

Kal Sangra

SHONKI BROTHERS



AUCTION

Wednesday 22 April 2026 at 2.30pm

ONLINE AUCTION

Watch Live Stream

Bidding via:

internet - telephone - proxy



Auction: Wednesday 22nd April 2026



Welcome to our second auction of 2026, to be held on Wednesday 22 April 2026 at 2.30pm.

Our catalogue features 28 competitively priced lots, offering a diverse selection for a wide range of buyers. The auction includes a mix of residential properties, many with excellent modernisation and added value potential, alongside a strong selection of commercial properties, suitable for both owner-occupation, investment and development.

Our auction results speak for themselves: in 2025, we achieved an overall 90% sales success, and in our first auction of 2026 in February we achieved 93% sales success. Auctions provide clear benefits for buyers and sellers alike.

Buyers:

Guide prices are set 10–15% below market value, creating an ideal opportunity for investment.

Sellers:

The marketing period, including regular block viewings, ensures your property receives maximum exposure in a short time frame. Completion occurs just 8 weeks after the auction, streamlining the sale process.

As an experienced auction house, we are always on hand to advise and guide you through the process. We pride ourselves on comprehensive marketing, highlighting unique selling points such as potential planning options, estimated rental values, yields, and renovation or resale opportunities. This enables buyers to understand the return on investment and sellers to present their property in the best light.

We work hard to achieve great results for our clients. Nothing is more rewarding than seeing sellers achieve their desired price, if not more, and buyers secure sought-after properties. Our local team of experts goes above and beyond to ensure every instruction is handled with care, professionalism, and attention to detail. We want you to leave confident that you will return to our service in the future.

The mortgage market has been fast-moving in recent weeks, influenced by the ongoing conflict in the Middle East. Lenders have adjusted pricing, and while some uncertainty remains, buyers may need to consider longer-term mortgage options if offered rates are higher. Despite these shifts, mortgage rates remain below the recent peak of 6.52% in August 2023.

Competitive pricing is what drives momentum in the market and auctions remain one of the most effective routes to market. Our lots are typically priced 10–15% below open market value, creating genuine opportunities for both investors and owner-occupiers. We look forward to welcoming you to the auction and helping you make some successful purchases.

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 22nd April 2026.

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.

K S Sangra FRICS FNAVA
Auctioneer

Auction: Wednesday 22nd April 2026



Order of Sale

LOT	PROPERTY ADDRESS
1	88 Bonchurch Street, Leicester LE3 5EE
2	20 Carnarvon Street, Teversal, Sutton-in-Ashfield, Nottinghamshire NG17 3HJ
3	20 St. Albans Road, Leicester LE2 1GE
4	4 Granby Place, Leicester LE1 1DF
5	7 Stoughton Close, Oadby, Leicester LE2 4DT
6	Former Vernon Street Car Park, Leicester LE3 5JQ
7	8 Swan Close, Melton Mowbray, Leicestershire LE13 0QD
8	Flats A, B, C, D & E, 20 Asfordby Road, Melton Mowbray, Leicestershire LE13 0HR
9	Apartment 60, Third Floor, Alexandra House, 47 Rutland Street, Leicester LE1 1SQ
10	57 Waterworks Road, Coalville, Leicestershire LE67 4JJ
11	16A & 16B Granby Road, Aylestone, Leicester LE2 8LP
12	101 Bassett Street, Leicester LE3 5ED
13	1 Tofts Hill, Stathern, Melton Mowbray, Leicestershire LE14 4HU
14	The Tudor, 100 Tudor Road, Leicester LE3 5HT
15	109 Tamworth Road, Long Eaton, Nottingham NG10 1BG
16	3 Crafton Street West, Leicester LE1 2DE
17	150 St. Nicholas Circle, Leicester LE1 4JJ & 15 Bath Lane, Leicester LE3 5BF
18	30 Anstey Lane, Leicester LE4 0FA
19	27 Guilsborough Road, West Haddon, Northampton NN6 7AD
20	61 Church Gate, Leicester LE1 3AN & 2-6 Mansfield Street, Leicester LE1 3DL
21	2 Eldon Street, Leicester LE1 3QL
22	Watling Grange, Watling Street, Burbage, Hinckley, Leicestershire LE10 3AR
23	1 West Street, Leicester LE1 6XL
24	16-20 Beal Street, Highfields, Leicester LE2 0AA
25	Former The Woolpack Inn, Market Hill, Rothwell, North Northamptonshire NN14 6BW
26	17A Evington Lane, Evington, Leicester LE5 5PQ
27	40 Browning Street, Leicester LE3 0JN
28	67 Gleneagles Avenue, Rushey Mead, Leicester LE4 7GD

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 Joins 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. Some photographs/images may have been enhanced using AI.
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**

88 Bonchurch Street, Leicester LE3 5EE

GUIDE PRICE: £130,000 - £135,000



RESIDENTIAL

EMH Housing & Regeneration Ltd



Location:

The property is located off Fosse Road North and near to the corner of Repton Street and The Maze park.

Description:

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

Accommodation:

Ground Floor:

2 reception rooms, kitchen.

First Floor:

2 bedrooms, bathroom.

Outside:

Front walled garden, rear patio garden.

Note:

- The property requires modernisation.
- 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 58, 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)

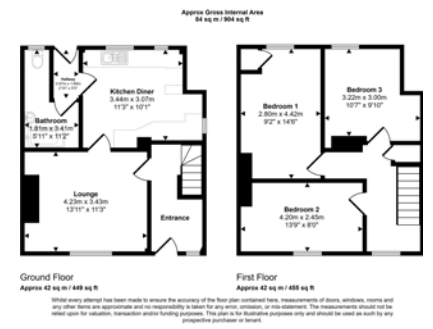
BUYERS FEE:

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**

**20 Carnarvon Street, Teversal, Sutton-in-Ashfield, Nottinghamshire
NG17 3HJ**

GUIDE PRICE: £85,000 - £90,000



RESIDENTIAL

EMH Housing & Regeneration Ltd



Location:

The property is located in the village of Teversal and is off Fackley Road and near Teversal Grange Bowls Club.

Description:

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

Accommodation:

Ground Floor:

Entrance hallway, lounge, kitchen/diner, lobby to bathroom.

First Floor:

3 bedrooms.

Outside:

Front garden with off road parking, rear patio garden with outbuildings.

Note:

- The property requires modernisation.
- 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 50, Band E (expired).

Solicitors:

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

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

8

IMPORTANT NOTICE:

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

NEXT AUCTION DATE:

Wednesday 10 June 2026

Entries now being taken



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

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

LOT
3

20 St. Albans Road, Leicester LE2 1GE

GUIDE PRICE: £220,000 - £225,000



5 BEDROOM HMO / INVESTMENT

Location:

The property is located off London Road and is within walking distance of the city centre, Victoria Park and University of Leicester.

Description:

A well presented 3 storey pallisaded villa of approximately 1,550 sqft converted into a 5-bedroom Licenced HMO with gas central heating and communal lounge.

Accommodation:

Ground Floor:

Entrance hallway, 2 bedrooms, kitchen to pantry and WC.

First Floor:

Lounge, 2 bedrooms, bathroom, separate WC.

Second Floor:

Bedroom 5.

Outside:

Front garden, side shared access to rear paved garden.

Note:

- Estimated Gross Rental Value: £25,500 pa.
- HMO Licence No. L1856 (non-transferrable).

Tenure:

- Freehold, subject to existing tenancy.
- Let on a 5 month AST from 01.03.2026 at £15,600 pa.

Energy Performance Certificate:

Rating 53, 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.

Kal Sangra

SHONKI BROTHERS

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

Kal



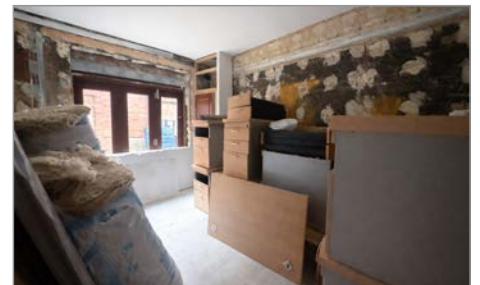
Your property matters!

0116 254 3373

LOT
4

4 Granby Place, Leicester LE1 1DF

GUIDE PRICE: £100,000 - £110,000



COMMERCIAL / POTENTIAL DEVELOPMENT

Location:

The property is located off Granby Street opposite NatWest Bank and near to the junction of Halford Street.

