



AUCTION

Wednesday 17 September 2025 at 2.30pm

ONLINE AUCTION

Watch Live Stream

Bidding via:

internet - telephone - proxy



Auction: Wednesday 17th September 2025



Welcome to our 5th auction sale of 2025, to be held on Wednesday 17 September 2025 at 2.30pm.

In this sale, we are offering 25 competitively priced lots, catering to all types of buyers. The catalogue includes properties ideal for owner-occupation, investment, renovation, as well as commercial and mixed-use opportunities.

In our last auction, 86% of the lots were sold — a strong result that reflects the broader market's renewed momentum. According to the ONS, UK house prices rose by 3.7% in the 12 months to June 2025, while residential transactions in June increased by 13% compared to the previous month. This resurgence in activity can largely be attributed to the Bank of England's decision to reduce the base rate to 4%.

The market has also been supported by improved mortgage conditions, with the average two-year fixed rate now at 4.49%, down from 5.17% a year ago. This easing in borrowing costs is playing a key role in improving affordability and driving buyer interest. Mortgage approvals for house purchases also increased by 6% year-on-year — the highest level since September 2022. Further rate cuts are expected to provide continued stimulus and boost confidence among both buyers and sellers as we move into the autumn.

Positively, sellers are increasingly pricing their homes more realistically, with average asking prices dropping by over £10,000 this summer. This softening in prices has also helped revive buyer interest, leading to the busiest July since 2020, with sales agreed up 8% year-on-year. Rightmove reports that 34% of current listings have seen price reductions as sellers aim to stay competitive and attract buyers during the holiday season. Homes priced accurately from the start are now selling significantly faster—on average within 32 days—compared to nearly 99 days for those that require price cuts.

This sale includes both residential and commercial investment opportunities, each benefiting from strong rental growth. Residential rents across the UK rose by 8.1% year-on-year in early 2025, while commercial properties—particularly in the retail sector—saw even steeper increases, with rents up over 10%. These rising rental yields underscore the strong income-generating potential in both markets.

Looking ahead, the UK property market is set to benefit from ongoing improvements in affordability and lending conditions. The upcoming Budget is expected to include measures that could further stimulate housing supply and market activity—such as targeted stamp duty reforms, enhancements to the planning system and VAT relief on refurbishments. These changes are likely to further benefit both property investors and prospective homeowners.

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

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.

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 17th September 2025.

K S Sangra FRICS FNAVA
Auctioneer

Auction: Wednesday 17th September 2025



Order of Sale

LOT	PROPERTY ADDRESS
1	56 Prospect Hill, Spinney Hill, Leicester LE5 3RS
2	24 Fackley Road, Teversal, Sutton-in-Ashfield, Nottinghamshire NG17 3HN
3	248 Loughborough Road, Belgrave, Leicester LE4 5LH
4	8 Packhorse Green, Eyres Monsell, Leicester LE2 9FN
5	53 Bosworth Street, Leicester LE3 5RB
6	25 Thornborough Way, Hamilton, Leicester LE5 1AX
7	91 Carrick Point, Falmouth Road, Evington, Leicester LE5 4WN
8	Bohemian House, 75 High Street, Syston, Leicester LE7 1GQ
9	184-186 Gipsy Lane, Leicester LE4 6RG
10	Unit 17, Buckland Road, North Evington, Leicester LE5 0NT
11	38 Ladysmith Street, Sneinton, Nottingham NG2 4AU
12	68, 68A, 70, 70A & 70B Main Street, Broughton Astley, Leicester LE9 6RD
13	131 Carrick Point, Falmouth Road, Evington, Leicester LE5 4WN
14	44 Main Street, Kilby, Leicestershire LE18 3TD
15	2 Fairacre Road, Barwell, Leicester LE9 8HH
16	141 Lothair Road, Aylestone, Leicester LE2 7QE
17	52-60 Kate Street, Leicester LE3 5RP
18	12 White Street, Quorn, Loughborough LE12 8EB
19	2 Launde Cottages, Launde Road, Loddington, Leicestershire LE7 9XB
20	Flats 1-4, 22 Wood Street, Earl Shilton, Leicestershire LE9 7ND
21	10 The Hallsteads, Kniveton, Ashbourne, Derbyshire DE6 1JT
22	9 Morris Close, Thorpe Astley, Leicester LE3 3TU
23	Golding Grange, 68 Cavendish Road, Matlock, Derbyshire DE4 3GY
24	66 Luther Street, Leicester LE3 0QG
25	2 Nottingham Road, Spinney Hill, Leicester LE5 3TT

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

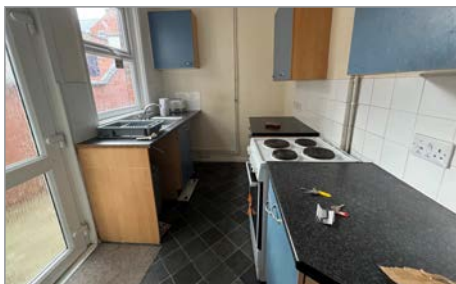
WHO ARE YOU?	ID REQUIRED
BIDDER	<ul style="list-style-type: none">• ID relating to the buyer from List A & B• If you are acting as agent for the buyer, written proof of your authority to act as agent together with ID from List A & B
BIDDER INDIVIDUAL BUYER JOINT BUYER – for each buyer	<ul style="list-style-type: none">• ID relating to the buyer(s) from List A & B
UK registered Limited Company or Limited Liability Partnership	<ul style="list-style-type: none">• 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	<ul style="list-style-type: none">• 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	<ul style="list-style-type: none">• 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
1

56 Prospect Hill, Spinney Hill, Leicester LE5 3RS

GUIDE PRICE: £145,000 - £150,000



RESIDENTIAL

EMH Housing & Regeneration Ltd



Location:

The property is located between St Saviours Road and Wood Hill, near to Spinney Hill Park.

