CONTACT** Paul Fosh Auctions, 01633 254 044

#### VIEWING SCHEDULE

Date	Time
Tues 22 Jan - Mon 28 Jan - Tues 05 Feb	09.00

**Paul Fosh Auctions Contact:** Sean Roper



LOT  
59

Land off Upper North Road, Bargoed CF81 8TJ  
**Guide Price £38,000+** (plus fees/costs, see page 2)



### Residential Development Site

#### DESCRIPTION

An opportunity to acquire approximately 6.5 acres of land with outline planning consent for a three bedroom detached bungalow. The site is rectangular in shape with a sloping topography towards the north east and offers potential for further development subject to the necessary planning consents.

The site is located in Bargoed in the County Borough of Caerphilly and is situated at the north western end of Upper North Road at its junction with Llancayo Street. Bargoed town centre is nearby approximately 0.5 miles in the south east. The town centre has undergone significant regeneration in recent years including a Morrisons supermarket, new road network and public space schemes. Bargoed also benefits from train and bus stations with services to Cardiff. **Planning:** Planning consent was passed by Caerphilly County Borough Council in April 2018 under Application No. 18/0058/OUT. In addition there is pre-planning application advice in relation to a potential additional 9 dwellings under Ref No: SPA/18/0045.

**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:** Matthew Jordan



LOT  
60

Lluest, Clifton Crescent, Aberaman, Aberdare CF44 6RT  
Guide Price **£275,000+** (plus fees/costs, see page 2)



## Former Vicarage for Owner Occupation/Investment

### DESCRIPTION

An impressive detached former vicarage set in its own grounds. This substantial five bedroom building has many redeeming features with a bay window to the front and a sun room and patio area to the side.

Internally there are many original features including staircase with galleried landing, tile floors, original doors, coving and ceiling roses.

The property has wonderful private gardens with hedge surrounds, laid lawn, patio and decking areas, garage and storage sheds.

The village of Aberaman lies between the towns of Aberdare and Mountain Ash where there are a wealth of shopping facilities and amenities close by and access to the A470 via good road links leading to Cardiff and the M4 motorway.

### ACCOMMODATION

**Ground Floor:** Entrance hallway, 4 reception rooms, sun-room, cloakroom, utility, kitchen

**First Floor:** Landing, 5 bedrooms, bathroom area, airing room

**Second Floor:** Attic space which was formerly used as a music studio

**Outside:** Entrance with drive, storage shed and garage, laid lawn with hedge borders, mature trees, patio, decking 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

Wed 23 Jan - Tues 29 Jan - Mon 04 Feb

#### Time

13.20

Paul Fosh Auctions Contact: Sean Roper

LOT  
60

Lluest, Clifton Crescent, Aberaman, Aberdare CF44 6RT  
Guide Price **£275,000+** (plus fees/costs, see page 2)



Paul Fosh Auctions Contact: Sean Roper

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LOT  
61

Land Rear of Gelli Crug, Newall Street, Abertillery NP13 1EH  
**Guide Price £3,000+** (plus fees/costs, see page 2)



## Amenity Land/Land with Potential

### DESCRIPTION

A parcel of land measuring approximately 0.7 acres with access off Gelli Crug Road to the east and Newall Street in the south. The land is irregular in shape and slopes away from north to south. The land could be suitable for a variety of uses (subject to necessary planning consents).

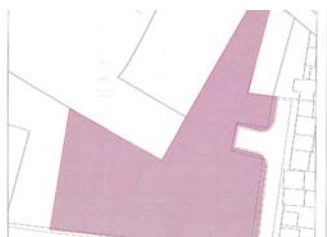
The town of Abertillery is conveniently located in the centre of the Ebbw valley giving good road links to the A465 Heads of the Valley in the north and M4 motorway via the A467 road link.

\* All plans and sizes provided are for indicative 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



**Paul Fosh Auctions Contact:** Ryan Saunders

LOT  
62

41 Cae Nant Terrace, Skewen, Neath SA10 6UP  
**Guide Price £45,000+** (plus fees/costs, see page 2)



## Bungalow For Owner Occupation/Investment

### DESCRIPTION

A detached bungalow that requires full renovation works but has previously benefited from part modernisation including gas central heating (not tested) and UPVC windows. The property offers good living space with front and rear gardens. The property is situated in a convenient location close to all local amenities. The M4 motorway is approximately 4 miles to the west and Skewen train station is approximately 0.5 miles to the west.