Description:

A two-storey, L-shaped property of approximately 1,300 sqft. The building was previously Oliverz bar and then subsequently used as an office. There is potential for conversion to residential subject to planning consent.

Accommodation:

Ground Floor:

2 rooms, 2 stores.

First Floor:

2 rooms, bathroom.

Total GIA: 1,300 sqft (121 sqm) approx.

Planning:

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

Tenure:

Freehold.

Energy Performance Certificate:

Rating 99, Band D.

Solicitors:

Saifee Solicitors, 37 Beaumont Street, Oadby, Leicester LE2 4DA
Tel: (0116) 243 8852 ~ Ref. N Ibrahim

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**

7 Stoughton Close, Oadby, Leicester LE2 4DT

GUIDE PRICE: £625,000 - £650,000



RESIDENTIAL

Location:

The property is located in a highly desirable location on a quiet cul-de-sac off Stoughton Road, close to the junction with New Street and is near to Launde Primary School.

Description:

A spacious newly refurbished detached family home of approximately 2,046 sqft with 4 bedrooms, 3 bathrooms, single storey double garage, gas central heating and partial double glazing. The property requires some refurbishment and may be suitable for extension subject to planning consent.

Accommodation:

Ground Floor:

Entrance hall, 2 reception rooms, breakfast kitchen with lobby to garage, utility room, WC.

First Floor:

4 bedrooms one with ensuite bathroom and one with ensuite shower room, family bathroom.

Outside:

Front garden with driveway to double garage and providing off road parking, side and rear gardens.

Planning:

- Potential for extension subject to planning permission.
- Local Authority: Oadby & Wigston Borough Council 0116 257 2636.

Tenure:

Freehold.

Energy Performance Certificate:

Rating 44, Band E.

Solicitors:

Murria Solicitors, Court Chambers, 180 Corporation Street, Birmingham B4 6UD

Tel: (0121) 234 0903 ~ Ref: A Bhogal

12

IMPORTANT NOTICE:

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

NEXT AUCTION DATE:

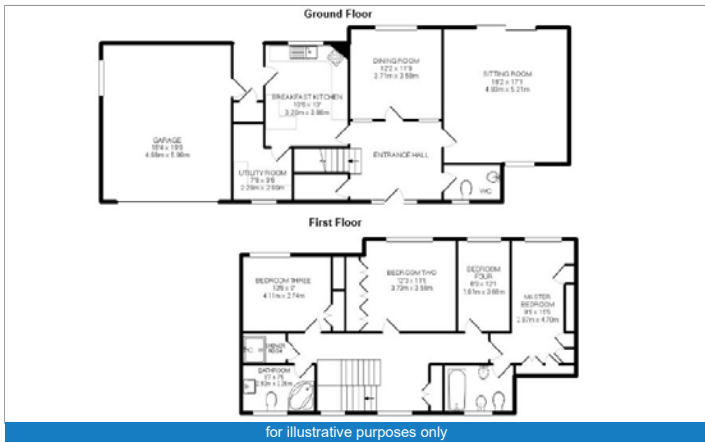
Wednesday 10 June 2026

Entries now being taken



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.

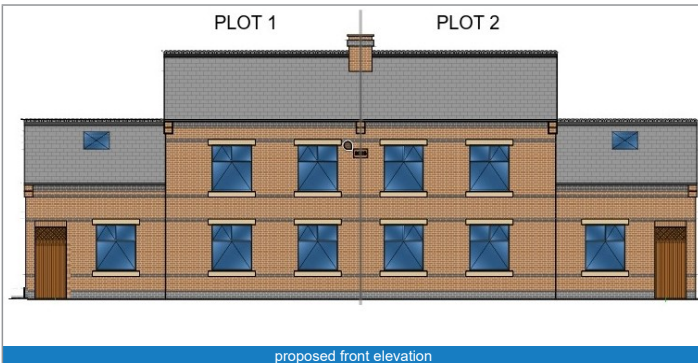
**LOT
6**

Former Vernon Street Car Park, Leicester LE3 5JQ

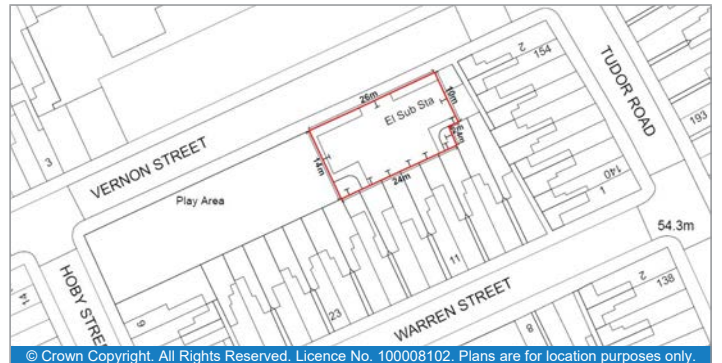
GUIDE PRICE: £140,000 - £150,000 PLUS VAT



for location purposes only



proposed front elevation



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RESIDENTIAL DEVELOPMENT ONLY

Location:

The site is located off Tudor Road near to The Rally playground.

Description:

A former car park of approximately 0.09 acres (427 sqyds) with planning permission for 2x2 storey semi detached dwellings each with an internal floor area of 1,044 sqft (97 sqm).

Proposed Accommodation - for each unit:

Ground Floor:

Entrance hall, open plan living, dining and kitchen area, study, WC.

First Floor:

2 bedrooms, bathroom, study, store, plant room.

Outside:

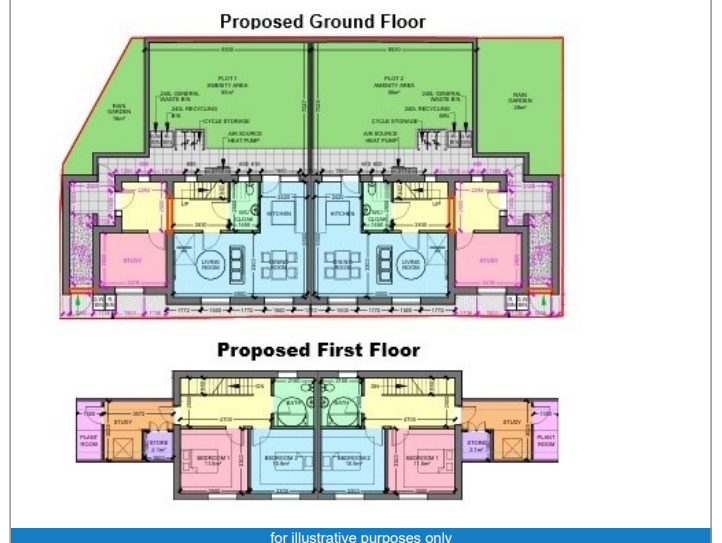
Rear garden.

Planning:

- Planning permission has been granted for the construction of 2x2 storey dwellings each with 2 bedrooms.
- Planning Permission No. 20250677 dated 27.02.2026.

Tenure:

Freehold.



for illustrative purposes only

Solicitors:

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

14

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

NEXT AUCTION DATE:
Wednesday 10 June 2026
Entries now being taken



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

**LOT
7**

8 Swan Close, Melton Mowbray, Leicestershire LE13 0QD

GUIDE PRICE: £130,000 - £135,000



RESIDENTIAL

EMH Housing & Regeneration Ltd



Location:

The property is located in a cul-de-sac off Robin Crescent which is off Edendale Road and near Swallowdale School.

Description:

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

Accommodation:

Ground Floor:

Entrance hall, lounge, kitchen, lobby, WC.

First Floor:

3 bedrooms, bathroom.

Outside:

Front garden with potential for off road parking, rear garden with access from a public footpath from the side of No.14.

Note:

- The property requires modernisation.
- 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 71, Band C.

Solicitors:

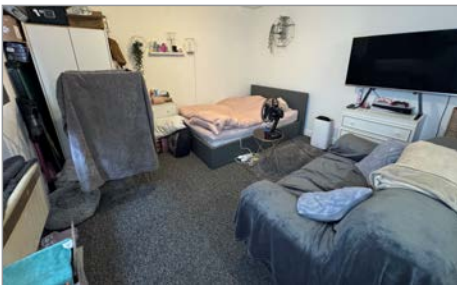
Browne Jacobson, Mowbray House, Castle Meadow Road, Nottingham NG2 1BJ
Tel: (0330) 045 2242 ~ Ref: R Patel

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.



