



residential
& commercial

auction catalogue

Wales & West Country
Thursday 19 March 2020
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.

auction details



The Cardiff North Hotel Thursday 19 March 2020 5.00pm

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



Order of sale

Lot	Property Address
1	108 Heol y Mynydd, Gilfach Goch, Porth
2	147 North Road, Ferndale
3	2 Garreg Road, Pontycymer, Bridgend
4	Tanybryn House, Merthyr Road, Merthyr Tydfil
5	8 Duke Street, Aberdare
6	1 Furnace Terrace, Neath
7	Barn and Annex at Burry Dairy Farm, Reynoldston, Swansea
8	7 Navigation Villas, Mountain Ash
9	55 Ceri Road, Townhill, Swansea
10	11 Flats at Llys Gosen, Maddox Street, Tonypandy
11	71 Wind Street, Aberdare
12	Flat 5, 34 Albany Road, Cardiff
13	Tan Yr Allt, High Street, Sennybridge, Brecon
14	37 The Grove, Uplands, Swansea
15	1 Morris Street, Treherbert, Treorchy
16	9 The Twinings, Greenmeadow, Cwmbran
17	Former Depot Buildings, Station Square, Neath
18	Car Park/Land, Station Square, Neath
19	Land at Brondeg, Heolgerrig, Merthyr Tydfil
20	44 Caefelin Street, Llanhilleth, Abertillery
21	137 Oaksford, Coed Eva, Cwmbran
22	20 High Street/3 Vine Street, Abercarn, Newport
23	33 Commercial Street, Nantymoel, Bridgend
24	9 Arbutus Close, Merthyr Tydfil
25	16 Second Avenue, Merthyr Tydfil
26	3 Joyce Close, Newport
27	18 Cathedral Court, Newport
28	Former Bryngwyn School, Bryngwyn Road, Six Bells, Abertillery
29	Industrial Unit at Isaacs Place, Port Talbot
30	Ty Isaf Farm Land, Penyrheol, Caerphilly
31	32 Llanthewy Road, Newport
32	Brynmenyn Car Clinic & Unit, Bryn Road, Brynmenyn, Bridgend
33	14-15 Hannah Street, Porth
34	323 Newport Road, Cardiff
35	1a Herbert Street, Abercynon, Mountain Ash
36	2 Board Street, Pontlloftyn, Bargoed
37	136/136b Dunraven Street, Tonypandy
38	Dunraven Chambers, Ebenezer Road, Tonypandy
39	164 Bowleaze, Greenmeadow, Cwmbran
40	Garages & Land at Spring Lane, Newport
41	39 Mill Road, Caerphilly
42	Land at Giles Road, Blaenavon, Pontypool

Lot	Property Address
43	Development Site at Chapel Street, Pontycwmer, Bridgend
44	118 Commercial Road, Newport
45	64 Stone Street, Llandovery
46	37 New Road, Upper Brynamman, Ammanford
47	55 Graig Newydd, Godrergraig, Swansea
48	3 Castlefield, Station Road, Llanelli
49	Development site at Broadway, Laugharne, Carmarthen
50	Land at Ael Y Bryn, Pantygraigwen, Pontypridd
51	1 Attlee Close, Cefn Golau, Tredegar
52	80 Commercial Street, Mountain Ash
53	8 Windsor Road, Griffithstown, Pontypool
54	Hawdref Ganol, Pontrhydyfen, Port Talbot
55	21 Cwmcoed Road, Bettws, Bridgend
56	55 Cardiff Road, Troedyrhiw, Merthyr Tydfil
57	Former Iron Works, Iron Way, Tondy, Bridgend
58	Birch Grove Garage, 304a Caerphilly Road, Cardiff
59	47-49 High Street, Bargoed
60	Flat 3, 1-7 Market Street, Tenbury Wells
61	Apartment 8 Kingscroft, Kingsmill Road, Wrexham
62	39 Wyndham Street, Ogmore Vale, Bridgend
63	39a Wyndham Street, Ogmore Vale, Bridgend
64	Land at Green Meadow Terrace, Llangeinor, Bridgend
65	37 High Street, Ferndale
66	Barns at Dolbedwyn, Newchurch, Kington
67	Land at Upper North Road, Bargoed
68	Land off Hendy Road, Penclawdd, Swansea
69	63-65 Hanbury Road, Bargoed
70	30 Lewis Street, Aberdare
71	The Old Stables, Llanwrtyd Wells
72	Land at Arthur Street, Pentrebach, Merthyr Tydfil
73	65 Stelvio Park Drive, Newport
74	The Ancient Historical Title of The Lordship of the Manor of Kinewarton
75	Land Rear of 15-18 Bassett Street, Abercynon, Mountain Ash
76	33a Dunraven Street, Tonypany
77	Land at Former School Site, Chapel Road, Blaina, Abertillery
78	Land lying North of Newhouse Farm, Barrel Lane, Aston Ingham, Ross-on-Wye
79	The Lion Barn, Defynnog, Brecon
80	72 Hannah Street, Porth
81	5 Sunnyside, Ogmore Vale
82	The Robins Nest, Mountain Hare, Merthyr Tydfil
83	Latimer Lodge, Littledean Hill Road, Cinderford
84	The Rez, 171-172 Brithweunydd Road, Tonypany

LOT
1

108 Heol-y-Mynydd, Gilfach Goch, Porth CF39 8UR
Guide Price £39,000+ (plus fees/costs, see page 2)



House for Owner Occupation/Investment

DESCRIPTION

A well presented semi detached house situated in a popular residential location close to local amenities, shops, school etc. Further shopping facilities are available in the nearby towns of Tonypandy and Tonyrefail.

The property benefits from gas central heating (not tested) and UPVC double glazing. This would be suitable for buyers looking to renovate and resale or buy to let.

ACCOMMODATION

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

First Floor: Landing, 2 double bedrooms, bathroom

Outside: Front garden, side access, rear garden with brick built storage shed

TENANCIES: To be sold with vacant possession

TENURE: Advised Freehold - to be verified by solicitor

VIEWING CONTACT Paul Fosh Auctions, 01633 254 044

VIEWING SCHEDULE

Date	Time
Thurs 05 Mar - Wed 11 Mar - Tues 17 Mar	09.30

Paul Fosh Auctions Contact: Ryan Saunders

LOT
2

147 North Road, Ferndale CF43 4RA
Guide Price £27,000+ (plus fees/costs, see page 2)



House For Owner Occupation/Investment

DESCRIPTION

A substantial bay fronted property in need of full modernisation and improvement. The property offers generous accommodation over four floors and benefits from mostly UPVC double glazing and gas central heating (not tested). The property would be ideal as a large family home or conversion to two flats (subject to necessary planning consents).

The town of Ferndale benefits from an excellent range of local amenities and shopping facilities and has excellent road links to the towns of Porth and Pontypridd.

Viewing Schedule: Thurs 05 Mar - Wed 11 Mar - Tues 17 Mar: 15.15

ACCOMMODATION

Ground Floor: Entrance, lounge/dining room

First Floor: Landing, 3 bedrooms

Lower GF: No internal inspection was available but believed to comprise kitchen and pantry, dining room, wc, shower room

Second Floor: Attic space

Outside: Forecourt, rear garden

TENANCIES: To be sold with vacant possession

TENURE: Advised Freehold - to be verified by solicitor

Paul Fosh Auctions Contact: Sean Roper

LOT
3

2 Garreg Road, Pontycymer, Bridgend CF32 8EL
Guide Price £23,000 (plus fees/costs, see page 2)



House for Owner Occupation/Investment

DESCRIPTION

A traditional three bedroom end terrace house. The property requires full upgrading throughout but benefits from gas central heating (not tested) and double glazing.

The house has good access to the M4 motorway and the out of town McArthurGlen Designer Outlet.

ACCOMMODATION

Ground Floor: Entrance hall, lounge/diner, kitchen

First Floor: 3 bedrooms, bathroom

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 06 Mar - Thurs 12 Mar - Wed 18 Mar	12.20

Paul Fosh Auctions Contact: Gemma Vaughan

LOT
4

Tanybryn House, Merthyr Road, Merthyr Tydfil CF47 9YG
Guide Price £54,000 (plus fees/costs, see page 2)



Property for Conversion/Investment

DESCRIPTION

A three bedroom detached property situated in the popular location of Penydarren.

The property would be ideal for improvement for owner occupation or conversion into flats (subject to necessary planning consents) and benefits from gas central heating (not tested).

ACCOMMODATION

Ground Floor: Entrance hallway, bathroom, lounge, kitchen/breakfast room

First Floor: 3 bedrooms

Outside: Rear courtyard

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
Weds 04 Mar - Tues 10 Mar - Mon 16 Mar	15.30

Paul Fosh Auctions Contact: Gemma Vaughan



LOT
5

8 Duke Street, Aberdare CF44 7ED
Guide Price £45,000 + (plus fees/costs, see page 2)



House for Owner Occupation/Investment

DESCRIPTION

An end of terrace house located in the heart of Aberdare town centre. The property is surrounded by amenities and shopping facilities, with Aberdare bus station on its doorstep. Previously let, this property has always enjoyed good occupancy levels due to its convenient location. Further benefits include gas central heating (not tested) and double glazing.

ACCOMMODATION

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

First Floor: Landing, 2 bedrooms

Outside: Level rear garden

TENANCIES: To be sold with vacant possession

TENURE: Advised Freehold - to be verified by solicitor

VIEWING CONTACT Paul Fosh Auctions, 01633 254 044

VIEWING SCHEDULE

Date	Time
Weds 04 Mar - Tues 10 Mar - Mon 16 Mar	13.00

Paul Fosh Auctions Contact: Ryan Saunders

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
6

Flats at 1, Furnace Terrace, Neath SA11 2EE Guide Price £120,000+ (plus fees/costs, see page 2)



Residential Investment

DESCRIPTION

An opportunity to acquire a freehold block of three flats. The property occupies a prominent corner position on the main road between Briton Ferry and Neath.

The vibrant town of Neath has an excellent range of shops, amenities, train station and excellent road links to Swansea and the M4 motorway.

The flats benefit from UPVC double glazing, gas central heating (not tested) and were upgraded some years ago and have traditionally enjoyed good occupancy levels.

TENURE: Advised Freehold - to be verified by solicitor

VIEWING CONTACT: Paul Fosh Auctions, 01633 254 044

ACCOMMODATION

Floor	Description	Rent
Ground Floor Flat 1A	Entrance, lounge, kitchen, bedroom, bathroom	Let on AST at £360 pcm
Ground Floor Flat 1B	Entrance, kitchen, shower room, bedroom, bathroom	Let on AST at £360 pcm
First Floor Flat 1C	Access via roof terrace, entrance, kitchen, 2 bedrooms, bathroom, lounge	Let on AST at £395
Outside	Rear yard	
Total		£13,380 pa

VIEWING SCHEDULE

Date	Time
Thurs 05 Mar - Wed 11 Mar - Tues 17 Mar	15.30

Paul Fosh Auctions Contact: Sean Roper

LOT
7

Annex & Barn at Burry Dairy Farm, Reynoldston, Swansea SA3 1BE

Guide Price £160,000+ (plus fees/costs, see page 2)



Barn/Annex For Owner Occupation/Investment

DESCRIPTION

An opportunity to acquire a semi detached barn with annex and garage on the Gower Peninsula. The property would be ideal for a homeowner or for business use such as holiday let as it is situated within easy reach of the stunning Gower coastline and beaches. The property may also offer scope to separate into two smaller units either for letting or resale. The property was converted approximately 20 years ago but requires upgrading and offers the scope to create external gardens to front and rear.

ACCOMMODATION

Ground Floor: Entrance, lounge, dining room, kitchen, bedroom 3

First Floor: Landing, bedroom 1 with shower room, bedroom 2, bathroom

Outside: Substantial parking area to front with rear 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

Thurs 05 Mar - Wed 11 Mar - Tues 17 Mar

Time

11.40



Paul Fosh Auctions Contact: Sean Roper

LOT
8

Navigation Villas, 7 Mountain Ash CF45 3AG
Guide Price £59,000 + (plus fees/costs, see page 2)



House for Owner Occupation/Investment

DESCRIPTION

A fully modernised, mid terrace house with a double storey extension to the rear, located in Mountain Ash. The property has been improved to a high standard throughout and may interest buy to let investors or buyer looking to resell. Mountain Ash has a selection of amenities, with further facilities in the nearby town of Aberdare and the A470 which links with Merthyr Tydfil in the north and Cardiff the south. Further benefits include gas central heating (not tested) and double glazing.

ACCOMMODATION

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

First Floor: Landing, 3 bedrooms, bathroom

Outside: Rear garden

TENANCIES: To be sold with vacant possession

TENURE: Advised Freehold - to be verified by solicitor

VIEWING CONTACT Paul Fosh Auctions, 01633 254 044

VIEWING SCHEDULE

Date	Time
Weds 04 Mar - Tues 10 Mar - Mon 16 Mar Paul Fosh Auctions Contact: Ryan Saunders	10.40

LOT
9

55 Ceri Road, Townhill, Swansea SA1 6LR
Guide Price £47,000 (plus fees/costs, see page 2)



House for Owner Occupation/Investment

DESCRIPTION

A mid terrace two bedroom property situated close to local amenities and good access to Swansea city centre and road links.

The property requires updating and would be ideal for buy to let investment. The property benefits from double glazing and gas central heating (not tested).

ACCOMMODATION

Ground Floor: Entrance hall, lounge, kitchen

First Floor: 2 bedrooms, bathroom

Outside: Front and rear gardens

TENANCIES: To be sold with vacant possession

TENURE: Advised Freehold - to be verified by solicitor

VIEWING CONTACT Paul Fosh Auctions, 01633 254 044

VIEWING SCHEDULE

Date	Time
Thurs 05 Mar - Wed 11 Mar - Tues 17 Mar	10.40



Paul Fosh Auctions Contact: Gemma Vaughan

**LOT
10**

11 Flats at Llys Gosen, Maddox Street, Tonypany CF40 2RR Guide Price **£270,000+** (plus fees/costs, see page 2)



Residential Investment

DESCRIPTION

A substantial freehold block of 11 flats with 10 x 1 bedroom and 1 x 2 bedroom unit. The property has been well maintained and managed with many long term, established tenants who wish to remain. The property benefits from UPVC double glazing and gas

central heating (not tested) to each of the flats with its own combi boiler. The town of Tonypany benefits from an excellent range of shopping facilities, amenities and transport links with train station and direct links to Cardiff.

TENURE: Advised Freehold - to be verified by solicitor

ACCOMMODATION

Flat No	Floor	Bedrooms	Annual Passing Rent
Flat 1	Ground Floor	2 bedrooms	£3,640
Flat 2	Ground Floor	1 bedroom	£3,510
Flat 3	Ground Floor	1 bedroom	£3,380
Flat 4	First Floor	1 bedroom	£3,510
Flat 5	First Floor	1 bedroom	£3,380
Flat 6	First Floor	1 bedroom	£3,510
Flat 7	First Floor	1 bedroom	£3,380
Flat 8	Second Floor	1 bedroom	£3,510 (when let)
Flat 9	Second Floor	1 bedroom	£3,510
Flat 10	Second Floor	1 bedroom	£3,380
Flat 11	Second Floor	1 bedroom	£3,510
Total			£38,220

VIEWING SCHEDULE

Date

Thurs 05 Mar - Wed 11 Mar - Tues 17 Mar

Time

12.45

Paul Fosh Auctions Contact: Sean Roper

LOT
11

71 Wind Street, Aberdare CF44 7ES
Guide Price £36,000 + (plus fees/costs, see page 2)



House for Owner Occupation/Investment

DESCRIPTION

An extended mid terrace property situated in a popular residential location in Aberdare. The property requires updating, but does benefit from double glazing and gas central heating (not tested). Aberdare has a large selection of amenities and shopping facilities with railway station and excellent road links via the A470.

