

Kal Sangra
SHONKI BROTHERS

Late entry
lot A



AUCTION

Wednesday 12 November 2025 at 2.30pm

ONLINE AUCTION

Watch Live Stream

Bidding via:

internet - telephone - proxy



Auction: Wednesday 12th November 2025



Welcome to our 6th and final auction of 2025, to be held on Wednesday 12 November 2025 at 2.30pm.

In this sale, we are offering 28 competitively priced lots, catering to all types of buyers. The catalogue features a broad mix of properties, including those suitable for owner-occupation or investment, renovation opportunities, commercial and commercial investment properties, as well as flats.

As we approach the final quarter of the year it is beneficial to look at how our auctions have performed. We are pleased to share we achieved an impressive 89% auction sales average for 2025 so far. Our success rate comes out much more favourably than the national auction market, 20% higher in fact!

89% for Kal Sangra, Shonki Brothers Auctions 2025 average

69.6% for Residential National average

69.8% For East Midlands Regional average

*Source: EIG 09.2025

Using our local auction service has many benefits, specific local knowledge and expertise mean you can be assured that you are receiving well-informed advice and guidance derived from over 100 years of

combined experience. In addition to our positive results, the auction service we offer is award winning.

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We pride ourselves on offering a one-stop-shop service and we thank you for taking interest in our November auction.

Competitive pricing is what keeps momentum within the market. Take auctions for example, we offer a select mix of properties all competitively priced 10-15% below market value.

If we consider funding of a purchase, we have seen greater stability mortgage rates which helps drive housing market activity. At present, average rates for new 5-year fixed deals sit between 4% and 5%. Buyers are also finding it easier to borrow. As a result of changes in lender affordability rules, homebuyers can now borrow around 20% more than they could six months ago, at the same mortgage rate and on the same income. This shift has boosted demand in recent months, particularly among first-time buyers and in more affordable housing markets.

Looking forward, the Autumn Budget may have an impact on uncertainty for those actively in the market. Do not miss this opportunity to buy your next investment at a good price, many lots in this brochure have been reduced. If momentum within the market accelerates this will only drive up prices.

If you are thinking of buying, it is important that you do take note of the following:

Legal Documents:

For all the properties offered for sale the Special Conditions of Sale and the legal documents will be available for inspection prior to the Auction via our website.

Viewings:

We are actively encouraging potential buyers to view properties virtually via our website initially, with actual viewings then taking place by appointment if a potential buyer has a genuine interest in the property. Strict social distancing measures will be in place during the viewing. Please refer to our viewing guide which can be viewed/downloaded via our website. To discuss a viewing please contact the office (0116) 254 3373.

Buying at Auction (pages 4 and 5):

Please do read the Important Notice to Bidders to familiarise yourself with the Auction procedure.

Registration:

In order to bid at the auction, purchasers will be required to complete the Proxy, Telephone, Remote/Internet Bidding Form and provide the required identification documents. This can be downloaded from our website. You are advised to carefully read and understand the attached terms and conditions. Your registration must be received no less than 24 hours before the

Finally please be prepared so that you are able to read the addendum / alteration list, look through the legal documents if you have not already done so and check any changes made to the order of sale. If you require any further information please do not hesitate to contact the office and we will do all we can to assist you.

We are currently taking entries for our next Auction, so do contact us if you are considering selling and require an Auction appraisal.

The auction team look forward to you joining us on Wednesday 12th November 2025.

K S Sangra FRICS FNAVA
Auctioneer

auction. Only on satisfactory receipt of the form and identification documents will your registration be approved. For full details of the identity documents required for the different types of bidders please refer to our ML Identification Guidelines via our website.

Check Addendum List:

Any changes or alterations that your purchase will be subject to will be specified on an addendum sheet.

Check Availability of Lots:

Do check lots have not been sold or withdrawn prior to Auction.

Auction Contract:

If you are the successful bidder the auction contract will be signed on your behalf by the auctioneer.

Deposit:

A 10% (minimum £2,500) deposit is required on the fall of the hammer together with the buyer's fee. Methods of payment accepted are debit/credit card, bankers draft, BACs transfer.

Completion:

Completion is normally 28 days from the day of the sale, unless specified otherwise in the contract, when the balance will be required.

Auction: Wednesday 12th November 2025



Order of Sale

LOT	PROPERTY ADDRESS
A	9 Pratt Close, Mansfield, Nottinghamshire NG19 6HQ
1	27 Vere Avenue, Sutton-in-Ashfield, Nottinghamshire NG17 2DS
2	172 Belper Road, Stanley Common, Ilkeston, Derbyshire DE7 6FS
3	Land to the north side of Meadow Lane, Syston, Leicester LE7 1NR
4	1, 3, 5 & 7 Granary Close, Spilsby, Lincolnshire PE23 5BP
5	94 Cochrane Terrace, Stanton Hill, Sutton-in-Ashfield, Nottinghamshire NG17 3GN
6	83 Linton Heath, Linton, Swadlincote, Derbyshire DE12 6PD
7	8 Guildhall Lane, Leicester LE1 5FQ
8	3 Vanguard Road, Long Eaton, Nottingham NG10 1DX
9	9 Granary Close, Spilsby, Lincolnshire PE23 5BP
10	16 School Street, Loughborough LE11 1BP
11	118 Charles Street, Leicester LE1 1LB
12	23 Granary Close, Spilsby, Lincolnshire PE23 5BP
13	78 Winslow Drive, Wigston, Leicester LE18 3QG
14	2 & 2A Cumberland Road, Ellistown, Coalville, Leicestershire LE67 1EA
15	178 Draycott Road, Long Eaton, Nottingham NG10 3BY
16	7 Sladeswell Court, Little Billing, Northampton NN3 9SZ
17	121 Parker Drive, Leicester LE4 0JP
18	12 Broad Street, Enderby, Leicester LE19 4AA
19	141 Lothair Road, Aylestone, Leicester LE2 7QE
20	63 Westover Road, Leicester LE3 3DU
21	141 Charles Street, Leicester LE1 1LA
22	44 Main Street, Kilby, Leicestershire LE18 3TD
23	194 Welford Road, Leicester, LE2 6BD
24	113 Main Street, Thornton, Coalville, Leicestershire LE67 1AH
25	The Bloomsbury, 35 Braunstone Gate, Leicester LE3 5LH
26	10 The Hallsteads, Kniveton, Ashbourne, Derbyshire DE6 1JT
27	27 & 29 Carlton Drive, Wigston, Leicester LE18 1DF
28	Church Street Care Home, 84 Church Street, Eastwood, Nottingham NG16 3HS

AUCTION BEHIND CLOSED DOORS
Bidding via internet / telephone / proxy
live video stream

IMPORTANT NOTICE:

All purchasers will be required to produce proof of identity (2 forms), as well as their 10% deposit (minimum £2,500, no cash deposits)

BUYERS FEE:

The successful purchaser will be required to pay the Auctioneers a buyer's fee of 1.8% including VAT with a minimum fee of £2,400 inc. VAT.

BUYING AT AUCTION - IMPORTANT NOTICE TO BIDDERS

We want you to enjoy every step of the auction process and be confident that your purchase is in safe and professional hands, we are here to guide you at every stage. If you have any questions regarding the buying procedure please do not hesitate to contact us.

If you are thinking of buying at auction please do take time to prepare by reading and understanding the following:

Auction Particulars:

1. The auction catalogue is available approximately 4 weeks prior to the auction and contain the property details.
2. Read through it and identify the lots you are interested in.
3. Prospective buyers are strongly advised to check the particulars of any property and ensure the accuracy of all measurements, areas, details of leases, planning permissions and all other matters to which the property is expressed to be subject to or have the benefit of.
4. In respect of any contents, fixtures or fittings expressed to be included in the sale make clear through inspection of the property and making all the necessary enquiries with the auctioneers, the seller, the seller's professional advisors and all other appropriate authorities.
5. The property details are subject to change up to and including the day of the auction. Please check our website regularly and look out for any additional materials available on the day of the auction, in order to stay fully informed with the up to date information.
6. These particulars do not constitute any part of an offer or Contract (except to the extent that they are incorporated in the Memorandum of Agreement by the Common or Special Conditions of Sale).

Guide Prices:

- Guide prices or guide price ranges are not necessarily figures at which the property will sell. They are not an indication of the anticipated sale price or a valuation. It is the buyer's responsibility to decide how much they should bid for any lot, and you should check for regular updates as guide prices are subject to change prior to the auction. The price achieved at Auction may be more or less than the guide price.

Reserve Price:

- This is the minimum price that the seller will accept for their lot, agreed with the auctioneer prior to the auction day. Most properties will have a reserve price, although it is a confidential amount and will not be disclosed to any interested parties.

Do view the property:

- You will need to read the viewing guide and complete the attached form before a viewing will be arranged for you.
- We recommend that you are prompt at the viewing as the property will only be open for 10 minutes.
- Prospective buyers shall be deemed to have inspected the relevant properties and made all the usual and necessary searches and enquiries, with all the relevant authorities and other bodies.
- Inspection of investment properties is by courtesy of the Tenants.
- There will be no viewings between exchange of contracts and completion.

Do inspect the legal documentation:

- Each lot is offered and sold subject to the Common Auction and Special Conditions of Sale.
- All prospective buyers are strongly advised to read all the legal documents relating to any property you intend to bid on. These can be viewed on-line (www.shonkibrothers.com) together with the Common Auction Conditions. When possible, they are also available at our office and at the auction.
- You are strongly advised to consult your solicitor and, where appropriate, other professional advisors, prior to bidding.
- We make no warranty as to what is contained within the legal documents or their correctness and will be unable to advise you on any of the points contained.
- We recommend that the legal documents are viewed by your solicitor.
- You can also contact the seller's solicitors whose details can be found in the auction catalogue.
- You will be deemed to have read and considered the particulars, Conditions of Sale and Addendum and have full knowledge of these and all the legal documents and any other matters.

Do allow time to arrange a survey, if required:

- It is advisable to have conducted a survey prior to the auction. If you decide to have a survey, we will try our best to make access available but cannot guarantee this if any restrictions are in place.

Do arrange your finance:

- If you are the successful bidder you are required to provide a 10% deposit (minimum £2,500) immediately following the sale.
- A buyer's fee of 1.8% incl VAT with a minimum fee of £2,400 incl VAT will also be required at exchange of contracts.
- If you need to arrange a mortgage it is important to make your mortgage application as early as possible as completion will be 20 working days (unless otherwise stated, please check the Memorandum of Agreement of Sale and Special Conditions of Sale for confirmation) after the day of the auction. You must ensure that your lender can meet the completion date and you should discuss this with your lender to make sure that this will not be a problem.

