

Auction

8th October 2019

K. STUART SWASH



Stamford House, 2 Waterloo Road
Wolverhampton WV1 4BL
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IMPORTANT ANNOUNCEMENT

The Money Laundering Regulations

The new legislation on money laundering came into force on 1st March, 2004 with the definition of "relevant business" being widened to include estate agency and auctioneers of both commercial and residential property.

As a result, all successful bidders must now provide proof of identity and current address to the auctioneers immediately after the fall of the hammer before completing the sale memorandum.

MANDATORY IDENTITY DOCUMENTS MAY INCLUDE:-

- Full passport or national identity card
- Full UK / EU photo card driving licence
- Birth certificate or naturalisation certification
- Firearm certificate
- Resident permit issued by the Home Office
- Inland Revenue tax notification

It is also mandatory to provide proof of address.

THESE MAY INCLUDE (IN ADDITION TO THE ABOVE):-

- Council tax bill for the current year
- Recent mortgage statement from a recognised UK lender
- Bank or building society statement containing a current address
- Utility bill issued within the last three months

If the purchaser is acting on behalf of another party or on behalf of a company, evidence will also be required of the purchaser's identity and address and this must be submitted to the vendor's solicitors following the auction.

We also recommend that if a bidder is acting on behalf of another party that they also obtain a letter of authority so to bid.

Please note the Regulations are clear in that where a purchaser is unable to provide the appropriate documentation the transaction cannot proceed further.

NOTE: ONLY ORIGINAL DOCUMENTS ARE ACCEPTABLE UNLESS CERTIFIED COPIES ARE SUPPLIED BY YOUR SOLICITORS

Definition of Guide Prices:

The guide price is an indication of the seller's current minimum price expectation at auction and the guide price, or range of guide prices, is given to assist prospective purchasers. The guide price can be adjusted by the seller at any time up to the day of the auction in light of the interest shown during the marketing period.

Definition of Reserve Price:

The reserve price is the seller's minimum acceptable price at auction and the figure below which the auctioneer cannot sell. The reserve price is not disclosed and remains confidential between the seller and the auctioneer.

VIEWING

Viewing on all Lots is by prior appointment with the Auctioneers.
Always take care when viewing Lots - if in doubt consult Auctioneers.
All parties view at their own risk.

ENQUIRES

All enquiries relating to the properties, Conditions of Sale and Contract, should be made in advance and prior to the beginning of the Sale. Questions will not be taken on any Lot once proceedings have commenced.

CONTRACT & PROPERTY INSURANCE

Bidders are reminded that:-

As soon as the Auctioneer's gavel (hammer) falls at a Property Auction the successful bidder is under a legally binding Contract to purchase that Lot. The Purchaser will be required to sign Contracts immediately and pay, in full, a deposit equivalent to ten per cent of the sale price. Should prospective purchasers require clarification on any point they should contact their Solicitors or the Auctioneers **before bidding - if still in doubt then do not bid.** The Purchaser also becomes liable for the Insurance of the Lot purchased from the date of the Auction.

The purchaser of each Lot will be required to pay to the Auctioneers an Administration Fee of £675.00 + VAT whether buying prior, during or after the Auction.

Please note: Some contracts may include additional costs/charges payable by the purchaser - all parties are advised to check the same prior to bidding.

DEPOSITS

A Deposit of ten per cent of the purchase price – subject to a minimum of £2,500 – is required from the Purchaser of each Lot. Banker's Drafts or Building Society Cheques are acceptable. Buyers wishing to pay by Personal or Business Cheques will need proof of identity together with a letter (currently dated) from the Bank on which the cheque is drawn confirming the cheque is good for the amount. **Please Note: Payment by Credit or Debit Card and Cash is NOT acceptable.**

You are reminded that positive proof of identity will be required, i.e. Passport, current Driving Licence with photograph.

If in doubt regarding payment of Deposits consult the Auctioneers at least three working days prior to the Sale date.

CONDITIONS OF SALE

The properties will, unless previously withdrawn, or sold by private treaty, be sold subject to the General Conditions and Special Conditions of Sale which have been settled by the Vendor's Solicitors. These Conditions will be available for inspection during the usual office hours of the Vendor's Solicitors, mentioned herein, or at the Auctioneer's Office during the five days (exclusive of Saturday and Sunday) immediately prior to and exclusive of the date of Sale.

The Conditions will also be available for inspection in the Sale Room at the time of the Sale but they will not be read. The Purchasers will be deemed to bid on these terms.

SERVICES

The Auctioneer has not tested any apparatus, equipment, fixtures and fittings or services at any of the Lots offered and so cannot verify that they are in working order or fit for the purpose. Interested parties are advised to obtain verification from their Solicitor or Surveyor.