### ACCOMMODATION

**Ground Floor:** Hallway, reception room, lounge, 2 bedrooms, kitchen, wet room

**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
Thurs 24 Jan - Wed 30 Jan - Wed 06 Feb	13.20

**Paul Fosh Auctions Contact:** Jack James

# insure

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



LOT  
63

145-146 High Street, Abersychan, Pontypool NP4 7AB  
**Guide Price £45,000+** (plus fees/costs, see page 2)



## Residential Development Opportunity

### DESCRIPTION

Opportunity to acquire a substantial freehold building with adjacent site situated in the village of Abersychan. The site has been granted planning permission under application No. 17/P/0772/FUL for demolition of the existing garage and development of a pair of 3 bed semi detached dwellings and one 3 bed detached dwelling. In addition, a planning application has been granted under application No. 18/P/0436/FUL for conversion of the existing fire damaged property into eight self contained flats.

The property is situated on the High Street in close proximity to the A4043 (Snatchwood Road), which provides links to Blaenavon in the north and Pontypool in the south. Access to the A4042 is nearby providing links to the M4 Motorway.

**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 24 Jan - Wed 30 Jan - Tues 05 Feb

#### Time

16.10

**Paul Fosh Auctions Contact:** Matthew Jordan

LOT  
64

21 London Street, Newport NP19 8DW  
Guide Price **£90,000+** (plus fees/costs, see page 2)



### House For Owner Occupation/Investment

#### DESCRIPTION

A bay fronted mid terraced house that requires upgrading. The property will be ideal as either a large family dwelling, HMO or possible flats (subject to necessary planning consents). The property is ideally located for Newport city centre, local amenities and transport links.

#### ACCOMMODATION

**Groud Floor:** Entrance, 3 rooms, shower room, kitchen

**First Floor:** 3 bedrooms, bathroom

**Outside:** Forecourt, 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
Tues 22 Jan - Mon 28 Jan - Tues 05 Feb	15.50

**Paul Fosh Auctions Contact:** Sean Roper

LOT  
65

Land at Gasworks Road, Aberdare CF44 6RS  
Guide Price **£90,000** (plus fees/costs, see page 2)



### Land with Full Planning Permission

#### DESCRIPTION

A freehold parcel of land extending to approximately 1.6 acres (not yet verified) on the southern side of Aberdare and is located in a mixed residential/industrial location.

The land has full planning consent for a large five bedroom executive style property (Planning application number 15/1150/10).

The site could also offer development for a number of dwellings (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

#### VIEWING SCHEDULE

Date	Time
Open for inspection	

**Paul Fosh Auctions Contact:** Jack James

LOT  
66

57 Broad Street, Blaenavon, Pontypool NP4 9NH  
Guide Price £64,000+ (plus fees/costs, see page 2)

**DARLOWS**



### House for Owner Occupation/Investment

#### DESCRIPTION

An opportunity to acquire a spacious three bedroom semi detached house located in the heritage town of Blaenavon. The property has been modernised and is generous in size but would benefit from further minor cosmetic works. The property benefits from having a full damp course, cellar accommodation and a private rear garden with ample communal parking.

#### ACCOMMODATION

**Cellar:** Hallway, reception room, treatment room

**Ground Floor:** Hallway, living room, stairs leading to lower ground floor, kitchen, conservatory

**First Floor:** Family bathroom, 3 bedrooms

**Outside:** Private rear garden, communal parking

**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
Thurs 24 Jan - Wed 30 Jan - Tues 05 Feb	15.20

**Paul Fosh Auctions Contact:** Ryan Saunders



LOT  
67

8 Pant-y-Gog, Pantygog, Bridgend CF32 8DU  
Guide Price £59,000+ (plus fees/costs, see page 2)

### Potential Residential Investment

#### DESCRIPTION

A refurbished and upgraded end of terrace property which has most recently been let as a shared occupancy dwelling (HMO). The property benefits from a modern fitted kitchen with appliances, attractive bathroom suite, new carpets and decoration throughout. The sale will include all furniture and white goods and each letting room is currently fitted with a tea stand. The property would also offer scope to let as one large dwelling or suitable for a homeowner.