Description:

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

Accommodation:

Ground Floor:

Open porch with steps to the front door, 2 reception rooms, kitchen.

First Floor:

2 bedrooms, bathroom.

Outside:

Rear tiered garden with outbuilding, shared access from between No. 62 and 64.

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

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
2**

24 Fackley Road, Teversal, Sutton-in-Ashfield, Nottinghamshire NG17 3HN

GUIDE PRICE: £90,000 - £95,000



RESIDENTIAL

EMH Housing & Regeneration Ltd



Location:

The property is located in the village of Teversal, on the corner of Carnarvon Road and near Meden Bank Park, Teversal Trails Visitors Centre and Teversal Cricket Club.

Description:

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

Accommodation:

Ground Floor:

Entrance hall, 2 reception rooms, kitchen, under stair store.

First Floor:

3 bedrooms, bathroom.

Outside:

Front garden with 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.

Energy Performance Certificate:

Rating 76, Band C.



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Tenure:

Freehold.

Solicitors:

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

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

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IMPORTANT NOTICE:

*Please see Important Notice to Bidders (pages 4-5) for definition of guide price.

NEXT AUCTION DATE:

Wednesday 12 November 2025

Entries now being taken



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

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



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Plans are for location purposes only.

COMMERCIAL INVESTMENT

Location:

The property is located on the corner of Elmdale Street and near the junction of Checketts Road.

Description:

A corner site of approximately 0.25 acres with a large single storey office of approximately 1,403 sqft with air conditioning and gas central heating, a car wash bay of approximately 728 sqft and vehicle display forecourt. The site is currently let to Enterprise Rent-A-Car UK Limited.

Accommodation:

Office:

Large reception office, separate office, kitchen, 2 stores, WC.
GIA: 1,403 sqft (130 sqm)

Car Wash Bay:

GIA: 728 sqft (68 sqm)

Total GIA: 2,131 sqft (198 sqm) approx.

Outside:

Large front and side forecourt.

Note:

- VAT is payable on the rent and purchase price.
- Can be purchased as a TOGC.

Tenure:

- Freehold, subject to existing lease.
- Let on a 16 year FRI lease from 01.12.2013 with 3 year rent reviews at a current passing rent of £22,140 plus VAT pax. The next rent review on 01.12.2025 is RPI capped.

Energy Performance Certificate:

Rating 95, Band D.

Solicitors:

Shoosmiths, 9th Floor, New Station Street, Leeds LS1 4JB
Tel: (0370) 086 7371 ~ Ref: J Speed

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
4**

8 Packhorse Green, Eyres Monsell, Leicester LE2 9FN

GUIDE PRICE: £120,000 – £125,000



RESIDENTIAL

Location:

The property overlooks a small green and is located off Hillsborough Road and near Sturdee Road Recreation Ground.

Description:

An end terrace property with 2 bedrooms, gas central heating and double glazing.

Accommodation:

Ground Floor:

Entrance hall, lounge, kitchen, conservatory.

First Floor:

2 bedrooms, bathroom.

Outside:

Front garden, side access to rear garden, outhouse to the side of the property.

Energy Performance Certificate:

Rating 42, Band E.

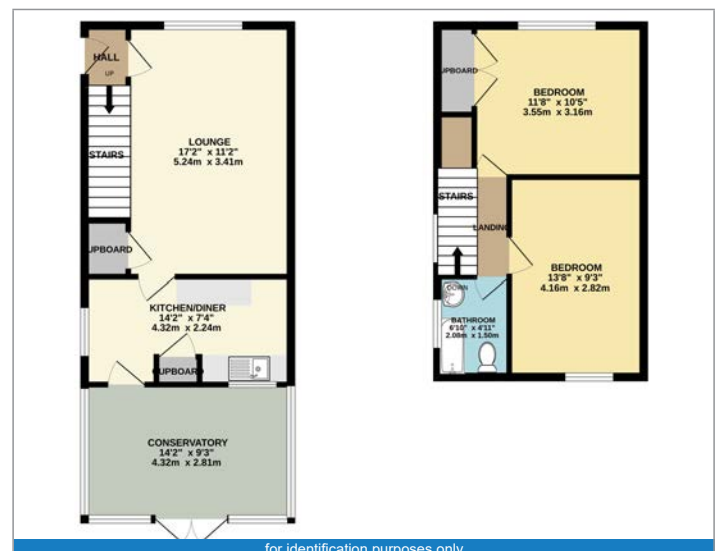
Tenure:

Freehold.

Solicitors:

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

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



for identification purposes only

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IMPORTANT NOTICE:

*Please see Important Notice to Bidders (pages 4-5) for definition of guide price.

NEXT AUCTION DATE:

Wednesday 12 November 2025

Entries now being taken

Kal Sangra
SHONKI BROTHERS

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

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

LOT
5

53 Bosworth Street, Leicester LE3 5RB

GUIDE PRICE: £125,000 - £130,000



for illustrative purposes only



RESIDENTIAL INVESTMENT

Location:

The property is located between Tudor Road and Fosse Road North, near to Fosse Recreational Ground.

Description:

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

Accommodation:

Ground Floor:

2 reception rooms, kitchen, lobby to bathroom.

First Floor:

3 bedrooms.

Outside:

Rear yard, side shared access to rear.

Tenure:

- Freehold, subject to existing tenancy.
- The property is let on a monthly rolling AST commencing 06.01.2025 at a rental of £6,000 pax.

Energy Performance Certificate:

Rating 62, Band D.

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.

**LOT
6**

25 Thornborough Way, Hamilton, Leicester LE5 1AX

GUIDE PRICE: £210,000 - £215,000



RESIDENTIAL

Location:

The property is located in the sought after Hamilton area, near the junction of Moulton Road and Aldfield Green and close to Aldfield Green Play Park.

