

Kal Sangra
SHONKI BROTHERS



AUCTION

Wednesday 23 July 2025 at 2.30pm

ONLINE AUCTION

Watch Live Stream

Bidding via:

internet - telephone - proxy



Auction: Wednesday 23rd July 2025



Welcome to our 4th auction of 2025, to be held on Wednesday 23 July 2025 at 2.30pm.

As always let us begin by reviewing recent market activity and outline what is expected for the months ahead. After a period of frantic activity in the lead up to April, over the last month, nationally average house prices have fallen by 0.8% as reported by Nationwide. Industry experts are keen to blame weaker demand following the Stamp Duty threshold increase at the start of April negatively affecting the market. Periods of stability are a source of relief to us agents, it readdresses the balance and normalises house price growth. This levelling also encourages sellers to soften asking prices and draws buyers back onto the market with a firm degree of confidence.

Whilst nationally prices have wavered, on a regional basis, specifically in Northern England (which East Midlands and West Midlands fall into), house prices are experiencing a period of stable growth with prices up by 3.1% meaning that there has been an increase year on year. Demand has been especially strong amongst those entering the market accounting for a significant portion of the transactions. This has been spurred along by the stamp duty threshold being £300,000, whilst this has been reduced from £425,000 it has not affected this end of the market. Rents have also increased significantly by 8.5% which hopefully means investors will continue to increase their portfolios.

If we take a look at the financial markets, figures released in June by the Bank of England confirmed mortgage approvals rising for the first time since December 2024. Unemployment remains low and wages are rising, what remains a key focus of the BoE is keeping inflation low, but at 3.45% this remains much higher than its 2% target.

Looking forward, despite ongoing economic uncertainties in the global economy, we still expect activity to pick up as the summer progresses. Interest-rate reductions are more important than ever to boost further activity and hopefully there will be a cut when the next decision takes place on 7 August. For now, current demand is being actively fuelled by many factors. First, for existing homeowners and first-time buyers there is more accessible and attractive mortgage lending at not only reduced rates but also enabling borrowers to secure larger loans. Also, there is still a shortage of houses and underlying conditions for homebuyers in the UK remain supportive and encouraging.

What is important if you are in the market to sell, is that sellers must do their research and market their home with an experienced agent who is less likely to overprice and push for a realistic and timely sale. As a local agent with in depth local market experience, we can help sellers achieve this.

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

Legal Documents:

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

Viewings:

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

Buying at Auction (pages 4 and 5):

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

Registration:

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

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

Check Addendum List:

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

Check Availability of Lots:

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

Auction Contract:

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

Deposit:

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

Completion:

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

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

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

The auction team look forward to you joining us on Wednesday 23rd July 2025.

K S Sangra FRICS FNAVA
Auctioneer

Auction: Wednesday 23rd July 2025



Order of Sale

LOT	PROPERTY ADDRESS
1	9 Marlborough Road, Kirkby-in-Ashfield, Nottingham NG17 7HN
2	5 Victoria Road, Ellistown, Coalville, Leicestershire LE67 1FH
3	50 Main Street, Broughton Astley, Leicestershire LE9 6RD
4	31 Newcastle Street, Huthwaite, Sutton-in-Ashfield, Nottingham NG17 2LT
5	33 Newcastle Street, Huthwaite, Sutton-in-Ashfield, Nottingham NG17 2LT
6	33-34 High Street, Loughborough LE11 2PZ
7	7 Sladeswell Court, Little Billing, Northampton NN3 9SZ
8	Land adjacent to 1 Old Charity Farm, Stoughton, Leicester LE2 2EX
9	57 Byron Road, Annesley, Nottingham NG15 0AG
10	9-11 Cheapside, Leicester LE1 5EB & 1-3 Cank Street, Leicester LE1 5GX
11	Unit 17, Buckland Road, North Evington, Leicester LE5 0NT
12	Student Lodgings 2, College Street Village, 18 Prebend Street, Leicester LE2 0LA
13	317 Stoneyford Road, Sutton-in-Ashfield, Nottingham NG17 3GJ
14	14 Long Street, Wigston LE18 2BP & 2 Central Avenue, Wigston LE18 2AA
15	15 Halstead Street, Spinney Hill, Leicester LE5 3RE