RESIDENTIAL / PART INVESTMENT / 5 FLATS

Location:

The property is located near to the junction of Nottingham Road and Wilton Road and is opposite to Ignite Performing Arts College.

Description:

A detached property converted to 5 self-contained flats comprising 3 studio and 2x1 bedroom flats with double glazing and electric heating. Some of the flats require modernisation.

Tenure:

Freehold, subject to existing tenancies.

Solicitors:

TML Solicitors, 87 London Road, Leicester LE2 0PF
Tel: (0116) 247 0022 ~ Ref: R Bhalla

UNIT / FLOOR	ACCOMMODATION	SQFT (SQM)	EPC	AST	RENT £ PAX
A - F/F	Lounge/bedroom, kitchen, bathroom	474 (44)	55, D	Vacant	
B - G/F	Lounge, kitchen, bedroom, bathroom	301 (28)	41, E	12 months from 28.03.2025	6,007.32
C - G/F	Lounge/kitchen, bedroom, bathroom	366 (34)	24, F	Periodic from 05.11.2019	5,400
D - G/F	Lounge/bedroom/kitchen, shower room	258 (24)	67, D	12 months from 11.07.2025	6,300
E - G/F	Lounge/kitchen/bedroom, shower room	258 (24)	66, D	12 months from 15.04.2025	6,240
Outside	Long front forecourt with parking, rear communal garden				
Current Rental Income					23,947.32
Estimated Rental Value					30,247

**LOT
9**

**Apartment 60, Third Floor, Alexandra House, 47 Rutland Street, Leicester
LE1 1SQ**

GUIDE PRICE: £50,000 - £55,000



RESIDENTIAL INVESTMENT / APARTMENT

Location:

The property is located in the city centre within the St George's Cultural Quarter and close to the Curve Theatre and Leicester Train Station.

Description:

A modern third floor flat of approximately 495 sqft (61 sqm) with one bedroom, double glazing, electric storage heating, secure communal hall and entry system.

Accommodation:

Ground Floor:

Communal entrance hall, lifts and stairs to upper floors.

Third Floor:

Entrance hall, open plan living area/kitchen, bedroom, bathroom.

Energy Performance Certificate:

Rating 87, Band B.

Tenure:

- Long leasehold, 125 years from 01.01.2003 (103 years remaining).
- Service Charge: £1,932 pa.
- Ground Rent: £234 pa.
- Subject to a 12 months AST commencing 01.05.2025 at a rental of £9,600 pax.
- Notice has been provided by the tenant to vacate on 30.04.2026.



Solicitors:

Moore Barlow LLP, Gateway House, Tollgate, Chandler's Ford, Eastleigh SO53 3TG

Tel: (0238) 071 8166 ~ Ref: A Moughtin

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)

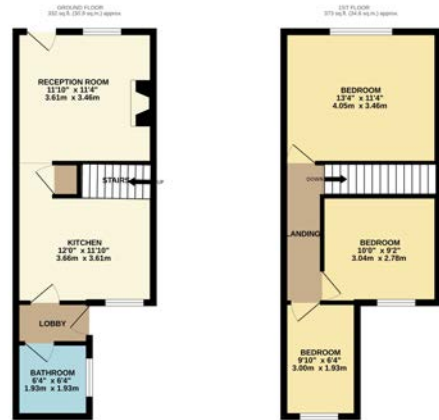
BUYERS FEE:

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.

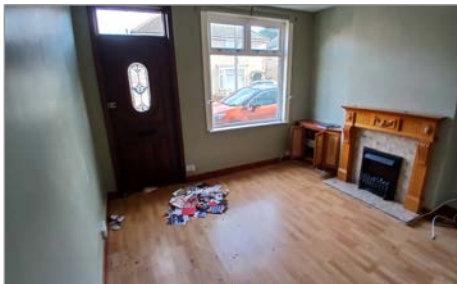
LOT
10

57 Waterworks Road, Coalville, Leicestershire LE67 4JJ

GUIDE PRICE: £120,000 - £125,000



for illustrative purposes only



RESIDENTIAL

EMH Housing & Regeneration Ltd



Location:

The property is located off Bardon Road near Bardon Hill Sports Club.

Description:

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

Accommodation:

Ground Floor:

Lounge, kitchen, lobby to bathroom.

First Floor:

3 bedrooms.

Outside:

Rear garden with access through a side shared covered access.

Note:

- The property requires modernisation.
- 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

18

IMPORTANT NOTICE:

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

NEXT AUCTION DATE:

Wednesday 10 June 2026

Entries now being taken



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

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

LOT
11

16A & 16B Granby Road, Aylestone, Leicester LE2 8LP

GUIDE PRICE: £245,000 - £250,000



RESIDENTIAL

Location:

The property is located off Aylestone Road near to Granby Primary School and Leicester Bank's Cricket Club.

Description:

An extended part single and part two storey terrace property with loft conversion, gas central heating and double glazing. The property has been converted to 2 self-contained flats each with 2 bedrooms.

Accommodation:

16A:

Ground Floor Flat:

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

16B:

First Floor:

Entrance hall with stairs, lounge, kitchen/diner, bedroom, bathroom.

Loft:

Bedroom.

Outside:

Rear garden, shared entry between numbers 12 & 14.

Note:

- Estimated Rental Value: £21,600 pax.
- The flats have separate gas and electric supply.



Tenure:

Freehold.

Energy Performance Certificate:

16A: Rating 65, Band D.

16B: Rating 74, Band C.

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)

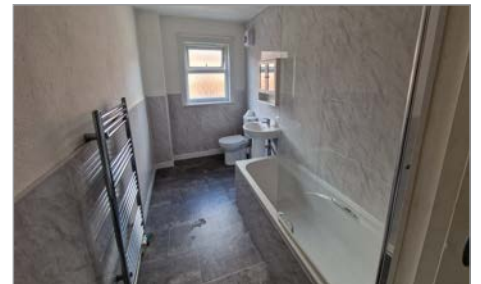
BUYERS FEE:

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
12

101 Bassett Street, Leicester LE3 5ED

GUIDE PRICE: £125,000 - £130,000



RESIDENTIAL

EMH Housing & Regeneration Ltd



Location:

The property is located off Bonchurch Street which is off Fosse Road North and is near to The Maze park.

Description:

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

Accommodation:

Ground Floor:

2 reception rooms, kitchen.

First Floor:

2 bedrooms, bathroom.

Outside:

Rear garden with access over a shared covered footpath to the side.

Note:

- The property requires modernisation.
- 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 63, Band D.

Solicitors:

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

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

**LOT
13**

1 Tofts Hill, Stathern, Melton Mowbray, Leicestershire LE14 4HU

GUIDE PRICE: £190,000 - £195,000



RESIDENTIAL

Location:

The property is located in the sought after village of Stathern in the Vale of Belvoir and is on the corner of The Green.

Description:

A well-presented semi detached bungalow set on a corner plot with 2 bedrooms, detached garage, wrap around garden, gas central heating and double glazing.

Accommodation:

Entrance hallway, open plan kitchen and living area with French doors to patio garden, 2 bedrooms, shower room, storage cupboard.

Outside:

Wraparound front garden, driveway providing off road parking and access to detached garage, gated access to rear courtyard garden.

Note:

Previously marketed for £270,000.

Tenure:

Freehold.

Energy Performance Certificate:

Rating 67, 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
14

The Tudor, 100 Tudor Road, Leicester LE3 5HT

GUIDE PRICE: £425,000 - £450,000



COMMERCIAL / RESIDENTIAL DEVELOPMENT

Location:

The property is within walking distance of the city centre and occupies a prominent corner position on Tudor Road and Tewkesbury Street, between Fosse Road North and St Augustine Road/King Richards Road.

Description:

A large 3 storey former public house of approximately 3,943 sqft on a rectangular site. Planning permission has been granted for conversion to 9 flats.

Accommodation:

Basement (not inspected):

792 sqft (73.6 sqm).

Ground Floor:

1,450 sqft (135 sqm).

First Floor:

1,030 sqft (95.7 sqm).

Second Floor:

670 sqft (62.3 sqm).

Total GIA: 3,943 sqft (366.7 sqm) approx.

Outside:

Communal yard.

Planning:

- Planning has been granted for change of use from public house to 9 flats.
- Planning Permission No. 20222033 dated 17.05.2024.
- Subject to a payment as per the S106 Agreement.
- Potential for alternative uses, subject to planning.
- Local Authority: Leicester City (0116) 454 3000.

