

Kal Sangra
SHONKI BROTHERS

**Five Late
Entries**



AUCTION

Wednesday 23 September 2026 at 2.30pm

ONLINE AUCTION

Watch Live Stream

Bidding via:

internet - telephone - proxy



Auction: Wednesday 23rd September 2026



Welcome to our fifth auction of 2026, taking place on Wednesday 23 September at 2.30pm, we have another strong selection of properties for you, all competitively priced and offering opportunities for both homeowners and investors.

Let us start, as we normally do, by looking at where the UK property market is at the moment.

On the ground, we continue to see a high level of enquiries coming in for properties. One of the reasons for this is that we take the time to educate our sellers on pricing their properties correctly and, importantly, competitively. There is nothing positive about seeing a property reduced over and over again, or sitting on the market for months with very little interest. That is not good for the seller and it is not good for us as their chosen agent. We want to make sure our sellers receive the right advice from the start, before we commence marketing. Our aim is to attract genuine buyers, get people through the door and create competition. Quite frankly, that is how properties sell.

Prices remain relatively stable, and I see this as a positive sign. The latest Land Registry figures show the average UK home is worth around £272,188, with prices increasing by around 2% over the past year. Other major house price figures are also showing a fairly stable market, with modest annual growth.

Investment property continues to perform particularly well. We are seeing strong interest in properties that already have tenants in place, particularly where the rental income provides an attractive return. Rents have also continued to increase. The latest ONS figures show average UK private rents increased by 3.3% in the year to June 2026, with rents continuing to be supported by demand and a shortage of available rental property. This is good news for landlords and investors, particularly in areas where rental demand remains strong.

One of the reasons the market has levelled out is that higher borrowing costs and economic uncertainty continue to affect buyer confidence and transaction levels. However, I would stress that the market has shown resilience. We continue to see demand, particularly across the Midlands, and there are still buyers who are actively looking for the right property at the right price.

We have also experienced a significant rise in interest in the commercial properties with units being let within a couple of months, and in some cases we believe they would be let even quicker if it were not for the legal work and other formalities that have to be completed. There is also good demand from new and expanding businesses, which is encouraging to see and gives us confidence in the commercial market.

Looking at the wider auction market, the August Essential Information Group figures show that national auction activity softened in July following the strong uplift seen in June. The national success rate eased to 64.7%, but the positive news for us is that our auctions have achieved a 90% success rate over the past year. That is significantly above the national average and demonstrates the strength of our auction service, the quality of our marketing and, most importantly, the genuine buyer interest we are able to generate. We pride ourselves on getting the best possible outcome for our clients. We understand that every property and every seller is different, which is why we take the time to provide the right advice, price properties competitively and market them properly.

We wish all of our sellers the very best of luck, and we hope all of our buyers find something that is right for them.

If you are considering buying, please 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 September 2026.

K S Sangra FRICS FNAVA
Auctioneer

Auction: Wednesday 23rd September 2026



Order of Sale

LOT	PROPERTY ADDRESS
A	79 The Oval, Retford, Nottinghamshire DN22 7SD
B	42 Russell Street, Long Eaton, Nottingham NG10 4LU
C	Land at Tin House Farm, Welham Lane, Great Bowden, Leicestershire LE16 7FN
D	Netherhall Cottages, Hamilton Lane, Scraptoft, Leicester LE7 9SB
E	Flat B, Ground Floor, 364 Humberstone Road, Leicester LE5 0SA
1	31 Brookdale Road, Sutton-in-Ashfield, Nottinghamshire NG17 4LN
2	60 Baden Powell Road, Chesterfield S40 2SL
3	36 Portland Road, Selston, Nottinghamshire NG16 6AU
4	Land adjacent to 2 Birdie Close, Kibworth Beauchamp, Leicester LE8 0PW
5	54 Lower Chapel Street, Ilkeston, Derbyshire DE7 5JN
6	Stapleton Methodist Church, 5 Chapel Street, Stapleton, Leicestershire LE9 8JH
7	22 Burton Road, Coton-in-the-Elms, Swadlincote, Derbyshire DE12 8HJ
8	58 Marlborough Road, Kirkby-in-Ashfield, Nottinghamshire NG17 7HP
9	9 Castleton Avenue, Ilkeston, Derbyshire DE7 8SP
10	Earl Shilton Methodist Church, Wood Street, Earl Shilton, Leicestershire LE9 7ND
11	4 Richmond Road, Donington Le Heath, Coalville, Leicestershire LE67 2FA
12	20 Crompton Street, Teversal, Sutton-in-Ashfield, Nottinghamshire NG17 3HH
13	65 Great Central Street, 1-4 All Saints Open, Leicester LE1 4JT & 146-152 Highcross Street, Leicester LE1 4PJ
14	10 Brockey Close, Barwell, Leicestershire LE9 8BG
15	Land at Flesh Hovel Lane, Quorn, Loughborough LE12 8FE
16	Flats 1-5, 20 Fosse Road South, Leicester LE3 0QD
17	20 Aneford Road, Northfields, Leicester LE4 9BA

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.

Auction: Wednesday 23rd September 2026



Order of Sale

LOT	PROPERTY ADDRESS
18	57 Walter Street, Draycott, Derbyshire DE72 3NU
19	Granite House, 58 Loughborough Road, Mountsorrel, Loughborough LE12 7AT
20	21 Woodgreen Road, Northfields, Leicester LE4 9UB
21	16 Woodgate, Leicester LE3 5GE
22	16 Barker Street, North Evington, Leicester LE5 3LF
23	85 Winchester Avenue, Leicester LE3 1AY
24	Former The Cove Children's and Community Centre, Sysonby Street, Melton Mowbray, Leicestershire LE13 0LP
25	53 Twycross Street, Highfields, Leicester LE2 0DX
26	Former Car Park At 15-17 Braunstone Gate, Leicester LE3 5LH
27	Flats 1-10, Wyvern Court, 65A London Road, Leicester LE2 0PE
28	3 Car Spaces at the Rear of 439 - 443 St Saviours Road, North Evington, Leicester LE5 4HH
29	45 Mill Hill, Enderby, Leicester LE19 4AL
30	The Grange, Station Street, Whetstone, Leicester LE8 6JS
31	13 Houghton Street, Leicester LE5 0EF
32	283 Mere Road, Highfields, Leicester LE5 5GS
33	5 Regent Street, Thrustrington, Leicestershire LE7 4UB
34	94 Lancashire Street, Belgrave, Leicester LE4 7AE

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

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 Joint 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**

79 The Oval, Retford, Nottinghamshire DN22 7SD

GUIDE PRICE: £100,000 - £105,000



RESIDENTIAL

On behalf of EMH Housing & Regeneration Ltd



Location:

The property is located off Rufford Avenue which is off West Hill Road and is opposite a children's play area and open green space.

Description:

An end town house with 3 bedrooms, gas central heating and double glazing. The property requires some modernisation.

Accommodation:

Ground Floor:

Entrance lobby, lounge, kitchen/diner.

First Floor:

3 bedrooms, bathroom with shower cubicle.

Outside:

Gated front garden with a grassed area and off-road parking, with gated access to the rear garden.

Note:

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



Tenure:

Freehold.

Energy Performance Certificate:

Rating 71, Band C.

Solicitors:

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

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

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IMPORTANT NOTICE:

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

NEXT AUCTION DATE:

Wednesday 11 November 2026

Entries now being taken



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

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



RESIDENTIAL

On behalf of EMH Housing & Regeneration Ltd



Location:

The property is located off Derby Road and near to Russell Street Play Area.

Description:

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

Accommodation:

Ground Floor:

2 reception rooms, kitchen.

First Floor:

2 bedrooms, bathroom.

Outside:

Front and rear garden.

Note:

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

Tenure:

Freehold.

Energy Performance Certificate:

Rating 56, Band D.