Offers prior to auction:

- The seller has the right to sell before Auction, or withdraw the Lot, and neither the auctioneer nor the seller is responsible for any abortive costs, losses or damages of a prospective buyer.
- Some sellers are prepared to consider sales prior to auction. If you are considering making an offer this should be above the guide price and be your best and final offer. The offer should be made verbally and followed up in writing and you should be in a position to exchange contracts prior to auction and pay the 10% (minimum £2,500) deposit and buyer's fee of 1.8% incl VAT with a minimum fee of £2,400 incl VAT.
- Offers are accepted at the seller's discretion and whilst we will endeavour to respond immediately, we can only do so once we have received the seller's instructions. Until contracts have been exchanged there is no commitment on either side and the property remains available. The property is only withdrawn once contracts have been exchanged.
- Information as to presale or withdrawal of a lot can be obtained by enquiry to the auctioneers at any time prior to the auction but is valid only at the time of the enquiry.

If you can't attend the auction:

- We recommend that you attend the auction to bid. If you cannot attend, you can still bid by using one of the following 3 straightforward methods:
 - By proxy bidding - the auctioneer bids on your behalf
 - By telephone - we will call you from the auction room
 - By remote/internet bidding - the auction will be live streamed and you will be able to place your bids remotely.
- To bid by one of the above methods you are required to register no less than 24 hours before the auction so that we can process your application and provide the following:
 - Read the Terms & Conditions for Proxy, Telephone & Remote/Internet Bidders.
 - Complete the Registration Form for Proxy, Telephone & Remote/Internet Bidding.
 - Provide identity documents for all parties involved in the transaction.
 - Verify of your method of payment and provide cleared funds for the 10% (minimum £2,500) deposit and buyer's fee 1.8% incl VAT with a minimum fee of £2,400 incl VAT.

Auction day – be prepared:

- First and foremost, check that the property is still available for sale!
- Check the Addendum, any additions or amendments to the auction particulars will be specified on an addendum sheet and also announced at the start of the auction. It is advisable to check if your prospective lot has had any changes made. Any amendments/addendum in respect of a property will form part of the contract therefore you need to ensure you understand them.
- Anyone intending to bid at the auction will be required to register as a bidder by completing a registration form and providing 2 forms of identification (proof of identity and proof of address). This can be done in the auction room approximately one hour before the start of the auction. You will then be given a bidding card.
- The auction team are there to assist you, do ask for help.
- Copies of the legal packs are available for inspection. You can raise any questions you may have with the seller's solicitors (if in attendance) to ensure you fully understand the conditions imposed in the contracts.

You will need to bring the following:

- Method of payment accepted are bank draft/transfer, debit or credit card.
- Identification – proof of identity and address. As per The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (the "Regulations") below prospective buyers must produce documentation to confirm their identity and residential/company address. PLEASE SEE IDENTITY DOCUMENTS (Page 6).
- Solicitors details.

Bidding:

- It is your responsibility to attract the attention of the auctioneer as to your bid, you can do this by raising your bidding card. Do not leave your bid until it's too late.

At the auction it is advisable that you:

- Do not panic, our auctioneers understand the pressures.
- Do not be late; watching other lots being sold helps to follow the procedure.
- Do not lose track, some lots go quickly, you could miss out.
- Do not assume that all Lots are available, check with us beforehand.
- Do not forget the insurance risk changes as the hammer falls.

If you are the successful bidder:

- Upon the fall of the hammer contracts have been legally exchanged and the successful bidder is under a binding contract to purchase the relevant property and must immediately present to the auctioneer's clerk his name and address and if appropriate, the name and address of the person or company on whose behalf they have been bidding.
- The auctioneer's clerk will take you to complete a Memorandum of Agreement of Sale in the form of the one at the back of this catalogue or the Contract prepared by the seller's solicitor. You must sign the auction contract prior to you leaving the auction room. The signing of contracts is normally conducted by a solicitor.
- If you do not sign the contract the auctioneer is legally entitled to sign on your behalf.
- You will also be required to provide the auction clerk with an acceptable method of payment ie: bankers draft, debit / credit card or BACs payment for the deposit which is normally 10% of the purchase price or £2,500 (whichever is greater).

- Each successful buyer or bidder will be required to pay the auctioneers, a non-refundable buyers, fee of 1.8% incl VAT with a minimum fee of £2,400 incl VAT. The fee is payable on exchange of contract whether buying prior, during or post auction.
- We recommend that you always check the Special Conditions of Sale relating to each property, so you are aware of any additional costs involved.
- Please ensure that there are adequate funds in your account to cover the amount required.
- Do arrange building insurance as on the fall of the hammer the successful bidder acquires a legal interest in the property and is therefore liable for the insurance cover.

If a property does not sell:

- In this case the property will not have reached its reserve price. If you are interested do let a member of the auction team know your highest bid and contact details.
- We will then be able to speak to the seller on the day and try and agree a sale

After the auction:

- The auctioneers will write to all parties involved in the transaction informing them of the sale.
- It is important that you instruct your solicitor and advise them of the purchase. Thereafter the seller's and buyer's solicitors normally liaise with each other through to completion of sale. During this stage we closely monitor the progression of the sale to ensure a smooth completion.

Completion of sale:

- This is normally 28 days after the auction, unless stated otherwise in the auction contract.
- The balance of the purchase price will be required at this stage.

SHONKI BROTHERS LTD for themselves, their Joints Agents and for the sellers of the properties whose agents they are, give notice that:

1. All statements contained in these particulars as to the properties are made without responsibility on the part of Shonki Brothers Ltd or the sellers and are not to be relied on as a statement of representation of fact.
2. Any intending buyer must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in the individual property particulars. The description, dimension and other particulars have been prepared on our own inspection and information supplied by the sellers and are believed to be accurate but no warranty is given in this respect or that the property is in good structural condition and repair.
3. None of the items, services or facilities included in the sale of working or running nature such as the central heating installation or mechanical or electrical equipment (where included in the sale) have been tested by the auctioneers or their joint agents and no warranty is given in this respect and potential buyers should satisfy themselves as to any points arising therefrom.
4. The stated uses of the respective lots are not warranted as being permitted or lawful under any planning legislation and prospective buyers are advised to make their own searches and enquiries and rely upon the results thereof.
5. Shonki Brothers Ltd has not made any investigations into the existence or otherwise of any issue concerning pollution, potential land, air or water contamination affecting any lot and each bidder shall be responsible for making his own enquiries and surveys in this respect.
6. The sellers do not make or give Shonki Brothers Ltd nor any persons in their employment any authority to make or give any representation of warranty whatsoever in relation to the properties.
7. Any guide prices issued, or any estimates or values mentioned in negotiations or discussions, cannot be relied upon by prospective buyers as representing professional valuations for any purpose in accordance with the requirements or guidance notes of relevant professional bodies, or other authorities. In all respects prospective buyers are deemed to have relied upon their own professional advisors.
8. In default of the purchase the Auctioneer shall be entitled, at his discretion, as agent for the seller, to treat the failure or default as a repudiation and rescind the Contract. Thereafter the Auctioneer shall be entitled to re-submit the property for sale. If a successful

bidder does not pay a deposit and/or complete the Memorandum the seller reserves the right to claim any loss he incurs as a result.

9. All residential lettings are now regulated tenancies under the Rent Act 1977, the Housing Act 1980 and the Housing Act 1988.
10. All room sizes and site measurements are approximate and have been scaled from Architects, Land Registry or Ordnance Survey Plans. They are published for the convenience of bidders. Their accuracy and the shading and/or boundaries thereon are not guaranteed and they are excluded from any Memorandum of Agreement of Sale. They are merely intended to indicate the location of each lot. Interested applicants should make their own site inspections and investigations with regard to the accuracy of all measurements given in the catalogue. Any photographs included in the description of any lot are merely intended to provide buyers with an approximate indication of the location, character and style of the relevant property and are published solely for the convenience of bidders and are expressly excluded from the Memorandum of Agreement of Sale.
11. Each lot will be sold in accordance with the Title Documentation as the location plans shown in the catalogue are for identification purposes only. buyers are advised to view the Special Conditions of Sale in respect of the precise interest to be conveyed.
12. Please Note that you will NOT be entitled to KEYS or access to vacant properties until completion of the sale. If access is required it may be arranged through our office with the permission of the seller. A charge will be levied if an accompanied viewing is necessary. Once we are advised by the seller's solicitors completion has occurred, the keys will be available for collection at our offices or the local key holder. If arrangements are made to post the keys, the auctioneers take no responsibility for their delivery.
13. You are asked to exercise all care and diligence during your inspection of the property and the agents are unable to warrant that the property is free of hazards or complies with Health and Safety legislation. Viewings are at your own risk. The seller and auctioneer accept no liability for any losses, damage, injury or accident.

Finally:

NEVER be afraid to ask the Auction Team if you are unsure about any aspect of the auction process, do not hesitate to contact us on

0116 254 3373.

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (the “Regulations”)

In accordance with the above regulations we are required to identify buyers, bidders and payers. We will therefore require information and documentation for verification purposes. We may in addition request documentary evidence via third party electronic identification verification. The searches will be conducted on all the parties related to the purchase as is required by the legislation. Failure to establish evidence of identity will deem the registration incomplete and therefore considered to be null and void. A photocopy will be taken as part of the auction control process for our records in order to comply our bidder identification procedures and in accordance with RICS Best Practice guidelines on bidder identity verification.

IMPORTANT NOTES:

- Any ID presented in the Auction room must be original documents and must be current.
- Where requested you must provide ID from List A and from List B below

List A

Proof of ID
Passport
Driving Licence
EEA member state identity card

List B

Proof of Address - must have been issued in the last 3 months
Utility bill (not mobile)
Council tax bill
Bank statement (excluding credit card statements)
Home/motor insurance certificate

Remote Bidders:

All ID's should be certified copies of the originals.

Agent/representative:

If you bid as agent or representative for the buyer, you will need to provide us with written evidence of your authority to act in such capacity.

If Payee of Deposit is different to the Buyer:

You have to confirm your relationship with the bidder/buyer and the funds provider.