Description:

A well presented end terrace property with 3 bedrooms, gas central heating, double glazing and off-road parking.

Accommodation:

Ground Floor:

Entrance hall, lounge, kitchen, WC.

First Floor:

3 bedrooms, bathroom.

Outside:

Front and rear gardens, side driveway with parking for 3 cars.

Note:

Previously marketed for £245,000.

Energy Performance Certificate:

Rating 75, Band C.

Tenure:

Freehold.



Solicitors:

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

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

**LOT
7**

91 Carrick Point, Falmouth Road, Evington, Leicester LE5 4WN

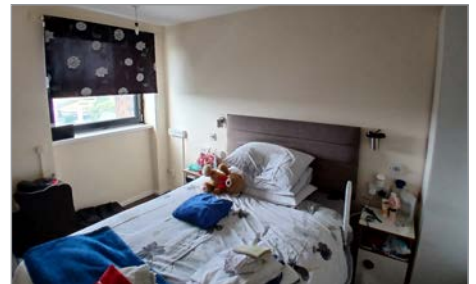
GUIDE PRICE: £55,000 - £60,000



photograph of whole block



for illustrative purposes only



RESIDENTIAL INVESTMENT

Location:

The property is located off Wakerley Road, near to Leicester General Hospital and Goals Leicester.

Description:

A 2 bedroom self contained ninth floor flat. The property benefits from a garage in a block, intercom entry system, UPVC double glazing, electric storage heating and communal parking.

Accommodation:

Ground Floor:

Communal entrance with lift and stairs.

Ninth Floor:

Entrance hall, kitchen/living area, 2 bedrooms, bathroom.

Outside:

Garage number 90 in a block.

Tenure:

- Leasehold, subject to tenancy.
- Existing tenancy since 2016 at a rental of £5,820 pax.
- 125 years lease from 07.09.1983, approximately 83 years remaining.
- Service Charge for year ending 30.09.2025: £1,812.81.
- Ground Rent: TBC.



Energy Performance Certificate:

Rating 63, Band D.

Solicitors:

Rich & Carr Solicitors, Assurance House, 24 Rutland Street, Leicester LE1 9GX

Tel: (0116) 242 6030 ~ Ref: R Begum

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

Location:

The property is located in the town centre within the High Street Conservation Area.

Description:

An impressive double fronted L-shaped character property with 3 bedrooms, gas central heating and double glazing.

Accommodation:

Cellar:

Ground Floor:

Entrance hall with spiral staircase, 2 reception rooms, kitchen/diner.

First Floor:

3 double bedrooms, bathroom.

Outside:

Side access to rear yard with lean-to and plumbed utility room.

Tenure:

- Freehold, subject to existing tenancy.
- Let on a 12 month AST from 13.10.2022 at a rent presently of £13,860 pax, increasing to £15,000 pax from January 2026, by serving a Section 13 Notice.

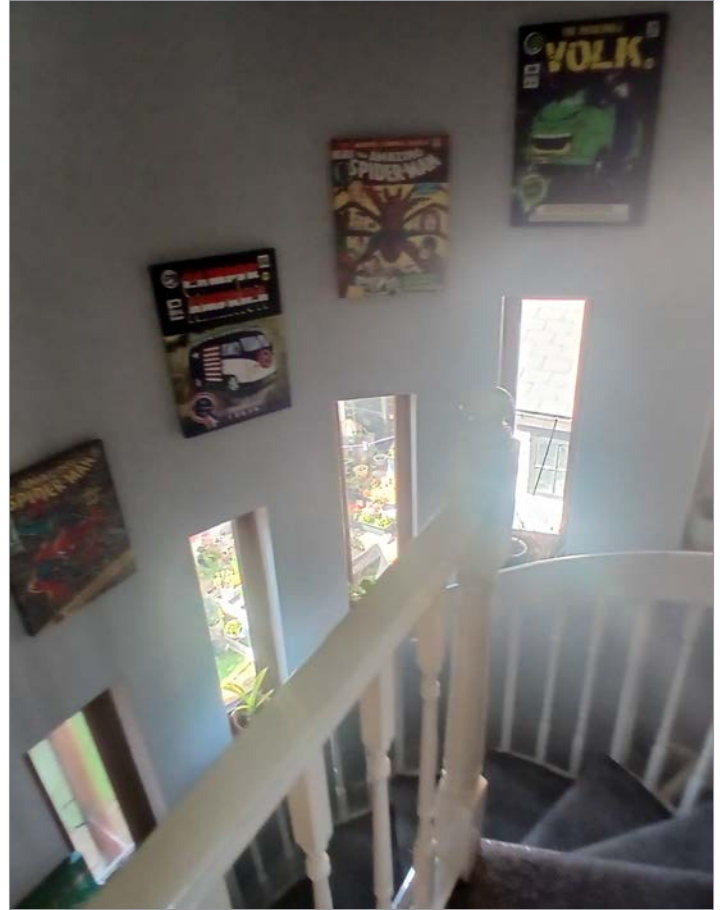
Energy Performance Certificate:

Rating 51, Band E.

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.



COMMERCIAL INVESTMENT

Location:

The property is located within a parade of shops at the junction of Catherine Street / Barkby Road and opposite BAPS Shri Swaminarayan Mandir.

Description:

A double fronted two storey commercial property of approximately 1,765 sqft with ground floor established restaurant having commercial kitchen and seating for approximately 40 covers. The property benefits from on street front loading, rear loading with 2 car parking spaces and air conditioning.

Accommodation:

Ground Floor

Restaurant, kitchen, disabled WC.

GIA: 952 sqft (88.5 sqm)

First Floor:

Preparation area, storage, staff WC.

GIA: 813 sqft (75.6 sqm)

Total GIA: 1,765 (164.1 sqm) approx.

