Kal Sangra

SHONKI BROTHERS

Late entry
lot A



AUCTION

Tuesday 17 November 2026 at 2.30pm

ONLINE AUCTION



Watch Live Stream
Bidding via:
internet - telephone - proxy

nava | propertymark PROTECTED

Regulated by RICS

Auction: Tuesday 17th November 2026



Welcome to our sixth and final auction of 2026

Here we are at our final auction of the year! We'll be going live on Tuesday 17 November at 2.30pm, with another good selection of competitively priced lots. Whether you're looking for a property to modernise, an investment or a development opportunity, there could be something here for you.

Before we take a look at the lots, let's see what's happening in the property market, both nationally and here in the East Midlands, and what it means for buyers and sellers.

So, what's happening in the market? House price growth has slowed. Zoopla reported annual growth of 0.8% to August 2026, while Rightmove's October figures showed average asking prices were virtually unchanged compared with a year ago.

The type of property also makes a difference. Terraced house prices rose by 1.4% annually and semi-detached houses by 1.7%, while flats and maisonettes fell by 1.3%.

Buyers also have more choice, with Zoopla reporting 5% more homes for sale than a year ago, while sales agreed were down by 9%. With mortgage costs putting pressure on affordability, buyers are taking their time and looking closely at value.

Closer to home, the East Midlands has shown some resilience, with annual house price growth ahead of the national average in July. However, buyers remain selective and are not prepared to pay over the odds.

For us at Shonki Brothers, competitive guide prices are essential. A realistic price can generate interest and encourage competition between bidders, while an ambitious one risks putting buyers off.

There are still opportunities for investors and owner-occupiers, particularly with properties needing modernisation or offering development potential. However, buyers will weigh up the condition, cost of any work and overall purchase price.

Auction can offer a straightforward route to sale, particularly for properties requiring renovation, unusual buildings and development sites. A successful result depends on realistic pricing, buyer demand and having the legal pack ready.

Where do i think the market is, I wouldn't describe the market as booming, but neither has it come to a standstill. Buyers are still out there, but value matters more than ever. For sellers, our advice is simple: get the price right from the start. At Shonki Brothers, we believe in giving honest advice and helping our clients achieve the right result. If you're considering selling by auction or private treaty, we'd be happy to discuss your options.

Now, on to the lots, we have a varied selection in our final auction of the year, with opportunities for buyers looking to modernise or take on development projects.

Do take a look through the catalogue. There may be something that catches your eye.

We wish all our sellers the very best of luck, and to all our buyers, we hope you find the right opportunity today.

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 Tuesday 17th November 2026.

K S Sangra FRICS FNAVA
Auctioneer

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

NEXT AUCTION DATE:
Wednesday 24 February 2027
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

Auction: Tuesday 17th November 2026



Order of Sale

LOT	PROPERTY ADDRESS
A	3-7 Gotham Street, Leicester LE2 0NB
1	69 Mayfield Street, Kirkby-in-Ashfield, Nottinghamshire NG17 8LU
2	93 Chapel Street, Ilkeston, Derbyshire DE7 5JR
3	99 Main Street, Asfordby, Melton Mowbray, Leicestershire LE14 3RZ
4	36 Russell Street, Loughborough LE11 1BL
5	69 & 69A Whitehill Road, Ellistown, Coalville, Leicestershire LE67 1EN
6	45 Mill Hill, Enderby, Leicester LE19 4AL
7	109 Wordsworth Road, Knighton Fields, Leicester LE2 6ED
8	17 Ashleigh Road, Leicester LE3 0FA
9	63 Flax Road, Belgrave, Leicester LE4 6QE
10	22 Burton Road, Coton-in-the-Elms, Swadlincote, Derbyshire DE12 8HJ
11	12 Granby Avenue, Highfields, Leicester LE5 3RA
12	38 Hayworth Road, Sandiacre, Nottingham NG10 5LL
13	96 Lomond Crescent, Leicester LE4 0RL
14	79 Station Road, Ratby, Leicester LE6 0JQ
15	Merchants Common, Long Furrow, East Goscote, Leicester LE7 3XR
16	36 Meadow Lane, Whitwick, Coalville, Leicestershire LE67 4DL
17	Site of 47 Clarence Street, Leicester LE1 3RW
18	12 Lathkill Street, Market Harborough, Leicestershire LE16 9EY
19	14 Mount Road, North Evington, Leicester LE5 3DJ
20	330 Narborough Road, Leicester LE3 2AR
21	24 Lathkill Street, Market Harborough, Leicestershire LE16 9EY
22	Land at Vulcan Road, North Evington, Leicester LE5 3ED
23	Garage No. 11, Burnham Drive, Leicester LE4 0HQ
24	Garage No. 12, Burnham Drive, Leicester LE4 0HQ
25	26 Laurel Road, Highfields, Leicester LE2 1BN
26	Flat B, Ground Floor, 364 Humberstone Road, Leicester LE5 0SA
27	Former Kibworth Community Library, Paget Street, Kibworth Beauchamp, Leicester LE8 0HW
28	Netherhall Cottages, Hamilton Lane, Scraptoft, Leicester LE7 9SB

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.

Kal Sangra
SHONKI BROTHERS

SHONKI BROTHERS LTD
85 GRANBY STREET, LEICESTER LE1 6FB
TEL: 0116 254 3373
EMAIL: INFO@SHONKIBROTHERS.COM
WEB: WWW.SHONKIBROTHERS.COM

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

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

LOT A

3-7 Gotham Street, Leicester LE2 0NB

GUIDE PRICE: £120,000 - £130,000









FORMER GARAGE / COMMERCIAL

Location:
The property is located off Saxby Street which is off London Road and within walking distance of Leicester Train Station.

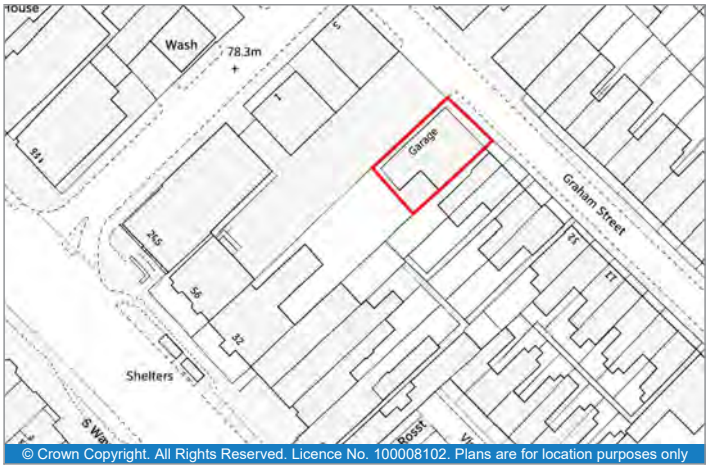
Description:
A single storey, semi detached brick-built commercial property of approximately 1,575 sqft, with 14.76 ft eaves height, forecourt parking for 3 vehicles, three-phase electricity and gas. Formerly the Owen James vehicle repairs garage, the property is suitable for alternative uses subject to planning.

Accommodation:
Garage:
Garage area, small office and WC.
GIA:1,575 sqft (146.4 sqm) approx.

Outside:
Front forecourt parking for 3 cars and small yard area.

Planning:
Local Authority: Leicester City (0116) 454 3000.

Energy Performance Certificate:
Pending.



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Note:
No offers will be accepted on this lot prior to the auction.

Tenure:
Freehold.

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

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

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

LOT
1

69 Mayfield Street, Kirkby-in-Ashfield, Nottinghamshire NG17 8LU

GUIDE PRICE: £65,000 - £70,000













RESIDENTIAL

On behalf of EMH Housing & Regeneration Ltd

Location:
The property is located in a cul-de-sac off B6019 Pinxton Lane near to the junction of Park Lane.

Description:
A 3 storey extended terrace with 3 bedrooms, gas central heating and double glazing.