Proposed Accommodation:

FLAT	FLOOR	TYPE / BEDROOMS	SQFT (SQM) APPROX
1	Ground	1	474 (44)
2	Ground	Studio	410 (38)
3	Ground	1	398 (37)
4	Ground	Studio	410 (38)
5	First	1	495 (46)
6	First	Studio	495 (46)
7	First	2	753 (70)
8	Second	1	409 (38)
9	Second	Studio	409 (38)
Outside	Communal yard		

Note:

The outbuilding at the rear of the property is not included in the sale.

Tenure:

Freehold.

Energy Performance Certificate:

Rating 82, Band D.

Solicitors:

Murria Solicitors, Court Chambers, 180 Corporation Street, Birmingham B4 6UD

Tel: (0121) 234 0903 ~ Ref: A Bhogal

22

IMPORTANT NOTICE:

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NEXT AUCTION DATE:

Wednesday 10 June 2026

Entries now being taken



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

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



PROPOSED GROUND FLOOR PLAN



PROPOSED FIRST FLOOR PLAN



PROPOSED SECOND FLOOR PLAN

proposed floor plan layout



IMPORTANT NOTICE:

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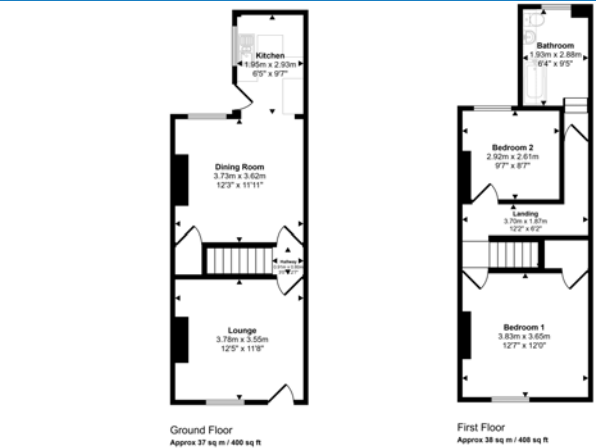
BUYERS FEE:

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.

LOT
15

109 Tamworth Road, Long Eaton, Nottingham NG10 1BG

GUIDE PRICE: £75,000 - £80,000



for illustrative purposes only



RESIDENTIAL

EMH Housing & Regeneration Ltd



Location:

The property is located near Long Eaton Library, West Park and The Long Eaton School.

Description:

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

Accommodation:

Ground Floor:

2 reception rooms, kitchen.

First Floor:

2 bedrooms, bathroom.

Outside:

Front walled garden, rear garden with access from between 113 and 115 Milton Street.

Note:

- The property requires modernisation.
- 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 60, Band D.

Solicitors:

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

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

24

IMPORTANT NOTICE:

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NEXT AUCTION DATE:

Wednesday 10 June 2026

Entries now being taken



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

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

LOT
16

3 Crafton Street West, Leicester LE1 2DE

GUIDE PRICE: £130,000 - £135,000



RESIDENTIAL

Location:

The property is located in the city centre, just off Wharf Street South which is between Humberstone Road and St Matthews Way.

Description:

A 3 storey mid town house with 2 bedrooms, garage, gas central heating and double glazing.

Accommodation:

Ground Floor:

Entrance hallway, utility room, garage with roller shutter doors.

First Floor:

Lounge, kitchen, WC.

Second Floor:

2 bedrooms, bathroom with spiral staircase to mezzanine.

Roof Top Patio Garden:

With railings.

Note:

Previously marketed for £190,000.

Tenure:

Freehold.

Energy Performance Certificate:

Rating 57, Band D.

Solicitors:

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

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
17

150 St. Nicholas Circle, Leicester LE1 4JJ &, 15 Bath Lane, Leicester
LE3 5BF

GUIDE PRICE: £450,000 - £475,000



Bath Street Elevation

MIXED USE COMMERCIAL PREMISES / POTENTIAL RESIDENTIAL DEVELOPMENT

Location:

The property is located in the city centre and fronts both St Nicholas Circle and Bath Lane and is near to Jewry Wall & Roman Baths.

Description:

A substantial commercial property of approximately 6,889 sqft, comprising a single-storey former factory now used as a retail unit with rear storage and a three-storey former factory having ground-floor industrial/storage with a mezzanine and roller shutter door, and high-quality offices on the upper floors. The property benefits from approximately 7 parking spaces.

Planning:

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

Note:

Previously marketed for £600,000.

Tenure:

Freehold.

Solicitors:

Birketts Solicitors, Providence House, 141-145 Princes Street,
Ipswich IP1 1QJ
Tel: (01473) 406266 ~ Ref: H Brumby

Accommodation	Use	SQFT (SQM)	EPC
150A St Nicholas Circle			
Unit	Retail	550 (51.1)	117, E
Rear Area	Storage	2,530 (235)	
15 Bath Lane			
Ground Floor	Warehouse	947 (88)	
Mezzanine	Storage	514 (47.8)	
Link Floor	Office	398 (37)	
First Floor	Office	949 (88.2)	
Second Floor	Office	1,000 (92.9)	
Parking			
Bath Lane Frontage	4 spaces		
St Nicholas Frontage	Tandem parking for 3 spaces		
Total GIA		6,889 (640)	



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St. Nicholas Circle Elevation



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

30 Anstey Lane, Leicester LE4 0FA

GUIDE PRICE: £120,000 - £130,000



RESIDENTIAL

Location:

The property is located near to the junction of Blackbird Road.

Description:

A detached bungalow with 3 bedrooms and gas central heating. The property requires complete modernisation and repair.

Accommodation:

Hallway, lounge, kitchen, 3 bedrooms, bathroom.

Outside:

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

Note:

The property requires complete modernisation and repair.

Energy Performance Certificate:

Rating 58, Band D.

Tenure:

Freehold.



Solicitors:

TML Solicitors, 63B King Street, Leicester LE1 6RP
Tel: (0116) 247 0022 ~ Ref: A Dave

28

IMPORTANT NOTICE:

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

NEXT AUCTION DATE:

Wednesday 10 June 2026

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

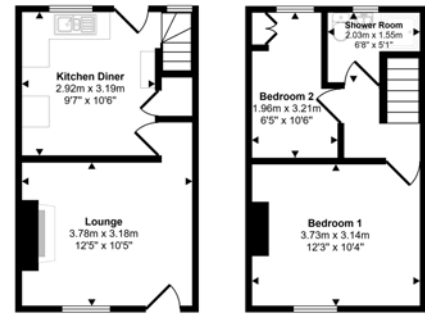
LOT
19

27 Guilsborough Road, West Haddon, Northampton NN6 7AD

GUIDE PRICE: £155,000 - £160,000



Approx Gross Internal Area
49 sq m / 525 sq ft



Ground Floor

Approx 25 sq m / 268 sq ft

First Floor

Approx 24 sq m / 257 sq ft

for illustrative purposes only



RESIDENTIAL

EMH Housing & Regeneration Ltd



Location:

The property is located in the heart of the village of West Haddon.

Description:

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

Accommodation:

Ground Floor:

Lounge, kitchen.

First Floor:

2 bedrooms, shower room/WC.

Outside:

Rear garden with access via shared side footpath next to No. 33.

Note:

- The property requires modernisation.
- 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 70, 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
20**

61 Church Gate, Leicester LE1 3AN & 2-6 Mansfield Street, Leicester LE1 3DL

GUIDE PRICE: £475,000 - £495,000



PART COMMERCIAL INVESTMENT / RESIDENTIAL DEVELOPMENT

Location:

The property is located in the city centre near Highcross Shopping Centre and the junction of Church Gate and St Peter's Lane. It is within the Church Gate Conservation area.

Description:

A substantial corner property comprising two commercial units. This includes a three-storey building with a ground-floor café and residential accommodation above, providing a total net internal area of approximately 990 sq ft, together with a former factory building arranged over part two and part three storeys, extending to a gross internal area of 10,958 sq ft, with potential for residential conversion subject to planning permission.

Planning:

- Potential for commercial and residential redevelopment, subject to planning permission.
- An indicative scheme has been drawn up for the redevelopment of the factory to a 6-storey building comprising 4 ground floor retail units and 19 flats above.
- Local Authority: Leicester City Council (0116) 454 1000.