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

IMPORTANT NOTICE:

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

BUYERS FEE:

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

BUYING AT AUCTION - IMPORTANT NOTICE TO BIDDERS

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

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

Auction Particulars:

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

Guide Prices:

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

Reserve Price:

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

Do view the property:

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

Do inspect the legal documentation:

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

Do allow time to arrange a survey, if required:

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

Do arrange your finance:

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

Offers prior to auction:

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

If you can't attend the auction:

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

Auction day – be prepared:

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

You will need to bring the following:

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

Bidding:

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

At the auction it is advisable that you:

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

If you are the successful bidder:

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

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

If a property does not sell:

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

After the auction:

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

Completion of sale:

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

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

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

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

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

Finally:

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

0116 254 3373.

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

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

IMPORTANT NOTES:

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

List A

Proof of ID
Passport
Driving Licence
EEA member state identity card

List B

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

Remote Bidders:

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

Agent/representative:

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

If Payee of Deposit is different to the Buyer:

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

You must also provide ID from List A & B above

WHO ARE YOU?	ID REQUIRED
BIDDER	<ul style="list-style-type: none">• ID relating to the buyer from List A & B• If you are acting as agent for the buyer, written proof of your authority to act as agent together with ID from List A & B
BIDDER INDIVIDUAL BUYER JOINT BUYER – for each buyer	<ul style="list-style-type: none">• ID relating to the buyer(s) from List A & B
UK registered Limited Company or Limited Liability Partnership	<ul style="list-style-type: none">• Certificate of Incorporation• ID from List A & B for all individuals or entities with 25% or more of the shares or voting rights in the company• A letter of authority from the company• If offshore, nominee director declaration and a general power of attorney• For an LLP, ID from List A & B for 2 designated members
Unincorporated business or partnership	<ul style="list-style-type: none">• Full names(s) of proprietor / all partners• ID for all individuals or entities with 25% or more of the shares or voting rights in the company from List A & B
Trust	<ul style="list-style-type: none">• Trust deed• List of trustees• List of beneficiaries• Individual ID from List A & B for all individuals with a vested interest in 25% or more of the capital and/or those who exercise control over the Trust

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

LOT
1

9 Marlborough Road, Kirkby-in-Ashfield, Nottingham NG17 7HN

GUIDE PRICE: £75,000 - £80,000



RESIDENTIAL

EMH Housing & Regeneration Ltd



Location:

The property is located off Alexandra Street which is off Low Moor Road and is to the rear of The Summit Centre.

Description:

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

Accommodation:

Ground Floor:

2 reception rooms, kitchen, bathroom/WC.

First Floor:

3 bedrooms.

Outside:

Front walled garden, rear garden which can be accessed via a shared side passageway, outbuilding.

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 64, 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)

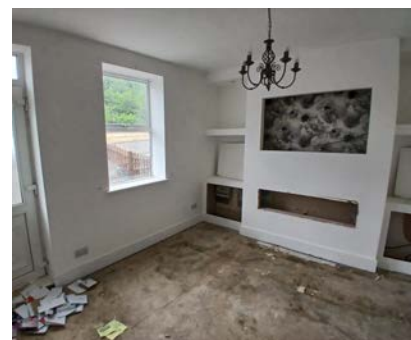
BUYERS FEE:

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**

5 Victoria Road, Ellistown, Coalville, Leicestershire LE67 1FH

GUIDE PRICE: £90,000 - £95,000



RESIDENTIAL

EMH Housing & Regeneration Ltd



Location:

The property is located on the outskirts of the village, off Ellistown Terrace Road.

Description:

A semi detached property with 3 bedrooms, electric storage heaters and double glazing. The property requires modernisation.

Accommodation:

Ground Floor:

2 reception rooms, kitchen.