You must also provide ID from List A & B above

WHO ARE YOU?	ID REQUIRED
BIDDER	• ID relating to the buyer from List A & B • If you are acting as agent for the buyer, written proof of your authority to act as agent together with ID from List A & B
BIDDER INDIVIDUAL BUYER JOINT BUYER – for each buyer	• ID relating to the buyer(s) from List A & B
UK registered Limited Company or Limited Liability Partnership	• Certificate of Incorporation • ID from List A & B for all individuals or entities with 25% or more of the shares or voting rights in the company • A letter of authority from the company • If offshore, nominee director declaration and a general power of attorney • For an LLP, ID from List A & B for 2 designated members
Unincorporated business or partnership	• Full names(s) of proprietor / all partners • ID for all individuals or entities with 25% or more of the shares or voting rights in the company from List A & B
Trust	• Trust deed • List of trustees • List of beneficiaries • Individual ID from List A & B for all individuals with a vested interest in 25% or more of the capital and/or those who exercise control over the Trust

- Any personal data obtained for the purposes of complying with money laundering regulations may only be processed for the purposes of preventing money laundering or terrorist financing.
- We usually keep files and papers relating to client matters for six years from the date we cease to work on that matter, after which we may dispose of them, as we reasonably consider appropriate, and in accordance with current Data Protection Regulations.

**LOT
A**

9 Pratt Close, Mansfield, Nottinghamshire NG19 6HQ

GUIDE PRICE: £70,000 - £75,000



RESIDENTIAL

EMH Housing & Regeneration Ltd



Location:

The property is located in a cul de sac off Westfield Lane which is off Abbott Road.

Description:

A semi detached property of non standard construction with 3 bedrooms, double glazing and gas central heating. The property requires modernisation.

Accommodation:

Ground Floor:

Entrance hall, 2 reception rooms, kitchen, lobby, WC.

First Floor:

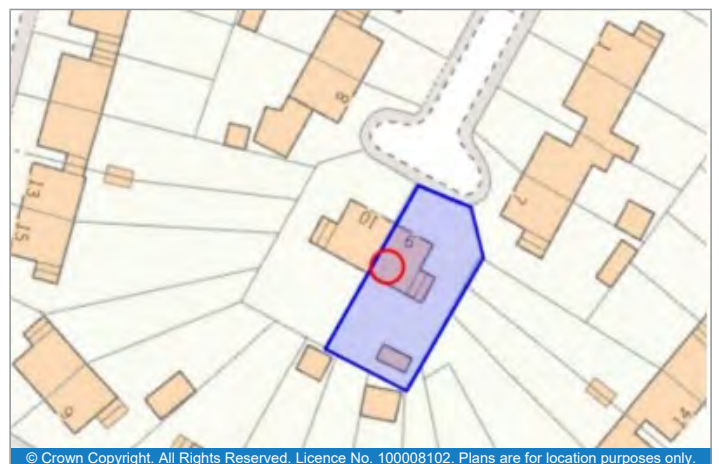
3 bedrooms, bathroom.

Outside:

Front garden with off road parking, side access to rear garden.

Note:

- No offers will be accepted on this lot prior to the auction.
- The sale will be subject to the Buyer paying the Seller's legal and Auctioneer's fees.



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Tenure:

Freehold.

Energy Performance Certificate:

Rating 69, Band C.

Solicitors:

Browne Jacobson, Mowbray House, Castle Meadow Road, Nottingham NG2 1BJ
Tel: (0330) 045 2242 ~ Ref: R Patel

IMPORTANT NOTICE:

All purchasers will be required to produce proof of identity (2 forms), as well as their 10% deposit (minimum £2,500, no cash deposits)

BUYERS FEE:

The successful purchaser will be required to pay the Auctioneers a buyer's fee of 1.8% including VAT with a minimum fee of £2,400 inc. VAT.

**LOT
1**

27 Vere Avenue, Sutton-in-Ashfield, Nottinghamshire NG17 2DS

GUIDE PRICE: £65,000 - £70,000



RESIDENTIAL

EMH Housing & Regeneration Ltd



Location:

The property is located in a cul de sac off Stoneyford Road and to the rear of Quarrydale Academy next to its playing fields.

Description:

An extended semi detached property with 2 bedrooms, double glazing and gas central heating. The property requires modernisation.

Accommodation:

Ground Floor:

Entrance door at the side of the property, 2 reception rooms, kitchen.

First Floor:

2 bedrooms, bathroom.

Outside:

Front garden, rear garden with shared side access.

Note:

- No offers will be accepted on this lot prior to the auction.
- The sale will be subject to the Buyer paying the Seller's legal and Auctioneer's fees.

Tenure:

Freehold.

Energy Performance Certificate:

Rating 49, Band E.

Solicitors:

Browne Jacobson, Mowbray House, Castle Meadow Road, Nottingham NG2 1BJ

Tel: (0330) 045 2242 ~ Ref: R Patel

LOT
2

172 Belper Road, Stanley Common, Ilkeston, Derbyshire DE7 6FS

GUIDE PRICE: £105,000 - £110,000



RESIDENTIAL

On behalf of EMH Homes



Location:

The property is located between Stanley Common C of E Primary School and Stanley Common Recreational Ground.

Description:

A terrace property with a flying freehold with the adjacent property (174). The property has 3 bedrooms, gas central heating, double glazing and a rear car parking space. The property requires modernisation.

Accommodation:

Ground Floor:

2 reception rooms, kitchen, lobby to bathroom.

First Floor:

3 bedrooms (the bedroom above the archway at the front is a flying freehold).

Outside:

Front and large rear garden, shared archway access to a car parking space at the rear.

Note:

- No offers will be accepted on this lot prior to the auction.
- The sale will be subject to the Buyer paying the Seller's legal and Auctioneer's fees.

Tenure:

Freehold.

Energy Performance Certificate:

Rating 61, Band D.

Solicitors:

Browne Jacobson, Mowbray House, Castle Meadow Road, Nottingham NG2 1BJ
Tel: (0330) 045 2242 ~ Ref: R Patel



IMPORTANT NOTICE:

All purchasers will be required to produce proof of identity (2 forms), as well as their 10% deposit (minimum £2,500, no cash deposits)

BUYERS FEE:

The successful purchaser will be required to pay the Auctioneers a buyer's fee of 1.8% including VAT with a minimum fee of £2,400 inc. VAT.

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www.shonkibrothers.com



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LAND

Location:

The property is located off Glebe Way, near to the Hobby Horse roundabout and extends from adjacent to The Old Stables.

Description:

Two parcels of land totalling approximately 2.199 acres (10,643 sqyds). There is potential for alternative uses subject to planning.

Planning:

Local Authority: Charnwood Borough Council (01509) 634570.

Tenure:

Freehold.

Solicitors:

Rajinder Singh & Co, 85 London Road, Leicester LE2 0PF
Tel: (0116) 254 5929 ~ Ref: R Singh

IMPORTANT NOTICE:

All purchasers will be required to produce proof of identity (2 forms), as well as their 10% deposit (minimum £2,500, no cash deposits)

BUYERS FEE:

The successful purchaser will be required to pay the Auctioneers a buyer's fee of 1.8% including VAT with a minimum fee of £2,400 inc. VAT.



RESIDENTIAL INVESTMENT / BLOCK OF APARTMENTS

Location:

The property is located on the outskirts of the town, in a quiet cul-de-sac off Partney Road and near to Woodlands Academy.

Description:

A well presented and modern block of 4 flats with 2 bedrooms, gas central heating, double glazing and allocated parking space.

Tenure:

Freehold, subject to existing tenancies.

Solicitors:

Frisby & Small, 5-7 De Montfort Street, Leicester LE1 7GE
Tel: (0116) 233 5522 ~ Ref: J Crowson

Accommodation & Tenancies

FLAT NO.	ACCOMMODATION	SQFT (SQM)	EPC	PERIODIC TENANCY COMMENCING	RENT £ PAX
GROUND FLOOR					
1	Lounge/kitchen/diner, 2 bedrooms, one ensuite, bathroom	689 (64)	80, C	12.04.2024	7,440
3	Lounge/kitchen/diner, 2 bedrooms, one ensuite, bathroom	646 (60)	80, C	31.01.2019	7,260
FIRST FLOOR					
5	Lounge/kitchen/diner, 2 bedrooms, one ensuite, bathroom	689 (64)	80, C	27.03.2024	6,900
7	Lounge/kitchen/diner, 2 bedrooms, one ensuite, bathroom	646 (60)	80, C	6 months from 25.10.2025	7,800
Outside	Allocated parking space per flat				
Current Rental Income					29,360



IMPORTANT NOTICE:

All purchasers will be required to produce proof of identity (2 forms), as well as their 10% deposit (minimum £2,500, no cash deposits)

BUYERS FEE:

The successful purchaser will be required to pay the Auctioneers a buyer's fee of 1.8% including VAT with a minimum fee of £2,400 inc. VAT.

**LOT
5**

**94 Cochrane Terrace, Stanton Hill, Sutton-in-Ashfield, Nottinghamshire
NG17 3GN**

GUIDE PRICE: £55,000 - £60,000



RESIDENTIAL

EMH Housing & Regeneration Ltd



Location:

The property is located off B6028 Stoneyford Road near Brand Lane and Longden Terrace junction.

Description:

A terrace property with 3 bedrooms, gas central heating and double glazing.

Accommodation:

Ground Floor:

Entrance hall, 2 reception rooms, kitchen.

First Floor:

3 bedrooms, bathroom.

Outside:

Rear part covered patio area with canopy, large rear garden.

Note:

- No offers will be accepted on this lot prior to the auction.
- The sale will be subject to the Buyer paying the Seller's legal and Auctioneer's fees.

Tenure:

Freehold.



Energy Performance Certificate:

Rating 68, Band D.

Solicitors:

Browne Jacobson, Mowbray House, Castle Meadow Road,
Nottingham NG2 1BJ
Tel: (0330) 045 2242 ~ Ref: R Patel

**LOT
6**

83 Linton Heath, Linton, Swadlincote, Derbyshire DE12 6PD

GUIDE PRICE: £95,000 - £100,000



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RESIDENTIAL

EMH Housing & Regeneration Ltd



Location:

The property is located in a popular village and overlooks open fields. It is near to the junction of A444 Burton Road and Rickmans Corner Community Centre.

Description:

An extended terrace property with 3 bedrooms, double glazing and gas central heating. The property requires modernisation.

Accommodation:

Ground Floor:

Entrance hall, 2 reception rooms, kitchen, lobby to washroom.

First Floor:

3 bedrooms.