Accommodation:
Ground Floor:
2 reception rooms, kitchen, bathroom.

First Floor:
2 bedrooms.

Loft:
Bedroom.

Outside:
Front garden, large rear garden.

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

Tenure:
Freehold.

Energy Performance Certificate:
Rating 59, Band D.

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

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

NEXT AUCTION DATE:
Wednesday 24 February 2027
Entries now being taken

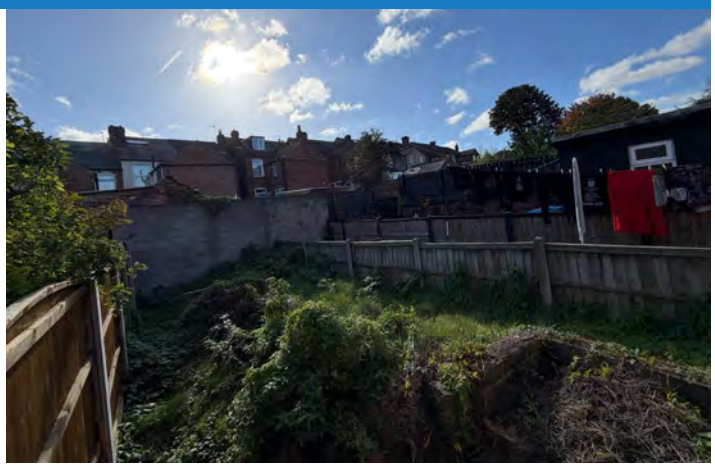
Kal Sangra
SHONKI BROTHERS
85 Granby Street, Leicester LE1 6FB
Tel: 0116 254 3373
Email: info@shonkibrothers.com
www.shonkibrothers.com

LOT
2

93 Chapel Street, Ilkeston, Derbyshire DE7 5JR

GUIDE PRICE: £60,000 - £65,000













RESIDENTIAL

On behalf of EMH Housing & Regeneration Ltd

Location:
The property is located near to the junction of Lower Chapel Street, King Street and Cranmer Street and close to Gordon Street Playing Fields.

Description:
An end terrace property with 2 bedrooms, gas central heating and double glazing. The property requires modernisation and repair.

Accommodation:
Ground Floor:
2 reception rooms, kitchen.

First Floor:
2 bedrooms, bathroom.

Outside:
Rear garden.

Note:
- The property requires modernisation.
- Evidence of structural movement.
- 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 62, 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
3

99 Main Street, Asfordby, Melton Mowbray, Leicestershire LE14 3RZ

GUIDE PRICE: £125,000 - £130,000









RESIDENTIAL

Location:
The property is located in the village centre near to the junction of Bradgate Lane and Riverside Walk and is accessed via double gates between 97 and 101 Main Street.

Description:
A double bay fronted semi detached property on a large plot of approximately 0.10 acres with 2 bedrooms and gas central heating. The property requires complete modernisation.

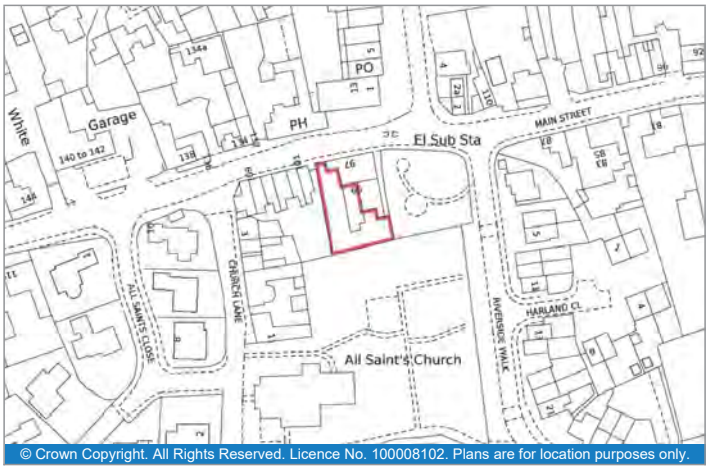
Accommodation:
Ground Floor:
Entrance hallway, 2 reception rooms, kitchen with pantry.

First Floor:
2 bedrooms, bathroom, WC.

Outside:
Gardens to the front, side and rear.

Note:
Previously marketed for £145,000.

Energy Performance Certificate:
Rating 34, Band F.



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Tenure:
Freehold.

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

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

NEXT AUCTION DATE:
Wednesday 24 February 2027
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
4

36 Russell Street, Loughborough LE11 1BL

GUIDE PRICE: £90,000 - £95,000













RESIDENTIAL

On behalf of EMH Housing & Regeneration Ltd

Location:
The property is located on the outskirts of the town centre off Moor Lane and near Cobden Primary School.

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

Accommodation:
Cellar

Ground Floor:
2 reception rooms, kitchen.

First Floor:
2 bedrooms, bathroom.

Outside:
Rear garden.

Note:
- Evidence of structural movement.
- No offers will be accepted on this lot prior to the auction.
- The property requires complete modernisation.
- The sale is subject to the Buyer paying the Seller's legal and Auctioneer's fees.

Tenure:
Freehold.

Energy Performance Certificate:
Rating 59, 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
5

69 & 69A Whitehill Road, Ellistown, Coalville, Leicestershire LE67 1EN

GUIDE PRICE: £140,000 - £145,000













COMMERCIAL / RESIDENTIAL / DEVELOPMENT / PART INVESTMENT

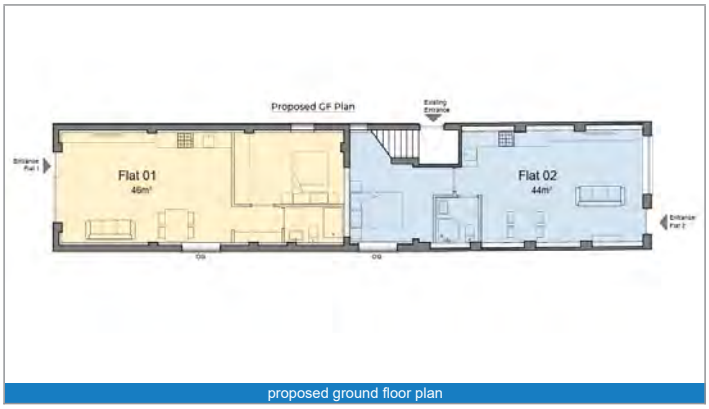
Location:
The property is near to Ellistown Primary School.

Description:
A 2 storey detached property with ground floor workshop and a two bedroom self contained flat above. Planning permission has been granted to convert the ground floor into 2 self contained flats.

Planning:
- Planning permission has been granted to convert the ground floor into 2 self contained flats comprising 1x1 bedroom and a studio flat.
- Planning Permission No.25/00383/FUL dated 09.05.2025.
- Local Authority: North West Leicestershire (01530) 454665.

Tenure:
Freehold, subject to existing tenancy.

Solicitors:
Jury O'Shea LLP, 7-9 Bream's Building, London EC4A 1DT
Tel: (0203) 176 4255 ~ Ref. J Kapoor



proposed ground floor plan

FLOOR	ACCOMMODATION	SQFT (SQM)	EPC	LEASE/ APT	RENT £ PAX
G/F	Workshop	1,130 (105)	pending	vacant	
F/F - side access	Lounge, kitchen, bathroom, 2 bedrooms	678 (63)	56, D	6 months from 01.11.2025	7,800
Outside	Front and rear forecourts, rear loading				
Current Rental Value					7,800

IMPORTANT NOTICE:
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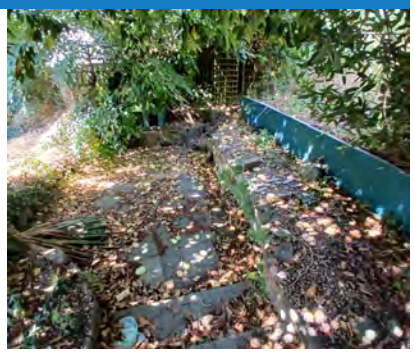
Kal Sangra SHONKI BROTHERS
85 Granby Street, Leicester LE1 6FB
Tel: 0116 254 3373
Email: info@shonkibrothers.com
www.shonkibrothers.com

LOT
6

45 Mill Hill, Enderby, Leicester LE19 4AL

GUIDE PRICE: £90,000 - £95,000













for illustrative purposes only

RESIDENTIAL

On behalf of EMH Housing & Regeneration Ltd

Location:
The property is located near to Quarry Lane and near Warrens Business Park.