Solicitors:

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

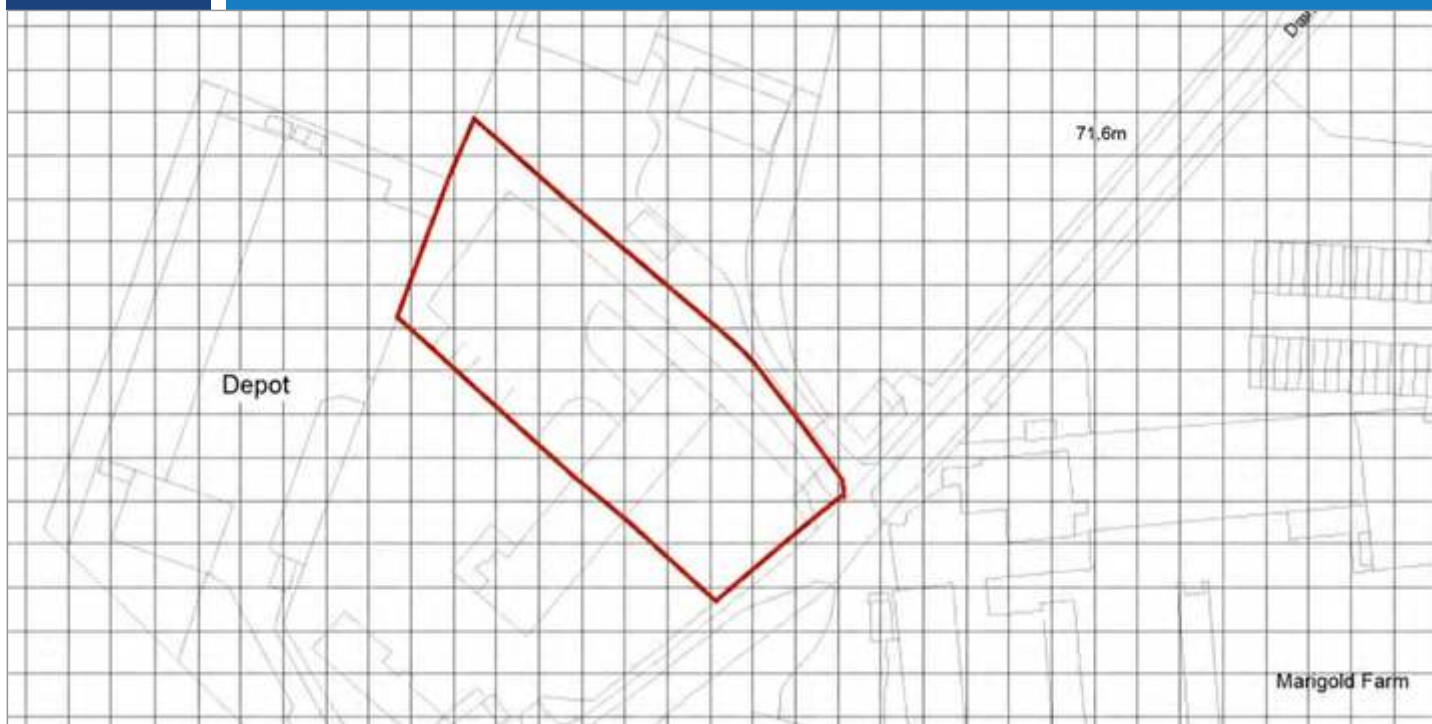
Tel: (0330) 045 2242 ~ Ref: R Patel

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.



entrance



LAND / COMMERCIAL DEVELOPMENT

**On behalf of Edward Gee and Daniel Richardson
appointed as Joint Fixed Charge Receivers**

Location:

The site is situated on the eastern outskirts of Great Bowden, approximately 1.5–2 kilometres north-east of Market Harborough town centre. Access is via Welham Lane, a rural route connecting the village to the surrounding countryside and the A6.

Description:

A level enclosed site of approximately 1.272 acres (0.51 ha) previously an agricultural yard. The site has planning permission for 7 light industrial/business units each with 6 car parking spaces and a shared open yard.

The proposed build will have a 35.38% site coverage and a total GIA of approximately 19,290 sqft (1,792 sqm), with each unit being 2,756 sqft (256 sqm).

Planning:

- Planning permission has been granted for 7 light industrial/business units each with 6 car parking spaces and a shared open yard.
- Planning has been implemented by the demolition of a shed.
- Planning Permission No. 22/00679/VAC dated 26.05.2022.
- Local Authority: Harborough District Council (01858) 828282.

Note:

VAT may be payable on the purchase price, this is to be confirmed.

Tenure:

Freehold.

Solicitors:

Spencer West, Longbow House, 20 Chiswell Street, London
EC1Y 4TW

Tel: (0161) 270 7777 ~ Ref: V Atangui



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.



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.

Tenure:

Freehold.

Energy Performance Certificate:

Pending.

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

Solicitors:

Legal Services, Leicester City Council, City Hall, 115 Charles Street, Leicester LE1 1FZ

Tel: (0116) 454 2182 ~ Ref: M Ramage



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.



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.

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 57, Band D.

Solicitors:

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

**LOT
1**

31 Brookdale Road, Sutton-in-Ashfield, Nottinghamshire NG17 4LN

GUIDE PRICE: £60,000 - £65,000



RESIDENTIAL

On behalf of EMH Housing & Regeneration Ltd



Location:

The property is located off Lucknow Drive opposite Hillocks Primary Academy and is close to Sutton Lawn Pleasure Ground.

Description:

A semi detached property with 2 bedrooms, gas central heating and double glazing. The property is in need of modernisation.

Accommodation:

Ground Floor:

2 reception rooms, kitchen.

First Floor:

2 bedrooms, bathroom.

Outside:

Front garden, side access to 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 58, Band D (expired June 2026).

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)

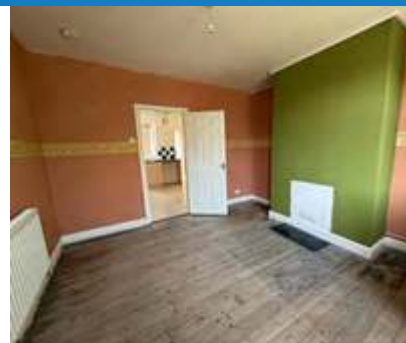
BUYERS FEE:

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**

60 Baden Powell Road, Chesterfield, Derbyshire S40 2SL

GUIDE PRICE: £80,000 - £85,000



RESIDENTIAL

On behalf of EMH Housing & Regeneration Ltd



Location:

The property is located off the junction of Derby Road and Jaw Bones Hill. Chesterfield town centre is within walking distance.

Description:

An extended mid town house with 2 bedrooms, gas central heating and double glazing. The property is in need of modernisation.

Accommodation:

Ground Floor:

Lounge, kitchen, lobby to bathroom.

First Floor:

2 bedrooms.

Outside:

Front garden, rear garden with store and communal side access from between Nos. 56-58.

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 65, Band D.

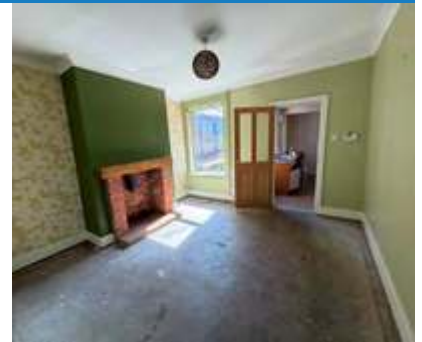
Solicitors:

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

**LOT
3**

36 Portland Road, Selston, Nottinghamshire NG16 6AU

GUIDE PRICE: £75,000 - £80,000



RESIDENTIAL

On behalf of EMH Housing & Regeneration Ltd



Location:

The property is located opposite Portland Road Green Space, off Mansfield Road and near to Holly Hill Primary School.

Description:

An extended mid town house with 3 bedrooms, gas central heating and double glazing. The property is in need of modernisation.

Accommodation:

Ground Floor:

2 reception rooms, kitchen, bathroom.

First Floor:

3 bedrooms.

Outside:

Front garden with off road parking, long 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 71, Band C.

