



residential
& commercial

auction catalogue

Wales & West Country
Thursday 13 June 2019
5:00pm

paulfosh
auctions

Important notes to be read by all bidders

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

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

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

complimentary
parking available

auction details



The Cardiff North Hotel Thursday 13 June 2019 5.00pm

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



Order of sale

Lot	Property Address
1	19 Evan Street, Treharris
2	51 High Street, Troedriwfuwch, New Tredegar
3	2 Bell Street, Aberdare
4	106 Dinas Street, Plasmarl, Swansea
5	30 Forge Road, Port Talbot
6	44 Gloucester Street, Aberdare
7	Dunraven Court, 73/74 Dunraven Street, Tonypany
8	267 Pentre Road, Grovesend, Swansea
9	75 William Street, Ystrad, Pentre
10	5 Wesley Villas, Tylorstown, Ferndale
11	73 Garn Road, Nantyglo
12	6 Upper High Street, Bedlinog, Treharris
13	18 Heol Maes Pica, Lower Cwmtwrch, Swansea
14	Land off Chestnut Close, Machen, Caerphilly
15	1 Corvus Terrace, St Clears, Carmarthen
16	7 Victoria Street, Treharris
17	202 Ystrad Road, Pentre
18	2 Union Place, Tylorstown, Ferndale
19	15 Stow Park Avenue, Newport
20	Land at Mardy Street, Merthyr Tydfil
21	16 Church Road, Ton Pentre, Pentre
22	33 Tonna Road, Maesteg
23	148 High Street, Merthyr Tydfil
24	5 Vivian Street, Tylorstown, Ferndale
25	74 & 74a Tredegar Street, Risca, Newport
26	60 Maerdy Road, Maerdy, Ferndale
27	Development Site off Avalon Place, Tranch, Pontypool
28	54a Oakwood Street, Port Talbot
29	9 Penn Street, Treharris
30	Brooklands House, Brooklands, Nelson, Treharris
31	Plot at Baptist Square, Blaenllechau, Ferndale
32	Picton Court, Cynghordy, Llandovery
33	18 Windsor Place, Troedyrhiw, Merthyr Tydfil
34	32 Ivydene Close, Pontypool
35	127 Porthkerry Road, Barry
36	19 Llantwit Road, Treforest, Pontypridd
37	37 Birch Court, Latteys Close, Cardiff
38	21 Canon Street, Aberdare
39	151 Park Road, Treorchy
40	The Tynewydd Hotel, Aberhondda Road, Porth
41	Land at The Tumble, Govilon, Abergavenny

Lot	Property Address
42	57 Caerau Road, Maesteg
43	The Shires, Collins Row, Rhymney, Tredegar
44	Tegfryn, Llanwnnen, Lampeter
45	Development site off Samuels Road, Cwmllynfell, Swansea
46	Flats at Samuels Road/Gwilym Road, Cwmllynfell, Swansea
47	Land at Samuels Road, Cwmllynfell, Swansea
48	3 Samuels Court, Cwmllynfell
49	23 Arthur Street, Mountain Ash
50	Land off Marine Road, Barmouth
51	6a Penybryn Terrace, Mountain Ash
52	Little Acorns, 5 Dean Street, Aberdare
53	11 Well Street Number Four, Bethesda, Bangor
54	2.21 Acres at Tirfounder Retail Park, Ffordd Tirwaun, Aberdare
55	38 Hannah Street, Porth
56	11 Dyffryn Road, Rhydyfelin, Pontypridd
57	7 Clifton House, Broadway, Cardiff
58	Porth House, Pontypridd Road, Porth
59	Former Bank, Station Road, Tregaron
60	8 Pant y Gog, Pantygog, Bridgend
61	Garage Plot at Hillside, (North East side of Stradey Road), Furnace, Llanelli
62	The Ancient Historical Title of the Lordship of the Manor of Muneton
63	Field 1, Cwrt Yr Ala Road, Michelston-le-Pit, Cardiff
64	Field 2, Cwrt Yr Ala Road, Michelston-le-Pit, Cardiff
65	Wattstown Hotel, Aberllechau Road, Porth
66	12 Station Terrace, Merthyr Vale, Merthyr Tydfil
67	2 Great Western Terrace, Llanelli
68	25 Heritage Court, Merthyr Tydfil
69	Flats 1-4, 27 Gurnos Road, Ystalyfera, Swansea
70	128a Commercial Street, Maesteg
71	Land adjacent to 44 Bransby Road, Tonypany
72	Land at Edmondstown Road, Tonypany
73	Development Site at Church Street, Pontycymer, Bridgend
74	The Robins Nest, Mountain Hare, Merthyr Tydfil
75	37 Finchley Road, Cardiff
76	120 Llewellyn Street, Pontygwaith, Ferndale
77	182 Commercial Road, Newport
78	8 Plots at 74 Howard Street, Tonypany
79	47-49 High Street, Bargoed
80	27 Dilwyn Street, Mountain Ash
81	111 High Street, Blackwood

LOT
1

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



Residential Investment

DESCRIPTION

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

ACCOMMODATION

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

First Floor: Landing, 3 bedrooms

Outside: Rear garden

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

TENURE: Advised Freehold - to be verified by solicitor

VIEWING CONTACT Paul Fosh Auctions, 01633 254 044

VIEWING SCHEDULE

Date	Time
Wed 29 May - Tues 04 Jun - Mon 10 Jun	14.30

Paul Fosh Auctions Contact: Sean Roper

LOT
2

51 High Street, Troedrhifwuch, New Tredegar NP24 6LW
Guide Price £18,500 + (plus fees/costs, see page 2)



House for Renovation to Resell/Residential Investment

DESCRIPTION

A detached four bedroom house, in need of renovation/clearing, situated between Pontllytyn and New Tredegar. The property offers a lot of potential and would make an ideal investment. Local amenities are available in the nearby village of Pontllytyn and good road links are available to the Heads of the Valleys road (A465).

ACCOMMODATION

Ground Floor: Living room, dining room, reception room, kitchen

First Floor: 4 bedrooms

Outside: Private rear garden with outdoor toilet area

TENANCIES: To be sold with vacant possession

TENURE: Advised Freehold - to be verified by solicitor

VIEWING CONTACT Paul Fosh Auctions, 01633 254 044

VIEWING SCHEDULE

Date	Time
Tues 28 May - Mon 03 Jun - Mon 10 Jun	13.50

Paul Fosh Auctions Contact: Ryan Saunders

LOT
3

2 Bell Street, Aberdare CF44 8NW
Guide Price £35,000+ (plus fees/costs, see page 2)



House For Owner Occupation/Investment

DESCRIPTION

A traditional mid terraced house that benefits from UPVC double glazing and gas central heating (not tested). The property has been let until recently and has enjoyed good occupancy levels. The popular village of Trecynon is situated just north of Aberdare which benefits from an excellent range of shopping facilities, amenities and transport links.

ACCOMMODATION

Ground Floor: Entrance, lounge, kitchen, bathroom

First Floor: Landing, 2 bedrooms

Outside: Rear garden

TENANCIES: To be sold with vacant possession but previously let at £4,800 per annum

TENURE: Advised Freehold - to be verified by solicitor

VIEWING CONTACT Paul Fosh Auctions, 01633 254 044

VIEWING SCHEDULE

Date	Time
Thurs 30 May - Wed 05 Jun - Tues 11 Jun	16.50

Paul Fosh Auctions Contact: Sean Roper

LOT
4

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



House for Owner Occupation/Residential Investment

DESCRIPTION

A mid terraced house located in Plasmarl, Swansea near the river Tawe. The Liberty Stadium and Morfa shopping park are nearby which offer a wide range of amenities. The house benefits from UPVC double glazing and gas central heating (not tested) via a combination boiler. Although requiring some updating this would make an ideal investment.

ACCOMMODATION

Ground Floor: Living/dining room, kitchen

First Floor: 3 bedrooms, shower room

Outside: Rear garden

TENANCIES: To be sold with vacant possession

TENURE: Advised Freehold - to be verified by solicitor

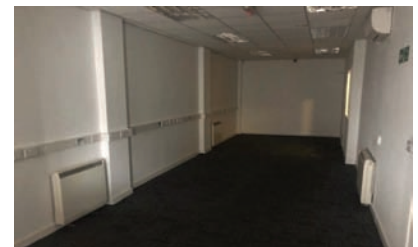
VIEWING CONTACT Paul Fosh Auctions, 01633 254 044

VIEWING SCHEDULE

Date	Time
Thurs 30 May - Wed 05 Jun - Wed 12 Jun	10.00

Paul Fosh Auctions Contact: Ryan Saunders





Commercial Opportunity

DESCRIPTION

A surprisingly spacious freehold building comprising two floors of accommodation. The property has benefited from upgrading and refurbishment and is situated in a pedestrian area of the town centre, within walking distance of Port Talbot train station

TENANCIES: To be sold with vacant possession

TENURE: Advised Freehold - to be verified by solicitor

VIEWING CONTACT: Paul Fosh Auctions, 01633 254 044

ACCOMMODATION

Floor	Description	Area Sq Ft	Area Sq M
Ground Floor	Retail/Reception	429.5	39.9
Ground Floor	Office 1	118.4	11
Ground Floor	Office 2	80.7	7.5
Ground Floor	Office 3	78.6	7.3
Ground Floor	Office 4	65.7	6.1
Ground Floor	Office 5	160.4	14.9
Ground Floor	WC		
First Floor	Office 6	445.6	41.4
First Floor	Kitchen/Staff Room	170.1	15.8
First Floor	WC		
First Floor	Office 7	117.3	10.9
First Floor	Office 8	278.8	25.9
Net Internal Area		1,945.1	180.7

and indoor shopping centre. This versatile building will be ideal for a number of uses including retail or office space or potential for commercial/residential mixed use building (subject to necessary planning consents).

Viewing Schedule:

Thurs 30 May - Wed 05 Jun - Wed 12 Jun at 14.40

Paul Fosh Auctions Contact: Sean Roper

LOT
6

44 Gloucester Street, Aberdare CF44 7BP
Guide Price £40,000+ (plus fees/costs, see page 2)



Residential Investment

DESCRIPTION

A traditional mid terraced house situated in the heart of Aberdare town centre. The property is ideally situated for access to local shopping facilities and amenities and is currently let to a tenant that has been in occupation for a number of years and has expressed that they are very keen to remain. The property benefits from UPVC double glazing and gas central heating (not tested).

ACCOMMODATION

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

First Floor: Landing, 3 bedrooms, bathroom

Outside: Rear garden

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

TENURE: Advised Freehold - to be verified by solicitor

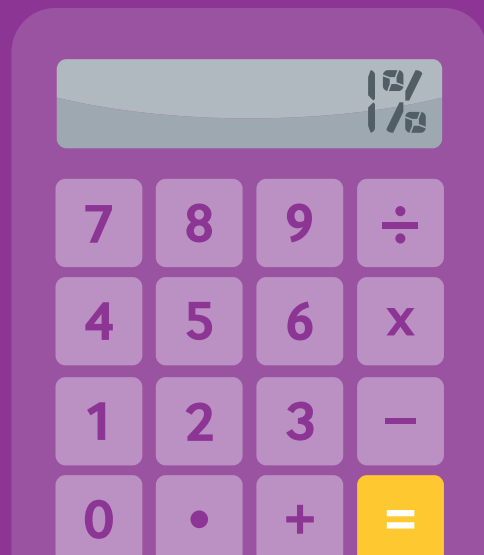
VIEWING CONTACT Paul Fosh Auctions, 01633 254 044

VIEWING SCHEDULE

Date	Time
Thurs 30 May - Wed 05 Jun - Tues 11 Jun	17.30
Paul Fosh Auctions Contact: Sean Roper	

buyer's premium

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



**LOT
7****Dunraven Court, 73/74 Dunraven Street, Tonypanyd CF40 1AJ**
Guide Price £108,000+ (plus fees/costs, see page 2)

Residential Investment

DESCRIPTION

A substantial freehold building comprising six flats. The property is situated in the centre of Tonypanyd close to local amenities, shopping facilities and transport links. The property currently has four flats let with two recently vacant, the let flats have tenants who have been in occupation for a number of years.

TENURE: Advised Freehold - to be verified by solicitor

VIEWING CONTACT: Paul Fosh Auctions, 01633 254 044

ACCOMMODATION

Floor	Description	Rent
Ground	Communal entrance	
Flat 1:	Entrance, stairs, lounge, kitchen, bathroom, bedroom	£3,380 per annum
Flat 2:	Entrance, kitchen, bathroom, lounge, bedroom	Vacant
Flat 3:	Entrance, lounge, kitchen, bathroom, 2 bedrooms	£4,472 per annum
Flat 4:	Entrance, lounge, kitchen, 2 bedrooms, bathroom	£4,732 per annum
Flat 5:	Entrance, stairs, hallway, kitchen, bathroom, lounge, 2 bedrooms	Vacant
Flat 6:	Entrance, lounge, 2 bedrooms, kitchen, bathroom	£3,900 per annum
Outside:	Communal rear yard, potential parking to rear	
	Total annual rent when fully let	£25,000

VIEWING SCHEDULE

Date	Time
Fri 31 May - Thurs 06 Jun - Wed 12 Jun	11.30

Paul Fosh Auctions Contact: Sean Roper

LOT
8

267 Pentre Road, Grovesend, Swansea SA4 8DA
Guide Price **£150,000** (plus fees/costs, see page 2)



House For Owner Occupation/Investment

DESCRIPTION

A detached four bedroom property with spacious living accommodation throughout. The property has gas central heating via combi boiler (not tested), driveway with space for multiple vehicles and only requires light refurbishment. The village of Grovesend is approximately 1 mile from the M4 in the north giving road links to Carmarthenshire in the north west and Cardiff in the east. Additionally the Gower is 10 miles south which is an area of outstanding beauty.

ACCOMMODATION

Ground Floor: Entrance, hallway, WC, lounge, kitchen, utility room, sitting room

First Floor: Landing, 4 bedrooms (one bedroom has en-suite), bathroom

Outside: Driveway, rear garden, 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 30 May - Wed 05 Jun - Wed 12 Jun	10.45

Paul Fosh Auctions Contact: Jack James



LOT
9

75 William Street, Ystrad, Pentre CF41 7QY
Guide Price **£19,000+** (plus fees/costs, see page 2)



House for Owner Occupation/Investment

DESCRIPTION

A three storey, three bedroom end of terrace house which has been partly refurbished but still requires extensive work. The property benefits from gas central heating (not tested) and UPVC double glazing. The village of Pentre offers both road and rail links to Treorchy in the north west and Pontypridd in the south west.

ACCOMMODATION

Ground Floor: Entrance, lounge, bathroom

Lower Ground Floor: Kitchen, utility room

First Floor: 3 bedrooms

Outside: Rear garden

TENANCIES: To be sold with vacant possession

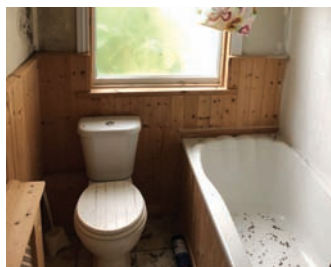
TENURE: Advised Freehold - to be verified by solicitor

VIEWING CONTACT Paul Fosh Auctions, 01633 254 044

VIEWING SCHEDULE

Date	Time
Fri 31 May - Thurs 06 Jun - Wed 12 Jun	12.30

Paul Fosh Auctions Contact: Jack James



LOT
10

5 Wesley Villas, Tylorstown, Ferndale CF43 3DS
Guide Price £20,000+ (plus fees/costs, see page 2)



House for Renovation

DESCRIPTION

A well proportioned three bedroom end of terrace house in need of full renovation. The property is located in a residential area of Tylorstown, Ferndale and has amenities nearby. The house further benefits from gas central heating (not tested), off road parking and a parcel of land which offers potential to develop (subject to the necessary planning permission).