Outside:

Rear patio garden with outbuildings, shared access from the left hand side of the house of No. 87, gated access to large separate garden with driveway area providing off street parking, this has a shared access road running through it.

Note:

- No offers will be accepted on this lot prior to the auction.
- The sale will be subject to the Buyer paying the Seller's legal and Auctioneer's fees.

Tenure:

Freehold.

Energy Performance Certificate:

Rating 73, Band C.

Solicitors:

Browne Jacobson, Mowbray House, Castle Meadow Road, Nottingham NG2 1BJ

Tel: (0330) 045 2242 ~ Ref: R Patel

IMPORTANT NOTICE:

All purchasers will be required to produce proof of identity (2 forms), as well as their 10% deposit (minimum £2,500, no cash deposits)

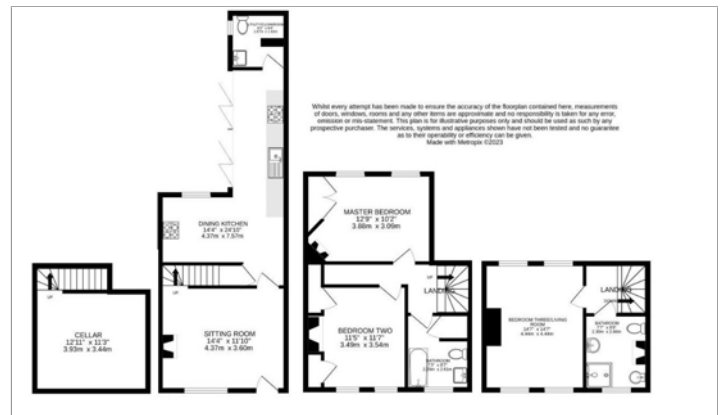
BUYERS FEE:

The successful purchaser will be required to pay the Auctioneers a buyer's fee of 1.8% including VAT with a minimum fee of £2,400 inc. VAT.

**LOT
7**

8 Guildhall Lane, Leicester LE1 5FQ

GUIDE PRICE: £250,000 - £260,000



PERIOD RESIDENTIAL

Location:

The property is located within the Greyfriars Conservation Area and close to St Martins Square and St Martins Cathedral.

Description:

A well presented period 3 storey Grade II Listed family home with cellar, 3 bedrooms, 2 bathroom/shower rooms. The property retains many of its original features including sash windows with original shutters, exposed beams and fireplaces.

Accommodation:

Cellar:

Storage.

Ground Floor:

Lounge with original inglenook fireplace with wood burner, open plan kitchen/diner with 3 panel bifold doors to courtyard garden, WC.

First Floor:

2 bedrooms, bathroom.

Second Floor:

Bedroom 3 or living room, shower room.

Outside:

South facing rear courtyard garden with raised rear terrace.

Tenure:

Freehold.

Energy Performance Certificate:

Pending.

Solicitors:

Salisbury Harding & Barlow LLP, 1 Berridge Street, Leicester LE1 5JT

Tel: (0116) 262 6052 ~ Ref: S Swift



IMPORTANT NOTICE:

All purchasers will be required to produce proof of identity (2 forms), as well as their 10% deposit (minimum £2,500, no cash deposits)

BUYERS FEE:

The successful purchaser will be required to pay the Auctioneers a buyer's fee of 1.8% including VAT with a minimum fee of £2,400 inc. VAT.



RESIDENTIAL

EMH Housing & Regeneration Ltd



Location:

The property is located in a popular village and overlooks open fields. It is near to the junction of A444 Burton Road and Rickmans Corner Community Centre.

Description:

A semi detached property with 3 bedrooms, double glazing and gas central heating. The property requires modernisation.

Accommodation:

Ground Floor:

Entrance hall, lounge, kitchen/diner with pantry, WC.

First Floor:

3 bedrooms, bathroom.

Outside:

Front garden with side driveway providing off street parking, rear garden with brick store.

Note:

- No offers will be accepted on this lot prior to the auction.
- The sale will be subject to the Buyer paying the Seller's legal and Auctioneer's fees.

Tenure:

Freehold.

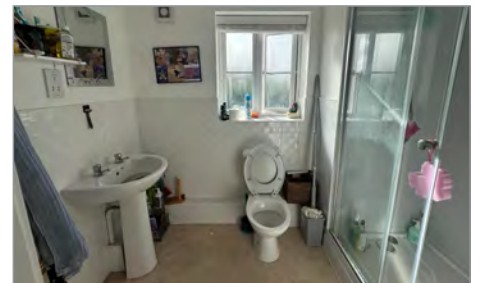
Energy Performance Certificate:

Rating 66, Band D.

Solicitors:

Browne Jacobson, Mowbray House, Castle Meadow Road, Nottingham NG2 1BJ

Tel: (0330) 045 2242 ~ Ref: R Patel



RESIDENTIAL INVESTMENT / FREEHOLD / PART LONG LEASEHOLD

Location:

The property is located on the outskirts of the town, in a quiet cul-de-sac off Partney Road and near to Woodlands Academy.

Description:

A well presented apartment with 2 bedrooms one with ensuite, gas central heating, double glazing and 2 garages. One of the garages is leasehold.

Accommodation:

Ground Floor:

Stairs to flat.

First Floor:

L shaped lounge/kitchen, 2 bedrooms one with ensuite, bathroom.

Outside:

2 garages, one of which is let on a long leasehold.

Energy Performance Certificate:

Rating 79, Band C.

Tenure:

Coach House & Garage No. 4:

- Freehold, subject to existing tenancy.
- Let on a periodic tenancy commencing 12.11.2021 at a rental of £7,380 pax.

Garage 7 (leased by 11 Granary Close):

- Long leasehold.
- 999 years from 01.01.2010.
- Ground Rent: Peppercorn.
- Service Charge: Nil.

Solicitors:

Frisby & Small, 5-7 De Montfort Street, Leicester LE1 7GE
Tel: (0116) 233 5522 ~ Ref: J Crowson

IMPORTANT NOTICE:

All purchasers will be required to produce proof of identity (2 forms), as well as their 10% deposit (minimum £2,500, no cash deposits)

BUYERS FEE:

The successful purchaser will be required to pay the Auctioneers a buyer's fee of 1.8% including VAT with a minimum fee of £2,400 inc. VAT.

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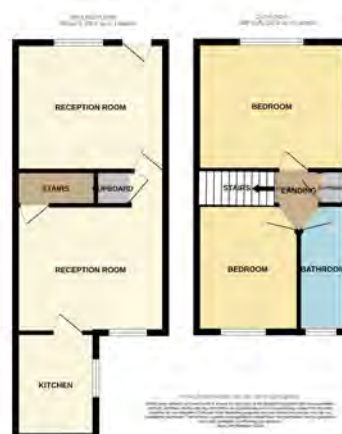
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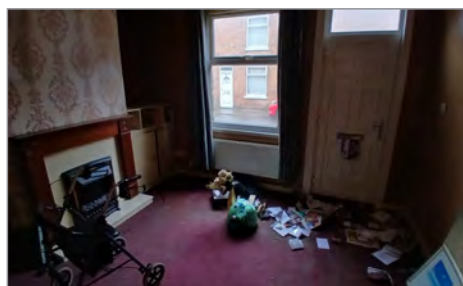
**LOT
10**

16 School Street, Loughborough LE11 1BP

GUIDE PRICE: £90,000 - £95,000



for illustrative purposes only



RESIDENTIAL

EMH Housing & Regeneration Ltd



Location:

The property is located near to the town centre, off Cobden Street which is off Moor Lane.

Description:

A terrace property with 2 bedrooms, double glazing and gas central heating. The property requires modernisation.

Accommodation:

Ground Floor:

2 reception rooms, kitchen.

First Floor:

2 bedrooms, bathroom.

Outside:

Rear garden with shared side access.

Note:

- No offers will be accepted on this lot prior to the auction.
- The sale will be subject to the Buyer paying the Seller's legal and Auctioneer's fees.

Tenure:

Freehold.

Energy Performance Certificate:

Rating 61, Band D.

Solicitors:

Browne Jacobson, Mowbray House, Castle Meadow Road, Nottingham NG2 1BJ

Tel: (0330) 045 2242 ~ Ref: R Patel

IMPORTANT NOTICE:

All purchasers will be required to produce proof of identity (2 forms), as well as their 10% deposit (minimum £2,500, no cash deposits)

BUYERS FEE:

The successful purchaser will be required to pay the Auctioneers a buyer's fee of 1.8% including VAT with a minimum fee of £2,400 inc. VAT.



COMMERCIAL INVESTMENT

Location:

The property is located in St Georges conservation area within the city centre near to the junction of Rutland Street, Cultural Quarter and Curve Theatre.

Description:

A large 3 storey commercial property of approximately 8,785 sqft (816 sqm) with basement, garage and 2 car parking spaces on a site area of 226 sqm. The property has gas central heating, large floor to ceiling windows on all sides of the building and rear loading.

Tenure:

- Freehold, subject to existing leases.
- All leases are excluded from The Landlord & Tenant Act 1954.
- All leases are on an IRI basis.

Accommodation & Leases:

FLOOR	USE	ACCOMMODATION	SQFT (SQM)	EPC	LEASE	RENT £ PAX
Basement	Storage, boiler and meter cupboard					
Ground	Fitness Studio	Gymnasium	3,113 (291)	55, C	6 years from 25.07.2023 with tenant break option on 25.07.2027	35,000
First	Podcast Studio	Studio, kitchenette, WC	2,826 (262)	67, C	3 years from 14.04.2025	20,000
Second	Community Use	Hall, kitchenette, WC	2,826 (262)	74, C	3 years from 01.05.2025 with Landlord or Tenant break option with 3 months notice	9,600
Outside	Shutter rear access to 2 car parking spaces, garage and access to basement					
Current Rental Income						64,600

Planning:

- Potential for change of use to residential of the first and second floors and a roof extension subject to planning permission.
- We have been advised by the Sellers that a positive response has been received following a pre-application submission for residential use and the addition of three further storeys. Supporting written advice and drawings are available for review.
- Local Authority: Leicester City (0116) 454 3000.

Solicitors:

Salisbury Harding & Barlow, 1 Berridge Street, Leicester LE1 5JT
Tel: (0116) 262 6052 ~ Ref: C Gooch



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front elevation - for illustrative purposes only



layout - for illustrative purposes only

IMPORTANT NOTICE:

All purchasers will be required to produce proof of identity (2 forms), as well as their 10% deposit (minimum £2,500, no cash deposits)

BUYERS FEE:

The successful purchaser will be required to pay the Auctioneers a buyer's fee of 1.8% including VAT with a minimum fee of £2,400 inc. VAT.