ACCOMMODATION

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

First Floor: Landing, 2 bedrooms, bathroom

Outside: Rear garden

TENANCIES: To be sold with vacant possession

TENURE: Advised Freehold - to be verified by solicitor

VIEWING CONTACT Paul Fosh Auctions, 01633 254 044

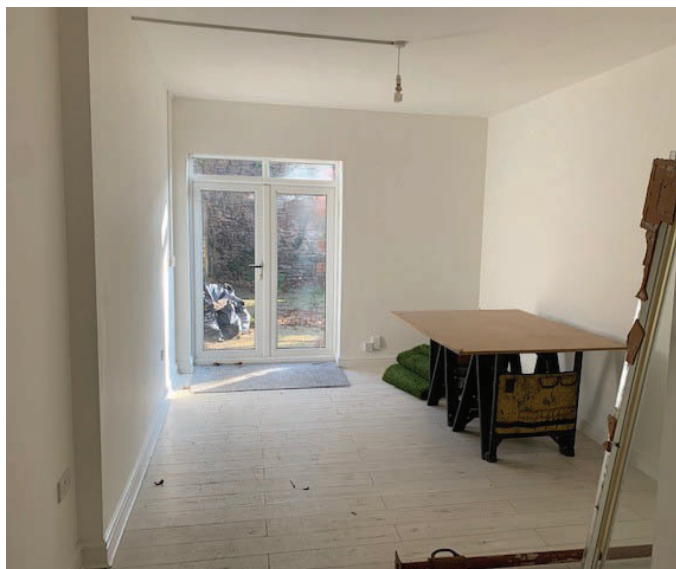
VIEWING SCHEDULE

Date	Time
Weds 04 Mar - Tues 10 Mar - Mon 16 Mar	12.10

Paul Fosh Auctions Contact: Ryan Saunders

LOT
12

Flat 5 34 Albany Road, Cardiff CF24 3RQ
Guide Price £80,000+ (plus fees/costs, see page 2)



Residential Development Opportunity

DESCRIPTION

A ground floor flat that has benefited from initial works but now requires finishing. The flat would be ideal for either homeowner or investor and is situated in the vibrant area of Roath which benefits from a wealth of shopping facilities, good transport links and is within easy reach of Cardiff city centre.

ACCOMMODATION

Lower GF: Basement for storage only

Ground Floor: Entrance, kitchen/lounge, 2 rooms (scope for 2 bedrooms and bathroom - details of drawings in legal pack)

Outside: Patio to rear via French doors

TENANCIES: To be sold with vacant possession

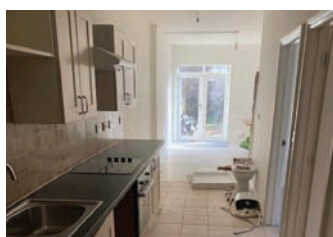
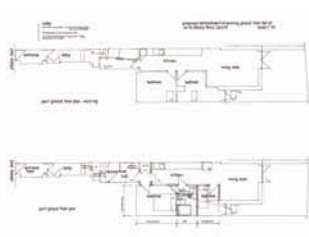
TENURE: Advised Leasehold - to be verified by solicitor
New 150yr LLH, GR £100 pa doubling every 50 yrs

VIEWING CONTACT Paul Fosh Auctions, 01633 254 044

VIEWING SCHEDULE

Date	Time
Tues 03 Mar - Mon 09 Mar - Mon 16 Mar	10.30

Paul Fosh Auctions Contact: Sean Roper



**LOT
13****Tan Yr Allt, High Street, Sennybridge, Brecon LD3 8TN**
Guide Price £175,000+ (plus fees/costs, see page 2)

Investment Opportunity

DESCRIPTION

A substantial freehold building comprising six flats and one house. The property has one flat let with the remainder of the building sold with vacant possession. The building has previously benefited from refurbishment to include new kitchens and bathrooms, re plastered walls etc but requires further improvement works with a number of damp issues to be addressed. The village of Sennybridge is situated in the Brecon Beacons National Park with a good range of local amenities close by and excellent road links. The Flat/house would be ideal for buy to let, holiday use or potential to separate and sell off individually.

TENURE: Advised Freehold - to be verified by solicitor

VIEWING CONTACT: Paul Fosh Auctions, 01633 254 044



ACCOMMODATION

Unit 1 (House)	Entrance, lounge, kitchen, bathroom. First floor 2 bedrooms, bathroom, attic space	Vacant
Unit 2	Entrance, shower room, 3 bedrooms, lounge, kitchen	Vacant
Unit 3	Entrance, kitchen, dining room, shower room, lounge, 2 bedrooms	Vacant
Unit 4	Entrance hallway, bathroom, lounge, kitchen, 2 bedrooms	Vacant
Unit 5	Entrance, kitchen/dining room/lounge, bedroom, bathroom	£350 TBC
Unit 6	Entrance hallway, lounge/kitchen, shower room, bedroom	Vacant
Outside:	Communal garden area to rear and car parking area to side	

Paul Fosh Auctions Contact: Sean Roper

LOT
14

37 The Grove, Uplands, Swansea SA2 0QR
Guide Price £185,000+ (plus fees/costs, see page 2)



House for Owner Occupation/Investment

DESCRIPTION

A large three storey end of link house currently arranged as two self contained living areas. This versatile property may suit owner occupiers, developers looking to split into apartments (subject to the necessary planning consents) or buy to let investors wishing to take advantage of Uplands well known reputation for student accommodation. The house benefits from double glazing and gas central heating, with combination boilers (not tested) on ground floor and first floor levels.

ACCOMMODATION

Ground Floor: Entrance porch, hallway, 3 reception rooms, bathroom, kitchen

First Floor: Split level landing, shower room, 4 bedrooms

Second Floor: Landing, 2 bedrooms

Basement: Potential storage area (not inspected)

Outside: Off road parking, side access, level rear garden

TENANCIES: To be sold with vacant possession

TENURE: Advised Freehold - to be verified by solicitor

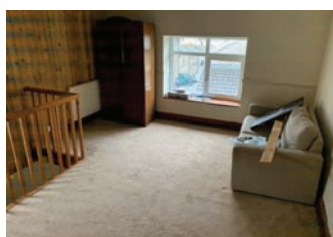
VIEWING SCHEDULE

Date	Time
Thurs 05 Mar - Wed 11 Mar - Tues 17 Mar	10.00

Paul Fosh Auctions Contact: Ryan Saunders

LOT
15

1 Morris Street, Treherbert, Treorchy CF42 5HN
Guide Price £35,000+ (plus fees/costs, see page 2)



House for Owner Occupation/Investment

DESCRIPTION

A surprisingly spacious end of terrace house situated in the popular village of Treherbert. The property offers generous accommodation over two floors and would be an ideal purchase for buy to let or a first time buyer. The village of Treherbert benefits from a good range of local amenities and the nearby town of Treorchy boasts an excellent range of shopping facilities and public transport links. The property benefits from mostly UPVC double glazing and gas central heating (not tested).

ACCOMMODATION

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

First Floor: 3 interconnecting bedrooms

Outside: Garden to the left of property

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 05 Mar - Wed 11 Mar - Tues 17 Mar	13.45

Paul Fosh Auctions Contact: Sean Roper

LOT
16

9 The Twinings, Greenmeadow, Cwmbran NP44 4ST
Guide Price £55,000 (plus fees/costs, see page 2)



House for Owner Occupation/Investment

DESCRIPTION

A good sized three bedroom terrace property situated in a popular location close to local amenities.

The property benefits from double glazing, gas central heating (not tested) and rear garden. The property provides good sized accommodation and is within easy access to the M4 motorway making it an ideal buy to let investment and also offering scope for improvement and resale.

ACCOMMODATION

Ground Floor: Entrance hallway, storage cupboard, lounge, kitchen/diner, wc

First Floor: 3 bedrooms, bathroom

Outside: Rear garden

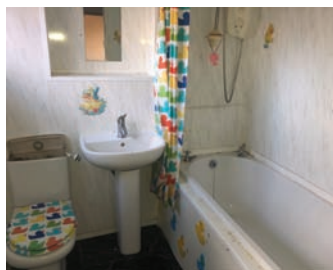
TENURE: Advised Freehold - to be verified by solicitor

VIEWING CONTACT Paul Fosh Auctions, 01633 254 044

VIEWING SCHEDULE

Date	Time
Fri 06 Mar - Thurs 12 Mar - Weds 18 Mar	16.10

Paul Fosh Auctions Contact: Gemma Vaughan



LOT
17

Former Depot Buildings, Station Square, Neath SA11 1BY
Guide Price £220,000+ (plus fees/costs, see page 2)



Commercial/Industrial Opportunity

DESCRIPTION

A substantial freehold site comprising a former railway depot, outbuildings and land. This versatile site would be ideal for a number of uses including refurbishment of the depot to create a number of units or redevelopment of the whole site (subject to planning consents).

The site is ideally situated for access to major link road to the M4 motorway and Neath town centre is close by.

ACCOMMODATION

Depot/Land: Expands to approximately 1.34 acres (0.54 hectares).

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 04 Mar - Wed 11 Mar - Wed 18 Mar	11.00

Paul Fosh Auctions Contact: Sean Roper



**LOT
18**

Car Park/Land, Station Square, Neath SA11 1BY
Guide Price £60,000+ (plus fees/costs, see page 2)



Car Park/Land Opportunity

DESCRIPTION

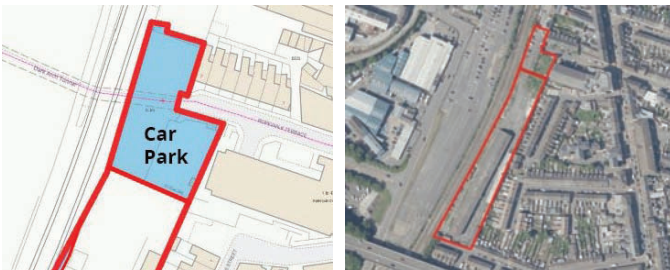
An area of land with a car park and possible development plot. The site currently comprises a car park with approximately 30 plus car parking spaces and adjoining land that may offer scope to add further spaces or develop for either residential or commercial use (subject to necessary planning consents).

The site is in a convenient location from Neath town centre and railway station and has excellent road links to the M4 motorway.

TENANCIES: To be sold with vacant possession

TENURE: Advised Leasehold - to be verified by solicitor

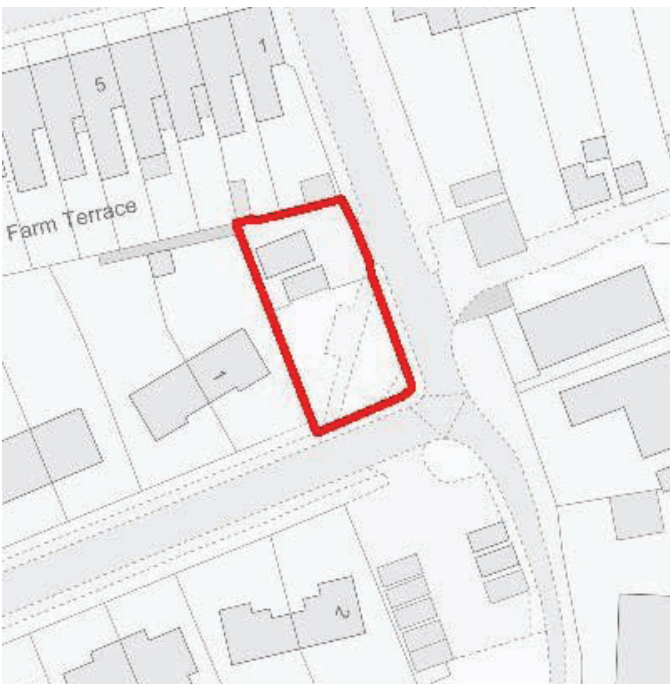
VIEWING CONTACT Paul Fosh Auctions, 01633 254 044



Paul Fosh Auctions Contact: Sean Roper

**LOT
19**

Land, at Brondeg, Heolgerrig, Merthyr Tydfil CF48 1TW
Guide Price £53,000+ (plus fees/costs, see page 2)



Building Plot

DESCRIPTION

An area of land set in a popular location of Merthyr Tydfil. The land has recently obtained outline planning consent to develop a single detached dwelling.

There are a good range of amenities nearby and excellent road links to the M4 motorway via the A470 - Planning application number: P/19/0065.

TENANCIES: To be sold with vacant possession

TENURE: Advised Freehold - to be verified by solicitor

VIEWING CONTACT Paul Fosh Auctions, 01633 254 044

Paul Fosh Auctions Contact: Ryan Saunders

LOT
20

44 Caefelin Street, Llanhilleth, Abertillery NP13 2JG
Guide Price £45,000+ (plus fees/costs, see page 2)



House For Owner Occupation/Investment

DESCRIPTION

An improved mid terraced house situated in a popular residential location. The property benefits from UPVC double glazing and gas central heating (not tested) and has an attractive fitted kitchen with appliances but offers scope to improve further. The village of Llanhilleth is ideally situated for the B4471 with access to Newbridge, Ebbw Vale, Newport and the M4 motorway.

ACCOMMODATION

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

First Floor: 2 bedrooms

Outside: Rear yard

TENANCIES: To be sold with vacant possession

TENURE: Advised Freehold - to be verified by solicitor

VIEWING CONTACT Paul Fosh Auctions, 01633 254 044

VIEWING SCHEDULE

Date	Time
Fri 06 Mar - Thurs 12 Mar - Weds 18 Mar	14.00

Paul Fosh Auctions Contact: Sean Roper



thinking of selling at auction?

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

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



LOT
21

137 Oaksford, Coed Eva, Cwmbran NP44 6UN
Guide Price £150,000+ (plus fees/costs, see page 2)



Residential Investment

DESCRIPTION

An opportunity to acquire a six room fully furnished HMO in a sought after area of Cwmbran. The property is fully let and has enjoyed good occupancy over the last three years.

ACCOMMODATION

Ground Floor: Entrance, communal kitchen/lounge, 2 rooms, bathroom

First Floor: Landing, 4 rooms, bathroom, wc

Outside: Gardens to front and rear

TENURE: Advised Freehold - to be verified by solicitor

VIEWING CONTACT: Paul Fosh Auctions, 01633 254 044

The property has been well maintained and benefits from UPVC double glazing, gas central heating (not tested), 3 fridge freezers, cooker, convection microwave, washing machine, crockery, cutlery, pots and pans, TV, 6 beds and 6 sets of bedroom furniture. We are informed by the seller that the property has been signed off periodically by the housing officer and the details will be included in the legal pack.

ACCOMMODATION

Tenant	Rent	Tenant	Rent
Room 1 let on AST	£93 per week	Room 4 let on AST	£88 per week
Room 2 let on AST	£93 per week	Room 5 let on AST	£93 per week
Room 3 let on AST	£68 per week	Room 6 let on AST	£68 per week
Total annual income	£26,156		

VIEWING SCHEDULE

Date	Time
Fri 06 Mar - Thurs 12 Mar - Weds 18 Mar	16.45

Paul Fosh Auctions Contact: Sean Roper

**LOT
22****20 High Street/ 3 Vine Street, Abercarn, Newport NP11 5GQ**
Guide Price £75,000+ (plus fees/costs, see page 2)

Residential Investment Opportunity

DESCRIPTION

An opportunity to purchase a ground floor and first floor flat with the freehold. The property is situated within a popular residential area of Abercarn with nearby amenities and excellent road links to the M4 motorway (via A467).