ACCOMMODATION

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

First Floor: 3 bedrooms, bathroom

Outside: Large sloping garden to front, level off road parking area, elevated patio to rear, land to side of property which offers potential to develop (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
Thurs 30 May - Wed 05 Jun - Tues 11 Jun	12.45
Paul Fosh Auctions Contact: Ryan Saunders	

LOT
11

73 Garn Road, Nantyglo, Ebbw Vale NP23 4NY
Guide Price £25,000+ (plus fees/costs, see page 2)



Cottage for Owner Occupation/Investment

DESCRIPTION

A two bedroom cottage style property situated in Nantyglo. The property benefits from a gas combination boiler (not tested), UPVC double glazing throughout, new kitchen and bathroom. Only minor works are required to bring this property up to a good standard.

The nearby town of Abertillery offers a wide range of amenities and good road links to the Heads of the Valleys road (A465).

ACCOMMODATION

Ground Floor: Living room, kitchen

First Floor: 2 bedrooms, bathroom

Outside: Forecourt, level garden to rear

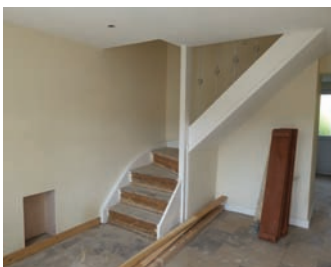
TENANCIES: To be sold with vacant possession

TENURE: Advised Freehold - to be verified by solicitor

VIEWING CONTACT Paul Fosh Auctions, 01633 254 044

VIEWING SCHEDULE

Date	Time
Tues 28 May - Mon 03 Jun - Mon 10 Jun	14.40
Paul Fosh Auctions Contact: Ryan Saunders	



LOT
12

6 Upper High Street, Bedlinog, Treharris CF46 6RY
Guide Price £18,000+ (plus fees/costs, see page 2)



House For Owner Occupation/Investment

DESCRIPTION

A mid terraced cottage with stone elevations to the front. The property requires full modernisation but initial improvement works have begun with walls stripped back, floor joists replaced, new lintels in front windows to ground floor and new concrete floor on ground floor. The village of Bedlinog is situated in a semi rural location but has a good range of local amenities and facilities and good road links to the nearest villages of Trelewis and Treharris which benefit from a wider range of amenities and shopping facilities.

ACCOMMODATION

Ground Floor: Entrance, open plan

First Floor: Open plan (scope for 2 bedrooms and bathroom)

Outside: 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
Wed 29 May - Tues 04 Jun - Mon 10 Jun	15.10
Paul Fosh Auctions Contact: Sean Roper	

insure

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



LOT
13

18 Heol Maes Pica, Lower Cwmtwrch, Swansea SA9 2PP
Guide Price £73,000+ (plus fees/costs, see page 2)



Detached House For Owner Occupation/Investment

DESCRIPTION

A substantial four bedroom detached residence situated in a popular location in the village of Lower Cwmtwrch. The property offers generous accommodation over two floors and benefits from UPVC double glazing, oil fired central heating (not tested) but offers scope for further improvements. The village benefits from an excellent range of amenities with a wider selection at nearby Ystalyfera and Ystradgynlais.

ACCOMMODATION

Ground Floor: Entrance hall, 2 reception rooms, kitchen, bathroom, lean to, UPVC sun-room to front

First Floor: Landing, 4 bedrooms

Outside: Driveway, front and rear gardens

TENANCIES: To be sold with vacant possession

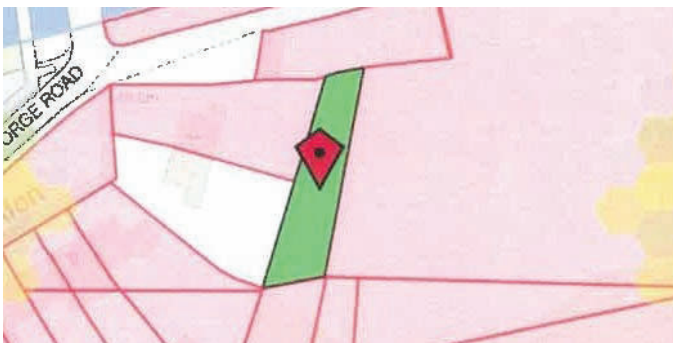
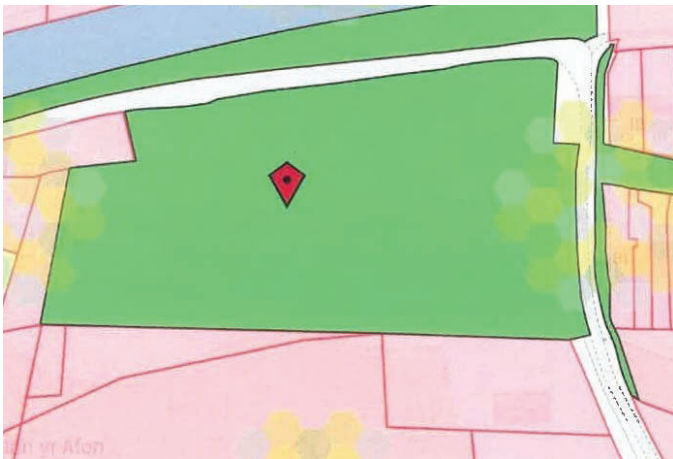
TENURE: Advised Freehold - to be verified by solicitor

VIEWING CONTACT Paul Fosh Auctions, 01633 254 044

Paul Fosh Auctions Contact: Sean Roper

LOT
14

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



Development Opportunity

DESCRIPTION

An area of land measuring approximately 2 acres in size and located in the highly sought after area of Machen which is situated between Newport and Caerphilly. The site offers potential to build 4 detached dwellings and Machen has local amenities such as shops, schools etc available. The nearby towns of Newport and Caerphilly offer a wider range of amenities, shopping centre, supermarkets, restaurants etc.

Planning:

The site previously had outline planning permission for 4 detached dwellings. The permission has now expired but there should not be any problem having this reinstated. All enquiries should be directed to the local authority.

TENANCIES: To be sold with vacant possession

TENURE: Advised Freehold - to be verified by solicitor

VIEWING CONTACT Paul Fosh Auctions, 01633 254 044

Paul Fosh Auctions Contact: Ryan Saunders

LOT
15

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



Former Bank Premises

DESCRIPTION

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

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

ACCOMMODATION

Ground Floor: Former banking hall

First Floor: Ancillary storage, staff room facilities

TENANCIES: To be sold with vacant possession

TENURE: Advised Freehold - to be verified by solicitor

VIEWING CONTACT Paul Fosh Auctions, 01633 254 044

Paul Fosh Auctions Contact: Paul Fosh

LOT
16

7 Victoria Street, Treharris CF46 5LL
Guide Price £35,000+ (plus fees/costs, see page 2)



Residential Investment

DESCRIPTION

A traditional mid terraced house situated in a no through road location. The property benefits from UPVC double glazing, gas central heating (not tested) and is currently occupied by a tenant who has been in occupation for approximately two years and has indicated they would be keen to remain.

ACCOMMODATION

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

First Floor: 3 bedrooms

Outside: Rear garden

TENANCIES: The property is let on an Assured Shorthold Tenancy agreement at £400 per calendar month (£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 29 May - Tues 04 Jun - Mon 10 Jun	13.20

Paul Fosh Auctions Contact: Sean Roper



LOT
17

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



Residential Investment

DESCRIPTION

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

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

ACCOMMODATION

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

Lower Ground Floor: 2 rooms, bathroom, kitchen

Basement: 2 rooms

First Floor: Hallway, 3 rooms, kitchen

Second Floor: Hallway, 2/3 rooms

TENANCIES: To be sold with vacant possession

TENURE: Advised Freehold - to be verified by solicitor

VIEWING SCHEDULE

Date	Time
Fri 31 May - Thurs 06 Jun - Wed 12 Jun	13.30

Paul Fosh Auctions Contact: Ryan Saunders

LOT
18

2 Union Place, Tylorstown, Ferndale CF43 3DL
Guide Price **£33,000+** (plus fees/costs, see page 2)



House For Owner Occupation/Investment

DESCRIPTION

An improved and well presented mid terraced house with refitted kitchen, appliances and white bathroom suite. The property also benefits from UPVC double glazing and gas central heating (not tested) and would be ideal for either homeowner or for buy to let. The village of Tylorstown benefits from a good range of local amenities including supermarket and and there are excellent road links to Porth and Pontypridd.

ACCOMMODATION

Ground Floor: Entrance, lounge, kitchen

First Floor: Landing, 2 bedrooms, bathroom

Outside: Forecourt and rear garden

TENANCIES: To be sold with vacant possession

TENURE: Advised Freehold - to be verified by solicitor

VIEWING CONTACT Paul Fosh Auctions, 01633 254 044

VIEWING SCHEDULE

Date	Time
Thurs 30 May - Wed 05 Jun - Tues 11 Jun	13.15

Paul Fosh Auctions Contact: Sean Roper

LOT
19

15 Stow Park Avenue, Newport NP20 4FL
Guide Price £190,000 + (plus fees/costs, see page 2)



House For Owner Occupation/Investment

DESCRIPTION

A three storey mid terraced Victorian house located in Newport city centre. This historic building is situated in a very sought after location close to the popular Bellevue Park. The property would appeal to investors as this substantial building could be converted to flats, HMO or commercial uses etc (subject to necessary planning consents).

ACCOMMODATION

Please note the property has not been inspected internally 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

VIEWING SCHEDULE

Date	Time
Tues 28 May - Mon 03 Jun - Mon 10 Jun	17.00

Paul Fosh Auctions Contact: Ryan Saunders

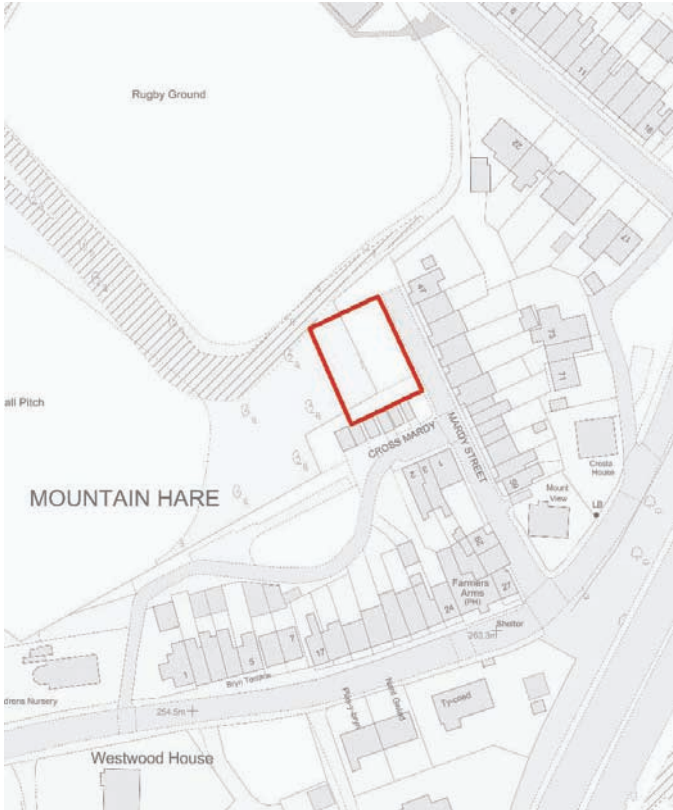
legal packs

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



LOT
20

Land at Mardy Street, Merthyr Tydfil CF47 0LD
Guide Price **£93,000 +** (plus fees/costs, see page 2)



Building Plots with Outline Planning Consent

DESCRIPTION

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

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

TENANCIES: To be sold with vacant possession

TENURE: Advised Freehold - to be verified by solicitor

VIEWING CONTACT Paul Fosh Auctions, 01633 254 044

Paul Fosh Auctions Contact: Ryan Saunders

LOT
21

16 Church Road, Ton Pentre, Pentre CF41 7ED
Guide Price **£76,000+** (plus fees/costs, see page 2)



DESCRIPTION

An end of terrace property comprising of ground floor shop and first floor flat. The shop is currently let by a successful tattoo studio on a long term lease. The current tenant is keen to stay and has a right to renew within the lease. The flat is currently vacant but would be very sought after by prospective tenants.

ACCOMMODATION

Ground Floor: Entrance/reception area, treatment room, WC

first floor: Kitchen/dining room, living room, bedroom, bathroom

Outside: Small courtyard area

TENANCIES: Ground floor shop is let on a five year lease which commenced 23/03/17 at £433 pcm (£5,196 pa). The advertising board generates £250 per annum. The first floor flat was previously let at £368.33 pcm (£4,420 pa). This property has a potential yield of 12.65%+ when fully let.

TENURE: Advised Freehold - to be verified by solicitor

VIEWING CONTACT Paul Fosh Auctions, 01633 254 044

VIEWING SCHEDULE

Date

Time

Fri 31 May - Thurs 06 Jun - Wed 12 Jun

13.00

Paul Fosh Auctions Contact: Ryan Saunders

LOT
22

33 Tonna Road, Maesteg CF34 0SB
Guide Price £34,000+ (plus fees/costs, see page 2)



House for Owner Occupation/Investment

DESCRIPTION

A double fronted stone built end of terrace property benefitting from gas central heating (not tested), UPVC and double glazing throughout. The property does require superficial refurbishment and would appeal to buy to let investors. The property is a short distance from the bustling town of Maesteg.

ACCOMMODATION

Ground Floor: Entrance, kitchen, lounge

First Floor: 2 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
Fri 31 May - Thurs 06 Jun - Wed 12 Jun	15.30



Paul Fosh Auctions Contact: Jack James

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



**LOT
23****148 High Street, Merthyr Tydfil CF47 8DP**
Guide Price £150,000+

Commercial Opportunity

DESCRIPTION

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

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

ACCOMMODATION

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

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

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

VIEWING CONTACT: See viewing schedule

Paul Fosh Auctions Contact: Sean Roper

**LOT
23**

148 High Street, Merthyr Tydfil CF47 8DP
Guide Price £150,000+



Paul Fosh Auctions Contact: Sean Roper

LOT
24

5 Vivian Street, Tylorstown, Ferndale CF43 3AP
Guide Price £27,000+ (plus fees/costs, see page 2)



House For Owner Occupation/Investment

DESCRIPTION

A three storey mid terraced house with stone and brick elevations to the front. The property requires upgrading but benefits from gas central heating (not tested), partial double glazing and a tiered rear garden with fine views. The village of Tylorstown benefits from a good range of amenities and shopping facilities.

ACCOMMODATION

Ground Floor: Entrance, lounge, room (possible bedroom)

Lower GF: Kitchen/breakfast room, bathroom

First Floor: Landing, 3 bedrooms

Outside: Forecourt and rear garden

TENANCIES: To be sold with vacant possession

TENURE: Advised Freehold - to be verified by solicitor

VIEWING CONTACT Paul Fosh Auctions, 01633 254 044

VIEWING SCHEDULE

Date	Time
Thurs 30 May - Wed 05 Jun - Tues 11 Jun	12.15

Paul Fosh Auctions Contact: Sean Roper



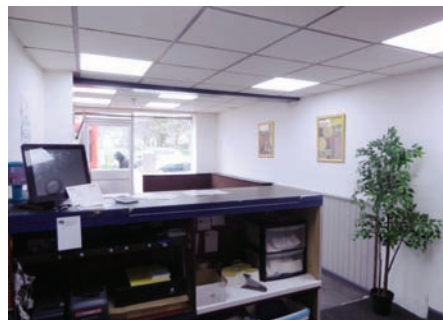
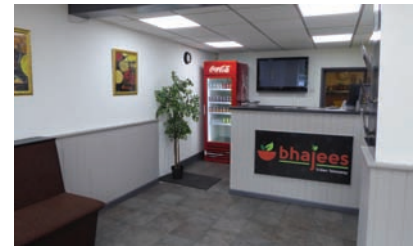
insure

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



LOT
25

74 & 74a Tredegar Street, Risca, Newport NP11 6BW
Guide Price **£99,000 +** (plus fees/costs, see page 2)



Residential/Commercial Investment

DESCRIPTION

A freehold, mid terraced, two storey building providing a ground floor commercial unit and a first floor flat. The ground floor unit has an A3 license in place and is currently run as an Indian takeaway.