Outside:

2 car parking spaces to the rear.

Tenure:

- Freehold, subject to existing lease.
- Let on a 10 year FRI lease from 11.02.2022 with 3 year rent reviews, at a current passing rent of £25,000 pax increasing from 10.02.2026 to £27,500 pax.
- Tenant break option in 11.02.2027.

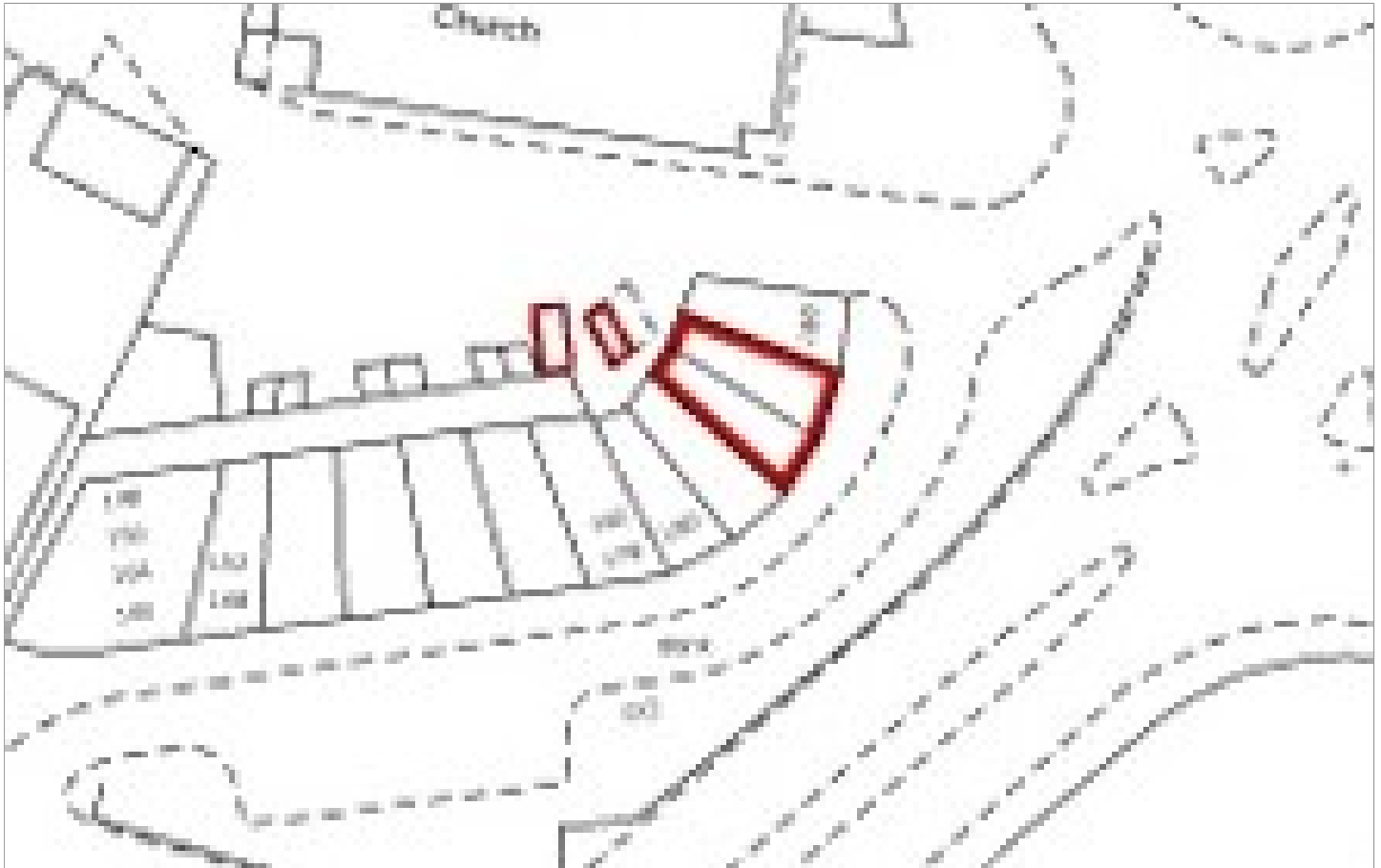
Energy Performance Certificate:

Rating 86, Band D.

Solicitors:

Shoosmiths, 9th Floor, New Station Street, Leeds LS1 4JB

Tel: (0370) 086 7371 ~ Ref: J Speed



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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.



COMMERCIAL

Location:

The unit is located in a secure and well-established commercial estate off Hastings Road, which is off A47 Humberstone Road.

Description:

A single storey workshop with mezzanine floor totalling approximately 1,760 sqft with 2 allocated car parking spaces. The workshop is fully fitted to provide a commercial catering kitchen. The workshop benefits from three phase electric supply, loading via roller shutter door, walk in cold room, high capacity extraction system, ample storage racking and preparation areas.

Accommodation:

Ground Floor:

Lobby to large kitchen and walk in cold room, meter room, lobby to roller shutter door.

GIA: 880 sqft (81.68 sqm)

First Floor:

Meeting room with waiting area and WC, large store room, staff room with showers and WCs.

GIA: 880 sqft (81.68 sqm)

Total GIA: 1,760 sqft (163.5 sqm)

Outside:

2 car parking spaces.

Energy Performance Certificate:

Rating 121, Band E.



Note:

Previously marketed at a Guide Price of £180,000 - £200,000.

Tenure:

- Leasehold.
- 99 year lease commencing 04.03.83 subject to a peppercorn rent if demanded.