Solicitors:

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

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

IMPORTANT NOTICE:

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

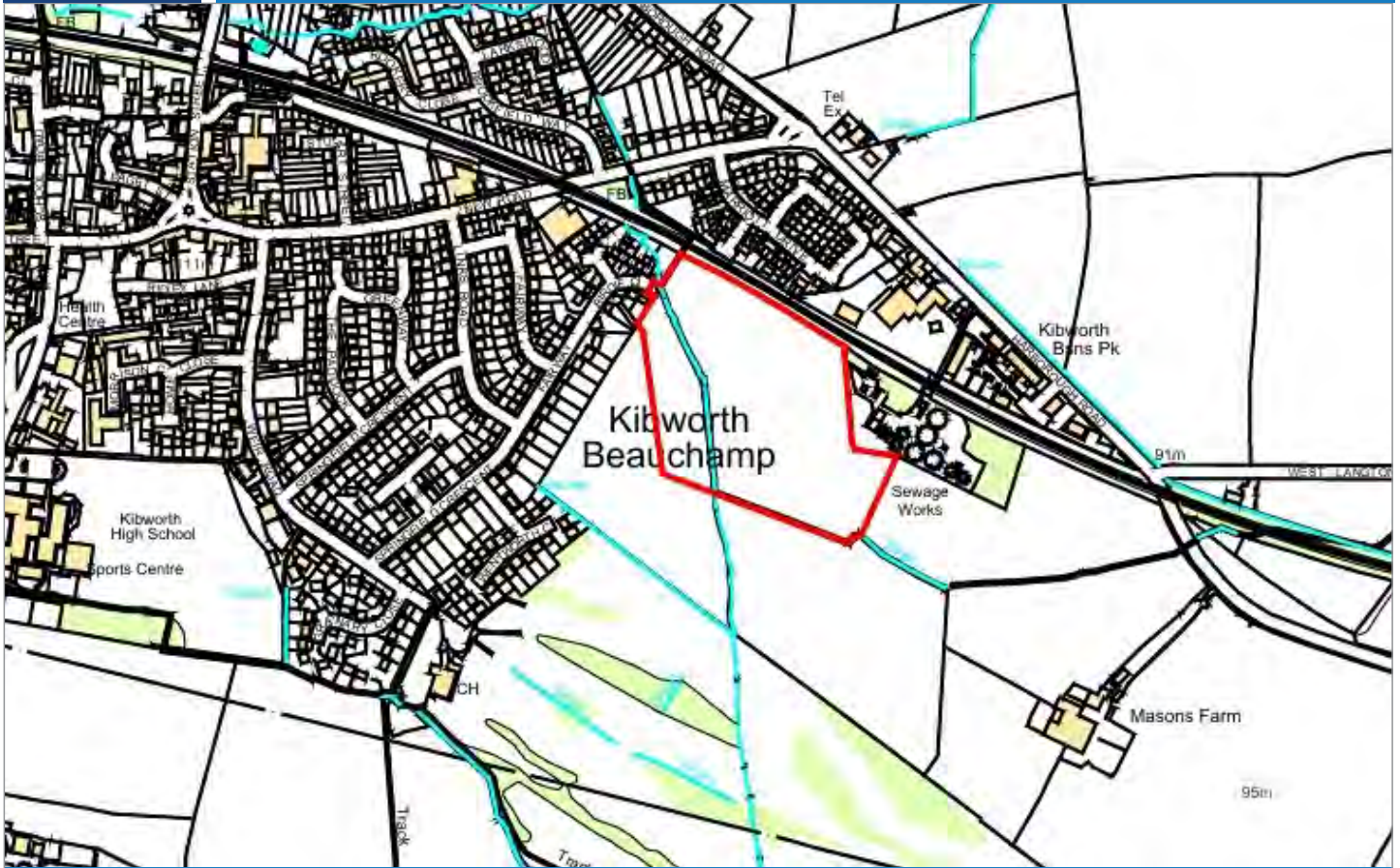
BUYERS FEE:

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

LOT
4

Land adjacent to 2 Birdie Close, Kibworth Beauchamp, Leicester LE8 0PW

GUIDE PRICE: £155,000 - £160,000 PLUS VAT



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LAND / INVESTMENT / POTENTIAL DEVELOPMENT

Location:

The site is located at the end of a cul-de-sac off The Fairway, which is accessed from New Road.

Description:

A level site of grazing land of approximately 15.37 acres (6.22 hectares).

Planning:

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

Note:

- VAT will be payable on the purchase price.
- The sale will be subject to the Buyer paying the Seller's legal and Auctioneer's fees.
- A restrictive covenant will be imposed on preventing the siting of any mobile home, or temporary dwelling without the written consent of the Vendor.

Note:

- The property is sold subject to a development uplift clause which will reserve 30% of any increase in value due to any non-agricultural or equestrian development that takes place within 30 years of the completion of purchase. This clause would be triggered if the land is included as the Biodiversity Net Gain element of any other associated planning consents. These clauses will be triggered either upon the implementation of a planning consent or the sale of the property to a third party, subject to any consents.

Tenure:

- Freehold, subject to existing licence.
- The sale will be subject to a grazing licence agreement, full details will be included in the legal pack.

Solicitors:

Merali Beedle, The Dock, 75 Exploration Drive, Leicester, LE4 5NU
Tel: (0116) 509 8995 ~ Ref: S Smyth

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

NEXT AUCTION DATE:
Wednesday 11 November 2026
Entries now being taken

Kal Sangra
LAND & BUILDING

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

**LOT
5**

54 Lower Chapel Street, Ilkeston, Derbyshire DE7 5JN

GUIDE PRICE: £65,000 - £70,000



RESIDENTIAL

On behalf of EMH Housing & Regeneration Ltd



Location:

The property is located on the corner of Taylor Street which is off Station Road and close to Gordon Street Playing Fields.

Description:

An end terrace property with 3 bedrooms, gas central heating and double glazing. The property is in need of modernisation.

Accommodation:

Ground Floor:

Entrance lobby, lounge, kitchen, store, lobby to bathroom.

First Floor:

3 bedrooms two of which are interconnecting.

Outside:

Small 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 61, Band D.

Solicitors:

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

IMPORTANT NOTICE:

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

BUYERS FEE:

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

**LOT
6**

**Stapleton Methodist Church, 5 Chapel Street, Stapleton, Leicestershire
LE9 8JH**

GUIDE PRICE: £70,000 - £75,000



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Plans are for location purposes only.

PLACE OF WORSHIP

Location:

The property is located on the outskirts of Stapleton village just off Main Street.

Description:

A detached, single-storey traditional brick-built chapel of approximately 1,055 sqft on a site area of 241.5 sqyds (202 sqm). The property retains many of its original architectural features and character. There is potential for alternative uses subject to planning permission.

Accommodation:

Main Chapel: 635 sqft (59 sqm)

Rear Meeting Space: 409 sqft (38 sqm)

Kitchen: 118 sqft (11 sqm)

Total GIA: 1,162 sqft (98 sqm)

Outside:

Front shallow garden with pedestrian access along one side, WC, store.

Planning:

Local Authority: Hinckley & Bosworth Borough Council (01455) 238141.



Note:

There is evidence of structural movement.

Tenure:

Freehold.

Solicitors:

HCR Legal LLP, 50-60 Station Road, Cambridge CB1 2JH
Tel: (01223) 447 459 ~ Ref: T Crocker

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IMPORTANT NOTICE:

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

NEXT AUCTION DATE:

Wednesday 11 November 2026

Entries now being taken



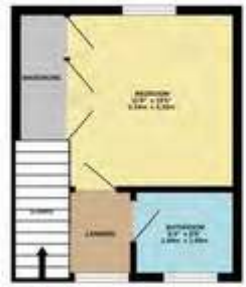
85 Granby Street, Leicester LE1 6FB
Tel: 0116 254 3373

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

**LOT
7**

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

GUIDE PRICE: £90,000 - £95,000



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.



Tenure:

Freehold.

Energy Performance Certificate:

Rating 58, Band D.

Solicitors:

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

IMPORTANT NOTICE:

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

BUYERS FEE:

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

**LOT
8**

58 Marlborough Road, Kirkby-in-Ashfield, Nottinghamshire NG17 7HP

GUIDE PRICE: £95,000 - £100,000



RESIDENTIAL

On behalf of EMH Housing & Regeneration Ltd



Location:

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

Description:

A semi detached property with 3 bedrooms, gas central heating and double glazing. The property is in need of modernisation.

Accommodation:

Ground Floor:

Entrance porch, hallway, lounge, kitchen, bathroom.

First Floor:

3 bedrooms.

Outside:

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

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 71, Band C.

Solicitors:

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

22

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

NEXT AUCTION DATE:

Wednesday 11 November 2026

Entries now being taken



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

**LOT
9**

9 Castleton Avenue, Ilkeston, Derbyshire DE7 8SP

GUIDE PRICE: £85,000 - £90,000



RESIDENTIAL

On behalf of EMH Housing & Regeneration Ltd



Location:

The property is located on the corner of Beresford Road which is off Beauvale Drive and is close to Cotmanhay Junior School.

Description:

A semi detached property with 3 bedrooms, double glazing and coal fired heaters. The property is in need of modernisation.

Accommodation:

Ground Floor:

Entrance hallway, lounge, kitchen.

First Floor:

3 bedrooms, bathroom.

Outside:

Front garden with off road parking, side access to rear garden with 2 stores and shed.

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 36, Band F.