First Floor:

3 bedrooms, bathroom.

Outside:

Rear garden with 2 stores, shared access over a footpath to the left-hand side of the property.

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.

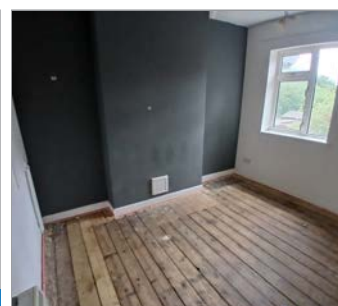
Energy Performance Certificate:

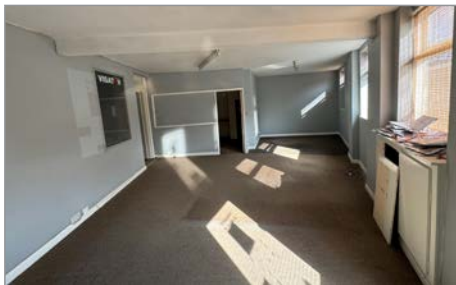
Rating 31, Band F.

Solicitors:

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

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





RETAIL / OFFICE

Location:

The property occupies a prominent corner position in the village centre opposite Co-Op Food.

Description:

A double fronted detached single storey retail/office building of approximately 1,434 sqft (133.2 sqm).

Accommodation:

Ground Floor:

Sales area, office/store, kitchen, WC.

Total GIA: 1,434 sqft (133.2 sqm) approx.

Planning:

- Suitable for a variety of uses, under Class E (commercial, business and service), subject to planning.
- Local Authority: Harborough District Council (01858) 828282.

Note:

Previously marketed for £200,000.

Energy Performance Certificate:

Rating 91, Band D.



Tenure:

Freehold.

Solicitors:

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

IMPORTANT NOTICE:

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

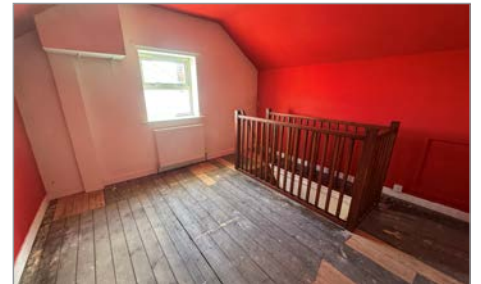
BUYERS FEE:

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

**LOT
4**

31 Newcastle Street, Huthwaite, Sutton-in-Ashfield, Nottingham NG17 2LT

GUIDE PRICE: £75,000 - £80,000



RESIDENTIAL

EMH Housing & Regeneration Ltd



Location:

The property is located off Sutton Road opposite Huthwaite Welfare Park with Brierley Forest Park to the rear.

Description:

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

Accommodation:

Ground Floor:

Lounge, kitchen, utility area, shower room/WC.

First Floor:

2 bedrooms.

Loft:

Bedroom.

Outside:

Walled front garden, rear garden with side access, there is a right-of-way over the property to the remainder of the 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 51, Band E.

Solicitors:

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

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



**LOT
5**

33 Newcastle Street, Huthwaite, Sutton-in-Ashfield, Nottingham NG17 2LT

GUIDE PRICE: £75,000 - £80,000



RESIDENTIAL

EMH Housing & Regeneration Ltd



Location:

The property is located off Sutton Road opposite Huthwaite Welfare Park and Brierley Forest Park to the rear.

Description:

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

Accommodation:

Ground Floor:

Lounge, kitchen, shower room/WC.

First Floor:

2 bedrooms.

Loft:

Bedroom.

Outside:

Walled front garden, rear garden with access from shared footpath to the side of No. 31. There is a right-of-way over the property to the remainder of the 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 43, Band E.

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.



FORMER RETAIL / P/P FOR RESTAURANT

Location:

The property is located in the town centre, near to the main pedestrianised retail area of Market Place. Nearby occupiers include Ramadiah Hotel, McDonalds and Lloyds Bank. The property is located in a conservation area and is locally listed.