The flats are in good order throughout and benefit from gas central heating (not tested) and double glazing. This would be an ideal purchase for buy to let investors with both flats currently occupied.

TENURE: Advised Freehold - to be verified by solicitor

VIEWING CONTACT: Paul Fosh Auctions, 01633 254 044

ACCOMMODATION

Floor	Description	Rent
Ground Floor - 20 High Street	Living room, kitchen, 2 bedrooms, shower room	Let on an AST at £350 pcm (£4,200 pa).
First Floor - 3 Vine Street	Entrance hallway, kitchen, bathroom, living room, 2 bedrooms	Let on an AST at £335 pcm (£4,020 pa).
Total		£8,220 pa

VIEWING SCHEDULE

Date	Time
Fri 06 Mar - Thurs 12 Mar - Weds 18 Mar	09.45

Paul Fosh Auctions Contact: Ryan Saunders

**LOT
23**

33 Commercial Street, Nantymoel, Bridgend CF32 7NW
Guide Price £63,000+ (plus fees/costs, see page 2)



House For Owner Occupation/Investment

DESCRIPTION

A much improved and well presented mid terraced cottage with dressed stone elevations to the front. The property would be ideal for either a homeowner or for buy to let and offers generous accommodation over three floors. The property also benefits from fitted kitchen and bathroom, gas central heating (not tested) and UPVC double glazing. The village of Nantymoel benefits from a good range of local amenities and shopping facilities and has good road access to Bridgend and the M4 motorway.

ACCOMMODATION

Ground Floor: Entrance, 2 reception rooms

Lower GF: Kitchen/dining room

First Floor: Landing, 3 bedrooms, bathroom

Outside: Enclosed 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 06 Mar - Thurs 12 Mar - Wed 18 Mar Paul Fosh Auctions Contact: Sean Roper	10.00

**LOT
24**

9 Arbutus Close, Merthyr Tydfil CF47 9BH
Guide Price £45,000 + (plus fees/costs, see page 2)



House for Owner Occupation/Investment

DESCRIPTION

A three bedroom end of link house that benefits from double glazing and gas central heating (not tested). The property was previously let and has enjoyed good occupancy levels, making it ideal for buy to let investment or even renovate to resell. The main town of Merthyr Tydfil is located just under 1 mile away and offers an extensive range of amenities and shopping facilities. The Heads of the Valleys road (A465) is also nearby making it ideal for commuters.

ACCOMMODATION

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

First Floor: Landing, 3 bedrooms, bathroom

Outside: Rear Garden

TENANCIES: To be sold with vacant possession

TENURE: Advised Freehold - to be verified by solicitor

VIEWING CONTACT Paul Fosh Auctions, 01633 254 044

VIEWING SCHEDULE

Date	Time
Weds 04 Mar - Tues 10 Mar - Mon 16 Mar Paul Fosh Auctions Contact: Ryan Saunders	14.00

LOT
25

16 Second Avenue, Merthyr Tydfil CF47 9UB
Guide Price £49,000 + (plus fees/costs, see page 2)



House for Owner Occupation/Investment

DESCRIPTION

A large semi detached house situated in a popular residential location, close to local amenities and within close proximity to the Heads of the Valleys road (A465). This three bedroom property was previously let and benefits from gas central heating (not tested) and double glazing. This property would suit buy to let investors or renovate to resell. The main town of Merthyr Tydfil is under 2 miles away in the south with a large range of amenities and shopping facilities.

ACCOMMODATION

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

First Floor: Landing, 3 bedrooms

Outside: Front and rear gardens with side access

TENANCIES: To be sold with vacant possession

TENURE: Advised Freehold - to be verified by solicitor

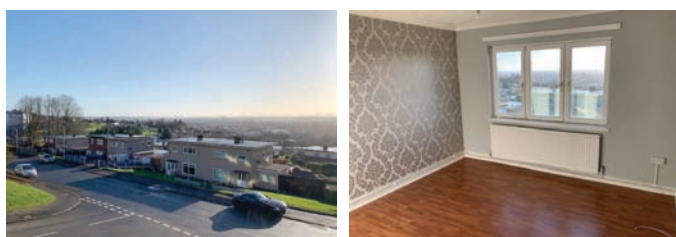
VIEWING CONTACT Paul Fosh Auctions, 01633 254 044

VIEWING SCHEDULE

Date	Time
Weds 04 Mar - Tues 10 Mar - Mon 16 Mar	14.45
Paul Fosh Auctions Contact: Ryan Saunders	

LOT
26

3 Joyce Close, Newport NP20 3JD
Guide Price £65,000+ (plus fees/costs, see page 2)



Flat For Owner Occupation/Investment

DESCRIPTION

An opportunity to acquire a spacious and well presented two bedroom flat. The property also benefits from wonderful views across Newport towards the Estuary and Severn crossings. The property has been well maintained and includes an attractive fitted kitchen with appliances and has been recently decorated. The communal areas also comprise a brick built storage shed and bin store.

ACCOMMODATION

Second Floor: Entrance, store room, kitchen, bathroom, wc, 2 bedrooms, lounge with balcony

Outside: Storage area to rear and brick built storage shed to front

TENANCIES: To be sold with vacant possession - The property was previously let at £495 pcm (£5,940 pa), should potentially let at £575 pcm

TENURE: Advised Leasehold - to be verified by solicitor

VIEWING SCHEDULE

Date	Time
Tues 03 Mar - Mon 09 Mar - Mon 16 Mar	13.00
Paul Fosh Auctions Contact: Sean Roper	

LOT
27

18 Cathedral Court, Newport NP20 4EU
Guide Price £40,000 (plus fees/costs, see page 2)



Flat for Owner Occupation

DESCRIPTION

A good size top floor flat situated in the popular location of Newport city centre. This property is within close proximity of the city centre and enjoys good road links and views over the city.

The property benefits from communal gardens, double glazing, gas central heating (not tested) and garage.

ACCOMMODATION

Third Floor: Lounge, kitchen, bathroom, 2 bedrooms

Outside: Communal gardens, garage

TENANCIES: To be sold with vacant possession

TENURE: Advised Leasehold - to be verified by solicitor (approximately 45 years remaining)

VIEWING CONTACT Paul Fosh Auctions, 01633 254 044

VIEWING SCHEDULE

Date	Time
Tues 03 Mar - Mon 09 Mar - Mon 16 Mar	15.10

Paul Fosh Auctions Contact: Gemma Vaughan



LOT
28

Former Bryngwyn School, Bryngwyn Road, Six Bells,
Abertillery NP13 2PD
Guide Price £95,000+ (plus fees/costs, see page 2)



Former School Site

DESCRIPTION

An area of land at the former school site situated in a sought after residential location. The site measures approximately 1 acre in size and offers great potential for development (subject to the necessary planning consents). The site benefits from local amenities and easy access to the A467 providing links to the towns of Abertillery and Brynmawr to the north and Newport to the south..

TENANCIES: To be sold with vacant possession

TENURE: Advised Freehold - to be verified by solicitor

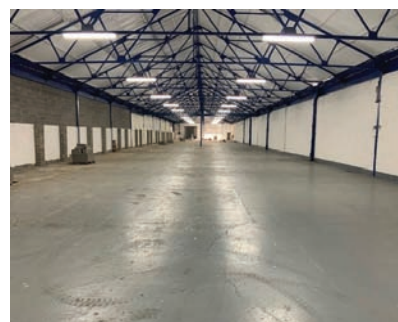
VIEWING CONTACT Paul Fosh Auctions, 01633 254 044



Paul Fosh Auctions Contact: Ryan Saunders

LOT
29

Industrial Unit at Isaacs Place, Port Talbot SA12 6NP Guide Price **£150,000+** (plus fees/costs, see page 2)



Industrial/Commercial Opportunity

DESCRIPTION

A light industrial unit situated in the town of Port Talbot with excellent road links to the M4 motorway.

The property is accessed via two roller shutter doors to the front of the unit, externally there is a communal car park area that is fenced and has gate access.

TENANCIES: To be sold with vacant possession

TENURE: Advised Freehold - to be verified by solicitor

VIEWING CONTACT: Paul Fosh Auctions, 01633 254 044



ACCOMMODATION

Floor	Area Sq Ft	Area Sq M
Accommodation	Approx 15,000	1393

Communal car park area which is fenced with gate access.

VIEWING SCHEDULE

Date	Time
Wed 04 Mar - Wed 11 Mar - Wed 18 Mar	12.00

Paul Fosh Auctions Contact: Sean Roper

LOT
30

Ty Isaf Farm Land, Penyrheol, Caerphilly CF83 2AP
Guide Price £62,000+ (plus fees/costs, see page 2)



Land with Potential

DESCRIPTION

A rare opportunity to acquire a sizable parcel of land comprising approximate 20 acres. The land spans virtually the whole valley between the villages of Penyrheol and Abertridwr on the outskirts of Caerphilly.

The land is known as Ty Isaf farm land and lies between the B4263 and the former railway line (now a public footpath) and comprises areas of flat land and sloping mature woodlands.

The area is a site of outstanding beauty and offers a wide variety of flora and fauna with the Nant-Yr-Aber river at its heart. The Land is situated a short drive from Caerphilly town centre with its Historic Castle.

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

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
31**

32 Llanthemy Road, Newport NP20 4LD
Guide Price £269,000 + (plus fees/costs, see page 2)



Development Opportunity

DESCRIPTION

A rare development opportunity located in a sought after residential location within walking distance to Newport city centre and train station. This deceptively spacious property is set over four stories and measures approximately 3,700 Sq ft. The building was previously used as a care home but may suit owner occupiers looking to convert into a large family residence.

Conditional planning permission has been granted for conversion to 4 apartments but the building may suit a number of other suggested uses or additional flats (subject to the necessary planning permissions). There are a high selection of amenities nearby and excellent road links to the nearby M4 motorway at Junctions 26 and 27.

ACCOMMODATION

Ground Floor: Entrance porch, hallway, 3 reception rooms, shower room, kitchen, bedroom with en-suite, store room/utility room
 Lower GF: Separate entrance, hallway, 4 reception rooms, kitchen, bathroom, conservatory,
 First Floor: Hallway, 5 rooms (2 with en-suite), store room, bathroom with separate wc
 Second Floor: Landing 4 rooms, kitchen

TENANCIES: To be sold with vacant possession

TENURE: Advised Freehold - to be verified by solicitor

VIEWING SCHEDULE

Date

Tues 03 Mar - Mon 09 Mar - Mon 16 Mar

Time

14.15

Planning Permission

Planning permission was granted with conditions on application number 17/0792 .

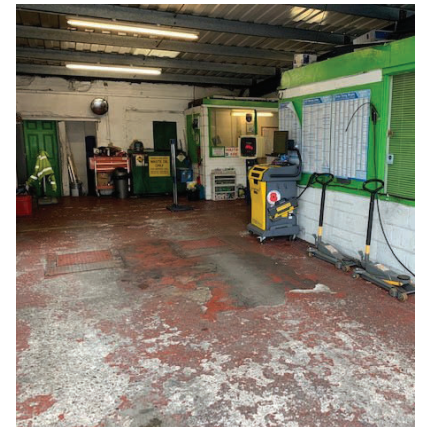


Paul Fosh Auctions Contact: Ryan Saunders

LOT
32

Brynmenyn Car Clinic & Unit, Bryn Road, Brynmenyn, Bridgend CF32 9LA

Guide Price £106,000+ (plus fees/costs, see page 2)



Commercial Investment

DESCRIPTION

An opportunity to acquire a freehold double garage with unit adjacent, situated in the village of Brynmenyn near Bridgend and convenient for the M4 motorway. The village of Brynmenyn benefits from a good range of local amenities and also offers easy access to Bridgend and the McArthurGlen retail Park.

The garage is currently occupied by a well established mechanic trading as Brynmenyn car clinic.

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	Rental
Ground Floor - Garage	2 bays via roller shutter doors, mechanic pit, tyre store, office, wc's	2,131.25	19.8	Let on lease at £96 pw (£4,992 pa).
Ground Floor - Unit/Bungalow	Entrance, lounge, kitchen, bathroom, bedroom			Vacant but previously let at £3,120 pa
Outside	Forecourt			

VIEWING SCHEDULE

Date	Time
Fri 06 Mar - Thurs 12 Mar - Wed 18 Mar	14.10

Paul Fosh Auctions Contact: Sean Roper

LOT
33

14-15 Hannah Street, Porth CF39 9PU
Guide Price £54,000+ (plus fees/costs, see page 2)



Commercial Opportunity

DESCRIPTION

A substantial freehold building comprising a double fronted ground floor shop unit and ancillary accommodation above. The property occupies a prominent position within the High Street with other national and local retailers close by. The property would be ideal as either one large commercial unit or may have scope to convert into two shops with residential over (subject to necessary planning consents).

ACCOMMODATION

Floor	Description	Area Sq Ft	Area Sq M
Ground Floor	Retail Sales Area	1,041	96.7
First Floor		237	22.0
Total		1,278	118.7

* Please note that only the first floor over number 14 is included in the sale.

TENANCIES: To be sold with vacant possession

TENURE: Advised Freehold - to be verified by solicitor

VIEWING SCHEDULE

Date	Time
Thurs 05 Mar - Wed 11 Mar - Tues 17 Mar	16.00

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
34

323 Newport Road, Cardiff CF24 1RL
Guide Price £275,000+ (plus fees/costs, see page 2)



Flats For Investment

DESCRIPTION

A recently refurbished and upgraded semi detached property comprising six studio flats. The flats benefit from new kitchens with appliances, refitted shower room/wcs and is very well presented throughout. The property also benefits from UPVC double glazing, gas central heating (not tested), has off road

parking and a garage/storage unit which may offer scope for further development (subject to necessary planning consents). The property is situated on Newport Road which is one of the main arteries into Cardiff city centre from the East and is ideally situated for local amenities, shopping facilities and transport links.

TENANCIES: To be sold with vacant possession - The studio flats should let at approximately £500 pcm (£36,000 pa)

TENURE: Advised Freehold - to be verified by solicitor

VIEWING CONTACT: Paul Fosh Auctions, 01633 254 044

Viewing Schedule: Tues 03 Mar - Mon 09 Mar - Mon 16 Mar: 09.45

ACCOMMODATION

Floor	Description
Ground	Communal hallway
Ground (Studio 1)	Living area/kitchen, shower room
Ground (Studio 2)	Living area/kitchen, shower room
Ground (Studio 3)	Living area/kitchen, shower room
First	Landing
First (Studio 4)	Lobby area, living area/kitchen, shower room
First (Studio 5)	Living area/kitchen, shower room
First (Studio 6)	Living area/kitchen, shower room
Outside	Driveway to front with parking area, garage with storage area, offering scope to improve, rear garden

Paul Fosh Auctions Contact: Sean Roper

LOT
35

1a Herbert Street, Abercynon, Mountain Ash CF45 4RH
Guide Price £36,000+ (plus fees/costs, see page 2)



Maisonette for Owner Occupation/Investment

DESCRIPTION

A large maisonette apartment situated in the popular location of Abercynon. This four bedroom property is larger than average and offers spacious accommodation throughout. Further benefits include gas combination boiler (not tested) and UPVC double glazing.