Tenure:

- Freehold, subject to existing lease of 61 Church Gate.
- Let on a 5 year lease from 01.12.2022 at a rental of £6,000 pax.

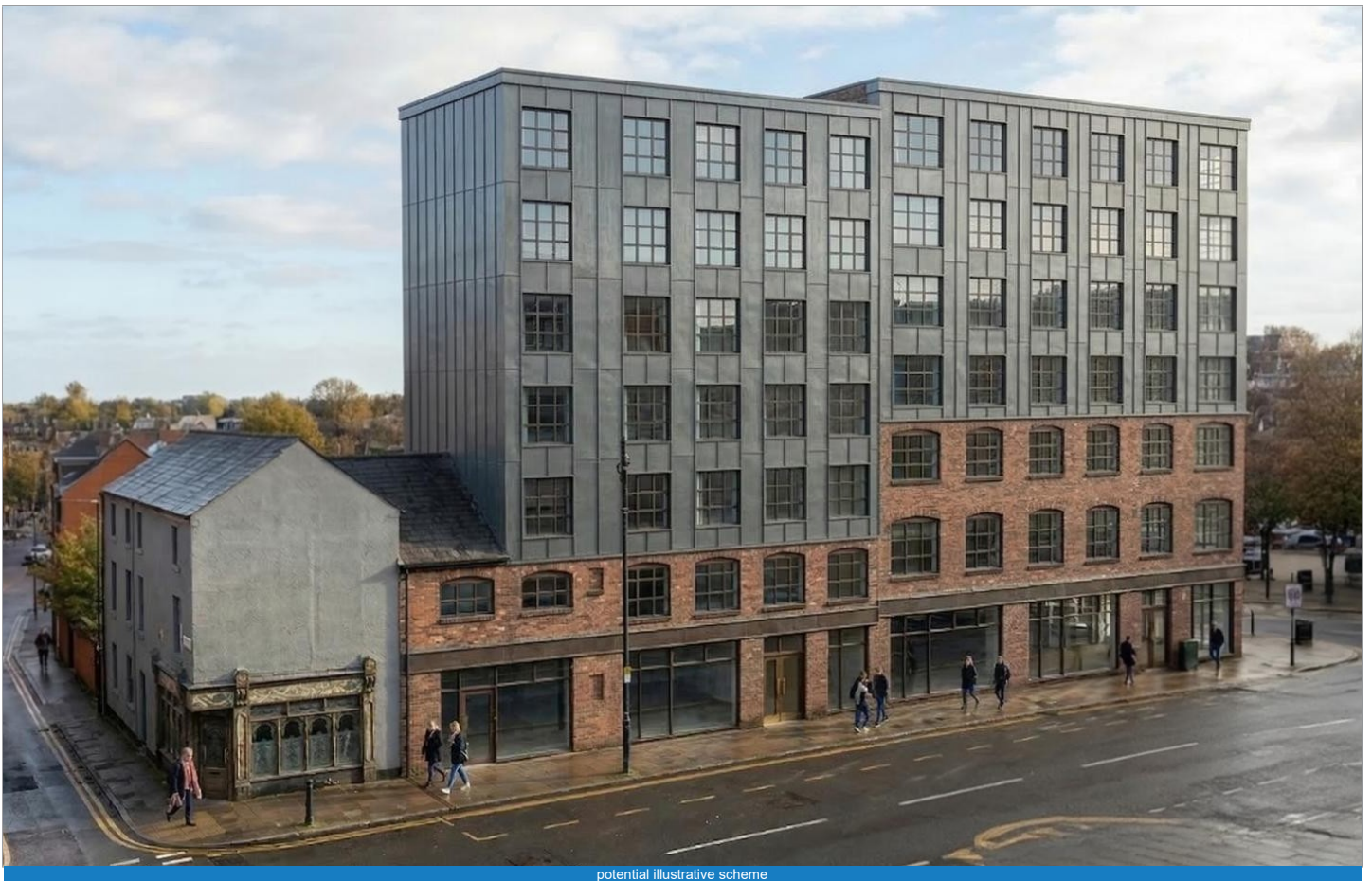
Solicitors:

Parity House, 19A Church Street, Oadby, Leicester LE2 5DB
Ref: K Jamal ~ Tel (0116) 464 7559

Property	Accommodation	SQFT (SQM)	EPC
61 Church Gate			
Ground	Cafe, kitchen, WC	413 (38.35)	150, F (expired)
First	Lounge, store room with separate shower room	309 (28.69)	
Second	2 bedrooms	268 (24.8)	
NIA		990 (91.97)	
2-6 Mansfield Street			
Basement	Storage	2,680 (248.98)	87, D
Ground	Warehouse	3,218 (298.96)	
First	Warehouse	3,223 (299.42)	
Second	Warehouse	1,837 (170.66)	
GIA		10,958 (11,018.03)	



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potential illustrative scheme

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

2 Eldon Street, Leicester LE1 3QL

GUIDE PRICE: £950,000 - £975,000



PART COMMERCIAL INVESTMENT / RESIDENTIAL DEVELOPMENT

Location:

This property is located in the city centre, on the corner of Wharf Street South and near to the junction of Humberstone Gate and Humberstone Road.

Description:

A substantial four-storey corner office building of approximately 10,202 sqft, comprising a combination of open-plan and private offices, kitchens, two staircases, lift, WCs and air conditioning. There is potential for residential conversion of the upper floors, subject to planning. A pre-application for conversion of the upper floors to flats has been submitted and has received positive initial feedback.

Accommodation:

Ground Floor:

GIA: 2,514 sqft (233.6 sqm)

First Floor:

GIA: 2,732 sqft (253.8 sqm)

Second Floor:

GIA: 2,478 sqft (230.2 sqm)

Third Floor:

GIA: 2,478 sqft (230.2 sqm)

Total GIA: 10,202 sqft (947.8 sqm) approx.

Planning:

- Potential for commercial and residential redevelopment, subject to planning permission.
- An indicative scheme has been drawn up for the redevelopment of the upper floors to provide 12 - 15 flats.
- Local Authority: Leicester City Council (0116) 454 1000.

Note:

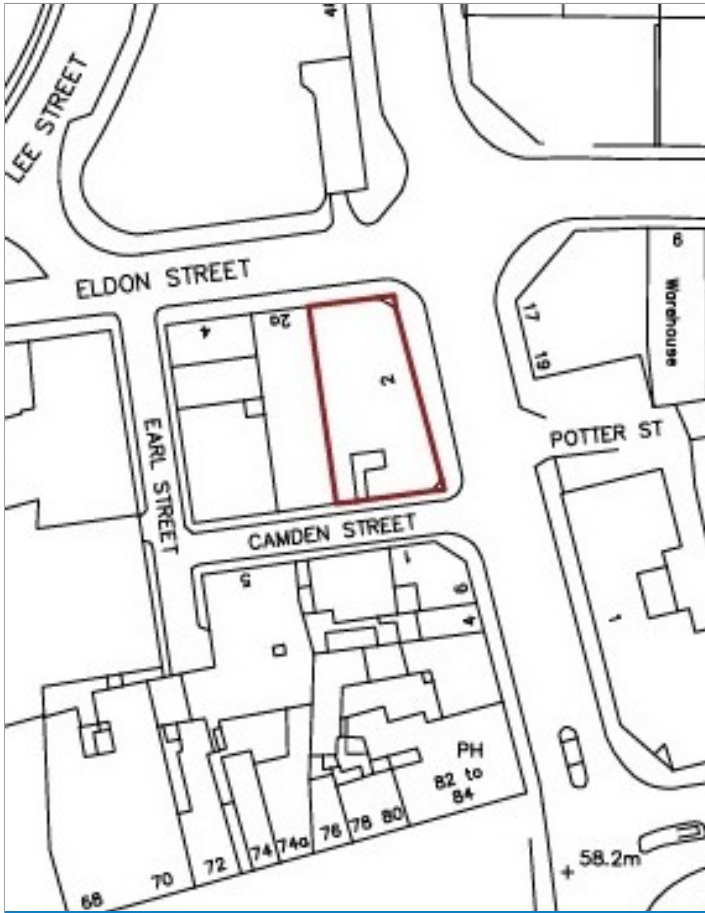
- Freehold, subject to existing licence of the ground floor.
- Let on a 1-year licence from 06.06.2025 at a rental of £24,000 pax.

Energy Performance Certificate:

Rating 86, Band D.