Description:

A large 2 storey double fronted mid terrace retail property of approximately 4,619 sqft requiring complete modernisation and repair. Planning has previously been granted for change of use to a restaurant.

Accommodation:

Ground Floor:

Sales area, rear storage: 2,365 sqft (219.7 sqm)

First Floor:

Sales area, office, staff room, WC: 2,254 sqft (209.4 sqm)

Total GIA: 4,619 sqft (429.1 sqm) approx.

Outside:

Communal yard, rear loading.

Planning:

- Planning has previously been granted for change of use to a restaurant with the installation of an extraction unit.
- Planning Application No. P/22/0147/2 dated 04.05.2022.
- Local Authority: Charnwood Borough Council (01509) 634570.

Tenure:

Freehold.

Energy Performance Certificate:

Rating 73, Band C.

Solicitors:

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

Tel: (0116) 242 6030 ~ Ref: M Tildesley

Joint Agent:

Andrew & Ashwell

**LOT
7**

7 Sladeswell Court, Little Billing, Northampton NN3 9SZ

GUIDE PRICE: £130,000 - £135,000



RESIDENTIAL

EMH Housing & Regeneration Ltd



Location:

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

Description:

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

Accommodation:

Ground Floor:

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

First Floor:

3 bedrooms, large shower room.

Outside:

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

Energy Performance Certificate:

Rating 70, Band C.

Note:

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

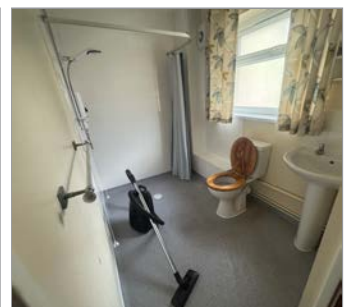
Tenure:

Freehold.

Solicitors:

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

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



IMPORTANT NOTICE:

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

BUYERS FEE:

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

**LOT
8**

Land adjacent to 1 Old Charity Farm, Stoughton, Leicester LE2 2EX

GUIDE PRICE: £80,000 - £85,000 PLUS VAT



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LAND / POTENTIAL DEVELOPMENT

Location:

The site is located in the popular village of Stoughton, off Gaulby Lane and adjacent to recreational space.

Description:

A parcel of land of approximately 0.24 acres with potential for amenity, leisure or development subject to planning permission.

Planning:

- Potential for other uses subject to planning.
- Local Authority: Harborough District Council (01858) 828282.

Note:

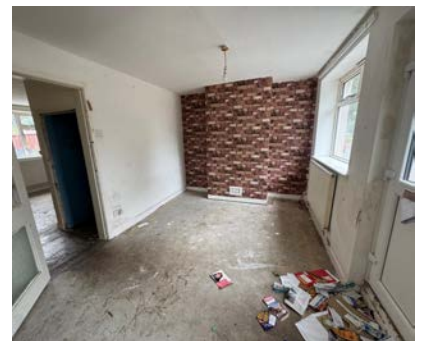
- VAT will be payable on the purchase price.
- A Development Uplift Clause is within the contract entitling the original seller to recover 50% of any increase in value of the site for a 50 year period from 05.01.2018.

Solicitors:

Johar & Company Solicitors Limited, 70 London Road, Leicester LE2 0QD
Tel: (0116) 254 3345 ~ Ref. D Johar



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RESIDENTIAL

EMH Housing & Regeneration Ltd



Location:

The property is located off Newstead Road which is off Hucknall Road and opposite to Byron Fields.

Description:

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

Accommodation:

Ground Floor:

2 reception rooms, lobby, kitchen, bathroom/WC.

First Floor:

3 bedrooms.

Outside:

Rear garden with shared side access and a right-of-way over the property for the remainder of the garden.

Note:

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



Tenure:

Freehold.

Energy Performance Certificate:

Rating 52, Band E.