Description:
A semi detached property on a site area of approximately 0.12 acres with 2 bedrooms, gas central heating and double glazing. The property requires modernisation.

Accommodation:

Ground Floor:
Entrance porch, lounge, kitchen, lobby to wet room.

First Floor:
2 bedrooms.

Outside:
Front, side and rear gardens.

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



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Tenure:
Freehold.

Energy Performance Certificate:
Rating 75, 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.

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LOT
7

109 Wordsworth Road, Knighton Fields, Leicester LE2 6ED

GUIDE PRICE: £150,000 - £155,000













RESIDENTIAL

Location:
The property is located off Welford Road, near to the junction of Kingsley Road and Oakland 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 garden.

Note:
- Estimated Rental Value: £10,800 pax.
- Previously marketed for £180,000.
- Evidence of structural movement.

Tenure:
Freehold.

Energy Performance Certificate:
Rating 63, 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
8

17 Ashleigh Road, Leicester LE3 0FA

GUIDE PRICE: £675,000 - £695,000



RESIDENTIAL DEVELOPMENT / FORMER CARE HOME

Location:
The property is located in a conservation area and is between Narborough Road and Fosse Road South and near to the junction of Upperton Road.

Description:
A large, extended detached property with a rear coach house totalling approximately 4,811 sqft on a site of 0.28 acres (1,367 sqyds). The property is predominantly 2 storey, with additional single and 2 storey extensions to the rear. Previously used as a 14-bedroom nursing home, planning has been submitted for conversion into 13 self-contained flats. The property requires complete modernisation and repair.

Accommodation:
Previous Layout:

Cellar

Ground Floor:
Entrance hall, 2 lounges, dining room, office, staff room, kitchen, preparation area, 8 bedrooms six with ensuites, bathroom, shower room, 4 x WCs.

First Floor:
6 bedrooms, 2 bathrooms, treatment room, 2 x WCs.
GIA: 4,428 sqft (411.4 sqm)

Two Storey Coach House:
GIA: 383 sqft (35.6 sqm)
Total GIA: 4,811 sqft (447 sqm) approx.

Outside:
Front garden, side driveway, rear garden, car parking for approximately 5 cars.
Site Area: 0.28 acres (1,367 sqyds) approx.

Planning:
- The property had previously been used as a nursing care home for over 30 years.
- Potential for alternative uses subject to planning.
- Located within Article 4 direction.
- Planning has been submitted for change of use of residential care home with separate garage (Class C2) and coach house to 13 self contained Flats (11 x 1 bed and 1 x 2 bed) and 1 x 1 bed dwelling house (Class C3).
- Local Authority: Leicester City (0116) 454 3000.

Note:
The property has been vandalised and therefore requires complete modernisation and repair.

Tenure:
Freehold.

Energy Performance Certificate:
Rating 62, Band C.

Solicitors:
Murria Solicitors, Court Chambers, 180 Corporation Street, Birmingham B4 6UD
Tel: (0121) 234 0919 ~ Ref: M Murria

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

NEXT AUCTION DATE:
Wednesday 24 February 2027
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



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Proposed Accommodation:

FLAT - FLOOR	ACCOMMODATION	SQFT (SQM)
MAIN BUILDING		
1 - G/F	Lobby, kitchen/lounge, bedroom, shower room, 2 x stores	589 (54.7)
2 - G/F	Lobby, kitchen/lounge, bedroom, shower room, store	525 (48.8)
3 - G/F	Lobby, kitchen/lounge, bedroom, shower room, store	457 (42.4)
4 - G/F	Lobby, kitchen/lounge, bedroom, shower room, store	538.6 (50)
5 - G/F	Lobby, kitchen/lounge, 2 bedrooms, shower room, store	751 (69.7)
6 - G/F	Lobby, kitchen/lounge, bedroom, shower room, store	407 (37.7)
7 - G/F	Lobby, kitchen/lounge, bedroom, shower room, store	452 (41.9)
9 - F/F	Lobby, kitchen/lounge, bedroom, shower room, store	599 (55.6)
10 - F/F	Lobby, kitchen/lounge, bedroom, shower room, store	449 (41.6)
11 - F/F	Lobby, kitchen/lounge, bedroom, shower room, store	438 (40.6)
12 - F/F	Lobby, kitchen/lounge, bedroom, shower room, 2 x stores	587 (54.5)
13 - F/F	Lobby, kitchen/lounge/bedroom, shower room, store	401 (37.3)
COACH HOUSE		
8 - duplex	Kitchen/lounge, bedroom, shower room, store	739 (68.7)
Outside	Parking, communal parking	

IMPORTANT NOTICE:
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BUYERS FEE:
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LOT
9

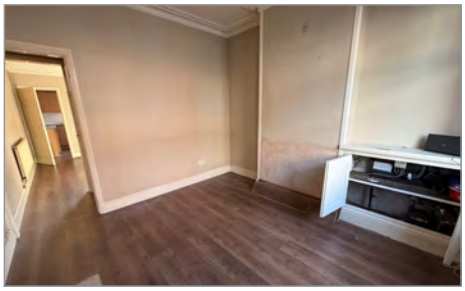
63 Flax Road, Belgrave, Leicester LE4 6QE

GUIDE PRICE: £155,000 - £160,000













RESIDENTIAL

On behalf of EMH Housing & Regeneration Ltd

Location:
The property is located off Melton Road and near to Saint Patricks Roman Catholic Primary School and Rushey Mead Primary.

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 garden.

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

Tenure:
Freehold.

Energy Performance Certificate:
Rating 67, Band D.

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

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

NEXT AUCTION DATE:
Wednesday 24 February 2027
Entries now being taken

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

LOT
10

22 Burton Road, Coton-in-the-Elms, Swadlincote, Derbyshire DE12 8HJ

GUIDE PRICE: £80,000 - £85,000





for illustrative purposes only







RESIDENTIAL

On behalf of EMH Housing & Regeneration Ltd

Location:
The property is located in a desirable village near to the junction of Chapel Street.

Description:
A semi detached property with one bedroom, gas central heating and double glazing. The property requires modernisation.

Accommodation:

Ground Floor:
Entrance porch, 2 reception rooms, kitchen.

First Floor:
Bedroom, bathroom.

Outside:
Front garden with off road parking, gated side access to rear garden with outhouse.

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



- Previously marketed for £90,000 - £95,000

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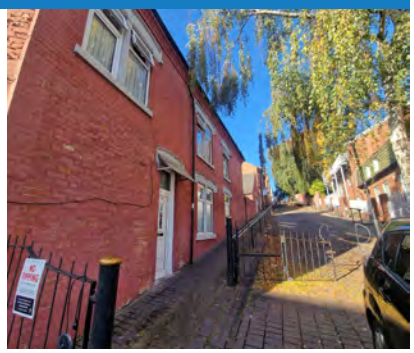
BUYERS FEE:
The successful purchaser will be required to pay the Auctioneers a buyer's fee of 1.8% including VAT with a minimum fee of £2,400 inc. VAT.

LOT
11

12 Granby Avenue, Highfields, Leicester LE5 3RA

GUIDE PRICE: £180,000 - £185,000













RESIDENTIAL INVESTMENT

Location:
The property is located on the corner of Halstead Street and near to Spinney Hill Park.

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

Accommodation:
Ground Floor:
2 reception rooms, kitchen, utility area.