Solicitors:

Murria Solicitors, Court Chambers, 180 Corporation Street, Birmingham B4 6UD
Tel: (0121) 234 0903 ~ Ref: A Bhogal



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proposed floor plans - 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
22**

**Watling Grange, Watling Street, Burbage, Hinckley, Leicestershire
LE10 3AR**

GUIDE PRICE: £275,000 - £300,000



COMMERCIAL / OFFICES

Location:

The property is located in the village of Burbage within a secure commercial development on the corner of Smockington Lane.

Description:

A two storey new build office building with an NIA of approximately 1,339 sqft comprising 5 open plan offices and ancillary areas. The property has been finished to a high standard with air conditioning, triple glazing, LED lighting and alarm system.

Accommodation:

Ground Floor:

2 offices, kitchen, WC.
NIA: 610 sqft (57 sqm)

First Floor:

Landing, 3 offices, WC.
NIA: 729 sqft (68 sqm)

Total NIA: 1,339 sqft (125 sqm) approx.

Outside:

Approximately 5 car parking spaces.

Note:

Previously marketed for £395,000.

Tenure:

Freehold.

Energy Performance Certificate:

Rating 79, Band D.

Solicitors:

Headleys Solicitors, 39A Station Road, Lutterworth, Leicestershire
LE17 4AP
Tel: (01455) 554466 ~ Ref: K McCole

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IMPORTANT NOTICE:

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

NEXT AUCTION DATE:

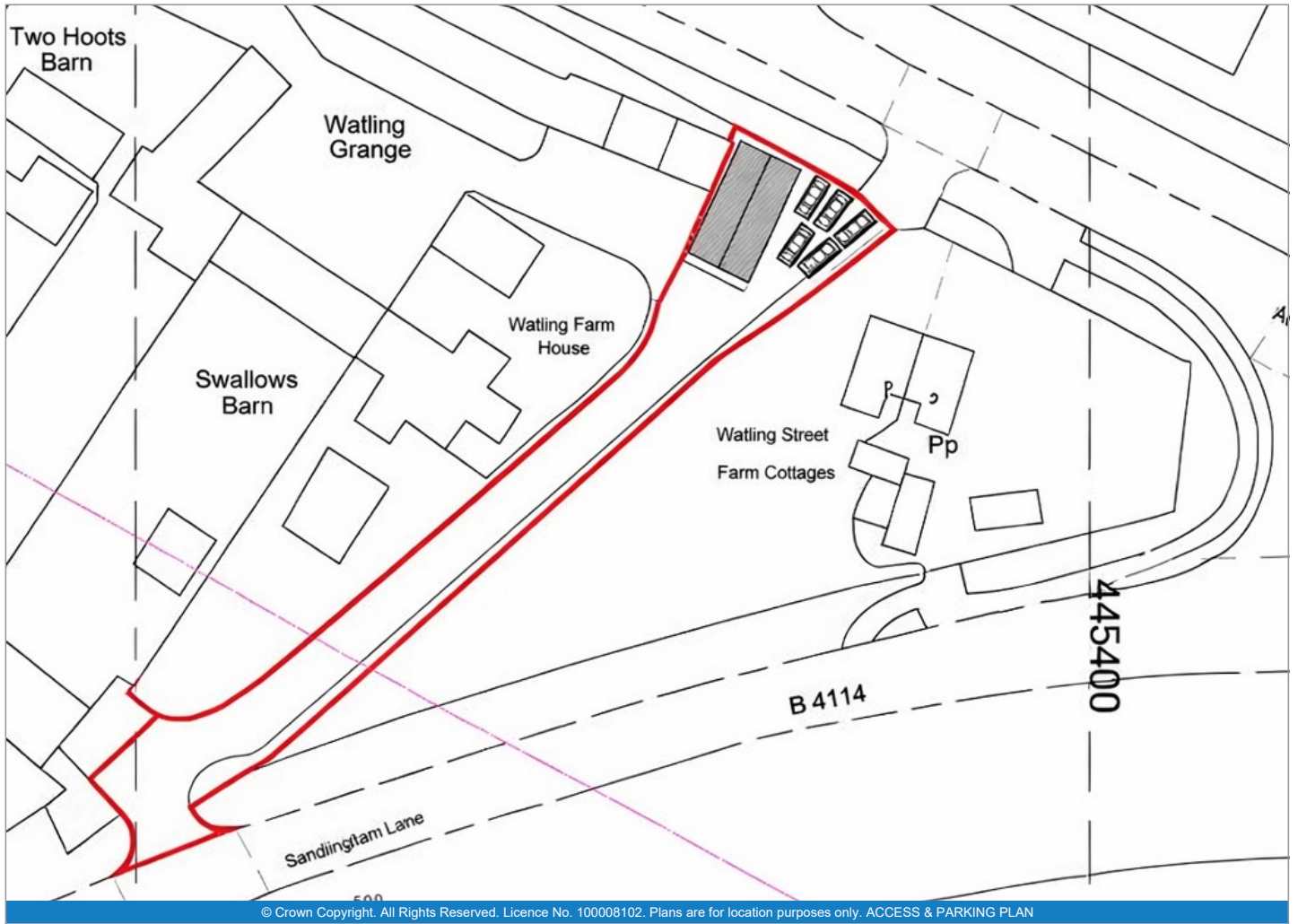
Wednesday 10 June 2026

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:

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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.

LOT
23

1 West Street, Leicester LE1 6XL

GUIDE PRICE: £390,000 - £395,000



RESIDENTIAL INVESTMENT

Location:

The property is located in the city centre off Regent Road and on the corner of Princess Road West opposite Leicester Museum and near to both universities and Leicester Royal Infirmary.

Description:

A large corner 3 storey double fronted end terrace converted to 3 large self contained flats. The flats are well presented and have intercom entry system, electric heating and are separately metered.

Note:

- Previously marketed for £450,000.
- Permit parking available.

Tenure:

Freehold, subject to existing tenancies.

Solicitors:

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

FLAT	ACCOMMODATION	SQFT (SQM) APPROX	EPC	AST	RENT £ PAX
1 Ground	Lounge, kitchen, bedroom, bathroom	603 (56)	49, E	6 months from 28.04.2025	9,000
2 First	Lounge, kitchen, bedroom, bathroom	549 (51)	50, E	6 months from 31.03.2026	8,400
3 Second	Lounge, kitchen, bedroom, bathroom	592 (55)	42, E	6 months from 26.05.2021	6,900
Outside	Small rear yard				
Current Rental Income					24,300
Estimated Rental Value					26,400

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IMPORTANT NOTICE:

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NEXT AUCTION DATE:

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BUYERS FEE:
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**LOT
24**

16-20 Beal Street, Highfields, Leicester LE2 0AA

GUIDE PRICE: £625,000 - £650,000



REDEVELOPMENT

Location:

The property is located in the centre of Highfields, on the corner of Maidstone Road and near to the junction of Berners Street.

Description:

A 3-storey, derelict detached former nursery of approximately 3,970 sqft on a site area of 0.28 acres. There is potential for residential development, subject to planning. A pre-application has been submitted for the development of 10 townhouses, which has received positive initial feedback. There is also potential for redevelopment into commercial units, subject to planning.

Illustrative Drawings Available:

Residential Scheme:

- 5 x four-bedroom houses
- 5 x three-bedroom houses

Commercial Scheme- ideal for food park/dark kitchens:

- Total lettable area of approximately 5,600 sqft (520 sqm).
- 6 units at approximately 635 sqft (59 sqm) each.
- 3 units at approximately 601 sqft (55 sqm) each.

Planning:

- Suitable for alternative uses, subject to planning.
- There is two illustrative schemes available for either commercial or residential development.
- Local Authority: Leicester City Council (0116) 454 3000.

Tenure:

Freehold.

Energy Performance Certificate:

Rating 124, Band E.

Solicitors:

Roythornes Solicitors, East West, Tollhouse Hill, Nottingham NG1 5FS

Tel: (0115) 945 4437 _ Ref: I Sanders



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NEXT AUCTION DATE:

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illustrative 3D visual of residential scheme



illustrative 3D visual of the commercial scheme

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.

**LOT
25**

**Former The Woolpack Inn, Market Hill, Rothwell, North Northamptonshire
NN14 6BW**

GUIDE PRICE: £275,000 - £295,000



RESIDENTIAL DEVELOPMENT

Location:

The property is located in a sought-after market town, opposite Rothwell Library and adjacent to Co-Op Food.