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
10

9-11 Cheapside, Leicester LE1 5EB & 1-5 Cank Street, Leicester LE1 5GX

GUIDE PRICE: £1,425,000 - £1,450,000 + VAT ON COMMERCIAL PARTS



COMMERCIAL / RESIDENTIAL INVESTMENT

Location:

The property is located in the city centre, within a pedestrianised area between the entrance to Highcross Shopping Centre and the former Leicester Market which is undergoing major redevelopment. Neighbouring retailers include Five Guys, The Co-operative Bank, Tortilla and McDonalds.

Description:

A substantial mostly 3 storey property of approximately 4,673 sqft (434.6 sqm). The property comprises of 2 ground floor retail units and 4 self contained flats above each with 3 ensuite bedrooms with communal lounge/kitchen and access to shared laundry facilities.

Note:

- VAT is applicable on the commercial elements of the property.
- Commercial elements can be purchased as a TOGC.
- The landlord pays for the electric to the residential flats.

Tenure:

- Freehold, subject to 2 existing leases and 12 ASTs.
- These will be included in the legal pack.

Solicitors:

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

16

IMPORTANT NOTICE:

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

NEXT AUCTION DATE:

Wednesday 17 September 2025

Entries now being taken

Kal Sangra
SHONKI BROTHERS

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

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



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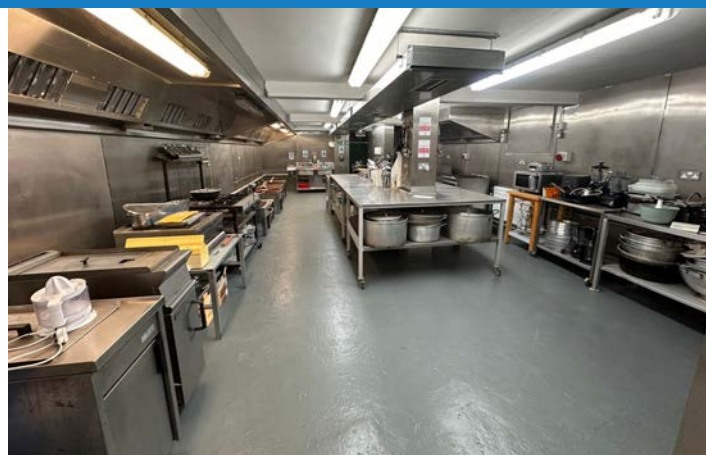
TENANT	ACCOMMODATION	SQFT (SQM)	EPC	LEASE / TENANCY	RENT £ PAX
9 Cheapside					
Clays Butcher	Retail sales area, preparation room, basement for storage and ancillary space	1,129 (104.97)	113, E	5 year IRI lease from 25.03.2017 plus service charge	36,000
11 Cheapside					
Subway Realty Ltd	Retail sales area, preparation room, WC	897 (83.4)	92, D	10 year IRI Lease from 30.01.2018 plus service charge	26,000
Current Commercial Income, VAT applicable on the commercial units					62,000
Market Square House, 5 Cank Street					
First Floor					
Flat 1 (rooms 4-6)	3 en-suite bedrooms, communal kitchen/lounge		60, D (for Flat 1 & 2)		
Flat 2 (rooms 1-3)	3 en-suite bedrooms, communal kitchen/lounge				
Second Floor					
Flat 3 (rooms 10-12)	3 en-suite bedrooms, communal kitchen/lounge		Pending		
Flat 4 (rooms 7-9)	3 en-suite bedrooms, communal kitchen/lounge		Pending		
Current Residential Income - Landlord pays for electrics					90,000
Total Gross Rental Income					152,000

IMPORTANT NOTICE:

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

BUYERS FEE:

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



COMMERCIAL

Location:

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

Description:

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

Accommodation:

Ground Floor:

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

GIA: 880 sqft (81.68 sqm)

First Floor:

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

GIA: 880 sqft (81.68 sqm)