Solicitors:

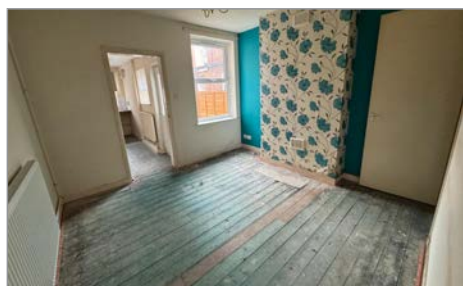
Johar & Company Solicitors Limited, 70 London Road, Leicester LE2 0QD

Tel: (0116) 254 3345 ~ Ref. D Johar

LOT
11

38 Ladysmith Street, Sneinton, Nottingham NG2 4AU

GUIDE PRICE: £90,000 - £95,000



RESIDENTIAL

EMH Housing & Regeneration Ltd



Location:

The property is located between Colwick Road and Whittier Road, close to Eastpoint Retail Park.

Description:

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

Accommodation:

Ground Floor:

Entrance hall, 2 reception rooms, kitchen.

First Floor:

2 bedrooms, bathroom.

Outside:

Rear garden with side shared access to 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 57, 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 conveniently located in the village centre just off Orchard Road / Coventry Road / Leicester Road junction and near to Co-Op Food store and Orchard Road Car Park.

Description:

A detached commercial property of approximately 2,850 sqft comprising 4 retail units all with electric heating.

Planning:

Local Authority: Harborough District Council (01858) 828282.

Note:

- Site is coloured pink on the plan.
- VAT is payable on the rent and purchase price.
- Can be purchased as a TOGC.

Tenure:

Freehold, subject to existing leases.

Solicitors:

Shoosmiths, 9th Floor, New Station Street, Leeds LS1 4JB
Tel: (0370) 086 7371 ~ Ref: J Speed

PROPERTY	FLOOR	USE	SQFT (SQM)	EPC	LEASE	RENT £ PAX
68	Ground	Desirable Doggies Dog grooming service	280 (26)	60,C	3 year FRI lease from 22.12.2024 with rent review 22.12.2025 RPI	2,900
68A	Ground	The Salon Hair salon	516 (48)	45,B	6 year FRI lease from 08.03.2024 with 3 year rent review 01.01.2027 RPI	6,600
68B	First	Finishing Touches Nail bar	516 (48)	71,C	3 year FRI lease from 01.06.2018	2,624
70, 70A & 70B	Ground First	Dance Studio Offices	1,022 (95) 516 (48)	50,B 70,C	3 year FRI lease from 01.01.2025 with tenant break option 31.03.2027	15,000
Outside	Amenity area for bin storage					
Current Rental Income						27,124
Estimated Rental Value						29,500



photograph of whole block



for illustrative purposes only



RESIDENTIAL INVESTMENT

Location:

The property is located off Wakerley Road, near to Leicester General Hospital and Goals Leicester.

Description:

A 2 bedroom self contained thirteenth floor flat of approximately 64 sqm. The property benefits from intercom entry system, UPVC double glazing, electric storage heating and communal parking.

Accommodation:

Ground Floor:

Communal entrance with lift and stairs.

Thirteenth Floor:

Entrance hall, kitchen/living area, 2 bedrooms, bathroom.

Outside:

Communal parking.

Energy Performance Certificate:

Rating 63, Band D.

Tenure:

- Leasehold, subject to tenancy.
- Existing tenancy at a rental of £5,400 pax.
- 125 years lease from 07.09.1983, approximately 83 years remaining.
- Service Charge for year ending 30.09.2025: £1,812.81.
- Ground Rent: TBC.

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.



Solicitors:

Rich & Carr Solicitors, Assurance House, 24 Rutland Street, Leicester LE1 9GX

Tel: (0116) 242 6030 ~ Ref: R Begum



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.

Tenure:

Freehold.

Energy Performance Certificate:

Pending.

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)

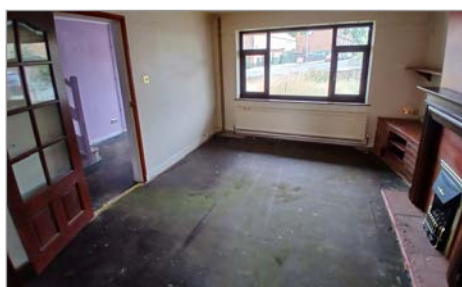
BUYERS FEE:

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
15**

2 Fairacre Road, Barwell, Leicester LE9 8HH

GUIDE PRICE: £180,000 - £185,000



RESIDENTIAL

EMH Housing & Regeneration Ltd



Location:

The property is located on the corner of Stapleton Lane and near Barwell Infant School and the village centre.

Description:

A corner semi detached property with 3 bedrooms, tandem garage, off road parking, gas central heating and double glazing. The property requires modernisation.

Accommodation:

Ground Floor:

Entrance hall, 2 reception rooms, kitchen.

First Floor:

3 bedrooms, bathroom.

Outside:

Front garden with side access to rear garden having a tandem garage of approximately 26 ft, off road parking and vehicular access to garage from Stapleton Lane.

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 73, Band C.

Solicitors:

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

LOT
16

141 Lothair Road, Aylestone, Leicester LE2 7QE

GUIDE PRICE: £205,000 - £210,000



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.

Tenure:

Freehold.

Solicitors:

P A Todd, 142 Evington Road, Leicester LE2 1HL

Tel: (0116) 273 3091 ~ Ref: N Alimahomed



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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.