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

Earl Shilton Methodist Church, Wood Street, Earl Shilton, Leicestershire
LE9 7ND

GUIDE PRICE: £200,000 - £210,000



PLACE OF WORSHIP

Location:

The property is located in the village centre next to Earl Shilton Library and near to the junction of Station Road and The Hollow.

Description:

A detached, single-storey, traditional brick-built chapel of approximately 3,184 sqft, with parking for 6–7 cars. The property retains many of its original architectural features and character. There is potential for alternative uses or redevelopment, subject to planning permission.

Accommodation:

Entrance lobby: 135 sqft (12.55 sqm)

Main Chapel: 2,900 sqft (269 sqm)

2 offices, kitchen, WC: 149 sqft (13.83 sqm)

Total GIA: 3,184 sqft (296 sqm)

Outside:

Steps and ramp to the front, left-hand driveway to the rear car park, providing parking for approximately 6–7 cars, and right-side access.

Planning:

- Potential for alternative uses subject to planning.
- Local Authority: Charnwood Borough Council (01509) 634570.

Tenure:

Freehold.

Joint Agents:

Roy Green Lettings & Estate Agents

Solicitors:

HCR Legal LLP, 50-60 Station Road, Cambridge CB1 2JH
Tel: (01223) 447 459 ~ Ref: T Crocker



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
11

4 Richmond Road, Donington Le Heath, Coalville, Leicestershire LE67 2FA

GUIDE PRICE: £150,000 - £155,000



RESIDENTIAL

On behalf of EMH Housing & Regeneration Ltd



Location:

The property is located at the junction of Manor Road and The Green, opposite open fields and near Donington Le Heath Country Park.

Description:

A spacious semi detached property of approximately 1,054 sqft on a site area of 0.12 acres with 3 bedrooms, gas central heating and double glazing. The property requires modernisation.

Accommodation:

Ground Floor:

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

First Floor:

3 bedrooms, bathroom.

Outside:

Front garden with off road parking, gated side access to large 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.



Tenure:

Freehold.

Energy Performance Certificate:

Rating 63, Band D.

Solicitors:

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

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IMPORTANT NOTICE:

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

NEXT AUCTION DATE:

Wednesday 11 November 2026

Entries now being taken



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

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

**LOT
12**

**20 Crompton Street, Teversal, Sutton-in-Ashfield, Nottinghamshire
NG17 3HH**

GUIDE PRICE: £90,000 - £95,000



RESIDENTIAL

On behalf of EMH Housing & Regeneration Ltd



Location:

The property is located off Fackley Road and is near to Meden Bank Park and Teversal Cricket Club.

Description:

A semi detached property with 3 bedrooms, gas central heating and double glazing. The property is in need of modernisation.

Accommodation:

Ground Floor:

Entrance hallway, lounge, kitchen/diner, wet room.

First Floor:

3 bedrooms.

Outside:

Front garden, side access to 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 71, Band C.

Solicitors:

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

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

IMPORTANT NOTICE:

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

BUYERS FEE:

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



COMMERCIAL / LAND / POTENTIAL DEVELOPMENT

On behalf of Leicester City Council



Location:

The property is located in Leicester City Centre, at the junction of Great Central Street, All Saints Open and Highcross Street, within the All Saints/Waterside regeneration area.

Description:

A former 2 storey warehouse building of approximately 2,658 sqft (246.94 sqm) and cleared land comprising the former building footprints of 1-4 All Saints' Open and 146-152 Highcross Street. The total site area is approximately 0.166 acres.

Accommodation:

65 Great Central Street, Leicester LE1 4JT

Ground Floor:

2/3 offices.

Half Landing:

WC.

First Floor:

Meeting room, 2 offices, WC.

Outside:

Storage, parking.

Total Site Area:

0.166 acres approx.

Energy Performance Certificate:

65 Great Central Street, Leicester LE1 4JT

Rating 131, Band F (expired 21.03.2025).

Planning:

- Potential for redevelopment subject to planning.
- Refer to the Leicester Waterside Supplementary Planning Document: <https://www.leicester.gov.uk/sites/default/files/2025-11/appendix-1-leicester-waterside-spd.pdf>.
- Local Authority: Leicester City (0116) 454 3000.

Note:

- VAT will not be payable on the purchase price.
- 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 2258 ~ Ref: B Sonrat





IMPORTANT NOTICE:

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

BUYERS FEE:

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

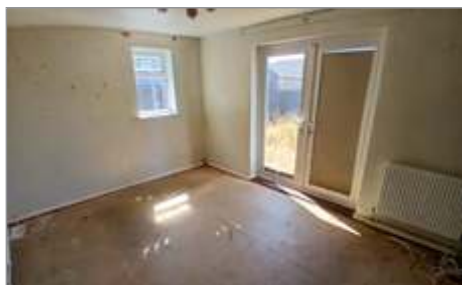
**LOT
14**

10 Brockey Close, Barwell, Leicestershire LE9 8BG

GUIDE PRICE: £170,000 - £175,000



for illustrative purposes



RESIDENTIAL

On behalf of EMH Housing & Regeneration Ltd



Location:

The property occupies a corner plot in a cul de sac off Oxford Street which is off Kirkby Road and near Kirkby Road Community Park.

Description:

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

Accommodation:

Ground Floor:

Entrance porch, hallway, lounge, kitchen/diner, WC.

First Floor:

3 bedrooms, bathroom.

Outside:

Front garden, double gated access to large 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.



Tenure:

Freehold.

Energy Performance Certificate:

Rating 76, Band C.

Solicitors:

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

30

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

NEXT AUCTION DATE:
Wednesday 11 November 2026
Entries now being taken



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

LOT
15

Land at Flesh Hovel Lane, Quorn, Loughborough LE12 8FE

GUIDE PRICE: £95,000 - £100,000 PLUS VAT



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LAND / INVESTMENT / POTENTIAL DEVELOPMENT

Location:

The level site is located off the A6, adjacent to land adjoining Pillings Lock Marina.

Description:

A site of grazing land of approximately 9.55 acres (3.86 hectares).

Planning:

- Potential for alternative uses subject to planning.
- Local Authority: Charnwood Borough Council (01509) 634570.

Note:

- VAT will be payable on the purchase price.
- The sale will be subject to the Buyer paying the Seller's legal and Auctioneer's fees.
- The property is sold subject to a development uplift clause which will reserve 30% of any increase in value due to any non-agricultural or equestrian development that takes place within 30 years of the completion of purchase. This clause would be triggered if the land is included as the Biodiversity Net Gain element of any other associated planning consents. These clauses will be triggered either upon the implementation of a planning consent or the sale of the property to a third party, subject to any consents.
- A restrictive covenant will be imposed on preventing the siting of any mobile home, or temporary dwelling without the written consent of the Vendor.

Tenure:

- Freehold, subject to existing licence.
- The sale will be subject to a grazing licence agreement, full details will be included in the legal pack.

Solicitors:

Merali Beedle, The Dock, 75 Exploration Drive, Leicester, LE4 5NU
Tel: (0116) 509 8995 ~ Ref: S Smyth



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.



5 FLATS / INVESTMENT

Location:

The property is located off Hinckley Road, close to its junction with Fosse Road Central, with easy access to Leicester City Centre, De Montfort University and Leicester Royal Infirmary.

Description:

A substantial palisaded villa of approximately 1,937 sqft, converted to provide 5x1 bedroom self-contained flats. Each flat is separately sub-metered and has gas central heating and double glazing.

Note:

Estimated Rental Value: £41,700 pax.

Tenure:

Freehold, subject to existing tenancies.

Solicitors:

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

FLOOR / FLAT	ACCOMMODATION	SQFT (SQM)	EPC	AST	RENT £ PAX
Cellar	Spacious storage space				
G/F	Communal entrance hallway				
G/F - 1	Lounge, kitchen, bedroom, shower room	549 (51)	66, D	12 months from 19.06.2025	7,800
G/F - 2	Lobby, kitchen, living room, bedroom, shower room	452 (42)	63, D	12 months from 16.06.2025	7,500
F/F - 3	Lobby, open plan lounge/kitchen, bedroom, bathroom	355 (33)	58, D	6 months from 13.04.2026	7,500
F/F - 4	Lobby, lounge, kitchen, bedroom, bathroom	581 (54)	79, C	12 months from 01.12.2025	8,100
2/F - 5	Entrance door, lobby, lounge, kitchen, bedroom, bathroom, separate WC with wash hand basin	474 (44)	60, D	12 months from 19.11.2025	7,800
Outside	Front shallow garden, low maintenance rear garden with rear access				
Current Rental Income					38,700



IMPORTANT NOTICE:

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

BUYERS FEE:

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

**LOT
17**

20 Aneford Road, Northfields, Leicester LE4 9BA

GUIDE PRICE: £150,000 - £155,000



RESIDENTIAL

On behalf of EMH Housing & Regeneration Ltd



Location:

The property is located between Tomlin Road and Northfield Road which are off Gipsy Lane and near North Mead Primary Academy.