ACCOMMODATION

Ground Floor: Entrance/reception area, preparation area/kitchen, storage area/kitchen, hallway, WC

First Floor: Entrance on ground floor, entrance hallway, kitchen/living room, shower room, bedroom

Outside: Good sized rear garden

TENANCIES: The ground floor commercial unit is let at £700 pcm. The tenants are keen to remain, but we have been informed notice could be served prior to completion if required. The first floor flat is let on an Assured Shorthold Tenancy agreement of £325 pcm. Total £12,300 per annum.

TENURE: Advised Freehold - to be verified by solicitor

VIEWING CONTACT: Paul Fosh Auctions, 01633 254 044

The property is located in Risca's bustling main street where there are a number of local and national retailers including Greggs, Dominos, William Hill and many more.

Viewing Schedule:

Tues 28 May - Mon 03 Jun - Mon 10 Jun at 16.20

Paul Fosh Auctions Contact: Ryan Saunders

LOT
26

60 Maerdy Road, Maerdy, Ferndale CF43 4AE
Guide Price £19,000+ (plus fees/costs, see page 2)



Commercial Opportunity

DESCRIPTION

A substantial three storey end of terrace property that has previously traded as a newsagents. The building would be ideal for development into flats or HMO with potential for commercial uses such as A3 takeaway (subject to the necessary planning consents). The village of Maerdy is situated north of Ferndale and has excellent road links to Porth and Pontypridd and is served by a frequent bus service with a stop opposite, next to the new development.

ACCOMMODATION

Ground Floor: Former retail area, 2 further rooms

First Floor: 3 rooms

Lower Ground Floor: No internal inspection was possible but is believed to comprise of 3 further rooms

Outside: Rear garden with lane access

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 30 May - Wed 05 Jun - Tues 11 Jun	14.00

Paul Fosh Auctions Contact: Sean Roper

LOT
27

Development Site off Avalon Place, Tranch, Pontypool NP4 6ES
Guide Price £160,000 - £175,000 (plus fees/costs, see page 2)



Residential Development Site

DESCRIPTION

Development land with outline planning consent. The site is accessed from Avalon place in Tranch, Pontypool and runs alongside Penywain lane. Drawings will be available to inspect within the legal pack. The area has seen a recent increase in house prices and the site could make an ideal investment.

Planning:

Outline planning consent for:

A) 29 plots (eight plots developed and sold)

B) 39 units

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
28

54a Oakwood Street, Port Talbot SA13 1BD
Guide Price Refer (plus fees/costs, see page 2)



Flat for Owner Occupation/Investment

DESCRIPTION

A one bedroom ground floor flat which benefits from UPVC double glazing and gas central heating via a combi boiler (not tested) and off road parking. The property is self contained and requires minimal refurbishment. The flat is situated in a popular residential location within the town of Port Talbot.

ACCOMMODATION

Ground Floor: Entrance hallway, bathroom, kitchen, inner hallway, lounge, bedroom

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 30 May - Wed 05 Jun - Wed 12 Jun	15.10



Paul Fosh Auctions Contact: Jack James

LOT
29

9 Penn Street, Treharris CF46 5HL
Guide Price £35,000+ (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 is currently occupied by a tenant who is keen to remain. The village of Treharris is ideally situated for access to the A470 to Merthyr Tydfil or Cardiff.

ACCOMMODATION

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

First Floor: Landing, 3 bedrooms

Outside: Rear garden

TENANCIES: The property is let on an Assured Shorthold Tenancy agreement at £400 per calendar month (£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 29 May - Tues 04 Jun - Mon 10 Jun	13.50

Paul Fosh Auctions Contact: Sean Roper

LOT
30

Brooklands House, Brooklands, Nelson, Treharris CF46 6DR
Guide Price £138,000+ (plus fees/costs, see page 2)



Development Opportunity

DESCRIPTION

An opportunity to acquire a detached dormer bungalow situated in a generous plot and located on the outskirts of the popular village of Nelson. The property benefits from stunning views and has well planted garden and land. The village of Nelson benefits from an excellent range of local amenities and there are good road links to Ystrad Mynach and A470 to Merthyr and Cardiff.

ACCOMMODATION

Ground Floor: Entrance porch, hallway, 2 bedrooms, disabled shower area and wc, inner hall, lounge/dining room, kitchen

First Floor Bedroom, bathroom

Outside: Gardens to front, sides and rear, driveway and 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

Paul Fosh Auctions Contact: Sean Roper

LOT
31

Plot at Baptist Square, Blaenllechau, Ferndale CF43 4NT
Guide Price £7,000+ (plus fees/costs, see page 2)



Development Opportunity

DESCRIPTION

A parcel of land situated in the pleasant village of Blaenllechau which occupies a semi-rural position. The site has previously had outline planning for development of one detached dwelling. The village benefits from a range of amenities and easy access to the nearby town of Ferndale with an excellent range of shopping facilities and good road links to Porth and Pontypridd.

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
32

Picton Court, Cynghordy, Llandoverly SA20 0JT
Guide Price £250,000+ (plus fees/costs, see page 2)



Commercial/Residential Investment Opportunity

DESCRIPTION

A substantial three storey detached property situated in approximately 2 acres of grounds in a sought after location on the outskirts of Llandoverly. The property was previously run as a 15 bedroom care home and offers huge potential to investors. Suggested uses would include conversion to apartments, hotel, care home amongst many other suitable ventures (subject to the necessary planning consents). The market town of Llandoverly is steeped in history and offers scenic views at every turn.

TENANCIES: To property is to be sold without possession

TENURE: Advised Freehold - to be verified by solicitor

VIEWING CONTACT Paul Fosh Auctions, 01633 254 044

Paul Fosh Auctions Contact: Ryan Saunders

LOT
33

18 Windsor Place, Merthyr Vale, Merthyr Tydfil CF48 4SB
Guide Price £39,000 (plus fees/costs, see page 2)



House For Owner Occupation/Investment

DESCRIPTION

A traditional end of terrace house with stone and brick elevations to the front. The property benefits from UPVC double glazing and gas central (not tested) and would be ideal for either buy to let or a first time buyer. The village of Merthyr Vale benefits from a good range of local amenities and train station and is convenient for Merthyr Tydfil and A470 to Cardiff.

ACCOMMODATION

Ground Floor: Entrance, lounge/dining room, kitchen, shower room/WC

First Floor: Landing, 3 bedrooms

Outside: Rear yard area and parking to side

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 29 May - Tues 04 Jun - Mon 10 Jun	12.15

Paul Fosh Auctions Contact: Sean Roper

LOT
34

32 Ivydene Close, Pontypool NP4 8DP
Guide Price £29,000+ (plus fees/costs, see page 2)



Flat For Owner Occupation/Investment

DESCRIPTION

An immaculate one bedroom first floor flat that has benefited from refitted kitchen with appliances and white bathroom suite. The flat is in excellent decorative order and would be ideal for either an investor or homeowner. The town of Pontypool benefits from an excellent range of shopping facilities and amenities and there are excellent road links to Cwmbran, Newport and the M4.

ACCOMMODATION

First Floor: Entrance hallway, lounge, kitchen, bedroom, bathroom

Outside: Gardens to front and rear

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
Tues 28 May - Mon 03 Jun - Mon 10 Jun	15.30

Paul Fosh Auctions Contact: Sean Roper



LOT
35

127 Porthkerry Road, Barry CF62 7EQ
Guide Price £135,000 + (plus fees/costs, see page 2)



House for Owner Occupation/Investment

DESCRIPTION

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

ACCOMMODATION

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

First Floor: 3 bedrooms, bathroom

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

TENANCIES: To be sold with vacant possession

TENURE: Advised Freehold - to be verified by solicitor

VIEWING CONTACT Paul Fosh Auctions, 01633 254 044

VIEWING SCHEDULE

Date	Time
Tues 28 May - Mon 03 Jun - Mon 10 Jun	09.00

Paul Fosh Auctions Contact: Ryan Saunders



LOT
36

19 Llantwit Road, Treforest, Pontypridd CF37 1TR
Guide Price **£168,000 +** (plus fees/costs, see page 2)



Investment Opportunity

DESCRIPTION

A substantial freehold building comprising of 6 lettable rooms. The property is situated in a sought after location in Treforest, near to the University of south Wales and an array of local amenities and offers excellent rail and road links via the A470. This traditional, three storey, bay fronted, semi detached property is in excellent condition throughout and is fully let on individual Assured Shorthold Tenancy agreements.

TENANCIES: Bedroom one: £320 per calendar month
Bedroom Two: £300 per calendar month
Bedroom Three: £320 per calendar month
Bedroom Four: £300 per calendar month
Bedrooms Five & Six: £400 per calendar month (The tenant currently rents both rooms on the top floor)
Total per annum - £19,680

TENURE: Advised Freehold - to be verified by solicitor

VIEWING CONTACT: Paul Fosh Auctions, 01633 254 044

The property has been maintained to a high standard over many years and is offered as a ready made investment providing an active income. The property further benefits from UPVC double glazing and gas combination boiler (not tested). Viewing is highly recommended.



VIEWING SCHEDULE

Date

Fri 31 May - Thurs 06 Jun - Wed 12 Jun

Time

10.40

Paul Fosh Auctions Contact: Ryan Saunders

LOT
37

37 Birch Court, Latteys Close, Cardiff CF14 4PZ
Guide Price £70,000 (plus fees/costs, see page 2)



Residential Investment

DESCRIPTION

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

ACCOMMODATION

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

Outside: Communal parking area and gardens

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

TENURE: Advised Leasehold (125 years from 1 January 2016) to be verified. We are advised the service charge is £2,178.30 per annum. The flats are for the use of residents over the age of 55.

VIEWING CONTACT Paul Fosh Auctions, 01633 254 044

VIEWING SCHEDULE

Date	Time
Tues 28 May - Mon 03 Jun - Mon 10 Jun	10.40

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
38

21 Canon Street, Aberdare CF44 7AP
Guide Price **£73,000 +** (plus fees/costs, see page 2)



Commercial Opportunity

DESCRIPTION

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

ACCOMMODATION

Ground Floor: Retail unit

First Floor: 4 rooms

second floor: Usable loft space

TENANCIES: To be sold with vacant possession

TENURE: Advised Freehold - to be verified by solicitor

Date

Time

Thurs 30 May - Wed 05 Jun - Tues 11 Jun

15.50

Paul Fosh Auctions Contact: Jack James

LOT
39

151 Park Road, Treorchy CF42 6LA
Guide Price **£45,000 +** (plus fees/costs, see page 2)



House for Owner Occupation/Investment

DESCRIPTION

A traditional mid terraced house situated in the popular residential area of Cwmparc near Treorchy. The property has recently benefited from a gas combination boiler (not tested) and has UPVC double glazing throughout. There are local amenities nearby, shops, schools etc. The nearby town of Treorchy has a wider selection of amenities and a train station offering links to Cardiff and Pontypridd.

ACCOMMODATION

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

First Floor: Bathroom, 2 bedrooms

Outside: Elevated lawned area to the 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

Fri 31 May - Thurs 06 Jun - Wed 12 Jun

14.00

Paul Fosh Auctions Contact: Ryan Saunders



LOT
40

The Tynewydd Hotel, Aberrhondda Road, Porth CF39 0LD
Guide Price **£60,000+** (plus fees/costs, see page 2)



Development Opportunity

DESCRIPTION

A substantial freehold building that occupies a prominent corner position close to Porth town centre. This former public house benefits from planning for six spacious apartments, however, it would also be ideal for a higher number of units (subject to necessary planning consents). The town of Porth benefits from an excellent range of shopping amenities and facilities and has excellent road links and transport links to Cardiff including the nearby train station.

ACCOMMODATION

- Ground Floor:** Multiple rooms
- First Floor:** Mainly open plan
- Second Floor:** Mainly open plan
- Outside:** Area to rear for parking

Planning: Full planning has been granted for conversion six self-contained apartments reference 16/0910/0 (Rhondda Cynon Taff).

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

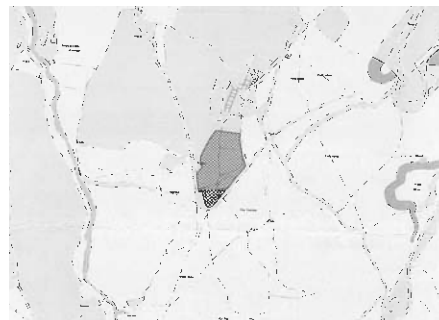
Date	Time
Thurs 30 May - Wed 05 Jun - Tues 11 Jun	10.40



Paul Fosh Auctions Contact: Sean Roper

LOT
41

Land at The Tumble, Govilon, Abergavenny NP7 9RY
Guide Price **£17,000+** (plus fees/costs, see page 2)



Development Opportunity

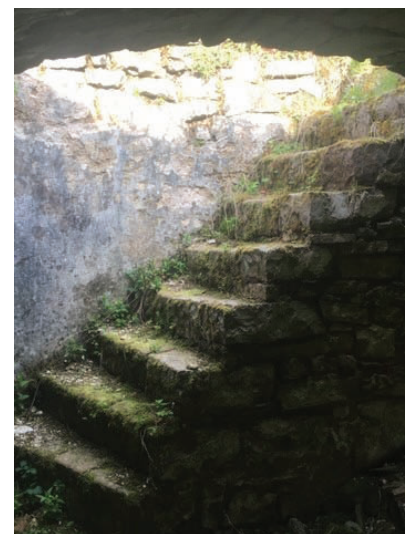
DESCRIPTION

An opportunity to acquire the site of a former pub situated in a rural position with fine views. The building is derelict and there is basically now just the original footings and some walled areas. The site would be ideal for re-development for residential and is situated on the side of the Gilwern Hill in Monmouthshire and has approximately 1.9 acres of land. The town of Abergavenny is easily accessible with its wide range of amenities, shopping facilities and transport links.

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
42

57 Caerau Road, Maesteg CF34 0PR
Guide Price £39,000+ (plus fees/costs, see page 2)



House For Owner Occupation/Investment

DESCRIPTION

A spacious three bedroom end of terraced house. The property has been well maintained and benefits from UPVC double glazing, gas central heating (not tested) and has a spacious storage/garage unit included. There is scope however to improve the property further and it would be ideal as a spacious family dwelling, a buy to let investment or potential HMO (subject to the necessary planning consents). The town of Maesteg benefits from an excellent range of shopping amenities.

ACCOMMODATION

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

First Floor: Landing, 3 bedrooms

Outside: Yard area and spacious storage/garage unit to rear with potential but requiring improvement works

TENANCIES: To be sold with vacant possession

TENURE: Advised Freehold - to be verified by solicitor

VIEWING SCHEDULE

Date	Time
Fri 31 May - Thurs 06 Jun - Wed 12 Jun	15.00

Paul Fosh Auctions Contact: Sean Roper

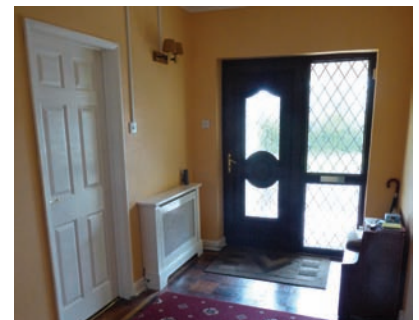
buyer's premium

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



LOT
43

The Shires, Collins Row, Rhymney, Tredegar NP22 5QL
Guide Price £170,000 (plus fees/costs, see page 2)



Withdrawn - please
contact auctioneers

Large Bungalow With Potential Building Plot

DESCRIPTION

A large detached bungalow with double garage situated in a stunning plot on the edge of the very sought after Bute Town, with beautiful views across the valley. The property benefits from large gardens and has the potential for a building plot with suitable access. The bungalow is in good condition throughout but requires some updating. There is oil fired central heating (not tested) and UPVC double glazing throughout.

ACCOMMODATION

Ground Floor: Entrance hallway, living room, dining room, kitchen, shower room, bedroom 1 with dressing area and en-suite, bedroom 2. Access to double garage.

Outside: Potential building plot (subject to necessary planning permission). Off road parking for multiple vehicles. Surrounding gardens with a mix of lawn and patio areas.

TENANCIES: To be sold with vacant possession

TENURE: Advised Freehold - to be verified by solicitor

VIEWING CONTACT: Paul Fosh Auctions, 01633 254 044

All rooms are a generous size including two double bedrooms, with dressing area and en-suite to the master. There are local amenities available nearby, shops, schools etc. and excellent road links minutes away via the Heads of the Valleys road (A465). Viewing is essential to appreciate this beautiful home.