#### ACCOMMODATION

**Ground Floor:** Entrance hall, 2 rooms, kitchen, utility, WC

**First Floor:** Landing, 3 rooms, shower room

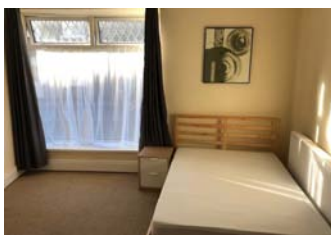
**Outside:** Yard

**TENANCIES:** The property was previously let on 4 individual ASTs but will be sold with vacant possession  
Room 1 let at £70 pw Room 2 let at £60 pw  
Room 3 let at £75 pw Room 4 let at £75 pw  
Total annual income when fully let £14,560

**TENURE:** Advised Freehold - to be verified by solicitor

**VIEWING CONTACT** Paul Fosh Auctions, 01633 254 044

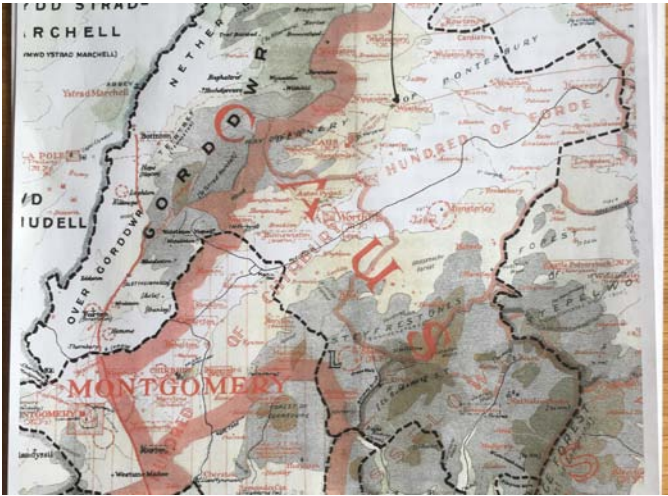
**Paul Fosh Auctions Contact:** Sean Roper





LOT  
68

The Ancient Historical Title of The Lordship of the Manor  
of Walehope, Shropshire  
**Guide Price £2,750** (plus fees/costs, see page 2)



### Manorial Title

#### DESCRIPTION

A rare opportunity to buy a present for the person who has everything.

The title may allow the owner to use the title Lord/Lady of Walehope after their name. The title can be used on all official documentation including passport, driving licence and other legal documentation.

**Paul Fosh Auctions Contact:** Matthew Jordan

LOT  
69

Knutsford House, Llanymynech, SY22 6EN  
**Guide Price £95,000** (plus fees/costs, see page 2)



### House for Owner Occupation/Investment

#### DESCRIPTION

An opportunity to acquire a 3 bedroom semi detached family house in the popular village of Llanymynech. The property does benefit from some modernisation but would benefit from refurbishment. The property further benefits from full UPVC double glazing and gas central heating (not tested). There is space for numerous vehicles on the paved driveway to the front, also a flat garden to the rear. The sought after village of Llanymynech has a thriving local community and is situated on the border of Offa's Dyke which runs through the centre of the village.