Description:

An end townhouse with 2 bedrooms, gas central heating and double glazed. The property is in need of modernisation.

Accommodation:

Ground Floor:

Entrance hall, lounge, kitchen, cupboard.

First Floor:

Large bedroom with lift, bedroom 2, large bathroom, store room.

Outside:

Front garden with off road parking and side access to rear garden with brick 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 62, Band D.

Solicitors:

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

34

IMPORTANT NOTICE:

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

NEXT AUCTION DATE:

Wednesday 11 November 2026

Entries now being taken



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

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

LOT
18

57 Walter Street, Draycott, Derbyshire DE72 3NU

GUIDE PRICE: £115,000 - £120,000



RESIDENTIAL

On behalf of EMH Housing & Regeneration Ltd



Location:

The property is located off Gertrude Road, adjacent to Draycott Millenium Green.

Description:

A semi detached property with 3 bedrooms, car port, timber workshop, gas central heating and double glazing. The property is in need of modernisation.

Accommodation:

Ground Floor:

Entrance hall, lounge, kitchen leading to dining room, store.

First Floor:

3 bedrooms, shower room, separate WC.

Outside:

Front garden with off road parking, gated access to car port, WC, store, large rear garden with timber workshop.

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 60, Band D.

Solicitors:

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

IMPORTANT NOTICE:

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

BUYERS FEE:

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



OFFICES / PLANNING SUBMITTED FOR CHANGE OF USE TO RESIDENTIAL

Location:

The property is located within a conservation area in the village centre and is near to Soar Valley Leisure Centre and Mountsorrel Castle Cricket Club.

Description:

A 4 storey office block of approximately 5,285 sqft on a site area of 0.83 acres, with a front forecourt and large rear car park providing approximately 12–15 spaces. An application has been submitted for the proposed change of use to create 7 self-contained flats, which is currently pending decision.

Planning:

- A planning application has been submitted to convert the existing office building into 7 self-contained flats. This will include alterations to the roof, including a dormer extension and changes to the windows.
- Planning Application No P/26/0811/2 dated 01.07.2026.
- This application is awaiting decision.
- Local Authority: Charnwood Borough Council (01509) 634570.

Note:

Estimated Rental Value once developed £100,800 pax.

Tenure:

Freehold.

FLOOR	ACCOMMODATION	SQFT (SQM)
EXISTING		
G/F	Entrance lobby and hallway, reception area, open plan work space, office, 3 stores, WCs	1,679 (156)
F/F	5 offices, store, WCs, shower room	1,496 (139)
2/F	3 open plan offices, kitchen, cupboard	1,259 (117)
Loft	2 offices, kitchen	850 (79)
PROPOSED		
G/F - Flat 1	2 bedrooms, lounge, kitchen, bathroom	710 (66)
G/F - Flat 2	2 bedrooms, lounge, kitchen, bathroom	969 (90)
F/F - Flat 3	2 bedrooms, lounge, kitchen, bathroom	700 (65)
F/F - Flat 4	2 bedrooms, lounge, kitchen, bathroom	797 (74)
2/F - Flat 5	2 bedrooms, lounge, kitchen, bathroom	700 (65)
2/F - Flat 6	1 bedroom, lounge, kitchen, bathroom	600 (52)
Loft - Flat 7	3 bedrooms, lounge/kitchen, bathroom	850 (79)

Energy Performance Certificate:

Rating 112, Band E.

Solicitors:

Nelsons, Provincial House, 37 New Walk, Leicester LE1 6TY
Tel: (0116) 222 6669 ~ Ref: H Khalifa



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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
20**

21 Woodgreen Road, Northfields, Leicester LE4 9UB

GUIDE PRICE: £175,000 - £180,000



for illustrative purposes only



RESIDENTIAL

Location:

The property is near Gipsy Lane, accessed via a pedestrian path off Woodgreen Road and is adjacent to North Mead Primary Academy.

Description:

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

Accommodation:

Ground Floor:

Entrance hallway, lounge with access to rear garden, kitchen.

First Floor:

3 bedrooms, bathroom.

Outside:

Front and rear gardens.

Energy Performance Certificate:

Rating 63, Band D.

Note:

Previously rented for £12,600 pax.

Tenure:

Freehold.

Solicitors:

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

Joint Agent:

Ace Properties

38

IMPORTANT NOTICE:

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

NEXT AUCTION DATE:

Wednesday 11 November 2026

Entries now being taken



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

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

**LOT
21**

16 Woodgate, Leicester LE3 5GE

GUIDE PRICE: £115,000 - £120,000



RESIDENTIAL

On behalf of EMH Housing & Regeneration Ltd



Location:

The property is located near to the junction of Frog Island and Abbey Gate.

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 yard with store and rear access.

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 63, 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)

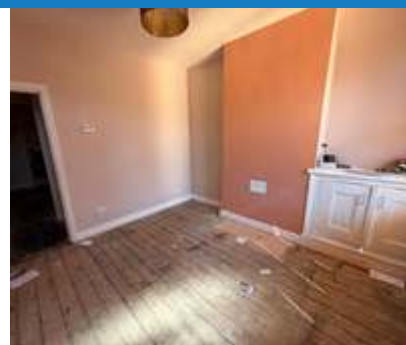
BUYERS FEE:

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
22**

16 Barker Street, North Evington, Leicester LE5 3LF

GUIDE PRICE: £145,000 - £150,000



RESIDENTIAL

On behalf of EMH Housing & Regeneration Ltd



Location:

The property is located off Parry Street which is off Humberstone Road and near Merlyn Vaz Health Centre.

Description:

An extended mid-terraced property with 2 bedrooms, gas central heating and double glazing. The property requires modernisation.

Accommodation:

Ground Floor:

2 reception rooms, kitchen.

First Floor:

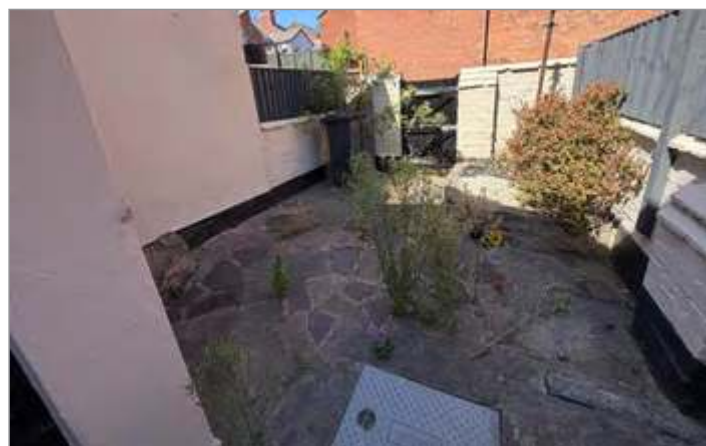
2 bedrooms, bathroom.

Outside:

Rear yard 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 62, Band D.

Solicitors:

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

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

**LOT
23**

85 Winchester Avenue, Leicester LE3 1AY

GUIDE PRICE: £225,000 - £230,000



RESIDENTIAL / HMO

Location:

The property is located off Fosse Road South and near to Westcotes Park.

Description:

A well presented palisaded villa of approximately 1,313 sqft with a single storey extension. The property has been converted to a 4 bedroom HMO. The property benefits from gas central heating, double glazing and fitted kitchen with new gas cooker and hob.

Accommodation:

Ground Floor:

Communal lounge, bedroom, living kitchen of approximately 168 sqft, utility room, shower room.

First Floor:

3 bedrooms, bathroom.

Outside:

Front garden, side communal access to rear garden.

Note:

- Previously marketed at £275,000.
- Estimated Rental Value: £24,000 pa.
- The property was previously licensed as a HMO (Licence No. L1859).

Energy Performance Certificate:

Band D, Rating 65.



Tenure:

Freehold.