Abercynon provides a range of amenities with the nearby towns of Aberdare and Mountain Ash offering a more extensive selection of shopping facilities. The A470 bypass is just minutes away also.

ACCOMMODATION

First Floor: Entrance hallway, living/dining room, kitchen, utility/shower room, 2 bedrooms

Second Floor: Landing, 2 bedrooms, bathroom, study/storeroom

Outside: Garage

TENANCIES: To be sold with vacant possession

TENURE: Advised Leasehold - to be verified by solicitor

VIEWING SCHEDULE

Date	Time
Weds 04 Mar - Tues 10 Mar - Mon 16 Mar	10.00
Paul Fosh Auctions Contact: Ryan Saunders	

guide prices

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

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

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



LOT
36

2 Board Street, Pontllytyn, Bargoed CF81 9PP
Guide Price £37,000+ (plus fees/costs, see page 2)



Flat for Owner Occupation/Investment

DESCRIPTION

A ground floor purpose built flat in a cul de sac location in Pontllytyn. This spacious flat has been improved throughout and benefits from a gas combination boiler (not tested) and double glazing.

The flat, previously let for 12 years, has recently become vacant. Pontllytyn has a range of local amenities, with the nearby towns of Merthyr Tydfil and Bargoed providing a more extensive range of facilities.

ACCOMMODATION

Ground Floor: Communal entrance, entrance hallway, living room, kitchen, bathroom, 2 bedrooms

Outside: Communal garden area

TENANCIES: To be sold with vacant possession

TENURE: Advised Leasehold - to be verified by solicitor

VIEWING CONTACT Paul Fosh Auctions, 01633 254 044

VIEWING SCHEDULE

Date	Time
Fri 06 Mar - Thurs 12 Mar - Weds 18 Mar	12.10
Paul Fosh Auctions Contact: Ryan Saunders	



LOT
37

136/136b Dunraven Street, Tonypandy CF40 1QD
Guide Price £25,000+ (plus fees/costs, see page 2)



Investment Opportunity

DESCRIPTION

An opportunity to acquire a substantial freehold building comprising two flats and the freehold of the ground floor shop unit. The property is situated in Tonypandy town centre, close to car parking, a good range of local amenities and shopping facilities. The flats benefit from partial UPVC double glazing and gas central heating (not tested) and will require further upgrading and improvement works.

ACCOMMODATION

Ground Floor: Shop (sold off on a 999 year lease, peppercorn rent)

First Floor: Entrance hall, kitchen, bedroom, living room, bathroom

Second Floor: Entrance, kitchen, 2 bedrooms, living room, bathroom

Outside: Small rear garden with steps leading to public car park

TENURE: Advised Freehold - to be verified by solicitor

VIEWING CONTACT Paul Fosh Auctions, 01633 254 044

Date	Time
Thurs 05 Mar - Wed 11 Mar - Tues 17 Mar	12.10
Paul Fosh Auctions Contact: Sean Roper	

LOT
38

Dunraven Chambers, Ebenezer Road, Tonypany CF40 1BB
Guide Price £72,000+ (plus fees/costs, see page 2)



Development Opportunity/Investment

DESCRIPTION

A large detached building comprising of three floors, situated just off Tonypany's main shopping area. The ground floor is currently set up as a commercial unit with office/storage on the first floor and a self-contained two bedroom flat on the second floor. Each floor benefits from its own private entrance, so this may appeal to developers looking to convert each floor to flats. Due to its central location the property has a wide range of amenities within walking distance and a selection of shopping facilities. Tonypany also benefits from a railway station with links to Cardiff.

ACCOMMODATION

Ground Floor: Shop area, store cupboard, wc

First Floor: Landing, 2 rooms, kitchen, wc, lounge area

Second Floor: Living room/kitchen, bathroom, 2 bedrooms

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

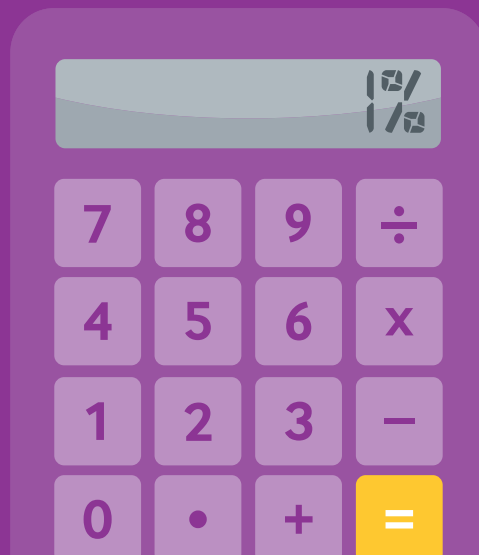
Time

Thurs 05 Mar - Wed 11 Mar - Tues 17 Mar
Paul Fosh Auctions Contact: Ryan Saunders

11.30

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
39

164 Bowleaze, Greenmeadow, Cwmbran NP44 4LG
Guide Price £85,000+ (plus fees/costs, see page 2)



House for Owner Occupation/Investment

DESCRIPTION

An extended three bedroom, mid terraced house with a large conservatory and two reception rooms. The property is situated in the Greenmeadow area of Cwmbran which has a selection of local amenities, shops, schools etc. The house further benefits from UPVC double glazing and gas combination boiler (not tested).

The nearby town of Cwmbran offers an extensive range of amenities such as cinema, bowling and shopping facilities with free car parking. This property is in mainly good condition throughout and would be ideal for an owner occupier or buy to let investor.

ACCOMMODATION

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

First Floor: Landing, wc, bathroom, 3 bedrooms

Outside: Communal car park, enclosed rear garden

TENANCIES: To be sold with vacant possession

Potential Rental Income: £625-£650 pcm. For further information, please contact Adrian Smith on 01633 746800 or adrian@paulfoshlettings.com.

TENURE: Advised Freehold - to be verified by solicitor

VIEWING CONTACT: Paul Fosh Auctions, 01633 254 044

VIEWING SCHEDULE

Date

Fri 06 Mar - Thurs 12 Mar - Weds 18 Mar

Time

15.40

Paul Fosh Auctions Contact: Ryan Saunders

LOT
40

Garages & Land at Spring Lane, Newport NP20 4FW

Guide Price £25,000+ (plus fees/costs, see page 2)



Garages and Yard

DESCRIPTION

An opportunity to acquire one large double garage (for 4 vehicles) and a yard (approx 212 Sq m) which may offer scope for future development (subject to necessary planning consents). The garages/yard will be ideal for use for storage such as as vehicles or other uses.

The garages are situated at the bottom of a lane in this discreet location and may also be ideal for use by a tradesperson such as builders and plumbers etc.

ACCOMMODATION

Ground Floor: Double garage with up and over doors, yard area 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

Paul Fosh Auctions Contact: Sean Roper

LOT
41

39 Mill Road, Caerphilly CF83 3FD

Guide Price £129,000+ (plus fees/costs, see page 2)



House for Owner Occupation/Investment

DESCRIPTION

A larger than average fully renovated three bedroom end of terraced house situated within walking distance of Caerphilly town centre. This bay fronted property has recently been modernised to a high standard throughout, benefits include new glazing, electrical re-wire and gas combination boiler (not tested). This convenient location has a large selection of amenities, shops, schools, railway station etc. Ideal for an owner occupier or buy to let landlord.

ACCOMMODATION

Ground Floor: Entrance hallway, living room, dining room, kitchen, double shower room

First Floor: Landing, 3 bedrooms

Outside: Forecourt and large 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

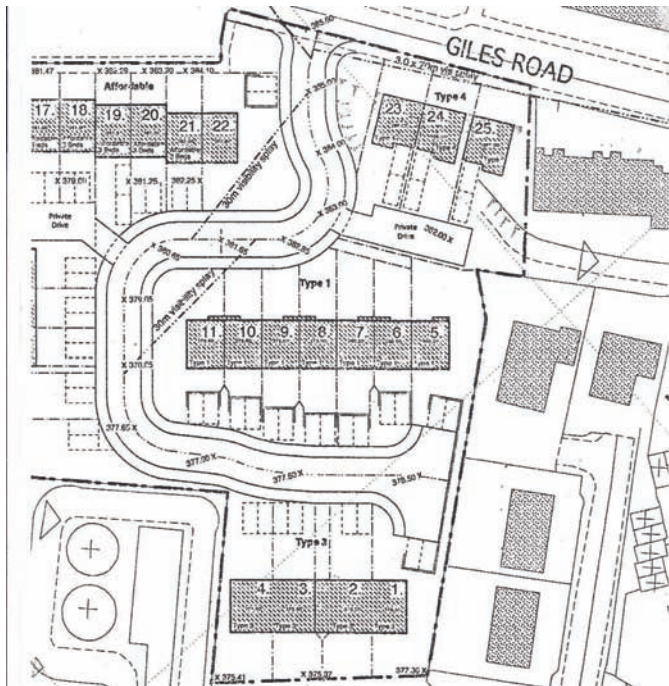
VIEWING SCHEDULE

Date	Time
Tues 03 Mar - Mon 09 Mar - Mon 16 Mar	12.00

Paul Fosh Auctions Contact: Ryan Saunders

**LOT
42**

Land at Giles Road, Blaenavon, Pontypool NP4 9JR Guide Price **£60,000+** (plus fees/costs, see page 2)



Land with Development Potential

DESCRIPTION

A parcel of land which we understand amounts to around 1.65 acres (0.67 ha) the land is located adjacent to an established residential development.

Planning: We understand that correspondence from Torfaen County Borough Council planning department suggests agreement in principle for residential development. Furthermore, we understand that the land is located within the local development plan for residential development. A scheme for a development of 25 units including social housing has been drawn up although has not been formally submitted. Copies of all planning correspondence will be available for inspection at 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
43**

Development Site at Chapel Street, Pontycymer, Bridgend CF32 8EG Guide Price **£42,000+** (plus fees/costs, see page 2)



Development Opportunity

DESCRIPTION

A development site in the heart of Pontycymer village with nearby amenities, shops, schools etc. The site benefits from scenic views of the surrounding valley and has excellent road links leading to the M4 motorway located under 7 miles to the south. The site has been granted full planning permission for four link houses.

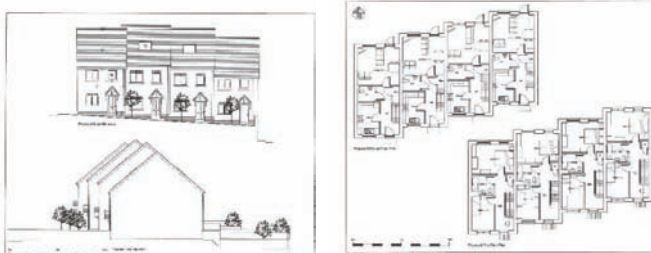
Planning Permission: Full planning permission for four dwellings (two dwellings are 2 bedroom and two dwellings are four bedroom).

Planning Application No: P/18/291/FUL

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
44

118 Commercial Road, Newport NP20 2GW
Guide Price £75,000+ (plus fees/costs, see page 2)



Commercial/Residential Opportunity

DESCRIPTION

A substantial freehold building comprising ground floor retail unit/office and three bedroom flat above. The property would be ideal for either buy to let, investor or a person requiring a live overwork unit.

The commercial unit offers scope for a number of uses including office or retail unit as well as potential change of use to A3 (subject to necessary planning consents).

ACCOMMODATION

Ground Floor: Retail unit by roller shutter door, retail/office space, 2 rooms including former kitchen area

First Floor Flat: Ground floor entrance, stairs, landing, lounge, dining room, kitchen, bathroom

Second Floor: 3 bedrooms

Outside: Rear yard

TENANCIES: To be sold with vacant possession

TENURE: Advised Freehold - to be verified by solicitor

VIEWING CONTACT: Paul Fosh Auctions, 01633 254 044

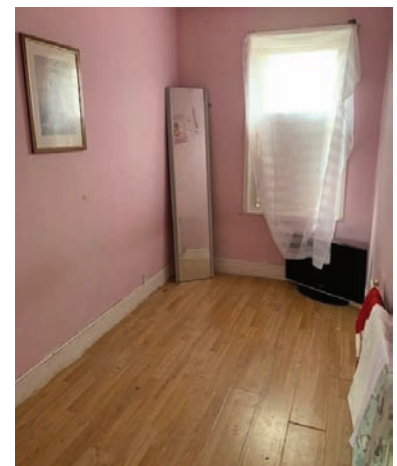
VIEWING SCHEDULE

Date

Tues 03 Mar - Mon 09 Mar - Mon 16 Mar

Time

15.45



Paul Fosh Auctions Contact: Sean Roper

LOT
45

64 Stone Street, Llandovery SA20 0JW
Guide Price £50,000+ (plus fees/costs, see page 2)

WELSH PROPERTY

01269 268770



House For Owner Occupation/Investment

DESCRIPTION

A traditional cottage situated in the sought after market town of Llandovery. The property has previously benefited from improvement works to include re fitted kitchen and bathroom, UPVC double glazing and gas central heating (not tested). The property would be ideal for either a homeowner or buy to let/holiday let and is ideally situated for Llandovery town centre with its wide range of amenities and shopping facilities.

ACCOMMODATION

Ground Floor: Entrance, lounge, kitchen

First Floor: Landing, 2 bedrooms, bathroom

Outside: Rear garden

TENANCIES: To be sold with vacant possession but let up until recently at £450 pcm and should now offer scope to increase

TENURE: Advised Freehold - to be verified by solicitor

VIEWING CONTACT Welsh Property - 01269 268770



Paul Fosh Auctions Contact: Sean Roper

LOT
46

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

WELSH PROPERTY

01269 268770



House For Owner Occupation/Investment

DESCRIPTION

An improved and well presented mid terraced house. The property would be ideal for a first time buyer, buy to let or as a holiday let. The village of Upper Brynamman is ideally situated for access to the stunning black mountains range and Brecon Beacons National Park and the town of Ammanford is easily accessible via good road links. The property benefits from an attractive fitted kitchen with appliances, UPVC double glazing and has electric storage heaters (not tested).

ACCOMMODATION

Ground Floor: Entrance, lounge, dining room, kitchen

First Floor: Landing, 2 bedrooms, bathroom

Outside: Yard to rear and garden situated opposite the property

TENANCIES: To be sold with vacant possession

TENURE: Advised Freehold - to be verified by solicitor

VIEWING CONTACT Paul Fosh Auctions, 01633 254 044

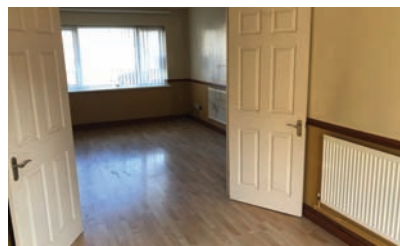
VIEWING SCHEDULE

Date	Time
Thurs 05 Mar - Wed 11 Mar - Tues 17 Mar	14.10
Paul Fosh Auctions Contact: Sean Roper	



LOT
47

55 Graig Newydd, Godrergrraig, Swansea SA9 2DG
Guide Price £79,000 (plus fees/costs, see page 2)



House for Owner Occupation/Investment

DESCRIPTION

A three bedroom semi detached property conveniently located within easy access to the M4 motorway and situated close to the nearby town of Pontardawe.

The property offers good living accommodation and benefits from UPVC double glazing, gas central heating (not tested) and off road parking for 2 to 3 vehicles.