#### ACCOMMODATION

**Ground Floor:** Hallway, lounge, dining room, kitchen, utility room

**First Floor:** 3 bedrooms, bathroom

**Outside:** Front and rear gardens

**TENANCIES:** To be sold with vacant possession

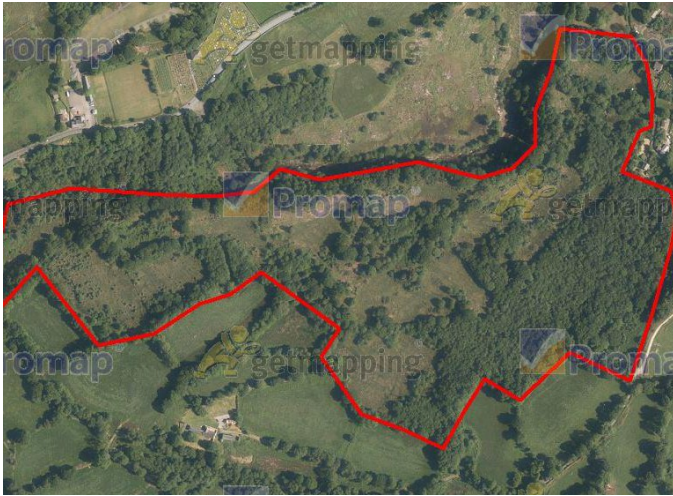
**TENURE:** Advised Freehold - to be verified by solicitor

**VIEWING CONTACT** Town & Country 01691 679 631

**Paul Fosh Auctions Contact:** Jack James

LOT  
70

Land at Glynllech Isaf, Nantyffin Road, Penycae, Swansea SA9 1FJ  
Guide Price **£90,000** (plus fees/costs, see page 2)



**58 Acres of Land**

**DESCRIPTION**

The property comprises an irregular shape parcel of land measuring approximately 58 acres (23.5 hectares). We are advised the land slopes down to the River Tawe along the north western boundary and approximately 70% of the land comprises mature woodland. There are no known buildings or residence upon the land.

\* Please note the auctioneers have not inspected the site prior to going to print.

**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:** Matthew Jordan

LOT  
71

130 The Highway, New Inn, Pontypool NP4 0PH  
Guide Price **£164,000** (plus fees/costs, see page 2)

**DARLOWS**



**House for Owner Occupation/Investment**

**DESCRIPTION**

An opportunity to acquire a substantial period detached property which would make an ideal family home, buy to let investment or renovate to resell. The property is situated in the increasingly popular residential area of New Inn near Pontypool. It is located close to all local amenities, schools etc and offers great road links to the nearby M4 motorway. This house further benefits from gas central heating (not tested), UPVC double glazed windows and garage to the rear.

**ACCOMMODATION**

**Ground Floor:** Entrance porch, living room, dining room, reception room, kitchen with lean to

**First Floor:** 3 bedrooms, bathroom

**Outside:** Front and rear gardens, garage

**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 24 Jan - Wed 30 Jan - Tues 05 Feb	16.50

**Paul Fosh Auctions Contact:** Ryan Saunders



LOT  
72

Flat 4, 203 Ystrad Road, Pentre CF41 7PE  
**Guide Price £28,500 +** (plus fees/costs, see page 2)



### Flat for Owner Occupation/Investment

#### DESCRIPTION

An opportunity to acquire a two bedroom third floor flat which has been part modernised including UPVC double glazing and a new energy efficient electric heating system (not tested). The property is situated in a well-established residential location within the village of Pentre and is within close proximity to the train station, shops, cinema and other local amenities.

#### ACCOMMODATION

**Third Floor:** Lounge, kitchen, bathroom, 2 bedrooms

**TENANCIES:** The property is let on an assured shorthold tenancy agreement at £380 pcm (£4,560 pa)

**TENURE:** Advised Leasehold - to be verified by solicitor

**VIEWING CONTACT** Paul Fosh Auctions, 01633 254 044

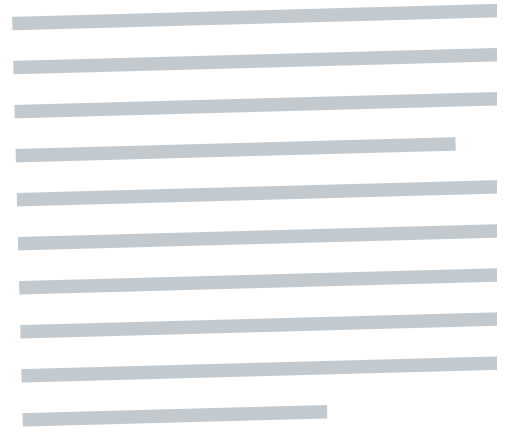
#### VIEWING SCHEDULE

Date	Time
Tues 22 Jan - Mon 28 Jan - Tues 05 Feb	11.00

**Paul Fosh Auctions Contact:** Jack James

# 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  
73

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 £25,000 per annum.