First Floor:
3 bedrooms, bathroom.

Outside:
Rear garden with side access and brick outhouse.

Energy Performance Certificate:
Rating 56, Band D.

Tenure:
- Freehold.
- Let on an Assured Periodic Tenancy from 15.12.2025 at a rental of £9,600 pax.



Note:
The property is being sold subject to vacant possession.

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

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

NEXT AUCTION DATE:
Wednesday 24 February 2027
Entries now being taken

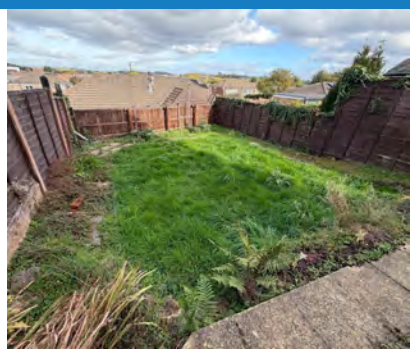
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SHONKI BROTHERS
85 Granby Street, Leicester LE1 6FB
Tel: 0116 254 3373
Email: info@shonkibrothers.com
www.shonkibrothers.com

LOT
12

38 Hayworth Road, Sandiacre, Nottingham NG10 5LL

GUIDE PRICE: £135,000 - £140,000













RESIDENTIAL

On behalf of EMH Housing & Regeneration Ltd

Location:
The property is located off Longmoor Road and is near to Hayworth Road Park.

Description:
A semi detached property with 3 bedrooms, integral garage, gas central heating and double glazing.

Accommodation:
Ground Floor:
Entrance porch, entrance hallway, lounge, kitchen.

First Floor:
3 bedrooms, shower room, separate WC.

Outside:
Front garden with driveway to integral garage, side garden.

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

Energy Performance Certificate:
Rating 70, 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

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)

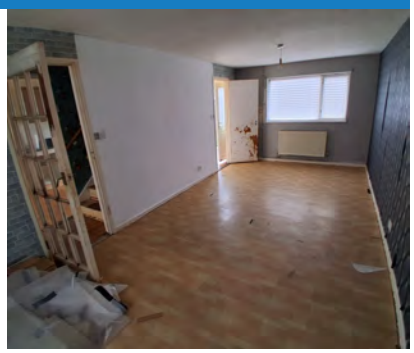
BUYERS FEE:
The successful purchaser will be required to pay the Auctioneers a buyer's fee of 1.8% including VAT with a minimum fee of £2,400 inc. VAT.

LOT
13

96 Lomond Crescent, Leicester LE4 0RL

GUIDE PRICE: £145,000 - £150,000











RESIDENTIAL

Location:
The property is located at the end of a cul de sac, off Heacham Drive which is off Beaumont Leys Lane and is near to Heacham Drive Open Space.

Description:
A 3 bedroom townhouse with garage, gas central heating and double glazing. The property requires modernisation.

Accommodation:
Ground Floor:
Entrance hallway, through lounge, kitchen, WC.

First Floor:
3 bedrooms, bathroom.

Outside:
Front garden with driveway/car standing space to garage, rear garden with outhouse.

Energy Performance Certificate:
Rating 66, Band D.

Tenure:
Freehold.



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

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

NEXT AUCTION DATE:
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Entries now being taken

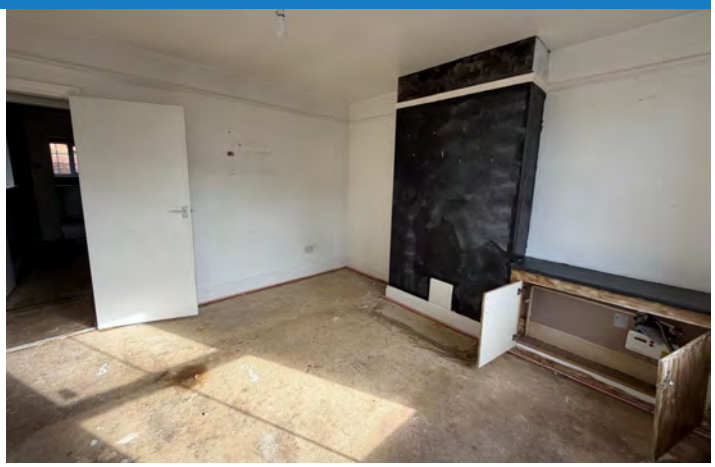
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85 Granby Street, Leicester LE1 6FB
Tel: 0116 254 3373
Email: info@shonkibrothers.com
www.shonkibrothers.com

LOT
14

79 Station Road, Ratby, Leicester LE6 0JQ

GUIDE PRICE: £140,000 - £145,000













RESIDENTIAL

On behalf of EMH Housing & Regeneration Ltd

Location:
The property is located in a sought after village and near to the junction of Dane Hill and Central Co-Op Food store.

Description:
An extended end terrace with 2 bedrooms, gas central heating and double glazing. The property requires modernisation.

Accommodation:
Ground Floor:
2 reception rooms, kitchen, side lobby to rear garden.

First Floor:
2 bedrooms, bathroom.

Outside:
Front and small rear 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 55, 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
15

Merchants Common, Long Furrow, East Goscote, Leicester LE7 3XR

GUIDE PRICE: £1,750,000 - £1,775,000 PLUS VAT



for illustrative purposes only



Retail Units 1 - 6 & Flats 1A - 6A



Retail Units 7-10 & Flats 7A & 9A

COMMERCIAL / RESIDENTIAL INVESTMENT / DEVELOPMENT

Location:
The site is located in the village centre, off Long Furrow and adjacent to East Goscote Library and East Goscote St Hilda Church.

Description:
A substantial mixed use investment comprising 10 retail units, 2 workshops, 8 large self contained maisonettes/flats with 3 bedrooms, ground lease of a Public House, communal car park and 9 garages on a total site area of approximately 2.01 acres. There is potential for development on the car park subject to planning.

Tenure:
Freehold, subject to existing leases/ground lease/tenancies/licences.

Planning:
- Potential for development on the car park subject to planning.
- Local Authority: Charnwood Borough Council (01509) 634570.

Note:
- VAT is payable on the purchase price.
- The property can be purchased under a TOGC.
- Measurements for the commercial properties sourced from VOA.

Solicitors:
Jury O'Shea LLP, 7-9 Bream's Building, London EC4A 1DT
Tel: (0203) 176 4255 ~ Ref. J Kapoor

IMPORTANT NOTICE:
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Entries now being taken

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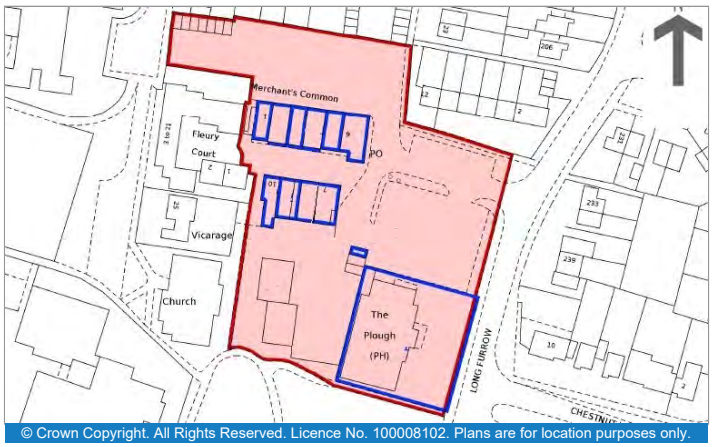