START YOUR PROPERTY JOURNEY TODAY



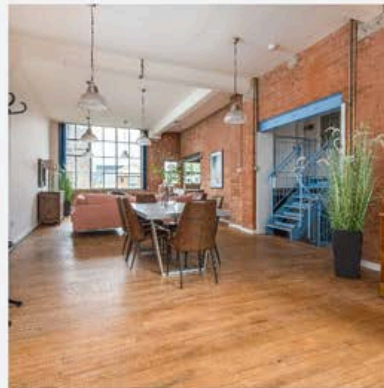
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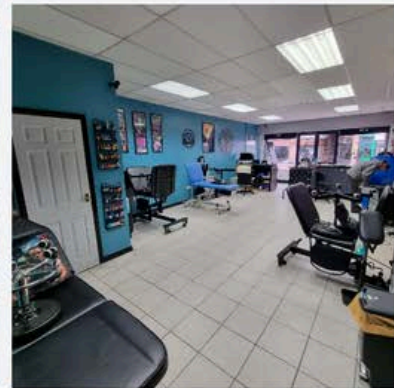
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Client Reviews

O

Ollie Aley

23 days ago

★★★★★

Really helpful and friendly staff. Answered every question I had and got back to me every time

[Read more](#)

Google

B

Ben Guest

1 month ago

★★★★★

Joe was very friendly and made contacting him and the office very easy.

Google

A

Andrew Martin

1 month ago

★★★★★

Just completed on our third auction sale. We've also purchased two properties. That

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Google

J

Jason Smith

1 month ago

★★★★★

Absolutely amazing, communication was excellent, it was made so easy, we would

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W

Wai Yeung

1 month ago

★★★★★

Great service provided delivering desired outcome within timeframes. Highly

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A

Adam U.

1 month ago

★★★★★

I recently bought a flat on the auction conducted by Kal Sangra. It was my first ever

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M

Mike

1 month ago

★★★★★

Just bought a house yesterday through Shonki Brothers. First class service especially from

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Google

Z

Zeb Rehman

1 month ago

★★★★★

Joe was really helpful, he helped me to understand the whole auction process and got me

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Google

H

Haroon Sacranie

1 month ago

★★★★★

Pleasant service throughout the whole time using this company, made the whole process a lot

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Google

A

Abhishek Kumar

2 months ago

★★★★★

Absolutely bang on! One of the best real estates Agent across the UK - Special thanks to

[Read more](#)

Google

D

Dot Haque

2 months ago

★★★★★

Lovely service received from start to finish. No question we asked seemed like too much

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Google

C

Comfort OP

2 months ago

★★★★★

Looking to rent in Leicester city, check them out.

Google

LOT
17

52-60 Kate Street, Leicester LE3 5RP

GUIDE PRICE: £450,000 - £475,000



RESIDENTIAL INVESTMENT

Location:

The property is located near to the junction of King Richards Road and Glenfield Road East.

Description:

A block of 5 single storey studio apartments with electric heating and double glazing.

Tenure:

Freehold, subject to existing tenancies.

Solicitors:

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

NO.	SQFT (SQM)	EPC	TENANCY	RENT £ PAX
52	Studio 377 (35)	65, D	12 months Company Let Agreement from 18.08.2025	9,000
54	Studio 323 (30)	71, C	12 months Company Let Agreement from 18.08.2025	7,800
56	Studio 323 (30)	71, C	12 months Company Let Agreement from 18.08.2025	7,800
58	Studio 323 (30)	71, C	12 months Company Let Agreement from 18.08.2025	7,800
60	Studio 323 (30)	71, C	Let on a 6 months AST from 01.08.2025	7,500
Current Rental Income				39,900

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 White Street, Quorn, Loughborough, LE12 8EB

GUIDE PRICE: £355,000 - £365,000



RESIDENTIAL

Location:

The property is located in a sought after village in a cul de sac off Barrow Road which is off Loughborough Road.

Description:

A spacious well presented 5/6 bedroom detached dormer bungalow of approximately 2,700 sqft. The property has an integral double garage, study area, gas central heating and double glazing.

Accommodation:

Ground Floor:

Entrance hall, 2 reception rooms, kitchen/diner with stairs to upper floor, 3 bedrooms 2 with en suite shower rooms, bathroom.

First Floor:

2 bedrooms, study area, bathroom.

Outside:

Front driveway with off road parking and access to the double garage, side access to rear garden.

Note:

- Previously marketed for £475,000.
- The property has septic tank with own soakaway system.

Tenure:

Freehold.

Energy Performance Certificate:

Rating 66, Band D.

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.

LOT
19

2 Launde Cottage, Launde Road, Loddington, Leicestershire LE7 9XB

GUIDE PRICE: £165,000 - £170,000



COTTAGE

Location:

The property is located within a small semi-rural hamlet on the border between Leicestershire and Rutland.

Description:

A traditional Victorian terrace cottage with 2 bedrooms, gas central heating and attractively landscaped garden backing on to open fields with picturesque views. A number of improvements have been made to the property including new stairs, replacement of a wood-burner and the flue in the lounge, new front door and front and rear fencing.

Accommodation:

Ground Floor:

Entrance porch, lounge, open plan kitchen/diner.

First Floor:

2 bedrooms, bathroom.

Outside:

Front garden, rear landscaped garden with store and summer house.

Note:

- New Water Treatment Plant installed in December 2024. Compliant with current legislation and is shared with number 3.
- The property was previously marketed for £225,000.

Tenure:

Freehold.

Energy Performance Certificate:

Rating 50, Band E.

Solicitors:

Dixon Coles & Goddard, 33 Lutterworth Road, Blaby, Leicester LE8 3DW ~ Tel: (0116) 277 5899 ~ Ref: J Webb

30

IMPORTANT NOTICE:

*Please see Important Notice to Bidders (pages 4-5) for definition of guide price.