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 provides a good mixture of local and national retails. 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.

### ACCOMMODATION

Floor	Description	Income
First	Flat 1	£5,400 pa (Assured shorthold tenancy)
First	Flat 2	£5,100 pa (Assured shorthold tenancy)
Ground	Retail Unit 4	£8,000 pa (Lease expires June 2024)
Ground	Retail Unit 4a	£6,500 pa (Lease expires June 2021)
Total		£25,000 pa

**TENURE:** Advised Freehold - to be verified by solicitor

**VIEWING CONTACT:** Paul Fosh Auctions, 01633 254 044

**Paul Fosh Auctions Contact:** Matthew Jordan



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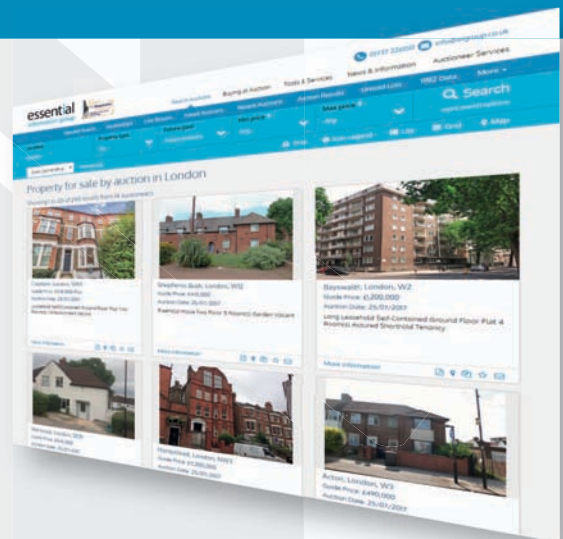
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buyer's  
please note...

# 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 etc.

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 sterling up to £7,000, Cheques and Bankers Drafts but **CANNOT ACCEPT CREDIT / DEBIT 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% or Minimum £600:** £  (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% or Minimum £600.00**.

## 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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# Common conditions

The Common Auction Conditions have been produced for real estate auctions in England and Wales to set a common standard across the industry. They are in three sections:

## Glossary

The glossary gives special meanings to certain words used in both sets of conditions.

## Auction Conduct Conditions

The Auction Conduct Conditions govern the relationship between the auctioneer and anyone who has a catalogue, or who attends or bids at the auction. They cannot be changed without the auctioneer's agreement.

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

## Sale Conditions

The Sale Conditions 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.

## IMPORTANT NOTICE

A prudent buyer will, before bidding for a lot at an auction:

- Take professional advice from a conveyancer and, in appropriate cases a chartered surveyor and an accountant;
- Read the conditions;
- Inspect the lot;
- Carry out usual searches and make usual enquiries;
- Check the content of all available leases and other documents relating to the lot;
- Check that what is said about the lot in the catalogue is accurate;
- Have finance available for the deposit and purchase price;
- Check whether VAT registration and election is advisable;

**The conditions assume that the buyer has acted like a prudent buyer.**

**If you choose to buy a lot without taking these normal precautions you do so at your own risk.**

---

# Glossary

This glossary applies to the [auction conduct conditions](#) and the [sale conditions](#).

Wherever it makes sense:

- singular words can be read as plurals, and plurals as singular words;
- a "person" includes a corporate body;
- words of one gender include the other genders;
- references to legislation are to that legislation as it may have been modified or re-enacted by the date of the [auction](#) or the [contract date](#) (as applicable); and
- where the following words printed in **bold black type** appear in **bold blue type** 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 has signed up to the Banking Code or Business Banking Code 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) a Saturday or a Sunday; (b) a bank holiday in England and Wales; or (c) Good Friday or Christmas Day.

## 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 to which the **conditions** refer including any supplement to it.

## COMPLETION

Unless otherwise agreed between **seller** and **buyer** (or their conveyancers) the occasion when both **seller** and **buyer** have complied with their obligations under the **contract** and the balance of the **price** is unconditionally received in the **seller's** conveyancer's client account.