TENURE

References to the Tenure of properties within this Catalogue are based on information supplied by the Vendor. The Auctioneer has not had sight of the Title documents. Interested parties are advised to obtain verification via their own Solicitor.

*Note attachment for all identification plans:

K. Stuart Swash, Chartered Surveyors, Wolverhampton. Reproduced from the Ordnance Survey map with the permission of the Controller of Her Majesty's Stationery Office © Crown Copyright. Licence Number ES 100008064

All plans are published for convenience of identification only and although believed to be correct their accuracy is not guaranteed and they do not form part of the Contract.

K. STUART SWASH

**SEMI-DETACHED &
TERRACED HOUSES**

SHOP PREMISES

INVESTMENT PROPERTY

GROUND FLOOR FLAT

To be offered For Sale by Public Auction

(Each Lot subject to Reserve, General Conditions of Sale and
Special Conditions of Sale and unless withdrawn or sold prior)

on
TUESDAY 8th OCTOBER 2019
at 6.30 p.m.

at
THE RAMADA PARK HALL HOTEL,
PARK DRIVE, GOLDTHORN PARK,
WOLVERHAMPTON, WV4 5AJ

LOT 1

132 LIME STREET WOLVERHAMPTON WV3 0HA

Convenient location accessible to local shopping and public transport to City Centre, one mile distant (*approx.*).

Generous accommodation with Gas Heating and majority Double Glazing

Hall – Lounge – Dining Room – Study
Smart Kitchen – Rear Hallway
Bathroom with shower facility, WC

Landing – Two Double Bedrooms

Rear Porch with outer door accessing enclosed Garden area with paved finish Pedestrian right-of-way from Ashland Street

Tenure: Advised Freehold
Possession: On Completion



Solicitors (Lot 1): Talbots Law (Lili-Mai Rushton), 2 Station Road, Codsall, WV8 1BX.
Tel. 01902 843427. Fax. 01902 847424

LOT 2

EZEKIEL LANE WILLENHALL WV12 5QU

*Workshop & Premises
(formerly C.J. Lawrence & Sons)*

The Unit comprises a single storey commercial building (with brown painted doors to front) approx. 30ft. x 15ft. 6ins. with Yard estimated to have a frontage of 22ft. and depth of 44ft.

Understood to offer Workshop,
Kitchen and WC areas



NOTE: The Auctioneers have not inspected the property and all details and measurements given are both estimated and approximate only.

Tenure: Advised Freehold

Possession: On Completion



Solicitors (Lot 2): To be Confirmed

LOT 3

29 MARNEL COURT GAIL PARK WOLVERHAMPTON WV3 7JJ

Within a pleasant residential area – a Ground Floor purpose built Flat with local shopping and transport at hand.

Deceptively spacious accommodation, majority Double Glazing.

Communal Hallway

15ft Lounge – Dining Room / Bedroom 3

Inner Hall – Kitchen with fitted base units and wall cupboard – Two Double Bedrooms

Spacious Bathroom having white fittings

Garage No. 29 at rear – communal Grounds



Tenure:

Leasehold - 999 years from October 2003.

Ground Rent: £1 per annum

Current Maintenance Charge: £150 per Quarter

Possession: On Completion



Solicitors (Lot 3): Underhill Langley & Wright (Katherine Watson), 7 Waterloo Road, Wolverhampton, WV1 4DW.
Tel. 01902 423431 Fax. 01902 711696

LOT 4

109 BILSTON LANE WILLENHALL WV13 2JJ

*Investment – currently
producing £5,400 pax*

Occupying an elevated position and accessible to Willenhall together with the Black Country route and Motorway network.

The accommodation benefits from Gas Heating and Double Glazing to the majority of principal openings.

Canopy Porch – Hall
Lounge – Kitchen with fitted units – Rear Hall - WC

Landing – Two Double Bedrooms – Bathroom with white fittings including shower facility.

Outside: Pedestrian entry to side – large area of Rear Garden – approx. 70ft. depth (est) having double gates fitted to rear boundary.

Tenure:
Advised Freehold

Possession:
Subject to an AST for 12 months from 1st July 2019 at a rental of £450 pcmx



Solicitors (Lot 4): Rowland Tildesley & Harris (John Easter), 1 Rose Hill, Willenhall, WV13 2AR.
Tel. 01902 366571 Fax. 01902 608097

LOT 5

40 LYNTON AVENUE CLAREGATE WOLVERHAMPTON WV6 9NG

Claregate has long been a sought after residential location with shops, schooling and public transport at hand.

No. 40 is now ripe and ready for modernisation.