Workshops 11-14



Garages 1-6 and and Communal Car Parking



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UNIT / USE	SQFT (SQM) APPROX	EPC	LEASE / APT / LICENCE	RENT £ PAX
GROUND FLOOR - RETAIL UNITS				
Unit 1 - Café	748 (69.5)	55, C	5 years from 19.06.2026	6,000
Unit 2 - Hair Salon	766 (71.2)	66, C	15 years from 01.01.2015, 3 year RR	4,000
Unit 3 - Morrisons	812 (75.4)	64, C	10 years from 01.11.2024, 5 year RR	4,500
Unit 4 - Funeral Services	750 (69.6)	85, D	5 years from 01.02.2021, 3 year RR	5,500
Unit 5 - Flooring & Blinds	750 (69.5)	152, G	9 years from 12.04.2010, 3 year RR	4,000
Unit 6 - Convenience Store	1,167 (108.4)	25, A	20 years from 16.12.2025, 4 year RR	5,999
Unit 7 - Fish & Chip Shop	705 (65.5)	62, C	15 years from 16.12.2025, 5 year RR	7,000
Unit 8 - Sandwich Shop	660 (61.3)	73, C	24 years from 09.06.2014, 3 year RR	4,199
Unit 9-10 - Pharmacy	799 (74.2) 665 (61.7)	62, C 53, C	15 years from 01.07.2018, 3 year RR	10,050
WORKSHOPS 11-14	2,526 (234.6)	140, F	9 years from 27.03.2023, 3 year RR Tenants have been in occupation for approx. 22 years	17,000
MAISONETTES: 2 storey with entrance hallway, lounge with balcony, kitchen, 3 bedrooms, bathroom, store, double glazing and gas central heating				
1A	764 (71)	69, C	APT from 03.10.2022	8,279
2A	775 (72)	68, D	APT from 14.03.2025	8,940
3A	807 (75)	69, C	APT from 01.10.2026	9,000
4A	764 (71)	73, C	APT from 01.04.2025	7,800
5A	807 (75)	65, D	APT from 09.04.2021	6,960
6A	807 (75)	65, C	Let within the Lease of Shop No. 6	4,000
F/F FLATS: - Entrance hallway, lounge, kitchen, 3 bedrooms, bathroom, double glazing and gas central heating				
7A	1,023 (95)	65, D	Let within Lease of Shop No. 7	6,700
9A	1,378 (128)	67, D	APT from 19.08.2024	9,600
THE PLOUGH: Ground Lease	1,023 (728)		99 years from 24.06.1967, (39 years remaining)	10,499
Garage 1			Licence	384
Garage 2			Licence to Unit 3	500
Garage 2L			Licence to Unit 11	500
Garage 4			Licence to Unit 3	500
Garage 5			Licence	204
Garage 6			Licence to Unit 6	550
Garage 7			Licence to Unit 7	550
Garage 9			Let to The Plough	included in rent
Current Rental Income				143,263
Estimated Rental Value				150,000

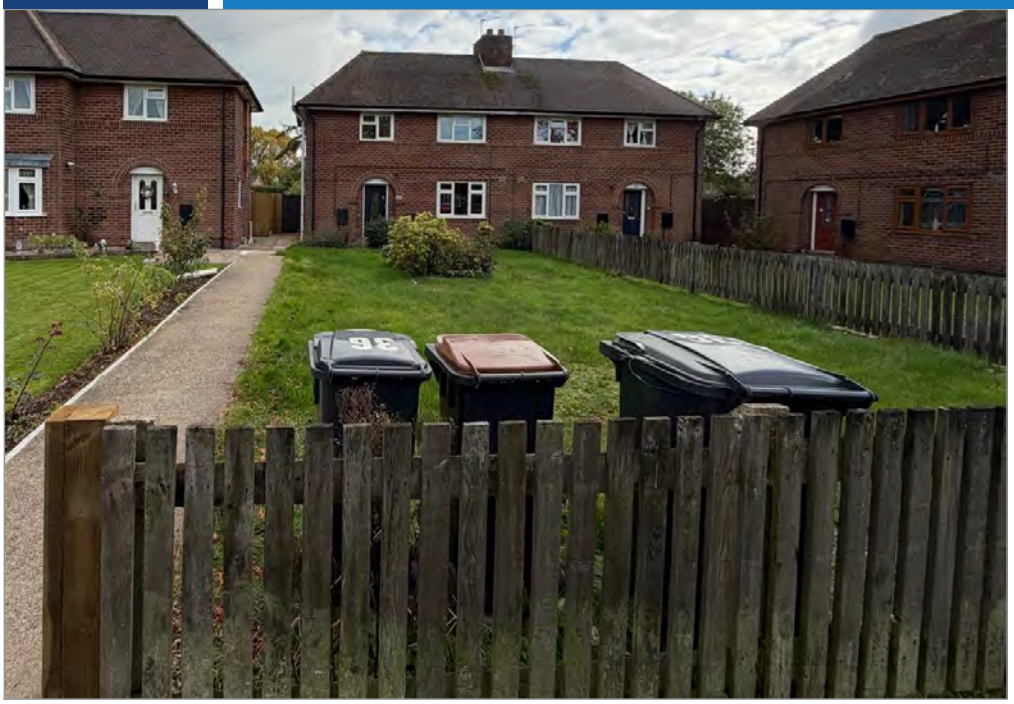
IMPORTANT NOTICE:
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BUYERS FEE:
The successful purchaser will be required to pay the Auctioneers a buyer's fee of 1.8% including VAT with a minimum fee of £2,400 inc. VAT.

LOT
16

36 Meadow Lane, Whitwick, Coalville, Leicestershire LE67 4DL

GUIDE PRICE: £135,000 - £140,000













RESIDENTIAL

On behalf of EMH Housing & Regeneration Ltd

Location:
The property is located near to Coalville School and Coalville Hospital.

Description:
A semi detached property with 2 bedrooms, gas central heating and double glazing. The property requires modernisation.

Accommodation:
Ground Floor:
Lounge, kitchen, bathroom.

First Floor:
2 bedrooms.

Outside:
Front garden with potential off-road parking, large rear garden with outbuilding.

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



Tenure:
Freehold.

Energy Performance Certificate:
Rating 61, Band D.

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

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

NEXT AUCTION DATE:
Wednesday 24 February 2027
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
17

Site of 47 Clarence Street, Leicester LE1 3RW

GUIDE PRICE: £220,000 - £230,000



for identification purposes only



Illustrative Drawing







LAND / DEVELOPMENT

Location:
The site is located in the city centre off Humberstone Gate and occupying a prominent corner position at the junction of Clarence Street, Lee Street and Hill Street.

Description:
A development site of approximately 0.11 acres. The site had planning permission for a 7 storey building comprising 47 self-contained student apartments, this has lapsed.

Planning:
- Previously had planning permission for a 7 storey building providing 47 student flats comprising 42 x studios, 3x1 bedroom, 1x2 bedroom and 1x3 bedroom apartments, together with amenity space.
- Planning permission No. 20162286 dated 12.05.2017, this has lapsed.
- A Pre-Application has been submitted for a 7 storey building with 2 commercial ground floor units and 30 self contained flats above.
- Local Authority: Leicester City (0116) 454 3000.

Tenure:
Freehold.



Note:
The site has an uneven surface with dips, hollows and potholes.

Solicitors:
Nelsons, Provincial House, 37 New Walk, Leicester LE1 6TY
Tel: (0116) 222 6663 ~ Ref: J Coningsby

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 Lathkill Street, Market Harborough, Leicestershire LE16 9EY

GUIDE PRICE: £240,000 - £250,000





RESIDENTIAL INVESTMENT

Location:
The property is located off Northampton Road, close to Little Bowden Park and Harborough South Cricket Club, and within walking distance of Market Harborough town centre.

Description:
A modern 3 storey townhouse with 4 bedrooms, garage, allocated car parking space, gas central heating and double glazing.

Accommodation:
Ground Floor:
Entrance hall, lounge/diner, kitchen, WC, store.

First Floor:
2 bedrooms, storage cupboard.

Second Floor:
2 bedrooms one with ensuite, bathroom, airing cupboard.