Planning:

An application for permission to build on the plot has already been submitted and seems favourable.

Paul Fosh Auctions Contact: Ryan Saunders

LOT
44

Tegfryn, Llanwnnen SA48 7LA
Guide Price £200,000 (plus fees/costs, see page 2)

HUNTERS



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).

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, garden areas to front, side and rear.

TENANCIES: To be sold with vacant possession

TENURE: Advised Freehold - to be verified by solicitor

VIEWING CONTACT: Hunters, 01597 825644

The house benefits from UPVC double glazing, oil fired central heating system (not tested) 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.

Paul Fosh Auctions Contact: Sean Roper

LOT
44

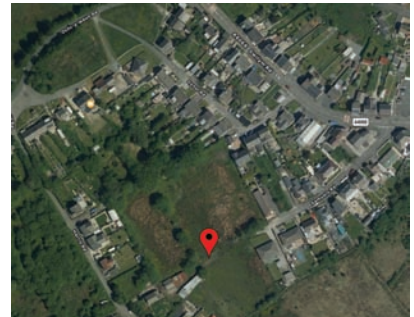
Tegfryn, Llanwnnen SA48 7LA
Guide Price £200,000 (plus fees/costs, see page 2)



Paul Fosh Auctions Contact: Sean Roper

**LOT
45**

Development Site off Samuels Road, Cwmllynfell, Swansea SA9 2GT Guide Price **£100,000+** (plus fees/costs, see page 2)



Residential Development Opportunity

DESCRIPTION

Development land with outline planning consent for a residential development scheme consisting of 41 dwellings. The site is situated off Samuels Road in Cwmllynfell and borders Harris Road at the western side. The site extends to circa 3.42 acres and a scheme has been prepared which shows a mixture of terraced, semi detached and detached houses. The towns of Neath and Ammanford are nearby and access to the M4 at Junction 44 is approximately 13 miles to the south providing links to Cardiff and Bristol in the south east.

Planning consent was passed by Neath Port Talbot County Borough Council on 18th October 2016.

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
46

Flats at Samuels Road/Gwilym Road, Cwmllynfell, Swansea SA9 2GT
Guide Price **£95,000+** (plus fees/costs, see page 2)



Investment Opportunity

DESCRIPTION

Offered for sale at auction are three flats in a block of four. The property would make an ideal investment and is situated in a quiet yet convenient location. The property further benefits from electric storage heaters (not tested) and off road parking.

ACCOMMODATION

The flats have not been inspected internally or any documentation seen regarding rents prior to going to print but we believe them to comprise:

Ground Floor: (Flat 1 & Flat 2) Living room, kitchen, bathroom, bedroom

First Floor: (Flat 1a) Living room, kitchen, bathroom, 2 bedrooms

TENANCIES: Flat 1 let on an AST at £4,500 per annum

Flat 2 let on an AST at £4,500 per annum

Flat 1a let on an AST at £4,500 per annum

TENURE: Advised Leasehold - to be verified by solicitor

VIEWING CONTACT Paul Fosh Auctions, 01633 254 044

VIEWING SCHEDULE

Date	Time
Thurs 30 May - Wed 05 Jun - Wed 12 Jun	12.40
Paul Fosh Auctions Contact: Ryan Saunders	

LOT
47

Land at Samuels Road, Cwmllynfell, Swansea SA9 2GT
Guide Price **£12,500+** (plus fees/costs, see page 2)



Land With Potential

DESCRIPTION

A segment of land in an established residential area. The land would be ideally suited to a detached bungalow or small detached house (subject to the necessary planning permission). The area of Cwmllynfell has a range of local amenities and is near the border of the Brecon Beacons National Park. Approximate size is 18.5 m x 19 m.

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
48

3 Samuels Court, Cwmllynfell, Swansea SA9 2GW
Guide Price £65,000+ (plus fees/costs, see page 2)



House For Owner Occupation/Investment

DESCRIPTION

An end of terraced house located in Cwmllynfell just outside the Brecon Beacons National Park. The house has local amenities close by and would make an ideal investment. The house further benefits from LPG heating system (not tested) and off road parking. There are supermarkets and other amenities available in the nearby towns of Ystalyfera and Ystradowen.

ACCOMMODATION

Ground Floor: Kitchen, living/dining room

First Floor: 2 bedrooms, bathroom

Outside: Driveway to front and rear garden area

TENANCIES: To be sold with vacant possession

TENURE: Advised Freehold - to be verified by solicitor

VIEWING CONTACT Paul Fosh Auctions, 01633 254 044

VIEWING SCHEDULE

Date	Time
Thurs 30 May - Wed 05 Jun - Wed 12 Jun	13.10

Paul Fosh Auctions Contact: Ryan Saunders

LOT
49

23 Arthur Street, Mountain Ash CF45 3BL
Guide Price £35,000+ (plus fees/costs, see page 2)



House For Owner Occupation/Investment

DESCRIPTION

A spacious mid terraced property situated in a popular residential location, ideal for either a first time buyer or investor for buy to let. The property benefits from UPVC double glazing and gas central heating (not tested) but offers scope to improve further. The village of Mountain Ash benefits from an excellent range of local amenities and shopping facilities and has good road links to A470 to either Cardiff or Merthyr Tydfil.

ACCOMMODATION

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

First Floor: Landing, 3 bedrooms

Outside: Forecourt and rear garden

TENANCIES: To be sold with vacant possession

TENURE: Advised Freehold - to be verified by solicitor

VIEWING CONTACT Paul Fosh Auctions, 01633 254 044

VIEWING SCHEDULE

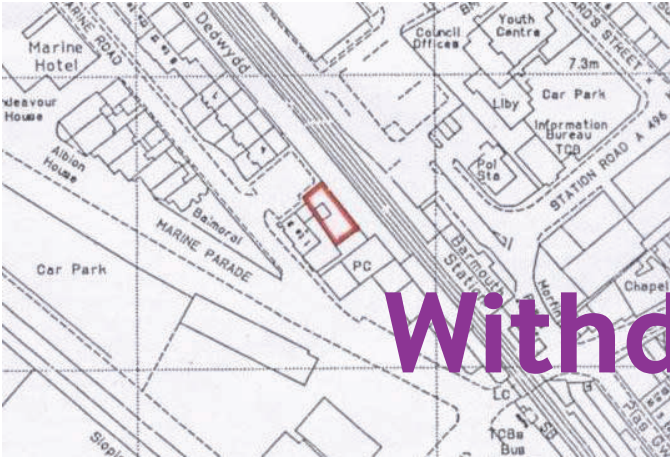
Date	Time
Thurs 30 May - Wed 05 Jun - Tues 11 Jun	15.15

Paul Fosh Auctions Contact: Sean Roper



**LOT
50**

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



Land with Potential

DESCRIPTION

An area of land adjacent to Barmouth railway station. The property may offer scope for a number of uses such as amenity land or extra garden space for parking/garage (subject to necessary planning consents). The seaside town of Barmouth benefits from an excellent range of amenities, shopping facilities and transport links.

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
51**

Plot at 6a Penybryn Terrace, Mountain Ash CF45 3TJ
Guide Price £9,000+ (plus fees/costs, see page 2)



Land With Potential

DESCRIPTION

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

TENANCIES: To be sold with vacant possession

TENURE: Advised Freehold - to be verified by solicitor

VIEWING CONTACT Paul Fosh Auctions, 01633 254 044

Paul Fosh Auctions Contact: Ryan Saunders



Commercial/Residential Development Opportunity

DESCRIPTION

A substantial freehold building that has most recently traded as a children's nursery/creche. This versatile building will also offer scope for conversion to residential as either one large family dwelling, flats or potential HMO (subject to necessary planning consent). The property is situated in a residential street within walking distance of Aberdare's bustling town centre with its excellent range of amenities, shopping facilities and transport links.

ACCOMMODATION

Ground Floor: Entrance porch, entrance hallway, 2 rooms, WCs, kitchen, lean to leading to garden

First Floor: Stairs, landing, 4 rooms, WC

Outside: Exceptionally spacious rear garden which is L shaped with access for vehicle parking

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 benefits from UPVC double glazing, gas central heating (not tested) and electric shutter doors to the front. There is a spacious rear garden with vehicle access with scope for parking for up to 2 vehicles.

Viewing Schedule:

Thurs 30 May - Wed 05 Jun - Tues 11 Jun at 16.20

Paul Fosh Auctions Contact: Sean Roper

LOT
53

11 Well Street Number Four, Bethesda, Bangor LL57 3TR
Guide Price £50,000+ (plus fees/costs, see page 2)



House for Owner Occupation/Investment

DESCRIPTION

A traditional stone built house located in the picturesque village of Bethesda on the edge of the Snowdonia National Park, offering amazing views. The property requires some updating but benefits from a gas combination boiler (not tested) and UPVC double glazing. Road links are available via the A55 which will take you to Anglesey in the West and the North Wales coast to the West, leading to Chester, Liverpool, etc.

ACCOMMODATION

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

Ground Floor: Open plan kitchen/living room, bathroom

First Floor: 2 bedrooms, study

Outside: Rear garden area

TENANCIES: To be sold with vacant possession

TENURE: Advised Freehold - to be verified by solicitor

VIEWING CONTACT Paul Fosh Auctions, 01633 254 044



Paul Fosh Auctions Contact: Ryan Saunders

LOT
54

2.21 Acres at Tirfounder Retail Park, Ffordd Tirwaun, Aberdare CF44 0AH
Guide Price £93,000+ (plus fees/costs, see page 2)



2.21 Acres of Land for Sale

DESCRIPTION

An opportunity to acquire a roughly triangular parcel of land extending to approximately 2.21 acres (0.89 ha). The site is located on the busy Tirfounder Retail Park situated adjacent to an existing Persimmon housing development at the north western boundary and Asda at the north eastern boundary.

We believe the site would be suitable for a variety of uses and is included within the settlement boundary of Aberdare (for the purpose of residential development), as designated in the Local Development Plan. All interested parties should make their own enquiries to the Planning Department of Rhondda Cynon Taf County Borough Council.

The site is situated off the A4059 and is approximately 1.5 miles south east of Aberdare town centre. Other occupiers include, Asda, Halfords, Farmfoods, Domino Pizza, Premier Inn, KFC and Brewers Fayre Public House.

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

South Wales Viewing Schedule

13 June 2019 Auction

		Tue 28 May	Wed 29 May	Thu 30 May	Fri 31 May	Mon 3 Jun	Tue 4 Jun	Wed 5 Jun	Thu 6 Jun	Mon 10 Jun	Tue 11 Jun	Wed 12 Jun
35	127 Porthkerry Road, Barry, CF62 7EQ	09.00				09.00				09.00		
75	37 Finchley Road, Cardiff, CF5 3AX	10.00				10.00				10.00		
37	Flat 37, Birch Court, Latteys Close, Cardiff, CF14 4PZ	10.40				10.40				10.40		
57	7 Clifton House, Cardiff, CF24 1AA	11.20				11.20				11.20		
81	111 High Street, Blackwood, NP12 1AD	12.30				12.30				12.30		
79	47-49 High Street, Bargoed, CF81 8RD	13.10				13.10				13.10		
2	51 High Street, New Tredegar, NP24 6LW	13.50				13.50				13.50		
11	73 Garn Road, Nantyglo, Ebbw Vale, NP23 4NY	14.40				14.40				14.40		
34	32 Ivydene Close, Pontypool, NP4 8DP	15.30				15.30				15.30		
25	74 & 74a Tredegar Street, Risca, Newport, NP11 6BW	16.20				16.20				16.20		
19	15 Stow Park Avenue, Newport, NP20 4FL	17.00				17.00				17.00		
77	182 Commercial Road, Newport, NP20 2PN	17.30				17.30				17.30		
58	Porth House, Pontypridd Road, Porth, CF39 9PF			09.15				09.15			09.15	
55	38 Hannah Street, Porth, CF39 9RB			10.00				10.00			10.00	
40	The Tynwydd Hotel, Aberhondda Road, Porth, CF39 0LD			10.40				10.40			10.40	
65	Wattstown Hotel, Aberlechau Road, Porth, CF39 0PB			11.15				11.15			11.15	
76	120 Llewellyn Street, Pontygwaith, Ferndale, CF43 3LD			11.45				11.45			11.45	
24	5 Vivian Street, Tylorstown, Ferndale, CF43 3AP			12.15				12.15			12.15	
10	5 Wesley Villas, Tylorstown, Ferndale, CF43 3DS			12.45				12.45			12.45	
18	2 Union Place, Tylorstown, Ferndale, CF43 3DL			13.15				13.15			13.15	
26	60 Maerdy Road, Maerdy, Ferndale, CF43 4AE			14.00				14.00			14.00	
80	27 Dilwyn Street, Mountain Ash, CF45 3YG			14.45				14.45			14.45	
49	23 Arthur Street, Mountain Ash, CF45 3BL			15.15				15.15			15.15	
38	21 Canon Street, Aberdare, CF44 7AT			15.50				15.50			15.50	
52	Little Acorns, 5 Dean Street, Aberdare, CF44 7BN			16.20				16.20			16.20	
3	2 Bell Street, Aberdare, CF44 8NW			16.50				16.50			16.50	
6	44 Gloucester Street, Aberdare, CF44 7BP			17.30				17.30			17.30	

68	25 Heritage Court, Merthyr Tydfil, CF47 9AQ	10.00					10.00						10.00
23	148 High Street, Merthyr Tydfil, CF47 8DP	10.30					10.30						10.30
74	The Robins Nest, Merthyr Tydfil, CF48 4AJ	11.10					11.10						11.10
33	18 Windsor Place, Merthyr Tydfil, CF48 4SB	12.15					12.15						12.15
66	12 Station Terrace, Merthyr Tydfil, CF48 4SX	12.45					12.45						12.45
16	7 Victoria Street, Treharris, CF46 5LL	13.20					13.20						13.20
29	9 Penn Street, Treharris, CF46 5HL	13.50					13.50						13.50
1	19 Evan Street, Treharris, CF46 5HR	14.30					14.30						14.30
12	6 Upper High Street, Bedlinog, Treharris, CF46 6RY	15.10					15.10						15.10
56	11 Dyffryn Road, Rhydyfelin, Pontypridd, CF37 5RW		10.00					10.00					10.00
36	19 Llantwit Road, Treforest, Pontypridd, CF37 1TR		10.40					10.40					10.40
7	Dunraven Court, 73/74 Dunraven Street, CF40 1AJ		11.30					11.30					11.30
9	75 William Street, Ystrad, Pentre, CF41 7QY		12.30					12.30					12.30
21	16 Church Road, Ton Pentre, Pentre, CF41 7ED		13.00					13.00					13.00
17	202 Ystrad Road, Pentre, CF41 7PE		13.30					13.30					13.30
39	151 Park Road, Cwmparc, Treorchy, CF42 6LA		14.00					14.00					14.00
42	57 Caerau Road, Maesteg, CF34 0PR		15.00					15.00					15.00
22	33 Tonna Road, Maesteg, CF34 0SB		15.30					15.30					15.30
70	128a Commercial Street, Maesteg, CF34 9DH		16.10					16.10					16.10
4	106 Dinas Street, Plasmarl, Swansea, SA6 8LL	10.00					10.00						10.00
8	267 Pentre Road, Grovesend, Swansea, SA4 8DA	10.45					10.45						10.45
67	2 Great Western Terrace, LLanelli, SA15 2ND	11.30					11.30						11.30
46	Flats at Samuels Road, Cwmllynfell, Swansea, SA9 2GT	12.40					12.40						12.40
48	3 Samuels Court, Samuels Road, Swansea, SA9 2GW	13.10					13.10						13.10
69	Flats 1-4, 27 Gurnos Road, Ystalyfera, Swansea, SA9 2JA	13.45					13.45						13.45
5	30 Forge Road, Port Talbot, SA13 1NU	14.40					14.40						14.40
28	54a Oakwood, Street, Port Talbot, SA13 1BD	15.10					15.10						15.10
60	8 Pant-Y-Gog, Panygog, Bridgend, CF32 8DU	16.00					16.00						16.00

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** or outside office hours email 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.