Solicitors:

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

IMPORTANT NOTICE:

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

BUYERS FEE:

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

**LOT
24**

**Former The Cove Children's and Community Centre, Sysonby Street,
Melton Mowbray, Leicestershire LE13 0LP**

GUIDE PRICE: £290,000 - £300,000



FORMER NON-RESIDENTIAL COMMUNITY / DAY CENTRE / POTENTIAL FOR OTHER USES

On behalf of Melton Borough Council



Location:

The property is located off Welby Lane, opposite Welby Lane Mission Church. Welby Lane is accessed from Nottingham Road.

Description:

A two-storey detached former Children's and Community Centre of approximately 4,604 sqft on a 265 sqyd (222 sqm) site.

Accommodation:

Ground Floor:

Covered entrance, entrance lobby with stairs to first floor, foyer with lift, 2 halls one with shower room and double doors to covered outside play area and store, 2 kitchens one with larder, boiler room, 2 x WCs.

GIA: 2,214 sqft (205.69 sqm)

First Floor:

Landing with lift access, main hall, office, consulting room with access to additional room and store, office, clinic room, server room, 2xWCs.

GIA: 2,390 sqft (222.03 sqm)

Total GIA: 4,604 sqft (427.72 sqm)

Outside:

Small rear yard.

Planning:

- Former non residential community/day centre within Use Class E (formerly D1).
- Potential for alternative uses such as educational, restaurant, residential etc subject to planning.
- Local Authority: Melton Borough Council (01664) 502502.

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.

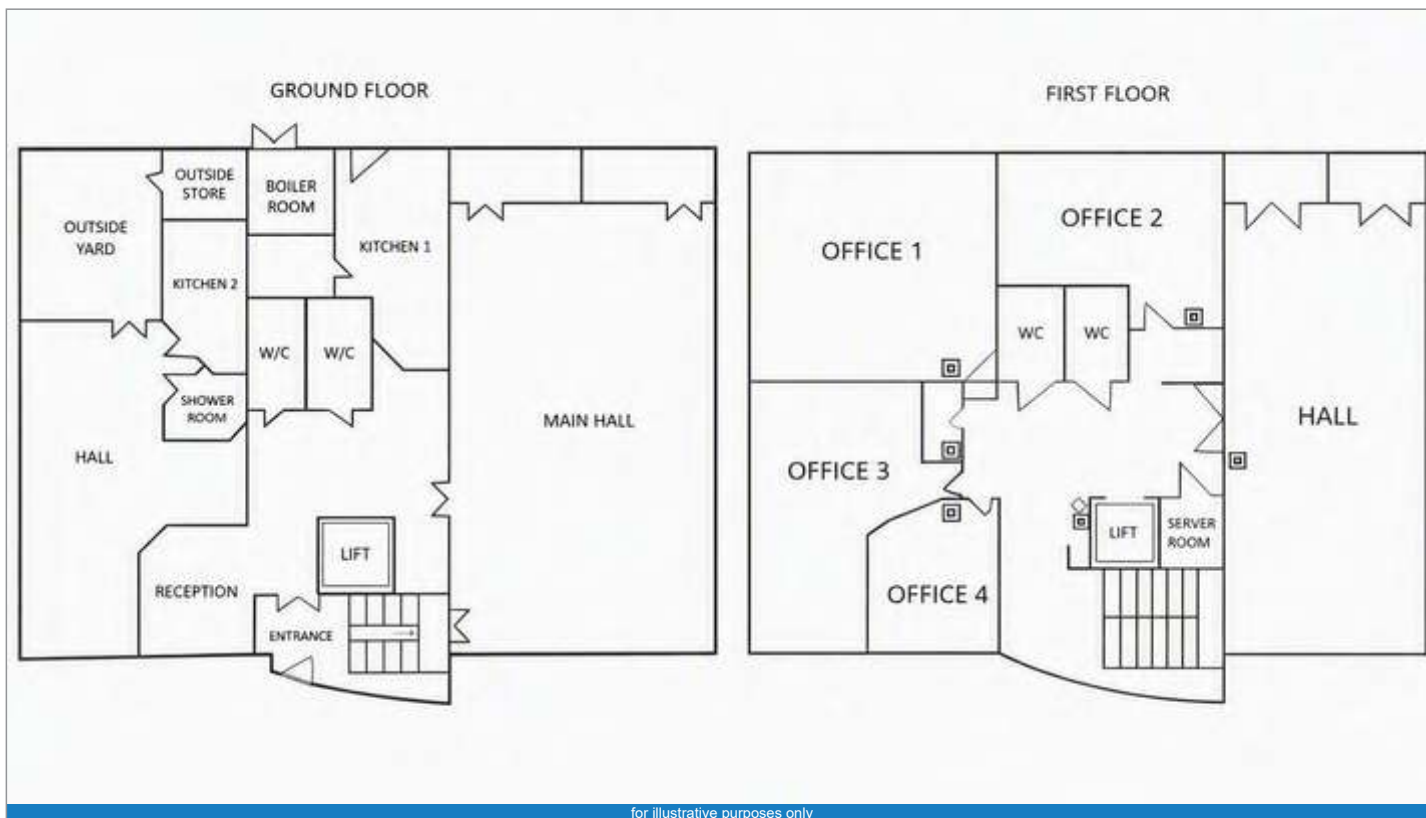
Energy Performance Certificate:

Rating 66, Band C.

Solicitors:

Melton Borough Council, Parkside, Station Approach, Burton Street, Melton Mowbray, Leicestershire LE13 1GH

Tel: (01664) 502378 ~ Ref. S Manzoor



for illustrative purposes only



IMPORTANT NOTICE:

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

BUYERS FEE:

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

**LOT
25**

53 Twycross Street, Highfields, Leicester LE2 0DX

GUIDE PRICE: £135,000 - £140,000



RESIDENTIAL

On behalf of EMH Housing & Regeneration Ltd



Location:

The property is located off Mere Road close to Melbourne Road and the Pakistan Youth & Community Centre.

Description:

An end 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 yard with 2 outbuildings.

Note:

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



Tenure:

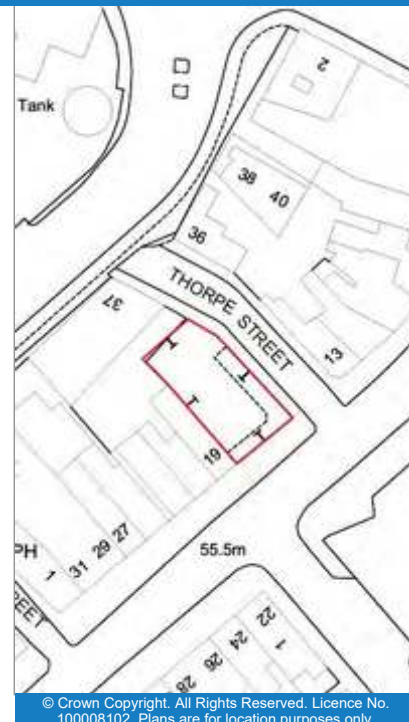
Freehold.

Energy Performance Certificate:

Rating 63, Band D.

Solicitors:

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



FORMER CAR PARK / MIXED USE DEVELOPMENT POTENTIAL

On behalf of Leicester City Council



Location:

The site is located near to the city centre, on the corner of Thorpe Street, near to the junction of Western Boulevard and near Queen Elizabeth II Diamond Jubilee Leisure Centre and The Venue@DMU.

Description:

A former car park of approximately 224 sqyds (187 sqm) with concrete surface. There is potential for a 2 storey mixed-use property with ground floor commercial and residential accommodation above subject to planning permission. A Planning Pre-Application has been submitted.

Overage Clause:

The contract will include an Overage Clause for a 25-year period entitling the Seller to an Overage payment on implementation of any outline or detailed planning permission for anything above two storey mixed use building with commercial use on the ground floor and residential accommodation on the upper floor as outlined in the pre-application planning advice (as attached). Any change to existing use, including commercial or residential uses, will be subject to an overage payment of 25% of any uplift in value.

Planning:

- The site has existing car park use.
- Potential for a 2 storey mixed use building with ground floor commercial and residential above subject to planning permission.
- Pre-Application No. 202690167P
- The Planning Pre-Application Development Guidance will be available with the legal documents.
- Local Authority: Leicester City Council (0116) 454 3000.

Note:

- The sale will be subject to the Purchaser paying the Seller's legal and surveyors fees of 2% of the purchase price plus VAT.
- No offers will be accepted on this lot prior to the auction.
- Purchaser will be responsible for site clearance within 6 months of legal completion of the purchase in order to minimise anti-social behaviour on the site and to keep the site secure and maintained.

Tenure:

Freehold.