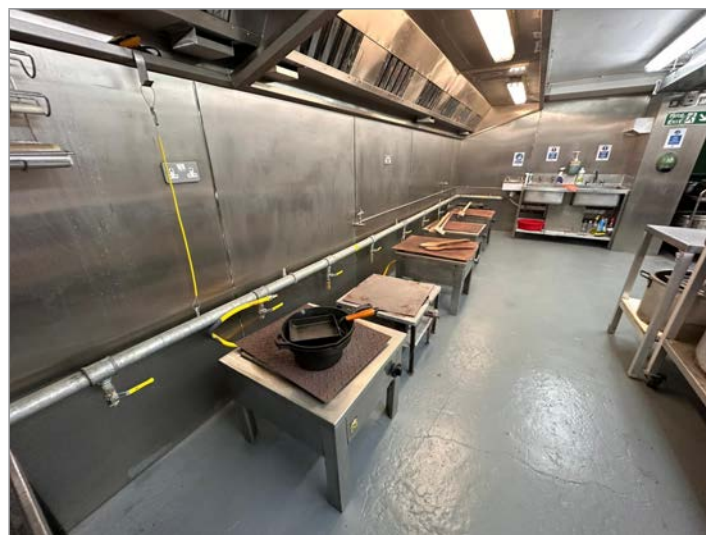
Total GIA: 1,760 sqft (163.5 sqm)

Outside:

2 car parking spaces.

Energy Performance Certificate:

Rating 82, Band D (expired).



Tenure:

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

Solicitors:

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

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



photograph of whole block

STUDENT LODGINGS / INVESTMENT

Location:

The apartment is located on a residential road close to the city centre and Leicester Railway Station. The property is within walking distance of both University of Leicester and De Montfort University.

Description:

A ground floor studio apartment with en-suite set in a converted hotel providing student lodgings. The property has a communal reception with on-site student ambassador reception manager, communal kitchen, utility room with laundry facilities.

Accommodation:

Ground Floor:

Studio apartment, ensuite shower room.

Note:

There is paid parking spaces available on the rear on-site car park.

Tenure:

- Leasehold.
- 250 years from 28.11.2014.
- Service Charge and Ground Rent: TBC
- Let on a 12 months AST expiring June 2026 at a rent of £6,500 pa inclusive.



rear car park

Solicitors:

BHW Solicitors, 1 Smith Way, Grove Park, Enderby, Leicestershire LE19 1SX

Tel: (0116) 289 7000 ~ Ref: TBC

IMPORTANT NOTICE:

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

BUYERS FEE:

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

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AUCTION

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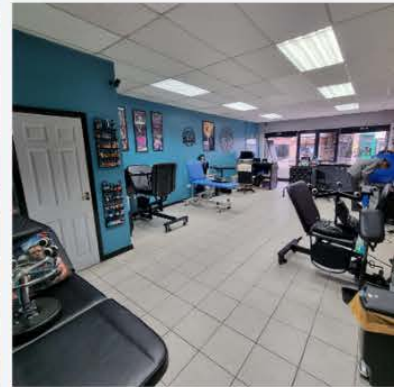
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COMMERCIAL

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- ★ Auction Countdown
- ★ Guides: Buying and Selling at Auction
- ★ Accreditations: RICS, NAVA, Ombudsman
- ★ 5* Customer Reviews
- ★ Mortgage Calculator Tool
- ★ Flipbook Auction Catalogue

Client Reviews

O

Ollie Aley
23 days ago

★★★★★

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

[Read more](#)

Google

B

Ben Guest
1 month ago

★★★★★

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

Google

A

Andrew Martin
1 month ago

★★★★★

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

[Read more](#)

Google

J

Jason Smith
1 month ago

★★★★★

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

[Read more](#)

Google

W

Wai Yeung
1 month ago

★★★★★

Great service provided delivering desired outcome within timeframes. Highly

[Read more](#)

Google

A

Adam U.
1 month ago

★★★★★

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

[Read more](#)

Google

M

Mike
1 month ago

★★★★★

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

[Read more](#)

Z

Zeb Rehman
1 month ago

★★★★★

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

[Read more](#)

H

Haroon Sacranie
1 month ago

★★★★★

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

[Read more](#)

Abhishek Kumar

2 months ago

★★★★★

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

[Read more](#)

D

Dot Haque
2 months ago

★★★★★

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

[Read more](#)

C

Comfort OP
3 months ago

★★★★★

Looking to rent in Leicester city, check them out.