## CONDITION

One of the **auction conduct conditions** or **sales 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 not sold at 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**.

## FINANCIAL CHARGE

A charge to secure a loan or other financial indebtedness (not including a rentcharge).

## GENERAL CONDITIONS

That part of the **sale conditions** so headed, including any extra general conditions.

## INTEREST RATE

If not specified in the **special conditions**, 4% above the base rate from time to time of Barclays Bank plc. (The **interest rate** will also apply to judgment debts, if applicable.)

## 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, any similar official).

## PRICE

The price 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 tenancy schedule (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 a copy of the **catalogue** or who attends or bids at the **auction**, whether or not a **buyer**.

# Auction conduct conditions

## A1 INTRODUCTION

- A1.1 Words in **bold blue type** have special meanings, which are defined in the Glossary.
- A1.2 The **catalogue** is issued only on the basis that **you** accept these **auction conduct conditions**. They govern **our** relationship with **you** and cannot be disapplied or varied by the **sale conditions** (even by a **condition** purporting to replace the whole of the Common Auction Conditions). 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**.
- 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.

## A3 BIDDING AND RESERVE PRICES

- A3.1 All bids are to be made in pounds sterling exclusive of any applicable **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**.
- A3.6 Where a guide price (or range of prices) is given that guide is the minimum price at which, or range of prices within which, the **seller** might be prepared to sell at the date of the guide price. But guide prices may change. The last published guide price will normally be at or above any reserve price, but not always – as the **seller** may fix the final reserve price just before bidding commences.

## 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, provided by others **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** 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) 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 stated in the **sale conditions**; and
  - (b) must be paid in pounds sterling by cheque or by bankers' draft made payable to **us** on an **approved financial institution**. The extra **auction conduct conditions** may state if **we** accept any other form of payment.
- 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 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 £3,000.00 (or the total **price**, if less). A **special condition** may, however, require a higher minimum deposit.

# General conditions

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

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

## G1. THE LOT

- G1.1 The **lot** (including any rights to be granted or reserved, and any exclusions from it) is described in the **special conditions**, or if not so described the **lot** is 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**, but excluding any **financial charges**: these the **seller** must discharge on or before **completion**.
- G1.4 The **lot** is also sold subject to such of the following as may affect it, whether they arise before or after the **contract date** and whether or not they are disclosed by the **seller** or are apparent from inspection of the **lot** or from the **documents**:
- (a) matters registered or capable of registration as local land charges;
  - (b) matters 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, within the meaning of 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.
- G1.8 Where chattels are included in the **lot** the **buyer** takes them as they are at **completion** and the **seller** is not liable if they are not fit for use.
- G1.9 The **buyer** buys with full knowledge of:
- (a) the **documents**, whether or not the **buyer** has read them; and

- (b) the physical condition of the **lot** and what could reasonably be discovered on inspection of it, whether or not the **buyer** has inspected it.

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

## G2. DEPOSIT

- G2.1 The amount of the deposit is the greater of:
- (a) any minimum deposit stated in the **auction conduct conditions** (or the total **price**, if this is less than that minimum); and
  - (b) 10% of the **price** (exclusive of any **VAT** on the **price**).
- G2.2 The deposit
- (a) must be paid in pounds sterling by cheque or banker's draft drawn on an **approved financial institution** (or by any other means of payment that the **auctioneers** may accept); and
  - (b) is to be held as stakeholder unless the **auction conduct conditions** provide that it is to be held as agent for the **seller**.
- G2.3 Where the **auctioneers** hold the deposit as stakeholder they are authorised to release it (and interest on it if applicable) to the **seller** on **completion** or, if **completion** does not take place, to the person entitled to it under the **sale conditions**.
- G2.4 If a cheque for all or part of the deposit is not cleared on first presentation the **seller** may treat the **contract** as at an end and bring a claim against the **buyer** for breach of **contract**.
- G2.5 Interest earned on the deposit belongs to the **seller** unless the **sale conditions** provide otherwise.