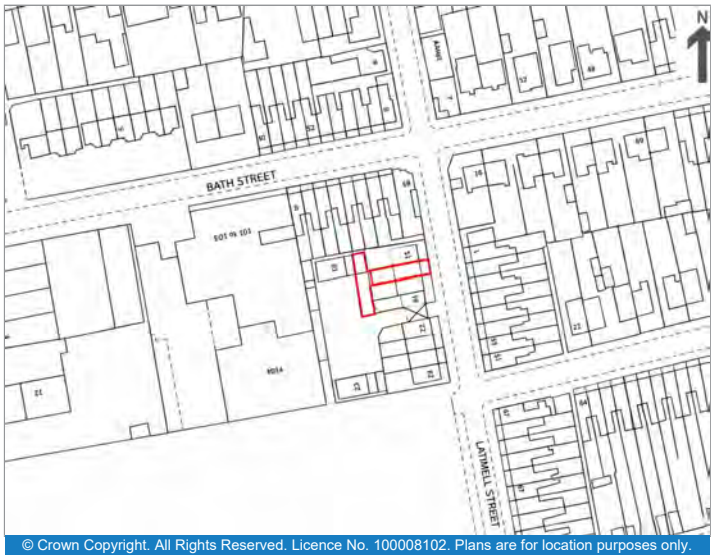
Outside:
Front and rear gardens, single garage to the rear with allocated parking space.

Note:
The auctioneers have a vested interest in the property.

Tenure:
- Freehold, subject to existing tenancy and license.
- The property is fully let on Assured Periodic Tenancy to 4 occupants from 03.10.26 at a rental of £24,720 pa inc.
- Single garage let on 12 month license from 06.02.2026 at £840 pax.
- Current Rental Income: £25,560 pa inc.
- Tenants pay a quarterly contribution towards utility bills for usage exceeding £100 pcm.

Energy Performance Certificate:
Rating 75, Band C.

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

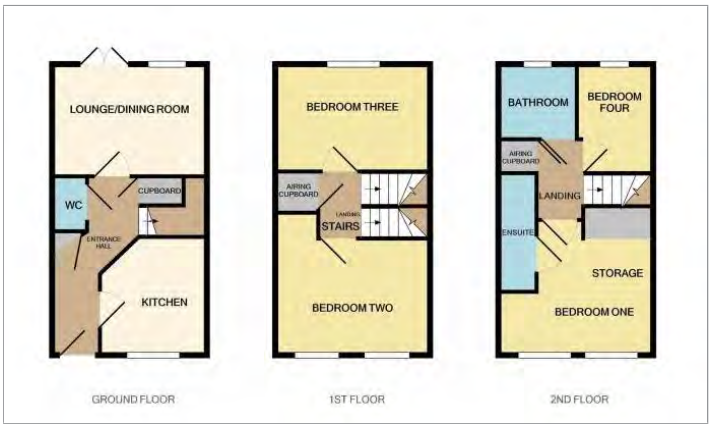


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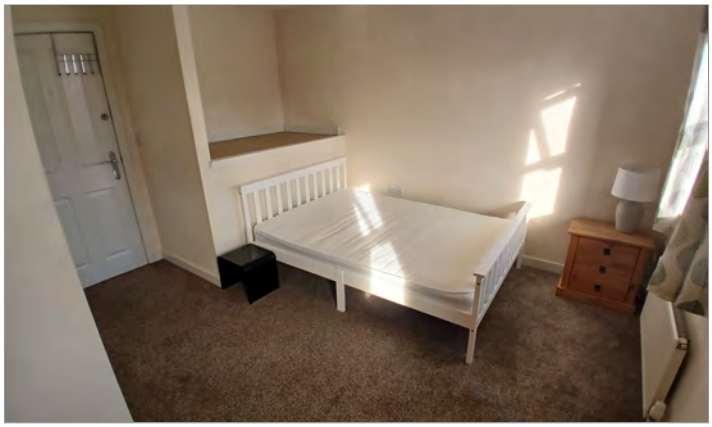
















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BUYERS FEE:
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LOT
19

14 Mount Road, North Evington, Leicester LE5 3DJ

GUIDE PRICE: £140,000 - £145,000













RESIDENTIAL

On behalf of EMH Housing & Regeneration Ltd

Location:
The property is located off Vulcan Road off St Saviours Road and near to Charnwood Primary School and Shenton Primary School.

Description:
A 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 2 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 69, Band C.

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

IMPORTANT NOTICE:
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LOT
20

330 Narborough Road, Leicester LE3 2AR

GUIDE PRICE: £160,000 - £165,000













RESIDENTIAL

Location:
The property is located near to the junction of Fullhurst Avenue and Evesham Road.

Description:
A well presented palisaded villa with 2 bedrooms, gas central heating and double glazing.

Accommodation:
Ground Floor:
2 reception rooms, lobby to kitchen.

First Floor:
2 bedrooms, bathroom.

Outside:
Front and rear gardens.

Note:
Previously marketed for £195,000.

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

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BUYERS FEE:
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LOT
21

24 Lathkill Street, Market Harborough, Leicestershire LE16 9EY

GUIDE PRICE: £240,000 - £250,000





RESIDENTIAL INVESTMENT

Location:
The property is situated off Northampton Road, close to Little Bowden Park and Harborough South Cricket Club, and within walking distance of Market Harborough town centre.

Description:
A modern 3 storey townhouse with 4 bedrooms, garage, allocated car parking space, gas central heating and double glazing.

Accommodation:
Ground Floor:
Entrance hall, lounge/diner, kitchen, WC.

First Floor:
2 bedrooms, storage cupboard.

Second Floor:
2 bedrooms one with ensuite, bathroom, airing cupboard.

Outside:
Front garden, rear garden with gated access to single garage and allocated parking space.

Note:
The auctioneers have a vested interest in the property.

Tenure:
- Freehold, subject to existing tenancy and license.
- Let on Assured Periodic Tenancy to 3 occupants from 27.02.2026 at a rental of £19,200 pa inc.
- 1 single room vacant.
- Single rear garage let on Periodic License from 03.10.2025 at £840 pax.
- Current Rental Income: £20,040 pa inc.
- Estimated Rental Income: £25,560 pa inc.
- Tenants pay a quarterly contribution towards utility bills for usage exceeding £100 pcm.

Energy Performance Certificate:
Rating 75, Band C.

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



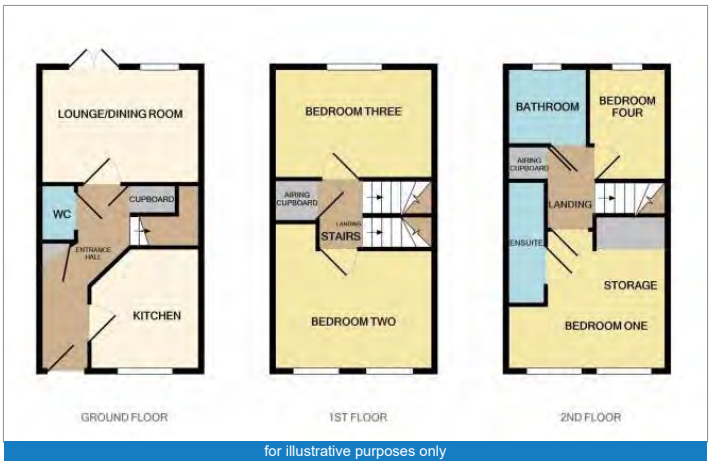
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BUYERS FEE:
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LOT
22

Land at Vulcan Road, North Evington, Leicester LE5 3ED

GUIDE PRICE: £130,000 - £135,000 PLUS VAT



Proposed Elevation







RESIDENTIAL DEVELOPMENT

Location:

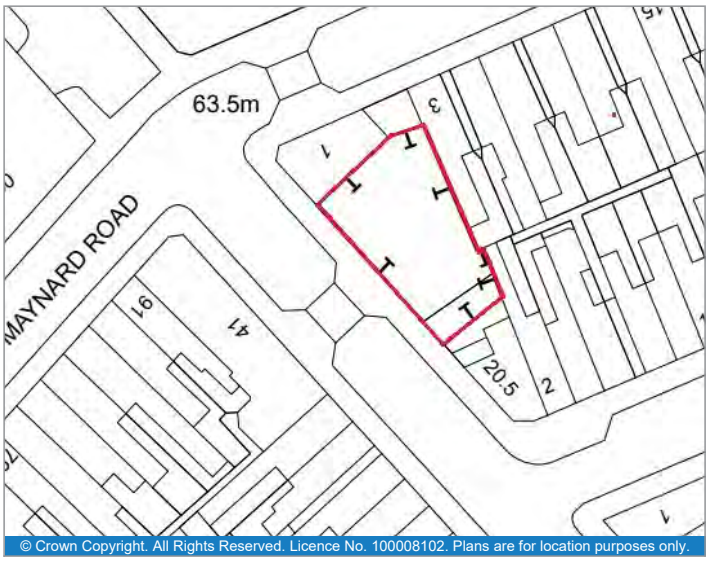
The site is located near to the junction of Maynard Road and Sherrard Street and is near to Charnwood Primary School.