Open Porch – Hall – Store under stairs –
Lounge opening to Dining Room – Kitchen

First Floor Landing – Three Bedrooms – Bathroom

Outside: Store – Garage facility
Off-road Parking to front
Enclosed Rear Garden approx.
60ft. depth (*est*)

Tenure: Advised Freehold
Possession: on Completion



Solicitors (Lot 5): Rees Page (Claire Saville), 8/12 Waterloo Road, Wolverhampton, WV1 4BL.
Tel. 01902 577777 Fax. 01902 577735

LOT 6

19 HOLLYBUSH LANE, PENN, WOLVERHAMPTON WV4 4JJ

Shop Premises and Living Accommodation

Within a popular residential area – an ideal opportunity for business and residential use.

The Premises, now ready for refurbishment, stand back from the road with off-road parking facility.

Shop with display window
Four further Ground Floor Rooms
Kitchen area. W.C.

First Floor Living Accommodation
having separate access at front – Lounge
Kitchen – Bathroom – Bedroom.

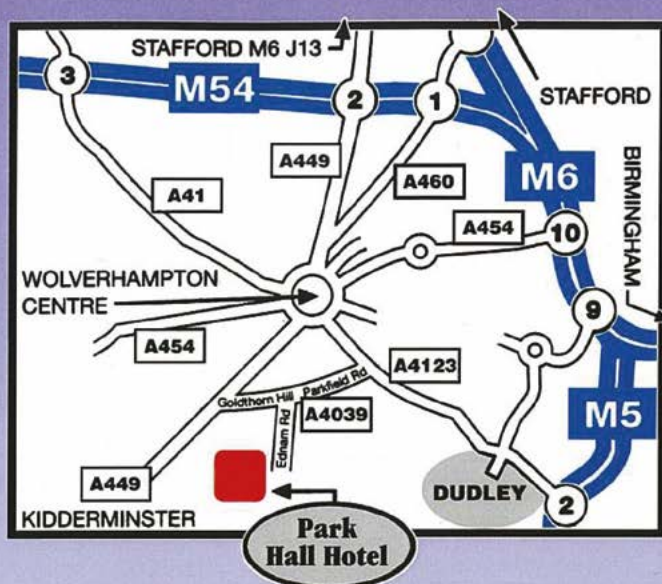
Outside: Off-road Parking to front
Gated drive through Car Port
Large Rear Garden approx.
75ft. depth (est).



Tenure: Advised Freehold
Possession: On Completion



Solicitors (Lot 6): Underhill Langley & Wright (Stuart Hodson), 7 Waterloo Road, Wolverhampton, WV1 4DW.
Tel. 01902 423431 Fax. 01902 711696



FROM THE M54

Follow A41 signs to Wolverhampton. At the large island take the third exit for the A449 and continue through three sets of traffic lights. At the fourth turn left into Goldthorn Hill. Take the third turning on the right into Ednam Road.

FROM THE M6

Exit Junction 10 (not 10A), follow A463 Bilston/Dudley heading West on dual carriage way, continue to the fourth roundabout (do not follow signs for city centre) you will see the "Mecca Bingo" building facing you. Turn right and continue for 70 yards and turn left at the roundabout onto the A4039 Ettingshall/ Penn, continue for 2 miles when you will enter a residential area. You will find Ednam Road on your left, the hotel is situated at the end of this road.

FROM THE M5

Exit Junction 2 and follow A4123 to Wolverhampton for approx. six miles, continue to Junction A4039, turn left. At the following traffic lights continue and Ednam Road is the third turning on the left.

MISREPRESENTATION ACT, 1967 – conditions under which these particulars are issued:-

Messrs. K. Stuart Swash, F.R.I.C.S.,
for themselves and for the vendors or
lessors of these properties, whose
agents they are, give notice that:

1. These particulars are intended as a general guide only for intending purchasers or lessees and do not constitute, nor constitute any part of, an offer or contract,
2. All details, dimensions, references to condition and necessary permission for use and occupation, although believed to be correct, are not to be relied upon as statements or representations of fact, and intending purchasers or tenants must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars,
3. The vendor does not make or give, and neither Messrs. K. Stuart Swash, F.R.I.C.S., nor any person in their employment has any authority to make or give, any representation or warranty whatsoever in relation to properties within this Catalogue.

PLEASE NOTE:

The Auctioneers have arranged for proceedings prior, during and after the Auction to be the subject of a video recording. Such recording will not be reproduced for advertising or commercial purposes. Successful bidders will also be photographed.

K. STUART SWASH, F.R.I.C.S.

Fellow of the Royal Institution of Chartered Surveyors

NEXT SALE DECEMBER

*Entries to date include:
Residential – Investments & Freeholds*

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Auctioneers

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