NEXT AUCTION DATE:

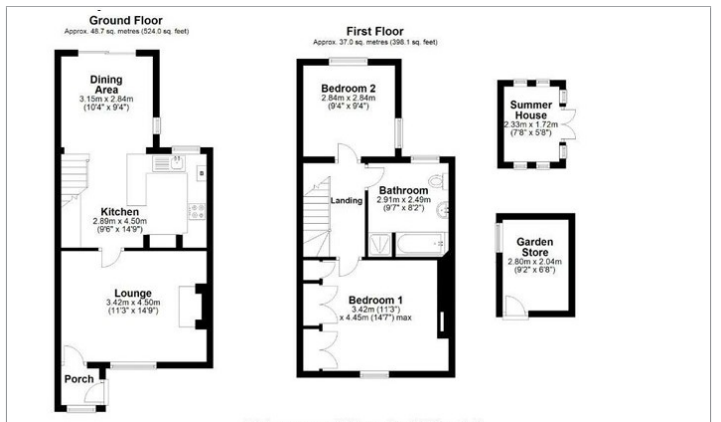
Wednesday 12 November 2025

Entries now being taken

Kal Sangra
SHONKI BROTHERS

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

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



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.

**LOT
20**

Flats 1-4, 22 Wood Street, Earl Shilton, Leicestershire LE9 7ND

GUIDE PRICE: £400,000 - £420,000



RESIDENTIAL INVESTMENT

Location:

The property is located in the town centre, opposite Earl Shilton Methodist Church and Earl Shilton Library.

Description:

A former bank converted to provide 4 well-presented and modern flats with double glazing and electric heating. The flats have separate electric and water meters.

Tenure:

Freehold, subject to existing tenancies.

Solicitors:

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

FLAT / FLOOR	ACCOMMODATION	SQFT / SQM	EPC	AST	RENT £ PAX
GROUND					
1	Lounge, kitchen, bedroom, shower	452 (42)	63, D	6 months from 30.11.2024	9,000
2	Lounge, kitchen, bedroom, shower	452 (42)	63, D	12 months from 30.10.2024	8,640
FIRST					
3	Lounge, kitchen, bedroom, shower room	312 (29)	72, C	12 months rom 01.08.2025	9,000
4	Lounge, kitchen, 2 bedrooms, shower room	570 (53)	74, C	12 months from 22.11.2024	10,200
Outside	Rear yard				
Current Rental Income					36,840

32

IMPORTANT NOTICE:
*Please see Important Notice to Bidders (pages 4-5) for definition of guide price.

NEXT AUCTION DATE:
Wednesday 12 November 2025
Entries now being taken

Kal Sangra
SHONKI BROTHERS

85 Granby Street, Leicester LE1 6FB
Tel: 0116 254 3373
Email: info@shonkibrothers.com
www.shonkibrothers.com



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
21**

10 The Hallsteads, Kniveton, Ashbourne Derbyshire DE6 1JT

GUIDE PRICE: £170,000 - £175,000



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:

- 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.

Energy Performance Certificate:

Rating 60, Band D.



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Tenure:

Freehold.

Solicitors:

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

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

34

IMPORTANT NOTICE:

*Please see Important Notice to Bidders (pages 4-5) for definition of guide price.

NEXT AUCTION DATE:

Wednesday 12 November 2025

Entries now being taken

Kal Sangra
SHONKI BROTHERS

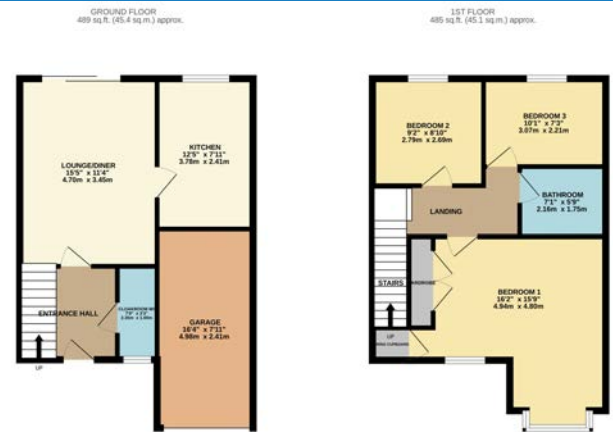
85 Granby Street, Leicester LE1 6FB
Tel: 0116 254 3373

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

**LOT
22**

9 Morris Close, Thorpe Astley, Leicester LE3 3TU

GUIDE PRICE: £180,000 - £185,000



for illustrative purposes only



RESIDENTIAL

Location:

The property is located in the sought-after Thorpe Astley Estate at the end of a cul-de-sac off Darien Way.

Description:

A modern town house with 3 bedrooms, gas central heating and double glazing.

Accommodation:

Ground Floor:

Entrance hall, lounge, kitchen, WC, integral garage.

First Floor:

3 bedrooms, bathroom.

Outside

Front garden with driveway providing off road parking and access to garage, rear garden.

Note:

- Previously marketed for £230,000.
- Estimated Rental Value: £14,400 pax.

Tenure:

Freehold.

Energy Performance Certificate:

Rating 69, Band C.

Solicitors:

Josiah Hincks Solicitors, 33 Leicester Road, Blaby, Leicester LE8 4GR

Tel: (0116) 264 3430 ~ Ref: N Moore

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**

Golding Grange, 68 Cavendish Road, Matlock, Derbyshire DE4 3GY

GUIDE PRICE: £565,000 - £575,000



FORMER DAY CENTRE / POTENTIAL FOR DEVELOPMENT

EMH Care & Support



Location:

The property is located just outside the town centre off Wellington Street and opposite Rockside Hydro & Cavendish Apartments.

Description:

A substantial part 3 storey with basement detached Victorian building with single storey side annex totalling approximately 8,990 sqft on a site area of 1.13 acres. The property was previously used as a nursing home and more recently supported living accommodation and a day centre. The property is suitable for a variety of uses subject to planning.

Planning:

- Previously used as a care facility.
- Potential for other uses ie headquarters, training centre, residential.
- Local Authority: Derbyshire Dales District (01629) 761336.

Note:

- Previously marketed for £765,000 - £775,000.
- 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.

Tenure:

Freehold.