RESIDENTIAL INVESTMENT / FREEHOLD / PART LONG LEASEHOLD

Location:

The property is located on the outskirts of the town, in a quiet cul-de-sac off Partney Road and near to Woodlands Academy.

Description:

A well presented apartment with 2 bedrooms one with ensuite, gas central heating, double glazing and 2 garages. One of the garages is leasehold.

Accommodation:

Ground Floor:

Stairs to flat.

First Floor:

L shaped lounge/kitchen, 2 bedrooms one with ensuite, bathroom.

Outside:

2 garages, one of which is let on a long leasehold.

Tenure:

Coach House & Garage No. 13:

- Freehold, subject to existing tenancy.
- Let on a periodic tenancy commencing 31.10.2018 at a rental of £7,260 pax.

Garage No. 12 (leased by 21 Granary Close):

- Leasehold.
- 999 years from 01.01.2010.
- Ground Rent: Peppercorn.
- Service Charge: Nil.

Energy Performance Certificate:

Rating 79, Band C.

Solicitors:

Frisky & Small, 5-7 De Montfort Street, Leicester LE1 7GE
Tel: (0116) 233 5522 ~ Ref: J Crowson

LOT
13

78 Winslow Drive, Wigston, Leicester LE18 3QG

GUIDE PRICE: £165,000 - £170,000



RESIDENTIAL / BUNGALOW

Location:

The property is located off Shenley Road which is off Wigston Road and near to St John Fisher Catholic Voluntary Academy.

Description:

An extended semi detached bungalow with 2 bedrooms, garage, gas central heating and double glazing.

Accommodation:

Ground Floor:

Entrance hall, lounge, kitchen/diner, 2 bedrooms, shower room.

Outside:

Front garden with off road parking on driveway to garage, rear garden overlooking Leicester Racecourse.

Energy Performance Certificate:

Rating 68, Band D.

Tenure:

Freehold.



Solicitors:

Rajinder Singh & Co, 85 London Road, Leicester LE2 0PF
Tel: (0116) 254 5929 ~ Ref: R Singh

IMPORTANT NOTICE:

All purchasers will be required to produce proof of identity (2 forms), as well as their 10% deposit (minimum £2,500, no cash deposits)

BUYERS FEE:

The successful purchaser will be required to pay the Auctioneers a buyer's fee of 1.8% including VAT with a minimum fee of £2,400 inc. VAT.



RESIDENTIAL / 2 S/C FLATS

EMH Housing & Regeneration Ltd



Location:

The property is located in the village of Ellistown, in a cul de sac and on the corner of Kendal Road which is off Ibstock Road.

Description:

A corner end terrace property converted to 2 self contained flats, with 1x1 bedroom, 1x3 bedroom, double glazing and gas central heating. The flats require modernisation.

Note:

- Estimated Rental Value: £16,800 pax.
- No offers will be accepted on this lot prior to the auction.
- The sale will be subject to the Buyer paying the Seller's legal and Auctioneer's fees.

Tenure:

Freehold.

Solicitors:

Browne Jacobson, Mowbray House, Castle Meadow Road,
Nottingham NG2 1BJ
Tel: (0330) 045 2242 ~ Ref: R Patel

Accommodation:

FLAT NO. FLOOR	ACCOM	SQFT (SQM)	EPC
2 G/F - access from side gate	Entrance hall, lounge, kitchen, bedroom, bathroom Garden	48 (517)	67, D
Outside			
2A - front access G/F F/F 2/F	Entrance hall Lounge, bedroom, kitchen, bathroom 2 bedrooms	70 (753)	68, D



for illustrative purposes only



Entrance to G/F Flat



IMPORTANT NOTICE:

All purchasers will be required to produce proof of identity (2 forms), as well as their 10% deposit (minimum £2,500, no cash deposits)

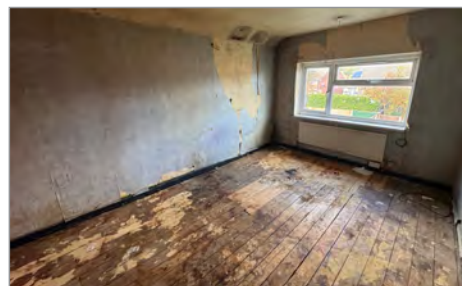
BUYERS FEE:

The successful purchaser will be required to pay the Auctioneers a buyer's fee of 1.8% including VAT with a minimum fee of £2,400 inc. VAT.

LOT
15

178 Draycott Road, Long Eaton, Nottingham NG10 3BY

GUIDE PRICE: £150,000 - £155,000



RESIDENTIAL

EMH Housing & Regeneration Ltd



Location:

The property is located in the Sawley area, off Tamworth Road near to Sawley Park and Sawley Medical Centre.

Description:

A semi detached property with 4 bedrooms, double glazing and gas central heating. The property requires modernisation.

Accommodation:

Ground Floor:

Entrance hall, lounge, kitchen, store, rear lobby, WC.

First Floor:

4 bedrooms, bathroom, separate WC.

Outside:

Front garden, side and rear gardens. Potential for off road parking.

Note:

- No offers will be accepted on this lot prior to the auction.
- The sale will be subject to the Buyer paying the Seller's legal and Auctioneer's fees.



Tenure:

Freehold.

Energy Performance Certificate:

Rating 72, Band C.

Solicitors:

Browne Jacobson, Mowbray House, Castle Meadow Road, Nottingham NG2 1BJ

Tel: (0330) 045 2242 ~ Ref: R Patel

LOT
16

7 Sladeswell Court, Little Billing, Northampton NN3 9SZ

GUIDE PRICE: £130,000 - £135,000



RESIDENTIAL

EMH Housing & Regeneration Ltd



Location:

The property is located in the Little Billing area, set in a cul de sac off Stockmead Road and near to Standens Barn Primary School.

Description:

A terrace property with 3 bedrooms, double glazing and electric storage heating. The property requires upgrading.

Accommodation:

Ground Floor:

Entrance hall, through lounge, kitchen, walk-in store, WC.

First Floor:

3 bedrooms, large shower room.

Outside:

Front garden, rear garden with outbuilding and access via a private pedestrian gate over a public footpath.

Energy Performance Certificate:

Rating 70, Band C.

Note:

- The property requires upgrading.
- No offers will be accepted on this lot prior to the auction.
- The sale will be subject to the Buyer paying the Seller's legal and Auctioneer's fees.

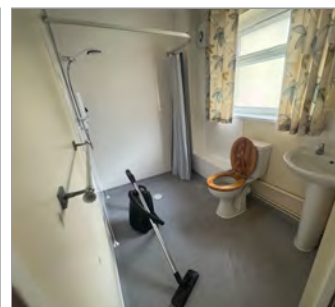
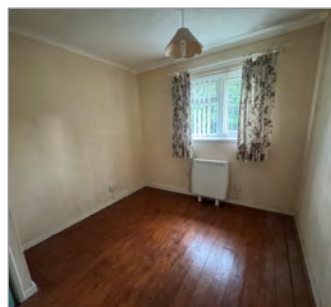
Tenure:

Freehold.

Solicitors:

Browne Jacobson, Mowbray House, Castle Meadow Road, Nottingham NG2 1BJ

Tel: (0330) 045 2242 ~ Ref: R Patel



IMPORTANT NOTICE:

All purchasers will be required to produce proof of identity (2 forms), as well as their 10% deposit (minimum £2,500, no cash deposits)

BUYERS FEE:

The successful purchaser will be required to pay the Auctioneers a buyer's fee of 1.8% including VAT with a minimum fee of £2,400 inc. VAT.



COMMERCIAL INVESTMENT

Location:

The unit is located in a popular industrial area off Blackbird Road.

Description:

A large, detached part 2 and part 3 storey industrial premises of approximately 19,321 sqft on a site area of 0.42 acres. The property has gas central heating to the offices, gas blower heating system in the factory areas and a three-phase electric supply throughout. Loading is via shutter doors to one side of the building and rear ground floor and first floor bays. There is car parking to the front and rear of the building.

Accommodation:

Lower Ground Floor:

2 production areas.
GIA: 5,938 sqft (551.66 sqm)

Ground Floor:

Entrance lobby, reception area, offices, 2 large production areas, kitchen, staff room, WCs.
GIA: 10,128 sqft (940.92 sqm)

First Floor:

2 offices, store room, WCs.
GIA: 1,017 sqft (94.48 sqm)

Second Floor (to the rear of the building):

Storage space.
GIA: 2,238 sqft (207.92 sqm)

Total GIA: 19,321 sqft (1,794.98 sqm) approx.

Outside:

Front parking for 3 vehicles, gated side driveway providing access to side and rear loading and parking at the rear.

Tenure:

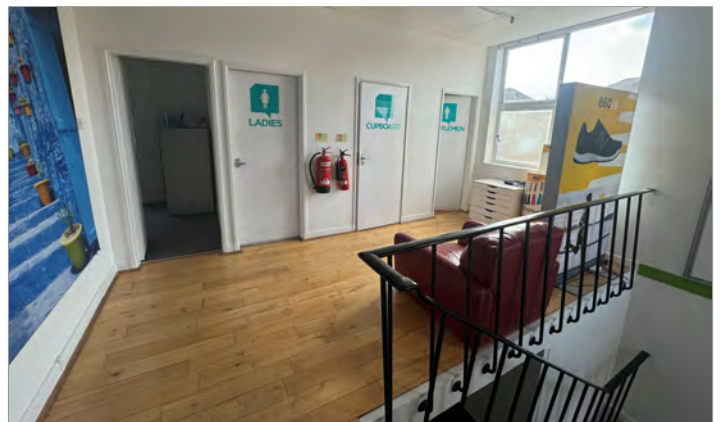
Freehold, subject to existing lease.
Let on a 5 year FRI lease from date of completion of sale at a rental of £87,000 pax with 3 year rent review and tenant break option.

Energy Performance Certificate:

Rating 71, Band C.

Solicitors:

BP Legal Solicitors, 221 Belgrave Gate, Leicester LE1 3HT
Tel: (0116) 253 6856 ~ Ref: B Parmar



IMPORTANT NOTICE:

All purchasers will be required to produce proof of identity (2 forms), as well as their 10% deposit (minimum £2,500, no cash deposits)

BUYERS FEE:

The successful purchaser will be required to pay the Auctioneers a buyer's fee of 1.8% including VAT with a minimum fee of £2,400 inc. VAT.