Commercial Opportunity

DESCRIPTION

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

ACCOMMODATION

- Ground Floor:** Main office/shop area, kitchen area
- First Floor:** Hallway, 2 offices
- Outside:** Yard area

TENANCIES: To be sold with vacant possession

TENURE: Advised Freehold - to be verified by solicitor

VIEWING CONTACT Paul Fosh Auctions, 01633 254 044

VIEWING SCHEDULE

Date	Time
Thurs 30 May - Wed 05 Jun - Tues 11 Jun	10.00
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
56

11 Dyffryn Road, Rhydyfelin, Pontypridd CF37 5RW
Guide Price **£55,000+** (plus fees/costs, see page 2)



Commercial Opportunity

DESCRIPTION

A spacious freehold commercial unit comprising two floors of accommodation. The property is situated in a busy parade of shops which include Spar/Subway and a number of small independent traders. The property has most recently traded as a barbers/beauticians but would be ideal for many other uses or possible conversion to residential (subject to necessary planning consents).

ACCOMMODATION

Ground Floor: Retail sales area, kitchenette, 2 further store rooms

First Floor: Landing, room, storage space

Outside: Exceptionally spacious 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

Date

Fri 31 May - Thurs 06 Jun - Wed 12 Jun

Time

10.00

Paul Fosh Auctions Contact: Sean Roper

LOT
57

7 Clifton House, Broadway, Cardiff CF24 1AA
Guide Price **£82,000** (plus fees/costs, see page 2)



Flat for Owner Occupation/Investment

DESCRIPTION

An opportunity to acquire a first floor flat in a purpose built block close to Cardiff city centre. This one bedroom apartment benefits from UPVC double glazing, allocated parking and is ideally situated for access to local amenities.

ACCOMMODATION

First Floor: Entrance, lounge, kitchen, bathroom, bedroom

TENANCIES: The property is let on an Assured Shorthold Tenancy agreement at £500 per calendar month (£6,000 per annum)

TENURE: Advised Leasehold - to be verified by solicitor (125 years from 1st January 2006)

VIEWING CONTACT Paul Fosh Auctions, 01633 254 044

VIEWING SCHEDULE

Date

Tues 28 May - Mon 03 Jun - Mon 10 Jun

Time

11.20

Paul Fosh Auctions Contact: Jack James

LOT
58

Porth House, Pontypridd Road, Porth CF39 9PF
Guide Price £68,000+ (plus fees/costs, see page 2)



Former Church with Conversion Potential

DESCRIPTION

This detached former church situated in one of Porth's main streets offers investors huge potential for development. This substantial building is in reasonable condition throughout and has been maintained well by the current owner. Suggested uses would include HMO, conversion to flats, community use, etc.

ACCOMMODATION

Ground Floor: Entrance hallway, 7 rooms, kitchen, 2 WCs

First Floor: Viewing area to main room, 4 rooms, spire tower access

Outside: Courtyard, garden area housing an ex toilet block

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 30 May - Wed 05 Jun - Tues 11 Jun

Time

09.15

Paul Fosh Auctions Contact: Ryan Saunders

LOT
59

Former Bank, Station Road, Tregaron SY25 6HU
Guide Price **£50,000+** (plus fees/costs, see page 2)



Former Bank Premises

DESCRIPTION

The property comprises a Grade II listed detached building with accommodation arranged on one floor. The property is located on the junction with Station Road and Chapel Street. Tregaron is a small market town lying approximately 18 miles to the south of Aberystwyth and around 17 miles from Aberaeron.

The property may offer potential for alternative uses including residential (subject to any necessary planning consents).

ACCOMMODATION

Former banking hall with counter space, interview room and office, storage rooms, staff facilities

TENANCIES: To be sold with vacant possession

TENURE: Advised Freehold - to be verified by solicitor

VIEWING CONTACT Paul Fosh Auctions, 01633 254 044



Paul Fosh Auctions Contact: Paul Fosh

LOT
60

8 Pant-y-Gog, Pantygog, Bridgend CF32 8DU
Guide Price **£69,000+** (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

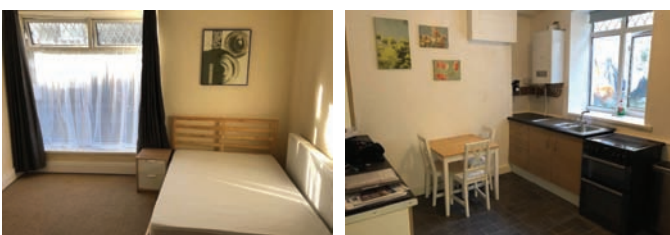
First Floor: Landing, 3 rooms, shower room

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
61**

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



Development Opportunity

DESCRIPTION

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

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

TENANCIES: To be sold with vacant possession

TENURE: Advised Freehold - to be verified by solicitor

VIEWING CONTACT Paul Fosh Auctions, 01633 254 044

Paul Fosh Auctions Contact: Sean Roper

**LOT
62**

The Ancient Historical Title of The Lordship of the Manor
of Muneton, **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
63

Field 1, Land off Cwrt Yr Ala Road, Michaelston-le-Pit, Cardiff CF5 5QR
Guide Price £56,000 + (plus fees/costs, see page 2)



Agricultural Land

DESCRIPTION

An area of agricultural land measuring approximately 2 acres that has recently benefited from the construction of a barn (60' x 50'). The land was previously used for rearing cattle but offers a range of uses. The access road has been widened for large vehicles and there is water available.

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
64

Field 2, Land off Cwrt Yr Ala Road, Michaelston-le-Pit, Cardiff CF5 5QR
Guide Price £46,000 + (plus fees/costs, see page 2)



Agricultural Land

DESCRIPTION

An area of agricultural land measuring approximately 3 acres. The land has water available, a stream to the rear and access via metal double gates. The land was previously used for rearing cattle but offers a number of uses.

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
65

Wattstown Hotel, Aberllechau Road, Porth CF39 0PB
Guide Price £88,000+ (plus fees/costs, see page 2)



Grade II Listed Building with Potential for Conversion

DESCRIPTION

The former Wattstown Hotel is a Grade II listed building which offers huge amounts of potential. The building previously had planning permission in place for conversion to four residential dwellings, this has now lapsed. Any new planning applications may look at conversion to flats, up to 10 may be possible (subject to necessary planning permissions). All enquiries should be directed to the local authority.

TENANCIES: To be sold with vacant possession

TENURE: Advised Freehold - to be verified by solicitor

VIEWING CONTACT Paul Fosh Auctions, 01633 254 044

VIEWING SCHEDULE

Date	Time
Thurs 30 May - Wed 05 Jun - Tues 11 Jun	11.15

Paul Fosh Auctions Contact: Ryan Saunders

LOT
66

12 Station Terrace, Merthyr Vale, Merthyr Tydfil CF48 4SX
Guide Price £45,000+ (plus fees/costs, see page 2)



House For Owner Occupation/Investment

DESCRIPTION

A substantial three storey mid terraced house with stunning views to the rear. The property benefits from UPVC double glazing, gas central heating (not tested) and benefits from further improvements to include re-fitted kitchen with appliances and attractive shower/WC. The property offers scope however to improve further particularly on the first floor. The property would be ideal for either a homeowner or buy to let investor.

ACCOMMODATION

Ground Floor: Entrance hallway, lounge, shower room/WC

Lower GF: Living room, kitchen

First Floor: 3 bedrooms

Outside: Rear tiered garden with patio and stunning views

TENANCIES: To be sold with vacant possession

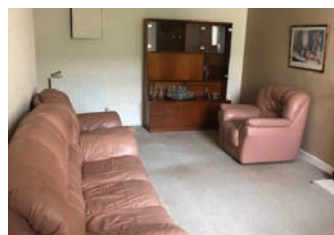
TENURE: Advised Freehold - to be verified by solicitor

VIEWING CONTACT Paul Fosh Auctions, 01633 254 044

VIEWING SCHEDULE

Date	Time
Wed 29 May - Tues 04 Jun - Mon 10 Jun	12.45

Paul Fosh Auctions Contact: Sean Roper



**LOT
67**

2 Great Western Terrace, Llanelli SA15 2ND
Guide Price £65,000+ (plus fees/costs, see page 2)



Development Opportunity

DESCRIPTION

A substantial freehold building with planning for development into two houses. The proposed development comprises one 3 bedroom house and one 2 bedroom house. However this versatile building may offer scope for other types of use including conversion to flats, HMO or one large dwelling (subjects to necessary planning consents).

ACCOMMODATION

Please refer to plans.

Outside: Garden area to side with access to rear lane

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 30 May - Wed 05 Jun - Wed 12 Jun

Time

11.30

The property is situated in a popular residential location in a no through road and there are a good range of local amenities and shopping facilities close by. Externally there is a spacious side garden which is currently proposed to provide parking but may in the future offer scope as a development plot (subject to necessary planning consents). The property has already undergone initial improvement works and is at first fix stage including being stripped back, some boarding and plastering works, some rewiring and new internal breeze block walls.

Paul Fosh Auctions Contact: Sean Roper

LOT
68

25 Heritage Court, Merthyr Tydfil CF47 9AQ
Guide Price £85,000+ (plus fees/costs, see page 2)



House For Owner Occupation/Investment

DESCRIPTION

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

ACCOMMODATION

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

First Floor: Landing, 3 bedrooms (1 en suite) and 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
Wed 29 May - Tues 04 Jun - Mon 10 Jun	10.00

Paul Fosh Auctions Contact: Sean Roper

deposit

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



**LOT
69**

Flats 1-4, 27 Gurnos Road, Ystalyfera, Swansea SA9 2JA
Guide Price £129,000+ (plus fees/costs, see page 2)



Investment Opportunity

DESCRIPTION

A block of four flats in the popular area of Ystalyfera in Swansea. This building would make an ideal investment with all four flats already let. The property has a range of amenities close by and offers good road links via the A4067 which leads to the M4 at Junction 45.

TENANCIES: The flats are currently tenanted and we are awaiting copies of tenancy agreements

TENURE: Advised Freehold - to be verified by solicitor

ACCOMMODATION

Please note that the auctioneers have not inspected flats 1, 2 & 3 internally or seen any documentation regarding rents prior to going to print.

Floor	Description	Rent
Ground Floor	Flat 1 - kitchen, living room, 2 bedrooms, bathroom	Let on an AST of £86.53 per week (£4,500 per annum)
First Floor	Flat 2 - kitchen, living room, bedroom, bathroom	Let on an AST of £86.53 per week (£4,500 per annum)
	Flat 4 - access at rear, split level, ground floor kitchen, bathroom, first floor living room, bedroom	Let on an AST of £96.15 per week (£5,000 per annum)
Second Floor	Flat 3 - kitchen, living room, bedroom, bathroom	Let on an AST of £86.53 per week (£4,500 per annum)
Outside	Small courtyard to rear	

VIEWING SCHEDULE

Date	Time
Thurs 30 May - Wed 05 Jun - Wed 12 Jun	13.45

Paul Fosh Auctions Contact: Ryan Saunders

LOT
70

128a Commercial Street, Maesteg CF34 9DW
Guide Price £35,000+ (plus fees/costs, see page 2)



Commercial Opportunity

DESCRIPTION

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

ACCOMMODATION

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

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

TENURE: Advised Freehold - to be verified by solicitor

VIEWING CONTACT Paul Fosh Auctions, 01633 254 044

VIEWING SCHEDULE

Date

Time

Fri 31 May - Thurs 06 Jun - Wed 12 Jun

16.10

Paul Fosh Auctions Contact: Sean Roper

LOT
71

Land adjacent to 44 Bransby Road, Tonypany CF40 1TH
Guide Price £12,000+ (plus fees/costs, see page 2)



Residential Development Opportunity

DESCRIPTION

The plot comprises a triangular shaped parcel of land with the benefit of planning permission for a detached two bedroom house.

The site is located in the village of Penygraig in the County Borough of Rhondda Cynon Taf. The village provides a good variety of local shops and the town of Tonypany is nearby. Access to the A470 is approximately 7.5 miles in the east, which in turn provides links to the M4 in the south west.

Planning: Full planning permission was granted 23 November 2013 under Application No. 13/0802/10, for a two storey detached residential dwelling .

TENANCIES: To be sold with vacant possession

TENURE: Advised Freehold - to be verified by solicitor

VIEWING CONTACT Paul Fosh Auctions, 01633 254 044



Paul Fosh Auctions Contact: Sean Roper

LOT
72

Land At Edmondstown Road, Tonypanyd CF40 1NP
Guide Price £15,000+ (plus fees/costs, see page 2)



Land With Potential

DESCRIPTION

A plot of land in the village of Edmondstown, Tonypanyd. It was previously the community hall but offers potential to develop for residential or commercial uses (subject to necessary planning consents). There are local amenities nearby and a wider range of amenities in the nearby town of Tonypanyd and Porth.

Planning:

The land would be favourable for four terraced houses (subject to the necessary planning permissions) all enquiries should be directed to the local authority.

TENANCIES: To be sold with vacant possession

TENURE: Advised Freehold - to be verified by solicitor

VIEWING CONTACT Paul Fosh Auctions, 01633 254 044

Paul Fosh Auctions Contact: Ryan Saunders

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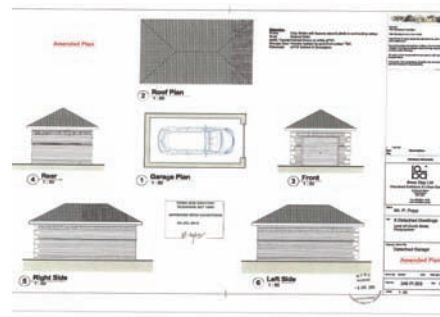
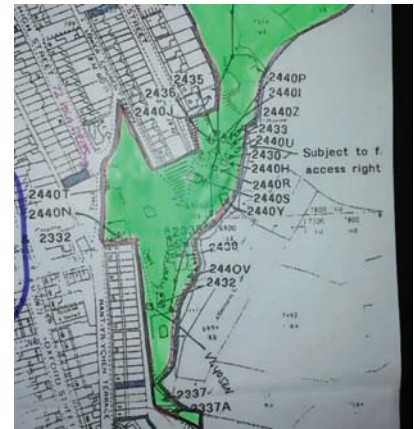
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www.paulfoshauctions.com



LOT
73

Development Site at Church Street, Pontycymer, Bridgend CF32 8LB
Guide Price **£58,000+** (plus fees/costs, see page 2)



Development Site and Agricultural Land

DESCRIPTION

An opportunity to acquire land with planning for five detached dwellings and a further 3.5 acres approximately of agricultural land. The whole site is approximately 5.5 acres in total and occupies an elevated position with stunning views across the surrounding valley and countryside. There is also a good range of local amenities and shopping facilities in the village and good road links to both Bridgend and the M4 motorway.

Planning:

Full planning has been granted for the erection of five detached dwellings. The plans and drawings are available from the local authority planning portal or the auctioneer's office.

TENANCIES: To be sold with vacant possession

TENURE: Advised Freehold - to be verified by solicitor

VIEWING CONTACT: Paul Fosh Auctions, 01633 254 044



Paul Fosh Auctions Contact: Sean Roper

LOT
74

The Robins Nest, Mountain Hare, Merthyr Tydfil CF48 4AJ
Guide Price £155,000+ (plus fees/costs, see page 2)



Detached Residence with 2 Acre Plot

PRE - AUCTION OFFERS INVITED

DESCRIPTION

An opportunity to acquire a substantial detached house with approximately 2 acres of land. The property is situated in an elevated position with fine views to the front, side and views over surrounding farmland.

The property is in need of attention but benefits from UPVC double glazing and oil fuelled heating (not tested). The town of Merthyr Tydfil is easily accessible with a range of amenities and facilities and has excellent road links including the A465 and A470.