Solicitors:

Legal Services, Leicester City Council, City Hall, 115 Charles Street, Leicester LE1 1FZ

Tel: (0116) 454 1862 ~ Ref: B Mistry

IMPORTANT NOTICE:

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

BUYERS FEE:

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



RESIDENTIAL INVESTMENT / 10 FLATS

Location:

The property is located near to the corner of De Montfort Street within walking distance of Leicester Train Station and the city centre.

Description:

A substantial block of approximately 5,144 sqft plus common areas providing 10 first and second floor self contained flats. The flats have double glazing and electric heaters.

Note:

The Auctioneers have inspected 2 flats.

Tenure:

- Long Leasehold: 1,000 years from 05.08.2002.
- Service Charge & Ground Rent: Nil.

Solicitors:

BWS Law Solicitors, 19-20 Church Gate, Loughborough LE11 1UD
Tel: (01509) 232611 ~ Ref: E Brownen

UNIT / FLOOR	ACCOMMODATION	SQFT (SQM)	EPC	AST COMMENCING	RENT £ PAX
G/F	Entrance hallway with stairs to upper floors				
1 - 2/F	Hallway, lounge, kitchen, 2 bedrooms, bathroom	775 (72)	60, D	26.02.2026	9,000
2 - 2/F	Hallway, lounge, kitchen, 2 bedrooms, bathroom	452 (42)	46, E	07.04.2025	9,000
3 - F/F	Hallway, lounge, kitchen, bedroom, shower room	398 (37)	39, E	Vacant	
4 - F/F	Hallway, lounge, kitchen, bedroom, bathroom	549 (51)	64, D	14.07.2025	7,800
5 - F/F	Hallway, lounge, kitchen, bedroom, bathroom	484 (45)	66, D expired	31.05.2023	7,800
6 - F/F	Hallway, lounge, kitchen, 2 bedrooms, bathroom	475 (44)	54, E	25.06.2026	9,600
7 - F/F	Hallway, lounge, kitchen, bedroom, bathroom	527 (49)	57, D	Vacant	
8 - 2/F	Hallway, lounge, kitchen, 2 bedrooms, bathroom	506 (47)	60, D	15.01.2026	8,400
9 - 2/F	Hallway, lounge, kitchen, bedroom, bathroom	377 (35)	63, D	27.03.2024	7,800
10 - F/F	Hallway, lounge, kitchen, bedroom, bathroom	484 (45)	39, E	28.05.2025	7,800
Outside	Fire escape to the rear				
Current Rental Income					67,200
Estimated Rental Income					82,800



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

3 Car Park Spaces to the Rear of 439-443 St Saviours Road, North Evington, Leicester LE5 4HH

GUIDE PRICE: £5,000 - £6,000 per Car Park Space



No. 9 & 10



No. 7



No. 9 - accessible



No. 10 - accessible

3 CAR PARKING SPACES TO BE SOLD AS SEPARATE LOTS

Location:

The car park spaces are to the rear of 439-443 St Saviours Road and is accessed from Suffolk Street.

Description:

Three car parking spaces within a block of 16 spaces, comprising one standard parking space and 2 accessible parking spaces. Each space is to be sold as a separate Lot.

Tenure:

Freehold.

Solicitors:

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

LOT	CAR PARK SPACE NO.	DESCRIPTION	GUIDE PRICE
A	7	Single	£5,000 - £6,000
B	9	Accessible	£5,000 - £6,000
C	10	Accessible	£5,000 - £6,000



No. 7

48

IMPORTANT NOTICE:

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NEXT AUCTION DATE:

Wednesday 11 November 2026

Entries now being taken



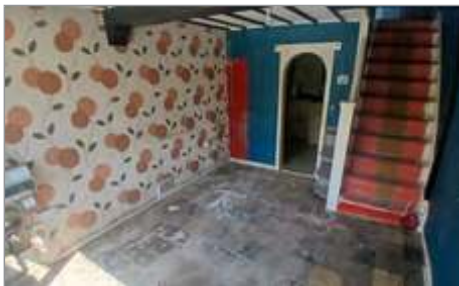
85 Granby Street, Leicester LE1 6FB
Tel: 0116 254 3373

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

**LOT
29**

45 Mill Hill, Enderby, Leicester LE19 4AL

GUIDE PRICE: £90,000 - £95,000



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:

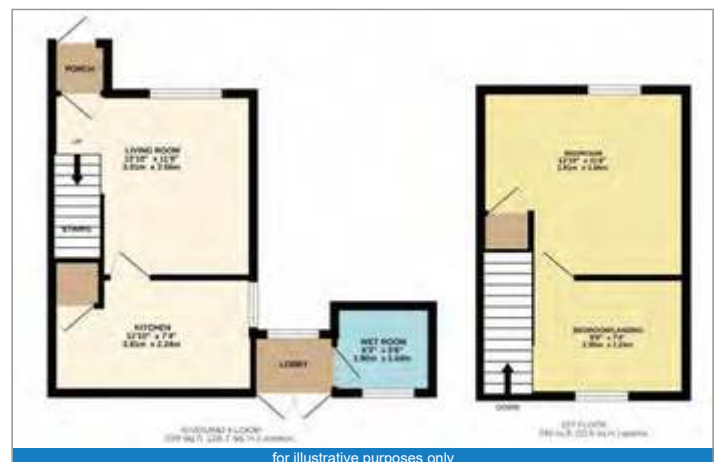
2 bedrooms.

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.



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.

**LOT
30**

The Grange, Station Street, Whetstone, Leicester LE8 6JS

GUIDE PRICE: £675,000 - £700,000



RESIDENTIAL / FORMER KENNELS / GARAGE

Location:

The property is located near to the centre of the Whetstone village and off the junction of Victoria Road and High Street roundabout.

Description:

A substantial link detached Grade II listed character property of approximately 3,757 sqft on a site area of 1.2 acres. The property has 3 reception rooms, 6 bedrooms, cellar, a small commercial garage, kennels, partial double glazing and gas central heating.

Accommodation:

Cellar:

2 rooms.

Ground Floor:

Large entrance hall, 3 large reception rooms, inner hallway, utility/boot room, kitchen, breakfast room, ground floor potential annexe with sitting room, WC, access to cellar.

First Floor:

Spacious landing, master bedroom with dressing room, 4 further bedrooms, bathroom, separate WC.

Second Floor:

Bedroom.

Outside:

Shared driveway from Station Street into a large rear courtyard with small commercial garage, 2 further garages and open store, former dog kennels, extensive grounds extending to approximately 1.2 acres.

Note:

Previously marketed for £825,000 - £850,000

Tenure:

Freehold.

Energy Performance Certificate:

Rating 32, Band F

Solicitors:

Knights PLC, 34 Pocklingtons Walk, Leicester LE1 6BU

Tel: (0116) 242 1256 ~ C Ashton



not to scale, for indicative purposes only

50

IMPORTANT NOTICE:

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

NEXT AUCTION DATE:

Wednesday 11 November 2026

Entries now being taken



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

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



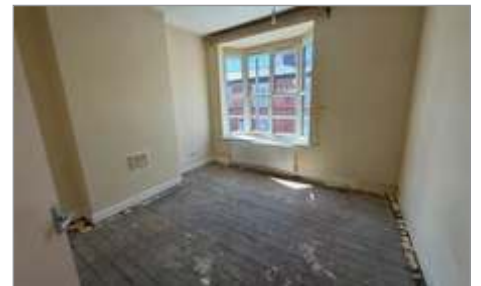
IMPORTANT NOTICE:
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BUYERS FEE:
The successful purchaser will be required to pay the Auctioneers a buyer's fee of 1.8% including VAT with a minimum fee of £2,400 inc. VAT.

**LOT
31**

13 Houghton Street, Leicester LE5 0EF

GUIDE PRICE: £150,000 - £155,000



RESIDENTIAL

On behalf of EMH Housing & Regeneration Ltd



Location:

The property is located just off Overton Road and near to Sparrow Park.

Description:

An extended mid-terrace property with a first-floor bay window, 3 bedrooms, gas central heating and double glazing. The property requires modernisation.

Accommodation:

Ground Floor:

2 reception rooms, kitchen, lobby to bathroom.

First Floor:

3 bedrooms, WC.

Outside:

Rear yard with rear access.

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

**LOT
32**

283 Mere Road, Highfields, Leicester LE5 5GS

GUIDE PRICE: £170,000 - £175,000



RESIDENTIAL

Location:

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

Description:

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

Accommodation:

Ground Floor:

2 reception rooms, kitchen, lobby to bathroom.

First Floor:

3 bedrooms.