## G3. BETWEEN CONTRACT AND COMPLETION

- G3.1 Unless the **special conditions** state otherwise, the **seller** is to insure the **lot** from and including the **contract date** to **completion** and:
- (a) produce to the **buyer** on request all relevant insurance details;
  - (b) pay the premiums when due;
  - (c) if the **buyer** so requests, and pays any additional premium, use reasonable endeavours to increase the sum insured or make other changes to the policy;
  - (d) 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) 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 (to the extent not already paid by the **buyer** or a tenant or other third party) for the period from and including the **contract date** to **completion**.
- G3.2 No damage to or destruction of the **lot** nor any deterioration



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

G3.4 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 except in relation to any matter that occurs after the **contract date**.

G4.2 If any of the **documents** is not made available before the **auction** the following provisions apply:

(a) The **buyer** may raise no requisition on or objection to any of the **documents** that is made available before the **auction**.

(b) 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.

(c) If the **lot** is not registered land the **seller** is to give to the **buyer** within five **business days** 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.

(d) If title is in the course of registration, title is to consist of certified copies of:

(i) the application for registration of title made to the land registry;

(ii) the **documents** accompanying that application;

(iii) evidence that all applicable stamp duty land tax relating to that application has been paid; and

(iv) 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**.

(e) 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 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 Land Registry Rules when making application for registration of the transaction to which the conditions apply.

#### G5. TRANSFER

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

(a) the **buyer** must supply a draft **transfer** to the **seller** at least 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** remains liable in any respect 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**.

#### 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.

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

(a) direct transfer to the **seller's** conveyancer's client account; and

(b) the release of any deposit held by a stakeholder.

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

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

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

#### G7. NOTICE TO COMPLETE

G7.1 The **seller** or the **buyer** may on or after the **agreed completion date** but before **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 is required this **condition** G9 applies.
- G9.2 The **contract** is conditional on that licence being obtained, by way of formal licence if that is what the landlord lawfully requires.
- G9.3 The **agreed completion date** is not to be earlier than the date five **business days** after the **seller** has given notice to the **buyer** that licence has been obtained.
- G9.4 The **seller** must:
- (a) use all reasonable endeavours to obtain the licence at the **seller's** expense; and
  - (b) enter into any authorised guarantee agreement properly required.
- G9.5 The **buyer** must:
- (a) promptly provide references and other relevant information; and
  - (b) comply with the landlord's lawful requirements.
- G9.6 If within three months of the **contract date** (or such longer period as the **seller** and **buyer** agree) the licence has not been obtained the **seller** or the **buyer** may (if not then in breach of any obligation under this **condition** G9) by notice to the other terminate the **contract** at any time before licence is obtained. 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 **price** (less any deposit paid) from the **agreed completion date** up to and including the **actual completion date**.
- G10.2 Subject to **condition** G11 the **seller** is not obliged to apportion or account for any sum at **completion** unless the **seller** has received that sum in cleared funds. The **seller** must pay to the **buyer** after **completion** any sum to which the **buyer** is entitled that the **seller** subsequently receives in cleared funds.
- G10.3 Income and outgoings are to be apportioned at **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, 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.

## **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 in advance 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 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.

G13.2 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.

G13.3 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 **contracts** from the **actual completion date**.

## G18. LANDLORD AND TENANT ACT 1987

- G18.1 This **condition** G18 applies where the sale is a relevant disposal for the purposes of part I of the Landlord and Tenant Act 1987.
- G18.2 The **seller** warrants that the **seller** has complied with sections 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 that:
- (a) payments on account (whether received or still then due from a tenant) exceed attributable service charge expenditure, the **seller** must pay to the **buyer** an amount equal to the excess when it provides the service charge account;
  - (b) attributable service charge expenditure exceeds payments on account (whether those payments have been received or are still then due), the **buyer** must use all reasonable endeavours to recover the shortfall from the tenant at the next service charge reconciliation date and pay the amount so recovered to the **seller** within five **business days** of receipt in cleared funds; but in respect of payments on account that are still due from a tenant **condition** G11 (**arrears**) applies.
- G22.5 In respect of service charge expenditure that is not attributable to 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 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 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 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 **Contract** (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% or £600.00**

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:**

save the  
date

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