ACCOMMODATION

Ground Floor: Entrance hall, lounge, dining room, kitchen/diner, utility, storeroom, bedroom 4/study, bedroom 5 with en-suite

First Floor: Landing, 3 bedrooms, bathroom

Outside: Spacious plot with lawn areas, front parking area for several cars and single detached garage

TENANCIES: To be sold with vacant possession

TENURE: Advised Freehold - to be verified by solicitor

VIEWING SCHEDULE

Date

Wed 29 May - Tues 04 Jun - Mon 10 Jun

Time

11.10

Paul Fosh Auctions Contact: Sean Roper

LOT
75

37 Finchley Road, Cardiff CF5 3AX
Guide Price **£155,000 +** (plus fees/costs, see page 2)



House for Owner Occupation/Residential Investment

DESCRIPTION

A beautifully presented two double bedroom, detached bungalow located in a popular suburb of Cardiff. The property is in close proximity of a range of local amenities including shops, schools and railway station. Further benefits include gas central heating (not tested), UPVC double glazing, conservatory off the living room, off-road parking to the front, garage to the rear and secluded private rear garden. Viewing is highly recommended to appreciate this beautiful home.

ACCOMMODATION

Ground Floor: Entrance hallway, 2 bedrooms, living room, conservatory, bathroom, kitchen/dining room

Outside: Front courtyard with off-road parking for two vehicles, private rear garden with access to garage

TENANCIES: To be sold with vacant possession

TENURE: Advised Freehold - to be verified by solicitor

VIEWING SCHEDULE

Date	Time
Tues 28 May - Mon 03 Jun - Mon 10 Jun	10.00

Paul Fosh Auctions Contact: Ryan Saunders

LOT
76

120 Llewellyn Street, Pontygwaith, Ferndale CF43 3LD
Guide Price **£44,000 +** (plus fees/costs, see page 2)



House for Owner Occupation/Investment

DESCRIPTION

A fully modernised mid terraced house situated in a convenient and popular location. The property has recently benefited from a full renovation, is immaculately presented throughout and would make an ideal investment. The house has local amenities nearby and good road links via the A4233, it also benefits from UPVC double glazing and gas central heating (not tested).

ACCOMMODATION

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

Fist Floor: Bathroom, two bedrooms

Outside: Elevated 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 30 May - Wed 05 Jun - Tues 11 Jun	11.45

Paul Fosh Auctions Contact: Ryan Saunders

LOT
77

182 Commercial Road, Newport NP20 2PN
Guide Price **£89,000** (plus fees/costs, see page 2)



House for Owner Occupation/Investment

DESCRIPTION

A substantial property that offers a number of residential uses such as conversion to flats or HMO (subject to necessary planning consents). This end of terrace property has previously been extended and offers sixteen rooms over three floors, requiring complete refurbishment. Commercial Road is situated in the mixed residential/commercial area of Pill which has enjoyed some regeneration and offers easy access to Newport city centre and M4 motorway.

ACCOMMODATION

Ground Floor: Entrance, hallway, 3 reception rooms, room (previously kitchen)

First Floor: 5 bedrooms, bathroom

Lower Ground Floor: 6 rooms

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 28 May - Mon 03 Jun - Mon 10 Jun	17.30

Paul Fosh Auctions Contact: Jack James

LOT
78

8 Plots at 74 Howard Street, Tonypany CF40 2BP
Guide Price **£40,000+** (plus fees/costs, see page 2)



Building Plot

DESCRIPTION

A freehold parcel of land with planning for eight houses. The land is situated in a well established residential location which is convenient for local amenities and Tonypany town centre.

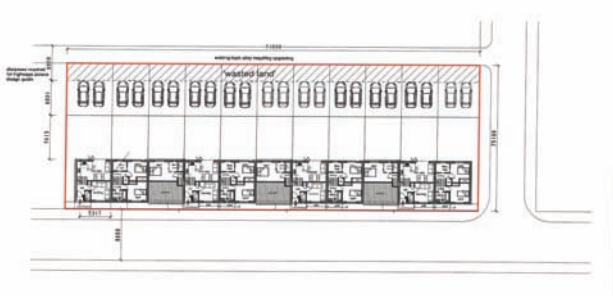
ACCOMMODATION

Planning: The site has planning for 8 dwellings (8 x three bed semi detached houses with car parking), the planning application number is 15/1606/13. Full details and drawings are available from auctioneer's office.

TENANCIES: To be sold with vacant possession

TENURE: Advised Freehold - to be verified by solicitor

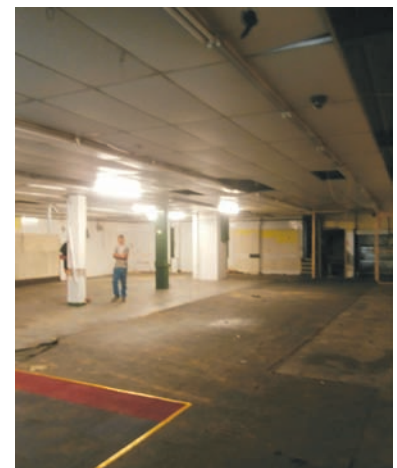
VIEWING CONTACT Paul Fosh Auctions, 01633 254 044



Paul Fosh Auctions Contact: Sean Roper

LOT
79

47-49 High Street, Bargoed CF81 8RD
Guide Price **£60,000+** (plus fees/costs, see page 2)



Retail Unit with Planning For Development

DESCRIPTION

A substantial freehold building located on the High Street in the town centre of Bargoed. The property has planning for change of use to A3 cafe and leisure unit to the ground floor and five flats to the upper floors.

Planning: Planning has been granted for the change of use from A1 shop to A3 and D2 leisure space on the ground floor and change of use from BH storage to C3. Full details will be available from auctioneer's office.

ACCOMMODATION

Ground Floor: Former supermarket/retail space

First Floor: Former storage and kitchen areas

Second Floor: Former storage space

Third Floor: Formerly three rooms

TENANCIES: To be sold with vacant possession

TENURE: Advised Freehold - to be verified by solicitor

VIEWING CONTACT: Paul Fosh Auctions, 01633 254 044

VIEWING SCHEDULE

Date

Tues 28 May - Mon 03 Jun - Mon 10 Jun

Time

13.10

Paul Fosh Auctions Contact: Sean Roper

LOT
80

27 Dilwyn Street, Mountain Ash CF45 3YG
Guide Price £29,000+ (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 but requires upgrading throughout and will be ideal for an investor for buy to let or a homeowner. The village of Penrhiwceiber benefits from an excellent range of amenities and train station with direct links to Cardiff.

ACCOMMODATION

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

First Floor: Landing, 3 bedrooms

Outside: Forecourt and rear garden

TENANCIES: To be sold with vacant possession

TENURE: Advised Freehold - to be verified by solicitor

VIEWING CONTACT Paul Fosh Auctions, 01633 254 044

VIEWING SCHEDULE

Date	Time
Thurs 30 May - Wed 05 Jun - Tues 11 Jun	14.45

Paul Fosh Auctions Contact: Sean Roper

guide prices

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

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

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





Commercial Investment Opportunity

DESCRIPTION

A substantial freehold building situated in the busy High Street in the town of Blackwood. The property has traded as a women's clothes retailers since 2002 but would be ideal for other potential uses both retail or food (subject to necessary planning consents). There is an office to the first floor which is currently occupied by

TENANCIES: Ground floor sold with vacant possession
 First floor let on a 12 month lease at £4,800 per annum

TENURE: Advised Freehold - to be verified by solicitor

VIEWING CONTACT: Paul Fosh Auctions, 01633 254 044

ACCOMMODATION

Floor	Description	Area Sq Ft	Area Sq M
Ground Floor	Retail sales area, store, kitchen		
Lower Ground Floor	Store room, WC		
Ground Floor/Lower Ground Floor		1,472	448
First Floor	Offices, storage space, WC	332	101
Total		1,804	549

VIEWING SCHEDULE

Date	Time
Tues 28 May - Mon 03 Jun - Mon 10 Jun	12.30

a taxi firm on a 12 month lease. The town of Blackwood has an excellent range of amenities, shopping facilities and transport links and other occupiers in the High Street include Boots, Greggs, Barclays and HSBC banks.

Paul Fosh Auctions Contact: Sean Roper



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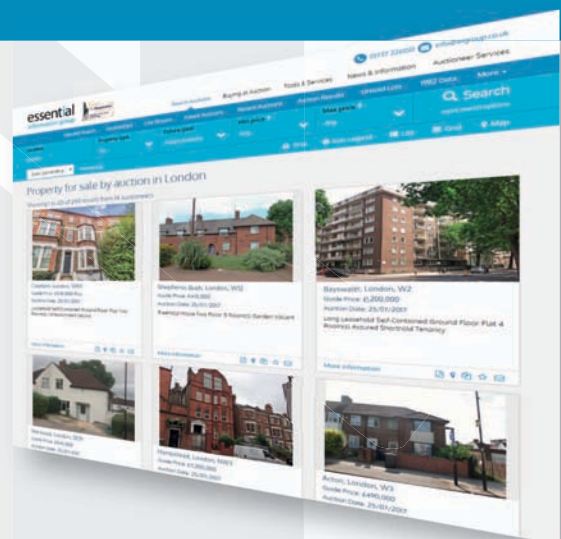
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buyers
please note...

proof of identity



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

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

deposits

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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.
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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.
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Registration form for online, telephone and proxy bidders

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

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

Address of Lot:

Maximum Bid Price:

(words)

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

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

Purchasers Details

Full Name(s):

Address:

Post Code:

Business Tel: Home Tel:

For telephone bids, telephone number at time of auction:

Solicitors:

Post Code:

For the Attention of:

Telephone:

Signature of Prospective Purchaser or Person Signing on Purchasers behalf:

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

Date of Signing:

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Common Auction Conditions

Edition 4

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Glossary

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

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

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

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Glossary

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

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

Wherever it makes sense:

- singular words can be read as plurals, and plurals as singular words;
- a "person" includes a corporate body;
- words of one gender include the other genders;
- references to legislation are to that legislation as it may have been modified or re-enacted by the date of the AUCTION or the CONTRACT DATE (as applicable); and
- where the following words appear in small capitals they have the specified meanings.

ACTUAL COMPLETION DATE

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

ADDENDUM

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

Agreed COMPLETION Date

Subject to CONDITION G9.3:

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

Approved Financial Institution

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

ARREARS

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

ARREARS Schedule

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

AUCTION

The AUCTION advertised in the CATALOGUE.

AUCTION CONDUCT CONDITIONS

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

AUCTIONEERS

The AUCTIONEERS at the AUCTION.

BUSINESS DAY

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

BUYER

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

Catalogue

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

COMPLETION

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

Condition

One of the AUCTION CONDUCT CONDITIONS or SALE CONDITIONS.

CONTRACT

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

CONTRACT DATE

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

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

DOCUMENTS

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

EXTRA GENERAL CONDITIONS

Any CONDITIONS added or varied by the AUCTIONEERS starting at CONDITION G30.

Financial Charge

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

General Conditions

The SALE CONDITIONS headed 'GENERAL CONDITIONS OF SALE', including any EXTRA GENERAL CONDITIONS.

INTEREST RATE

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

LOT

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

OLD ARREARS

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

PARTICULARS

The section of the CATALOGUE that contains descriptions of each LOT (as varied by any ADDENDUM).

PRACTITIONER

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

PRICE

The PRICE (exclusive of VAT) that the BUYER agrees to pay for the LOT.

Ready To Complete

Ready, willing and able to complete: if COMPLETION would enable the SELLER to discharge all FINANCIAL CHARGES secured on the LOT that have to be discharged by COMPLETION, then those outstanding financial charges do not prevent the SELLER from being READY TO COMPLETE.

SALE CONDITIONS

The GENERAL CONDITIONS as varied by any SPECIAL CONDITIONS or ADDENDUM.

SALE MEMORANDUM

The form so headed (whether or not set out in the CATALOGUE) in which the terms of the CONTRACT for the sale of the LOT are recorded.

SELLER

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

SPECIAL CONDITIONS

Those of the SALE CONDITIONS so headed that relate to the LOT.

TENANCIES

TENANCIES, leases, licences to occupy and agreements for lease and any DOCUMENTS varying or supplemental to them.

TENANCY SCHEDULE

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

TRANSFER

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

TUPE

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

VAT

Value Added Tax or other tax of a similar nature.

VAT OPTION

An option to tax.

WE (and US and OUR)

The AUCTIONEERS.

YOU (and YOUR)

Someone who has seen the CATALOGUE or who attends or bids at or otherwise participates in the AUCTION, whether or not a BUYER.

Auction Conduct Conditions

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

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

A1 Introduction

- A1.1 The AUCTION CONDUCT CONDITIONS apply wherever the LOT is located.
- A1.2 If YOU make a bid for a LOT or otherwise participate in the AUCTION it is on the basis that YOU accept these AUCTION CONDUCT CONDITIONS. They govern OUR relationship with YOU. They can be varied only if WE agree.

A2 OUR role

- A2.1 As agents for each SELLER we have authority to
 - (a) prepare the CATALOGUE from information supplied by or on behalf of each SELLER;
 - (b) offer each LOT for sale;
 - (c) sell each LOT;
 - (d) receive and hold deposits;
 - (e) sign each SALE MEMORANDUM; and
 - (f) treat a CONTRACT as repudiated if the BUYER fails to sign a SALE MEMORANDUM or pay a deposit as required by these AUCTION CONDUCT CONDITIONS or fails to provide identification as required by the AUCTIONEERS.
- A2.2 OUR decision on the conduct of the AUCTION is final.
- A2.3 WE may cancel the AUCTION, or alter the order in which LOTS are offered for sale. WE may also combine or divide LOTS. A LOT may be sold or withdrawn from sale prior to the AUCTION.
- A2.4 YOU acknowledge that to the extent permitted by law WE owe YOU no duty of care and YOU have no claim against US for any loss.
- A2.5 WE may refuse to admit one or more persons to the AUCTION without having to explain why.
- A2.6 YOU may not be allowed to bid unless YOU provide such evidence of YOUR identity and other information as WE reasonably require from all bidders.

A3 Bidding and reserve PRICES

- A3.1 All bids are to be made in pounds sterling exclusive of VAT.
- A3.2 WE may refuse to accept a bid. WE do not have to explain why.
- A3.3 If there is a dispute over bidding WE are entitled to resolve it, and OUR decision is final.
- A3.4 Unless stated otherwise each LOT is subject to a reserve PRICE (which may be fixed just before the LOT is offered for sale). If no bid equals or exceeds that reserve PRICE the LOT will be withdrawn from the AUCTION.
- A3.5 Where there is a reserve PRICE the SELLER may bid (or ask US or another agent to bid on the SELLER's behalf) up to the reserve PRICE but may not make a bid equal to or exceeding the reserve PRICE. YOU accept that it is possible that all bids up to the reserve PRICE are bids made by or on behalf of the SELLER.

A4 The PARTICULARS and other information

- A4.1 WE have taken reasonable care to prepare PARTICULARS that correctly describe each LOT. The PARTICULARS are based on information supplied by or on behalf of the SELLER. YOU need to check that the information in the PARTICULARS is correct.
- A4.2 If the SPECIAL CONDITIONS do not contain a description of the LOT, or simply refer to the relevant LOT number, you take the risk that the description contained in the PARTICULARS is incomplete or inaccurate, as the PARTICULARS have not been prepared by a conveyancer and are not intended to form part of a legal CONTRACT.
- A4.3 The PARTICULARS and the SALE CONDITIONS may change prior to the AUCTION and it is YOUR responsibility to check that YOU have the correct versions.
- A4.4 If WE provide information, or a copy of a DOCUMENT, WE do so only on the basis that WE are not responsible for the accuracy of that information or DOCUMENT.