Description:

A level plot of landscaped amenity space of approximately 0.051 acre (209 sqm) with planning permission for a 2 and a half storey building providing 5 self contained flats.

Planning:

- The contract will include a restrictive covenant limiting development for residential use (new build) only.
- The contract will include an Overage Clause for a 25 year period stating that if the residential development includes for in excess of one small unit then an overage payment of 25% of the agreed sale price (subject to an upward only indexation in line with any increase in the Consumer Prices Index between the date of legal completion and date of payment of the overage) would be payable to LCC per additional dwelling.
- Planning has been granted for change of use from public open space to dwelling houses; construction of 2 and a half storey building providing 5x1 bedroom flats.
- Planning Application No: 20250173 dated 10.03.2026.
- Local Authority: Leicester City Council (0116) 454 3000.



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Tenure:

Freehold.

Solicitors:

Chetty & Patel, 133 Loughborough Road, Leicester LE4 5LQ
Tel: (0116) 254 6222 ~ Ref: U Patel

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LOT 23

Garage No. 11, Burnham Drive, Leicester LE4 0HQ

GUIDE PRICE: £7,000 - £9,000



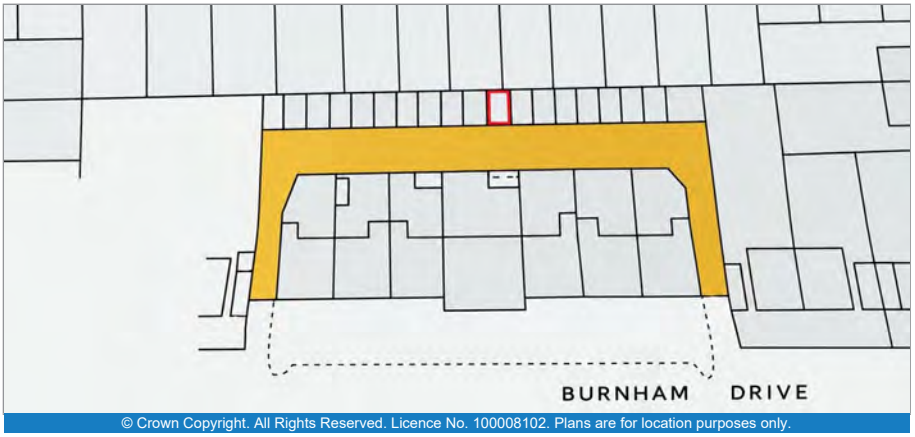
GARAGE

Location:
The garage is near to the junction of Babingley Drive which is off Parker Drive, to the rear of 60-72 Burnham Drive and can be accessed from between No. 58 and 60.

Description:
A standard lock up single garage in a block of 18 garages.

Tenure:
Freehold.

Solicitors:
Sutherland & Co Law, Richmond House, White Rose Way, Doncaster DN4 5JH
Tel: (01302) 279179 ~ Ref: H Cagatay



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LOT 24

Garage No. 12, Burnham Drive, Leicester LE4 0HQ

GUIDE PRICE: £7,000 - £9,000





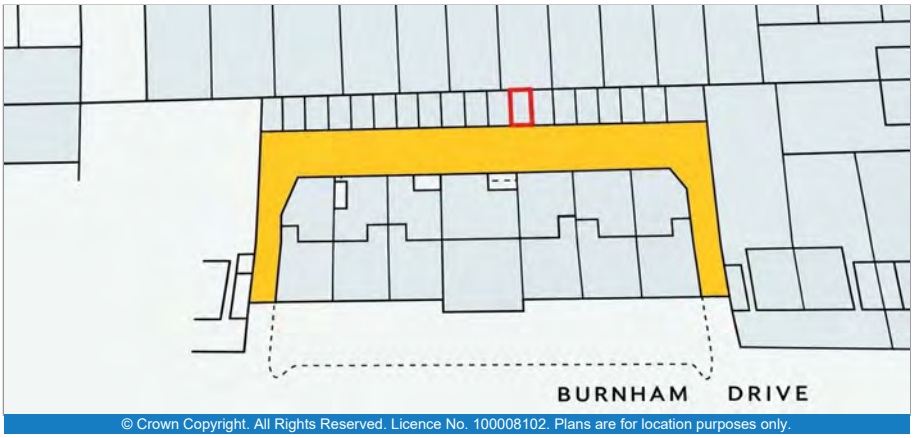
GARAGE

Location:
The garage is near to the junction of Babingley Drive which is off Parker Drive, to the rear of 60-72 Burnham Drive and can be accessed from between No. 58 and 60.

Description:
A standard lock up single garage in a block of 18 garages.

Tenure:
Freehold.

Solicitors:
Sutherland & Co Law, Richmond House, White Rose Way, Doncaster DN4 5JH
Tel: (01302) 279179 ~ Ref: H Cagatay



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BUYERS FEE:
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LOT
25

26 Laurel Road, Highfields, Leicester LE2 1BN

GUIDE PRICE: £135,000 - £140,000













RESIDENTIAL

On behalf of EMH Housing & Regeneration Ltd

Location:
The property is located off St Peters Road near to the junction of East Park Road.

Description:
A 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 store.

Note:
- No offers will be accepted on this lot prior to the auction.
- The property requires complete modernisation.
- The sale is 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:
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LOT
26

Flat B, Ground Floor, 364 Humberstone Road, Leicester LE5 0SA

GUIDE PRICE: £50,000 - £55,000



photograph of whole block







RESIDENTIAL / FLAT

Location:
The property is located opposite Mornington Street, near to Sparrow Park and Masjid At-Taqwa.

Description:
A one-bedroom, self-contained ground floor flat within a converted house comprising six flats. The flat has double glazing, electric heating and communal parking.

Accommodation:
Ground Floor:
Communal access from the rear, entrance hallway, lounge/kitchen, bedroom, bathroom, store cupboard.

Outside:
Front communal car park with approximately 6–7 parking spaces.

Note:
- Previously marketed for £65,000 - £70,000.
- Estimated Rental Value: £8,400 pax.

Tenure:
- Leasehold.
- 125 years from 01.05.2002, 100 years remaining.
- Ground Rent £125 pa.
- Service Charge £1,250 pa.

Energy Performance Certificate:
Rating 31, Band F.

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

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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.

Kal Sangra

SHONKI BROTHERS

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Kal

Your property matters!

0116 254 3373

LOT
27

Former Kibworth Community Library, Paget Street, Kibworth Beauchamp, Leicester LE8 0HW

GUIDE PRICE: £45,000 - £50,000









On behalf of Leicestershire County Council

Leicestershire County Council

Location:
The property is located at the junction of High Street and Station Street, close to Kibworth and Smeeton Village Hall.