Description:

A spacious 3 storey former public house on a site area of approximately 0.21 acres (884 sqm). The property has detailed planning for residential conversion to provide 6 houses, partly within the existing buildings and some new builds.

Planning:

- Planning has been granted for redevelopment to provide 6 houses.
- Planning Permission No. NK/2022/0047 dated 12.07.2023.
- All conditions are discharged ready for building start.
- The building is stripped ready for build.
- Local Authority: North Northamptonshire Council: 01536 534316.

Note:

Originally marketed for £425,000 - £450,000.

Tenure:

Freehold.

Energy Performance Certificate:

Rating 82, Band D.

PROPOSED ACCOMMODATION:

PLOT	BUILD	STOREYS	BEDROOMS	PARKING LOCATION	SQFT (SQM) APPROX
1	Existing	3	2	Front	1,020 (94.8)
2	Existing with S/S extension	3	2	Courtyard	800 (74.3)
3	Existing	2	1	Courtyard	460 (42.8)
4	Existing	2	2	Courtyard	720 (66.9)
5	New Build	2	2	Courtyard	820 (76.2)
6	Existing with new build or new build	2	2	Courtyard	840 (78.4)
Outside	Parking space for each property, bin and bike store				

Solicitors:

Thomas Flavell & Sons Solicitors, Church Walk, Hinckley, Leicestershire LE10 1DN
Tel: (01455) 610747 ~ Ref: C Stratford

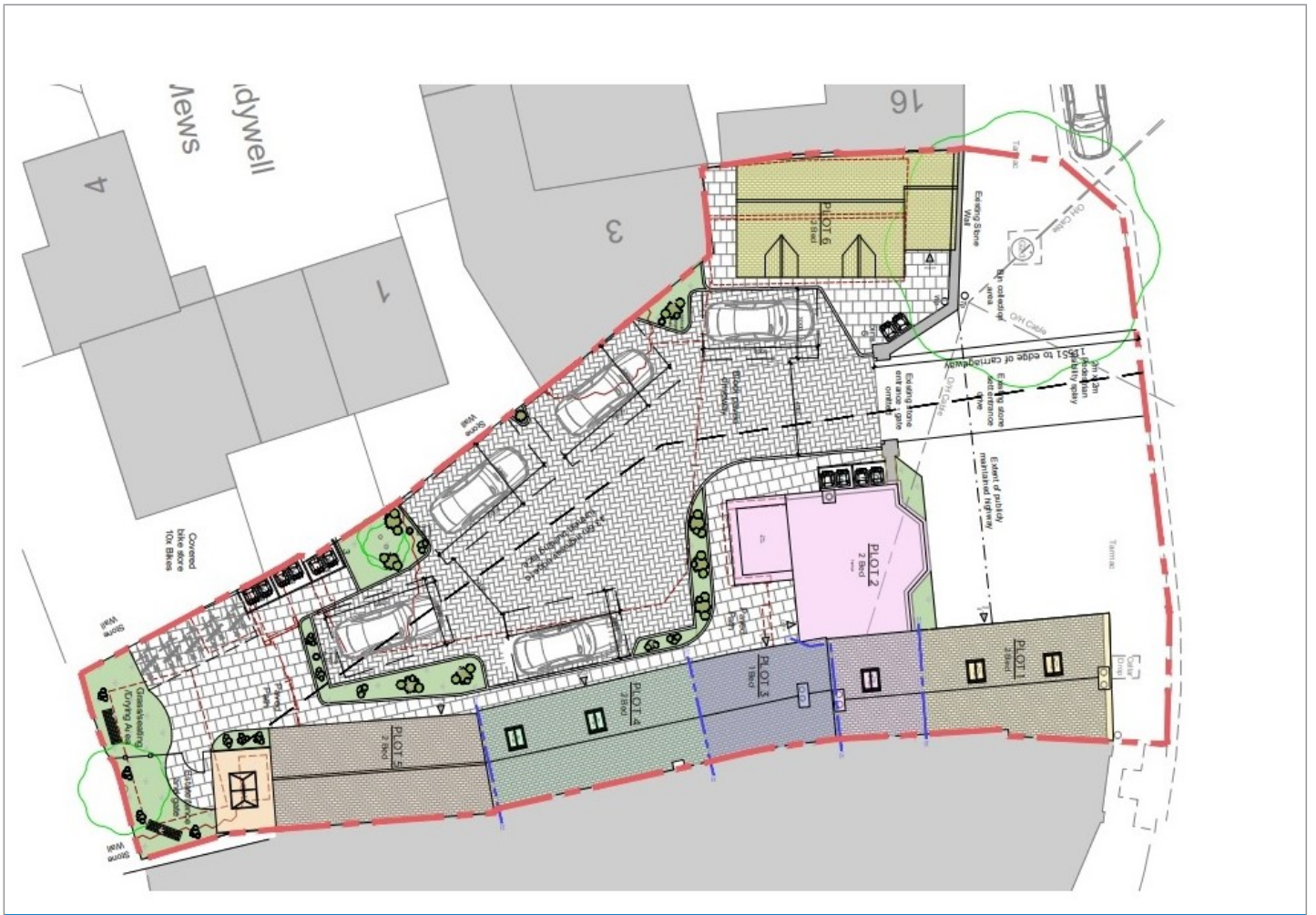
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IMPORTANT NOTICE:
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NEXT AUCTION DATE:
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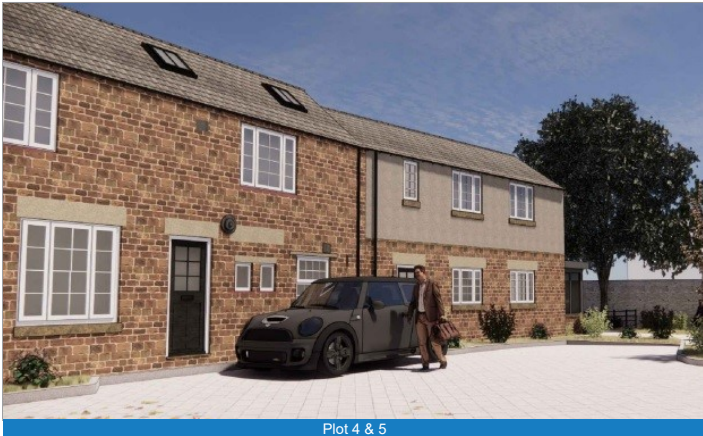
Proposed Site Plan



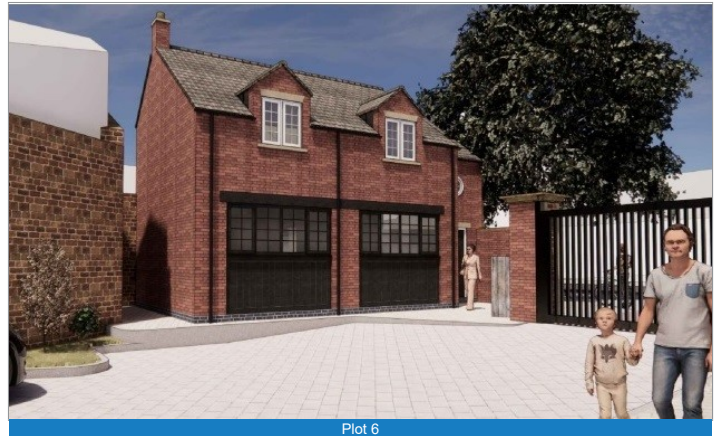
Plot 1 & Main Entrance



Plot 2 & 3



Plot 4 & 5



Plot 6

IMPORTANT NOTICE:

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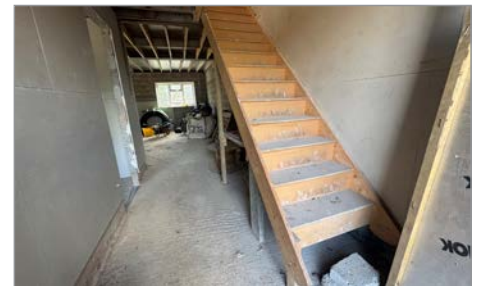
BUYERS FEE:

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.

**LOT
26**

17A Evington Lane, Evington, Leicester LE5 5PQ

GUIDE PRICE: £270,000 - £280,000



RESIDENTIAL

Location:

The property is located to the rear of 17 Evington Lane, near to the junction of Evington Road/Evington Drive and Masjid Umar Mosque.