LOT
18

12 Broad Street, Enderby, Leicester LE19 4AA

GUIDE PRICE: £100,000 - £105,000



RESIDENTIAL

Location:

The property is located in the village centre off Cross Street and near to Co-Op Food.

Description:

A terrace property with 2 bedrooms. The property requires complete renovation.

Accommodation:

Ground Floor:

2 reception rooms, kitchen.

First Floor:

2 bedrooms, bathroom.

Outside:

Large rear garden with WC.

Tenure:

Freehold.

Energy Performance Certificate:

Pending.

Solicitors:

Salisbury Harding & Barlow, 1 Berridge Street, Leicester LE1 5JT,
Tel: (0116) 242 9992 ~ Ref: S McCallister

LOT
19

141 Lothair Road, Aylestone, Leicester LE2 7QE

GUIDE PRICE: £190,000 - £195,000



COMMERCIAL / DEVELOPMENT

Location:

The property is located off Saffron Lane and near to Saffron Lane Athletics Stadium.

Description:

An enclosed and gated yard of approximately 621 sqyds with a single storey self contained workshop of approximately 430 sqft.

Workshop:

Workshop, kitchenette, WC.

Total GIA: 430 sqft (40 sqm)

Yard Area:

Total Site Area: 621 sqyds (519 sqm)

Planning:

- Potential for redevelopment subject to planning.
- Local Authority: Leicester City (0116) 454 3000.

Note:

Previously marketed for £205,000 - £210,000.

Tenure:

Freehold.



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Solicitors:

P A Todd, 142 Evington Road, Leicester LE2 1HL
Tel: (0116) 273 3091 ~ Ref: N Alimahomed

IMPORTANT NOTICE:

All purchasers will be required to produce proof of identity (2 forms), as well as their 10% deposit (minimum £2,500, no cash deposits)

BUYERS FEE:

The successful purchaser will be required to pay the Auctioneers a buyer's fee of 1.8% including VAT with a minimum fee of £2,400 inc. VAT.

LOT
20

63 Westover Road, Leicester LE3 3DU

GUIDE PRICE: £175,000 - £180,000



RESIDENTIAL

Location:

The property is located off Braunstone Lane.

Description:

A semi detached property with 3 bedrooms, gas central heating and double glazing.

Accommodation:

Ground Floor:

Entrance hall, lounge, kitchen/diner, 2 stores.

First Floor:

3 bedrooms, shower room with WC.

Garden:

Front garden with driveway providing off road parking and gated access to side and rear gardens.

Tenure:

Freehold.

Energy Performance Certificate:

Rating 54, Band E.

Note:

Previously marketed for £239,950.

Solicitors:

Dixon Coles & Goddard, 33 Lutterworth Road, Blaby, Leicester LE8 3DW

Tel: (0116) 277 5899 ~ Ref: J Webb



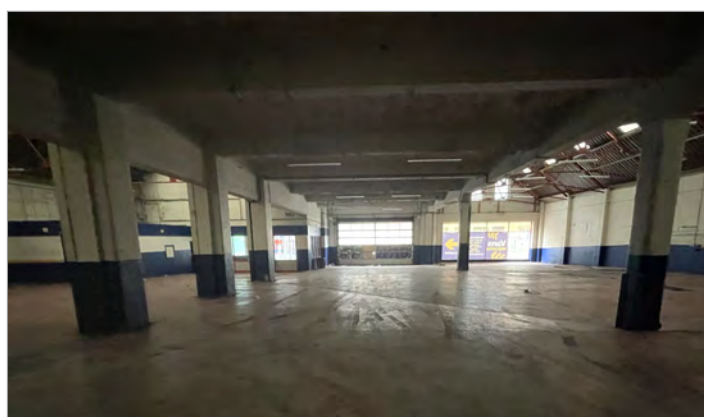


IMPORTANT NOTICE:

All purchasers will be required to produce proof of identity (2 forms), as well as their 10% deposit (minimum £2,500, no cash deposits)

BUYERS FEE:

The successful purchaser will be required to pay the Auctioneers a buyer's fee of 1.8% including VAT with a minimum fee of £2,400 inc. VAT.



COMMERCIAL

Location:

The property is located in the city centre near to the junction of Rutland Street, Cultural Quarter, Curve Theatre and within walking distance of the train station.

Description:

A large 2 storey commercial property of approximately 12,680 sqft (1,178 sqm) on a site area of 0.255 acres. The property was previously used as a Kwik Fit centre and has an eaves height of 4.3m, large workshop with front roller shutter door access and first floor storage.

Accommodation:

Ground Floor:

Workshop, reception area, WCs.

GIA: 10,995 sqft (1,021 sqm)

First Floor - accessed from the passageway on the right:

Storage.

GIA: 1,685 sqft (157 sqm)

Total GIA: 12,680 sqft (1,178 sqm) approx.

Outside:

Side passageway.

Planning:

- Potential for other uses subject to planning permission.
- Local Authority: Leicester City (0116) 454 3000.

Energy Performance Certificate:

Rating 97, Band D.

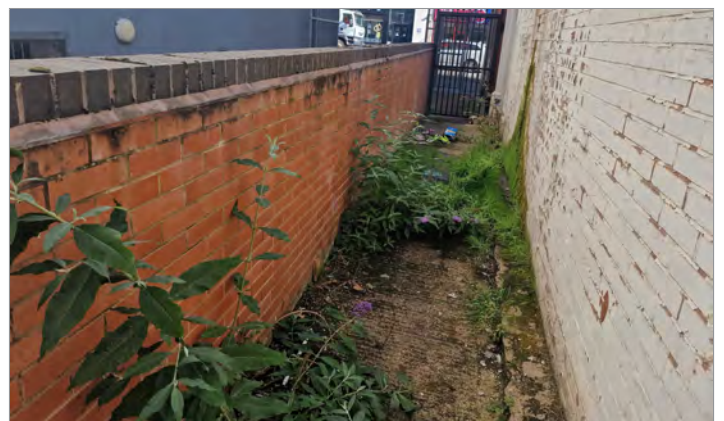
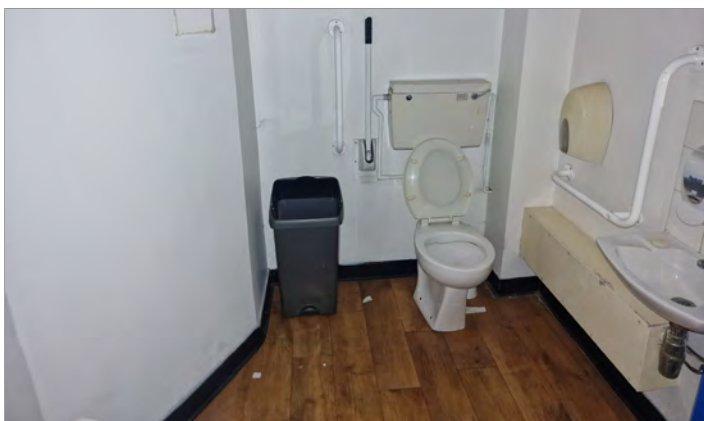
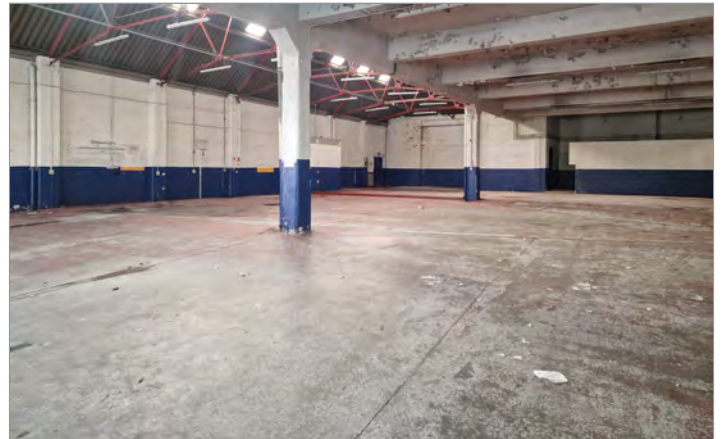
Solicitors:

Harold Benjamin, Hygeia Building, 66-68 College Road, Harrow HA1 1BE

Tel: (0208) 872 3041 ~ Ref: R Aziz



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IMPORTANT NOTICE:

All purchasers will be required to produce proof of identity (2 forms), as well as their 10% deposit (minimum £2,500, no cash deposits)

BUYERS FEE:

The successful purchaser will be required to pay the Auctioneers a buyer's fee of 1.8% including VAT with a minimum fee of £2,400 inc. VAT.



RESIDENTIAL WITH WORKSHOP

Location:

The property is located in the village centre, just off Fleckney Road / Wistow Road junction and near Kilby St Marys C of E Primary School.

Description:

A substantial 3 storey detached property with single storey workshop totalling approximately 3,023 sqft on a site area of 0.11 acres. The property has 3 reception rooms, 6 bedrooms, gas central heating, double glazing and woodburners in each of the 3 reception rooms.

Accommodation:

Ground:

Lounge with stairs to first floor and passage to large open plan living room with windows to the front and rear, dining room, kitchen, lobby to family bathroom, utility room with lift, pantry.

GIA: 1,103 sqft (102.5 sqm)

First Floor:

5 bedrooms one with dressing room and en suite shower room and one with en suite bathroom.

GIA: 1,027 sqft (95.4 sqm)

Second Floor:

Large living area, bedroom 6.

GIA: 513 sqft (47.7 sqm)

Single Storey Building:

Front double gated courtyard, workshop and out house.

GIA: 380 sqft. (35 sqm)

Total GIA: 3,023 sqft (280.6 sqm) approx.

Outside:

Front walled shallow garden, side access to rear garden with redundant WC.

Planning:

- Potential to convert the workshop and out house to a granny annex subject to P/P.
- Local Authority: Blaby District Council (0116) 272 7705.

Note:

Previously marketed for £550,000 - £560,000.

Tenure:

Freehold.

Energy Performance Certificate:

Rating 59, Band D.