A5 The CONTRACT

- A5.1 A successful bid is one WE accept as such (normally on the fall of the hammer). This CONDITION A5 applies to YOU only if YOU make the successful bid for a LOT.
- A5.2 YOU are obliged to buy the LOT on the terms of the SALE MEMORANDUM at the PRICE YOU bid (plus VAT, if applicable).
- A5.3 YOU must before leaving the AUCTION
 - (a) provide all information WE reasonably need from YOU to enable US to complete the SALE MEMORANDUM (including proof of your identity if required by US);
 - (b) sign the completed SALE MEMORANDUM; and
 - (c) pay the deposit.
- A5.4 If YOU do not WE may either
 - (a) as agent for the SELLER treat that failure as YOUR repudiation of the CONTRACT and offer the LOT for sale again: the SELLER may then have a claim against YOU for breach of CONTRACT; or
 - (b) sign the SALE MEMORANDUM on YOUR behalf.
- A5.5 The deposit
 - (a) must be paid in pounds sterling by cheque or by bankers' draft made payable to US (or, at OUR option, the SELLER'S conveyancer) drawn on an APPROVED FINANCIAL INSTITUTION (CONDITION A6 may state if WE accept any other form of payment);
 - (b) may be declined by US unless drawn on YOUR account, or that of the BUYER, or of another person who (we are satisfied) would not expose US to a breach of money laundering regulations;
 - (c) is to be held by US (or, at OUR option, the SELLER'S conveyancer); and
 - (d) is to be held as stakeholder where VAT would be chargeable on the deposit were it to be held as agent for the SELLER, but otherwise is to be held as stakeholder unless the SALE CONDITIONS require it to be held as agent for the SELLER.
- A5.6 WE may retain the SALE MEMORANDUM signed by or on behalf of the SELLER until the deposit has been received in cleared funds.

A5.7 Where WE hold the deposit as stakeholder WE are authorised to release it (and interest on it if applicable) to the SELLER on COMPLETION or, if COMPLETION does not take place, to the person entitled to it under the SALE CONDITIONS.

A5.8 If the BUYER does not comply with its obligations under the CONTRACT then
(a) YOU are personally liable to buy the LOT even if YOU are acting as an agent; and
(b) YOU must indemnify the SELLER in respect of any loss the SELLER incurs as a result of the BUYER's default.

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

A6 Extra Auction Conduct Conditions

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

General Conditions of Sale

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

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

G1 The LOT

- G1.1 The LOT (including any rights to be granted or reserved, and any exclusions from it) is described in the SPECIAL CONDITIONS, or if not so described is that referred to in the SALE MEMORANDUM.
- G1.2 The LOT is sold subject to any TENANCIES disclosed by the SPECIAL CONDITIONS, but otherwise with vacant possession on COMPLETION.
- G1.3 The LOT is sold subject to all matters contained or referred to in the DOCUMENTS. The SELLER must discharge FINANCIAL CHARGES on or before COMPLETION.
- G1.4 The LOT is also sold subject to such of the following as may affect it, whether they arise before or after the CONTRACT DATE and whether or not they are disclosed by the SELLER or are apparent from inspection of the LOT or from the DOCUMENTS:
- (a) matters registered or capable of registration as local land charges;
 - (b) matters registered or capable of registration by any competent authority or under the provisions of any statute;
 - (c) notices, orders, demands, proposals and requirements of any competent authority;
 - (d) charges, notices, orders, restrictions, agreements and other matters relating to town and country planning, highways or public health;
 - (e) rights, easements, quasi-easements, and wayleaves;
 - (f) outgoing and other liabilities;
 - (g) any interest which overrides, under the Land Registration Act 2002;
 - (h) matters that ought to be disclosed by the searches and enquiries a prudent BUYER would make, whether or not the BUYER has made them; and
 - (i) anything the SELLER does not and could not reasonably know about.
- G1.5 Where anything subject to which the LOT is sold would expose the SELLER to liability the BUYER is to comply with it and indemnify the SELLER against that liability.
- G1.6 The SELLER must notify the BUYER of any notices, orders, demands, proposals and requirements of any competent authority of which it learns after the CONTRACT DATE but the BUYER must comply with them and keep the SELLER indemnified.
- G1.7 The LOT does not include any tenant's or trade fixtures or fittings. The SPECIAL CONDITIONS state whether any chattels are included in the LOT, but if they are:
- (a) the BUYER takes them as they are at COMPLETION and the SELLER is not liable if they are not fit for use, and
 - (b) the SELLER is to leave them at the LOT.

- G1.8 The BUYER buys with full knowledge of
- (a) the DOCUMENTS, whether or not the BUYER has read them; and
 - (b) the physical condition of the LOT and what could reasonably be discovered on inspection of it, whether or not the BUYER has inspected it.
- G1.9 The BUYER admits that it is not relying on the information contained in the PARTICULARS or on any representations made by or on behalf of the SELLER but the BUYER may rely on the SELLER'S conveyancer's written replies to written enquiries to the extent stated in those replies.

G2 Deposit

- G2.1 The amount of the deposit is the greater of:
- (a) any minimum deposit stated in the AUCTION CONDUCT CONDITIONS (or the total PRICE, if this is less than that minimum); and
 - (b) 10% of the PRICE (exclusive of any VAT on the PRICE).
- G2.2 If a cheque for all or part of the deposit is not cleared on first presentation the SELLER may treat the CONTRACT as at an end and bring a claim against the BUYER for breach of CONTRACT.
- G2.3 Interest earned on the deposit belongs to the SELLER unless the SALE CONDITIONS provide otherwise.

G3 Between CONTRACT and COMPLETION

- G3.1 From the CONTRACT DATE the SELLER has no obligation to insure the LOT and the BUYER bears all risks of loss or damage unless
- (a) the LOT is sold subject to a TENANCY that requires the SELLER to insure the LOT or
 - (b) the SPECIAL CONDITIONS require the SELLER to insure the LOT.
- G3.2 If the SELLER is required to insure the LOT then the SELLER
- (a) must produce to the BUYER on request all relevant insurance details;
 - (b) must use reasonable endeavours to maintain that or equivalent insurance and pay the premiums when due;
 - (c) gives no warranty as to the adequacy of the insurance;
 - (d) must at the request of the BUYER use reasonable endeavours to have the BUYER'S interest noted on the policy if it does not cover a contracting purchaser;
 - (e) must, unless otherwise agreed, cancel the insurance at COMPLETION, apply for a refund of premium and (subject to the rights of any tenant or other third party) pay that refund to the BUYER; and
 - (f) (subject to the rights of any tenant or other third party) hold on trust for the BUYER any insurance payments that the SELLER receives in respect of loss or damage arising after the CONTRACT DATE, or assign to the BUYER the benefit of any claim; and the BUYER must on COMPLETION reimburse to the SELLER the cost of that insurance as from the CONTRACT DATE (to the extent not already paid by the BUYER or a tenant or other third party).
- G3.3 No damage to or destruction of the LOT, nor any deterioration in its condition, however caused, entitles the BUYER to any reduction in PRICE, or to delay COMPLETION, or to refuse to complete.

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

G4 Title and identity

- G4.1 Unless CONDITION G4.2 applies, the BUYER accepts the title of the SELLER to the LOT as at the CONTRACT DATE and may raise no requisition or objection to any of the DOCUMENTS that is made available before the AUCTION or any other matter, except one that occurs after the CONTRACT DATE.
- G4.2 The following provisions apply only to any of the following DOCUMENTS that is not made available before the AUCTION:
- (a) If the LOT is registered land the SELLER is to give to the BUYER within five BUSINESS DAYS of the CONTRACT DATE an official copy of the entries on the register and title plan and, where noted on the register, of all DOCUMENTS subject to which the LOT is being sold.
- (b) If the LOT is not registered land the SELLER is to give to the BUYER within five BUSINESS DAYS of the CONTRACT DATE an abstract or epitome of title starting from the root of title mentioned in the SPECIAL CONDITIONS (or, if none is mentioned, a good root of title more than fifteen years old) and must produce to the BUYER the original or an examined copy of every relevant DOCUMENT.
- (c) If title is in the course of registration, title is to consist of:
- (i) certified copies of the application for registration of title made to the Land Registry and of the DOCUMENTS accompanying that application;
- (ii) evidence that all applicable stamp duty land tax relating to that application has been paid;
- and
- (iii) a letter under which the SELLER or its conveyancer agrees to use all reasonable endeavours to answer any requisitions raised by the Land Registry and to instruct the Land Registry to send the completed registration DOCUMENTS to the BUYER.
- (d) The BUYER has no right to object to or make requisitions on any title information more than seven BUSINESS DAYS after that information has been given to the BUYER.
- G4.3 Unless otherwise stated in the SPECIAL CONDITIONS the SELLER sells with full title guarantee except that (and the TRANSFER shall so provide):
- (a) the covenant set out in section 3 of the Law of Property (Miscellaneous Provisions) Act 1994 shall not extend to matters recorded in registers open to public inspection; these are to be treated as within the actual knowledge of the BUYER; and
- (b) the covenant set out in section 4(1)(b) of the Law of Property (Miscellaneous Provisions) Act 1994 shall not extend to any condition or tenant's obligation relating to the state or condition of the LOT where the LOT is leasehold property.
- G4.4 The TRANSFER is to have effect as if expressly subject to all matters subject to which the LOT is sold under the CONTRACT.
- G4.5 The SELLER does not have to produce, nor may the BUYER object to or make a requisition in relation to, any prior or superior title even if it is referred to in the DOCUMENTS.
- G4.6 The SELLER (and, if relevant, the BUYER) must produce to each other such confirmation of, or evidence of, their identity and that of their mortgagees and attorneys (if any) as is necessary for the other to be able to comply with applicable Money Laundering Regulations and Land Registry Rules.

G5 TRANSFER

- G5.1 Unless a form of TRANSFER is prescribed by the SPECIAL CONDITIONS
- (a) the BUYER must supply a draft TRANSFER to the SELLER at least ten BUSINESS DAYS before the AGREED COMPLETION DATE and the engrossment (signed as a deed by the BUYER if CONDITION G5.2 applies) five BUSINESS DAYS before that date or (if later) two BUSINESS DAYS after the draft has been approved by the SELLER;
- and
- (b) the SELLER must approve or revise the draft TRANSFER within five BUSINESS DAYS of receiving it from the BUYER.
- G5.2 If the SELLER has any liability (other than to the BUYER) in relation to the LOT or a TENANCY following COMPLETION, the BUYER is specifically to covenant in the TRANSFER to indemnify the SELLER against that liability.
- G5.3 The SELLER cannot be required to TRANSFER the LOT to anyone other than the BUYER, or by more than one TRANSFER.
- G5.4 Where the SPECIAL CONDITIONS state that the SELLER is to grant a new lease to the BUYER
- (a) the CONDITIONS are to be read so that the TRANSFER refers to the new lease, the SELLER to the proposed landlord and the BUYER to the proposed tenant;
- (b) the form of new lease is that described by the SPECIAL CONDITIONS; and
- (c) the SELLER is to produce, at least five BUSINESS DAYS before the AGREED COMPLETION DATE, the engrossed counterpart lease, which the BUYER is to sign and deliver to the SELLER on COMPLETION.

G6 COMPLETION

- G6.1 COMPLETION is to take place at the offices of the SELLER'S conveyancer, or where the SELLER may reasonably require, on the AGREED COMPLETION DATE. The SELLER can only be required to complete on a BUSINESS DAY and between the hours of 0930 and 1700.
- G6.2 The amount payable on COMPLETION is the balance of the PRICE adjusted to take account of apportionments plus (if applicable) VAT and interest, but no other amounts unless specified in the SPECIAL CONDITIONS.
- G6.3 Payment is to be made in pounds sterling and only by
- (a) direct TRANSFER from the BUYER'S conveyancer to the SELLER'S conveyancer;
- and
- (b) the release of any deposit held by a stakeholder or in such other manner as the SELLER'S conveyancer may agree.
- G6.4 Unless the SELLER and the BUYER otherwise agree, COMPLETION cannot take place until both have complied with the obligations under the CONTRACT that they are obliged to comply with prior to COMPLETION, and the amount payable on COMPLETION is unconditionally received in the SELLER'S conveyancer's client account or as otherwise required by the terms of the CONTRACT.
- G6.5 If COMPLETION takes place after 1400 hours for a reason other than the SELLER'S default it is to be treated, for the purposes of apportionment and calculating interest, as if it had taken place on the next BUSINESS DAY.
- G6.6 Where applicable the CONTRACT remains in force following COMPLETION.

G7 Notice to complete

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

G8 If the CONTRACT is brought to an end

- If the CONTRACT is lawfully brought to an end:
- (a) the BUYER must return all papers to the SELLER and appoints the SELLER its agent to cancel any registration of the CONTRACT; and
 - (b) the SELLER must return the deposit and any interest on it to the BUYER (and the BUYER may claim it from the stakeholder, if applicable) unless the SELLER is entitled to forfeit the deposit under CONDITION G7.3.

G9 Landlord's licence

- G9.1 Where the LOT is or includes leasehold land and licence to assign or sublet is required this CONDITION G9 applies.
- G9.2 The CONTRACT is conditional on that licence being obtained, by way of formal licence if that is what the landlord lawfully requires.
- G9.3 The AGREED COMPLETION DATE is not to be earlier than the date five BUSINESS DAYS after the SELLER has given notice to the BUYER that licence has been obtained ("licence notice").
- G9.4 The SELLER must
- (a) use all reasonable endeavours to obtain the licence at the SELLER'S expense; and
 - (b) enter into any Authorised Guarantee Agreement ("AGA") properly required (procuring a guarantee of that AGA if lawfully required by the landlord).
- G9.5 The BUYER must promptly
- (a) provide references and other relevant information; and
 - (b) comply with the landlord's lawful requirements.
- G9.6 If within three months of the CONTRACT DATE (or such longer period as the SELLER and BUYER agree) the SELLER has not given licence notice to the BUYER the SELLER or the BUYER may (if not then in breach of any obligation under this CONDITION G9) by notice to the other terminate the CONTRACT at any time before the SELLER has given licence notice. That termination is without prejudice to the claims of either SELLER or BUYER for breach of this CONDITION G9.

G10 Interest and apportionments

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

- G10.2 Subject to CONDITION G11 the SELLER is not obliged to apportion or account for any sum at COMPLETION unless the SELLER has received that sum in cleared funds. The SELLER must promptly pay to the BUYER after COMPLETION any sum to which the BUYER is entitled that the SELLER subsequently receives in cleared funds.
- G10.3 Income and outgoings are to be apportioned at the ACTUAL COMPLETION DATE unless:
- (a) the BUYER is liable to pay interest; and
 - (b) the SELLER has given notice to the BUYER at any time up to COMPLETION requiring apportionment on the date from which interest becomes payable by the BUYER; in which event income and outgoings are to be apportioned on the date from which interest becomes payable by the BUYER.
- G10.4 Apportionments are to be calculated on the basis that:
- (a) the SELLER receives income and is liable for outgoings for the whole of the day on which apportionment is to be made;
 - (b) annual income and expenditure accrues at an equal daily rate assuming 365 days in a year (or 366 in a leap year), and income and expenditure relating to some other period accrues at an equal daily rate during the period to which it relates; and
 - (c) where the amount to be apportioned is not known at COMPLETION apportionment is to be made by reference to a reasonable estimate and further payment is to be made by SELLER or BUYER as appropriate within five BUSINESS DAYS of the date when the amount is known.
- G10.5 If a payment due from the BUYER to the SELLER on or after COMPLETION is not paid by the due date, the BUYER is to pay interest to the SELLER at the INTEREST RATE on that payment from the due date up to and including the date of payment.

G11. ARREARS

Part 1 – Current rent

- G11.1 "Current rent" means, in respect of each of the TENANCIES subject to which the LOT is sold, the instalment of rent and other sums payable by the tenant on the most recent rent payment date on or within four months preceding COMPLETION.
- G11.2 If on COMPLETION there are any ARREARS of current rent the BUYER must pay them, whether or not details of those ARREARS are given in the SPECIAL CONDITIONS.
- G11.3 Parts 2 and 3 of this CONDITION G11 do not apply to ARREARS of current rent.

Part 2 – BUYER to pay for ARREARS

- G11.4 Part 2 of this CONDITION G11 applies where the SPECIAL CONDITIONS give details of ARREARS.
- G11.5 The BUYER is on COMPLETION to pay, in addition to any other money then due, an amount equal to all ARREARS of which details are set out in the SPECIAL CONDITIONS.
- G11.6 If those ARREARS are not OLD ARREARS the SELLER is to assign to the BUYER all rights that the SELLER has to recover those ARREARS.