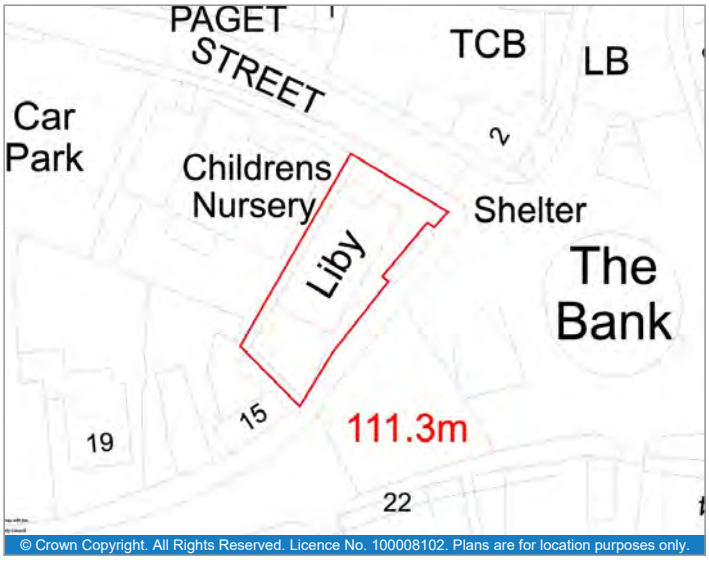
Description:
A single storey former library of approximately 1,317 sqft on a site area of 387.2 sqyds. The property is of timber construction and has gas central heating.

Accommodation:
Entrance lobby, main library, kitchenette, WC and store cupboard.
GIA: 1,317 sqft (122 sqm) approx.

Note:
- No offers will be accepted on this lot prior to the auction.
- The Purchaser will need to pay a contribution of £2,500 towards Leicestershire County Council's costs.

Energy Performance Certificate:
Rating 92, Band D.

Tenure:
Freehold.



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Solicitors:
The County Solicitor, Legal Services, Leicestershire County Council, County Hall, Glenfield, Leicester LE3 8RA
Tel: (0116) 305 0354 ~ Ref: S Mukaddam

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

Netherhall Cottages, Hamilton Lane, Scraptoft, Leicester LE7 9SB

GUIDE PRICE: £250,000 - £260,000







COTTAGES / DEVELOPMENT POTENTIAL

On behalf of Leicester City Council

Location:
The cottages are located on the edge of Scraptoft village, a highly desirable area, accessed from a private driveway off Hamilton Lane.

Description:
Two semi-detached, part single and part 2 storey, 2 bedroom cottages with attached single storey barns to the sides, enclosing a central open courtyard, on a site extending to approximately 0.31 acres. The cottages require complete modernisation and repair.

Planning:
- There is potential to reinstate the property as separate cottages, create one large cottage, or demolish the existing buildings and construct new houses to create additional dwellings, subject to planning permission.
- Potential to create car ports or garages either side of the cottages subject to planning permission.
- Local Authority: Harborough District Council (01858) 828282.

Energy Performance Certificate:
No. 1: Rating 28, Band F.
No. 2: Rating 7, Band G.

FLOOR	ACCOMMODATION	SQFT (SQM)
COTTAGE 1 - left		
Ground First	Entrance hall, 2 reception rooms, kitchen, bathroom 2 bedrooms.	660 (61.4)
Single Storey Barn		1,397 (130)
COTTAGE 2 - right		
Ground First	Entrance hall, 2 reception rooms, kitchen 2 bedrooms, bathroom leading to loft space	638 (59.3)
Single Storey Barn:		1,864 (173)
Outside	Shared courtyard, rear gardens	

Note:
- The sale will be subject to the Buyer paying the Seller's legal and surveyor's fees of 2% + VAT.
- No offers will be accepted on this lot prior to the auction.

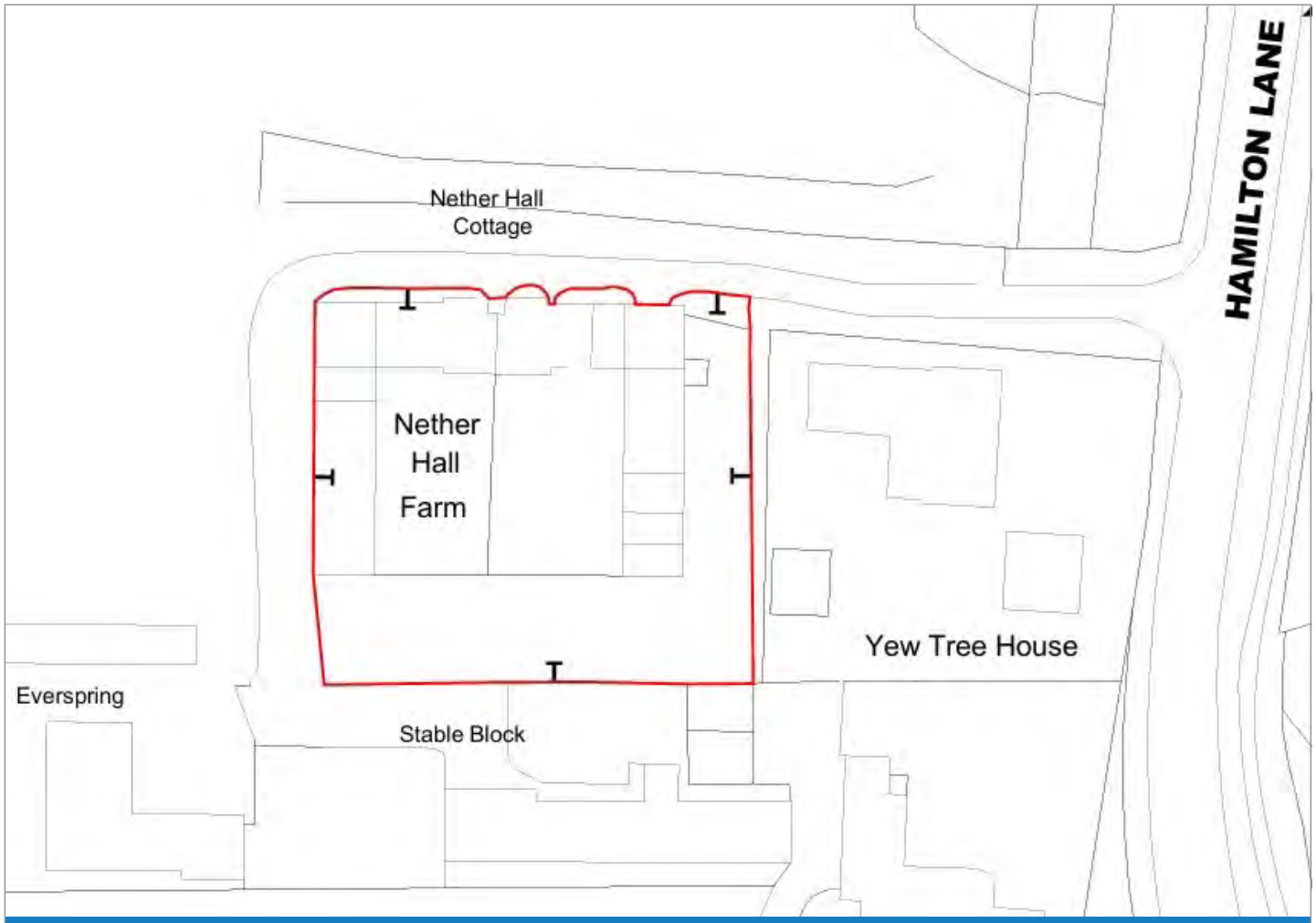
Tenure:
Freehold.

Solicitors:
Legal Services, Leicester City Council, City Hall, 115 Charles Street, Leicester LE1 1FZ
Tel: (0116) 454 2182 ~ Ref: M Ramage

IMPORTANT NOTICE:
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NEXT AUCTION DATE:
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Entries now being taken

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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 ☐ 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 Date of Signing:

I have read and understood the above Terms and Conditions.

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.....

.....

NEXT AUCTION DATE:
Wednesday 24 February 2027
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