Google

LOT
13

317 Stoneyford Road, Sutton-in-Ashfield, Nottingham NG17 3GJ

GUIDE PRICE: £60,000 - £65,000



RESIDENTIAL

EMH Housing & Regeneration Ltd



Location:

The property is located near to Healdswood Infant & Nursery School, Quarrydale Academy and Riverbank Golf driving range.

Description:

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

Accommodation:

Ground Floor:

2 reception rooms, kitchen, bathroom/WC.

First Floor:

3 bedrooms.

Outside:

Rear garden with rear access via shared service road from Brand Lane.

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 51, Band E.

Solicitors:

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

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

IMPORTANT NOTICE:

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

BUYERS FEE:

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



COMMERCIAL INVESTMENT

Location:

The property is located on the corner of Long Street and Central Avenue, near to the junction of Bushloe End and Moat Street.

Description:

A substantial part 2 storey corner commercial property comprising of 2 main buildings of approximately 15,529 sqft (1,443 sqm) with courtyard area and car parking. The property has been extended and split to provide two self-contained units with access from Long Street to the gymnasium and access from Central Avenue to the snooker club.

Planning:

- Existing use previously under Class D2, now Class E.
- Planning had been submitted in 2018 for part conversion of the property to 18 residential flats and retention of the gymnasium.
- Local Authority: Oadby & Wigston Borough (0116) 257 2636.

Tenure:

Freehold, subject to existing leases.

Solicitors:

Oliver Charles, 534 Uppingham Road, Leicester LE5 2GG
Tel: (0116) 243 1166 ~ Ref: O Charles

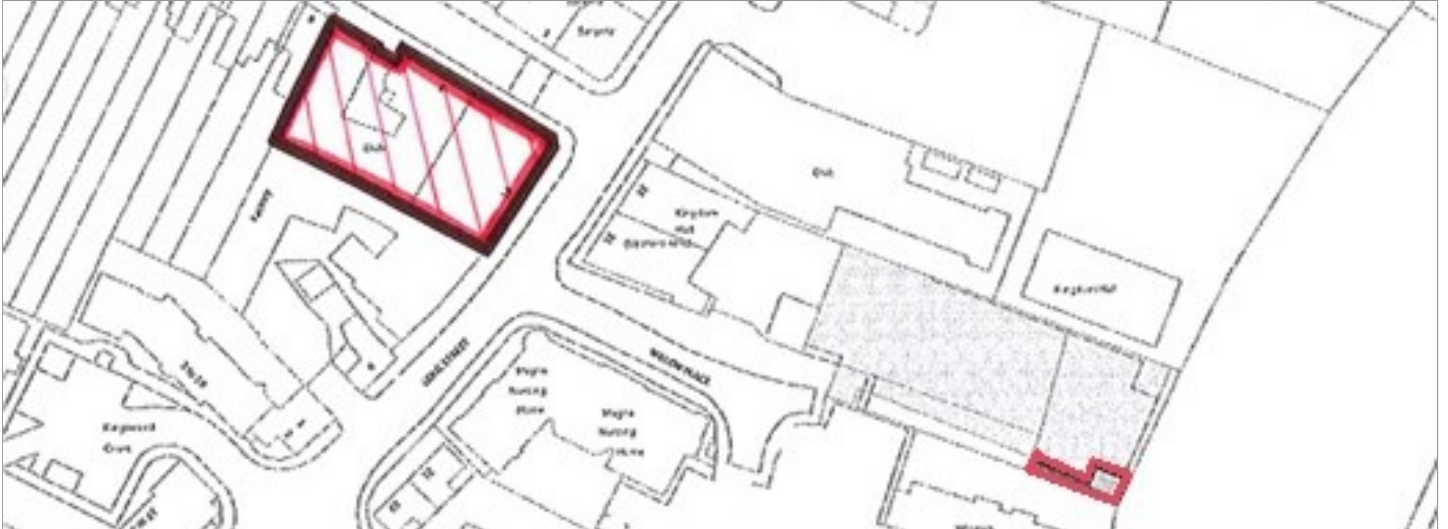
USE	ACCOMMODATION	SQFT (SQM)	EPC	LEASE	RENT £ PAX
Part Ground Floor & First Floor, 2 Central Avenue & First Floor, 14 Long Street					
Snooker Club	G/F: Bar, 3 games rooms, kitchen, WC	4,335 (405)	68, C	Let on a FRI lease for a term of 25 years from 03.03.2020. Rent increases: 03.03.2030 to £33,000 pax 03.03.2035 to £36,000 pax 03.03.2040 to £39,000 pax	30,000
	F/F: Large snooker/games hall, private snooker rooms	6,268 (582)			
14 Long Street & Basement, Part Ground Floor, 2 Central Avenue					
Gymnasium	Basement: Partitioned studio space	1,887 (175)	67, C	5 year FRI lease dated 26.10.2020	16,000
	G/F: Gymnasium, changing rooms/WCs, partitioned ancillary space	3,019 (280)			
Outside	Gated access to yard area, separate car parking land on Willow Place for approximately 8 cars				
Current Rental Income					46,000