Solicitors:

Headleys Solicitors, 39A Station Road, Lutterworth, Leicestershire LE17 4AP

Tel: (01455) 554466 ~ Ref: K McCole



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workshop



courtyard

IMPORTANT NOTICE:

All purchasers will be required to produce proof of identity (2 forms), as well as their 10% deposit (minimum £2,500, no cash deposits)

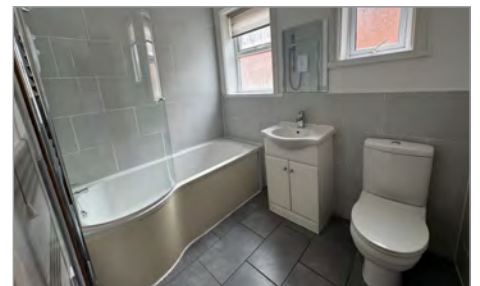
BUYERS FEE:

The successful purchaser will be required to pay the Auctioneers a buyer's fee of 1.8% including VAT with a minimum fee of £2,400 inc. VAT.

**LOT
23**

194 Welford Road, Leicester LE2 6BD

GUIDE PRICE: £230,000 - £235,000



RESIDENTIAL / HMO

Location:

The property is located near to Victoria Park and within walking distance of both universities.

Description:

A well presented and fully furnished semi detached property converted to a 5 bedroom HMO with gas central heating and 2 bathrooms.

Accommodation:

Ground Floor:

Entrance lobby, hallway, lounge/kitchen/diner, 2 bedrooms, bathroom.

First Floor:

3 bedrooms, bathroom.

Outside:

Front and rear gardens.

Note:

Estimated Rental Value: £27,300 pax.

Tenure:

Freehold.

Energy Performance Certificate:

Rating 60, Band D.

Solicitors:

Rajinder Singh & Co, 85 London Road, Leicester LE2 0PF
Tel: (0116) 254 5929 ~ Ref: R Singh

**LOT
24**

113 Main Street, Thornton, Coalville, Leicestershire LE67 1AH

GUIDE PRICE: £140,000 - £145,000



for illustrative purposes only



RESIDENTIAL

EMH Housing & Regeneration Ltd



Location:

The property is located in the village of Thornton, next to Thornton Primary School.

Description:

A 3 storey terrace property with 3 bedrooms, double glazing and gas central heating. The property requires repair and modernisation.

Accommodation:

Ground Floor:

Entrance hall, lounge, kitchen lobby to bathroom.

First Floor:

2 bedrooms.

Second Floor:

Bedroom.

Outside:

Front garden, rear garden with shared side access.

Note:

- No offers will be accepted on this lot prior to the auction.
- The sale will be subject to the Buyer paying the Seller's legal and Auctioneer's fees.

Tenure:

Freehold.

Energy Performance Certificate:

Rating 61, Band D.

Solicitors:

Browne Jacobson, Mowbray House, Castle Meadow Road, Nottingham NG2 1BJ
Tel: (0330) 045 2242 ~ Ref: R Patel

IMPORTANT NOTICE:

All purchasers will be required to produce proof of identity (2 forms), as well as their 10% deposit (minimum £2,500, no cash deposits)

BUYERS FEE:

The successful purchaser will be required to pay the Auctioneers a buyer's fee of 1.8% including VAT with a minimum fee of £2,400 inc. VAT.



COMMERCIAL / 9 RESIDENTIAL FLATS / INVESTMENT

Location:

The property is located near to the Bede Street junction and within walking distance of De Montfort University and Narborough Road.

Description:

A large extended mix use property with ground floor retail unit of 642 sqft and 9 flats above and to the rear totalling 5,192 sqft on a site area of 0.091 acres. The property is fully occupied.

Site Dimensions:

Site Width: 13.54m

Site Depth: 25.20m

Accommodation:

Ground Floor:

Retail unit with kitchen, WC, 2 x studio flats, 4 bed flat.

Commercial NIA: 642 sqft (60 sqm)

Residential GIA: 1,244 sqft (116 sqm)

First Floor:

5 bed flat, 4 bed flat, 2 x studio flats.

GIA: 2,353 sqft (219 sqm)

Second Floor:

5 bed flat, 2 bed flat.

GIA: 1,595 sqft (148 sqm)

Areas by Use:

Commercial NIA: 642 sqft (60 sqm) approx.

Residential GIA: 5,192 sqft (484 sqm) approx.

Tenure:

- Freehold, subject to existing tenancies and lease.
- Refer to the legal pack for all tenancy agreements and the lease.
- Currently fully occupied, producing a gross rent of £168,499.96 pa.

Energy Performance Certificate:

Refer to legal pack.

Solicitors:

Thomas Flavell & Sons Solicitors, Church Walk, Hinckley, Leicestershire LE10 1DN

Tel: 01455 610 747 ~ Ref. R Ley



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side view of the property

IMPORTANT NOTICE:

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BUYERS FEE:

The successful purchaser will be required to pay the Auctioneers a buyer's fee of 1.8% including VAT with a minimum fee of £2,400 inc. VAT.

82%
SOLD

AUCTION

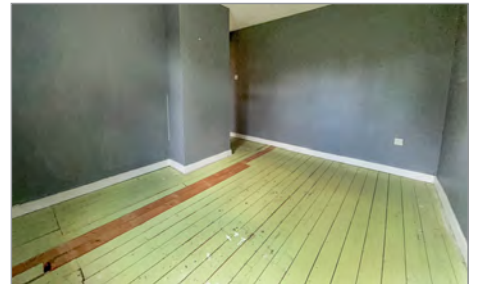
Wednesday 17 September 2025



**LOT
26**

10 The Hallsteads, Kniveton, Ashbourne, Derbyshire DE6 1JT

GUIDE PRICE: £150,000 - £155,000



RESIDENTIAL

EMH Housing & Regeneration Ltd



Location:

The property is located in the village of Kniveton, in a cul de sac just off Longrose Lane which is off B5035 and near to Kniveton C of E Primary School.

Description:

A terrace property with 3 bedrooms, air source heat pump system and double glazing. The property requires modernisation.

Accommodation:

Ground Floor:

Entrance hall, 2 reception rooms, kitchen, WC.

First Floor:

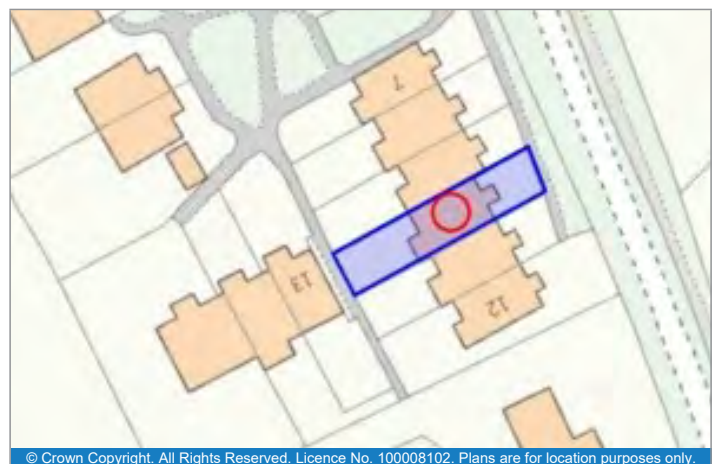
3 bedrooms, bathroom.

Outside:

Front garden, rear garden which can be accessed from the rear.

Note:

- Previously marketed for £170,000 - £175,000.
- No offers will be accepted on this lot prior to the auction.
- The sale will be subject to the Buyer paying the Seller's legal and Auctioneer's fees.



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Tenure:

Freehold.

Energy Performance Certificate:

Rating 60, Band D.

Solicitors:

Browne Jacobson, Mowbray House, Castle Meadow Road, Nottingham NG2 1BJ
Tel: (0330) 045 2242 ~ Ref: R Patel

IMPORTANT NOTICE:

All purchasers will be required to produce proof of identity (2 forms), as well as their 10% deposit (minimum £2,500, no cash deposits)

BUYERS FEE:

The successful purchaser will be required to pay the Auctioneers a buyer's fee of 1.8% including VAT with a minimum fee of £2,400 inc. VAT.



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COMMERCIAL / RESIDENTIAL INVESTMENT

Location:

The property is located off Leicester Road and next to Wigston Field Community Centre.

Description:

A corner property of approximately 1,671 sqft on a site area of 0.08 acres. There is a ground floor retail unit and a large well presented self contained flat above with 2 bedrooms, gas central heating and double glazing.

Accommodation & Tenancies:

FLOOR	ACCOMMODATION	SQFT (SQM) APPROX	EPC	TENANCY/LEASE	RENT £ PAX
Ground - Retail	Retail area, kitchen, WC	786 (73.1)	57, C	21 years IRI lease from 24.06.2012 with 3 yearly rent reviews. L/L to repair structure and exterior and to charge a fair proportion to tenant.	9,250
First - Flat	Lounge/kitchen/diner, 2 bedrooms, bathroom	885 (82.2)	77, C	Periodic tenancy from 10.09.2021	9,360
Current Rental Income					18,610

Tenure:

Freehold, subject to existing lease/tenancy.

Solicitors:

Frisby & Small, 5-7 De Montfort Street, Leicester LE1 7GE
Tel: (0116) 233 5522 ~ Ref: J Crowson



IMPORTANT NOTICE:

All purchasers will be required to produce proof of identity (2 forms), as well as their 10% deposit (minimum £2,500, no cash deposits)

BUYERS FEE:

The successful purchaser will be required to pay the Auctioneers a buyer's fee of 1.8% including VAT with a minimum fee of £2,400 inc. VAT.

**LOT
28**

**Church Street Care Home, 84 Church Street, Eastwood, Nottingham
NG16 3HS**

GUIDE PRICE: £275,000 - £285,000



FORMER RESIDENTIAL FACILITY

On behalf of Nottinghamshire County Council



Location:

The property is located close to Eastwood Town Centre, on the corner of Peacock Drive and near Eastwood Village Day Nursery.

Description:

A detached custom-built part single and part 2 storey 8 bedroom former residential facility of approximately 3,100 sqft. The property has double glazing, gas central heating to the ground floor and air conditioning to the first floor, large conservatory and approximately 10 car parking spaces.

Accommodation:

Ground Floor:

Entrance hallway, manager's office, 3 bedrooms, store room/boiler room, 2 bathrooms.

First Floor:

5 bedrooms, 2 bathrooms.

Outside:

Large front garden with driveway to parking area, side and rear gardens.

Planning:

Local Authority: Broxtowe Borough Council (0115) 917 3461.

Tenure:

Freehold.