Part 3 – BUYER not to pay for ARREARS

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

(b) pay them to the SELLER within five BUSINESS DAYS of receipt in cleared funds (plus interest at the INTEREST RATE calculated on a daily basis for each subsequent day's delay in payment);

(c) on request, at the cost of the SELLER, assign to the SELLER or as the SELLER may direct the right to demand and sue for OLD ARREARS, such assignment to be in such form as the SELLER'S conveyancer may reasonably require;

(d) if reasonably required, allow the SELLER'S conveyancer to have on loan the counterpart of any TENANCY against an undertaking to hold it to the BUYER'S order;

(e) not without the consent of the SELLER release any tenant or surety from liability to pay ARREARS or accept a surrender of or forfeit any TENANCY under which ARREARS are due; and

(f) if the BUYER disposes of the LOT prior to recovery of all ARREARS obtain from the BUYER'S successor in title a covenant in favour of the SELLER in similar form to part 3 of this CONDITION G11.

G11.9 Where the SELLER has the right to recover ARREARS it must not without the BUYER'S written consent bring insolvency proceedings against a tenant or seek the removal of goods from the LOT.

G12 Management

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

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

G12.3 The SELLER must consult the BUYER on all management issues that would affect the BUYER after COMPLETION (such as, but not limited to, an application for licence; a rent review; a variation, surrender, agreement to surrender or proposed forfeiture of a TENANCY; or a new TENANCY or agreement to grant a new TENANCY) and:

(a) the SELLER must comply with the BUYER'S reasonable requirements unless to do so would (but for the indemnity in paragraph (c)) expose the SELLER to a liability that the SELLER would not otherwise have, in which case the SELLER may act reasonably in such a way as to avoid that liability;

(b) if the SELLER gives the BUYER notice of the SELLER'S intended act and the BUYER does not object within five BUSINESS DAYS giving reasons for the objection the SELLER may act as the SELLER intends; and

(c) the BUYER is to indemnify the SELLER against all loss or liability the SELLER incurs through acting as the BUYER requires, or by reason of delay caused by the BUYER.

G13 Rent deposits

G13.1 Where any TENANCY is an assured shorthold TENANCY, the SELLER and the BUYER are to comply with their respective statutory duties in relation to the protection of tenants' deposits, and to demonstrate in writing to the other (before COMPLETION, so far as practicable) that they have complied.

G13.2 The remainder of this CONDITION G13 applies where the SELLER is holding or otherwise entitled to money by way of rent deposit in respect of a TENANCY. In this CONDITION G13 "rent deposit deed" means the deed or other DOCUMENT under which the rent deposit is held.

G13.3 If the rent deposit is not assignable the SELLER must on COMPLETION hold the rent deposit on trust for the BUYER and, subject to the terms of the rent deposit deed, comply at the cost of the BUYER with the BUYER'S lawful instructions.

G13.4 Otherwise the SELLER must on COMPLETION pay and assign its interest in the rent deposit to the BUYER under an assignment in which the BUYER covenants with the SELLER to:

(a) observe and perform the SELLER'S covenants and conditions in the rent deposit deed and indemnify the SELLER in respect of any breach;

(b) give notice of assignment to the tenant; and

(c) give such direct covenant to the tenant as may be required by the rent deposit deed.

G14 VAT

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

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

G15 TRANSFER as a going concern

G15.1 Where the SPECIAL CONDITIONS so state:

(a) the SELLER and the BUYER intend, and will take all practicable steps (short of an appeal) to procure, that the sale is treated as a TRANSFER of a going concern; and

(b) this CONDITION G15 applies.

G15.2 The SELLER confirms that the SELLER:

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

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

G15.3 The BUYER confirms that

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

(b) it has made, or will make before COMPLETION, a VAT OPTION in relation to the LOT and will not revoke it before or within three months after COMPLETION;

(c) article 5(2B) of the Value Added Tax (Special Provisions) Order 1995 does not apply to it; and

(d) it is not buying the LOT as a nominee for another person.

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

(a) of the BUYER'S VAT registration;

(b) that the BUYER has made a VAT OPTION; and

(c) that the VAT OPTION has been notified in writing to HM Revenue and Customs;

and if it does not produce the relevant evidence at least two BUSINESS DAYS before the AGREED COMPLETION DATE, CONDITION G14.1 applies at COMPLETION.

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

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

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

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

(a) the SELLER'S conveyancer is to notify the BUYER'S conveyancer of that finding and provide a VAT invoice in respect of the sale of the LOT;

(b) the BUYER must within five BUSINESS DAYS of receipt of the VAT invoice pay to the SELLER the VAT due; and

(c) if VAT is payable because the BUYER has not complied with this CONDITION G15, the BUYER must pay and indemnify the SELLER against all costs, interest, penalties or surcharges that the SELLER incurs as a result.

G16 Capital allowances

- G16.1 This CONDITION G16 applies where the SPECIAL CONDITIONS state that there are capital allowances available in respect of the LOT.
- G16.2 The SELLER is promptly to supply to the BUYER all information reasonably required by the BUYER in connection with the BUYER's claim for capital allowances.
- G16.3 The value to be attributed to those items on which capital allowances may be claimed is set out in the SPECIAL CONDITIONS.
- G16.4 The SELLER and BUYER agree:
- (a) to make an election on COMPLETION under Section 198 of the Capital Allowances Act 2001 to give effect to this CONDITION G16; and
 - (b) to submit the value specified in the SPECIAL CONDITIONS to HM Revenue and Customs for the purposes of their respective capital allowance computations.

G17 Maintenance agreements

- G17.1 The SELLER agrees to use reasonable endeavours to TRANSFER to the BUYER, at the BUYER's cost, the benefit of the maintenance agreements specified in the SPECIAL CONDITIONS.
- G17.2 The BUYER must assume, and indemnify the SELLER in respect of, all liability under such agreements from the ACTUAL COMPLETION DATE.

G18 Landlord and Tenant Act 1987

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

G19 Sale by PRACTITIONER

- G19.1 This CONDITION G19 applies where the sale is by a PRACTITIONER either as SELLER or as agent of the SELLER.
- G19.2 The PRACTITIONER has been duly appointed and is empowered to sell the LOT.
- G19.3 Neither the PRACTITIONER nor the firm or any member of the firm to which the PRACTITIONER belongs has any personal liability in connection with the sale or the performance of the SELLER's obligations. The TRANSFER is to include a declaration excluding that personal liability.
- G19.4 The LOT is sold
- (a) in its condition at COMPLETION;
 - (b) for such title as the SELLER may have; and
 - (c) with no title guarantee;
- and the BUYER has no right to terminate the CONTRACT or any other remedy if information provided about the LOT is inaccurate, incomplete or missing.
- G19.5 Where relevant:
- (a) the DOCUMENTS must include certified copies of those under which the PRACTITIONER is appointed, the DOCUMENT of appointment and the PRACTITIONER'S acceptance of appointment; and
 - (b) the SELLER may require the TRANSFER to be by the lender exercising its power of sale under the Law of Property Act 1925.
- G19.6 The BUYER understands this CONDITION G19 and agrees that it is fair in the circumstances of a sale by a PRACTITIONER.

G20 TUPE

- G20.1 If the SPECIAL CONDITIONS state "there are no employees to which TUPE applies", this is a warranty by the SELLER to this effect.
- G20.2 If the SPECIAL CONDITIONS do not state "there are no employees to which TUPE applies" the following paragraphs apply:
- (a) The SELLER must notify the BUYER of those employees whose CONTRACTS of employment will TRANSFER to the BUYER on COMPLETION (the "Transferring Employees"). This notification must be given to the BUYER not less than 14 days before COMPLETION.
 - (b) The BUYER confirms that it will comply with its obligations under TUPE and any SPECIAL CONDITIONS in respect of the TRANSFERring Employees.
 - (c) The BUYER and the SELLER acknowledge that pursuant and subject to TUPE, the CONTRACTS of employment between the TRANSFERring Employees and the SELLER will TRANSFER to the BUYER on COMPLETION.
 - (d) The BUYER is to keep the SELLER indemnified against all liability for the TRANSFERring Employees after COMPLETION.

G21 Environmental

- G21.1 This CONDITION G21 only applies where the SPECIAL CONDITIONS so provide.
- G21.2 The SELLER has made available such reports as the SELLER has as to the environmental condition of the LOT and has given the BUYER the opportunity to carry out investigations (whether or not the BUYER has read those reports or carried out any investigation) and the BUYER admits that the PRICE takes into account the environmental condition of the LOT
- G21.3 The BUYER agrees to indemnify the SELLER in respect of all liability for or resulting from the environmental condition of the LOT.

G22 Service Charge

- G22.1 This CONDITION G22 applies where the LOT is sold subject to TENANCIES that include service charge provisions.
- G22.2 No apportionment is to be made at COMPLETION in respect of service charges.
- G22.3 Within two months after COMPLETION the SELLER must provide to the BUYER a detailed service charge account for the service charge year current on COMPLETION showing:
- (a) service charge expenditure attributable to each TENANCY;
 - (b) payments on account of service charge received from each tenant;
 - (c) any amounts due from a tenant that have not been received;
 - (d) any service charge expenditure that is not attributable to any TENANCY and is for that reason irrecoverable.
- G22.4 In respect of each TENANCY, if the service charge account shows:
- (a) that payments that the tenant has made on account exceed attributable service charge expenditure, the SELLER must pay to the BUYER an amount equal to that excess when it provides the service charge account; or
 - (b) that attributable service charge expenditure exceeds payments made on account, the BUYER must use all reasonable endeavours to recover the shortfall from the tenant as soon as practicable and promptly pay the amount so recovered to the SELLER; but in respect of payments on account that are still due from a tenant CONDITION G11 (ARREARS) applies.

- G22.5 In respect of service charge expenditure that is not attributable to any TENANCY the SELLER must pay the expenditure incurred in respect of the period before ACTUAL COMPLETION DATE and the BUYER must pay the expenditure incurred in respect of the period after ACTUAL COMPLETION DATE. Any necessary monetary adjustment is to be made within five BUSINESS DAYS of the SELLER providing the service charge account to the BUYER.
- G22.6 If the SELLER holds any reserve or sinking fund on account of future service charge expenditure or a depreciation fund:
(a) the SELLER must pay it (including any interest earned on it) to the BUYER on COMPLETION; and
(b) the BUYER must covenant with the SELLER to hold it in accordance with the terms of the TENANCIES and to indemnify the SELLER if it does not do so.
- G23 Rent reviews**
- G23.1 This CONDITION G23 applies where the LOT is sold subject to a TENANCY under which a rent review due on or before the ACTUAL COMPLETION DATE has not been agreed or determined.
- G23.2 The SELLER may continue negotiations or rent review proceedings up to the ACTUAL COMPLETION DATE but may not agree the level of the revised rent or commence rent review proceedings without the written consent of the BUYER, such consent not to be unreasonably withheld or delayed.
- G23.3 Following COMPLETION the BUYER must complete rent review negotiations or proceedings as soon as reasonably practicable but may not agree the level of the revised rent without the written consent of the SELLER, such consent not to be unreasonably withheld or delayed.
- G23.4 The SELLER must promptly:
(a) give to the BUYER full details of all rent review negotiations and proceedings, including copies of all correspondence and other papers; and
(b) use all reasonable endeavours to substitute the BUYER for the SELLER in any rent review proceedings.
- G23.5 The SELLER and the BUYER are to keep each other informed of the progress of the rent review and have regard to any proposals the other makes in relation to it.
- G23.6 When the rent review has been agreed or determined the BUYER must account to the SELLER for any increased rent and interest recovered from the tenant that relates to the SELLER'S period of ownership within five BUSINESS DAYS of receipt of cleared funds. G23.7 If a rent review is agreed or determined before COMPLETION but the increased rent and any interest recoverable from the tenant has not been received by COMPLETION the increased rent and any interest recoverable is to be treated as ARREARS.
- G23.8 The SELLER and the BUYER are to bear their own costs in relation to rent review negotiations and proceedings.
- G24 TENANCY renewals**
- G24.1 This CONDITION G24 applies where the tenant under a TENANCY has the right to remain in occupation under part II of the Landlord and Tenant Act 1954 (as amended) and references to notices and proceedings are to notices and proceedings under that Act.
- G24.2 Where practicable, without exposing the SELLER to liability or penalty, the SELLER must not without the written consent of the BUYER (which the BUYER must not unreasonably withhold or delay) serve or respond to any notice or begin or continue any proceedings.
- G24.3 If the SELLER receives a notice the SELLER must send a copy to the BUYER within five BUSINESS DAYS and act as the BUYER reasonably directs in relation to it.
- G24.4 Following COMPLETION the BUYER must:
(a) with the co-operation of the SELLER take immediate steps to substitute itself as a party to any proceedings;
(b) use all reasonable endeavours to conclude any proceedings or negotiations for the renewal of the TENANCY and the determination of any interim rent as soon as reasonably practicable at the best rent or rents reasonably obtainable; and
(c) if any increased rent is recovered from the tenant (whether as interim rent or under the renewed TENANCY) account to the SELLER for the part of that increase that relates to the SELLER'S period of ownership of the LOT within five BUSINESS DAYS of receipt of cleared funds.
- G24.5 The SELLER and the BUYER are to bear their own costs in relation to the renewal of the TENANCY and any proceedings relating to this.
- G25 Warranties**
- G25.1 Available warranties are listed in the SPECIAL CONDITIONS.
- G25.2 Where a warranty is assignable the SELLER must:
(a) on COMPLETION assign it to the BUYER and give notice of assignment to the person who gave the warranty; and
(b) apply for (and the SELLER and the BUYER must use all reasonable endeavours to obtain) any consent to assign that is required. If consent has not been obtained by COMPLETION the warranty must be assigned within five BUSINESS DAYS after the consent has been obtained.
- G25.3 If a warranty is not assignable the SELLER must after COMPLETION:
(a) hold the warranty on trust for the BUYER; and
(b) at the BUYER'S cost comply with such of the lawful instructions of the BUYER in relation to the warranty as do not place the SELLER in breach of its terms or expose the SELLER to any liability or penalty.
- G26 No assignment**
- The BUYER must not assign, mortgage or otherwise TRANSFER or part with the whole or any part of the BUYER'S interest under this CONTRACT.
- G27 Registration at the Land Registry**
- G27.1 This CONDITION G27.1 applies where the LOT is leasehold and its sale either triggers first registration or is a registrable disposition. The BUYER must at its own expense and as soon as practicable:
(a) procure that it becomes registered at the Land Registry as proprietor of the LOT;
(b) procure that all rights granted and reserved by the lease under which the LOT is held are properly noted against the affected titles; and
(c) provide the SELLER with an official copy of the register relating to such lease showing itself registered as proprietor.
- G27.2 This CONDITION G27.2 applies where the LOT comprises part of a registered title. The BUYER must at its own expense and as soon as practicable:
(a) apply for registration of the TRANSFER;
(b) provide the SELLER with an official copy and title plan for the BUYER'S new title; and
(c) join in any representations the SELLER may properly make to the Land Registry relating to the application.

G28 Notices and other communications

- G28.1 All communications, including notices, must be in writing. Communication to or by the SELLER or the BUYER may be given to or by their conveyancers.
- G28.2 A communication may be relied on if:
- (a) delivered by hand; or
 - (b) made electronically and personally acknowledged (automatic acknowledgement does not count); or
 - (c) there is proof that it was sent to the address of the person to whom it is to be given (as specified in the SALE MEMORANDUM) by a postal service that offers normally to deliver mail the next following BUSINESS DAY.
- G28.3 A communication is to be treated as received:
- (a) when delivered, if delivered by hand; or
 - (b) when personally acknowledged, if made electronically; but if delivered or made after 1700 hours on a BUSINESS DAY a communication is to be treated as received on the next BUSINESS DAY.
- G28.4 A communication sent by a postal service that offers normally to deliver mail the next following BUSINESS DAY will be treated as received on the second BUSINESS DAY after it has been posted.

G29 CONTRACTS (Rights of Third Parties) Act 1999

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

G30. EXTRA SPECIAL DETAILS

See **Auctioneers** for details

Memorandum of sale

Auction date:

Lot No.

Agreement date:

Seller's name:

Seller's address:

Post code:

Telephone:

Buyer's name:

Buyer's address:

Post code:

Telephone

Property

Completion date:

Purchase Price:

Deposit £:

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

Total paid:

Balance £:

Buyers conveyancer:

Contact:

Address:

Post code:

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

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

Signed by or on behalf of the Buyer:

Signed as agent for the Seller:

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