Description:

A partially constructed detached new-build property of approximately 1,288 sqft with 3 bedrooms and double glazing. The development has reached first-fix stage, however, works remain incomplete and the property requires finishing.

Accommodation:

Ground Floor:

Entrance hall, lounge, kitchen/diner, space for WC.
GIA: 735 sqft (68.3 sqm)

First Floor:

3 bedrooms one with ensuite, bathroom.
GIA: 553 sqft (51.4 sqm)

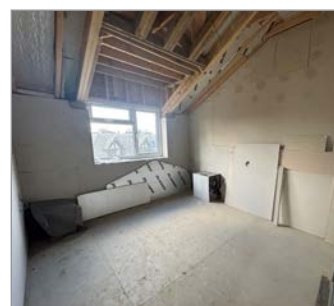
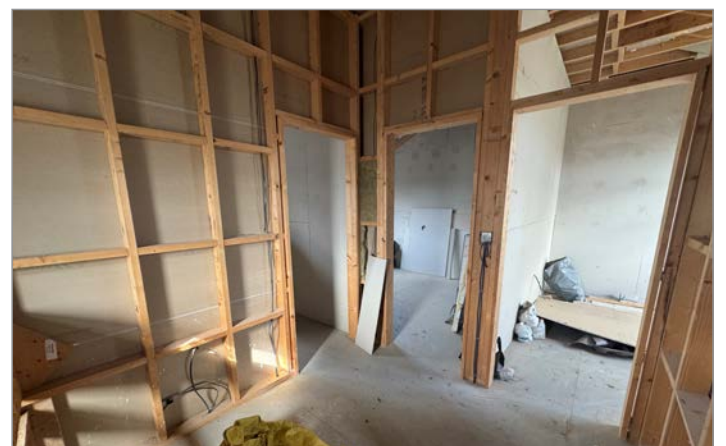
Total GIA: 1,288 sqft (120 sqm) approx.

Outside:

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

Solicitors:

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



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IMPORTANT NOTICE:
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NEXT AUCTION DATE:
Wednesday 10 June 2026
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**LOT
27**

40 Browning Street, Leicester LE3 0JN

GUIDE PRICE: £130,000 - £135,000



for illustrative purposes only



RESIDENTIAL

Location:

The property is located off Narborough Road, between Cambridge Street and Beaconsfield Road.

Description:

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

Accommodation:

Ground Floor:

2 reception rooms, kitchen.

First Floor:

2 bedrooms, bathroom.

Outside:

Rear yard with 2 outbuildings, rear gated access from Beaconsfield Road.

Tenure:

Freehold.

Energy Performance Certificate:

Rating 65, 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
28**

67 Gleneagles Avenue, Rushey Mead, Leicester LE4 7GD

GUIDE PRICE: £240,000 - £250,000



RESIDENTIAL WITH BUILDING PLOT

Location:

The property is located to the rear of Soar Valley College and near to the junction of Peebles Way and Rushey Fields Recreational Ground.

Description:

A semi detached property on a site area of 0.21 acres with outline planning consent for an additional detached dwelling. The existing property has 2 bedrooms, gas central heating, double glazing, garage, workshop and requires complete modernisation.

Accommodation:

Ground Floor:

Entrance porch, hallway, lounge, kitchen, lobby to WC and store.

First Floor:

2 bedrooms, bathroom.

Outside:

Front garden, driveway providing off road parking and access to garage, gated access to large rear garden, workshop and building plot.

Planning:

- Outline Planning Permission for self-build detached dwelling on a plot of 542 sqm which is larger than the existing dwelling.
- The host dwelling is to be retained on a plot of 273 sqm with a long rear garden of approximately 23m long and 7.3m wide.
- Outline Application No. 20242060 dated 19.12.2025, with 3 concept plans submitted.
- Permission is subject to a Unilateral Undertaking secured through S106 process.

Tenure:

Freehold.

Energy Performance Certificate:

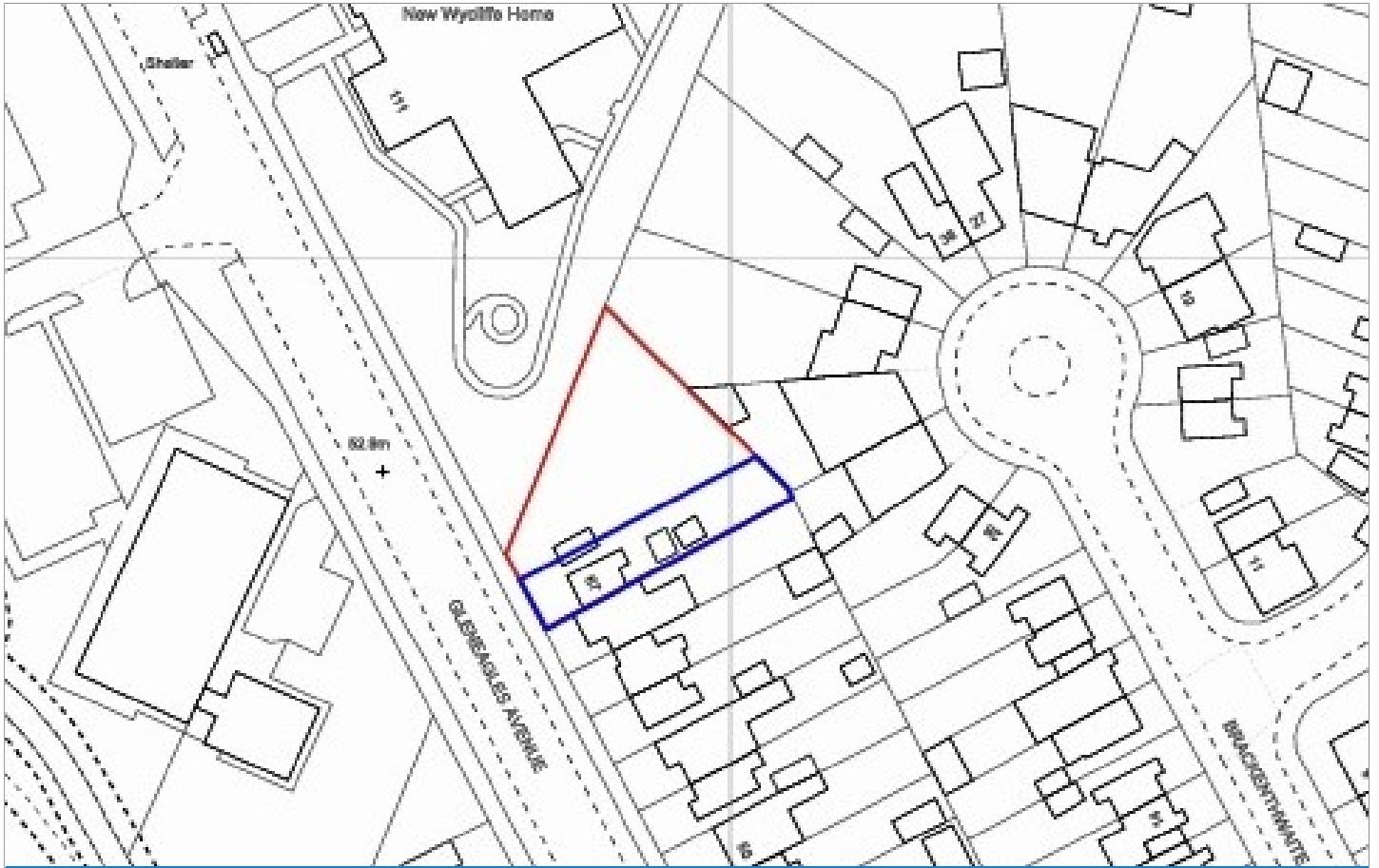
Rating 64, Band D.

Joint Agents:

Sturgis Snow & Astill.

Solicitors:

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



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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.

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 <input type="checkbox"/> NO <input type="checkbox"/>	Is the letter of authority attached? YES <input type="checkbox"/> NO <input type="checkbox"/>

SOLICITORS DETAILS

SOLICITORS NAME	
COMPANY NAME	
ADDRESS	
TELEPHONE	

METHOD OF PAYMENT

CARD	BANK TRANSFER	BANKERS DRAFT												
Complete details	AMOUNT: £	<input type="checkbox"/> AMOUNT: £												
NAME ON CARD														
CARD NO.	VALID FROM	EXPIRY												
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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:

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