Solicitors:

Browne Jacobson, 14th Floor, 1 Spinningfields, 1 Hardman Square, Spinningfields, Manchester M3 3EB
Tel: 0330 045 2761 ~ Ref: H Taylor

FLOOR	ACCOMMODATION	EPC	SQFT (SQM)
MAIN HOUSE			
Basement x 2	4 rooms	61, C	361 (33.5)
Ground	Large entrance hall, lounge through to conservatory, second lounge, dining room, office, kitchen, laundry room, store room, WCs		2,120 (197)
First	Art room with store and WC, stairs to flat comprising lounge, kitchen, 4 bedrooms with ensuite WCs, separate bathroom, store cupboard		1,765 (164)
First Floor Landing (leading to second floor)	Large office, laundry room, store room		497 (46)
Second Floor	Lounge, kitchen, 3 bedrooms, bathroom		1,421 (132)
GROUND FLOOR ANNEX			
Ground Floor	Lounge/kitchen, 8 bedrooms, 2 bathrooms	48, B	2,826 (263)
Total GIA:			8,990 (836)
Outside	In and out driveway, 3 parking areas, gardens to front and rear, outbuilding		

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IMPORTANT NOTICE:

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NEXT AUCTION DATE:

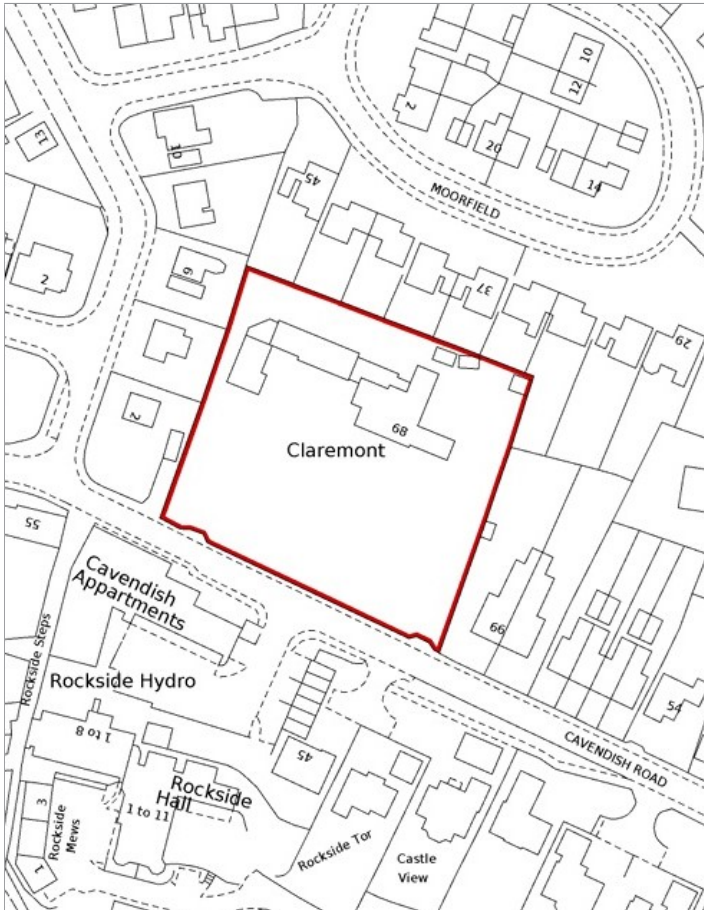
Wednesday 12 November 2025

Entries now being taken



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

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



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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)

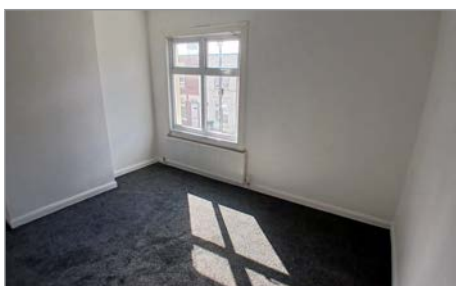
BUYERS FEE:

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.

**LOT
24**

66 Luther Street, Leicester LE3 0QG

GUIDE PRICE: £130,000 - £135,000



RESIDENTIAL

Location:

The property is located off Hinckley Road and is near Shaftsbury Junior School.

Description:

An extended and well presented terrace property with 2 bedrooms, gas central heating and double glazing.

Accommodation:

Ground Floor:

Through lounge, kitchen/diner.

First Floor:

2 bedrooms, bathroom.

Outside:

Side shared passageway to rear yard.

Tenure:

Freehold.

Energy Performance Certificate:

Rating 58, Band D.

Solicitors:

Pearson Caulfield Solicitors, Newgate Chambers 1, Newgate Street, Newcastle upon Tyne NE1 5RE

Tel: (0191) 261 8878 ~ Ref: R Stephenson

**LOT
25**

2 Nottingham Road, Spinney Hill, Leicester LE5 3TT

GUIDE PRICE: £155,000 - £160,000



RESIDENTIAL

EMH Housing & Regeneration Ltd



Location:

The property is located at the junction of St Saviours Road and Baggrave Street, near to the junction of East Park Road and Spinney Hill Park.

Description:

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

Accommodation:

Ground Floor:

Entrance hall, 2 reception rooms, kitchen.

First Floor:

3 bedrooms, shower room with WC, separate WC.

Outside:

Front walled shallow garden, rear garden with access via a private gate on Baggrave Street.

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.

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.



Tenure:

Freehold.

Energy Performance Certificate:

Rating 63, Band D.

Solicitors:

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

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

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

PROOF OF AUTHORITY - REQUIRED

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

YES ☐

NO ☐

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

--	--	--

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.....

Kal Sangra

SHONKI BROTHERS

*If you want
to sell –
we make
it happen!*

Kal



Your property matters!

0116 254 3373



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Tel: 0116 254 3373

Email: info@shonkibrothers.com
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