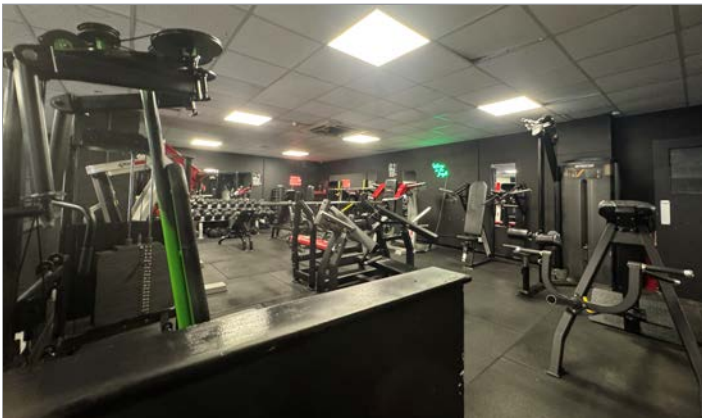
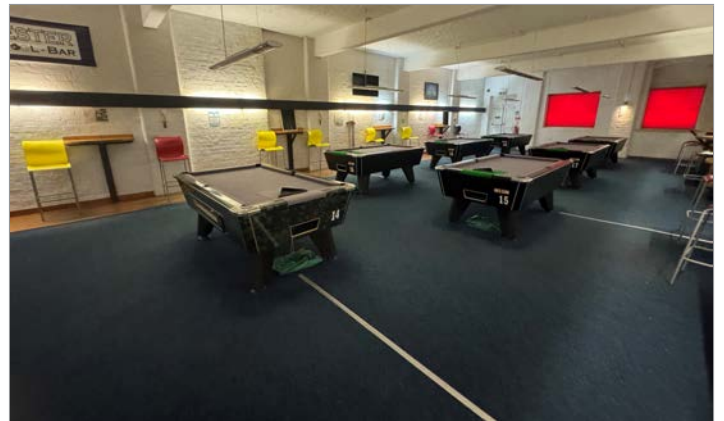
Long Street Frontage



Central Avenue Frontage



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IMPORTANT NOTICE:

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

BUYERS FEE:

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

LOT
15

15 Halstead Street, Spinney Hill, Leicester LE5 3RE

GUIDE PRICE: £145,000 - £150,000



RESIDENTIAL

EMH Housing & Regeneration Ltd



Location:

The property is located off St Saviours Road and near to Spinney Hill Park.

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 which can be accessed over a shared covered footpath between No. 21 and 23, outbuilding.

Note:

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

Tenure:

Freehold.

Energy Performance Certificate:

Rating 57, Band D.

Solicitors:

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

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

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:

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.....



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Tel: 0116 254 3373

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