ACCOMMODATION

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

First Floor: 3 bedrooms, bathroom

Outside: Parking for 2/3 cars, enclosed rear garden, shed, views over mountain

TENANCIES: To be sold with vacant possession

TENURE: Advised leasehold - to be verified by solicitor
99 years from 25/12/1972

VIEWING CONTACT: Paul Fosh Auctions, 01633 254 044

VIEWING SCHEDULE

Date

Thurs 05 Mar - Wed 11 Mar - Tues 17 Mar

Time

14.40



Paul Fosh Auctions Contact: Gemma Vaughan

LOT
48

3 Castlefield, Station Road, Llanelli SA15 1AF
Guide Price £129,000 + (plus fees/costs, see page 2)



Development Opportunity

DESCRIPTION

A three storey semi detached house located in Llanelli. The property dates back to circa 1820's and has served many uses over the years. The property was once two apartments and now offers scope for a third apartment on the second floor. The footprint of the property will suit investors looking to convert as the existing lay out is that of two apartments but was most recently lived in as one house.

The property benefits from generous room sizes, high ceilings, as well as gas central heating via combination boiler (not tested) and UPVC double glazing. The immediate area is undergoing some re-development so this could be the perfect time to invest.

ACCOMMODATION

Ground Floor: Entrance porch, hallway, 3 reception rooms, conservatory, kitchen, shower room, wc

First Floor: Split level landing, 3 bedrooms, bathroom/utility room, kitchen

Second Floor: 2 bedrooms

Outside: Forecourt, garden, off road parking to rear, storage shed

TENANCIES: To be sold with vacant possession

TENURE: Advised Freehold - to be verified by solicitor

VIEWING CONTACT: Paul Fosh Auctions, 01633 254 044

VIEWING SCHEDULE

Date

Thurs 05 Mar - Wed 11 Mar - Tues 17 Mar

Time

13.00



Paul Fosh Auctions Contact: Ryan Saunders

LOT
49

Development Site, at Broadway, Laugharne, Carmarthen
SA33 4NS
Guide Price £350,000+ (plus fees/costs, see page 2)

BRINSONS



Development Opportunity (42 Dwellings)

DESCRIPTION

An opportunity to acquire a green field residential development site measuring approximately six acres in the picturesque village of Laugharne. The site occupies a mainly level and regular shaped area in a rural setting which is framed by treeline and hedgerow boundaries.

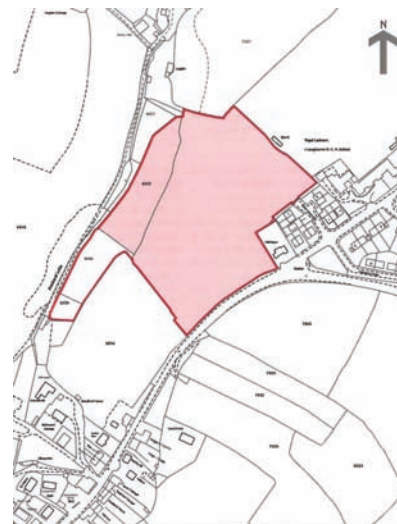
The town of Laugharne is situated approximately 30 miles south west of Carmarthen and the A48 leading to the M4 motorway.

Planning: Outline planning permission was approved on appeal 5th December 2018 for residential development of the land which includes the construction of 42 houses. Please refer to the legal pack.

TENANCIES: To be sold with vacant possession

TENURE: Advised Freehold - to be verified by solicitor

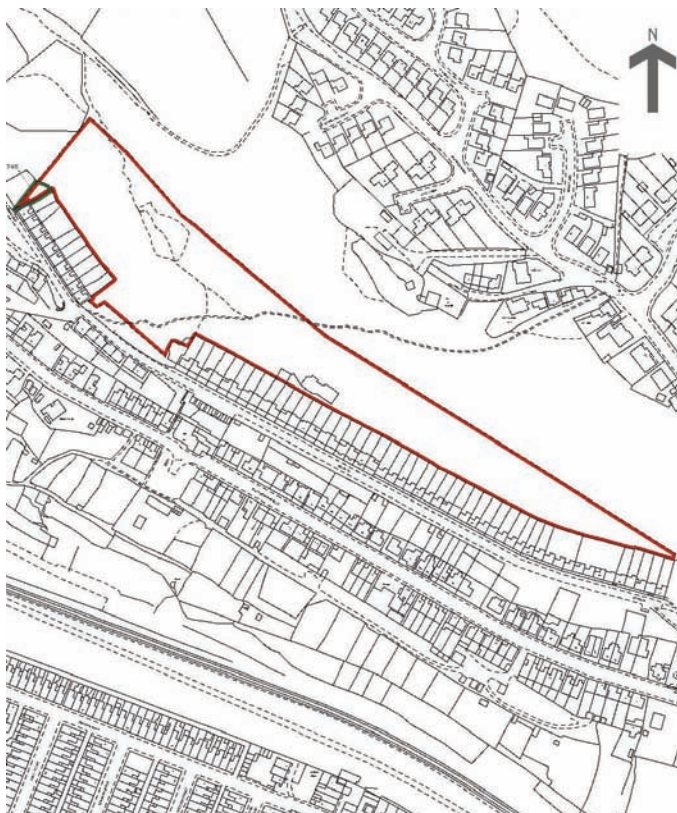
VIEWING CONTACT: Paul Fosh Auctions, 01633 254 044



Paul Fosh Auctions Contact: Sean Roper

LOT
50

Land at Ael-y-Bryn, Pantygraigwen, Pontypridd CF37 2RS
Guide Price £7,000+ (plus fees/costs, see page 2)



Land With Potential

DESCRIPTION

A substantial parcel of land measuring approximately 6 acres or more. The land may offer scope for residential development, commercial use, amenity or extra garden space (subject to necessary planning consents). The site is situated behind a row of traditional terraced houses running from Llanwonno Road to Ael y Bryn.

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

1 Attlee Close, Cefn Golau, Tredegar NP22 3TF
Guide Price £64,000+ (plus fees/costs, see page 2)



House For Owner Occupation/Investment

DESCRIPTION

A recently renovated house situated in the Cefn Golau area of Tredegar. The property has recently been modernised throughout and would be ideal for owner occupiers or buy to let investors. Further benefits include gas central heating (not tested) and double glazing. The town of Tredegar benefits from an excellent range of amenities, shopping facilities and is conveniently situated for access to the A465 Heads of the Valleys road.

ACCOMMODATION

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

First Floor: 3 bedrooms, bathroom

Outside: Front and rear gardens

TENANCIES: To be sold with vacant possession

TENURE: Advised Freehold - to be verified by solicitor

VIEWING CONTACT Paul Fosh Auctions, 01633 254 044

VIEWING SCHEDULE

Date	Time
Fri 06 Mar - Thurs 12 Mar - Weds 18 Mar	12.50
Paul Fosh Auctions Contact: Ryan Saunders	



Commercial/Redevelopment Opportunity

DESCRIPTION

The property is a freehold, end of terrace, three storey building occupying a prominent corner position in the town of Mountain Ash. The property comprises approximately 544.2 Sq m (5,859 Sq ft) of accommodation. The ground floor is fitted out as a banking hall with partitioned office content and benefits from carpeted flooring, suspended ceiling with inset fluorescent strip light panels, wall mounted air-conditioning units and gas central heating (not tested). The first floor is divided into two units, having previously been occupied as banking offices and a solicitor's office. The second floor provides further office accommodation that benefits from carpeted floors, fluorescent strip lighting, kitchen and wc facilities.

TENANCIES: To be sold with vacant possession

TENURE: Advised Freehold - to be verified by solicitor

ACCOMMODATION

Floor	Description	Area Sq Ft	Area Sq M
Ground	Banking Hall	2,349	218.2
First	Office	1,594	148.0
Second	Office	1,695	157.5
Basement	Storage	221	20.5
Total		5,859	544.2

The property offers a number of potential alternative uses or redevelopment opportunities such as flats or a mix of commercial with residential over (subject to necessary planning consents).

The property is situated on Commercial Street to the corner of Pryce Street in the centre of Mountain Ash in close proximity to Mountain Ash train station. Oxford Street accommodates a mix of both local traders and national retailers and provides nearby access to the A470 providing links to Pontypridd and Cardiff in the south.

VIEWING SCHEDULE

Date

Weds 04 Mar - Tues 10 Mar - Mon 16 Mar

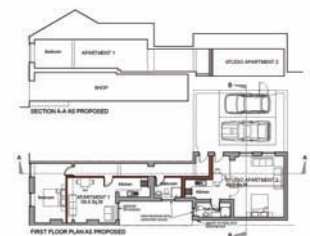
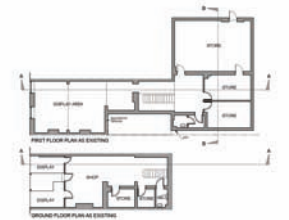
Time

11.20

Paul Fosh Auctions Contact: Sean Roper

LOT
53

8 Windsor Road, Griffithstown, Pontypool NP4 5HY
Guide Price **£69,000+** (plus fees/costs, see page 2)



Investment/Redevelopment Opportunity

DESCRIPTION

A freehold mid terraced, two storey building comprising 187.3 Sq m (2,016 Sq ft) of commercial and ancillary accommodation. The property comprises a ground floor retail unit with first floor ancillary space. Furthermore, full planning permission was granted on 12 September 2018 for conversion of the upper and rear sections to provide two self contained flats.

Planning consent was passed by Torfaen County Borough Council on 12 September 2018 under Application No. 18/P/0488/FUL. Planning was also granted to allow for a new shop front, which provides opportunity to increase the retail area.

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	Retail	623	57.9
Ground	Storage	74	6.9
First	Ancillary	1,319	122.5
Total		2,016	187.3

VIEWING SCHEDULE

Date

Time

Fri 06 Mar - Thurs 12 Mar - Weds 18 Mar

14.50

Paul Fosh Auctions Contact: Ryan Saunders

LOT
54

Hawdref Ganol, Pontrhydyfen, Port Talbot SA12 9SL
Guide Price £635,000+



Rare Investment/Business Opportunity

DESCRIPTION

A rare investment/business opportunity in a semi rural location within the Afan Valley in the county borough of Neath Port Talbot.

This extensive property was formerly trading as a successful restaurant and guesthouse until 2019. The ground floor was trading as a well known bar and grill, with guest accommodation on the first floor and private accommodation located on the second floor with a modern open plan apartment providing spacious living accommodation.

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 05 Mar - Wed 11 Mar - Tues 17 Mar

Time

16.15

There is approximately 20 acres of land, various outbuildings in close proximity and also a large car park. The stables provide 17 letting opportunities, and the large "battlefield" offers further income potential as a paintball business. The field is fully equipped with various army props and consists of a sheltered sitting area, summerhouse, wooden storage shed and steel storage container. This property would be ideal as a live in business, buy to let investment or maybe suited to multiple other uses (subject to the necessary planning consents). Surrounded by countryside in an idyllic setting, you may be surprised to know that the M4 motorway is just over 5 miles away (approximately 12 minutes).

Paul Fosh Auctions Contact: Ryan Saunders

LOT
54

Hawdref Ganol, Pontrhydyfen, Port Talbot SA12 9SL
Guide Price £635,000+



Paul Fosh Auctions Contact: Ryan Saunders

South Wales Viewing Schedule

19 March 2020 Auction

[illegible]

1	108 Heol-Y-Mynydd, Gilfach Goch, CF39 8UR			09.30			09.30		09.30
84	The Rez, Tonypandy, CF40 2UH			10.10			10.10		10.10
76	33a Dunraven Street, Tonypandy, CF40 1AL			11.00			11.00		11.00
38	Dunraven Chambers, Tonypandy, CF40 1BB			11.30			11.30		11.30
37	136/136b Dunraven Street, Tonypandy, CF40 1QD			12.10			12.10		12.10
10	11 Flats at Llys Gosen, Tonypandy, CF40 2RR			12.45			12.45		12.45
15	1 Morris Street, Treherbert, Treorchy, CF42 5HN			13.45			13.45		13.45
65	37 High Street, Ferndale, CF43 4RH			14.40			14.40		14.40
2	147 North Road, Ferndale, CF43 4RA			15.15			15.15		15.15
33	14-15 Hannah Street, Porth, CF39 9PU			16.00			16.00		16.00
80	72 Hannah Street, Porth, CF39 9PY			16.30			16.30		16.30
14	37 The Grove, Uplands, Swansea, SA2 0QR			10.00			10.00		10.00
9	55 Ceri Road, Townhill, Swansea, SA1 6LR			10.40			10.40		10.40
7	Annex & Barn at Burry Dairy Farm, Swansea, SA3 1BE			11.40			11.40		11.40
48	Castlefield, 3 Station Road, Llanelli, SA15 1AF			13.00			13.00		13.00
46	37 New Road, Upper Brynamman, SA18 1AF			14.10			14.10		14.10
47	55 Graig Newydd, Swansea, SA9 2DG			14.40			14.40		14.40
6	Flats at 1 Furnace Terrace, Neath, SA11 2EE			15.30			15.30		15.30
54	Hawdref Ganol, Pontrhydyfen, Port Talbot, SA12 9SL			16.15			16.15		16.15
23	33 Commercial Street, Bridgend, CF32 7NW			10.00			10.00		10.00
62	39 Wyndham Street, Ogmore Vale, CF32 7EU			10.40			10.40		10.40
63	39a Wyndham Street, Ogmore Vale, CF32 7EU			11.00			11.00		11.00
81	5 Sunnyside, Ogmore Vale, CF32 7AW			11.40			11.40		11.40
3	2 Garreg Road, Pontycymer, Bridgend, CF32 8EL			12.20			12.20		12.20
55	21 Cwmcoed, Bettws, Bridgend, CF32 8SW			13.00			13.00		13.00
32	Brynmenyn Car Clinic & Unit, Bridgend, CF32 9LA			14.10			14.10		14.10
57	Former Iron Works, Tondy, Bridgend, CF32 9BF			14.45			14.45		14.45
17	Former Depot Buildings, Neath, SA11 1BY		11.00				11.00		11.00
29	Industrial Unit, Isaacs Place, Port Talbot, SA12 6NP		12.00				12.00		12.00

This schedule is for information purposes only. All viewings are strictly by appointment and are subject to change. If a viewing has to be cancelled/rearranged, we can only let you know if you’ve booked. To book a viewing call **01633 254044** or 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. Please note that viewings last approximately 20 minutes unless stated

LOT
55

21 Cwmcoed, Bettws, Bridgend CF32 8SW
Guide Price £329,000+ (plus fees/costs, see page 2)



House for Owner Occupation/Investment

DESCRIPTION

A stunning executive detached house located in the popular area of Bettws in Bridgend.

This three storey property is immaculately presented throughout and offers generous accommodation. The house was built approximately 10 years ago by the current owners and benefits from UPVC double glazing and a log gasification boiler with gas central heating backup (not tested).

Further benefits include large driveway, double garage, timber built roundhouse and amazing views across the nearby countryside. Nearby amenities are available in Bettws with access to the M4 motorway and McArthur Glen shopping outlet under 4 miles away.