Energy Performance Certificate:

Pending,

Solicitors:

Corporate & Environmental Law Team, Nottinghamshire County Council, County Hall, West Bridgford, Nottingham NG2 7QP
Tel: (0115) 977 3562 ~ Ref: S Ball



IMPORTANT NOTICE:

All purchasers will be required to produce proof of identity (2 forms), as well as their 10% deposit (minimum £2,500, no cash deposits)

BUYERS FEE:

The successful purchaser will be required to pay the Auctioneers a buyer's fee of 1.8% including VAT with a minimum fee of £2,400 inc. VAT.

Registration Form for Proxy, Telephone & Remote/Internet Bidding

COMPLETE IN BLOCK CAPITALS

Please select method of bidding:

Proxy ☐

Telephone ☐

Remote ☐

(Please enquire before selecting)

I hereby instruct and authorise Shonki Brothers Ltd to bid on my behalf in accordance with the terms and conditions as given in the auction catalogue and I understand that should my bid be successful the offer will be binding upon me. Shonki Brothers Ltd will bid on my behalf if required, taking my instructions in this respect on the telephone when the relevant lot is being sold at the auction. I authorise you to record such bidding and instructions in order to avoid any doubts or disputes.

AUCTION DATE	LOT NO.	PROPERTY ADDRESS
MAXIMUM BID PRICE	IN WORDS	

BUYER

PURCHASER DETAILS

Full contract name(s) (including titles if personal)

COMPANY

CORRESPONDENCE ADDRESS

MOBILE

LANDLINE

EMAIL

BIDDER DETAILS – to be completed if different from the buyer

BIDDER DETAILS

Full contract name(s) (including titles if personal)

COMPANY

CORRESPONDENCE ADDRESS

MOBILE

LANDLINE

EMAIL

RELATION TO BUYER:

PROOF OF IDENTITY - REQUIRED

Are the identification documents of the purchaser/ bidder (if different) attached?

YES ☐

NO ☐

PROOF OF AUTHORITY - REQUIRED

Is the letter of authority attached?

YES ☐

NO ☐

SOLICITORS DETAILS

SOLICITORS NAME

COMPANY NAME

ADDRESS

TELEPHONE

METHOD OF PAYMENT

CARD

Complete details

BANK TRANSFER

AMOUNT: £

BANKERS DRAFT

☐ AMOUNT: £

NAME ON CARD

CARD NO.	VALID FROM	EXPIRY	CSC																																						
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I/we confirm that I/we are required to pay the deposit and buyer's fee on the fall of the hammer and I/we are purchasing the Lot(s) with complete knowledge and acceptance of the Terms & Conditions for Proxy & Telephone & Remote/Internet Bidders overleaf, auction catalogue and the Important Notice to Bidders therein, all relevant Common Auction Conditions, General and Special Conditions of Sale, notices to prospective purchasers and also any Addendum relating to the Lot has been inspected and to have full knowledge thereof. I/we take full responsibility for all bids undertaken on my behalf as per this form AND AS SUCH:

☐ I/we confirm that I/we are required to pay the deposit and buyer's fee on the fall of the hammer and I/we are purchasing the Lot(s) with complete knowledge and acceptance of the Important Information, Common Auction Conditions, Legal Pack, Addendum and

☐ I authorise the auctioneer to sign the Memorandum of Sale on my behalf and I recognise that I will then be the fully bound purchaser of the property referred to above and must complete this transaction within the time specified in the Conditions of Sale.

Signed

Date of Signing:

Signed by bidder (or person signing on purchaser's behalf) and warrants that authority has been given by the purchaser.

Once you have completed this form, please send, along with photographic ID and proof of address, via email to info@shonkibrothers.com.

By submitting this form, you authorise Shonki Brothers Limited to undertake any further proof of identification and Money Laundering checks that may be required.

Terms & Conditions for Proxy, Telephone & Remote/Internet Bidders

These Terms and Conditions apply to the bidder and the buyer (if different) and must be adhered to in order for you to place a bid by telephone, proxy or remotely/online. It is understood that if you are bidding that you understand and accept these terms and conditions.

IMPORTANT NOTE:

If you have bid on a property be it is the auction room, by telephone, proxy, online, remotely or pre- or post- auction, you are bound by these terms and conditions, therefore please read and understand them before you place your bid. If you require any clarification, contact our auction team.

You can contact us by telephoning us on 0116 254 3373 or by emailing us at info@shonkibrothers.com.

1. A prospective purchaser should complete and sign the registration form. Failure to complete any part of the form and to sign it will render the instructions invalid and entitle the auctioneer to disregard the bid.
2. A separate form must be completed for each Lot for which a prospective purchaser wishes to bid or requires the auctioneer to bid on their behalf.
3. For a Proxy Bid the prospective 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 in respect of these instructions or the accompanying deposit.
4. The completed form/s together with 2 forms of certified identification documents of all relevant buyers/bidders as per The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended), as well as certified identification documents for the buyer (should they differ), should be sent to the auctioneers.
5. Prospective purchasers should send with this form a valid cheque, banker's draft drawn on a United Kingdom Branch of a bank, or transfer direct to our auction account representing 10% of the maximum price (minimum £2,500) to which the prospective purchaser wishes the auctioneer to bid. Where the particular Lot is purchased below the maximum figure the balance of the deposit will be considered as an additional deposit towards the purchase price.
6. The successful bidder will be required to pay the Auctioneers a buyer's fee of 1.8% incl VAT with a minimum fee of £2,400 incl VAT on exchange of contracts for each property purchased, this is no refundable
7. The aforementioned registration form, identity documents and payment or proof of payment can be sent by post addressed to Kal Sangra, Shonki Brothers Ltd, 85 Granby Street, Leicester LE1 6FB or scanned and emailed to info@shonkibrothers.com and must be 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.
8. 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 a manner as the auctioneer thinks fit in his absolute discretion.
9. 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 or alter the instructions. It is the prospective purchaser's responsibility to ensure that the auctioneer personally receives any written alterations to the original instructions, and he should verify that such instructions have been received.
10. The prospective purchaser shall be deemed to have authorised the auctioneer on the basis that the auction catalogue and all relevant Common Auction Conditions, general and special conditions of sale, notices to prospective purchasers and also any addendum relating to the Lot, has been inspected and to have full knowledge thereof. The prospective purchaser authorises the auctioneer or any duly authorised partner or employee of Shonki Brothers Ltd as the prospective purchaser's agent to sign the memorandum of contract incorporating all such matter at or after the auction.
11. Should the prospective buyer wish to bid at the auction, remotely 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 buyer.
12. In the event that another bidder makes a bid equal to the maximum bid the proxy and telephone bidders is prepared to make, the auctioneer reserves the right to accept either bid at their own discretion.
13. Unless the relevant Lot is sold to the prospective purchaser, the amount of the prospective purchaser's 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.
14. The auctioneer reserves the right to bid himself or through an agent up to the reserve price of the particular Lot.
15. 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 the remote bidding system.
16. The auctioneer on no account will accept any responsibility and will not be liable for prospective purchasers becoming disconnected or unobtainable during bidding, or for any interruption or suspension of telephone and internet connections. If forms are sent by post it is at the bidder's risk if for whatever reason post is delayed or if the auctioneer or any duly authorised partner or employee of Shonki Brothers Ltd are unable to access the office. The auctioneer Shonki Brothers Limited will not be liable for any loss or claims for any other reasons whatsoever, which are beyond its control.
17. 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 not been purchased, the prospective purchaser will be notified and the deposit if transferred will be returned as soon as reasonably possible.
18. Prospective purchasers are advised to visit our website or telephone the auction department of Shonki Brothers Ltd (0116 254 3373) up to the time of the auction to ensure that there are no amendments to the particulars of sale or conditions relating to the relevant Lot or other matters relating to it. The auctioneers will accept no liability whatsoever if the prospective purchaser does not visit our website or telephone in respect of any such amendments and the auctioneer will not be responsible for any loss, costs or damages incurred by the prospective purchaser as a result thereof.
19. In accordance with the requirements of The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended), we are required to identify buyers, bidders and payers. We will therefore require information and documentation for verification purposes. If satisfactory documentation is not provided, we may make searches via third party data providers. The searches will be conducted on all the parties related to the purchase as is required by the legislation. Failure to establish evidence of identity will deem the registration incomplete and therefore considered to be null and void. Your information and documentation, for these requirements, may be shared with the vendor, the vendor's solicitors, agents or other authorised organisations.
20. We usually keep files and papers relating to client matters for six years from the date we cease to work on that matter, after which we may dispose of them, as we reasonably consider appropriate, and in accordance with current Data Protection Regulations.

Signed

I have read and understood the above Terms and Conditions.

Date of Signing:

MEMORANDUM OF AGREEMENT OF SALE SHONKI BROTHERS LTD - AUCTIONS

LOT NUMBER

Agreement Date: _____
Seller: _____
: of _____
: _____
Buyer: _____
: of _____
: _____
Property: : **ALL THAT** property described in the Seller's Special Conditions of Sale relating to
the above Lot Number and known as
: _____
: _____
Completion Date : _____
Purchase Price : £ _____
plus VAT (if applicable)
Buyer Fees : £ _____
(to be paid to Shonki Brothers Ltd)
Searches etc : £ _____
Balance : £ _____
Less Deposit etc Paid : £ _____
Balance Due : £ _____

The Seller shall sell and the Buyer shall buy the Property for the Purchase price agreed on the fall of the hammer subject to the Common Auction Conditions (Edition 4) and any Special Conditions (annexed hereto).

Note: A copy of the Common Auction Conditions (Edition 4) are available for inspection at the Seller's Auctioneer's offices prior to the Auction and the Buyer is deemed to have inspected and familiarised himself/herself with such conditions prior to the Auction whether he/she has done so or not.

The Auctioneer acknowledges receipt of the Deposit as Agent for the Seller in part payment of the purchase price.

The Buyer agrees to pay the remainder of deposit/purchase price to complete the purchase in accordance with this agreement in all respects..

Signed _____ Signed p.p. Seller

Signed _____ Signed p.p. Buyer

Note: If the Memorandum of Agreement of Sale is not signed by or on behalf of the Successful Bidder/Buyer Shonki Brothers Ltd or any Director of theirs is authorised to sign the said Memorandum of Agreement of Sale on behalf of the successful Bidder/Buyer.

The BUYER's conveyancer is **Name**.....
Firm.....
Address.....
.....



85 Granby Street, Leicester LE1 6FB
Tel: 0116 254 3373

Email: info@shonkibrothers.com
www.shonkibrothers.com