Outside:

Rear garden.

Note:

There is evidence of structural movement.

Energy Performance Certificate:

Rating 60, Band D.

Tenure:

Freehold.



Solicitors:

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

Joint Agent:

Ace Properties

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
33**

5 Regent Street, Thrussington, Leicestershire LE7 4UB

GUIDE PRICE: £95,000 - £100,000



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RESIDENTIAL

Location:

The property is located in the centre of the sought after village of Thrussington, near to the junction of Seagrave Road and The Green.

Description:

Originally comprising two cottages, the cottage has 3 bedrooms and gas fires in the reception rooms. There is potential to convert back into two separate dwellings, subject to planning. The property requires complete modernisation and repair.

Accommodation:

Ground Floor:

2 reception rooms, kitchen, utility room.

First Floor:

3 bedrooms, bathroom.

Outside:

Shallow rear yard with front side access, 2 outhouses.

Planning:

Local Authority: Charnwood Borough Council (01509) 634570.

Note:

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

Energy Performance Certificate:

Rating 26, Band F.



Tenure:

Freehold.

Solicitors:

Mewies Solicitors, Clifford House, Keighley Road, Skipton BD23 2NB
Tel: (01756) 799000 ~ Ref: H Fairest

**LOT
34**

94 Lancashire Street, Belgrave, Leicester LE4 7AE

GUIDE PRICE: £150,000 - £155,000



RESIDENTIAL

On behalf of EMH Housing & Regeneration Ltd



Location:

The property is located off Harrison Road and near to Rushey Fields Tennis Courts and Rushey Mead Primary School.

Description:

A palisaded mid terrace property with 2 bedrooms, gas central heating and double glazing. The property is in need of modernisation.

Accommodation:

Ground Floor:

Through lounge, kitchen.

First Floor:

2 bedrooms, bathroom.

Outside:

Front garden, rear garden with 3 stores and communal side entrance.

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 63, 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.

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

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CSC

--	--	--

I/we confirm that I/we are required to pay the deposit and buyer's fee on the fall of the hammer and I/we are purchasing the Lot(s) with complete knowledge and acceptance of the Terms & Conditions for Proxy & Telephone & Remote/Internet Bidders overleaf, auction catalogue and the Important Notice to Bidders therein, all relevant Common Auction Conditions, General and Special Conditions of Sale, notices to prospective purchasers and also any Addendum relating to the Lot has been inspected and to have full knowledge thereof. I/we take full responsibility for all bids undertaken on my behalf as per this form AND AS SUCH:

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

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

Signed

Date of Signing:

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

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

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

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

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

IMPORTANT NOTE:

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

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

1. A prospective purchaser should complete and sign the registration form. Failure to complete any part of the form and to sign it will render the instructions invalid and entitle the auctioneer to disregard the bid.
2. A separate form must be completed for each Lot for which a prospective purchaser wishes to bid or requires the auctioneer to bid on their behalf.
3. For a Proxy Bid the prospective purchaser should complete the form showing the maximum price, which the prospective purchaser authorises the auctioneer to bid for a particular property.
The maximum price to which the auctioneer is authorised to bid must be an exact figure (accordingly, wording such as "£100 over the highest bid in the room" will not be acceptable). The auctioneer reserves the right not to bid on behalf of the prospective purchaser should there be any error in respect of these instructions or the accompanying deposit.
4. The completed form/s together with 2 forms of certified identification documents of all relevant buyers/bidders as per The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended), as well as certified identification documents for the buyer (should they differ), should be sent to the auctioneers.
5. Prospective purchasers should send with this form a valid cheque, banker's draft drawn on a United Kingdom Branch of a bank, or transfer direct to our auction account representing 10% of the maximum price (minimum £2,500) to which the prospective purchaser wishes the auctioneer to bid. Where the particular Lot is purchased below the maximum figure the balance of the deposit will be considered as an additional deposit towards the purchase price.
6. The successful bidder will be required to pay the Auctioneers a buyer's fee of 1.8% incl VAT with a minimum fee of £2,400 incl VAT on exchange of contracts for each property purchased, this is no refundable
7. The aforementioned registration form, identity documents and payment or proof of payment can be sent by post addressed to Kal Sangra, Shonki Brothers Ltd, 85 Granby Street, Leicester LE1 6FB or scanned and emailed to info@shonkibrothers.com and must be received not less than 24 hours prior to the time of the commencement of the auction at which the particular property is to be sold.
8. The prospective proxy purchaser appoints the auctioneer as agent and authorises the auctioneer to bid for the relevant Lot on behalf of the prospective purchaser in such a manner as the auctioneer thinks fit in his absolute discretion.
9. The prospective purchaser may, in writing only, at any time up to the commencement of the auction in which the particular Lot is to be sold, withdraw the auctioneer's authority to bid or alter the instructions. It is the prospective purchaser's responsibility to ensure that the auctioneer personally receives any written alterations to the original instructions, and he should verify that such instructions have been received.
10. The prospective purchaser shall be deemed to have authorised the auctioneer on the basis that the auction catalogue and all relevant Common Auction Conditions, general and special conditions of sale, notices to prospective purchasers and also any addendum relating to the Lot, has been inspected and to have full knowledge thereof. The prospective purchaser authorises the auctioneer or any duly authorised partner or employee of Shonki Brothers Ltd as the prospective purchaser's agent to sign the memorandum of contract incorporating all such matter at or after the auction.
11. Should the prospective buyer wish to bid at the auction, remotely in person or through an agent, such intention must be conveyed in writing to the auctioneer in person prior to the lot being offered for sale. In this case, the auctioneer will not make any bids on behalf of the prospective buyer.
12. In the event that another bidder makes a bid equal to the maximum bid the proxy and telephone bidders is prepared to make, the auctioneer reserves the right to accept either bid at their own discretion.
13. Unless the relevant Lot is sold to the prospective purchaser, the amount of the prospective purchaser's bid will not be disclosed to the vendor or any other person either during or after the sale without the consent of the respective purchaser.
14. The auctioneer reserves the right to bid himself or through an agent up to the reserve price of the particular Lot.
15. The auctioneer will make no charge to a prospective purchaser for this service and will accept no liability whatsoever for any bid not being made on behalf of the prospective purchaser whether through lack of clarity of instructions or the remote bidding system.
16. The auctioneer on no account will accept any responsibility and will not be liable for prospective purchasers becoming disconnected or unobtainable during bidding, or for any interruption or suspension of telephone and internet connections. If forms are sent by post it is at the bidder's risk if for whatever reason post is delayed or if the auctioneer or any duly authorised partner or employee of Shonki Brothers Ltd are unable to access the office. The auctioneer Shonki Brothers Limited will not be liable for any loss or claims for any other reasons whatsoever, which are beyond its control.
17. The prospective purchaser will be advised if the relevant Lot has been successfully purchased on his behalf as soon as possible after the auction. Where the Lot has not been purchased, the prospective purchaser will be notified and the deposit if transferred will be returned as soon as reasonably possible.
18. Prospective purchasers are advised to visit our website or telephone the auction department of Shonki Brothers Ltd (0116 254 3373) up to the time of the auction to ensure that there are no amendments to the particulars of sale or conditions relating to the relevant Lot or other matters relating to it. The auctioneers will accept no liability whatsoever if the prospective purchaser does not visit our website or telephone in respect of any such amendments and the auctioneer will not be responsible for any loss, costs or damages incurred by the prospective purchaser as a result thereof.
19. In accordance with the requirements of The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended), we are required to identify buyers, bidders and payers. We will therefore require information and documentation for verification purposes. If satisfactory documentation is not provided, we may make searches via third party data providers. The searches will be conducted on all the parties related to the purchase as is required by the legislation. Failure to establish evidence of identity will deem the registration incomplete and therefore considered to be null and void. Your information and documentation, for these requirements, may be shared with the vendor, the vendor's solicitors, agents or other authorised organisations.
20. We usually keep files and papers relating to client matters for six years from the date we cease to work on that matter, after which we may dispose of them, as we reasonably consider appropriate, and in accordance with current Data Protection Regulations.

Signed

I have read and understood the above Terms and Conditions.

Date of Signing:

MEMORANDUM OF AGREEMENT OF SALE SHONKI BROTHERS LTD - AUCTIONS

LOT NUMBER

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

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

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

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

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

Signed _____ Signed p.p. Seller

Signed _____ Signed p.p. Buyer

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

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

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Property Fast
With Experts
You Can Trust**



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0116 254 3373

www.shonkibrothers.com



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

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