ACCOMMODATION

Ground Floor: Large entrance hallway, living room, dining room, office/study, kitchen/breakfast room, utility room, wc, storage cupboard

Lower Ground Floor: Landing, gym room, wc, games room/bar, studio room

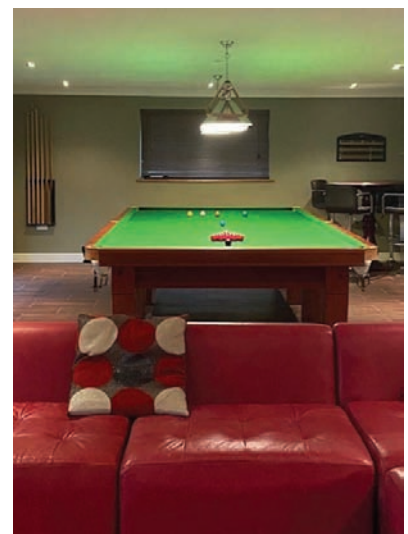
First Floor: Mezzanine landing, 5 bedrooms, master with walk in wardrobe & en suite, bathroom

Outside: Front, side and rear gardens, timber built roundhouse, balcony access from the kitchen and living room

TENANCIES: To be sold with vacant possession

TENURE: Advised Freehold - to be verified by solicitor

VIEWING CONTACT: Paul Fosh Auctions, 01633 254 044



VIEWING SCHEDULE

Date

Fri 06 Mar - Thurs 12 Mar - Wed 18 Mar

Time

13.00

Paul Fosh Auctions Contact: Ryan Saunders

LOT
56

55 Cardiff Road, Troedyrhiw, Merthyr Tydfil CF48 4JZ
Guide Price £29,000 + (plus fees/costs, see page 2)



House for Renovation/Investment

DESCRIPTION

An end of terrace house located in the increasingly popular area of Troedyrhiw. The current owners have completed the "first fix" and demolished the extension to the rear ready to rebuild. The property has been partially rewired, plastered throughout and new glazing installed. Troedyrhiw has become popular with Airbnb hosts and buy to let investors. Troedyrhiw has an excellent range of amenities and is positioned close to Bike Park Wales and good road links to Merthyr Town centre.

ACCOMMODATION

Ground Floor: Open plan room

Lower GF: Basement

First Floor: Landing, 2 bedrooms, room for wc

Outside: Foundations for extension and rear garden

TENANCIES: Advised Leasehold - 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
Weds 04 Mar - Tues 10 Mar - Mon 16 Mar	16.10
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.





Former Iron works for Office or Redevelopment Opportunity

DESCRIPTION

An opportunity to acquire a substantial Grade II listed freehold building which was formerly part of the Iron works. This versatile building would be ideal for a number of uses including its current configuration as offices or conversion to residential such as a number of flats or one large dwelling. The property would also be ideal for tourism based use such as small hotel, B&B or outdoor pursuits type centre (subject to necessary planning consents). The property currently has planning for a single dwelling.

The village of Tondy lies just 2 miles from the M4 motorway with easy access to both Cardiff and Swansea. The building itself was renovated and refurbished in 2000 with the support of Cadw and the Millennium Commission and currently provides office accommodation over four floors. Externally there is an attractive parkland setting and the property is approached by a driveway with it's own private parking area.

ACCOMMODATION

Floor	Description	Area Sq Ft	Area Sq M
Lower Ground Floor	Meeting room/Staff room	307	28.51
Lower Ground Floor	Separate male, female and disabled wc's		
Ground Floor	Office space	522	48.6
First Floor	Office space	1,096	101.8
Second Floor	Office space	660	61.3
Total		2,585	240.21

TENANCIES: To be sold with vacant possession but let until recently at £30,000 pa

TENURE: Advised Freehold - to be verified by solicitor

VIEWING CONTACT: Paul Fosh Auctions, 01633 254 044

VIEWING SCHEDULE

Date

Fri 06 Mar - Thurs 12 Mar - Wed 18 Mar

Time

14.45

Paul Fosh Auctions Contact: Sean Roper

LOT
57

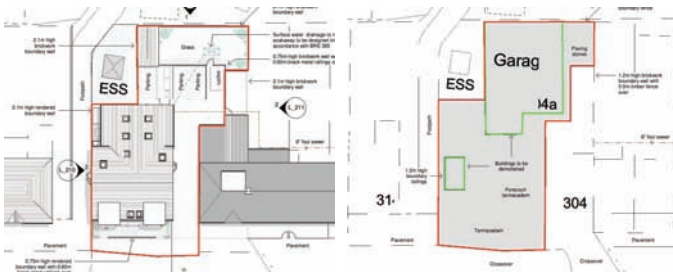
Former Iron Works, Iron Way, Tondy, Bridgend CF32 9BF
Guide Price £320,000+



Paul Fosh Auctions Contact: Sean Roper

LOT
58

Birch Grove Garage, 304a Caerphilly Road, Cardiff CF14 4NS
Guide Price £295,000+ (plus fees/costs, see page 2)



Garage with Development Potential

DESCRIPTION

A rare opportunity within a highly sought after area of Cardiff. The land is currently occupied by a garage but applications have been submitted with a view of demolishing the existing building and the erection of a new development to form an A3 commercial unit to the ground floor with five apartments above.

This popular Cardiff suburb benefits from an excellent range of amenities and access roads direct to the city centre.

Planning Permission: Planning application reference: 18/00762/MNR

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 03 Mar - Mon 09 Mar - Mon 16 Mar	11.15

Paul Fosh Auctions Contact: Ryan Saunders

thinking of selling at auction?

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

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



LOT
59

47-49 High Street, Bargoed CF81 8RD
Guide Price £55,000+ (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 SCHEDULE

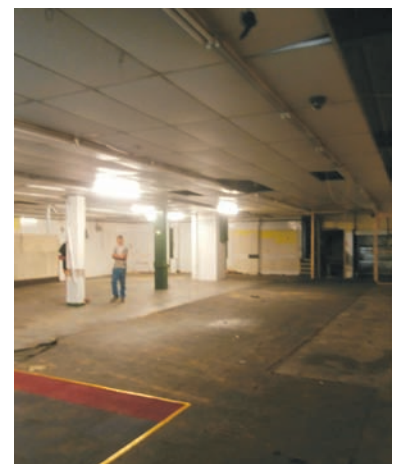
Date

Fri 06 Mar - Thurs 12 Mar - Weds 18 Mar

Time

11.20

Paul Fosh Auctions Contact: Sean Roper



LOT
60

Flat 3, 1-7 Market Street, Tenbury Wells WR15 8BH
Guide Price £42,000+ (plus fees/costs, see page 2)



Apartment for Owner Occupier/Investment

DESCRIPTION

A second floor apartment located in the heart of Tenbury Wells. This historic market town benefits from a wide range of amenities and shops, with road links provided by the nearby A456, which leads to the A49. This well proportioned apartment is in good order throughout, with sash windows and electric storage heaters (not tested). This property would be ideally suited to owner occupiers and buy to let investors.

ACCOMMODATION

Ground Floor: Communal Entrance

Second Floor: Entrance, hallway, kitchen/dining room, bathroom, living room, bedroom

TENANCIES: To be sold with vacant possession

TENURE: Advised Leasehold - to be verified by solicitor

VIEWING CONTACT Mary Stone Properties, 01584 819155

Paul Fosh Auctions Contact: Ryan Saunders

LOT
61

Apartment 8 Kingscroft, Kingsmills Road, Wrexham LL13 8NR
Guide Price £70,000 (plus fees/costs, see page 2)



Flat for Owner Occupation/Investment

DESCRIPTION

A two bedroom first floor apartment in fair condition. The property would be ideal for owner occupation or for landlords looking for a buy to let.

The property benefits from two double bedrooms (one with en suite) and parking. The property is ideally situated close to road links and amenities. Access is via a secure electric gated entrance.

ACCOMMODATION

First Floor: Entrance hall, lounge, kitchen, 2 bedrooms (1 with en suite), bathroom

Outside: Communal parking area, designated parking

TENANCIES: To be sold with vacant possession

TENURE: Advised Leasehold - 125 years from 1st January 2006

VIEWING CONTACT Paul Fosh Auctions, 01633 254 044



Paul Fosh Auctions Contact: Gemma Vaughan

LOT
62

39 Wyndham Street, Ogmore Vale, Bridgend CF32 7EU
Guide Price £39,000+ (plus fees/costs, see page 2)



Maisonette for Owner Occupation/Investment

DESCRIPTION

A former house that was split from the lower ground floor level which offers spacious accommodation over two floors.

Situated within a residential location of Ogmore Vale, there are nearby amenities with further options in the nearby villages of Wyndham and Nantymoel. The M4 motorway and McArthurGlen shopping park are approximately 6 miles to the south.

ACCOMMODATION

Ground Floor: Entrance hallway, living room, kitchen/diner, utility room, shower room

First Floor: 3 bedrooms

Outside: Rear fire exit

TENANCIES: To be sold with vacant possession

TENURE: Advised Leasehold - to be verified by solicitor

VIEWING CONTACT Paul Fosh Auctions, 01633 254 044

VIEWING SCHEDULE

Date	Time
Fri 06 Mar - Thurs 12 Mar - Wed 18 Mar	10.40
Paul Fosh Auctions Contact: Ryan Saunders	



LOT
63

39a Wyndham Street, Ogmore Vale, Bridgend CF32 7EU
Guide Price £25,000 + (plus fees/costs, see page 2)



Flat for Owner Occupation/Investment

DESCRIPTION

A lower ground floor flat situated in a residential location within Ogmore Vale, close to local amenities and access roads to the M4 motorway. This studio flat benefits from double glazing and gas central heating (not tested) and may suit owner occupiers or buy to let investors.

ACCOMMODATION

Lower Ground Floor: Entrance, living room/bedroom, kitchen, bathroom, conservatory area

Outside: Forecourt with storage sheds and rear level garden

TENANCIES: To be sold with vacant possession

TENURE: Advised Leasehold - to be verified by solicitor

VIEWING CONTACT Paul Fosh Auctions, 01633 254 044

VIEWING SCHEDULE

Date	Time
Fri 06 Mar - Thurs 12 Mar - Wed 18 Mar	11.00

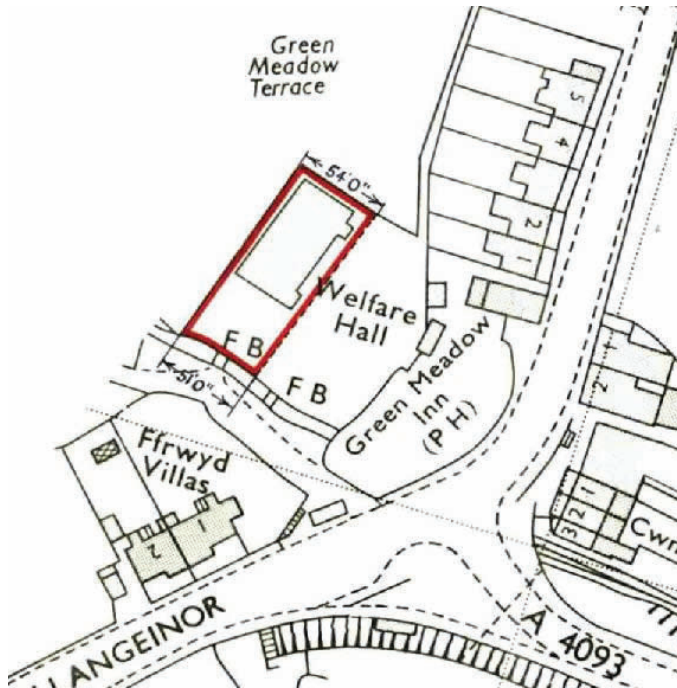


Paul Fosh Auctions Contact: Ryan Saunders

LOT
64

Land at Green Meadow Terrace, Llangeinor, Bridgend CF32 8PD

Guide Price £15,000+ (plus fees/costs, see page 2)



Land with Potential

DESCRIPTION

An area of land located in the village of Llangeinor, north of Bridgend.

This former welfare site offers great potential for developers, with mains drainage and water services within the boundary (not inspected) and the adjoining plot being granted outline planning permission in recent years.

There is access to the site via Heal Ty Nant.

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

37 High Street, Ferndale CF43 4RH

Guide Price £54,000+ (plus fees/costs, see page 2)



Commercial/Residential Investment Opportunity

DESCRIPTION

A freehold building comprising a ground floor retail unit with first floor flat. The property is situated in a parade of shops within the main shopping area in the town of Ferndale. The ground floor is currently occupied by a barbers/hairdressers and other occupiers in the area include both national and local retailers.

Viewing Schedule: Thurs 05 Mar - Wed 11 Mar - Tues 17 Mar: 14.40

ACCOMMODATION

Floor	Description	Rent
Ground Floor	Hair salon, office/store area, storeroom, kitchen, wc	Shop let on a five year lease at £350 pcm (£4,200 pa)
First Floor	Landing, lounge/bedroom, kitchen, bathroom	Flat let on an AST at £314 pcm (£3,768 pa)
Outside	Rear yard	
Total		£7,968 pa

TENURE: Advised Freehold - to be verified by solicitor

Paul Fosh Auctions Contact: Sean Roper

LOT
66

Barns at Dolbedwyn, Newchurch, Kington HR5 3QQ

Guide Price £75,000+ (plus fees/costs, see page 2)



Development Opportunity

DESCRIPTION

A selection of barns with planning for development into five homes/units. The barns are predominantly stone built with half timber frame construction, in poor condition but occupy an elevated position in a stunning rural location.

The proposed dwellings provide various choices of accommodation.

Unit 1 - 3 bedrooms, 1 en-suite, bathroom, entrance hall, study, kitchen, living/dining room

Unit 2 - Entrance hall, 3 bedrooms, 1 en-suite, family bathroom, dining/living/kitchen

Unit 3 - 4 bedrooms, 1 en-suite, family bathroom, kitchen/living/dining area

Unit 4 - 3 bedrooms, 1 en-suite, family bathroom, kitchen/dining/living area

Unit 5 - 2 bedrooms, bathroom, kitchen/dining/living area

Outside each barn will have allocated parking areas and garden

Planning:

Planning permission was granted by Powys County Council in August 2006 for conversion of the barns to create five dwellings, associated car parking, landscaping and access. Full details of planning and the planning consents will be available in the legal pack.

TENANCIES: To be sold with vacant possession

TENURE: Advised Freehold - to be verified by solicitor

VIEWING CONTACT: Paul Fosh Auctions, 01633 254 044

The barns are situated close to the villages of Painscastle and Klein with the bustling town of Hay on Wye approximately five and a half miles to the north. The barns are adjacent to Dolbedwyn Farm, a 16th century building which has shared access.



Paul Fosh Auctions Contact: Sean Roper

LOT
67

Land at Upper North Road, Bargoed CF81 8TJ
Guide Price £49,000+ (plus fees/costs, see page 2)



Residential Development Site

DESCRIPTION

A rare opportunity to acquire an area of land approximately 5.5 acres in size with full planning permission to erect a stepped level detached dwelling with double garage and roof deck.

The site is located in Bargoed in the county of Caerphilly and is situated at the north western end of Upper North Road at its junction with Llancayo Street. Bargoed town centre is approximately 0.5 miles in the south east. The town centre offers a wide selection of amenities and shopping facilities whilst also benefiting from a train station with direct links to Cardiff.

Planning: Planning consent was granted on application number 19/0578/FULL.

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
68

Land off Hendy Road, Penclawdd, Swansea SA4 3XE
Guide Price £55,000+ (plus fees/costs, see page 2)



Building Plot

DESCRIPTION

A building plot with full planning consent granted for a three bedroom detached dwelling. The land is located in the Penclawdd area of Swansea, north of the Gower Peninsula. This coastal location has some beautiful scenic views and benefits from a selection of amenities, shops, school etc.

There are good road links to the Gower in the south, which is an area of outstanding natural beauty and links to the M4 motorway in the north, which is under 8 miles away.

Planning Permission: Full planning permission has been granted on application number 2018/0099.

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
69

63-65 Hanbury Road, Bargoed CF81 8QX
Guide Price **£75,000+** (plus fees/costs, see page 2)



Commercial Investment Opportunity

DESCRIPTION

A substantial freehold building comprising two ground floor shop units and a nightclub over. The property occupies a prominent position within the main shopping area in Bargoed with both national and local retailers close by.

The property will be sold with one unit vacant and the other let. Bargoed is approximately 16 miles away from Newport city centre and the M4 motorway with good road links to Cardiff and Bristol.

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	Rental
Ground Floor	Former Burton/Dorothy Perkins Store	4,341	403.3	Vacant Possession
Ground Floor	Apex Estate Agents			Let on new 5 year lease at £4,500 pa
First Floor	Blisters Night Club	3,496	324.8	Let at £5,250 pa
Second Floor	Blisters Night Club	1,925	178.8	
Third Floor	Blisters Night Club	2,232	207.4	
Total		11,994	1,114.3	£9,750 pa

VIEWING SCHEDULE

Date	Time
Fri 06 Mar - Thurs 12 Mar - Weds 18 Mar	10.30

Paul Fosh Auctions Contact: Sean Roper

LOT
70

30 Lewis Street, Aberdare CF44 6PY
Guide Price £39,000 + (plus fees/costs, see page 2)



House for Owner Occupation/Investment

DESCRIPTION

A traditional mid terrace house situated in a popular location ideal for local amenities. The property benefits from UPVC double glazing, gas central heating (not tested) and has been improved in recent years. The nearby Aberdare town centre offers a more extensive range of amenities, with excellent transport links via vehicle and train.

ACCOMMODATION

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

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

First Floor: Landing, 2 bedrooms, bathroom

Outside: Rear garden

TENANCIES: To be sold with vacant possession

TENURE: Advised Freehold - to be verified by solicitor

VIEWING CONTACT Paul Fosh Auctions, 01633 254 044

Paul Fosh Auctions Contact: Ryan Saunders

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.





Character Property For Owner Occupation/Investment

DESCRIPTION

A delightful single storey residence with stunning gardens in approximately half an acre plot. The building is situated within the Abernant and Lake Hotel and benefits from wonderful views across open land.

The property itself benefits from fitted kitchen and bathroom, oil fired central heating (not tested) and would be ideal for either an owner occupier or investor.

ACCOMMODATION

Ground Floor: Entrance porch, kitchen/reception room, 3 bedrooms, bathroom, cloaks

Outside: Approximately half an acre of garden area with workshop and kennels

TENANCIES: The property is let on AST at £500 pcm (£6,000 pa)
- Although the tenant has been served noticed they have indicated they would like to remain.

TENURE: Advised Freehold - to be verified by solicitor

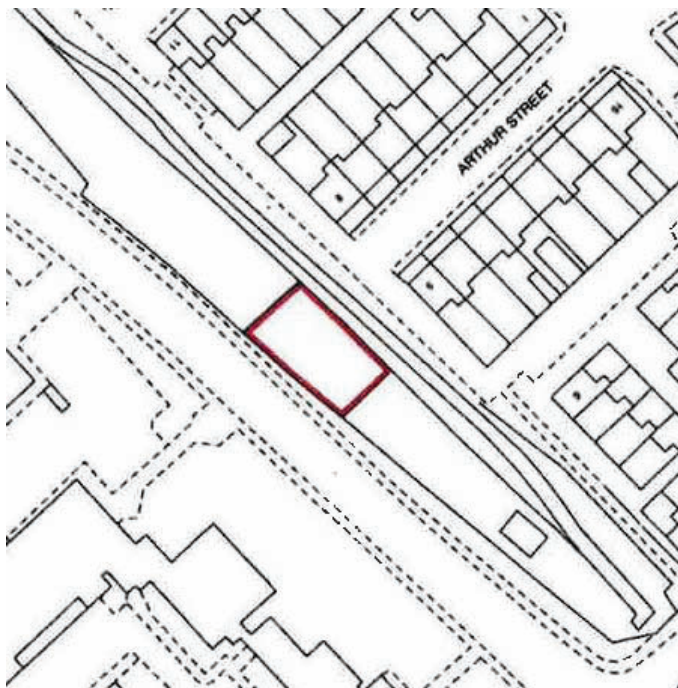
VIEWING CONTACT: Welsh Property - 01269 268770



**LOT
72**

Land at Arthur Street, Pentrebach, Merthyr Tydfil CF48 4DG

Guide Price £9,000+ (plus fees/costs, see page 2)



Land With Potential

DESCRIPTION

An area of land in a residential location in Pentrebach, Merthyr Tydfil. The land is situated between the end of Arthur Street and the A4054 road. An application has been submitted for the erection of two dwellings, with the decision still to be decided. The land may be suitable for other uses (subject to the necessary planning permissions).

Planning:

Planning application reference is P/19/0100 - For further information please contact Merthyr Tydfil County Borough Council.

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
73**

65 Stelvio Park Drive, Newport NP20 3ES

Guide Price £90,000+ (plus fees/costs, see page 2)



House for Owner Occupation/Investment

DESCRIPTION

A semi detached house located on the west side of Newport. The property benefits from a gas combination boiler (not tested) and partial double glazing.

There are a selection of amenities nearby and the city centre is also a short distance away. The property is also located close to the M4 motorway at Junction 27.

ACCOMMODATION

Ground Floor: Entrance porch, hallway, living room, kitchen/diner, wc, storage room

First Floor: Landing, bathroom, 3 bedrooms

Outside: Enclosed rear garden

TENANCIES: To be sold with vacant possession - Potential Rental Income is £695 pcm. For further information, please contact Adrian Smith on 01633 746800 or adrian@paulfoshlettings.com.

TENURE: Advised Freehold - to be verified by solicitor

VIEWING SCHEDULE

Date

Time

Tues 03 Mar - Mon 09 Mar - Mon 16 Mar

13.40

Paul Fosh Auctions Contact: Ryan Saunders

LOT
74

The Ancient Historical Title of The Lordship of the Manor
of Kinewarton, **Guide Price £4,500+** (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 Kinewarton after their name. The title could potentially be used on all official documentation, including passport and other legal documentation (interested parties should check any potential uses with their solicitor).

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
75**

Land rear of, 15-18 Bassett Street, Abercynon, Mountain Ash CF45 4SP
Guide Price £1,800+ (plus fees/costs, see page 2)



Land With Potential (4 plots)

DESCRIPTION

A parcel of land to the rear of a row of traditional terraced houses. The land is accessed via a lane and would be ideal for use by nearby residents for parking, development of garages or sheds/allotments etc.

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
76**

33A Dunraven Street, Tonypandy CF40 1AL
Guide Price £25,000+ (plus fees/costs, see page 2)



Commercial Investment Opportunity

DESCRIPTION

A double storey commercial premises in a prominent position within the main shopping area of Tonypandy. Tonypandy benefits from national retailers including Lloyds bank, Santander, Greggs, Boots, to name a few and many local independent retailers also.

Although requiring renovation this versatile building would have many suggested uses (subject to change of use permissions).

ACCOMMODATION

Please note : No internal inspection was carried out prior to going to print. We believe it to comprise:

Ground Floor: Main shop area

First Floor: Storage 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
Thurs 05 Mar - Wed 11 Mar - Tues 17 Mar	11.00
Paul Fosh Auctions Contact: Ryan Saunders	

LOT
77

Land at Former School Site, Chapel Road, Blaina,
Abertillery NP13 3BX
Guide Price £40,000+ (plus fees/costs, see page 2)



Land with Potential

DESCRIPTION

An area of land at the former school site situated in an established residential location. The land measures approximately 0.28 acres and offers potential for development (subject to the necessary planning consents).

The site benefits from local amenities and easy access to the A467, providing links to the nearby towns of Abertillery and Brynmawr.

All viewers to enter the grounds at their own risk.

Planning Permission: No applications have been submitted at present - potential buyers are to make their own enquiries.

TENANCIES: To be sold with vacant possession

TENURE: Advised Freehold - to be verified by solicitor

VIEWING CONTACT Paul Fosh Auctions, 01633 254 044



Paul Fosh Auctions Contact: Ryan Saunders

LOT
78

Land Lying North of Newhouse Farm, Barrel Lane,
Aston Ingham, Ross-on-Wye HR9 7LS
Guide Price £148,000+ (plus fees/costs, see page 2)



In Excess of 25 Acres of Agricultural Land

DESCRIPTION

The land comprises two separate field enclosures amounting to approximately 25.37 acres (10.27 ha). The land which is capable of being mown is accessed via right of way across third party land, a short distance east of Barrel Lane. The land enjoys a tranquil setting with woodland bordering the land to the east and views to the north west.

The land comprises two excellent pasture field enclosures with the smaller of the enclosures being predominantly level and the northern most of the two gently rising to the centre and then levelling off. The land is serviced via spring fed water.

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: Gemma Vaughan

LOT
79

The Lion Barn, Defynnog, Brecon LD3 8SB Guide Price £68,000+ (plus fees/costs, see page 2)



Barn with Potential for Conversion

DESCRIPTION

A barn located within a rural village setting in Brecon, close to the market town of Sennybridge which offers further amenities. The barn was previously granted full planning permission for a three bedroom residential dwelling, but has since lapsed. The barn offers scenic views and is set within the Brecon Beacons National Park, which offers countless walking routes and excellent road links to neighbouring towns and villages and is approx 1 hour away from Cardiff and Swansea. This may be of interest to owner occupiers or holiday let landlords.

Planning Permission: Planning permission was granted on application FP/2003/0254 but has now lapsed.

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
80

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



Commercial Opportunity

DESCRIPTION

A mid terrace freehold building situated within a prominent position of Porth's main shopping area. The property was previously let by a major travel agent who have recently ceased trading. The premises would suit many different uses (subject to necessary planning consents). Porth benefits from many national retailers which include Greggs, Tenovus and New Look to name a few and many independent retailers also.

ACCOMMODATION

Ground Floor: Main shop area, secure kiosk area, hallway with storage, office/storage area

First Floor: Landing, office area, kitchenettes, wc

Outside: Rear yard

TENANCIES: To be sold with vacant possession

TENURE: Advised Freehold - to be verified by solicitor

VIEWING CONTACT Paul Fosh Auctions, 01633 254 044

VIEWING SCHEDULE

Date	Time
Thurs 05 Mar - Wed 11 Mar - Tues 17 Mar	16.30

Paul Fosh Auctions Contact: Ryan Saunders

LOT
81

5 Sunnyside, Ogmore Vale, Bridgend CF32 7AW
Guide Price £72,000+ (plus fees/costs, see page 2)



House For Owner Occupation/Investment

DESCRIPTION

A spacious semi detached house situated in a sought after location which would be ideal for either homeowner or investor. The property has previously benefited from upgrading and will require some finishing works, however, has a modern fitted kitchen with appliances and white bathroom suite. The village of Ogmore Vale offers a good range of local amenities and shopping facilities with excellent road links to the M4 and Bridgend.

ACCOMMODATION

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

First Floor: Landing, 3 bedrooms

Outside: Yard with steps to tiered 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 06 Mar - Thurs 12 Mar - Wed 18 Mar	11.40

Paul Fosh Auctions Contact: Sean Roper

LOT
82

The Robins Nest, Mountain Hare, Merthyr Tydfil CF48 4AJ
Guide Price £27,000+ (plus fees/costs, see page 2)



Development Opportunity

DESCRIPTION

An opportunity to acquire a property which has been fire damaged but benefits from a plot measuring approximately 1 acre. The site would be ideal for development of a new detached dwelling or use of the land such as a smallholding. The site is ideally situated for access to Merthyr Tydfil town centre, its retail parks and also the A460 and A470 Heads of the Valleys road offer excellent transport links.

ACCOMMODATION

Please note the property previously comprised:

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

First Floor: Landing, 3 bedrooms, bathroom

Outside: Spacious plot with lawned area to front, parking area for several cars and detached dwelling with further land 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

Paul Fosh Auctions Contact: Sean Roper



Withdrawn

Residential Investment/Development Opportunity

DESCRIPTION

Latimer Lodge sits in an elevated position on Littledean Hill with beautiful views across the Severn Vale. The main house was built in the early 1730's and was used as a single private residence, in the early 1940's until it was requisitioned by the army to house officers for the war. This grand property has seen many eclectic uses over the years but during the 1990's it was converted to apartments, along with the tennis pavilion and the erection of a coach house on the grounds, this provides a total of eight apartments which are set within approximately 4.5 acres.

The surrounding grounds offer excellent scope for further development (subject to necessary planning permission). The current owner has arranged planning consent to introduce an additional entrance to the front of the property which would assist any developers looking to build additional dwellings.

The main house and former tennis pavilion have oil fired central heating (not tested), with the coach house benefiting from gas central heating (not tested). There is a variation of single, secondary and double glazing throughout. The former Stable blocks have been converted into four storage sheds.

Viewing Schedule:

ACCOMMODATION

Accommodation	Floor	Description	Rent
Former Tennis Pavilion			
Flat 1	Ground Floor	Living room, kitchen, bathroom, 1 bedroom	Vacant
Flat 2	Ground Floor	Living room, kitchen, bathroom, 2 bedrooms	Let on an AST at £498 pcm
Main Building			
Flat 3	Ground Floor	Living room, kitchen, bathroom, 2 bedrooms	Let on an AST at £476 pcm
Flat 4	First Floor	Living room, kitchen, bathroom, 1 bedroom	Let on an AST at £476 pcm
Flat 5	Ground Floor	Living room, kitchen, bathroom, 1 bedroom	Vacant
Flat 6	First Floor	Entrance porch, living room, kitchen, bathroom, 1 bedroom	Occupied by the owner
	Second Floor	2 bedrooms, store room	
Coach House			
Flat 7	First Floor	Kitchen, living room, bathroom, 2 bedrooms	Vacant
Flat 8	First Floor	Kitchen, living room, bathroom, 2 bedrooms	Let on an AST at £476 pcm
Outside		4 garages, former stable blocks, gardens and land	

TENURE: Advised Freehold - to be verified by solicitor

Paul Fosh Auctions Contact: Ryan Saunders

LOT
83

Latimer Lodge, Littledean Hill Road, Cinderford GL14 2BT
Guide Price TBA (plus fees/costs, see page 2)



Paul Fosh Auctions Contact: Ryan Saunders



Commercial/Development Opportunity

DESCRIPTION

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

TENANCIES: To be sold with vacant possession

TENURE: Advised Freehold - to be verified by solicitor

VIEWING CONTACT: Paul Fosh Auctions, 01633 254 044

ACCOMMODATION

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

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

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

VIEWING SCHEDULE

Date	Time
Thurs 05 Mar - Wed 11 Mar - Tues 17 Mar	10.10

Paul Fosh Auctions Contact: Ryan Saunders

Notes



Newport Printing Co. Ltd.

*Providing quality design and print locally
and nationally since 1914*

*The complete design
and print solution*

t: 01633 270075

f: 01633 270100

e: sales@newportprinting.co.uk

w: www.newportprinting.co.uk

essential
information group

The auction insight tool
used by professionals

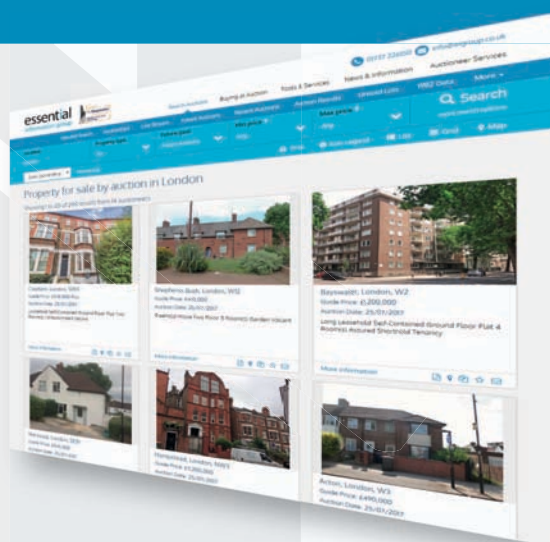
WHY USE EIG?

OUR website offers...

- Over 3,000 auction properties each month
- Full, detailed property sales history
- Guide price to sale price comparisons
- Custom alerts for new properties

We give YOU...

- Total view of the marketplace
- Maximum choice of auction lots
- No time wasted searching
- Every lot of interest identified



Only one website has it all...
eigpropertyauctions.co.uk

The property auction specialists

01737 226150

info@eigroup.co.uk

www.eigpropertyauctions.co.uk



Pre-approved
decisions.
In the room.
In minutes.

Our best ever
rate from

0.49%*

a month,
with no exit fees.

When you spot a property you just can't resist, it pays to know exactly what you can afford to bid. Get a free pre-approval decision online, over the phone or even in the auction room.

Call 0330 0574 732 or visit togetherness.com/preapproval

*Other fees and charges apply and are variable based on the loan amount. 0.49% pm is applicable for the duration of the loan. 12 months as standard. No exit fee applies. Standard construction only. Any property used as security, including your home, may be repossessed if you do not keep up on repayments on a mortgage or any other debt secured on it.

together.



FOR ALL TYPES OF PROPERTY INSURANCE

- * OCCUPIED OR UNOCCUPIED
- * OWNER OCCUPIED OR LANDLORD
- * RESIDENTIAL OR COMMERCIAL

CONTACT US FOR A FREE QUOTATION

WHITE KNIGHT
GROUP



Britannia House • High Street • Bream
Lydney • Gloucestershire • GL15 6JS
Tel **01594 564444** • Fax 01594 564084
www.whiteknightgroup.co.uk
Monday to Friday 9.00am - 5.00pm

DEAN MAGNA



FARMER
& CLARK



SWAMBO
WOOLLETT



NEWENT
INSURANCE
SERVICES



Motor Fleets • Commercial • Liability • Property • Healthcare • Income Replacement • Life Assurance • Pensions • Mortgages • Savings • Investments



PARTNERS: Bill Ballinger, Tim Beal, Paul Clack
White Knight Group are Financial Advisers, Mortgage & General Insurance Intermediaries authorised and Regulated by the Financial Conduct Authority who also trade under the names of:
Dean Magna Insurance & Financial Consultants, Farmer & Clark Insurance & Financial Consultants, Swambo Woollett Insurance & Financial Consultants and Newent Insurance Services



RUBIN / LEWIS / O'BRIEN

/ SOLICITORS

CONVEYANCING SERVICE

For Buyers and Sellers at Auction

We offer the complete service at competitive rates whether you are buying or selling.

We also offer a **FREE** Legal Auction Pack where Rubin Lewis O'Brien are instructed to handle the sale of the property

For further information and advice call

01633 867000

and ask for our Conveyancing Team

Alternatively you can contact us by fax or email on

01633 626389

E: info@rlo.law

www.rlo.law

Gwent House, Gwent Square, Cwmbran NP44 1PL

buyers
please note...

proof of identity



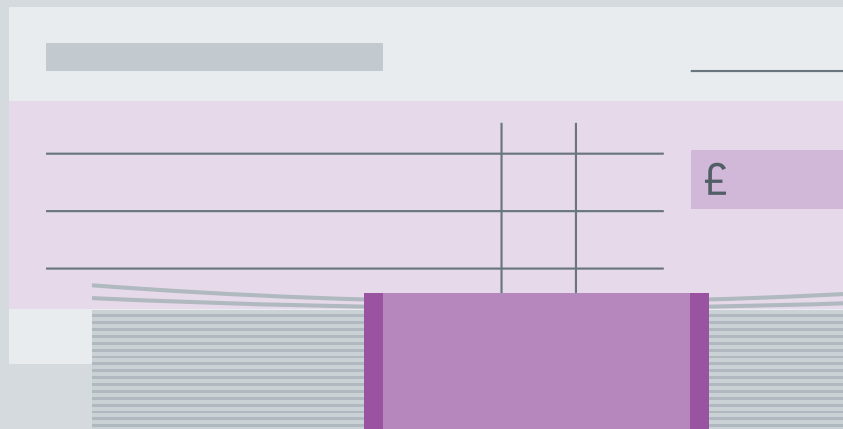
Due to changes in the Anti-Money Laundering regulations anyone wishing to bid on any property will be required to register, at no cost, prior to the sale in the room and produce two forms of the following identification:

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

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

deposits

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



Terms and conditions for online, proxy and telephone bidders

1. A prospective purchaser should complete and sign the registration form overleaf. In particular the prospective proxy purchaser should complete the form showing the maximum price which the prospective purchaser authorises the auctioneer to bid for a particular property.
The maximum price to which the auctioneer is authorised to bid must be an exact figure (accordingly wording such, as "£100 over the highest bid in the room" will not be acceptable). The auctioneer reserves the right not to bid on behalf of the prospective purchaser should there be any error or confusion in respect of these instructions or the accompanying deposit. A separate form must be completed for each lot for which a prospective purchaser requires the auctioneer to bid. The completed form or forms must be delivered to Paul Fosh Auctions, 108 Lower Dock Street, Newport, NP20 2AG (for the attention of the auctioneer) by hand or by post so that it is received not less than 24 hours prior to the time of the commencement of the auction at which the particular property is to be sold. The commencement time of the auction is shown in the catalogue.
Any agreement to alter any proxy or telephone bidding form at any time prior to, or on the day of the auction, must be in writing.
2. The prospective proxy purchaser appoints the auctioneer as agent and authorises the auctioneer to bid for the relevant lot on behalf of the prospective purchaser in such manner as the auctioneer thinks fit in his absolute discretion.
3. The prospective purchaser shall be considered to have inspected the auction catalogue for the relevant lot and inspected the general and special conditions of sale and notices to prospective purchasers and also any addendum relating to the lot and to have full knowledge thereof and authorises the auctioneer or any duly authorised partner or employee of Paul Fosh Auctions as the prospective purchasers agent to sign the memorandum of contract incorporating all such matters at or after the auction.
4. Prospective proxy purchasers should send with this form a valid cheque or bankers draft drawn on a United Kingdom Branch of a bank representing 10% of the maximum price subject to a minimum of £3,000 to which the prospective purchaser wishes the auctioneer to bid. Where the particular lot is purchased below the maximum bid figure the balance of the deposit will be considered as an additional deposit towards the purchase price.
5. The prospective purchaser may in writing only at any time up to the commencement of the auction in which the particular lot is to be sold withdraw the auctioneer's authority to bid. It is the prospective purchaser's responsibility to ensure that the auctioneer personally receives such instructions and he should check to ensure such instructions have been received.
6. Unless the relevant lot is sold to the prospective purchaser, the amount of the prospective purchasers bid will not be disclosed to the vendor or any other person either during or after the sale without the consent of the respective purchaser.
7. The auctioneer reserves the right to bid himself or through an agent up to the reserve price for the particular lot.
8. The auctioneer will make no charge to a prospective purchaser for this service and will accept no liability whatsoever for any bid not being made on behalf of the prospective purchaser whether through lack of clarity of instructions or for any other reason whatsoever. Prospective telephone purchasers will not hold Paul Fosh Auctions liable for any loss or claims relating to the telephone system or the interruption or suspension of this service. The prospective purchaser will be advised if the relevant lot has been successfully purchased on his behalf as soon as possible after the auction. Where the lot has been purchased the prospective purchaser will be notified by post and the deposit returned as soon as reasonably possible.
9. Prospective purchasers are advised to telephone the auction department of Paul Fosh Auctions (tel. 01633 254044) between 8.30 a.m. and 10.00 a.m. on the day of the auction to ensure that there are no amendments to the particulars of the sale or conditions relating to the relevant lot or other matters relating to it.
The prospective purchaser will be deemed to have knowledge of such amendments and will buy subject to them in any event. If the prospective purchaser does not telephone and such amendments have been made, the auctioneer may in his absolute discretion decide not to bid for the relevant lot on the prospective purchasers behalf or refuse to accept bids by or on behalf or refuse to accept bids by or on behalf of prospective purchasers and the auctioneer will not be responsible for any loss, costs or damages incurred by the prospective purchaser as a result thereof.
10. Should the prospective purchaser wish to bid at the auction in person or through an agent, such intention must be conveyed in writing to the auctioneer in person prior to the lot being offered for sale. In this case the auctioneer will not make any bids on behalf of the prospective purchasers.
11. Prospective purchasers are advised in respect of telephone bids that should they become disconnected during bidding or are unobtainable, Paul Fosh Auctions will not be held responsible or liable for any loss suffered in respect thereof.

Registration form for online, telephone and proxy bidders

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

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

Address of Lot:

Maximum Bid Price:

(words)

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

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

Purchasers Details

Full Name(s):

Address:

Post Code:

Business Tel: Home Tel:

For telephone bids, telephone number at time of auction:

Solicitors:

Post Code:

For the Attention of:

Telephone:

Signature of Prospective Purchaser or Person Signing on Purchasers behalf:

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

Date of Signing:

Mailing list subscription form

Make sure that you're amongst the first to be informed of our room and online auction properties as well as all of the news and views from Paul Fosh Auctions. Simply email corey@paulfoshauctions.com and ask to be added to the mailing list.

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

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

Title:	Mr / Mrs / Miss / Ms / Other (please specify)	
First Name:		
Last Name:		
Address:		
Post Code:		Telephone:
Email:		
Property Type:		
Property Area:		

Office Use

Received (Date):		Cheque No:	
ML Updated:		By:	
Sub Ex Date:			

Common Auction Conditions

Edition 4

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

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

Introduction

The Common Auction Conditions are designed for real estate auctions, to set a consistent practice across the industry. There are three sections, all of which must be included without variation, except where stated:

Glossary

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

Auction Conduct Conditions

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

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

Sale Conditions

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

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

- relies on its own legal advice as to whether the CAC are suitable;
- agrees that the Royal Institution of Chartered Surveyors and those who advised it have no liability to anyone who uses or relies on the CAC;
- reproduces all compulsory sections of the CAC without variation, except as stated in the text;
- acknowledges that the CAC are reproduced with the consent of the RICS; and
- refers to the Conditions as the Common Auction Conditions (4th edition).

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

Contents

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

Glossary

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

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

Wherever it makes sense:

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

ACTUAL COMPLETION DATE

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

ADDENDUM

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

Agreed COMPLETION Date

Subject to CONDITION G9.3:

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

Approved Financial Institution

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

ARREARS

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

ARREARS Schedule

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

AUCTION

The AUCTION advertised in the CATALOGUE.

AUCTION CONDUCT CONDITIONS

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

AUCTIONEERS

The AUCTIONEERS at the AUCTION.

BUSINESS DAY

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

BUYER

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

Catalogue

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

COMPLETION

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

Condition

One of the AUCTION CONDUCT CONDITIONS or SALE CONDITIONS.

CONTRACT

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

CONTRACT DATE

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

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

DOCUMENTS

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

EXTRA GENERAL CONDITIONS

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

Financial Charge

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

General Conditions

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

INTEREST RATE

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

LOT

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

OLD ARREARS

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

PARTICULARS

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

PRACTITIONER

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

PRICE

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

Ready To Complete

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

SALE CONDITIONS

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

SALE MEMORANDUM

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

SELLER

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

SPECIAL CONDITIONS

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

TENANCIES

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

TENANCY SCHEDULE

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

TRANSFER

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

TUPE

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

VAT

Value Added Tax or other tax of a similar nature.

VAT OPTION

An option to tax.

WE (and US and OUR)

The AUCTIONEERS.

YOU (and YOUR)

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

Auction Conduct Conditions

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

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

A1 Introduction

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

A2 OUR role

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

A3 Bidding and reserve PRICES

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

A4 The PARTICULARS and other information

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

A5 The CONTRACT

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

- A5.7 Where WE hold the deposit as stakeholder WE are authorised to release it (and interest on it if applicable) to the SELLER on COMPLETION or, if COMPLETION does not take place, to the person entitled to it under the SALE CONDITIONS.
- A5.8 If the BUYER does not comply with its obligations under the CONTRACT then
- (a) YOU are personally liable to buy the LOT even if YOU are acting as an agent; and
 - (b) YOU must indemnify the SELLER in respect of any loss the SELLER incurs as a result of the BUYER's default.
- A5.8 Where the BUYER is a company YOU warrant that the BUYER is properly constituted and able to buy the LOT.

A6 Extra Auction Conduct Conditions

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

General Conditions of Sale

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

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

G1 The LOT

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

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

G2 Deposit

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

G3 Between CONTRACT and COMPLETION

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

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

G4 Title and identity

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

G5 TRANSFER

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

G6 COMPLETION

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

G7 Notice to complete

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

G8 If the CONTRACT is brought to an end

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

G9 Landlord's licence

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

G10 Interest and apportionments

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

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

G11. ARREARS

Part 1 – Current rent

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

Part 2 – BUYER to pay for ARREARS

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

Part 3 – BUYER not to pay for ARREARS

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

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

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

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

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

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

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

G12 Management

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

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

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

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

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

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

G13 Rent deposits

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

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

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

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

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

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

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

G14 VAT

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

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

G15 TRANSFER as a going concern

G15.1 Where the SPECIAL CONDITIONS so state:

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

(b) this CONDITION G15 applies.

G15.2 The SELLER confirms that the SELLER:

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

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

G15.3 The BUYER confirms that

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

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

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

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

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

(a) of the BUYER'S VAT registration;

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

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

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

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

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

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

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

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

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

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

G16 Capital allowances

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

G17 Maintenance agreements

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

G18 Landlord and Tenant Act 1987

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

G19 Sale by PRACTITIONER

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

G20 TUPE

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

G21 Environmental

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

G22 Service Charge

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

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

G28 Notices and other communications

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

G29 CONTRACTS (Rights of Third Parties) Act 1999

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

G30. EXTRA SPECIAL DETAILS

See **Auctioneers** for details

Memorandum of sale

Auction date:

Lot No.

Agreement date:

Seller's name:

Seller's address:

Post code:

Telephone:

Buyer's name:

Buyer's address:

Post code:

Telephone

Property

Completion date:

Purchase Price:

Deposit £:

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

Total paid:

Balance £:

Buyers conveyancer:

Contact:

Address:

Post code:

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

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

Signed by or on behalf of the Buyer:

Signed as agent for the Seller:

save the
date

want to see more?

Our next auctions...

The Cardiff North Hotel
Llanedeyrn, Cardiff
30 April 2020, 5pm

108 Lower Dock Street, Newport, South Wales NP20 2AG

For more information call 01633 254 044
or email info@paulfoshauctions.com

www.paulfoshauctions.com

